Downtown Community Plan & New Zoning Code

CITY PLANNING COMMISSION

LOS ANGELES CITY PLANNING

June 17, 2021
Overview

Introduction 10 min.
- Context and Background
- Plan Framework and Fundamental Issues
- Community Engagement
- Plan Timeline

Downtown Plan 25 min.
- Goals and Objectives
- Plan Components
- General Plan Land Use

Implementation 45 min.
- Zoning and Implementation
- Community Plan Implementation Overlay (CPIO)
- Community Benefits Program

Key Issues and Considerations 25 min.
- Key Partners and Contributions
- Key Issues

Draft Environmental Impact Report (EIR) & Next Steps 2 min.
Background

Plan Area Boundary
Community Planning

General Plan | Community Plan | Zoning
The Downtown Community Plan is updated to…

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

Set a new direction for the future of Downtown, guide the physical development of neighborhoods, and establish 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 help accomplish this vision.
Fundamental Issues

- Climate Change
- Access to Housing
- Equity
- Shifting Economy
- Mobility & Public Realm
- Environmental Justice
Balancing Equity Considerations

Regional / Citywide
- Reducing housing costs
- Producing more housing, especially affordable, in every neighborhood
- Intensifying jobs and housing near transit
- Ensuring transit system access
- Improving air quality through reduced vehicular travel
- Enhancing access to opportunity for historically underserved communities

Downtown-specific
- Housing affordability needs by neighborhood
- Displacement risk
- Culture and neighborhood identity
- Job opportunity
- Access to open space
Displacement Risk

- Today Downtown is predominantly a commercial and industrial district with pockets of residential uses
- 36% of total existing units Downtown-wide are protected under the RSO ordinance; 20% have CRA Replacement Requirement
  - 9% of existing units in Skid Row are RSO; 66% have CRA Replacement Requirement
  - 64% of existing units in Chinatown are RSO
- Certain neighborhoods in the plan area are particularly vulnerable to displacement
- The Plan fine-tunes anti-displacement approaches within these neighborhoods
Downtown for All

– Offer access for all to housing, job, cultural, and educational opportunities by supporting a wide variety of uses concentrated near transit

– Safeguard existing communities and welcome new neighbors by encouraging a mix of housing for households of all income levels and sizes

– Make Downtown an accessible and comfortable place through mobility and public realm improvements

– Ensure that the community benefits create new opportunities and resources as Downtown grows

– Celebrate Downtown’s unique communities with design that honors history and looks forward
Community Engagement - Plan & Code

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

Outreach Highlights

- **October 2016** - shared draft plan and New Zoning Code concepts with weeklong public open studio “storefront”
- **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 Draft EIR
- **December 2020** - virtual Open House and Public Hearing
- **2013-2020** - Held informational forums across the City to introduce and refine New Zoning Code concepts

Zoning Advisory Committee Forums

Workshops & Open Studio Events
What did we hear?

Allow for increased density near transit

Improve systems to build affordable housing in Downtown

Protect and preserve special places

Increase safety and comfort for people walking, bicycling, rolling, and accessing transit

Adopt zoning rules that set clear expectations and streamline development in Downtown

Expand the public open space network

Promote a healthier environment
Plan Process 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.

Plan Refinement Throughout Public Engagement Process
Plan Version evolved to incorporate community feedback

V1  Fall 2016
V2  Winter 2017
V3  Summer 2019
V4  Fall 2020
V5  Winter 2020
V6  Spring 2021
CPC Draft
Plan

Goals &
Objectives

PRESENTATION OUTLINE

Introduction (10 min)

Downtown Plan (25 min)
Goals and Objectives
Plan Components
General Plan Land Use

Implementation (45 min)
Zoning and Implementation
Community Plan Implementation Overlay (CPIO)
Community Benefits Program

Key Issues and Considerations (25 min)
Key Partners and Contributions
Key Issues

Draft Environmental Impact Report (EIR)
& Next Steps (2 min)
Downtown Plan Area
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
This represents 20% of the City’s household growth in just 1% of the City’s land area.
Downtown Plan Area

- Chinatown
- Little Tokyo
- Bunker Hill
- South Park
- Union Station
- Financial Core
- Civic Center
- Conventional Center
- Historic Core
- Skid Row
- Toy District
- Arts District
- Fashion District
- Light Industrial
- Heavy Industrial
Core Objectives

- Accommodate anticipated growth in an equitable and sustainable manner
- Support and sustain Downtown’s ongoing population & job growth
- Grow and support the residential base
- Reinforce Downtown’s job orientation

- Promote a transit, pedestrian, and bicycle-friendly environment
- Strengthen neighborhood character and identity
- Create linkages between districts
- Create a world-class public realm
Grow and Support the Residential Base
Housing Strategies

- Capturing more affordable housing in vulnerable neighborhoods & new deeply low income category
- Expanding areas where housing is allowed
- Removing per unit requirements for open space
- Removing residential density limits in Central City North
- Removing parking requirements
- Expanding and streamlining Adaptive Reuse
- Range of housing types to address various household sizes and needs
- Introducing a Community Benefits Program to generate affordable housing.
- Replacement Requirements in CPIO
New Housing Opportunities

33% of the Plan area

60% of the Plan area

Today

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 only 36% of the Plan area.

Today

Proposed
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
Performance & Process

Removing Barriers for Thoughtful Development Projects

- No required parking
- No lot area-based density limitations
- Simplified Design Overlays
- Setbacks, minimum lot size, and height limitations
- Restructured Open Space Requirements
- Additional incentives for 100% affordable projects
- Reduced need for Conditional Use Permits for schools and daycares
- Increased Site Plan Review Thresholds for projects providing community benefits
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
MC GOAL 2 AN INTEGRATED AND SUSTAINABLE DOWNTOWN CIRCULATION SYSTEM THAT PROVIDES ACCESS BETWEEN DISTRICTS THROUGH PHYSICAL CONNECTIONS AND INFORMATION.

MC 2.1 Establish a mode share goal of 75% for transit, walking, and biking for the year 2040 to improve the sustainability of Downtown’s mobility network and increase access for residents, workers, and visitors.

MC 2.2 Implement strategies to reduce vehicle mile traveled per capita.

MC 2.3 Support the development of mobility hubs at key destinations such as commercial, entertainment, and institutional centers, as well as at transfer points to inform Downtown residents, workers, and visitors about and provide access to a variety of mobility options.

MC 2.4 Promote the use of technologies that can facilitate multimodal travel by improving wayfinding and access to transit schedules, especially for visitors and new users of the Downtown transit system.

MC 2.5 Facilitate integration between different modes of travel to create a seamless experience as users switch between modes and to promote transit use and active transportation.

MC 2.6 Improve access to community services and amenities such as recreational facilities, cultural, and educational institutions, medical services, and healthy, fresh food.

MC 2.7 Increase access and mobility for disadvantaged groups and aging populations through safe and affordable mobility options.
Policy Document

- Goals

- Policies

- Programs

MC GOAL 2
AN INTEGRATED AND SUSTAINABLE DOWNTOWN CIRCULATION SYSTEM THAT PROVIDES ACCESS BETWEEN DISTRICTS THROUGH PHYSICAL CONNECTIONS AND INFORMATION.

MC 2.7
Increasing access and mobility for disadvantaged groups and aging populations through safe and affordable mobility options.
Policy Document

- **Goals**
- **Policies**
- **Programs**

### Mobility & Connectivity

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Capital Improvement Plan: Develop a Capital Improvement Plan for Downtown Los Angeles that identifies important transportation infrastructure projects including bus rapid transit, light rail transit, heavy rail transit, bicycle lanes, and pedestrian safety enhancements to be prioritized, along with potential funding mechanisms to facilitate construction of these improvements.
Land Use Map

LEGEND
LAND USE & CORRESPONDING ZONES

RESIDENTIAL MULTIPLE FAMILY
- Low Medium II: RD1.5, RD2, RW2, RZ2.5
- Medium: R3
- High Medium: R4
- High: R5

COMMERCIAL
- General: C1.5, C2, C4, RAS3, RAS4
- Community: CR, C2, C4, RAS3, RAS4
- Regional: CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, R5

INDUSTRIAL
- Commercial: CM, P
- Industrial: CM, P
- Light: MR2, M2
- Heavy: M3
- Hybrid Industrial: HI, CM, P

OPEN SPACE, PUBLIC/QUASI-PUBLIC
- Open Space: OS, AI
- Public Facilities: PF
- Other Public Open Space
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Zoning and Implementation
Background

- Effort was initiated under the re:code LA Program in July 2013
- New Zoning Code is being developed by the Zoning Integration Program within the Community Planning Bureau
- New Zoning Code was presented at Public Hearing alongside the Downtown Plan
- New Zoning Code will be applied through the Community Plan Update Process and new districts or provisions can be introduced as needed
Current Zoning Code

- “Chapter 1” of LAMC New Code will be “Chapter 1A”
- Created in 1946
- Limited set of zoning options created reliance on “overlays” to better implement goals and policies
- More than 2/3rds of City has one or more “overlays”

The following regulations shall apply in the “R3” Multiple Dwelling Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a “Supplemental Use District” is created by the provisions of Article 1 of this chapter, for such uses as may be permitted therein:

1. Any use permitted in the “R4” Multiple Dwelling Zone.

2. (Amended by Ord. No. 179,714, Eff. 4/8/85.) Hotels, motels and apartment hotels under any of the conditions listed in Paragraphs (a) through (d), below, subject to the requirements indicated. Residential business may be conducted in such hotel, motel, apartment hotel or retirement hotel provided such business is conducted only as a service to persons living therein, and further provided such business is conducted within the main building, entrance to the business is from the inside of the building, and no sign advertising such business is visible there outside the building.

(a) (Amended by Ord. No. 113,492, Eff. 10/16/68.) When expressly provided for in an adopted specific plan, or

(b) when located on a lot fronting on a major or secondary highway, provided such lot does not abut a single-family residential zone, provided further that 25 percent or more of the area of such lot is classified in a commercial zone; or

(c) the project consists of not more than one addition to an existing hotel, motel, or apartment hotel on a single site, the total of which shall not exceed one-third of the existing number of guest rooms or suites of rooms.

3. Retirement hotels, as defined in Section 3222. (Added by Ord. No. 159,714, Eff. 4/8/85.)

4. Clubs or lodges (private non-profit), chartered as such by the State, with yards as required in Sec. 1222 C.3.

5. Hospitals or sanitariums (except animal hospitals), with yards as required in Sec. 1222 C.3. (Amended by Ord. No. 177,320, Eff. 6/30/96.)

6. Accessory use and home occupations, subject to the conditions specified in Section 1301 A.16 of this Code. (Amended by Ord. No. 171,417, Eff. 1/4/97, Oper. 3/5/97.)

7. (None)

8. Accessory buildings – Same as R4 Zone – Sec. 1222 A. (Amended by Ord. No. 107,884, Eff. 8/23/96.)

9. (Deleted by Ord. No. 171,417, Eff. 1/4/97, Oper. 3/5/97.)
Objectives for New Zoning Code

- A new, easy-to-use zoning system for the City
- Improved toolkit of zoning districts to implement collective aspirations expressed in adopted plans
- A more organized, responsive system of regulations
- Relevant property-specific zoning information (only what you need, and not what you don’t)
New Zoning System

**[FORM]** Building Size

**FRONTAGE** Relationship to the Street

**STANDARDS** Development Standards

**Built Environment**

**[USE]** Permitted Uses

**DENSITY** Number of Units

**Activity**

**[OVERLAY]** Supplemental Standards
Form Districts

What should the scale of buildings be in the neighborhood?
Form Districts

**[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]**

- Allowable development envelopes for buildings
  - Lot Size
  - Building Placement (Coverage)
  - Amenity
  - FAR & Height
  - Building Mass
Form in DTLA

Upper Story Stepbacks

Building Breaks
Form Districts
Frontage Districts

How should buildings be experienced from the street?
Frontage Districts

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- Requirements for how site & building addresses the right-of-way:
  - Build-To
  - Parking Setback
  - Landscape
  - Windows (Transparency)
  - Articulation
  - Entrances
  - Ground Story

- Many existing overlay requirements will be reflected in the Frontages
Frontage in DTLA
Frontage in DTLA
Development Standards Districts

What should the site characteristics be in the neighborhood?
Standards Districts

- Development standards that vary to address different types of neighborhoods
- Development standards currently varying:
  - Pedestrian Access
  - Automobile Access
  - Parking Ratios
  - Parking Structure Design
  - On-Site Sign Allocation / Permissions
  - Development Review Thresholds

DIV. 48.5. DISTRICT 5

SEC. 48.5.1. INTENT
Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 48.5.2. STANDARDS

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DEVELOPMENT REVIEW

| Development review threshold | Package 2 |

See Part 4C. (Development Standards Rules) for additional development standards that apply.
Development Standards

- Pedestrian Access
- Automobile Access
- **Bicycle Parking**
- Automobile Parking
- **Transportation Demand Management**
- Plants
- Screening
- Grading & Retaining Walls
- Outdoor Lighting & Glare
- Signs
- Site Elements
- Environmental Protection
- Development Review
Development Standards in DTLA
Development Standards in DTLA

- Development Standards Districts 5 and 6 are applied Downtown
- District 5 supports an urban pedestrian focused environment
- District 6 in primarily non-residential industrial areas
Use Districts

What activities should be allowed?
Use Districts

Grouped system – retail, personal services, dwelling, schools

Each Use District has permission levels for every use:

- P  Permitted
- P*  Permitted with Standards
- C  Conditional
- --  Not Permitted
Use in DTLA
Use in DTLA

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

10,000 square feet tenant size limit
Density Districts

How should population be accommodated?
Density Districts

- Shows density at-a-glance
- Units allowed based on Lot Area or Lot
- Example: Density District 8 allows 1 Household Dwelling Unit for every 800 sq-ft of Lot Area
- Example: Density District 1L allows 1 Household Dwelling Unit per Lot
Density in DTLA
New Zoning Code Structure

**Article 1.** Introductory & Emergency Provisions

**Article 2.** Form

**Article 3.** Frontage

**Article 4.** Development Standards

**Article 5.** Use

**Article 6.** Density

**Article 7.** Alternate Typologies

**Article 8.** Specific Plans, Supplemental & Special Districts

**Article 9.** Public Benefits Systems

**Article 10.** Streets & Parks

**Article 11.** Division of Land

**Article 12.** Nonconformities

**Article 13.** Administration

**Article 14.** General Rules
The following regulations shall apply in the “C2” Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a “Supplemental Use District” is created by the provisions of Article 5 of this chapter, for such uses as may be permitted therein:

1. The following stores, shops or businesses when conducted in accordance with the limitations hereafter specified:

   (a) Types of uses:

   (1) Any use permitted in the C1.5 Limited Commercial Zone by Section 12.11.6, A.2. of this Code or in the C1 Limited Commercial Zone by Section 12.13, A.2. of this Code. (Added by Ord. No. 156,924, Eff. 8/23/82.)

   (2) Art or antique shop.

   (3) Bird store or taxidermist, or a pet shop for the keeping or sale of domestic or wild animals, other than those wild animals specified in the definition of “Accessory Use” as set forth in Section 12.10 of this Code, under an appropriate permit issued by the Department of Animal Services as provided in Section 12.8 of this Code. (Amended by Ord. No. 174,735, Eff. 8/23/82.)

   (4) Carpet store, plumbing or sheet metal shop.

   (5) Catering shop.

   (6) Feed and fuel store.

   (7) Interior decorating or upholstery shop.

   (8) Sign painting shop.

