

# Downtown Community Plan & New Zoning Code

PLANNING AND LAND USE MANAGEMENT COMMITTEE

# Overview

## Introduction

- Community Engagement
- Context and Background
- Plan Framework

## Downtown Plan + New Zoning Code

- Goals and Objectives
- Plan Components

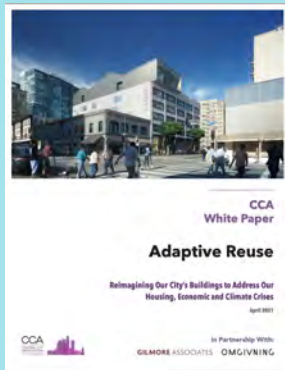
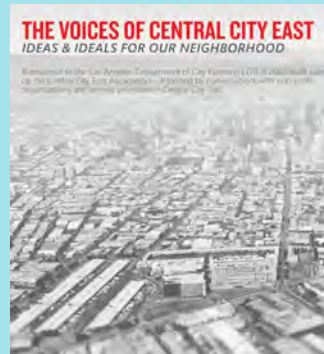
## Neighborhood Level Topics

- Skid Row
- Fashion District





# Contributions of Key Partners







**The Downtown Community Plan envisions an equitable and sustainable future for our community.**



# Community Plan Components

## Policy Document

Vision

Policies

Implementation  
Programs



## Plan Map

Sets Range  
of Uses

Establishes  
Range of  
Intensities



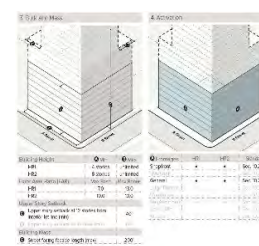
## Zoning

Development  
Regulations

Use  
Allowances  
Process

Base &  
Maximum  
FARs

Applicability &  
Relief



## Implementation Overlay

Community  
Benefits  
Program

Design Best  
Practices

Other  
Development  
Standards



# Fundamental Challenges

**Climate  
Change**

**Access to  
Housing**

**Equity**

**Shifting  
Economy**

**Mobility &  
Public Realm**

**Environmental  
Justice**



# 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

**1%**

of the City's land area



# Community Benefits Program

## Examples of Eligible Community Benefits and Funding Uses



### Programs to Support Affordable Housing

On-site affordable housing; extending expiring affordability covenants; land acquisition; acquisition of buildings; construction of new 100% affordable housing projects



### Legacy and Community-serving Businesses

Rent subsidies; grants for low-income micro-entrepreneurs



### Community Facilities

New construction or conversion of existing buildings for daycares, schools, community centers



### Sidewalk Vendors

Design and procurement of vending carts for donation to low-income Sidewalk Vendors



### Public Parks

New parks, existing park additions, improvements, and support for operations and maintenance



### Support for People Experiencing Homelessness

Hygiene stations; drinking water fountains, shade structures, free no-fee ATMs, free wireless internet



### Mobility and Street Improvements

Support for transit supportive infrastructure like access improvements to transit stations, protected bike lanes and crosswalks, enhanced bus stops and shelters

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# Plan Modifications



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# Skid Row

# Recognizing Skid Row as a Neighborhood



Lamp Community



Downtown Women's Center



Skid Row Housing Trust



# Proposed Zoning 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

## 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



□ Skid Row (Boundaries as generally identified by the community)

## 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

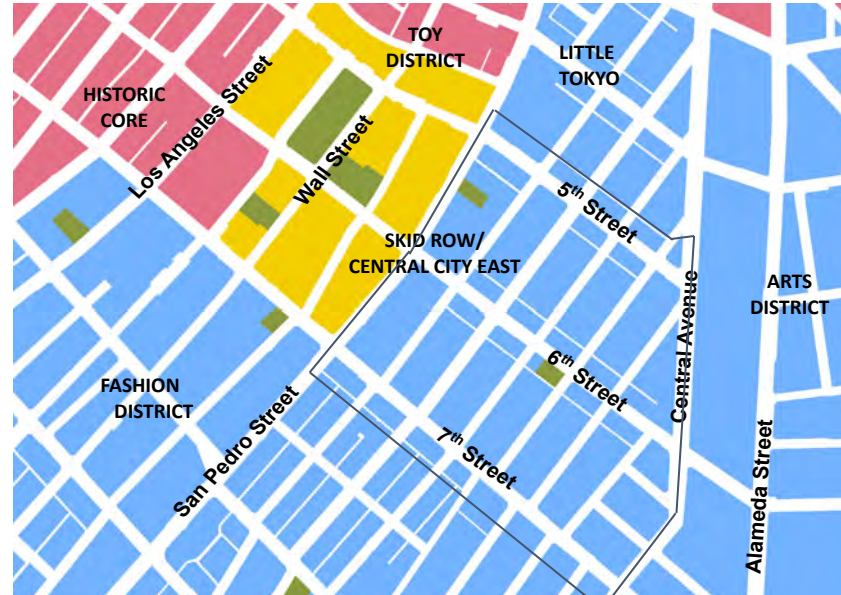
## Continues to Allow for:

Non-residential uses such as social services, production, fabrication, and other job-generating uses.

# Adopted Zoning 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

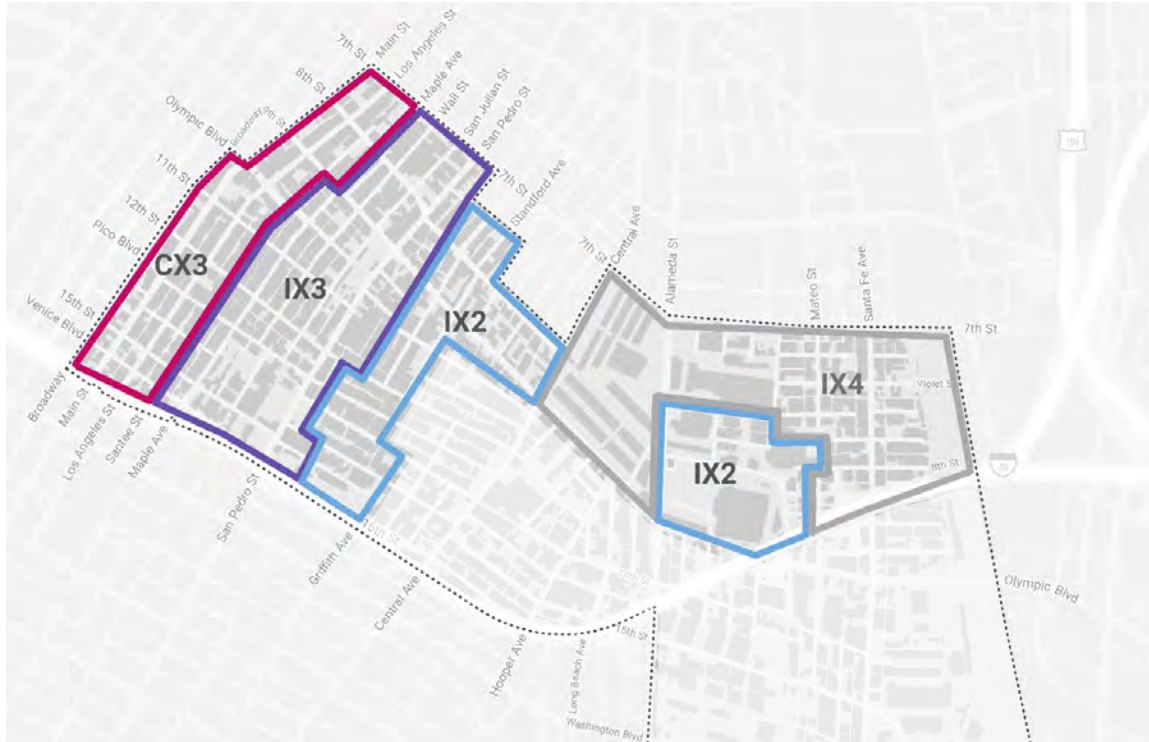




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# Fashion District

# Proposed Zoning in Fashion District





# Market Study Findings

HR&A Advisors, Inc. (HR&A) conducted a near-term market analysis to study the impact of new development in the Fashion District. Below is a summary of the study findings:

- Fashion District houses a thriving economy and plays a significant role in US manufacturing
- 83 percent of all domestic cut-and-sew manufacturing occurs in Los Angeles
- Sustaining the existing ecosystem is critical for the continued success and growth of the fashion industry
- Allowing for housing could lead to redevelopment of existing buildings potentially displacing existing fashion related businesses
- Increased construction costs make new Fashion District housing development infeasible for newly acquired sites. As a result, increased pressure on conversions is anticipated in the near term
- The 1 FAR of productive space for residential buildings in addition to inclusionary makes housing in the fashion district particularly infeasible for newly acquired sites. Reducing this requirement to 0.5 might help make it more feasible for projects that have been land banking

# Fashion District Amendments

Allowing Garment Manufacturing more broadly by differentiating between

## Garment & Accessory Manufacturing

Any light manufacturing use involving the cutting, stitching or assembly of materials to produce finished clothing, footwear, and accessories. Specific activities include but are not limited to sewing of finished textiles, printing or stenciling of designs on garments, assembly of accessories and footwear, and the knitting of finished garments....

## Textile Manufacturing

Any light manufacturing use involving the large-scale mechanized production of fibers and fabrics used to create materials for the production of garments and accessories. Specific activities include but are not limited to textile spinning, weaving, dyeing, printing, and finishing....



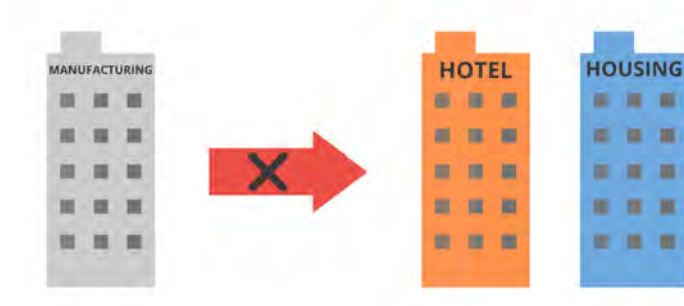


# Fashion District Amendments

## Garment Manufacturing Protections

IX3 strategies to **preserve** manufacturing uses

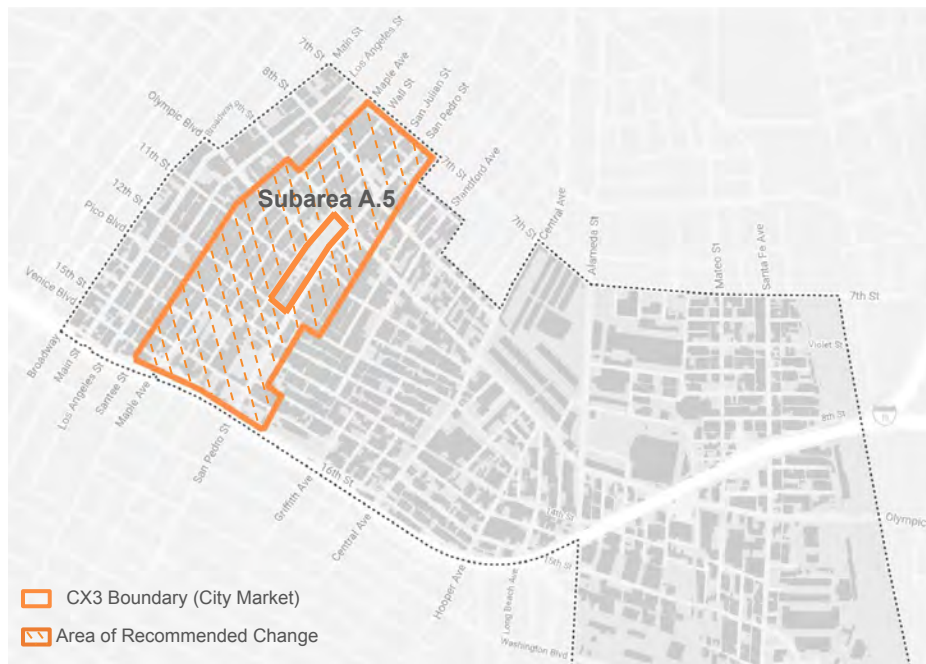
- Prohibit conversion to Residential or Hotel in existing buildings
- Limit conversion to Office in existing buildings
- Require manufacturing space in new residential buildings



