

# FACT SHEET

## Downtown Community Plan Update

### Summary

The Downtown Community Plan (DTLA 2040) lays out a sustainable, equitable, and inclusive future for the City’s urban core. The Plan promotes a dynamic, healthy, and sustainable Downtown core that is connected to and supports the City of Los Angeles and the region. DTLA 2040 will be the first Community Plan to apply new zoning developed as part of the comprehensive update of the City’s Zoning Code. DTLA 2040 describes a collective vision for Downtown’s future and includes policies, plans, programs, and zoning updates that set the framework for Los Angeles’s long-term priorities in our City’s center — honoring the diverse communities that share this space.

The Los Angeles City Council (City Council) at its meeting on May 3, 2023, voted unanimously to approve the Downtown Community Plan and the New Zoning Code with several amendments. Additionally, Council Districts 1-[Hernandez](#), 9-[Price](#), and 14-[de Leon](#) requested subsequent reports on a number of Plan topics including neighborhood level zoning and community benefits. Per direction by the City Council the requested reports were transmitted to the City Clerk (CF 22-0617- S1 through S6) in May and September, 2023.

### Background

Downtown is the birthplace of Los Angeles and the primary center of urban activity in the region. It remains the commercial, entertainment, cultural, and civic heart of Los Angeles. Downtown is home to a diverse range of industries and a patchwork of distinct neighborhoods that sit at the center of an expanding regional transportation network. DTLA 2040 is a combined update to two existing Community Plans: Central City and

Central City North. Launched in 2014, this effort has been a partnership with the Downtown community.

## Key Provisions

The following core principles represent the long-term priorities for the Downtown Community Plan:

- Accommodate growth in an inclusive, equitable, sustainable, and healthy manner
- Support and sustain Downtown’s ongoing revitalization
- Reinforce Downtown’s jobs orientation
- Grow and support the residential base
- Promote a transit-, bicycle-, and pedestrian-friendly environment
- Strengthen neighborhood character
- Create linkages between districts
- Create a world-class public realm

## Frequently Asked Questions

### What are the components of a Community Plan?

A Community Plan is a document that represents the land use vision and values for an area. A main function of the Community Plan is to guide decision-making with respect to land uses. The Community Plan’s importance lies in its ability to shape positive community change and foster sustainable land use patterns while balancing the character of the community with citywide policies and regional initiatives.

A Community Plan consists of a policy document and a land use map. The policy document lays out the community’s goals, policies, and programs. The land use map identifies where certain uses (such as residential, commercial, and industrial) are permitted. Together, the policy document and land use map inform zoning. To learn more, watch the [Planning 101: Community Planning](#) video.

### What is zoning?

Zoning regulates the size, shape, style, location, and land use of buildings on a given property. As the primary method for regulating development, zoning is the key implementation tool for a Community Plan. When applied to individual properties,



zoning ensures that the use and development of land reflects the goals and policies established in the community plan.

The Downtown Community Plan is the first Community Plan to propose applying new zoning developed as part of the comprehensive update of the City's Zoning Code. The new zones are modular and allow use and form to be regulated distinctly, capabilities that will help implement each community's vision and goals. The proposed zones are composed of multiple districts: Form, Frontage, Development Standards, Use, and Density. Each of these five districts can be tailored to achieve different outcomes. For more details, see this [page](#).

### **How does the Plan support housing in Downtown?**

The Plan nearly doubles the area where housing (including permanent supportive and affordable housing) is permitted, expanding from 33% of Downtown's total area to 60%. It also expands the area where adaptive reuse is permitted to include the Fashion and Arts Districts and creates options for construction of live-work housing. The Plan expands the types of housing allowed to a wider variety of living situations, lifestyles, family structures, income levels, and age groups, so that Downtown remains a place for everyone. It also intensifies residential zoning in key areas, particularly near public transit stations.

### **Does the Community Plan promote affordable housing?**

Yes, the Plan introduces a Community Benefits Program that incentivizes the development of Restricted Income Affordable Housing Units on-site and as part of new housing projects. It encourages a wide range of housing types for people of all income levels and moderates market-rate housing in and around Skid Row.