   (9) Tire shop, provided the tire shop is in compliance with all of the development standards and operating conditions set forth in Section 12.2, A.28. of this Code.
Current Zoning

[Q] C2-2D-CDO

QUALIFIED CONDITIONS

ZONE CLASS (LAMC)
Commercial Zone: Permitted Uses Setbacks Lot Standards

HEIGHT DISTRICT (LAMC)
Floor Area Ratio: 6:1 Height: Unlimited

DEVELOPMENT LIMITATIONS
Restrict: Heights Floor Area Ratio % of lot coverage Building setbacks

SUPPLEMENTAL USE DISTRICT

Other LAMC Provisions
Section 12.21 – General Provision Parking, Open Space, Walls/Fences Section 12.22 – General Exceptions Section 12.24 – Conditional Use Section 12.37 – Dedication and Improvement Article 4.4 – Signs

Sign Prohibitions: Off-Site Signs Pole Signs Mural Signs Supergraphic Displays

28 Pages of Design Standards: Building, Pedestrian, Open Space, Circulation, Parking, Landscaping, Signs
Transcribed from the image:

Zoning System facilitates access to the same regulations

- centralized
- summarized
- digestible
- easier to navigate
Zoning in DTLA

Legend

- Specific Plan Areas
- A1, LF2
- CX1, DM2
- CX1, DM5
- CX1, LM2
- CX1, MN1
- CX2, DM1
- CX2, DM2
- CX2, DM3
- CX2, DM4
- CX2, HB1
- CX2, HB2
- CX2, HB3
- CX2, HM1
- CX2, HM2
- CX2, LM2

- CX, MB4
- CX, MN1
- CX3, DM1
- CX3, HB1
- CX3, HB3
- CX3, HB4
- CX3, HB5
- CX3, HB6
- CX3, HM2
- CX3, MB4
- CX4, DM4
- CX4, HB5
- CX4, HM2
- I1, LF2
- I1, MM1
- I2, LF2

- IX1, MB4
- IX2, MB1
- IX3, DM1
- IX3, MB4
- IX4, LM1
- IX4, MB2
- IX4, MB3
- IX4, MB4
- IX4, MM1
- OS1, VF1
- PF, various form districts
- RG1, LM2
- RG1, LN1
- RX1, LM2
- RX1, LN1
- RX1, MN1
Downtown Community Benefits Program & CPIO
Community Plan Implementation Overlay District (CPIO)

Key Components:

– Community Benefits Program Map & Menu
– Historic Preservation of Eligible Historic Resources
– Civic Center Transfer of Development Rights System
– Bunker Hill Pedway Preservation
– Best Practices
– Downtown Street Standards
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**
- Greater Downtown Housing Incentive (Density Bonus)
- 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
- Downtown Community Benefits Program
The Downtown Community Plan proposes base and bonus floor area rights *throughout* the plan area, and will set forth a Community Benefits Program to guide how benefits are achieved.

- **Transparent and predictable**
- **Prioritizes affordable housing**
- **Prioritizes on-site benefits**
  - Public Open Space
  - Community Facilities
  - Historic Preservation
- **Streamlines approvals to better facilitate Downtown investment**
  Implemented directly through zoning vs today’s complex TFAR process
Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

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
Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

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

- **Bonus for Affordable Housing**
  - Bonus

- **Bonus for Affordable Housing + Open Space/Community Facilities**
  - Bonus

- **Bonus for Affordable Housing + Open Space/Community Facilities + Community Benefit Fund**
  - MAX BONUS
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

40% additional FAR is available for projects that provide Affordable Housing Units*

*On-site, off-site, or in-lieu fee
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

BASE

Bonus for Affordable Housing

Bonus for Affordable Housing + Open Space/Community Facilities

Bonus for Affordable Housing + Open Space/Community Facilities + Community Benefit Fund
Program Structure for **Housing Development Projects**

Projects can access the remaining bonus floor area by providing more affordable housing or on-site open space/community facilities or by paying into a community benefit fund.

**Program Structure**

- **BASE**
  - Base zoning

- **BONUS**
  - Bonus for Affordable Housing

- **MAX BONUS**
  - Bonus for Affordable Housing + Open Space/Community Facilities
  - Bonus for Affordable Housing + Open Space/Community Facilities + 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**

- **BASE**
  - Base zoning
- **X**
  - Requirements regarding affordable housing would not apply
- **MAX BONUS**
  - Bonus for Open Space/Community Facilities + Community Benefit Fund
- **Bonus for Open Space/Community Facilities**
- **Bonus for Affordable Housing**
Downtown Plan Community Benefits Program

Program Structure for Non-Housing Development Projects

50% of “bonus” floor area is available for projects that provide Publicly Accessible Open Space or Community Facilities.
Downtown Plan Community Benefits Program

Program Structure for Non-Housing Development Projects

Projects can access the remaining bonus development potential by providing on-site benefits or paying into a community benefit fund.
Downtown Plan Community Benefits Program

Affordable Units

A project utilizing the Affordable Housing Incentive must set aside for a term of 55 years in exchange for a 40% FAR increase:

- **7% of units**
  - Deeply-low income
  - Incomes at 0-15% of AMI
  - $16,900* for a family of four

- **8% of units**
  - Extremely-low income
  - Incomes at 0-30% of AMI
  - $33,800* for a family of four

- **11% of units**
  - Very-low income
  - Incomes at 30-50% of AMI
  - $56,300* for a family of four

- **20% of units**
  - Low income
  - Incomes at 50-80% of AMI
  - $90,100* for a family of four

- **40% of units**
  - Moderate income (for-sale)
  - Incomes at 80-120% of AMI
  - $92,750* for a family of four

If the zoning allows additional FAR, a project may achieve more bonus FAR by setting aside additional units for a term of 55 years per 1 FAR increase:

- **1.5% of units**
  - Deeply Low, Extremely Low Income, or Very Low Income
  - Incomes at 0-50% of AMI
  - $16,900*- $56,300* for a family of four

- **2.5% of units**
  - Low Income, Moderate Income or Above Moderate Income
  - Incomes at 50-150% of AMI
  - $90,100*- $115,937* for a family of four

* As of August 2020
Downtown Plan Community Benefits Program

Open Space

A project choosing to provide Open Space to access bonus 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, water fountains & recreational equipment
A project choosing to provide Community Facilities to access bonus 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 inspection requirements

Choose from a menu of amenities
- Schools
- Social Services
- Public facilities
- Daycare Services
- Libraries
Downtown Plan Community Benefits Program

Transfer of Development Rights

- Transfer unused and bonus floor area from Donor sites to Receiver sites
- Donors and Receivers must both be in the Arts District
- Receiver must provide on-site affordable housing if it is a “housing project”
- Eligible Donor: site designated or deemed eligible at local, state, or federal level; SurveyLA contributor to a historic district or identified individual resource
- Process: Covenant and Agreement; Preservation Plan and Easement
Downtown Plan Community Benefits Program

Community Benefits Fund

Projects pay an “in-lieu” fee of $50/s.f.

Oversight Committee makes recommendations on how to appropriate funds

Council approves appropriations

This fund is established by ordinance
The process is ministerial and does not require discretionary action
Community Benefits Fund

Eligible Uses

- Programs to support affordable housing
- Mobility and street improvements
- Parks and open space
- Programs for small legacy and community-serving businesses
- Design and procurement of sidewalk vending carts
- Resiliency Centers (new or conversion)
- Amenities for people who are experiencing homelessness
Downtown Plan Community Benefits Program

**Housing Development Projects**

- **Scenario A**
- **Scenario B**
- **Scenario C**

- Base FAR (By-Right Development)
- Bonus FAR

**Non-Housing Development Projects**

- **Scenario A**
- **Scenario B**

- Base FAR (By-Right Development)
- Bonus FAR

**Key Benefits**

- **Contribution to Community Benefits Fund**
- **On-Site Public Open Space or Community Facilities, or TDR for Historic Preservation**
- **Affordable Housing**
Issues & Considerations

PRESENTATION OUTLINE

Introduction (10 min)

Downtown Plan (25 min)
  - Goals and Objectives
  - Plan Components
  - General Plan Land Use

Implementation (45 min)
  - Zoning and Implementation
  - Community Plan Implementation Overlay (CPIO)
  - Community Benefits Program

Key Issues and Considerations (25 min)
  - Key Partners and Contributions
  - Key Issues

Draft Environmental Impact Report (EIR) & Next Steps (2 min)
Contributions of Key Partners

Neighborhood Councils
Downtown Los Angeles
Historic Cultural
Historic Cultural North

BIDS
Downtown Center
Historic Core
Fashion District
Chinatown
Arts District
South Park
Central City East Association
Little Tokyo

Community Members Attendees
Farmers Markets
CicLAvia
Downtown Plan Open Studio
Downtown Plan Office Hours

Citywide Advocacy Organizations
AIA LA
LA Conservancy
Abundant Housing
Climate Resolve
Sierra Club
Building Industry Association
BOMA

Affordable Housing Providers
SCANPH (So Cal Assoc Non Profit Housing)
Skid Row Housing Trust
SRO Housing

Skid Row Community Groups
Inner City Law Center
LA CPC (Central Providers Collaborative)
UCEPP (United Coalition East Prevention Project)
LA Poverty Department
LA CAN

Little Tokyo Community Groups
Sustainable Little Tokyo (SLT)
Little Tokyo Service Center
Little Tokyo Community Council

Chinatown Community Groups
Chinatown Sustainability Dialogue Group
SEACA (Southeast Asian Community Alliance)
Chinatown Citizens for Equitable Development
CCBA Chinese Consolidated Benevolent Association
Chinatown Property Owners

Downtown Wide Advocacy Groups
Public Counsel
CCA

Zoning Code Advisory Committees
Zoning Advisory Committee
Technical Advisory Committee
Contributions of Key Partners
High Level Issues

- Housing Needs
- Climate Change
- Sustainability
- Jobs & Economic Development
- Growth Near Transit
- Value Capture
- Neighborhood Identity
- Mobility & Connectivity
- Equity (Encompasses All)
Community Plan Topics

General Plan Land Use
- Transit Core Designation
- Production (Industrial Areas)

Form Districts
- Base FAR
- Max Bonus FAR
- Height Limits
- Height Minimums

Use
- Fashion District IX3
- Arts District IX4
- Skid Row IX1
- Hotels

Design Regs
- River Frontage
- Character Frontage
- Historic Preservation

Parking
- Parking Maximums
- Flexibility for existing/entitled projects

Community Benefits
- Level 1 Bonus %
- Mod & Above-mod
- Role of TOC

Housing Stability
- RSO Replacement
- Right of Return
- Covenant Length
GPLU Key Issues - Expand Transit Core

Community Feedback: Apply Transit Core General Plan Land Use Designation adjacent to all major rail stops

Considerations:

- Six out of ten stations have Transit Core applied. Station areas with other designations include historic, cultural areas such as Little Tokyo and Chinatown.
- Stations areas that are not designated Transit Core allow up to a 6:1 FAR or 8.5:1 FAR.
- Neighborhood groups have expressed a desire to see lower scale development in Chinatown, Little Tokyo, and Arts District.
Story limitations have been applied in targeted areas to reinforce neighborhood character.
Form District Key Issues - Historic Core

Height Limits

- 97
- 30’ stepback required at 12 stories
- Grand Ave
- San Pedro St
- Central Ave
- Alameda Ave
- 1st St
- 7th St
- 6th St
- Main St
- Broadway

Hybrid Industrial
Markets
Production

Transit Core
Traditional Core
Community Center

- Survey LA Individual Resolution
- Survey LA Historic District Contributions
- National Register Districts
- Historic Cultural Monuments
Form District Key Issues - Increase Base FAR in Chinatown

Proposed FAR

- **Base FAR - 1.5: 1**
  - Base Ht - 3 Stories
  - Bonus Max FAR - 3: 1
  - Bonus Max Ht - 6 Stories

- **Base FAR - 2: 1**
  - Base Ht - 3 Stories
  - Bonus Max FAR - 3: 1
  - Bonus Max Ht - 5 Stories

- **Base FAR - 2: 1**
  - Base Ht - No limit
  - Bonus Max FAR - 8.5: 1
  - Bonus Max Ht - No limit

- **Base FAR - 3: 1**
  - Base Ht - 3 Stories
  - Bonus Max FAR - 8.0: 1
  - Bonus Max Ht - No limit
Form District Key Issues - Increase Base FAR in Chinatown

**Existing Built Pattern**
- Varies between 2 to 5 stories

**Adopted Zoning**
- Maximum FAR 6:1, no height limit

**Proposed Zoning**
- Base FAR 2:1, no height limit
- Maximum FAR 8.5:1, no height limit, after community benefits

FAR 8.5:1 with Community benefits
FAR 2:1 without Community benefits
Form District Key Issues - Increase Base FAR in Chinatown

**Existing Built Pattern**
- Varies between 2 to 5 stories

**Adopted Zoning**
- Maximum FAR 6:1, no height limit

**Proposed Zoning**
- Base FAR 2:1, 3 stories
- Maximum FAR 6:1, 5 stories after community benefits

FAR 6:1, 5 stories with Community benefits
FAR 2:1 without Community benefits
Form District Key Issues - Increase Base FAR in Chinatown
Design Requirements

Historic Resources

Preservation Areas

- National Register Districts
- Historic Cultural Monuments
- SurveyLA Individual Resources
- SurveyLA Historic District Contributors
Use District Key Issues - Affordable Housing in Skid Row

CX2, The Plan Introduces:
Development incentives to incorporate Affordable housing
Continues to Allow for:
All housing types, including Affordable, supportive, and market-rate; and range of neighborhood serving non-residential uses

IX1, The Plan Introduces:
Restricted Affordable Units
Continues to Allow for:
Non-residential uses such as social services, production, fabrication, and other job-generating uses.

IX2, The Plan Introduces:
Live/work housing through reuse of existing buildings, where space is also dedicated to job-generating uses
Continues to Allow for:
Light industrial, commercial and manufacturing uses

IX3 & IX4, The Plan Introduces:
Live/work housing, where space is also dedicated to job-generating uses; Development incentives to incorporate Affordable housing
Continues to Allow for:
Non-residential uses such as social services, production, fabrication, and other job-generating uses.
Use District Key Issues - Affordable Housing in Skid Row

Adopted zoning

- Limited commercial, limited manufacturing, multi-family, shelters
- Multi-family residential, churches, schools, child care, shelters
- Light industrial, commercial and manufacturing, clinics
- IX1 Boundary
Use District Key Issues - Safeguards for Light & Heavy Industrial
Parking Key Issues
Community Benefits Program Key Issues - Moderate & Above Moderate Housing

40% Bonus (Level 1) Eligible Income Categories

Deeply Low Income
Extremely Low Income
Very Low Income
Low Income
Moderate Income (for sale only)

Additional Bonus Eligible Income Categories:

Deeply Low Income
Extremely Low Income
Very Low Income
Low Income
Moderate Income*
Above Moderate Income*

* Limits the amount of qualifying moderate and above moderate units
Community Benefits Program Key Issues - System Feasibility

- Alignment with TOC program
- Increased Project Review Thresholds
- Long Term Goals
- Increased By-right Development Potential
Draft Environmental Impact Report - Process

- Published August 6, 2020
- Comments were due by December 4, 2020 (extended comment period from 45 days to 120 days)
- Final EIR anticipated in Summer 2021, in advance of PLUM and full Council
Alternative 1 - Reduced Development Potential
- Lowers FARs to reduce or avoid certain impacts
- Alternative 1 would result in 36,000 fewer housing units, 69,000 fewer residents, & 15,000 fewer jobs
- Because of the reduced development potential, the capacity for development around transit would be less than that of the proposed plan; could cause development to occur elsewhere in the City or region with less access to transit & longer distances to services leading to higher regional VMT, & GHG emissions
- Reduced opportunities for community benefits compared to the proposed plan

Alternative 2 - Housing Redistribution
- Expands areas where housing is permitted, especially where not currently allowed
- Lowers FARs in these areas to ensure more compatible development
- Alternative 2 would result in 6,000 fewer housing units, 11,000 fewer residents, & 9,000 fewer jobs
- Significant & unavoidable impacts identified for the proposed plan would still occur under Alternative 2, although impacts would be to a lesser degree

Alternative 3 - Increased Development Potential
- Greater capacity in Markets and Community Center, and compared to proposed Plan overall, in exchange for more Community Benefits
- Alternative 3 would result in 6,000 more housing units, 11,000 more residents, & 59,000 more jobs
- Allows for higher FARs in areas beyond those served by transit; however this may result in potential regional benefits related to overall regional VMT & GHG emissions
- Significant & unavoidable impacts identified for the proposed plan would also occur under Alternative 3, and impacts would be to a greater degree than that of the proposed plan

Alternative 4 - No Project
Draft Environmental Impact Report

Significant and Unavoidable Impacts:

• Air Quality (Exceedance of criteria pollutants during construction & operation)
• Cultural Resources (Historical)
• Noise (noise & vibration impacts)
• Recreation
• Transportation (Safety impacts related to highway off-ramps)

Significant but Mitigable:

• Air Quality (Construction-related emissions)
• Biological
• Cultural (Archeological)
• Geology (Paleontological)
• Hazards and Hazardous Materials
• Tribal Cultural Resources
What’s Next?

1. Final Environmental Impact Report
2. City Council PLUM Committee
3. Full City Council for Adoption
Thank you!

End of Presentation

Additional Slides for Reference
Technical Slides
Housing
Housing Protections

Citywide

- **Affordable Housing Linkage Fee** requires an additional fee to discourage removal of existing Affordable units.

- **The Rent Stabilization Ordinance** regulates replacement of demolished units, allowable rent increases, registration of rental units, legal reasons for eviction, and the causes for eviction requiring relocation assistance payment to tenants.