# Fashion District Amendments

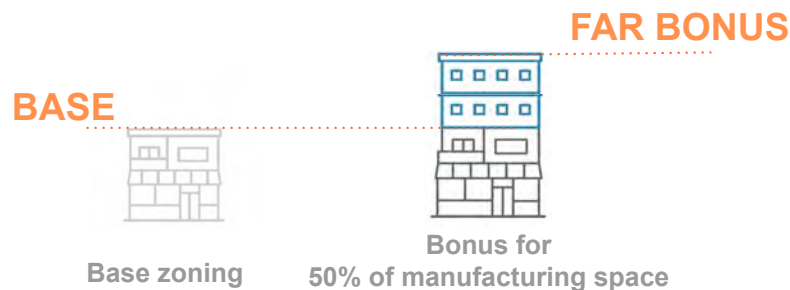
## Garment Manufacturing Incentives

Strategies to **promote** manufacturing uses:



Employment Incentive Area (Subarea A.5)

Increased FAR from 3:1 of up to 4:1 when 50% of the project includes manufacturing space





# Zoning Use Modifications

## Existing Zoning



## CPC Draft



## Modifications

## Permitted Uses

Broad Commercial Uses

Broad Commercial Uses

Broad Commercial Uses

**+ Prohibition on conversion from manufacturing to hotel and office**

Industrial Uses

Industrial Uses

**+ Prevents toxic industrial uses**

Industrial Uses

**+ Prevents toxic industrial uses**  
**+ Allows garment manufacturing in more areas**

Housing Uses only in existing buildings, requires zoning administrator approval

Housing Uses in existing buildings  
**+ no required zoning administrator approval**

**+Housing Uses in new construction w/ 1 FAR of productive space**

~~Housing Uses in existing buildings~~

**+Housing Uses in new construction w/.5. FAR of limited use productive space**

\*Strikethrough text: provision removed

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# Thank you!

## Contact

General Inquiries  
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# Informational Slides

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# September 2022 Memo Topics

# Director of Planning's Memo to the PLUM Committee

## CPC Directed Items

- Live-Work Units
- Fashion District Study & Modifications
- Housing Stability
- Adaptive Reuse

## Additional Items for Consideration

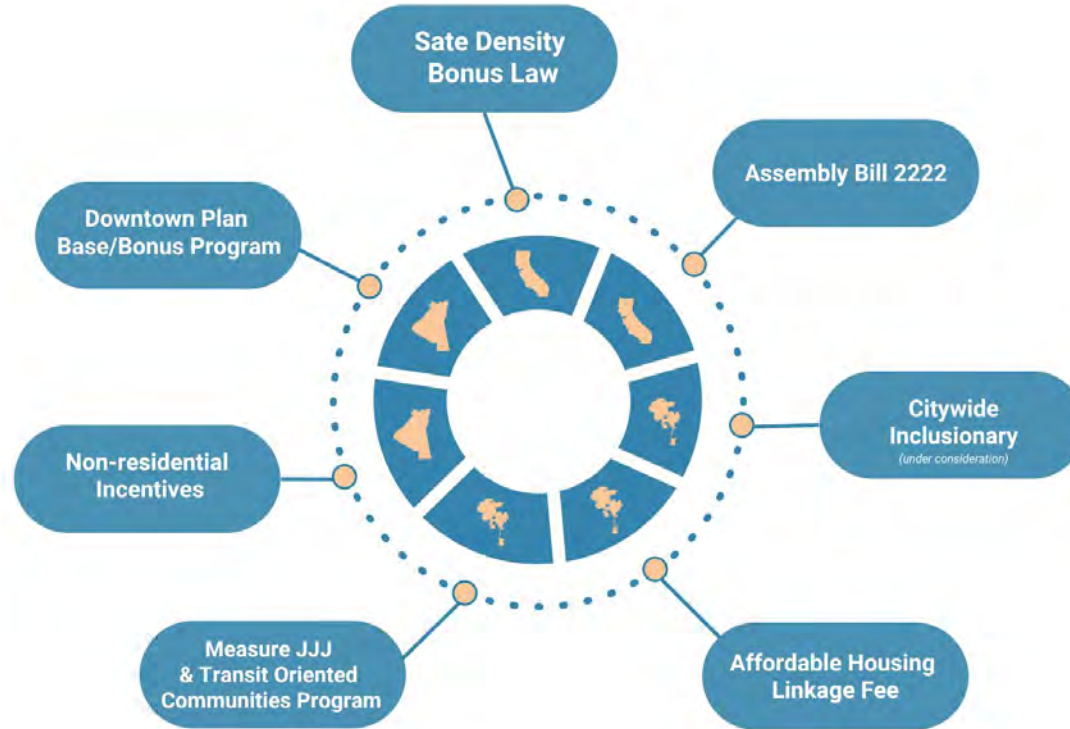
- + Inclusionary Housing
- + Historic Protections; Civic Center
- + Restaurant Beverage Program Integration
- + Community Benefits Fee
- + Arts District Height Minimum; River Setback
- + Parking and Transit Hubs
- + Form Districts in Chinatown and Little Tokyo
- + Buildable Area Calculations for 100% Affordable Housing Projects
- + Project Review Thresholds



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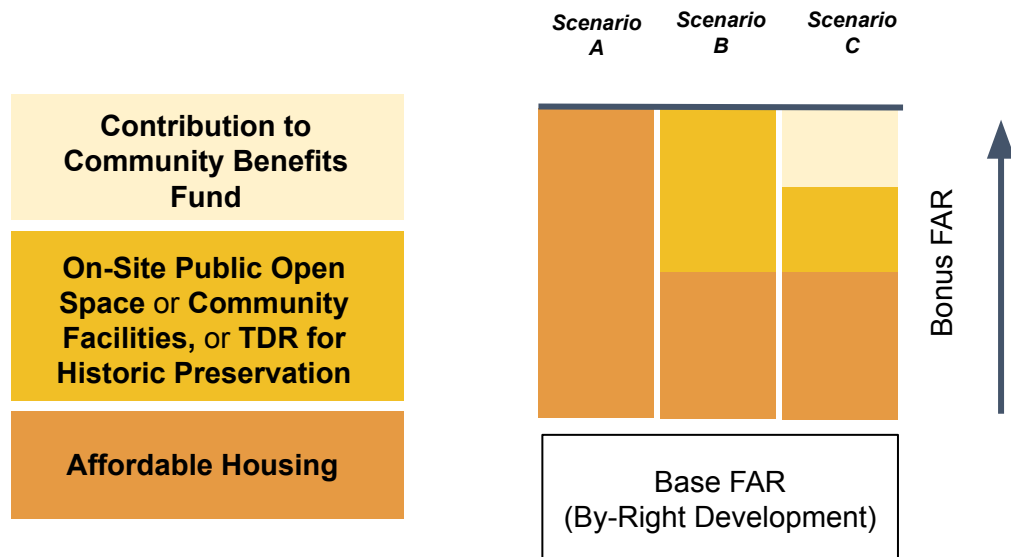
# Inclusionary Housing

# Inclusionary Housing

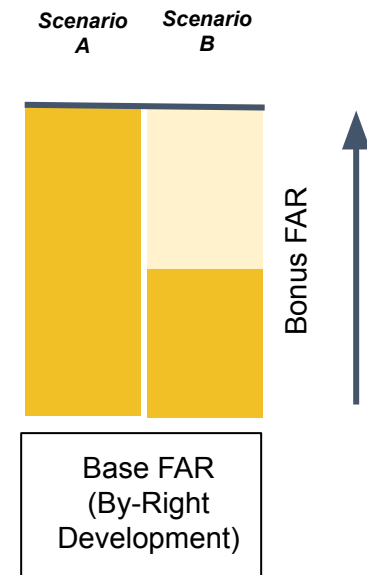


# Downtown Plan Community Benefits Program

## Housing Development Projects



## Non-Housing Development Projects





# Inclusionary Housing

## Study Findings

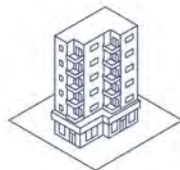
- Increased construction costs
- Inclusionary is feasible in a number of submarkets
- Absent an inclusionary requirement, it is unlikely that on-site affordable will be provided in the near-term



# Graduated Inclusionary Housing

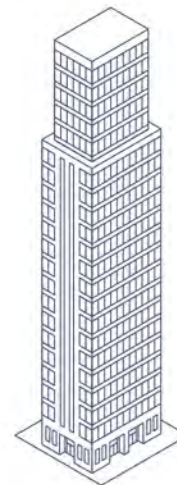
Larger Buildings provide more on-site affordable housing

- Memo to PLUM outlines an option for a Graduated Inclusionary Program
- Ensures maximum affordable housing on-site in the near-term and long-term



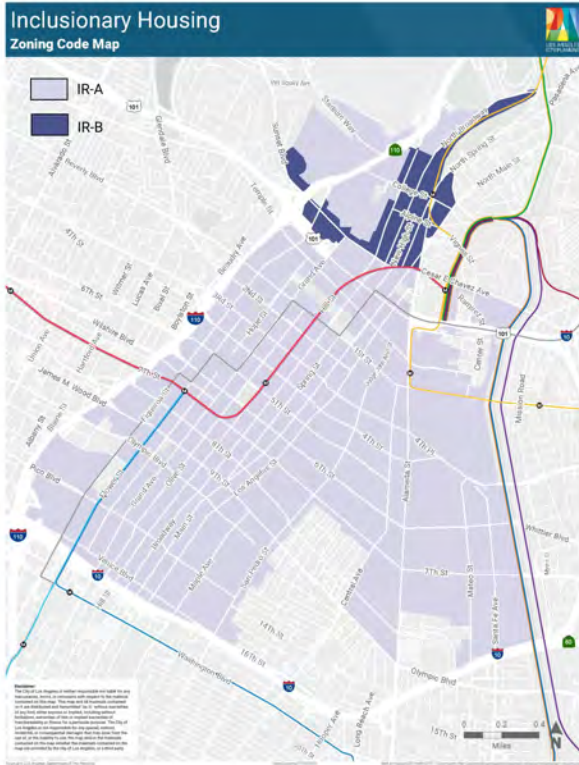
## 3:1 FAR Building Affordable Housing Requirement