Additionally, the Plan incorporates an inclusionary requirement that mandates every housing project set aside some units as restricted affordable units.

Existing programs that preserve affordable housing and support construction of new affordable housing will also continue under the Plan. These include the Affordable Housing Linkage Fee, the Permanent Supportive Housing Ordinance, the Interim Motel Conversion Ordinance, and the Rent Stabilization Ordinance (for more information on Citywide Housing Policies, please click [here](#)). The Residential Hotel Unit Conversion



and Demolition Ordinance, the Development Guidelines and Controls for Residential Hotels in the City Center, and Central Industrial Redevelopment Project Areas (applicable only to Downtown) will continue to ensure that existing affordable Single Room Occupancy units are protected and replaced on a one-for-one basis, if redevelopment is proposed.

### **How does the Plan support jobs and employment in Downtown?**

The Plan requires a baseline of job-generating uses when introducing new housing in certain locations — areas where residential cannot be built without commercial. The Plan creates an industrial jobs sanctuary in the southeast portion of the Plan area, where heavy industry has existed and continues to be a necessary function. The Plan encourages synergies throughout Downtown by allowing for a greater mix of uses — increasing from 20% to 64% the areas of the Plan that allow for mixed use. The Plan prioritizes small and legacy businesses by establishing maximum tenant sizes in certain areas.

### **How does the Plan support community identity throughout Downtown?**

The Plan sustains and reinforces activities and industries that contribute to the cultural legacies throughout Downtown neighborhoods. It applies building form regulations in a tailored manner to reinforce varying built environments and support common design objectives while also allowing for innovative design. The Plan incentivizes reuse and preservation of structures that characterize unique neighborhood patterns.

### **How does the Plan enhance mobility?**

The Plan promotes walking, rolling, cycling, and transit as the primary ways of getting around. It encourages high-intensity development in proximity to transit. It eliminates minimum parking requirements and discourages above-ground parking.

The Plan also includes strategies to expand the pedestrian network by requiring the provision of paseos and plazas for buildings that are located on large blocks. It encourages dedicated bicycle infrastructure and also supports an efficient goods movement system.

## **How does the Plan promote parks, greenspace, and outdoor places?**

The Plan facilitates the provision of new public open space through the Community Benefits System. It supports a network of green pedestrian alleys and encourages ongoing City efforts to revitalize the River. It fosters public realm improvements that are sustainable investments. The zoning will also require more while allowing for more flexibility in the provision of open space on-site.

## **Will anything be built as a result of updating the Community Plan?**

The Plan does not propose any specific projects, but it establishes expectations and sets the range of uses and the scale of future development allowed in the Plan Area. The Plan will allow for more development potential, in some portions, but any proposed development project must go through the required review and permitting process.

## **What steps have been taken to formalize and adopt the Community Plan?**

In July 2019, City Planning shared key portions of the preliminary draft Downtown Community Plan document, including the goals, policies, and programs, the Land Use Map, and the Community Benefits Program Summary.

In October 2019, City Planning released the proposed zoning Form, Frontage, Development Standards, Use, and Density Districts, as well as an initially proposed draft zoning map. City Planning staff held a series of open houses in November, as well as numerous “office hours” and other small-group engagements through May 2020.

In August 2020, City Planning released the remaining portions of the Preliminary Draft of the New Zoning Code. This new material addresses the more technical functions of the Zoning Code, such as the rules of measurement, applicability, and relief; and procedures for the establishment of subdivisions. City Planning also released the Draft Environmental Impact Report (EIR). The public comment period for the Draft EIR was open from August 6, 2020 through December 4, 2020.

In November 2020, City Planning released the Public Hearing Drafts of the Downtown Community Plan and the New Zoning Code. In December 2020, City Planning held two virtual open houses and the Public Hearing for the City Planning Commission.

Additionally, the comment period for written and recorded comments on the Public Hearing drafts was open through January 13, 2021.