- **Residential Hotel Unit Conversion and Demolition Ordinance (RHO)** offers protections for preservation of existing residential hotels and tenant rights and prohibits conversion or demolition of dwelling units in a residential hotel without approval from HCIDLA.

- **The Interim Motel Conversion Ordinance** facilitates the interim use of existing motels, hotels, Apartment Hotels, Transient Occupancy Residential Structures and Hostels as Supportive Housing or Transitional Housing for persons experiencing homelessness or those at risk of homelessness.
Housing Protections

Downtown Plan

- **CPIO Housing Replacement Requirements** will require all housing projects participating in the Community Benefits Program to replace lost affordable housing units.

- **Development Guidelines and Controls for Residential Hotels** in the City Center, and Central Industrial Redevelopment Project Areas requires residential hotel proposed for conversion or demolition, replace these units one for one, to ensure there is no net loss of the residential hotel units.

- **Community Benefit Fund program** will extend financial assistance to buy out or extend expiring affordability covenants that would minimize displacement of low-income households.

Implementation Programs:

- **Racial Justice and Equity Analysis**: Explore the creation of a Racial Justice and Equity Analysis, that outlines recommended transformative or restorative strategies, such as targeted plan and code amendments, if harm is identified.
Housing Protections: Comparison Table

<table>
<thead>
<tr>
<th>Measure</th>
<th>Current Approach (per City and State)</th>
<th>As suggested by stakeholders</th>
<th>Citywide Policy Work Program?</th>
<th>Council Motion?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covenant Length</td>
<td>55 years</td>
<td>99 years for non-subsidized, 55 years for subsidized</td>
<td>Yes: Housing Element studying (LACP w/ HCIDLA)</td>
<td>No</td>
</tr>
<tr>
<td>Measure</td>
<td>Current Approach</td>
<td>As suggested by stakeholders</td>
<td>Citywide Policy Work Program?</td>
<td>Council Motion?</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>RSO replacement units</td>
<td>Projects participating in CBP are required to replace 67% of existing demolished residential units as covenanted lower income (Deeply, extremely..) All RSO units continue to be RSO</td>
<td><strong>All projects</strong> are required to replace <strong>100%</strong> of existing demolished residential units as covenanted lower income (a mix of deeply, extremely..) All RSO units continue to be RSO</td>
<td>Evaluating 1:1 replacement for projects participating in Community Benefits Program</td>
<td>Reported to Council that TOC and DB explicitly require (“inclusive of” language per JJJ and State)</td>
</tr>
<tr>
<td>Measure</td>
<td>Current Approach</td>
<td>As suggested by stakeholders</td>
<td>Citywide Policy Work Program?</td>
<td>Council Motion?</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------</td>
<td>------------------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>Right of Return</td>
<td>Policy in Plan; Exists statewide: When demolition occurs onsite replacement</td>
<td>Right of Return program and relocation assistance</td>
<td>Yes: Program is currently regulated by SB 330 and implemented by HCIDLA, but does not apply to non-discretionary projects</td>
<td>CF#20-0047 (w/ HCIDLA); CF#20-0035 (w/ HCIDLA); CF#14-0268-S16</td>
</tr>
</tbody>
</table>
## Housing Protections: Comparison Table

<table>
<thead>
<tr>
<th>Measure</th>
<th>As Recommended in Downtown CPU</th>
<th>As Recommended in Hollywood CPU</th>
<th>In South or SELA Plans</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right of Return</td>
<td>Land Use Policy 2.10 Promote equitable development and inclusive growth that avoids displacement of those vulnerable to homelessness and prioritizes the needs and rights of extremely low and deeply low-income populations. <strong>Implementation Program (P14)</strong> First Right of Refusal: Explore the creation of Citywide first right of refusal provisions to ensure lower- and moderate -income tenants that are displaced due to new residential construction have the First Right of Refusal to return to a rental unit at an affordable cost.</td>
<td>Land Use Policy 5.15: Tenants’ rights of return. Support projects that offer former low-income tenants of demolished units with the first right of refusal on leases for the new housing units. <strong>Implementation Program (108):</strong> Support HCID in exploration of future efforts to establish new programs and strengthen existing programs to provide former low-income tenants of demolished or converted units with the first right of refusal on leases for new housing units.</td>
<td>SELA LU Policy: (LU1.15 +LA5.7) Tenants’ Right of Return. Support projects that offer former low income tenants of demolished units with the first right of refusal on leases for the new housing units. <strong>Implementation Program (76):</strong> Tenants’ Right of Return: Establish new programs and strengthen existing programs to provide former low income tenants of demolished or converted units with the first right of refusal on leases for new housing units.</td>
<td>SB 330 language (HAA sect 13) (A) (i) The project will replace all existing or demolished protected units. (ii) Any protected units replaced pursuant to this subparagraph shall be considered in determining whether the housing development project satisfies the requirements of Section 65915 or a locally adopted requirement that requires...[set aside] --5 year period prior --at very low covenant for at least 55 years or RSO level w/o covenant --existing residents to occupy up to 6 mo prior to construction --developer pays relocation benefits --developer offers right of 1st refusal for comparable unit</td>
</tr>
</tbody>
</table>
Inclusionary Housing

• Base Bonus System (Refinement of TOC Guidelines) has shown to be successful path to bolstering housing & affordable housing
  • 35k new units since 2017
  • 7k affordable housing units
• Discuss relevance of off-site and In-lieu provisions
• Need for clarification of role of inclusionary within context of base/bonus
• Need for clarification of role of existing Affordable Housing Linkage Fee
• Need for economic study to assist in calibrating appropriate inclusionary percentage, and allow for feasibility of other community benefits such as open space and community facilities
• The Plan text includes an implementation program, P18, that calls for further study of inclusionary housing policies that can support the Plan’s base/bonus system
Growth Forecast
# Capacity vs RHNA

## City of Los Angeles RHNA 6th Cycle - October 2021 through October 2029

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Very-low income</th>
<th>Low income</th>
<th>Moderate income</th>
<th>Above-moderate income</th>
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<tbody>
<tr>
<td></td>
<td>456,643</td>
<td>115,978</td>
<td>68,743</td>
<td>75,091</td>
<td>196,831</td>
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</table>

## Downtown Community Plan 2020 Reasonably Anticipated Development (RAD) 2040

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>Adopted RAD</th>
<th>Proposed Plan RAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>34,000</td>
<td>59,000</td>
<td>133,000</td>
</tr>
<tr>
<td>Population</td>
<td>76,000</td>
<td>112,000</td>
<td>252,000</td>
</tr>
<tr>
<td>Employment</td>
<td>219,000</td>
<td>278,000</td>
<td>305,000</td>
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</table>
## SCAG RTP Projections

<table>
<thead>
<tr>
<th>Downtown Community Plan SCAG 2016 RTP/SCS Projections</th>
<th>2017</th>
<th>2040</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
<td>34,000</td>
<td>96,324</td>
</tr>
<tr>
<td>Population</td>
<td>76,000</td>
<td>189,095</td>
</tr>
<tr>
<td>Employment</td>
<td>219,000</td>
<td>256,860</td>
</tr>
</tbody>
</table>
Mobility & Parking
Parking Structure Design

Development Standard District 5

<table>
<thead>
<tr>
<th>Parking structure design</th>
<th>Primary St.</th>
<th>Side St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Garage</td>
<td>Wrapped</td>
<td>Wrapped</td>
</tr>
<tr>
<td>Ground Story</td>
<td>Wrapped</td>
<td>Wrapped</td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Adaptable</td>
<td>Adaptable</td>
</tr>
<tr>
<td>Integrated Parking</td>
<td>Wrapped</td>
<td>Wrapped</td>
</tr>
<tr>
<td>Ground Story</td>
<td>Wrapped</td>
<td>Wrapped</td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Wrapped</td>
<td>Adaptable</td>
</tr>
</tbody>
</table>

Design Standards

- All ground floors of a parking garage are required to be lined with habitable uses
- All ground floors and upper levels along primary streets of integrated parking are required to be lined with habitable uses
- Meet frontage standards of the applicable Frontage District
Parking Structure Design

Development Standard District 5

Requires all parking floors to be adaptable

- Flat floors and;
- Minimum floor to ceiling height of 11 feet
Accommodating New Mobility

TNCs, AVs, & Micro-mobility

- Parking in-lieu fee for passenger loading
- Parking is allowed to be provided off-site for AVs to pick up and drop off
- TDM program
- Adaptable parking
- Updated Mobility Plan street networks
Neighborhoods
Skid Row
Use District Key Issues - Affordable Housing in Skid Row

Adopted zoning

- Limited commercial, limited manufacturing, multi-family, shelters
- Multi-family residential, churches, schools, child care, shelters
- Light industrial, commercial and manufacturing, clinics
- IX1 Boundary
Skid Row Strategy Overview

Proposed Zoning

**CX2, The Plan Introduces:**
Development incentives to incorporate Affordable housing

**Continues to Allow for:**
All housing types, including Affordable, supportive, and market-rate; and range of neighborhood serving non-residential uses

**IX2, The Plan Introduces:**
Live/work housing through reuse of existing buildings, where space is also dedicated to job-generating uses

**Continues to Allow for:**
Light industrial, commercial and manufacturing uses

**IX1, The Plan Introduces:**
Restricted Affordable Units

**Continues to Allow for:**
Non-residential uses such as social services, production, fabrication, and other job-generating uses.

**IX3 & IX4, The Plan Introduces:**
Live/work housing, where space is also dedicated to job-generating uses; Development incentives to incorporate Affordable housing

**Continues to Allow for:**
Non-residential uses such as social services, production, fabrication, and other job-generating uses.
FAR in Skid Row - Proposed & Alternative

Plan Proposed FAR

Skid Row Alternative

Base, Bonus FAR

- 1.5, 6 (Skid Row Alternative)
- 1.5, 6
- 2, 6
- 2, 8.5
- 3, 3
- 3, 6
- 3, 8
- 3, 8.5
- 3, 13

IX1 Boundary
Skid Row Alternative Option

- Amend IX1 Use District to allow for all types of housing, including market-rate housing, restricted affordable housing, and permanent supportive housing.
- Reduce the Base FAR from 3:1 to 1.5:1 FAR, encouraging more projects to participate in the Community Benefits Program.
- Retain the Maximum Bonus FAR at 6:1 FAR.
- Other provisions such as a prohibition of new liquor stores (i.e. off-site alcohol sales), and allowances for various social services uses would remain.
## Skid Row Project Example
### Proposed Plan vs Alternative Option

<table>
<thead>
<tr>
<th></th>
<th>Proposed Plan</th>
<th>Option B Alternative</th>
</tr>
</thead>
</table>
| **Site Area**  
(hypothetical project site) | 20,000 Square Feet |                       |
| **Base FAR**                | 3:1           | 1.5:1                |
| **Maximum Bonus FAR**        | 6:1           | 6:1                  |
| **Market-Rate Units***  
(assuming a unit of 600 sf) | -             | 172                  |
| **Affordable Units***        | 200           | 28**                 |
|                                |               | (Assuming Extremely-low income) |
| **Total**                     | 200           | 200                  |

* Assumes an average unit size of 600 square feet

** Extremely Low- Income @ 14% on the total number of units  
(Level 1 Requirement of 8% + Level 2 & 3 Requirement of 1.5% for every additional FAR)
Weingart Center

- 555 Crocker and 600 S. San Pedro (in IX1 area)
- 678 units, 100% Affordable
- 3 year entitlement process
- Project had to seek a General Plan amendment, a Zone Change, and had to undergo Site Plan Review
- Project was subject to CEQA
Chinatown
Chinatown: Historic Resources

- National Register Districts
- Historic Cultural Monuments
- SurveyLA Individual Resources
- SurveyLA Historic District Contributors

<table>
<thead>
<tr>
<th>District</th>
<th>Base FAR</th>
<th>Bonus FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>MN1</td>
<td>2:1</td>
<td>6:1</td>
</tr>
<tr>
<td></td>
<td>Base Ht - 3 Stories</td>
<td>Bonus Ht - 5 Stories</td>
</tr>
<tr>
<td></td>
<td>LM2</td>
<td>1.5:1</td>
</tr>
<tr>
<td></td>
<td>Base Ht - 3 Stories</td>
<td>Bonus Max Ht - 6 Stories</td>
</tr>
</tbody>
</table>
Use Districts

Tenant Size Limits at the Ground Floor

1,500 sf

10,000 sf
Establishment Sizes

Little Tokyo

Chinatown
Establishment Size: A Few Examples

Phoenix Bakery ~ 5,000 square feet
Kinokuniya Bookstore ~ 6,000 square feet
Phillippe the Original ~ 12,000 square feet
Downtown Whole Foods Market ~ 44,000 square feet
Marukai Market ~ 10,500 square feet
Downtown Ralphs Market ~ 55,000 square feet
Frontage Districts
Arts District
Proposed GPLU & Recent Projects around Alameda & 6th Street

- 520 Mateo St
  - 6: 1 FAR; 35 stories

- 695 Santa Fe (Amp Lofts)
  - 3: 1 FAR; 7 stories

- 2143 E Violet ST
  - 6: 1 FAR; 36 stories
# Arts District River Frontage

## Contextual Requirements for River Adjacent Properties

### BUILD-TO

<table>
<thead>
<tr>
<th>Applicable stories (min)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Build-to depth (max)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5’</td>
<td>10’</td>
<td>20’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Build-to width (min)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>90%</td>
<td>70%</td>
<td>70%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pedestrian amenity allowance (max)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30%</td>
<td>30%</td>
<td>40%</td>
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</table>

### PARKING

<table>
<thead>
<tr>
<th>Parking setback (min)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20’</td>
<td>5’</td>
<td>20’</td>
</tr>
</tbody>
</table>

### LANDSCAPING

<table>
<thead>
<tr>
<th>Frontage planting area (min)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5%</td>
<td>5%</td>
<td>75%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Frontage yard fence &amp; wall type allowed:</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A2</td>
<td>A2</td>
<td>A3</td>
</tr>
</tbody>
</table>

### ENTRANCES

<table>
<thead>
<tr>
<th>Street-facing entrance</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Required</td>
<td>Required</td>
<td>Required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entrance spacing (max)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100’</td>
<td>100’</td>
<td>100’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entry feature</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Required</td>
<td>Required</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Options</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Receded entry</td>
</tr>
<tr>
<td></td>
<td>At-grade entry</td>
</tr>
<tr>
<td></td>
<td>Storefront bay</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Focal entry feature</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>1</td>
<td>n/a</td>
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### TRANSPARENCY

<table>
<thead>
<tr>
<th>Ground story (min/max)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50%/60%</td>
<td>50%/60%</td>
<td>30%/60%</td>
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</table>

<table>
<thead>
<tr>
<th>Active wall spacing (max)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>15’</td>
<td>25’</td>
<td>25’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Window recession (min)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9’</td>
<td>9’</td>
<td>9’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Horizontal sliding windows</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Prohibited</td>
<td>Prohibited</td>
<td>Prohibited</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Upper stories (min/max)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40%/70%</td>
<td>30%/70%</td>
<td>30%/70%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Window recession (min)</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6’</td>
<td>6’</td>
<td>6’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sill</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Required</td>
<td>Required</td>
<td>Required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Horizontal sliding windows</th>
<th>Primary</th>
<th>Side</th>
<th>River</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Prohibited</td>
<td>Prohibited</td>
<td>Prohibited</td>
</tr>
</tbody>
</table>

* Applicable for first 3 stories
Arts District River Approach

- Contextual facade regulations that require buildings to include higher amounts of windows facing the LA river
- Requires private yard space along the LA river
- Requires planting of native species
- Buildings break requirement at the intersection of streets to allow east/west view corridors along the LA river
- Height limitations for smoother transitions from the LA river
  - 5 story height limit on parcels adjacent to the river
  - 15 story height limit behind the block adjacent to the river

### DIMENSIONAL STANDARDS

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Minimum</th>
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</thead>
<tbody>
<tr>
<td>Depth (min)</td>
<td>15</td>
</tr>
<tr>
<td>Width (min)</td>
<td>15</td>
</tr>
<tr>
<td>Fence or wall height (max)</td>
<td>6</td>
</tr>
</tbody>
</table>
Arts District Character Frontage

B. Lot

<table>
<thead>
<tr>
<th>BUILD-TO</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable stories (min)</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Build-to depth (max)</td>
<td>5'</td>
<td>10'</td>
</tr>
<tr>
<td>Build-to width (min)</td>
<td>90%</td>
<td>70%</td>
</tr>
<tr>
<td>Pedestrian amenity allowance (max)</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>PARKING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking setback (min)</td>
<td>20'</td>
<td>5'</td>
</tr>
<tr>
<td>LANDSCAPING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frontage planting area (min)</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>Frontage yard fence &amp; wall type allowed</td>
<td>A2</td>
<td>A2</td>
</tr>
</tbody>
</table>