- 8% Acutely Low Income
- 8% Extremely Low Income
- 10% Very Low Income
- 12% Low income
- 16% Moderate Income



## 10:1 FAR Building Affordable Housing Requirement

- 16% Acutely Low Income
- 17% Extremely Low Income
- 20% Very Low Income
- 35% Low income
- 55% Moderate Income



| INCLUSIONARY AFFORDABILITY REQUIREMENT SETS |                            |                      |                 |              |                 |
|---|----------------------------|----------------------|-----------------|--------------|-----------------|
| Set   | Affordability Requirements |                      |                 |              |                 |
|   | ACUTELY LOW INCOME         | EXTREMELY LOW INCOME | VERY LOW INCOME | LOWER INCOME | MODERATE INCOME |
| A   | 8%                         | 8%                   | 10%             | 12%          | 16%             |
| B   | 12%                        | 13%                  | 15%             | 17%          | 28%             |

| COMMUNITY BENEFITS PROGRAM<br>AFFORDABILITY REQUIREMENT SETS |                            |                         |                    |                 |                    |
|--|----------------------------|-------------------------|--------------------|-----------------|--------------------|
| Set  | Affordability Requirements |                         |                    |                 |                    |
|  | ACUTELY<br>LOW<br>INCOME   | EXTREMELY<br>LOW INCOME | VERY LOW<br>INCOME | LOWER<br>INCOME | MODERATE<br>INCOME |
| A  | 7%                         | 8%                      | 11%                | 20%             | 40%                |



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# Live-work Units

# Arts District Summary

- 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 (i.e. commercial occupancy)



# Live-Work Units



- Housing for Residents at Lower-income Levels
- Feasibility Study Findings





# Live-work & Affordable Housing

One hundred percent affordable housing projects **are streamlined** and are not required to provide live-work units or comply with Production Space or Work Space requirements

Permanent Supportive Housing (PSH) and 100% affordable housing projects can locate in the Arts District with no restriction or regulation on unit design

However, projects with market rate units would need to set aside some units as affordable live/work units



## Hollywood Arts Collective

Proposed Affordable housing units for the Arts & the Entertainment Community

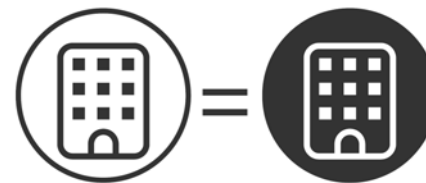
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# Housing Stability

The background of the slide is a blue-tinted photograph. In the foreground, the Griffith Observatory is visible, featuring its iconic white building and three large domes. Behind the observatory, the Los Angeles city skyline is visible, with numerous skyscrapers rising into the sky. The overall scene is captured from a high vantage point, looking down at the observatory and across the city.

# Housing Stability

## Low Income Replacement



“The housing development project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3), with the requirement that units occupied by persons or families above low-income be replaced according to Sec. 65915(c)(3)(C)(i) if the income level is not known or if the income is above low-income, or by persons or families of the same restricted affordable income level as existing tenants if the income is known.”



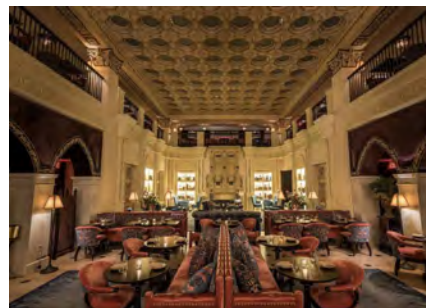
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# Adaptive Reuse

# Adaptive Reuse

## Feasibility of requiring affordable units for Adaptive Reuse projects

- Program expansion
- Market feasibility analysis results
- Mandate for onsite affordable housing



# Adaptive Reuse Updates

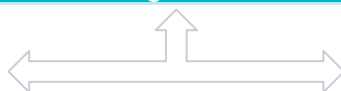
## Applies to Both Downtown and Citywide

- Rolling eligibility dates - “pre 1974” changed to “25 years or older”
- Conversion to any permitted use
- Additional exemption for unified development projects
- Addition of one story exempt from floor area & height restrictions
- Exemptions from many Form & Frontage requirements
- Buildings 10 years or older eligible with ZAD

### Downtown

Expanded to all of Downtown

Parking structures eligible  
(min 10 years old)



### Citywide

By-right with affordable housing component

Linkage Fee waiver for projects with 10+ affordable units

Parking structures eligible  
(min 10 years old; exceeds min parking)



# Adaptive Reuse Updates

## Applies to Both Downtown and Citywide

- Rolling eligibility dates
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- Additional exemption for unified development projects
- Addition of one story exempt from floor area & height restrictions
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### Downtown



### Citywide

**Expanded to all of Downtown**

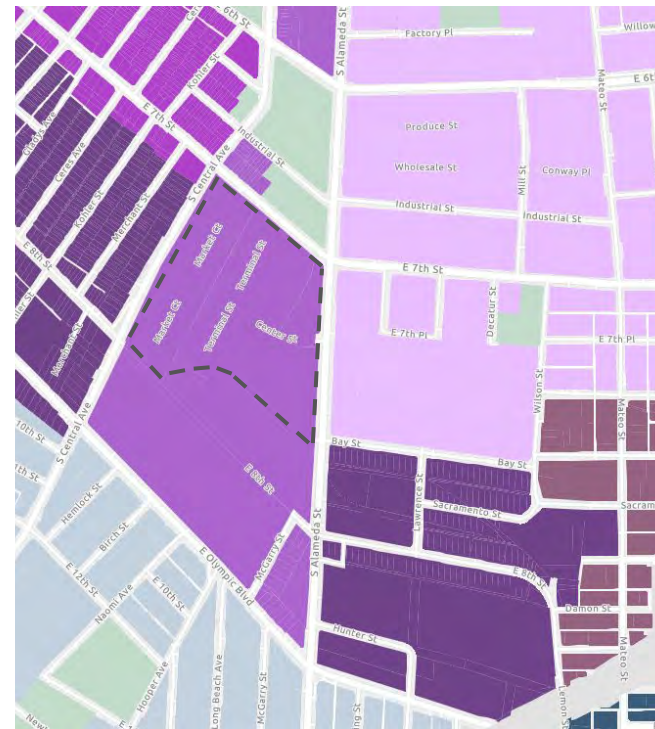
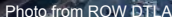
**Parking structures eligible  
(min 10 years old)**

**By-right with affordable housing component**

**Linkage Fee waiver for projects with 10+  
affordable units**

**Parking structures eligible  
(min 10 years old; exceeds min parking)**

- Hybrid Industrial designation supports IX3 or IX4
- Staff/CPC recommended IX4
- Late-breaking request for IX3 to better support housing in addition to existing manufacturing uses



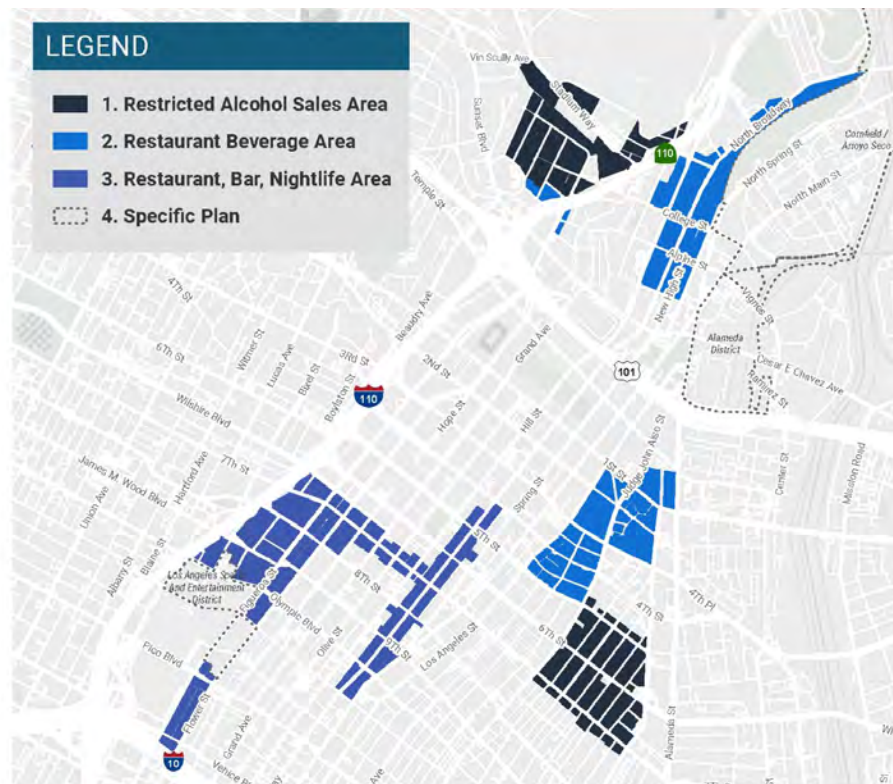
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# Restaurant Beverage Program



# Restaurant Beverage Program Integration

- + Creates pathway for future modifications via Resolution
- + Carries forward Downtown Plan alcohol streamlining into coordinated framework



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# Community Benefit Fund

# Downtown Plan Community Benefits Program

## Community Benefits Fund





# Downtown Plan Community Benefits Program

## 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



# Community Benefits Fee

## Downtown Community Benefits Fee Ordinance Updates

- **New Programs:**  
Can be recommended by the Downtown Community Benefit Trust Fund Oversight Committee  
Are subject to resolution by the City Council
- **Added Clarification:**  
If funds are not disbursed within five years after receipt they shall be reallocated evenly between the Affordable Housing Trust Fund and Park Fee Fund



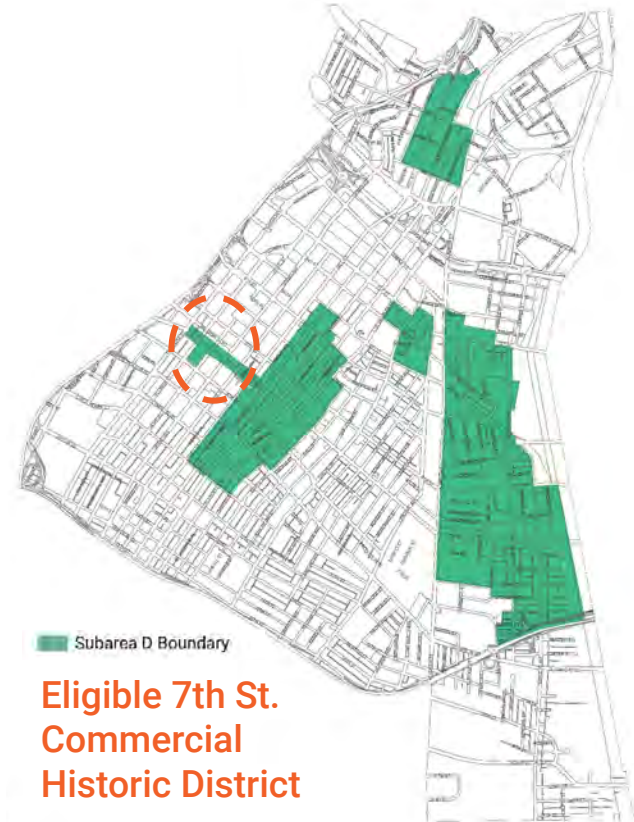
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# Historic Protections & Civic center