In June 2021, City Planning released the City Planning Commission Drafts of the Downtown Community Plan and New Zoning Code. This release included the Staff Recommendation Report, Technical Modification/Corrections, as well as comment letters from the public and elected officials. On September 23, 2021 the City Planning Commission voted unanimously to recommend approval of the Downtown Plan and new Zoning Code. Audio recordings of the CPC meetings that took place on June 17, 2021 and September 23, 2021 include City Planning's staff presentations, CPC deliberations, and public comments can be found [here](#). The City Planning Commission recommended a number of modifications to the Downtown Plan and New Zoning Code. These modifications can be found [here](#).

In April 2023, the Planning and Land Use Committee voted unanimously to approve the Plan and new Zoning Code, and recommended a few modifications, which can be found [here](#). Subsequently, the full City Council, at its meeting on May 3rd, 2023 voted to approve the Plan with an amendment, as described [here](#). The City Council also recommended a number of follow up items including studies and reports that were requested in the motions from Council Districts **1-Hernandez**, **9-Price**, and **14-de Leon**. The reports in response to these motions were transmitted to the City Clerk (CF 22-0617) in May and September, 2023, and can be found [here](#).

### **What are the next steps?**

The City Council will consider the above reports and may recommend amendments to the Downtown Plan and the New Zoning Code. The amended Plan and the code, along with the implementing ordinances will be reviewed and finalized by the City Attorney, to ensure clarity of regulations and consistency with state law, which can take approximately six months to a year. After this Form and Legality process is complete, the Plan and new Zoning Code will be brought into effect by the City Council.

### **=] What are the components of the Community Plan?**

The Plan's Update's exhibits are listed below. The exhibits are available on the City Clerk's Council File Management System (CF 22-0617).

## Exhibits Overview

- **Exhibit A: Staff Recommendation Report**
- **Exhibit B: City Charter, LAMC, and General Plan Findings**
- **Exhibit C: Resolution Adopting General Plan Amendments and Certifying EIR**
  - C.1: Community Plan Text
  - C.2: Existing General Plan Land Use Map
  - C.3: Proposed General Plan Land Use Map
  - C.4: General Plan Land Use Change Maps and Matrices
  - C.5: Plan Boundary Change Map
  - C.6: General Plan Framework Amendments
  - C.7: Mobility Plan 2035 Amendments
  - C.8: Environmental Impact Report, Technical Appendices, and CEQA Findings
- **Exhibit D: Proposed Community Plan Implementation Overlay (CPIO) and Additional Implementing Ordinances**
  - D.1: Downtown Community Plan Implementation Overlay (CPIO)
  - D.2: Zone Change Map and Matrices
  - D.3: Community Benefits Trust Fund Ordinance
  - D.4: Community Benefits Fee Ordinance
  - D.5: River Improvement Overlay (RIO) amendments
  - D.6: Greater Downtown Housing Incentive Ordinance amendments
  - D.7: Downtown Affordable Housing Trust Fund establishing Ordinance
  - D.8: Rescission of the Downtown Design Guide and Bunker Hill Specific Plan Ordinance
  - D.9: Pipeline Parking Alignment Ordinance
  - D.10: Community Plan Consolidation Ordinance
- **Exhibit E: CPC Recommendation Draft of new Zoning Code**
  - E.1: Environmental Protection Measures Handbook Template
  - E.2: Zoning Code Maps
  - E.3: Zoning Code Evaluation Report
- **Exhibit F: Memorandums**
  - F.1: Summary of Feasibility Results for an Inclusionary Housing Ordinance in Downtown Los Angeles
  - F.2: Analysis for the Fashion Industry in Downtown
  - F.3: Summary of Survey of Live-Work Ordinances
  - F.4: Summary of Feasibility Results for Community Benefit Requirements on Adaptive Reuse Projects
  - F.5: Summary of Feasibility Results for Non-residential Projects
  - F.6: Director of Planning's Memo to the PLUM Committee
  - F.7: Director of Planning's Supplemental Memo to the PLUM Committee

## MORE INFORMATION

For additional information, please contact [downtownplan@lacity.org](mailto:downtownplan@lacity.org). Media inquiries should be directed to [planning.media@lacity.org](mailto:planning.media@lacity.org) or (213) 978-1248.