C. Stories

<table>
<thead>
<tr>
<th>GROUND FLOOR ELEVATION</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor elevation (min/max)</td>
<td>-2'/15'</td>
<td>-2'/15'</td>
</tr>
<tr>
<td>STORY HEIGHT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground story height (min)</td>
<td>16'</td>
<td>16'</td>
</tr>
</tbody>
</table>

D. Facade

<table>
<thead>
<tr>
<th>ARTICULATION</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vertical bands*</td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td>Spacing (min/max)</td>
<td>20'/30'</td>
<td>20'/30'</td>
</tr>
<tr>
<td>FEATURES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restricted features *</td>
<td>n/a</td>
<td>n/a</td>
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</tbody>
</table>

* Applicable for first 3 stories
## Arts District Character Frontage

### E. Doors

<table>
<thead>
<tr>
<th>ENTRANCES</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Street-facing entrance</td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td>b Entrance spacing (max)</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>Entry feature</td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td>Options</td>
<td>• Recessed entry • At-grade entry • Storefront bay</td>
<td></td>
</tr>
<tr>
<td>c Focal entry feature</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

### F. Windows

<table>
<thead>
<tr>
<th>TRANSPARENCY</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Ground story (min/max)</td>
<td>50%/80%</td>
<td>50%/80%</td>
</tr>
<tr>
<td>b Active wall spacing (max)</td>
<td>15'</td>
<td>25'</td>
</tr>
<tr>
<td>c Window recession (min)</td>
<td>9'</td>
<td>9'</td>
</tr>
<tr>
<td>Horizontal sliding windows</td>
<td>Prohibited</td>
<td>Prohibited</td>
</tr>
<tr>
<td>d Upper stories (min/max)</td>
<td>40%/70%</td>
<td>30%/70%</td>
</tr>
<tr>
<td>Window recession (min)</td>
<td>6'</td>
<td>6'</td>
</tr>
<tr>
<td>e Sill</td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td>Horizontal sliding windows</td>
<td>Prohibited</td>
<td>Prohibited</td>
</tr>
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</table>

### G. Cladding

<table>
<thead>
<tr>
<th>EXTERIOR MATERIALS</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Principal materials (min) *</td>
<td>70%</td>
<td>Options</td>
</tr>
<tr>
<td>Options</td>
<td>• Brick • Solid stone • Concrete • Metal • Wood</td>
<td></td>
</tr>
<tr>
<td>b Accessory materials (max) *</td>
<td>30%</td>
<td>Options</td>
</tr>
<tr>
<td>Number of accessory materials (max)</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

* Applicable for first 3 stories
Fashion District
Proposed GPLU & Recent Projects in the Fashion District

- Transit Core
- Traditional Core
- Community Center
- Hybrid Industrial
- Markets
- Production

San Pedro St
6th St
7th St
Violet St
Alameda Ave

Central Ave

Santee Alley
Fashion District Floor Area Ratio

901-1075 S San Pedro Street (City Market)
4: 1 FAR; 3 to 38 stories

755 S WALL ST (Flower Market)
3.9:1 FAR; 15 stories
Historic Core
Historic Core

- Historic Cultural Monuments
- SurveyLA Individual Resources
- SurveyLA Historic District Contributors

- 30' stepback required at 12 stories

- Transit Core
- Traditional Core
- Community Center
- Hybrid Industrial
- Markets
- Production
# Historic Core Character Frontage

**B. Lot**

<table>
<thead>
<tr>
<th>BUILD-TO</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable stories (min)</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Build-to depth (max)</td>
<td>5&quot;</td>
<td>10&quot;</td>
</tr>
<tr>
<td>Build-to width (min)</td>
<td>90%</td>
<td>70%</td>
</tr>
<tr>
<td>Pedestrian amenity allowance (max)</td>
<td>15%</td>
<td>10%</td>
</tr>
</tbody>
</table>

**C. Stories**

<table>
<thead>
<tr>
<th>BUILD-TO</th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor elevation (min/max)</td>
<td>-2'1/2&quot;</td>
<td>-2'1/2&quot;</td>
</tr>
<tr>
<td>Ground story height (min)</td>
<td>16'</td>
<td>16'</td>
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**PARKING**

<table>
<thead>
<tr>
<th></th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking setback (min)</td>
<td>20'</td>
<td>5'</td>
</tr>
</tbody>
</table>

**LANDSCAPING**

<table>
<thead>
<tr>
<th></th>
<th>Primary</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage planting area (min)</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Frontage yard fence &amp; wall type allowed.</td>
<td>A2</td>
<td>A2</td>
</tr>
</tbody>
</table>
New Infill on Broadway
Historic Core Character Frontage

D. Facade

- Base, middle & top*: Required, Required
- Horizontal bands* Required, Required
- Vertical bands* Required, Required
- Spacing (min/max) 15/30’, 15/30’

Features
- Restricted Features*: Projecting balcony

* Applicable for first 12 stories

ENTRANCES
- Street-facing entrance Required, Required
- Entrance spacing (max) 50’, 50’
- Entry feature Required, Required
- Options: Recessed entry, At-grade entry, Storefront bay
- Total entry feature

F. Windows

- Ground story (min/max) 50%/80%, 50%/80%
- Active wall spacing (max) 15’, 15’
- Window recession (min) 12”, 12”
- Bulkhead Required, Required
- Horizontal sliding windows Prohibited, Prohibited
- Vinyl windows Prohibited, Prohibited
- Upper stories (min/max) 30%/80%, 30%/80%
- Window recession (min) 6”, 6”
- Sill Required, Required
- Horizontal sliding windows Prohibited, Prohibited

* Applicable for first 12 stories

G. Cladding

- Principal materials (min) * 70%
  - Brick
  - Solid stone
  - Concrete
  - Metal
  - Glazed tile

Options

- Number of accessory materials (max) 2
  - Brick
  - Solid stone
  - Concrete
  - Metal
  - Wood
  - Glazed tile

* Applicable for first 12 stories
Historic Core Character Frontage
Little Tokyo
FAR in Little Tokyo

**MF1**
- Base FAR: 6.5: 1
- Bonus Max FAR: 6.5: 1
- City Hall Height Restriction: None

**DM2**
- Base FAR: 2: 1
- Bonus Max FAR: 8.5: 1
- Base Ht: No limit
- Bonus Max Ht: No limit

**MN1**
- Base FAR: 2: 1
- Bonus Max FAR: 6: 1
- Base Ht: 3 Stories
- Bonus Max Ht: 5 Stories

**HBS**
- Base FAR: 9: 1
- Bonus Max FAR: 13: 1
- Base Min Ht: 10 Stories
- Base Max Ht: No limit
- Bonus Max Ht: No limit
South Park
South Park FAR

<table>
<thead>
<tr>
<th>HB5</th>
<th>Base FAR</th>
<th>Bonus FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9:1</td>
<td>13:1</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>HB6</th>
<th>Base FAR</th>
<th>Bonus FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>13:1</td>
<td>13:1</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>HB3</th>
<th>Base FAR</th>
<th>Bonus FAR</th>
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<tbody>
<tr>
<td></td>
<td>7:1</td>
<td>13:1</td>
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<table>
<thead>
<tr>
<th>HB2</th>
<th>Base FAR</th>
<th>Bonus FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6:1</td>
<td>10:1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HB1</th>
<th>Base FAR</th>
<th>Bonus FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3:1</td>
<td>10:1</td>
</tr>
</tbody>
</table>
Height Minimums
Height Minimums

Low/Mid Rises

High Rises

Institutional Buildings

Gas Stations
Industrial Areas

Industrial GPLU

Existing Buildings

CalEnviroScreen

Legend
Draft CalEnviroScreen 4.0 Results
- > 90 - 100 (Highest Scores)
- > 80 - 90
- > 70 - 80
- > 60 - 70
- > 50 - 60
- > 40 - 50
Industrial- Mixed
# Comparison of Job Oriented Regulations in IX2, IX3, & IX4 Industrial Mixed Zones

<table>
<thead>
<tr>
<th>Current Adopted Plan</th>
<th>Proposed Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Zoning</strong></td>
<td><strong>Proposed Zoning</strong></td>
</tr>
<tr>
<td><strong>Current Permitted Uses</strong></td>
<td><strong>Proposed Permitted Uses</strong></td>
</tr>
<tr>
<td>- 3:1 FAR</td>
<td>- Base FAR of 3:1</td>
</tr>
<tr>
<td>- Generally zoned M2-2D</td>
<td>- Base FAR of 3:1</td>
</tr>
<tr>
<td>- Industrial</td>
<td>- Base FAR of 3:1</td>
</tr>
<tr>
<td>- Housing in existing buildings with limitations and discretionary approval</td>
<td>- Base FAR of 1.5:1</td>
</tr>
<tr>
<td>- 3:1 FAR</td>
<td>- Base FAR of 1.5:1</td>
</tr>
<tr>
<td>- Generally zoned M2-2D</td>
<td>- Base FAR of 3:1, 4.5:1, and 6:1</td>
</tr>
<tr>
<td>- Industrial</td>
<td>- Base FAR of 1.5:1</td>
</tr>
<tr>
<td>- Housing in existing buildings with limitations and discretionary approval</td>
<td>- Base FAR of 1.5:1</td>
</tr>
<tr>
<td>- 1.5:1 FAR</td>
<td>- Base FAR of 1.5:1</td>
</tr>
<tr>
<td>- Generally zoned M3-1-RIO</td>
<td>- Base FAR of 1.5:1</td>
</tr>
<tr>
<td>- Industrial</td>
<td>- Base FAR of 1.5:1</td>
</tr>
<tr>
<td>- Housing in existing buildings with limitations and discretionary approval</td>
<td>- Base FAR of 1.5:1</td>
</tr>
</tbody>
</table>

**Fashion District East (IX2)**
- 3:1 FAR
- Generally zoned M2-2D
- Industrial
- Housing in existing buildings with limitations and discretionary approval

**Fashion District (IX3)**
- 3:1 FAR
- Generally zoned M2-2D
- Industrial
- Housing in existing buildings with limitations and discretionary approval

**Arts District (IX4)**
- 1.5:1 FAR
- Generally zoned M3-1-RIO
- Industrial
- Housing in existing buildings with limitations and discretionary approval

**Proposed Plan**
- Light Industrial
- Commercial
- Housing in existing buildings by-right
- Limited Industrial
- Commercial
- Housing with 1 FAR of non-residential jobs space
- Limited Industrial
- Commercial
- Housing with 1.5 FAR of non-residential jobs space
- Live/work units required
**Industrial Mixed: Use Requirements**

<table>
<thead>
<tr>
<th>Industrial-Mixed 4 (IX4)</th>
<th>Form District: Moderate-RiseBroad (MB3)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Live/Work</strong></td>
<td></td>
</tr>
<tr>
<td>In conjunction with:</td>
<td></td>
</tr>
<tr>
<td>• Office</td>
<td></td>
</tr>
<tr>
<td>• Manufacturing, Light: General</td>
<td></td>
</tr>
<tr>
<td>• Manufacturing, Light: Artistic &amp; Artisanal</td>
<td></td>
</tr>
<tr>
<td>Floor area (min)</td>
<td>1.5 FAR</td>
</tr>
<tr>
<td>Bonus FAR</td>
<td></td>
</tr>
<tr>
<td>Base FAR</td>
<td>1.5</td>
</tr>
<tr>
<td>Bonus FAR</td>
<td>6</td>
</tr>
</tbody>
</table>

**Base 1.5 FAR**
- Job producing use: 1.5 FAR
- Residential: 0 FAR

**Bonus 6 FAR**
- Job producing use: 1.5 FAR
- Residential: 4.5 FAR

**Bonus 6 FAR**
- Job producing use: 1.5 FAR
- Residential: 4.5 FAR
Industrial Mixed: Use Requirements

**Industrial-Mixed 3 (IX3)**

<table>
<thead>
<tr>
<th>Dwelling or Live/Work</th>
<th>In conjunction with:</th>
<th>Floor area (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Office</td>
<td>1.0 FAR</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: General</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: Artistic &amp; Artisanal</td>
<td></td>
</tr>
</tbody>
</table>

**Form District:**

**Moderate-RiseBroad (DM1)**

<table>
<thead>
<tr>
<th></th>
<th>Base FAR</th>
<th>Bonus FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base FAR</td>
<td>3</td>
<td>8</td>
</tr>
</tbody>
</table>

Base 3 FAR
- Job producing use: 1 FAR
- Residential: 2 FAR

Bonus 8 FAR
- Job producing use: 1 FAR
- Residential: 7 FAR
Arts District (IX4) Live/Work Unit Requirements

- Requires minimum open floor area to accommodate movement of equipment and fabrication activities
- Average minimum unit size of 1,000 sf
- Unit design must be able to accommodate 5 non-residential employees
## Industrial Mixed: Live-Work Requirements

### Optional Fashion District Standards (IX3)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Size (Minimum Avg. size)</strong></td>
<td>750 sf</td>
</tr>
<tr>
<td><strong>Designated Work Space</strong></td>
<td></td>
</tr>
<tr>
<td>Work Space Area</td>
<td>Minimum 40%</td>
</tr>
<tr>
<td></td>
<td>Maximum 50%</td>
</tr>
<tr>
<td>Work Space Dimensions</td>
<td>Minimum 10’ X 15’</td>
</tr>
<tr>
<td>Work Space Uses</td>
<td>• Office</td>
</tr>
<tr>
<td></td>
<td>• Personal Services: General</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: General</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: Artistic &amp; Artisanal</td>
</tr>
<tr>
<td>Open Plan Area</td>
<td>Minimum 70%</td>
</tr>
<tr>
<td>In conjunction with:</td>
<td>• Office</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: General</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: Artistic &amp; Artisanal</td>
</tr>
<tr>
<td>Floor Area</td>
<td>Minimum of 1 FAR</td>
</tr>
</tbody>
</table>

### Required Arts District Standards (IX4)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Size (Minimum Avg. size)</strong></td>
<td>1,000 sf</td>
</tr>
<tr>
<td><strong>Designated Work Space</strong></td>
<td></td>
</tr>
<tr>
<td>Work Space Area</td>
<td>Minimum 40%</td>
</tr>
<tr>
<td></td>
<td>Maximum 50%</td>
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<td>Work Space Dimensions</td>
<td>Minimum 10’ X 15’</td>
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<tr>
<td>Work Space Uses</td>
<td>• Office</td>
</tr>
<tr>
<td></td>
<td>• Personal Services: General</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: General</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: Artistic &amp; Artisanal</td>
</tr>
<tr>
<td>Open Plan Area</td>
<td>Minimum 70%</td>
</tr>
<tr>
<td>In conjunction with:</td>
<td>• Office</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: General</td>
</tr>
<tr>
<td></td>
<td>• Manufacturing, Light: Artistic &amp; Artisanal</td>
</tr>
<tr>
<td>Floor Area</td>
<td>Minimum of 1.5 FAR</td>
</tr>
</tbody>
</table>
Industrial Mixed: Production Space

Manufacturing, Light: General

Office

Manufacturing, Light: Artistic & Artisanal
## Industrial Mixed: Comparison with CASP

<table>
<thead>
<tr>
<th>Fashion District (IX3)</th>
<th>Arts District (IX4)</th>
<th>CASP (UI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not limit the amount of residential area in a project.</td>
<td>Does not limit the amount of residential area in a project.</td>
<td>Only allows up to 15% of the project to include residential</td>
</tr>
<tr>
<td>Allows a full range of unit types (i.e. micro units, live work, traditional housing) after 1:1 FAR of jobs space is provided</td>
<td>Allows for live work units, after 1.5:1 FAR of jobs space is provided</td>
<td></td>
</tr>
</tbody>
</table>
Transit
Metro Stations within the Plan Area

Legend
- High Transit Access
- Low Transit Access

Approximate alignment of potential transit line and station
## Downtown Community Benefits Program vs Density Bonus