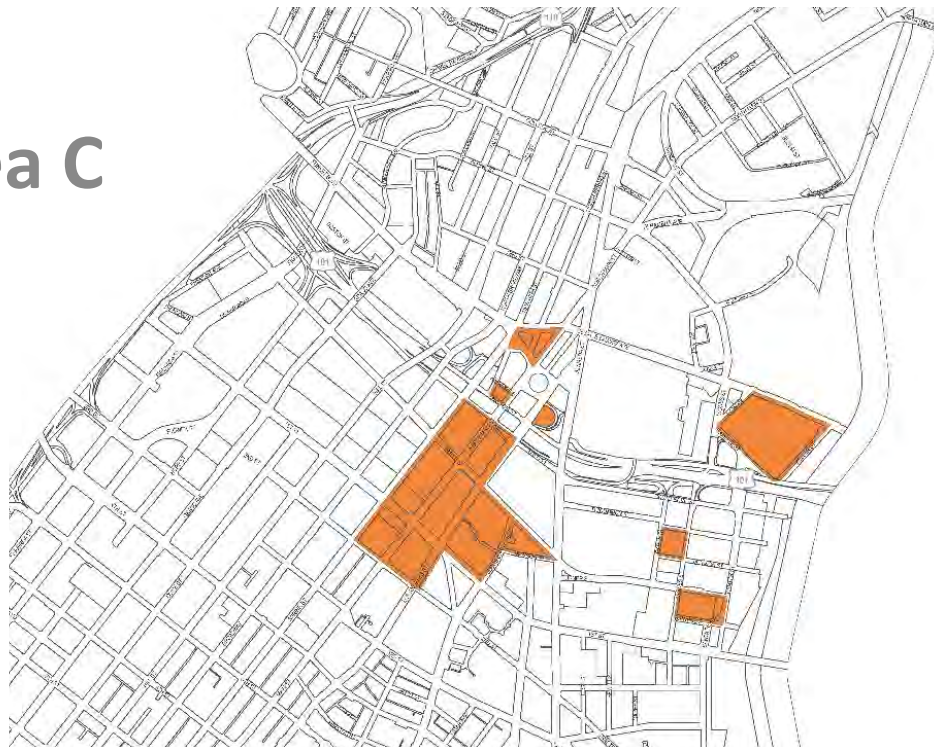
# Historic Protections



# Civic Center

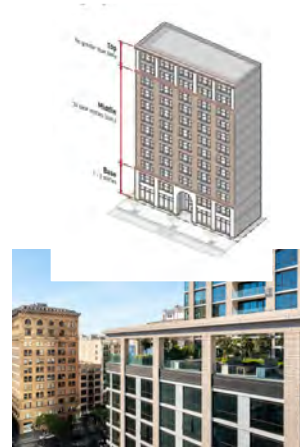
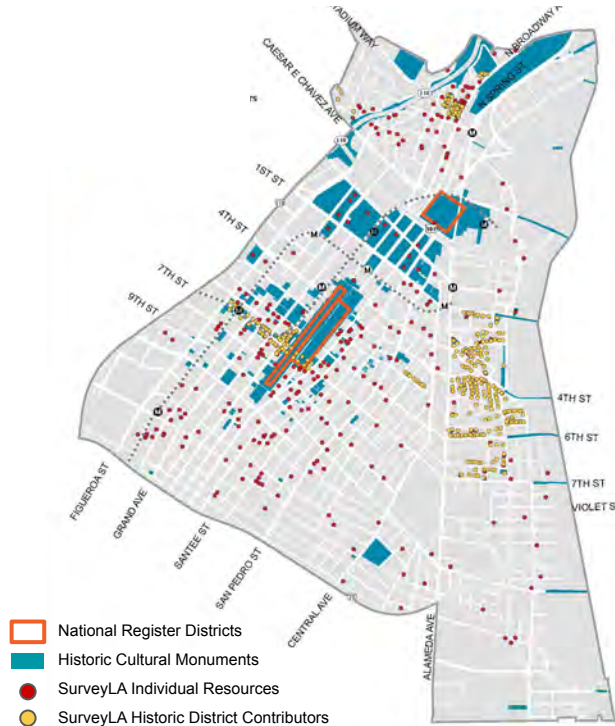
## Downtown CPIO Subarea C

Affordable housing  
development on  
publicly owned sites

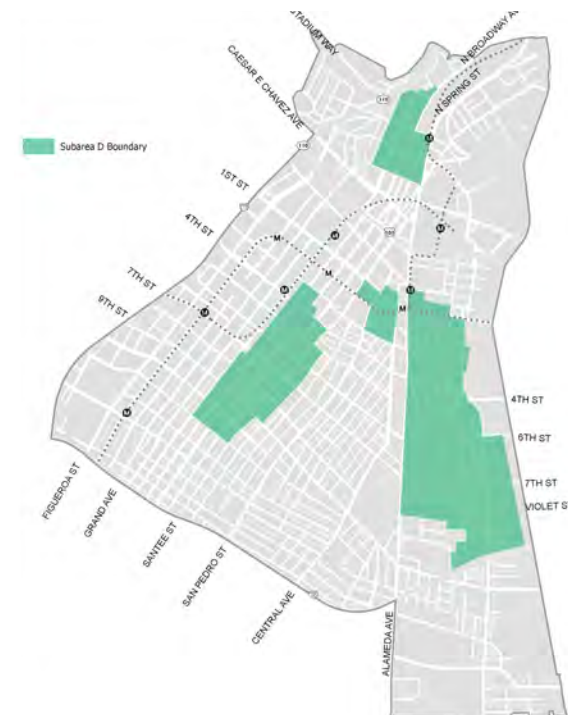


# Historic Core Resources and Preservation Areas

## Historic Resources



## Preservation Areas





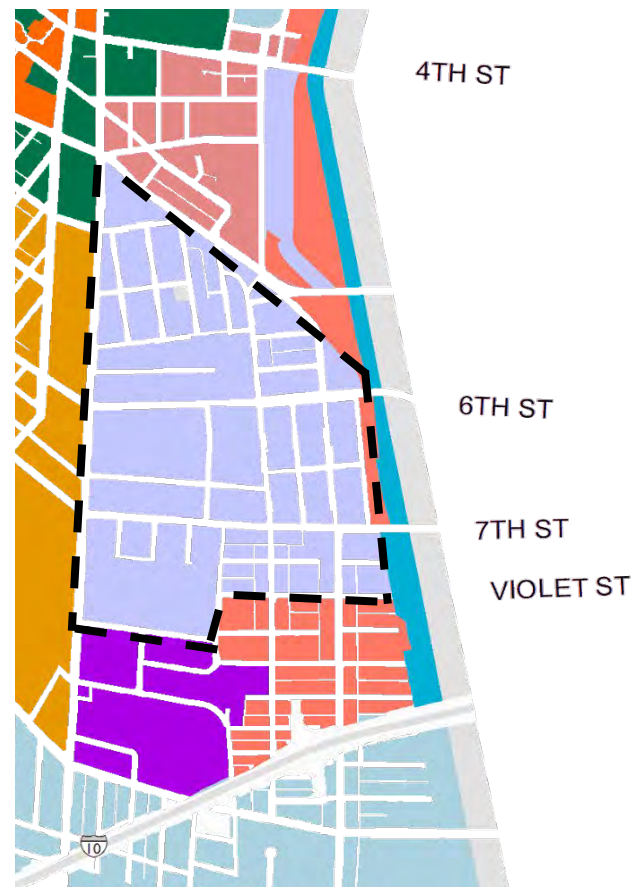
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# Arts District Height Minimum & Open Space

# Arts District Height Minimum

## High density development on opportunity sites in the Arts District

Minimum height of 10 stories  
for Form District MB3

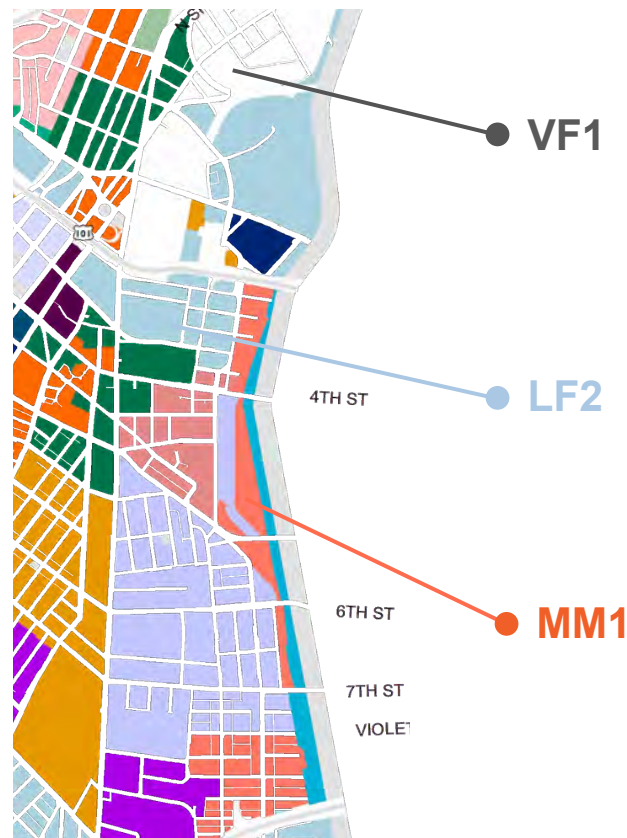


# Los Angeles River Setback

## Zoning to support non-traditional open space design

Reduce the minimum Los Angeles River setback from 20 feet to 10 feet in the VF1, LF2, and MM1 Form Districts

Deviation from a required setback along a special lot line that abuts a public right-of-way or public open space may be requested





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# Above Grade Parking

# Parking and Transit Hubs

## Count above grade parking towards FAR

- Update Floor Area rules of measurement to specify that above-grade parking is counted towards FAR in certain areas
- Allow active ground floor area to be discounted when within a quarter mile of a rail station
- Clarify that floor area exemptions for detached garages are intended for House Form Districts rather than RG Use Districts