<table>
<thead>
<tr>
<th>Density Bonus</th>
<th>Downtown Community Benefits Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offers ministerial density and FAR increases</td>
<td>Offers ministerial FAR and Height increases (Density is unlimited)</td>
</tr>
<tr>
<td>Calculated on the base number of units &amp; does not allow for a linkage fee exemption</td>
<td>Calculated on the total number of units &amp; allows for a linkage fee exemption</td>
</tr>
<tr>
<td>A Maximum of 35% density increase Allows for a greater density increase through a DIR process</td>
<td>Allows for more than a 35% increase in Bonus FAR in exchange for additional community benefits (Density is unlimited)</td>
</tr>
<tr>
<td>Offers no incentives for non-residential projects</td>
<td>Introduces a pathway for non-residential projects to get FAR in exchange for providing on-site public open space and community facilities</td>
</tr>
<tr>
<td>Does not offer Incentives for providing community supportive facilities</td>
<td>Introduces a Community Benefits Fund that helps protect affordable housing with expiring covenants, small businesses, as well facilitate mobility improvements</td>
</tr>
<tr>
<td>Affordable housing income categories limited to Very-low, Low, and Moderate (For sale only)</td>
<td>Introduces an Extremely-low, Deeply-low income and limited Moderate and Above-moderate rental income categories to reflect the broad needs of local residents</td>
</tr>
</tbody>
</table>
Downtown Community Benefits Program vs TOC

Existing TOC Guidelines

- Bonus FAR established by proximity to transit
- TOC Tiers 1-4 are capped at a 40% bonus - DT does not regulate density so FAR increases are more significant (resulted in feasibility challenges for larger projects - Tier 4 requires more affordable units with same bonus as Tier 1)
- Housing Linkage Fee Exemption

Community Benefits Program “TOC +”

- Bonus FAR informed by proximity to transit, community feedback, and adopted plan FARs
- The Downtown Community Benefits Program caps FAR based on form district and varies throughout the plan area
- Requires a minimum of TOC Tier 1 affordability but allows greater than a 40% bonus with increased affordability requirements
- Introduces a deeply low income category
- Informed by market analysis
- Housing Linkage Fee Exemption
- Additional bonus FAR beyond first 40% for more affordable housing or other public benefits
# Downtown Community Benefits Program vs Transit Oriented Communities (TOC)

<table>
<thead>
<tr>
<th>Downtown Community Benefits Program</th>
<th>TOC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offers ministerial density and FAR increases</td>
<td>Offers ministerial density and FAR increases</td>
</tr>
<tr>
<td>Calculated on the total number of units &amp; allows for a linkage fee exemption</td>
<td>Calculates on the total number of units &amp; allows for a linkage fee exemption</td>
</tr>
<tr>
<td>Allows a maximum of 80% density increase and a maximum of 55% FAR increase in exchange for community benefits</td>
<td>Allows a maximum of 80% density increase and a maximum of 55% FAR increase in exchange for community benefits</td>
</tr>
<tr>
<td>In the Greater Downtown Housing Incentive Area, Bonus FAR incentive is limited to 40%</td>
<td>In the Greater Downtown Housing Incentive Area, Bonus FAR incentive is limited to 40%</td>
</tr>
<tr>
<td>Offers no incentives for non-residential projects</td>
<td>Offers no incentives for non-residential projects</td>
</tr>
<tr>
<td>Does not offer Incentives for providing community supportive facilities</td>
<td>Does not offer Incentives for providing community supportive facilities</td>
</tr>
<tr>
<td>Affordable housing income categories limited to Extremely-low, Very-low, Low</td>
<td>Affordable housing income categories limited to Extremely-low, Very-low, Low</td>
</tr>
<tr>
<td><strong>Development Incentives</strong></td>
<td><strong>Development Incentives</strong></td>
</tr>
<tr>
<td><strong>Required Affordable Housing Units</strong></td>
<td><strong>Required Affordable Housing Units</strong></td>
</tr>
<tr>
<td><strong>Maximum Incentives</strong></td>
<td><strong>Maximum Incentives</strong></td>
</tr>
<tr>
<td><strong>Limits on FAR Increases</strong></td>
<td><strong>Limits on FAR Increases</strong></td>
</tr>
<tr>
<td><strong>Incentives for Non-residential</strong></td>
<td><strong>Incentives for Non-residential</strong></td>
</tr>
<tr>
<td><strong>Other Community Supportive Incentives</strong></td>
<td><strong>Other Community Supportive Incentives</strong></td>
</tr>
<tr>
<td><strong>Affordable Housing Income Categories</strong></td>
<td><strong>Affordable Housing Income Categories</strong></td>
</tr>
<tr>
<td><strong>Introduces a Community Benefits Fund that helps protect affordable housing with expiring covenants, small businesses, as well facilitate mobility improvements</strong></td>
<td><strong>Introduces a Community Benefits Fund that helps protect affordable housing with expiring covenants, small businesses, as well facilitate mobility improvements</strong></td>
</tr>
<tr>
<td><strong>Introduces Deeply-low income and limited Moderate and Above-moderate rental income categories to reflect the broad needs of local residents</strong></td>
<td><strong>Introduces Deeply-low income and limited Moderate and Above-moderate rental income categories to reflect the broad needs of local residents</strong></td>
</tr>
</tbody>
</table>
## Comparison of TOC & Community Benefits

**Scenario: Base FAR of 2:1 and Bonus FAR of 8.5:1 (DM2)**

<table>
<thead>
<tr>
<th></th>
<th>Bonus Max FAR</th>
<th>Total no. of Units</th>
<th>ELI % Req</th>
<th>Affordable Units</th>
<th>Market-rate Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOC in Tier 1 &amp; no Density Scenario</strong> (Max 40% FAR increase)</td>
<td>2.8</td>
<td>203</td>
<td>8%</td>
<td>16</td>
<td>187</td>
</tr>
<tr>
<td><strong>TOC in a Tier 3 Scenario</strong> <em>(70% density &amp; 50% FAR increase)</em></td>
<td>3</td>
<td>185</td>
<td>10%</td>
<td>19</td>
<td>167</td>
</tr>
<tr>
<td><strong>TOC in a Tier 4 Scenario</strong> <em>(80% density &amp; 55% FAR increase)</em></td>
<td>3.1</td>
<td>196</td>
<td>11%</td>
<td>22</td>
<td>174</td>
</tr>
<tr>
<td><strong>Downtown CBP - Level 1</strong> <em>(40% Bonus FAR)</em></td>
<td>2.8</td>
<td>203</td>
<td>8%</td>
<td>16</td>
<td>187</td>
</tr>
<tr>
<td><strong>Downtown CBP - Level 1, 2 &amp; 3</strong> <em>(325% Bonus FAR)</em></td>
<td>8.5</td>
<td>617</td>
<td>16.6%</td>
<td>102</td>
<td>515</td>
</tr>
</tbody>
</table>

**Note:**
Lot area assumed to be 1 acre in size
Average Unit Size assumed to be 600 sf

* Assumes R4 Density
Comparison of TOC & Community Benefits
Scenario: Base FAR of 3:1 and Bonus FAR of 8:1 (DM1)

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Bonus Max FAR</th>
<th>Total no. of Units</th>
<th>ELI % Req</th>
<th>Affordable Units</th>
<th>Market-rate Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOC in Tier 1 &amp; no Density Scenario (Max 40% FAR increase)</td>
<td>4.2</td>
<td>305</td>
<td>8%</td>
<td>24</td>
<td>281</td>
</tr>
<tr>
<td>TOC in a Tier 3 Scenario (Max 40% FAR increase)</td>
<td>4.2</td>
<td>305</td>
<td>10%</td>
<td>30</td>
<td>274</td>
</tr>
<tr>
<td>TOC in a Tier 4 Scenario* (Max 40% FAR increase)</td>
<td>4.2</td>
<td>305</td>
<td>11%</td>
<td>34</td>
<td>271</td>
</tr>
<tr>
<td>Downtown CBP - Level 1 (40% Bonus FAR)</td>
<td>4.2</td>
<td>305</td>
<td>8%</td>
<td>24</td>
<td>281</td>
</tr>
<tr>
<td>Downtown CBP - Level 1, 2 &amp; 3 (166.7% Bonus FAR)</td>
<td>8</td>
<td>581</td>
<td>13.7%</td>
<td>80</td>
<td>501</td>
</tr>
</tbody>
</table>

Note: Lot area assumed to be 1 acre in size
Average Unit Size assumed to be 600 sf
Scenario assumes site is located in the GDHI area
Downtown Community Benefits Program vs TFAR

**Existing TFAR System**
- Discretionary process requiring City Council approval
- Public benefits provided primarily as cash payments
- Does not establish priority between public benefits

**New Community Benefits System**
- Transparent and predictable
- By-right process for most benefit options
- Prioritizes affordable housing
- Prioritizes on-site benefits like public open space and community facilities with clear standards
Existing TFAR Program

Background

- Established in 1988
- Intended to function in concert with Redevelopment Plan
- Zoning established D-Limitations that limited floor area rights necessitating TFAR process (prototype for base/bonus)
- Intended to garner public benefits
- Rigorous process requires Council Action for TFAR transactions over 50k sq.ft.
- Projects can contribute payments to the TFAR Trust Fund, or do “Direct Provision”
Economic Analysis of TFAR Program

TFAR undervalues development rights by over 50%
- Average TFAR payment is $33 per square foot
- Market value of development rights in Downtown is $65-85 per square foot

TFAR has not resulted in affordable units Downtown
- TFAR does not require on-site affordable units
- 82.5% of public benefit trust fund and direct provision payments have gone to other public benefits (transportation, open space, community facilities)
- Between 2015-2018, 260 affordable units could have been generated by a benefits system that prioritizes affordable housing
Publicly Accessible Private Open Space

Design Standards & Requirements

- Accessibility to the public from sunrise to sunset and maintenance
- Unenclosed and located along a public sidewalk or public right-of-way
- Way-finding signs at each of the access points
- A set amount of shade, planted area and seating
- Public restroom, drinking water fountain, and public charging stations at no cost to public users

- At least one of the amenity options listed below shall be provided for public use within or adjacent to the publicly accessible open space:
  - Outdoor exercise equipment
  - Sport courts
  - Dog run
  - Children’s play area
  - Community garden
  - Public art or historical interpretive element
  - Alternative Open Space Amenities deemed appropriate by the Director of Planning
Community Facilities - Article 9

Community Facility Options

- Daycare/Childcare Facility
- Employment Incubators
- School and/or Library
- Social Services
- Civic Facilities
- Alternative Community Facilities (such as transit facilities)

Enforcement

- 55 year covenant with LA County Recorder
- 10 year min. lease (5 year renewal) *before certificate of occupancy can be issued*
- Annual reporting on occupancy status
- Vacant spaces must be filled within 6 months (can be a different eligible community facility) to finish out the term of the lease
- Non-compliance results in either renewal of 55-year term or legal action
- Fine for each day in non-compliance
**Downtown Plan Community Benefits Program**

**Affordable Housing Requirements under Level 1, 2, and 3**

**LEVEL 1:**
- **40% Bonus FAR**
  - Projects are Required to Provide One of the Following:
    - Deeply-low Income
    - Extremely-low Income
    - Very-low Income
    - Low-low Income
    - Moderate-low Income (For-Sale only)
    - Above-Moderate Income
  - Percentage Requirements:
    - Deeply-low Income: 7%
    - Extremely-low Income: 8%
    - Very-low Income: 11%
    - Low-low Income: 20%
    - Moderate-low Income (For-Sale only): 40%
    - Above-Moderate Income: Not Available

**LEVEL 2 & 3:**
- **MAX BONUS FAR**
  - Projects are Required to Provide One of the Following for each 1:1 of bonus FAR:
    - Deeply-low Income
    - Extremely-low Income
    - Very-low Income
    - Low-low Income
    - Moderate-low Income
    - Above-Moderate Income
  - Percentage Requirements:
    - Deeply-low Income: 1.5%
    - Extremely-low Income: 1.5%
    - Very-low Income: 1.5%
    - Low-low Income: 2.5%
    - Moderate-low Income (For-Sale only): 2.5%
    - Above-Moderate Income: 2.5%
DTLA 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

25 year Rolling date for projects to qualify for adaptive reuse vs a set year of 1974
CPIO
CPIO Subareas
CPIO Subarea A

A.1: Community Benefits
A.2: Community Benefits, also TDR
A.3: Community Benefits with Family-sized Dwelling Units
Protections to Preserve Historically Significant Buildings

Development Review Process

- Eligible Historic Resource within CPIO Subarea D
- Alteration or Demolition
- Determined not a historic resource or rehabilitated per the Secretary of the Interior’s Standards
- Administrative Clearance (Ministerial Review)
- Determined to be a historic resource and not rehabilitated per the Secretary of the Interior’s Standards*
- Discretionary Review / CEQA

*Resources within National Register Districts are required to make additional findings
Small Business
Strategies for Small Business

- Ground floor establishment size limits to prioritize space for businesses under 10,000 sf
- Community Benefit Fund Allocations towards rental subsidies and operation assistance for small businesses
- Community Facilities provided within a project as part of the Downtown Community Benefits Program are required to extend 10-year minimum lease agreements
- Vacancy tax implementation program discourages property owners from retaining vacant ground floor units
Strategies for Small Business

Downtown Plan policies:

LU 7.4 Engage and support small businesses so that they may remain resilient through market evolution, contributing to business continuity.

LU 8.2 Increase the availability of resources and programs to support existing small businesses, new business startups, and local entrepreneurs.

LU 8.6 Encourage mixed-use and commercial development to provide retail spaces conducive to community serving small businesses and business incubation.

Future Implementation Programs:

P19 Small Business Assistance Portal: Promote agency programs that assist small and legacy business owners, such as low-interest loans, management programs, business retention programs, and business incubation centers.

P20 Business Outreach and Mentorship Programs: Develop partnerships to create business outreach programs targeting local schools for student and adult participation in business apprenticeship and internship programs, as well as work with the LAUSD's Mentorship Programs.
Sample Floor Area Ratio (FAR)
4:1 FAR

The Rise Hollywood: Built

Lot Area: 2.15 Acres
Height: 110 feet (7 stories)
Total Units: 369

Source: Nadel Architects.
Sample Floor Area Ratio (FAR)
4.5:1 FAR

The Lofts on La Brea: Built
Lot Area: 0.37 acres
Height: 72-74 feet (5 stories)
Total Units: 56

Source: The Lofts on La Brea
Sample Floor Area Ratio (FAR)
4.5:1 FAR

Hollywood/Wilcox: Entitled

Lot Area: 1.4 acres
Height: 160 feet (up to 15 stories)
Total Units: 260

Source: GMPA Architects
Sample Floor Area Ratio (FAR)
4.5:1 FAR

Eastown and El Centro: Built

Lot Area: 6.7 acres total
Height:
  - Eastown (6 stories);
  - El Centro (7 stories)
Total Units: 1,042

Eastown, provided by Morley Builders
El Centro, provided by El Centro
Sample Floor Area Ratio (FAR)  
6:1 FAR

Palladium: Entitled

Lot Area:
3.6 acres

Height:
350 feet (28 stories)

Total Units:
731

Source: Crescent Heights
Sample Floor Area Ratio (FAR)
7.9:1 FAR

670 Mesquit (Arts District): Pending Review

Lot Area: 5.1 acres
Height: 5 buildings, ranging from 90 feet to 360 feet
Total Units: 308

Source: Bjarke Ingels Group
FAR Diagrams
For Comparison

Building Footprint

1.5:1 FAR

3:1 FAR

4.5:1 FAR
FAR Diagrams
For Comparison

6:1 FAR

8.5:1 FAR
FAR Diagrams
For Comparison

10:1 FAR

13:1 FAR
Remaining Specific Plan Areas
Adopted
Specific Plans & Overlays
Form Districts
Frontage Districts
Use Districts
Development Standards Districts
Housing Types
Industrial and Hybrid Industrial Land Uses
Story Limitations

Public Hearing

<table>
<thead>
<tr>
<th>Area</th>
<th>Base Limit</th>
<th>Bonus Limit</th>
</tr>
</thead>
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</tr>
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Proposed Height Limits Removed

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Increased Development Potential Map
Targeted Planting Map

River Planting Area
Filtration Planting Area
Staff Report

Recommended Actions
Recommended Actions

1. **Conduct** a public hearing on the Proposed Project as described in this Staff Recommendation Report.

2. **Approve** the Staff Recommendation Report as the Commission Report.

3. **Approve and Recommend** that the City Council adopt the Findings in the Staff Recommendation Report, and direct staff to prepare Environmental Impact Report (EIR) Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration.

4. **Recommend** that the City Council instruct the Director of City Planning to adopt Environmental Protection Measures pursuant to Division 4C.12 (Environmental Protection) of the new Zoning Code as appropriate to implement the MMP.

5. **Find** the City Planning Commission has reviewed the Draft EIR (City EIR No. ENV-2017- 433-EIR and State Clearinghouse No. 2017021024), as shown in Exhibit A.8.