# Downtown Transit Buffers

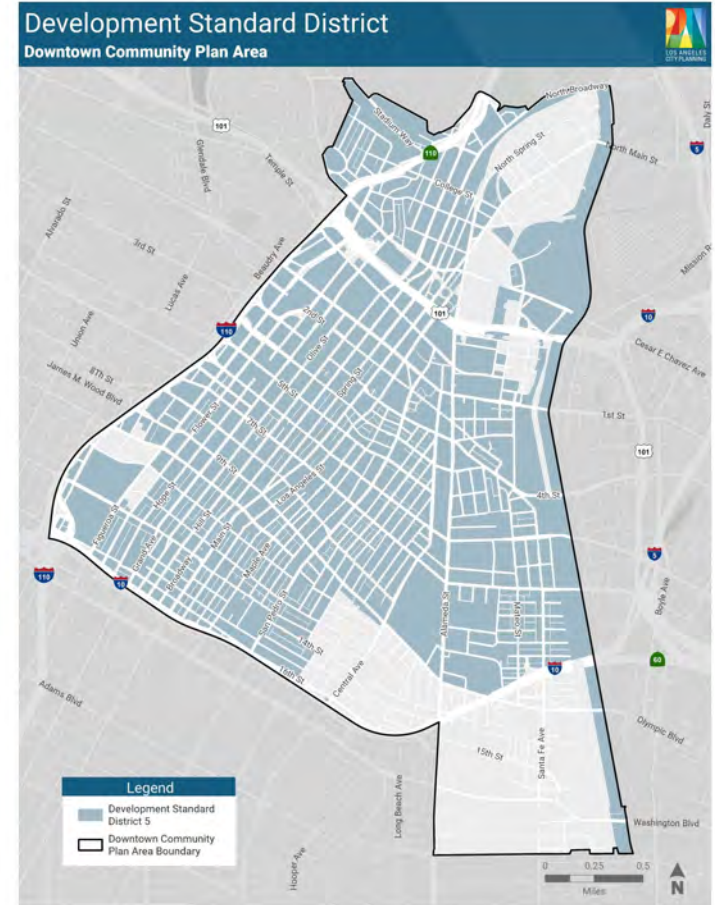
Existing and Proposed  
Metro Rail Stations  
with ¼ Mile Buffer





# Parking and Transit Hubs

## Development Standard District 5

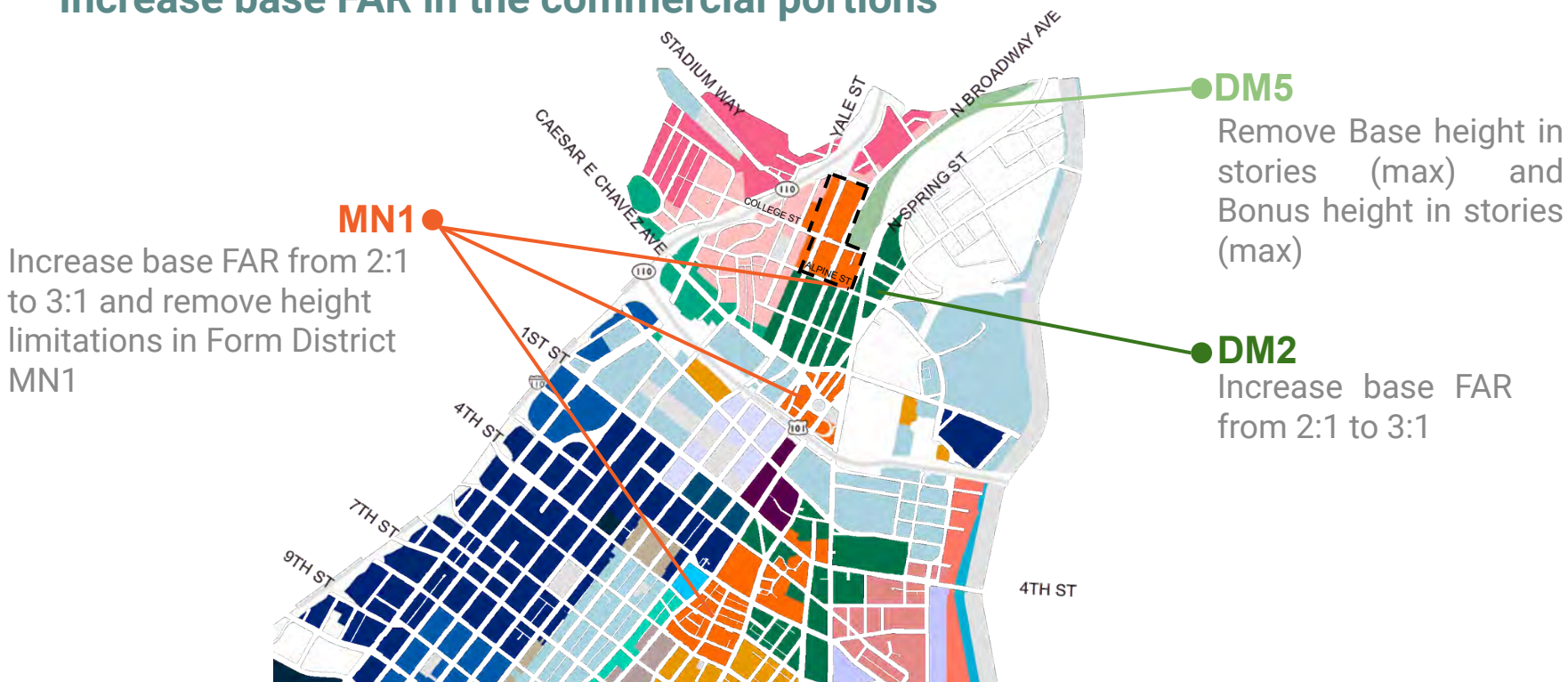


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# Form Districts in Chinatown & Little Tokyo

# Form Districts Chinatown & Little Tokyo

## Increase base FAR in the commercial portions





# Height Limits



## Proposed FAR

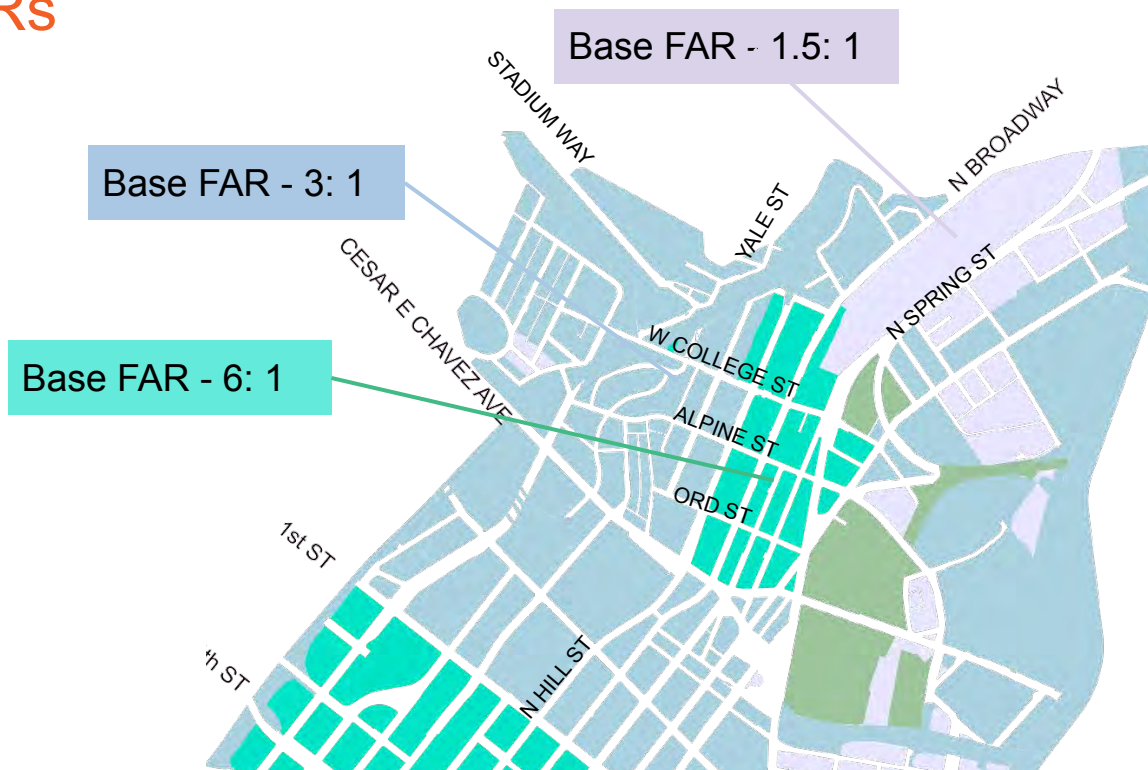
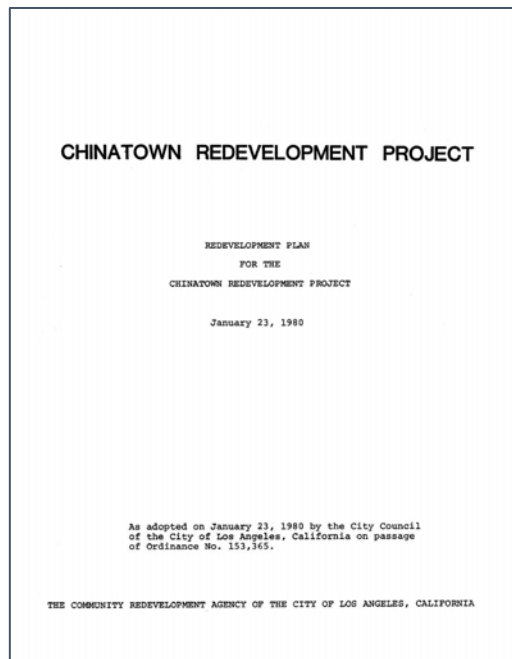
Base FAR - 2: 1  
Base Ht - 3 Stories

Bonus Max FAR - 6: 1  
Bonus Max Ht - 5  
Stories



# CRA Base FARs in Chinatown

## Currently Adopted FARs



# FAR & Height Limits in Chinatown CPC Draft



## 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 - 6: 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

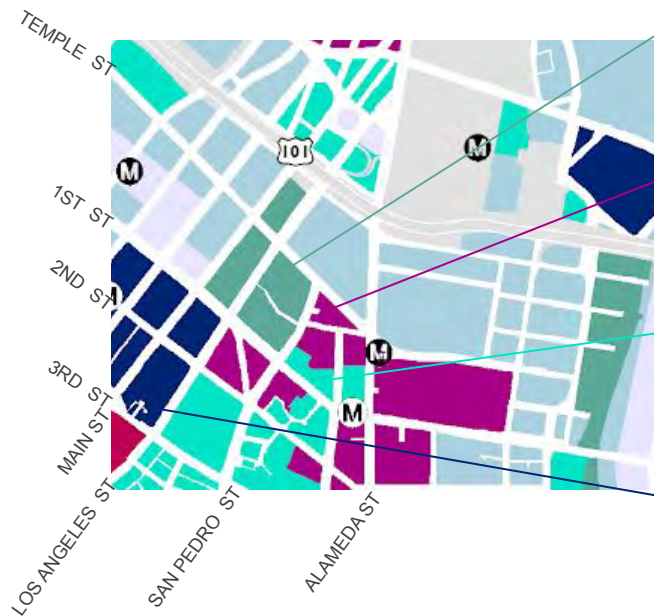
Bonus Max FAR - 8.0: 1  
Bonus Max Ht - No limit





# FAR & Height Limits in Little Tokyo

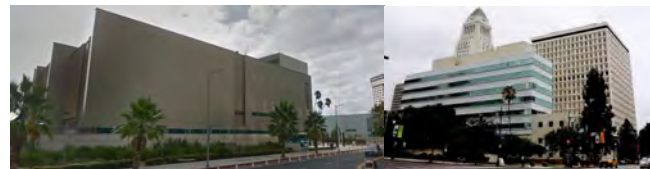
## CPC Draft



MF1

Base FAR - **6.5: 1**  
 Bonus Max FAR - **6.5: 1**

**City Hall Height  
 Restriction**  
 Bonus Max Ht - **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**



HB5

Base FAR - **9: 1**  
 Bonus Max FAR - **13: 1**

Base Min Ht - **10 Stories**  
 Base Max Ht - **No limit**  
 Bonus Max Ht - **No limit**



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# Supplemental Memo Topics

# Director of Planning's Supplemental Memo Topics

## Additional Items for the consideration of the PLUM Committee

- Buildable Area Calculations for 100% Affordable Housing Projects
- Project Review Thresholds
- Zoning Map Database and Section Guide Maps
- Garment & Accessory use in Joint Live Work Quarters in IX4
- Council Authorization: New Zoning Code Intent and Applicability Statement Revisions
- New Zoning Code Technical Modifications
- New Zoning Code Entry Feature Clarifications
- New Zoning Code Recycling Collection Use Edits
- New Zoning Code Motor Vehicle Services
- New Zoning Code Use Applicability & Related Standards Clarifications



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# Buildable Area

# Director of Planning's Supplemental Memo Topic

## Buildable Area Calculations for 100% Affordable Housing Projects

- Addition of 100% affordable housing projects to an existing incentive
- Offers increased development incentives for 100% affordable housing projects



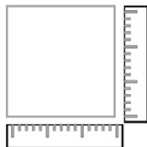
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# Project Review Thresholds



# Director of Planning's Supplemental Memo Topic

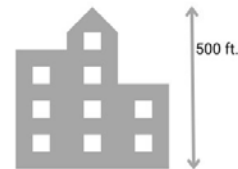
Extends Higher Project Review Thresholds to all projects below




500,000 square  
feet of  
nonresidential  
floor area



500 dwelling  
units



Height of 500  
feet or taller

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The city is surrounded by green hills, and the sky is clear. The image has a warm, orange-tinted overlay on the left side.

# Additional Informational Slides

A blue-tinted photograph of a city skyline, likely San Francisco, with various skyscrapers and buildings visible against a hazy sky. The image serves as the background for the slide.

# --- Downtown Community Benefits Program - Summary



# Community Plan Implementation Overlay District (CPIO)

## Key Components:

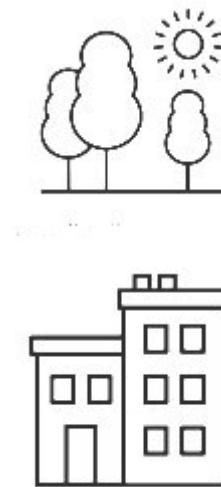
- Community Benefits Program Map & Menu
- Historic Preservation of Eligible Historic Resources
- Civic Center Transfer of Development Rights System
- Bunker Hill Pedway Preservation
- Best Practices
- Downtown Street Standards

# What are “Community Benefits?”

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

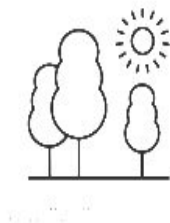
The Plan creates clear expectations on how new developments in the Plan area need to contribute to the community.

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

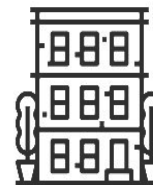
## Incentive Programs



Greater  
Downtown  
Housing  
Incentive  
(Density  
Bonus)



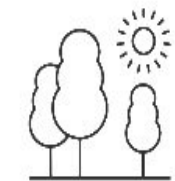
Transit  
Oriented  
Communities  
(TOC)  
Guidelines



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



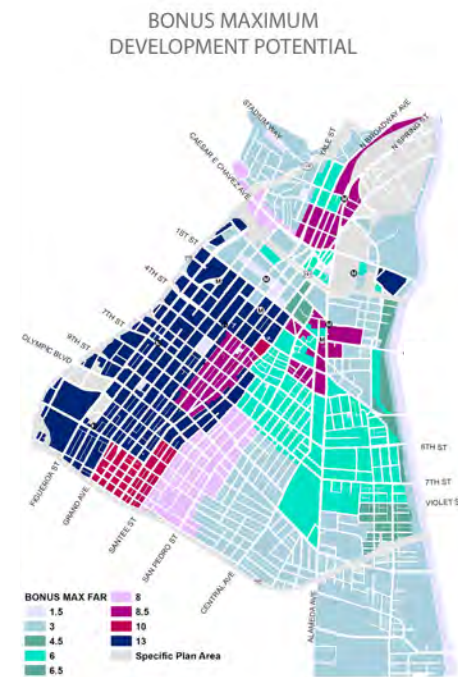
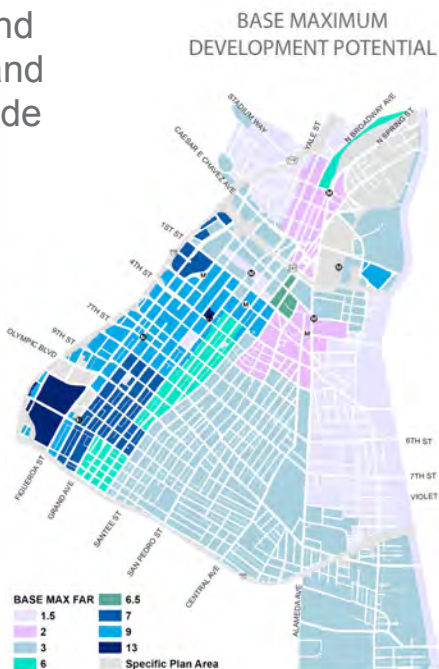
# Downtown Plan Community Benefits Program

## Development Potential & Community Benefits

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.

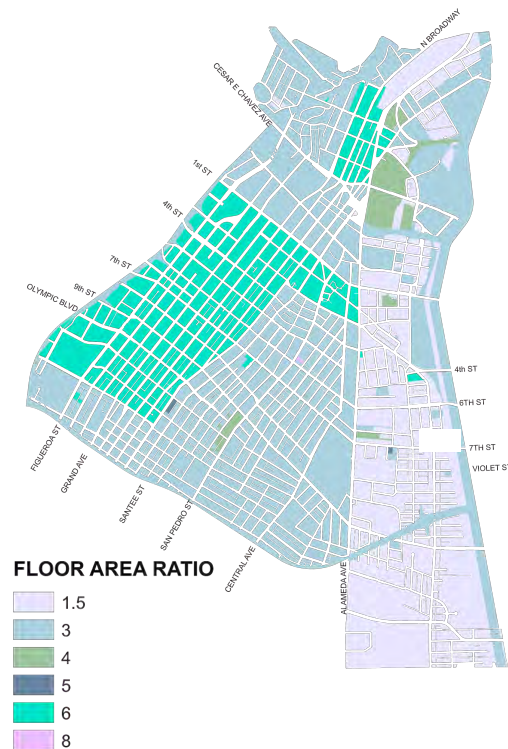
- **Transparent and predictable**
- **Prioritizes affordable housing**
- **Prioritizes on-site benefits**
  - Public Open Space
  - Community Facilities
  - Historic Preservation
- **Streamlines approvals to better facilitate Downtown investment**