6. **Recommend** the City Council adopt the Resolution in Exhibit A to certify the EIR, adopt EIR Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program.
Recommended Actions

7. Approve and Recommend that the Mayor approve and the City Council adopt, pursuant to LAMC Section 11.5.6 and City Charter Section 555, the attached Resolution in Exhibit A to amend the General Plan as follows:

a. Amend the General Plan Land Use Element and adopt the Plan Boundary Change Map to consolidate the Central City Community Plan area and Central City North Community Plan area into the new Downtown Plan Area as shown in Exhibit A.; adopt the Downtown Community Plan as shown in Exhibit A.1; and adopt the General Plan Land Use Map for the Downtown Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit A.3, and the General Plan Land Use Change Maps and Matrices as shown in Exhibit A.4.

b. Amend the Mobility Plan 2035 to reclassify selected streets and Enhanced Networks, as shown in Exhibit A.7. c. Amend the Citywide General Plan Framework Element, as shown in Exhibit A.6.

8. Approve and Recommend that pursuant to LAMC Sections 12.04 and 12.32 and City Charter Section 558, the City Council Adopt the draft ordinance to amend the Zoning Map, as shown in Exhibit B.2 (Zone Change Maps and Matrices).
Recommended Actions

9. **Approve and Recommend** that pursuant to LAMC Sections 12.04, 12.32, 13.14.C and City Charter Section 558, the City Council Adopt the proposed Downtown Community Plan Implementation Overlay (CPIO) District Ordinance as shown in Exhibit B.1.

10. **Approve and Recommend** that the City Council Adopt the proposed Downtown Community Benefits Trust Fund Ordinance, the Downtown Community Benefits Fee Ordinance, and Downtown Affordable Housing Trust Fund Ordinance as shown in Exhibits B.3, B.4, and B.7.

11. **Approve and Recommend** that the City Council pursuant to LAMC Section 12.32.S and City Charter Section 558 Adopt the proposed ordinance to amend the River Improvement Overlay (RIO) District Ordinance and Greater Downtown Housing Incentive Ordinance as shown in Exhibits B.5 and B.6.

12. **Approve and Recommend** that the City Council Adopt the proposed Ordinance to rescind the Bunker Hill Specific Plan and Downtown Design Guide as shown in Exhibit B.8.

13. **Approve and Recommend** that the City Council pursuant to LAMC Section 12.32 and City Charter Section 558 Adopt the proposed Pipeline Parking Alignment Ordinance as shown in Exhibit B.9.
Recommended Actions

14. **Approve and Recommend** that the City Council pursuant to LAMC Section 12.32 and City Charter Section 558 Adopt the proposed Community Plan Consolidation Ordinance as shown in Exhibit B.10.

15. **Authorize** the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A.1, A.3, A.4, and A.5, A.6 and A.7) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6, and the proposed zoning ordinances (Exhibit B.1-B.10 and C.1 and C.3) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32.

16. **Approve and Recommend** that the City Council adopt the New Zoning Code Ordinance to Amend Chapter 1A of the Los Angeles Municipal Code (“New Zoning Code”) to add new Articles 1 through 12, and Articles 14 and 15, Amend Article 13, and Adopt the accompanying Zoning Code Maps established in Division 1.4. (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibits C.1. and C.3.).
Hotels
Hotels: Proposed Zoning & Conditional Use Permits

- A Conditional Use Permit is required for hotels in Commercial districts, if proposed within 500 feet of a residential or agricultural use district, *unless* the hotel is within a Transit Core or Traditional Core General Plan land use designation.
- Conditional Use Permit is required for hotels and lodging in Industrial-Mixed use districts.
- Hotels are not permitted in Light and Heavy Industrial Areas.
- Throughout the Plan area, projects cannot convert residential units to hotels.
- Limitations on the number of hotel rooms shown in previous drafts have been removed.
Community Feedback
Central City United

People’s Plan, Chinatown, Skid Row, Little Tokyo, & Others

- Series of Detailed Comment Letters
- Approx 30-40 Community Plan Policies Incorporated from 35 Topical/Detailed Requests

  • Example Policy Revision Requests Included:
    • LU 1.7 Support the creation of new social services sites in high need areas within Downtown that are linked to parks, community centers, and transit stops.
    • LU 7.9 Encourage the development of new commissaries and commercial kitchens, as a new or accessory use, to support low-income street vendors in accessing permits and sustaining their business.
    • LU 9.3 Expand opportunities and resources for low-income microentrepreneurs to establish business enterprises and contribute to the Downtown economy.
    • LU 30.14 Encourage new healthy food retail in Skid Row and incentivize Skid Row businesses to accept EBT, and other forms of government assistance for fresh produce.
    • LU 42.14 Retain existing and encourage new facilities, resources, and services for seniors, such as recreation, medical care and adult day care centers, prioritizing services to high need populations such as limited English speaking residents and those with disabilities.
Central City United

People’s Plan, Chinatown, Skid Row, Little Tokyo, & Others

- Series of Detailed Comment Letters
- 7 of 13 Community Benefit Program recommendations included:
  • Base FAR Rights lowered in Chinatown, Little Tokyo, Historic Core, Fashion District, etc.
  • 7% Deeply Low Income (increased from 5%)
  • Moderate & Above-moderate are isolated to a share of Level 2 (but not removed)
  • Affordable units as % of whole, not % of base
  • Public Open Space Design Standards (non-hostile design, restrooms, water, etc.)
  • Community Facility Standards
  • Future programs to study effects of Program on RSO and other protected housing
Central City United

People’s Plan, Chinatown, Skid Row, Little Tokyo, & Others

- Series of Detailed Comment Letters
- 10 of 14 **Community Benefit Fund** recommendations included:
  - Public Oversight Committee
  - Prioritization of underserved areas where benefits are dispersed
  - Resiliency Centers for emergency events
  - Land acquisition by Community Land Trusts, to help establish community controlled affordable housing
  - An “opportunity to purchase” program to enable organized tenant groups/community based organizations to acquire buildings in default or facing expiring affordability covenants
  - Procurement for Street Vending Carts/Resources
  - Commissary kitchens
  - Rent subsidies to provide below-market rent to Community-Serving Small Businesses
  - Grants for low-income micro-entrepreneurs
Central City United
People’s Plan, Chinatown, Skid Row, Little Tokyo, & Others

- Current Requests:
  - Policies & Implementation Programs
    - Prohibition on Residential Conversion and RSO demolition without vacancy/impact analysis
  - Uses
    - Expand IX1 geography
    - Discretionary review (CU) for hotel projects
    - Remove 50 person limitation on preschool/day care uses - included in technical memo
  - Community Benefits Program
    - Remove In-Lieu and Off-site options for affordable housing
    - Remove Moderate & Above Moderate Income Incentives
    - Include affordable housing requirements/incentives with adaptive reuse projects
  - Community Benefits Fund
    - Include Lived Experience on Oversight Committee
    - Change “Legacy Small Business” from 100 employees to 50 full time employees
    - Increase Community Benefit Fund fee from $50/sq.ft to $60/sq.ft.
  - Housing Stability
    - Universal Replacement for by-right projects, not just Community Benefits Projects
    - RSO Replacement = 100% affordable (don’t allow moderate to qualify for replacement)
    - Relocation & Right of Return for all projects
    - Limit Condo Conversions
Informational
## Successional Rights

### Successional Rights Reference Table

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<thead>
<tr>
<th>Entitlement</th>
<th>Reference</th>
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<td>General Plan Adoption/Amendment</td>
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<td>Specific Plan Adoption/Amendment</td>
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<tr>
<td>Transit Oriented Communities Incentive Program</td>
<td>LAMC Chapter 1, Section 12.22.A.31</td>
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</table>
Community Plan Updates

There are 16 Community Plans in the update process.
The Downtown Team

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Background

Community Characteristics

- **Location**
  - Central Los Angeles
  - About 6.6 square miles, about 1% of the City's land area

- **Citywide Context**
  - 12% of jobs within the City of Los Angeles
  - Currently ~ 34,000 housing units
    - 15,000 added since 2010

- **Transportation Systems**
  - 7 Metro Rail Lines
  - Regional Connections to greater Los Angeles
  - 40% of all Metro Rapid Bus lines serve Downtown
### Draft Land Use Map

<table>
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<tr>
<th>Designation</th>
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Live-work Q Conditions in the Elysian Valley

Section 2. Pursuant to Section 12.32-G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of those properties described in Section 1 and are preceded by the "Q" in Brackets ([Q]). The conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

1. Uses:
   a. Residential dwelling units are prohibited except for the following:
      i. Live/Work dwelling units are permissible at a ratio of one unit per 1,200 square feet of lot area and must comply with the following development standards:
         1. A minimum unit floor area of 750 square feet;
         2. A minimum work space of 150 square feet;
         3. Open floor plans at the ground floor (exclusive of restrooms/bathrooms, storage areas);
         4. Ground floors are comprised of a minimum floor-to-ceiling height of 12 feet (adaptive re-use projects exempt where not feasible within an existing structure);
         5. All Live/Work dwelling units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety.

   b. Individual Food Service establishments are limited to 8,000 square feet.

   c. Individual Retail establishments are limited to 10,000 square feet.

   d. The following uses are prohibited:
      i. Any use involving the service, repair, storage, sales, or dismantling of new or used automobiles, trucks, trailers, or parts therein,
      ii. Any use involving the deposit, storage, transfer, or sorting of recyclable waste materials,
      iii. Adult Entertainment
      iv. Bail Bond Broker
      v. Pawnshop
      vi. Public Storage Facility (Storage Building for Household Goods)
      vii. Open Storage Area
      viii. Drive-thru of Any Kind
      ix. Shooting Gallery
      x. Tow Truck Dispatching
Frontages

General Frontage

Character Frontage

SEC. 3B.3.1. GENERAL 1 (G1)

A. Lot

B. Facade

BUILD-TO

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PARKING

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LANDSCAPING

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TRANSPARENCY

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GROUND STORY

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Los Angeles City Planning
Character Frontages
SEC. 13B.5.1. ALTERNATIVE COMPLIANCE

A. Applicability

1. General

   This Section applies to the following situations where this Code expressly allows Alternative Compliance:

   a. The proposed development does not comply with a design, development, or performance standard required by this Chapter or Chapter 1 (General Provisions and Zoning) of this Code, and proposes an alternative standard or condition consistent with Paragraph b. below.

   b. The applicant proposed deviations from regulations which do not substantially alter the execution or intent of the regulations that apply to a proposed development.

2. Specific Plan Excluded

   This Section does not apply to specific plans.

B. Initiation

   An application for an Alternative Compliance is filed with the Department.

C. Notice

1. Notice of Public Hearing

   a. There is no public hearing required for the initial decision on an Alternative Compliance, and therefore no notice of a public hearing is required.

2. Notice of Public Hearing on Appeal
OLD APPROACH - MODIFIED THROUGH FEEDBACK

- New Zoning Code has changed dramatically based on input from Architecture Community
- Used to be based on building types
- Modified to a much more flexible system to allow for architectural creativity
Policies

Development of a pre-qualification process that evaluates contractors on their record and commitment to high road wage and benefit standards and local hire training.
LIVING IN DOWNTOWN
EQUITY AND IDENTITY

A GUIDE FOR THE NEXT 20 YEARS

PROPOSED DOWNTOWN LOS ANGELES COMMUNITY PLAN
SUMMER 2021
THE BIG PICTURE
Cities have rules about what can be built and where. These rules are called land uses. This is a guide to help understand the goals for land use laws that will shape what you see in Downtown Los Angeles for the next 20 years after the update to the Downtown Community Plan is adopted by the City Council.

The Community Plan is currently being presented to the City of L.A. decision-makers. Visit planning4la.org/dtla2040 to identify opportunities to join and provide comments.

HOW DO THESE RULES MAKE MY NEIGHBORHOOD BETTER?
Communities need a plan to guide growth, jobs, housing, schools, transportation, and parks.

Land use laws will not build specific buildings, but instead set the rules for what buildings look like and how they can be used.
EQUITY IN DOWNTOWN LOS ANGELES

Taking into account past history and current conditions, the proposed Downtown Community Plan aims to equitably meet the needs of stakeholders in the plan area and reduce racial disparities, especially those unequally present in historic cultural communities and communities of color. In doing so, issues of equity, health, and climate justice have become goalposts.

As Downtown is anticipated to accommodate more housing and jobs over the next 20 years, understanding these issues provides insight into common values, competing demands, fiscal priorities, and awareness of existing inequities. Continue scrolling for some approaches to address equity, health, and climate change that will be further explained.
SERVICES & AMENITIES
A new Community Benefits Program will offer incentives for development to provide space for social and health services, social enterprises, small businesses, incubators, and childcare and public services within the Plan area. Through existing tools and the new programs, the Plan works to increase access to community facilities like libraries, parks, and community gardens and schools.

HOUSING FOR ALL
The Plan nearly doubles the area where housing is allowed today to broaden the areas where housing can be built across Downtown. Approximately 66% of the Plan area would allow for new housing, ranging from market-rate housing to Permanent Supportive Housing. This also makes it easier to build affordable housing for more Angelinos, permanent supportive housing for many residents experiencing homelessness. More neighbors will also support more daycares, health facilities, grocery stores, as well as create small business opportunities in more areas of Downtown Los Angeles.

COMMUNITY HEALTH
Historically, affordable housing has been built near industrial areas, which has negative health impacts. The Plan expands the areas where it’s allowed to have housing near the industrial areas, making the city healthier for everyone.

TRANSIT PROXIMITY
The Downtown Plan is designed to accommodate approximately 80% of its new residents and employees close to transit. This means that it will be convenient for a majority of people to hop on a bus or train and to get to work, school, parks and other daily needs. The Plan also works to provide easy access to healthcare, food, and open spaces. Allowing a mix of uses will shorten the distance between these uses, making it more attractive for people to walk or bike to access these amenities.

ADAPTIVE REUSE
It will be easier for existing buildings to change to a different use, without having to go through lengthy and expensive processes. This is a more sustainable pathway to give new life to existing underused buildings.

INFILL DEVELOPMENT
The Plan expands the area where housing can be built, allowing for housing to exist more widely across Downtown than where it is allowed today. The Plan also generally permits bigger and taller buildings than is currently possible, especially close to transit, creating more opportunities for people and households to live, work and experience the advantages of multiple travel options, such as walking or biking.
AFFORDABLE & PERMANENT SUPPORTIVE HOUSING

PLAN STRATEGIES

When residential projects choose to build larger buildings, the proposed Community Benefits Program requires affordable housing to be provided before any other benefits. The system was developed with the benefit of substantial local input, as well as market analysis.

📍 Economic Analysis

The Plan proposes to rezone neighborhoods where housing isn’t allowed today so that housing, particularly affordable housing, can be built by-right.

📍 Proposed Draft Downtown Community Plan Text, reference the housing section

The Plan introduces a new Community Benefits Program. The predominant community benefits system used today, TFAR, does not require affordable housing before other benefits. The Plan proposes to replace TFAR with the Community Benefits Program & prioritizes provision of on-site affordable housing.

📍 Community Benefits Program Summary

The proposed Plan allows for an increase in floor area ratio (FAR) when community benefits such as affordable housing are provided. The Downtown Community Plan zoning outlines base and bonus FARs for each property. The difference between the base and bonus FAR is the key mechanism to incentivize affordable housing in new developments. In most areas of the Plan, the maximum FAR is greater than what is allowed today—allowing more opportunities to capture affordable housing. The proposed FARs are informed by what is allowed under the current adopted plan as well as stakeholder feedback.

📍 Community Benefits Program Summary

The Plan proposes to increase project review thresholds and reduce review time for projects providing affordable housing.

📍 Staff Report discussion Improving Feasibility of the Community Benefits Program

The Plan also introduces a new Community Benefits Fund to promote creation of new affordable housing, buyout expiring affordable housing covenants, and distribute funding to Community Land Trusts.

📍 Community Benefits Trust Fund Ordinance

---

1. The proposed zoning outlines a Base and Bonus FAR for each property. Developments that build larger than what the Base FAR allows are required to provide community benefits such as affordable housing.

2. Floor area ratio (FAR) is the measurement of a building’s floor area in relation to the size of the lot that the building is located on.
The Plan proposes to increase opportunities for affordable housing by lowering the base FARs, removing density limitations, and increasing the maximum FARs in Chinatown and Little Tokyo.

- Draft of the New Zoning Code Article 2-Forms, Zoning Form Districts: LN1, LM2, MN1, DM5, DM2 and Chinatown Plan Summary

The Proposed Plan requires 100% affordable housing in certain portions of Skid Row.

- Draft of the New Zoning Code, Article 5-Use, Zoning Use District IX1

The Plan introduces a deeply low income affordable housing category to serve existing Downtown residents and safeguard housing for those making less than 15% AMI or approximately $14,000 annually.

- Community Benefits Program Summary

Projects choosing to participate in the Community Benefits program will be required to replace any residential units demolished as a result of new residential construction. Residential Hotel Unit Conversion and Demolition Ordinance and Home-Sharing Ordinance protections will continue.

- Draft of the New Zoning Code, Article 9-Public Benefit Programs

The Plan outlines a number of Implementation Programs in the Policy Document including:

- Vacancy Tax Study: Study the feasibility of an annual tax on the rental value of vacant land that is based on the permitted land use to encourage activation and development of underutilized land in urban areas, particularly near public transit infrastructure.

- First Right of Refusal Study: Explore the creation of Citywide first right of refusal provisions to ensure lower- and moderate-income tenants that are displaced due to new residential construction have the First Right of Refusal to return to a rental unit at an affordable cost.

- No Net Loss Program: Explore the creation of a Citywide no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing.

- A Racial Justice and Equity Analysis: Explore the creation of a Racial Justice and Equity Analysis, that outlines recommended transformative or restorative strategies, such as targeted plan and code amendments, if harm is identified.

- Community Land Trust: Encourage partnerships that seek to implement community land trust projects. A Community Land Trust is a community–based non-profit organization designed to ensure community stewardship of land by purchasing or holding land and removing it from the speculative real estate market.
ENVIRONMENTAL HEALTH

PLAN STRATEGIES

The Plan prohibits toxic uses near residential uses and only allows heavy industrial uses in areas of the plan that are buffered from mixed-use zones.

- Interactive Zoning Map

The Plan requires buffering and screening from adjacent freeways to protect people from air pollution.

- Draft of the New Zoning Code, Article 4-Development Standards

The Plan requires pedestrian passages and amenities to help create a safe and inviting space for more Angelenos to walk, roll, and take transit to complete their daily activities.

- Draft of the New Zoning Code, Article 4-Development Standards, Article 3-Frontages

The Plan supports a range of mobility options to reduce car trips, reducing greenhouse gas emissions and improving air quality for all Angelenos.

- Proposed Draft Downtown Community Plan Text, reference Chapter 3 Mobility & Connectivity
HISTORIC & CULTURAL NEIGHBORHOODS

Plan Strategies

Introduces height limits and a palette of character tools in historic and cultural neighborhoods to encourage building frontages that reinforce the unique character of these neighborhoods.

📍 Draft of the New Zoning Code Article 3-Frontage, Zoning Frontage Districts: CHC1, CDF1, CDRI, SH2, AL1, AL2, MK1

The Plan proposes incentives for preserving historic resources.

📍 Draft of the New Zoning Code, Article 9-Public Benefit Programs, Downtown Adaptive Reuse

SMALL BUSINESS PROTECTIONS

Plan Strategies

The Plan limits the maximum size of a ground floor business establishment in Little Tokyo and Chinatown to promote and retain locally owned small businesses.

📍 Draft of the New Zoning Code Article 5-Use, Zoning Use Districts: RX1, CX1

The Community Benefit Program offers incentives for developments to include business incubators, providing tenant space and assistance for small business.

📍 Community Benefits Program Summary

The Downtown Community Benefit Fund supports eligible small legacy and community-serving businesses with rent subsidies, grants for low-income micro-entrepreneurs, and supports creation of Sidewalk Vendor Commissaries.

📍 Draft of the New Zoning Code Article 5-Use, Zoning Use Districts: IX4

Proposed Live/work zoning requirements in the Arts district require production space in residential units to support small scale artisans, manufactures, and fabricators.

📍 Community Benefits Trust Fund Ordinance

Visit planning4la.org/dtlac2040 to find referenced Draft Plan materials and documents.
On Tongva Land, Downtown Los Angeles was said to be established in 1781. Rules about building a city have changed a lot in 240 years.

As we look to the future, the DTLA 2040 Plan celebrates Downtown’s many different neighborhoods that contribute to the diverse and rich fabric of the downtown community while distinct strategies focus on specific communities.

**Skid Row**
Require that new developments include affordable housing in existing industrial areas. Require that new large developments provide affordable housing in existing residential areas. Encourage the provision of services for those most in need. Allow for community serving uses such as grocery stores.

**Little Tokyo**
Require that new buildings include space for small businesses. Require special review for all projects through the community design overlay to ensure that new development respects the cultural legacy of Little Tokyo.

**Historic Core**
Require that new buildings have similar scale to existing historic buildings and use certain materials like brick or stone to respect the historic character of the neighborhood. Encourage activation of Broadway theaters and encourage space for arts and entertainment.

**Chinatown**
Require that new buildings have similar scale to existing buildings. Create new opportunities for affordable housing, and adopt new design best practice documents to ensure new development respects the cultural legacy of Chinatown.

**Fashion District**
Preserve space for fabrication, retail, and office and allow new housing to be built. Apply zoning tools that support outdoor markets and vending.

**Arts District**
Encourage “maker” space for artists, manufacturers, and content creation. Preserve historic buildings and facilitate access to the Los Angeles River.

**Financial District**
Improve walkability and transit access. Encourage towers that will shape the city’s skyline.
LOCAL POLICY SHAPES OUR FUTURE

RULES AND ACTIONS OF GOVERNMENT CAN SHAPE OUR DAY-TO-DAY EXPERIENCE AND QUALITY OF LIFE THROUGH THE ALLOCATION OF RESOURCES.

THE DOWNTOWN COMMUNITY PLAN OUTLINES NEW RULES TO ENSURE NEW BUILDINGS CONTRIBUTE AMENITIES SUCH AS AFFORDABLE HOUSING AND PARKS.

YOUR LIVED EXPERIENCE OF DOWNTOWN IS VALUABLE. YOU CAN ADVOCATE FOR POLICIES THAT HELP CREATE POSITIVE CHARACTERISTICS AND DISCOURAGE NEGATIVE ONES IN YOUR NEIGHBORHOOD. THE PLAN UPDATE PROCESS OFFERS MANY OPPORTUNITIES TO ENGAGE.

WAYS TO PROVIDE FEEDBACK ON THE PLAN:

- SHOW PUBLIC SUPPORT IN FAVOR OF A COMMUNITY PLANNING POLICY OR VISION
- WRITE A LETTER IN FAVOR OR AGAINST THE PLAN
- DOCUMENT ISSUES THAT NEED TO BE ADDRESSED IN FUTURE DEVELOPMENT
- HIGHLIGHT ISSUES THAT SHOULD BE ADDRESSED
- PROVIDE TESTIMONY AT A PUBLIC HEARING
Here’s a guide to the New Zoning Code and how it is applied Downtown.
New zoning Code: Key Components

These are the components of the New Zoning Code. Each component is outlined in an Article, or chapter, of the new code.

- Article 2 - Form Districts
- Article 3 - Frontage Districts
- Article 4 - Development Standards
- Article 5 - Use Districts
- Article 6 - Density Districts
New zoning Code: Key Components

Example Downtown Zone: [HB4-SH1-5] [CX3-FA] [CPIO]
General Plan Map & Zoning Correspondence

The Downtown Community Plan’s building blocks are its land use designations and zoning. Each land use designation has pre-set corresponding zoning. See next slide for a table of which Form, Use, & Density zoning designations correspond to each land use designation.

(Note: only Form, Use, & Density are “keyed” to land use designations. Frontage, Development Standards, and supplemental use districts are not restricted by General Plan Land Use Designation and can be applied in any General Plan Land Use Designation.)
# Draft Land Use Map

## LAND USE & ZONING CORRESPONDENCE TABLE

<table>
<thead>
<tr>
<th>Designation</th>
<th>Form</th>
<th>Use</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Core</td>
<td>HB1, HB2, HB3, HB4, HB5</td>
<td>CX2, CX3, CX4</td>
<td>FA</td>
</tr>
<tr>
<td>Traditional Core</td>
<td>DM3, DM4, HM1, HM2</td>
<td>CX2, CX3, CX4</td>
<td>FA</td>
</tr>
<tr>
<td>Community Center</td>
<td>DM1, DM2, DM5, LM2, MB4</td>
<td>CX1, CX2, CX3</td>
<td>FA</td>
</tr>
<tr>
<td>Hybrid Industrial</td>
<td>LM1, MB2, MB3, MB4, MM1</td>
<td>IX3, IX4</td>
<td>FA</td>
</tr>
<tr>
<td>Markets</td>
<td>DM1, MB1, MB4</td>
<td>IX1, IX2, IX3</td>
<td>FA</td>
</tr>
<tr>
<td>Village</td>
<td>LM2, MN1</td>
<td>CX1, CX2, RX1</td>
<td>FA</td>
</tr>
<tr>
<td>Open Space</td>
<td>LF1, VF1</td>
<td>A1, OS1</td>
<td>1L, N</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>DM1, DM2, DM4, HB2, HB3, HB4, HB5, HM1, HM2, LF1, LM2, LN1, MB1, MB3, MB4, MF1, MM1, MN1</td>
<td>P2</td>
<td>FA, N</td>
</tr>
</tbody>
</table>

- Transit Core
- Traditional Core
- Community Center
- Hybrid Industrial
- Markets
- Village
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Medium Neighborhood Residential
- Production
Zoning Districts

The following district level maps are informational and help to visualize where certain portions of the zone strand are applied. Here we can see the distinct Form, Frontage, Development Standards, Use, and Density Districts, each of which comprise the complete Zone Designation.
Here are all of the Form Districts currently being applied Downtown:

<table>
<thead>
<tr>
<th>Form District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>VF1</td>
<td>Very Low-Rise Full 1</td>
</tr>
<tr>
<td>LF1</td>
<td>Low-Rise Full 1</td>
</tr>
<tr>
<td>LF2</td>
<td>Low-Rise Full 2</td>
</tr>
<tr>
<td>LM1</td>
<td>Low-Rise Medium 1</td>
</tr>
<tr>
<td>LM2</td>
<td>Low-Rise Medium 2</td>
</tr>
<tr>
<td>LN1</td>
<td>Low-Rise Narrow 1</td>
</tr>
<tr>
<td>MB1</td>
<td>Mid-Rise Broad 1</td>
</tr>
<tr>
<td>MB3</td>
<td>Mid-Rise Broad 3</td>
</tr>
<tr>
<td>MB4</td>
<td>Mid-Rise Broad 4</td>
</tr>
<tr>
<td>MF1</td>
<td>Mid-Rise Full 1</td>
</tr>
<tr>
<td>MN1</td>
<td>Mid-Rise Narrow 1</td>
</tr>
<tr>
<td>MB2</td>
<td>Mid-Rise Broad 2</td>
</tr>
<tr>
<td>MM1</td>
<td>Mid-Rise Medium 1</td>
</tr>
<tr>
<td>DM1</td>
<td>Moderate-Rise Medium 1</td>
</tr>
<tr>
<td>DM2</td>
<td>Moderate-Rise Medium 2</td>
</tr>
<tr>
<td>DM3</td>
<td>Moderate-Rise Medium 3</td>
</tr>
<tr>
<td>DM4</td>
<td>Moderate-Rise Medium 4</td>
</tr>
<tr>
<td>DM5</td>
<td>Moderate-Rise Medium 5</td>
</tr>
<tr>
<td>HB1</td>
<td>High-Rise Broad 1</td>
</tr>
<tr>
<td>HB2</td>
<td>High-Rise Broad 2</td>
</tr>
<tr>
<td>HB3</td>
<td>High-Rise Broad 3</td>
</tr>
<tr>
<td>HB4</td>
<td>High-Rise Broad 4</td>
</tr>
<tr>
<td>HB5</td>
<td>High-Rise Broad 5</td>
</tr>
<tr>
<td>HB6</td>
<td>High-Rise Broad 6</td>
</tr>
<tr>
<td>HM1</td>
<td>High-Rise Medium 1</td>
</tr>
<tr>
<td>HM2</td>
<td>High-Rise Medium 2</td>
</tr>
</tbody>
</table>

(height limit)
Here are all of the Frontage Districts currently available in the New Zoning Code:

1. SH1 - Shopfront 1
2. SH2 - Shopfront 2
3. AL2 - Alley Shopfront 2
4. CHC1 - Historic Core
5. CDF1 - Daylight Factory
6. CDR1 - Daylight Factory / River
7. MK1 - Market
8. AL1 - Alley Market
9. G1 - General 1
10. MU1 - Multi-Unit 1
11. MU2 - Multi-Unit 2
12. WH1 - Warehouse 1
Here are all of the Development Standards Districts currently available in the New Zoning Code:

1. Development Standards District Set 5
2. Development Standards District Set 6
Use Districts - Article 5

Here are all of the Use Districts currently available in the New Zoning Code:

1. RG1 - Residential 1
2. RX1 - Residential-Mixed 1
3. CX1 - Commercial-Mixed 1
4. CX2 - Commercial-Mixed 2
5. CX3 - Commercial-Mixed 3
6. CX4 - Commercial-Mixed 4
7. IX1 - Industrial-Mixed 1
8. IX2 - Industrial-Mixed 2
9. IX3 - Industrial-Mixed 3
10. IX4 - Industrial-Mixed 4
11. I1 - Industrial 1
12. I2 - Industrial 2
13. A1 - Agricultural 1
14. OS1 - Open Space 1
15. P2 - Public 2
Density Districts - Article 6

Here are all of the Density Districts currently available in the New Zoning Code:

1. 1L - Maximum density of 1 dwelling unit permitted on a lot
2. FA - Density limited by floor area
3. N - Residential not permitted

Note: There is unlimited density downtown, except for a little piece of Agricultural Land along Stadium Way in the north-eastern portion of the Plan area near Elysian Park.
This Zoning Map is comprised of a composite of the [Form] and [Use] components of the zone strand.

- There are 26 Form Districts and 16 Use Districts.
- 47 combinations are used Downtown, shown on this map.
- In the legend, the [Use] is on the left, then the [Form] is on the right.
Zoning Map Visualized

- Mapping the complete Zone Strand reveals 134 unique zones
- A printable version of the complete Zoning Map can be found [here](#).
- A table of all of the proposed Zoning Designations (or Zone Strands) can be found [here](#).
Today’s Zoning Map

- Today’s zoning map appears simple, with about 20 “surface zone” designations viewable on the map.
- There are actually 104 unique zones under the adopted Central City and Central City North Community Plans when we account for:
  - Unique Q Conditions and D Limitations that can vary site-to-site and block-to-block
  - Redevelopment Plan provisions
  - ZIs, Specific Plans, CDOs, and other regulations not readily reflected in the zone strand
- Generally, the following zones are applied Downtown:

<table>
<thead>
<tr>
<th>Commercial</th>
<th>Residential</th>
<th>Manufacturing</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2-2D</td>
<td>R3-1</td>
<td>M2-2D</td>
</tr>
<tr>
<td>C2-3D</td>
<td>R3-1VL</td>
<td>M3-1</td>
</tr>
<tr>
<td>C2-4D</td>
<td>R4-1</td>
<td>MR2-1</td>
</tr>
<tr>
<td>C4-2D</td>
<td>R5-2D</td>
<td></td>
</tr>
<tr>
<td>C5-4D</td>
<td>R5-4D</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>RD1.5-1</td>
<td></td>
</tr>
<tr>
<td>OS-1VL</td>
<td>A1-1VL</td>
<td></td>
</tr>
</tbody>
</table>

- Agriculture
- Manufacturing: PF-1, PF-1XL, PF-2D, PF-4D
## Current Zoning

**[Q]C2-2D-CDO**

### Qualifying Conditions

**Current Zoning**

**[Q]C2-2D-CDO**

### Zone Class (LAMC)
- **Commercial Zone:**
  - Permitted Uses
  - Setbacks
  - Lot Standards

### Height District (LAMC)
- **Floor Area Ratio:** 6:1
- **Height:** Unlimited

### Development Limitations
- **Restrict:**
  - Heights
  - Floor Area Ratio
  - % of lot coverage
  - Building setbacks

### Other LAMC Provisions
- Section 12.21 – General Provision
- Parking, Open Space, Walls/Fences
- Section 12.22 – General Exceptions
- Section 12.24 – Conditional Use
- Section 12.37 – Dedication and Improvement
- Article 4.4 – Signs

### Supplemental Use District
- 28 Pages of Design Standards:
  - Building, Pedestrian, Open Space, Circulation, Parking, Landscaping, Signs
Translated Zoning

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

[MB3 - SH1 - #] [CX3 - 4]

Mid-Rise Broad 3
Shopfront 1
Development Standards District #
Commercial - Mixed 3

1 Unit per 400 sq-ft of Lot Area
SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, ranging from small and medium-size commercial amenities and services.