Implemented directly through zoning vs today's complex TFAR process

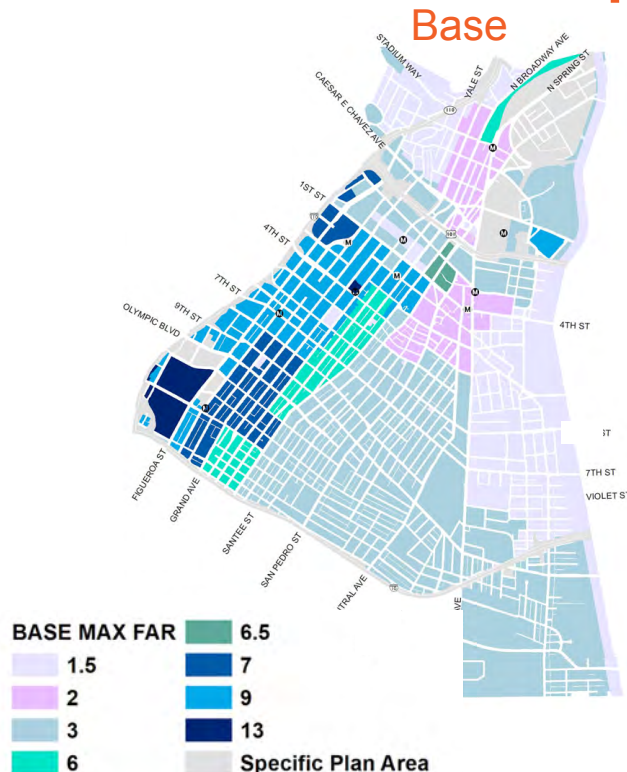


# Base Development Potential

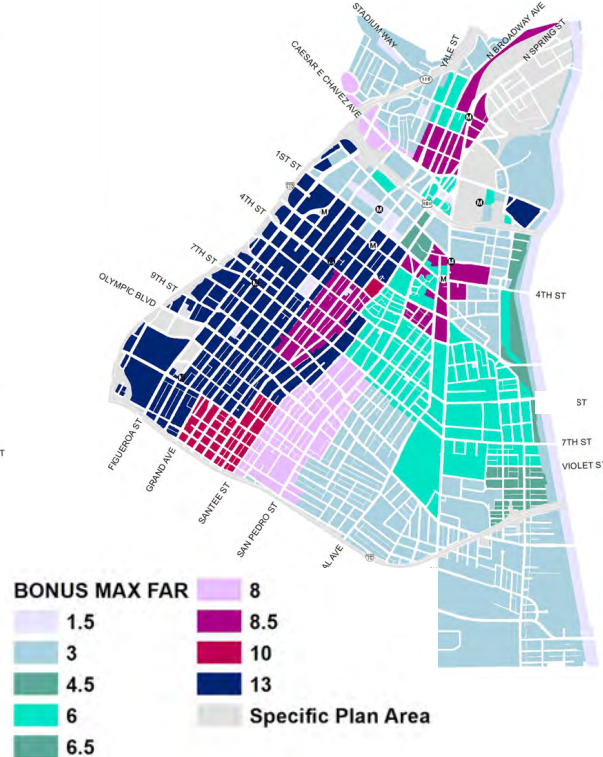
## Adopted FARs



## Proposed FARs

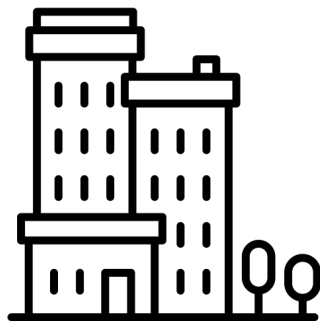


## Max Bonus



# Downtown Plan Community Benefits Program

## Program Structure for **Housing Development Projects**



Projects with 5 or more housing units are eligible

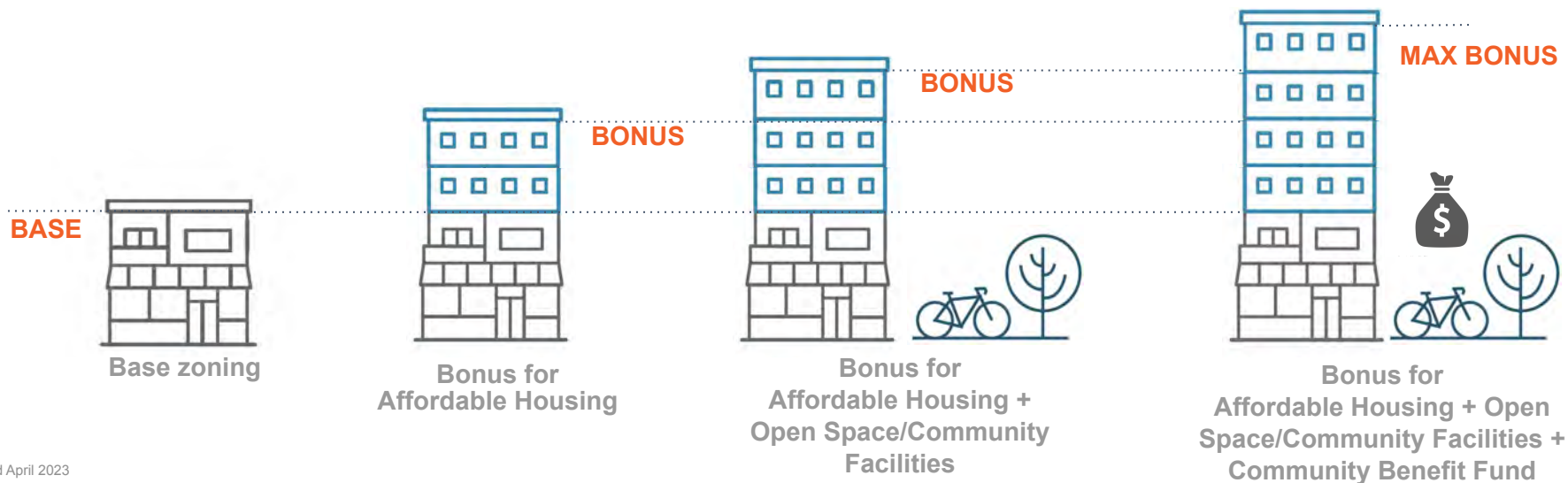
Must include a percentage of total units as affordable units

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





# Downtown Plan Community Benefits Program

## Program Structure for Housing Development Projects

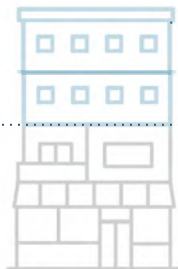
Base zoning regulations allow for a certain height, and floor area, and can be built with only market-rate units. Fees are always paid to an affordable housing fund

BASE



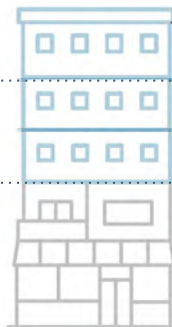
Base zoning

BONUS



Bonus for  
Affordable Housing

BONUS



Bonus for  
Affordable Housing +  
Open Space/Community  
Facilities

MAX BONUS



Bonus for  
Affordable Housing + Open  
Space/Community Facilities +  
Community Benefit Fund



# Downtown Plan Community Benefits Program

## Program Structure for Housing Development Projects

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

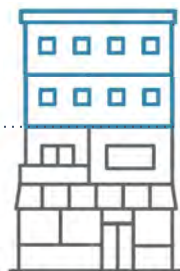
BASE



Base zoning

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

BONUS



Bonus for Affordable Housing

BONUS



Bonus for Affordable Housing + Open Space/Community Facilities

MAX BONUS

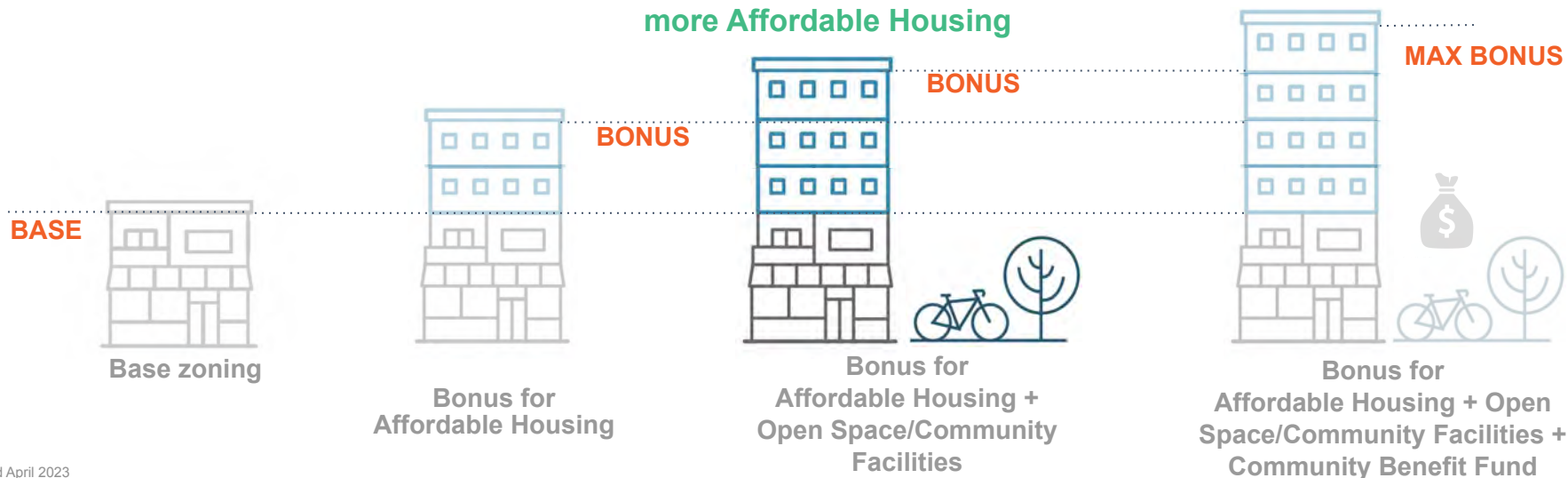


Bonus for Affordable Housing + Open Space/Community Facilities + Community Benefit Fund

# Downtown Plan Community Benefits Program

## Program Structure for Housing Development Projects

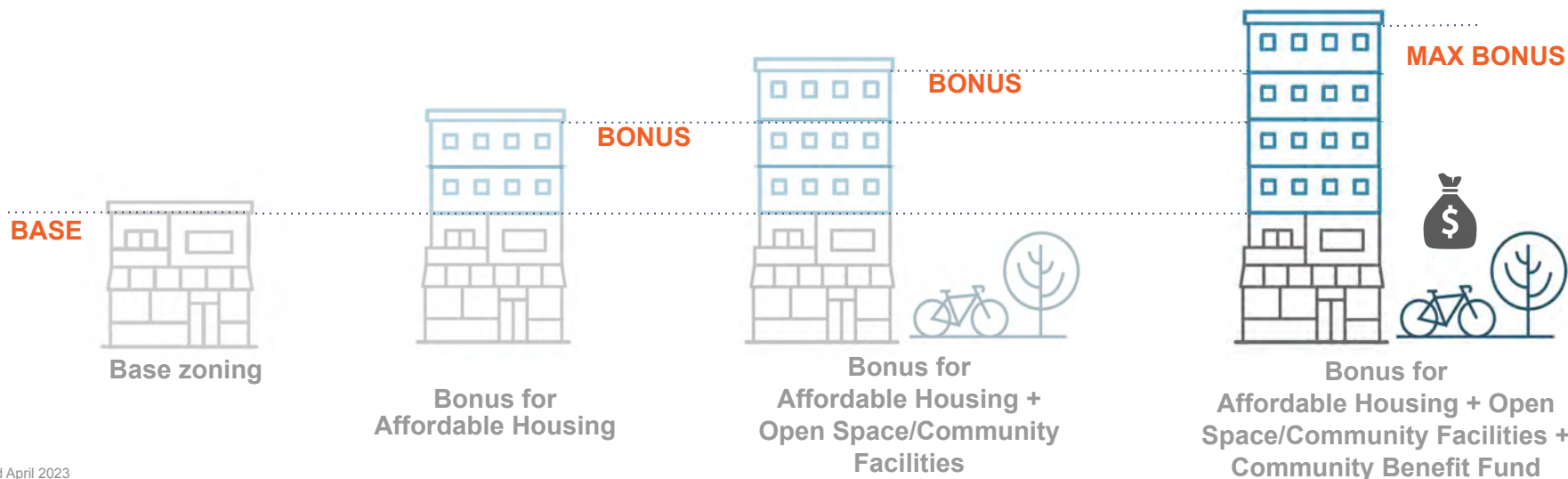
50% of remaining “bonus” floor area is available for projects that provide **Publicly Accessible Open Space, or Community Facilities or more Affordable Housing**



# Downtown Plan Community Benefits Program

## 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**





# Downtown Plan Community Benefits Program

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

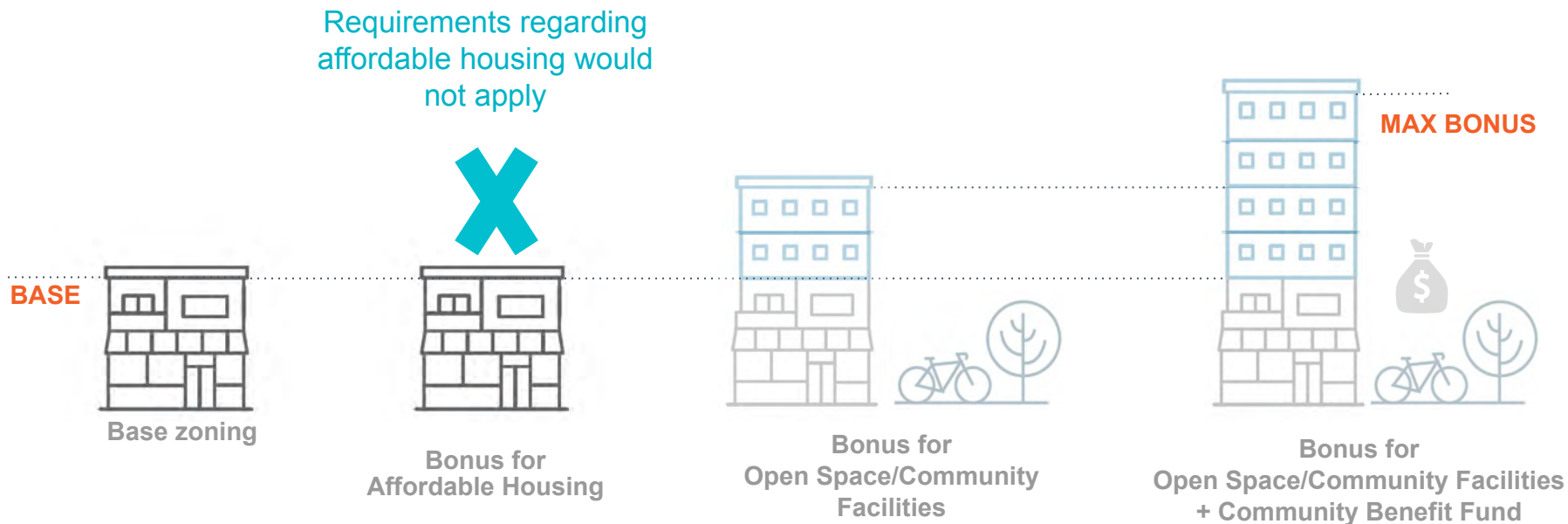


Any commercial, office or mixed use development project with less than 5 housing units are eligible