B. Allowed Uses & Use Limitations

<table>
<thead>
<tr>
<th>Use</th>
<th>Permitted</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>P</td>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Dwelling:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family Child Care</td>
<td>P</td>
<td>In conjunction with Dwelling</td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
<td>Hours of operation restricted</td>
<td></td>
</tr>
<tr>
<td>Home Sharing</td>
<td>P</td>
<td>In conjunction with Dwelling</td>
<td></td>
</tr>
<tr>
<td>Joint Living &amp; Work Quarters</td>
<td>P</td>
<td>Designated work space, one office per household</td>
<td></td>
</tr>
<tr>
<td>Live/Work</td>
<td>P</td>
<td>Designated work space</td>
<td></td>
</tr>
<tr>
<td>Mobile Home Park</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
</tbody>
</table>

REMARKS: 1. P = Permitted Use; * = Use not permitted; ** = Use permitted with * Use permitted applies; * = Approval by Zoning Administrator; ** = Public Hearing by Planning Commission

PROPOSED DRAFT June 2, 2021

City of Los Angeles Zoning Code | 6-43

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

<table>
<thead>
<tr>
<th>Density District</th>
<th>Lot Area per Dwelling Unit (ac)</th>
<th>Lot Area per Efficiency Dwelling Unit (ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FA</td>
<td>Limited by Floor Area</td>
<td>Limited by Floor Area</td>
</tr>
<tr>
<td>2</td>
<td>200</td>
<td>100</td>
</tr>
<tr>
<td>3</td>
<td>300</td>
<td>150</td>
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<tr>
<td>4</td>
<td>400</td>
<td>200</td>
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<tr>
<td>6</td>
<td>600</td>
<td>300</td>
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<td>8</td>
<td>800</td>
<td>400</td>
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<td>50</td>
<td>5000</td>
<td>2500</td>
</tr>
<tr>
<td>60</td>
<td>6000</td>
<td>3000</td>
</tr>
<tr>
<td>N</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
</tr>
</tbody>
</table>

REMARKS: 1. Calculations for lot area and floor area are made to the nearest tenth of an acre.

PROPOSED DRAFT June 2, 2021

City of Los Angeles Zoning Code | 6-11
Nonconformities
DIV. 12.2  FORM EXCEPTIONS

SEC. 12.2.1  COVERAGE EXCEPTIONS

A. Building Setbacks

Where a building is nonconforming as to building setbacks, an addition is allowed, provided that:

1. Additions located in the nonconforming setback do not encroach to a greater extent than the existing encroachment or reduce the nonconforming setback to less than 50% of that required by the dimensional requirements of the applied zone.

2. The total of all additions made since the building became nonconforming do not exceed, in height or length, the height or length of that portion of the adjoining nonconforming building that extends into the same setback.

SEC. 12.2.2  FLOOR AREA RATIO & HEIGHT EXCEPTIONS

A. Rural, Estate, and House Form Districts

1. An addition to a building or structure that is nonconforming as to floor area is allowed, provided that the addition conforms to all current regulations of the applied zone and other applicable current land use regulations, except as may be approved or permitted pursuant to a discretionary approval. This exception is not available for lots in the Coastal Zone not located in a Hillside Area.

2. Modifications to existing buildings other than additions are allowed, provided that the activities do not meet the definition of major demolition.

B. Addition to Building Exceeding Maximum Height

Where an existing building or structure is nonconforming only as to maximum height, additions that conform to all the current regulations of the applied zone and other applicable current land use regulations are allowed, except that the total aggregate floor area included in all the separate additions shall not exceed 50% of the floor area of the ground story of the building or structure.

SEC. 12.2.3  UPPER-STORY BULK EXCEPTIONS

An addition to a building that is nonconforming only as to bulk plane regulations is allowed, provided the addition conforms to all the current regulations of the applied zone and other applicable current land use regulations, except that the total aggregate floor area included in all separate additions shall not exceed 50% of the floor area of the ground story of the building or structure.
DIV. 12.5. USE EXCEPTIONS

SEC. 12.5.1 USE NOT ALLOWED EXCEPTIONS

A. Where an existing use is nonconforming in the applied Use District, it may be relocated within the existing building, provided the move does not cause a net increase in the floor area of the nonconforming use.

B. Where a building in any Open Space, Agricultural, Residential, Residential-Mixed, Commercial, Commercial-Mixed or Public Use District includes an existing nonconforming use, any residential portion of the building may be enlarged, provided that the addition does not create any additional dwelling units or dwelling units, and the addition or expansion meets all other requirements for the applied zone.

C. Sport courts legally existing prior to the October 27, 1978 (Ord. No. 151,466) may continue as a nonconforming development or in accordance with regulations existing at the time such use was established. Those standards apply to any tennis or paddle tennis court which is accessory to a residential use and for which a permit is issued by the Department of Building and Safety subsequent to October 16, 1985, whether or not subject of a variance. However, any replacement of lighting, fencing, or windscreen for such courts taking place after October 16, 1985, shall fully comply with the sport court standards in Sec. 4C.7.2 (Side/Rear Yard Fences & Walls).

D. An establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for on-site or off-site consumption may not be continued or re-established after September 13, 1997, without conditional use approval granted in accordance with the provisions of Sec. 13.4.2 (Class 2 Conditional Use Permit), where there is a substantial change in the mode or character of operation of the establishment, including any addition by more than 20% of the floor area, seating or occupancy, whichever applies. Construction for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair or remedy an unsafe or substandard condition is exempt from this provision. Any addition of less than 20% of the floor area, seating or occupancy, whichever applies, requires the approval of plans pursuant to Sec. 13.4.2.H (Modification of Entitlement).

E. Any lot or portion of a lot in a Commercial, Commercial-Mixed, Industrial-Mixed, or Industrial 1 (I) Use District that was being used on June 1, 1951, for the temporary storage of abandoned, dismantled, partially dismantled, obsolete or wrecked automobiles, but not for the dismantling or wrecking of automobiles nor for the storage or sale of used parts, may continue.

F. Where the creation of dwelling units is not allowed, they may be permitted in existing buildings that qualify as adaptive reuse projects pursuant to Sec. 9A.5. (Downtown Adaptive Reuse Projects) or Sec. 9A.6. (Citywide Adaptive Reuse Projects).

G. Where the creation of dwelling units is not allowed, they may be permitted as part of a qualified permanent supportive housing project, as defined in Sec. 9A.1 (Qualified Permanent Supportive Housing Incentive Program).

H. Any Light Industrial uses lawfully existing prior to March 22, 1981, in any portion of any building in a Commercial or Commercial-Mixed Use District shall not be extended beyond that portion of the building except in accordance with Sec. 13B.2.2. (Class 2 Conditional Use Permit).

1. Joint living & work quarters are considered nonconforming to the use household business, and may be continued. Additional flexibility and incentives may be granted for existing buildings that are eligible for adaptive reuse projects pursuant to Sec. 9A.5. (Downtown Adaptive Reuse Projects) and Sec. 12.4.6. (Citywide Adaptive Reuse Projects).

2. In the Industrial Use Districts, the nonconforming use of land where no buildings are occupied in connection with the use or where the only buildings occupied are accessory to or incidental to the use, may be continued, subject to the following limitations:
   a. The nonconforming use shall not be enlarged in any way beyond the limits of what was originally permitted.
   b. The nonconforming use shall be completely enclosed within a building or within an area enclosed on all sides with a Type I1 Transition Screen pursuant to Sec. 4C.8.B.C.1.a. (I-Screen I1) within 1 year from the date the use becomes nonconforming.

K. In the Industrial Use Districts:

1. A building that is nonconforming as to use with no dwelling units shall not be redesigned or rearranged to contain dwelling units.

2. A building that is nonconforming as to use with dwelling units shall not be redesigned or rearranged so as to increase the number of dwelling units in the building.

3. Caretakers quarters in Industrial Use Districts are permitted to continue.

L. Existing petroleum-based oil refineries expanding operations beyond the current property lines are required to:
   1. Receive a Conditional Use Permit with approval by the City Planning Commission, in accordance with Sec. 13B.2.3. (Class 3 Conditional Use Permit).
   2. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program), California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.
   3. Submit a health assessment report for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project, short term or permanent impacts caused by the project, likelihood that impacts will occur, and recommended mitigation measures.
   4. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past dwellings, religious assembly, schools, regional medical, public recreation, medical care supportive housing, preschool/day care, and other similar uses.
Additional New Code
Supporting Material
### TABLE 1: REQUIRED AUTOMOBILE PARKING

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>PARKING PACKAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dwelling:</strong></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units:</td>
<td></td>
</tr>
<tr>
<td>1-2 Habitable Rooms</td>
<td>0.25/du</td>
</tr>
<tr>
<td>3 Habitable Rooms</td>
<td>0.5/du</td>
</tr>
<tr>
<td>4+ Habitable Rooms</td>
<td>0.75/du</td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td></td>
</tr>
<tr>
<td>See Div 9.5. (Accessory Dwelling Unit Incentive Program)</td>
<td></td>
</tr>
<tr>
<td><strong>Household Business:</strong></td>
<td></td>
</tr>
<tr>
<td>Family Child Care</td>
<td>See Dwelling (No additional parking required beyond Dwelling)</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>See Dwelling (No additional parking required beyond Dwelling)</td>
</tr>
<tr>
<td>Home Sharing</td>
<td>See Dwelling (No additional parking required beyond Dwelling)</td>
</tr>
<tr>
<td>Joint Live/Work Quarters</td>
<td>See Sec.9.4.5. (Downtown Adaptive Reuse Projects) or Sec. 9.4.6. (Citywide Adaptive Reuse Projects)</td>
</tr>
<tr>
<td>Live Work</td>
<td>See Dwelling (No additional parking required beyond Dwelling)</td>
</tr>
<tr>
<td><strong>Mobilehome Park</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Supportive Housing:</strong></td>
<td></td>
</tr>
<tr>
<td>Medical Care</td>
<td>0.05/bed</td>
</tr>
<tr>
<td>Non-Medical</td>
<td>0.25/du</td>
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<tr>
<td>Permanent Supportive Housing</td>
<td>0.05/du</td>
</tr>
<tr>
<td>Transitional Shelter</td>
<td>--</td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td>--</td>
</tr>
</tbody>
</table>

Remarks:
- **C**: See Sec.9.4.5. (Downtown Adaptive Reuse Projects) or Sec. 9.4.6. (Citywide Adaptive Reuse Projects)
SEC. 4C.6.2. REQUIRED TREES

A. Intent
To maintain and increase the City’s tree canopy, reduce consumption of electricity, improve air quality, promote infiltration of stormwater runoff, offset urban heat island effect, mitigate noise pollution, sequester carbon and support urban biodiversity.

B. Applicability
All lots containing 4,000 square feet or more of floor area shall comply with required tree standards.

C. Standards
1. One large species tree (Sec. 4C.6.5.C.3.a.i.a) or two small species trees (Sec. 4C.6.5.C.3.a.i.b) shall be planted for every 4,000 square feet of total floor area on a lot. For each additional 4,000 square feet of floor area, one additional one large species tree or two small species trees shall be required.

2. No less than one large species tree (Sec. 4C.6.5.C.3.a.i.a) or two small species trees (Sec. 4C.6.5.C.3.a.i.b) shall be planted on every lot.

3. Palms and bamboo do not count as required trees, with the exception of existing palm trees located on a lot identified as being within a targeted planting area established by the Targeted Planting Map (Sec. 1.4.5). In these targeted planting areas, existing palms may count as a required tree provided that the specific palm tree species meets the requirements outlined in the targeted planting list for the applicable targeted planting area.

4. Existing trees on-site count toward the minimum tree requirement based on tree type (large species or small species) in accordance with Sec. 4C.6.5.C.3.a. (Tree Types), provided each tree is healthy and has a minimum 1 inch caliper.

5. Required trees shall be planted either on-site, in a common area accessible to multiple lots from a shared pedestrian accessway, or in the abutting roadway. Trees planted in the roadway require approval from the Board of Public Works or its designee per LAMC Sec. 63.169 (Permit Required to Plant Streets).

6. When calculating the total number of required trees results in the requirement of a fraction of a tree, any fraction up to and including one-half may be disregarded and any fraction over one-half will require one additional tree.

7. Trees provided to comply with other standards, including Sec. 4C.4.4. (Parking Lot Design), Sec. 4C.6.4. (Planting Areas), Div. 4C.B. (Screening), Sec. 3C.4.2.E.2. (Ground Story Inactive Wall Treatment Options), Sec. 3C.4.2.E.3. (Inactive Foundation Wall Treatment Options), and Sec. 8.B.3.E.3. (Freeway Screening), may also be counted toward compliance with required trees standards. Additional trees beyond the minimum number required to comply with this section, required trees (Sec. 4C.6.3.), may be required to comply with other standards.

8. All required trees shall be planted in accordance with the plant design and installation standards outlined in Sec. 4C.6.5.C.3. (Trees).

D. Measurements
1. For measuring floor area see Sec. 14.1.7 (Floor Area).
2. For large tree measurements see Sec. 4C.6.5.C.3 (Tree Types).
3. For small tree measurements see Sec. 4C.6.5.C.3 (Tree Types).
4. For measurement of caliper see Sec. 4C.6.5.D.10. (Caliper).
5. For measurement of container size see Sec. 4C.6.5.D.9. (Container Size).

E. Relief
1. An alternative to tree planting standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A Director’s Determination may be requested to plant a required tree off-site on private property (with prior approval of the property owner) or along public streets (with the prior approval of the Board of Public Works or its designee) within one mile of the lot of the project, or pay an in-lieu fee in accordance with LAMC Sec. 62.177 (Establishment of Tree Replacement and Planting In-Lieu Fee) instead of planting a required tree. In order to approve the Director’s Determination, the Director of Planning shall make the supplemental finding that required trees cannot feasibly be planted on-site or in the abutting roadway.
3. A deviation from any tree requirement standard may be allowed as a variance in accordance with Sec. 13B.5.7 (Variance).
D. Measurement

1. Outdoor Space
   a. Intent
      To ensure that the amenity space provided is located in an outdoor environment.
   b. Standards
      To meet the requirement for seating, each amenity space must meet all of the following criteria:
      i. Where the amenity space is enclosed, it shall not be covered. Where the amenity space is covered, it shall not be enclosed.
      ii. No portion of an outdoor space may have a clear height of less than 7.5 feet.
      iii. Portions of an outdoor space that are covered shall have a minimum clear height of 1.5 times the depth of the covered area.
      iv. The following structures are exempt from the outdoor space standards above, provided all exempted structures have a cumulative area no greater than 20% of the contiguous amenity space area.
         a) Unenclosed structures having a clear height of at least 7.5 feet; and
         b) An enclosed and covered structure, providing goods or services to tenants of the project or the public, having an area of no more than 25 square feet.
SEC. 14.1.7 FLOOR AREA

The cumulative amount of interior floor space on a lot.

A. Measurement

1. General
   
a. Floor area is calculated as the sum of all interior floor space for each story of a building.
   
b. The following areas are included in the calculation of floor area:
      
i. All areas within the exterior walls of a building; and
      
ii. All areas within the exterior walls of any structure that is both enclosed (Sec. 14A.14.C.1) and covered (Sec. 14A.11.B.1).
      
c. The following are not included in the calculation of floor area:
         
i. Exterior walls.
         
ii. Bicycle parking areas.
         
iii. All automobile parking areas, except for RL Use Districts, as specified in Sec. 14.1.7.A.2.
         
iv. Spaces with ceiling heights less than 7 feet measured from finished floor, including floored attic space.
         
v. Basements (Sec. 14.1.18.B) or underground structures, such as underground parking and cellars with the exception of Indoor Storage, Self Service use areas.
         
vi. Stairways and elevator shafts.
         
    vii. Mechanical equipment that is integral or incidental to the operation of on-site buildings, provided that the equipment does not serve any off-site buildings.

2. RL Use Districts
   
a. Any floor or portion of a floor with a ceiling height greater than 14 feet counts as twice the square footage of that area.
   
b. Up to 400 square feet of a detached garage is exempt from the calculation of floor area, provided the structure is:
      
i. Separated from the primary structure a minimum of 10 feet; and
      
ii. Located a minimum of 40 feet from a primary street lot line.
   
c. Up to 200 square feet of an attached garage is exempt from the calculation of floor area.
   
d. No more than 400 square feet of garage floor area per lot shall be exempt.
   
e. Detached accessory buildings that do not exceed 18 feet in height and 200 square feet in floor area are exempt from the calculation of floor area, provided that the total combined area exempted of all the detached accessory buildings on a lot does not exceed 400 square feet in floor area.