Must include a minimum amount of publicly accessible open space or community serving facilities

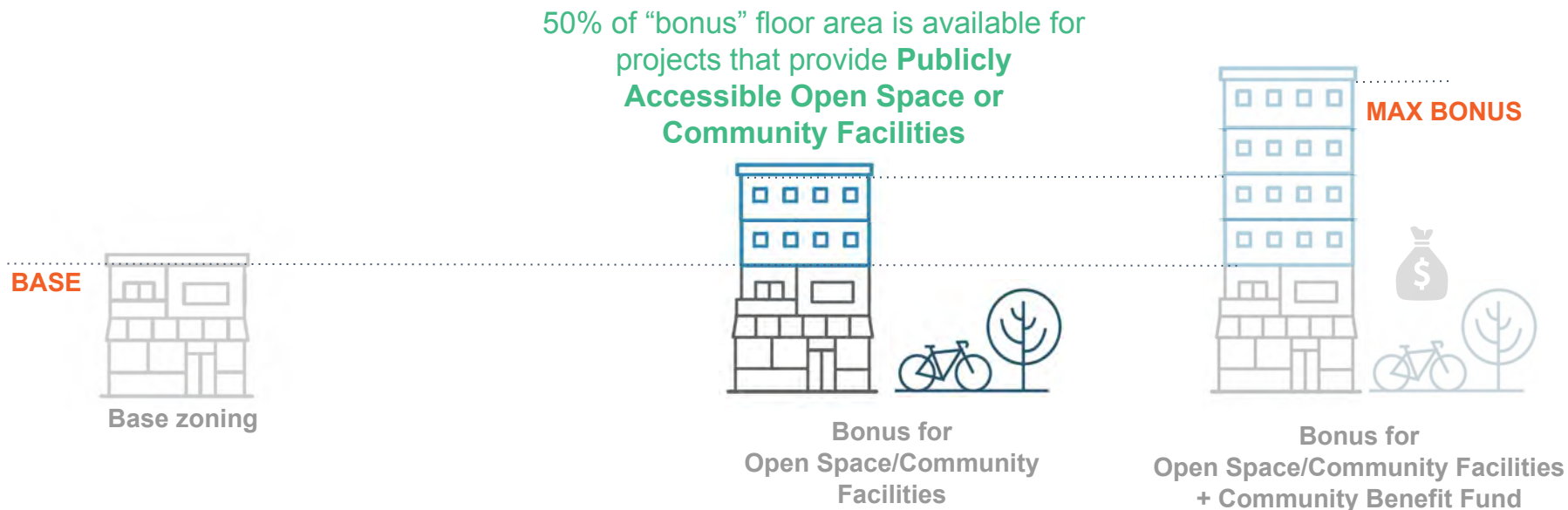
# Downtown Plan Community Benefits Program

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



# Downtown Plan Community Benefits Program

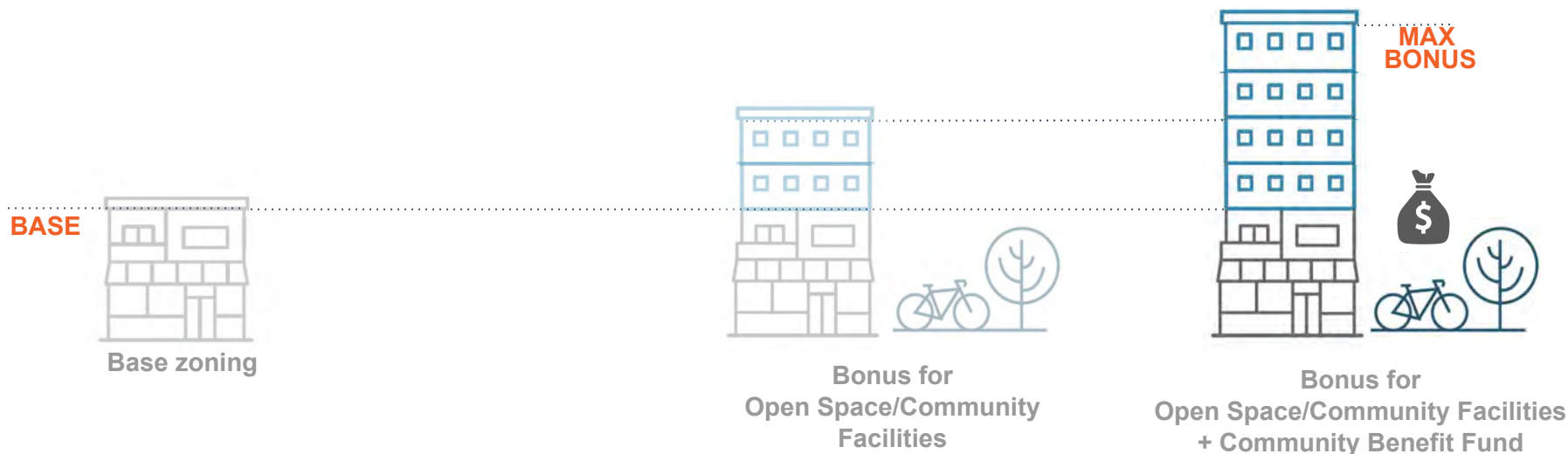
## Program Structure for **Non-Housing Development Projects**



# 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**

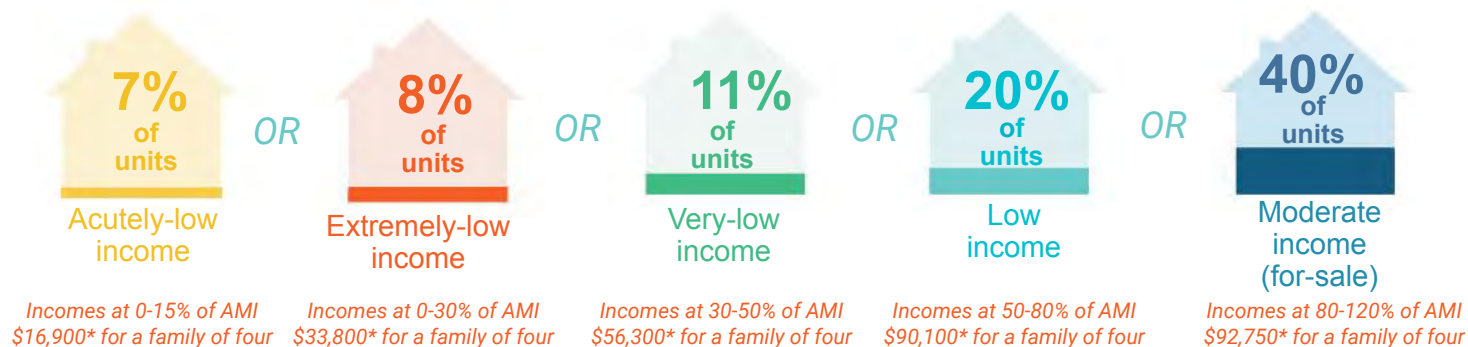




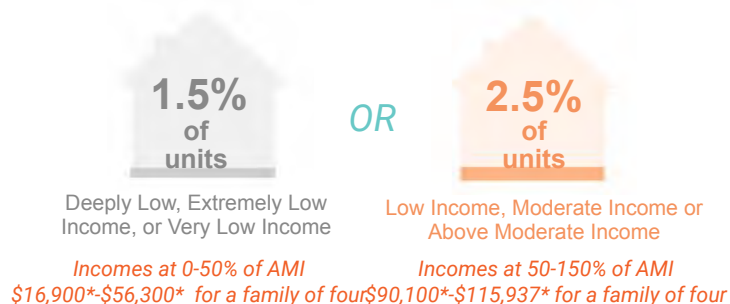
# Downtown Plan Community Benefits Program

## Affordable Units

A project utilizing the Affordable Housing Incentive must set aside for a term of **99 years in exchange for a 40% FAR increase:**



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:**



\* 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

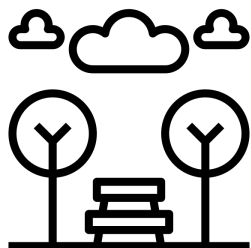


For every **1:1 Floor Area Ratio** of bonus development potential

Comply with location, access, and signage requirements

Meet design, shade, and landscaping standards

Include amenities such as restrooms, water fountains & recreational equipment



# Downtown Plan Community Benefits Program

## Community Facilities

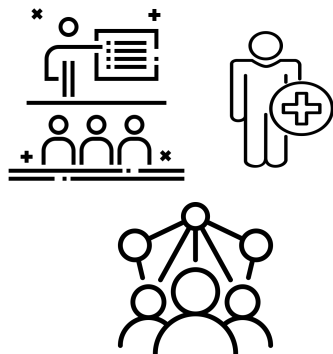
A project choosing to provide Community Facilities to access bonus development potential must incorporate the following:

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



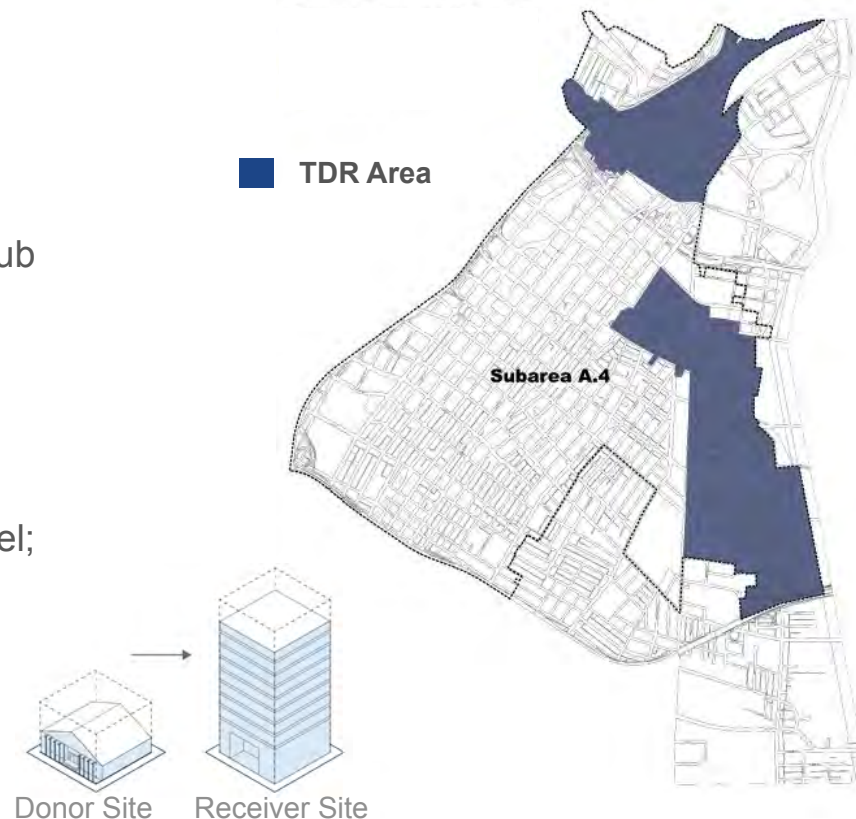
Choose from a menu of amenities

- Schools
- Social Services
- Public facilities
- Daycare Services
- Libraries

# Downtown Plan Community Benefits Program

## Transfer of Development Rights

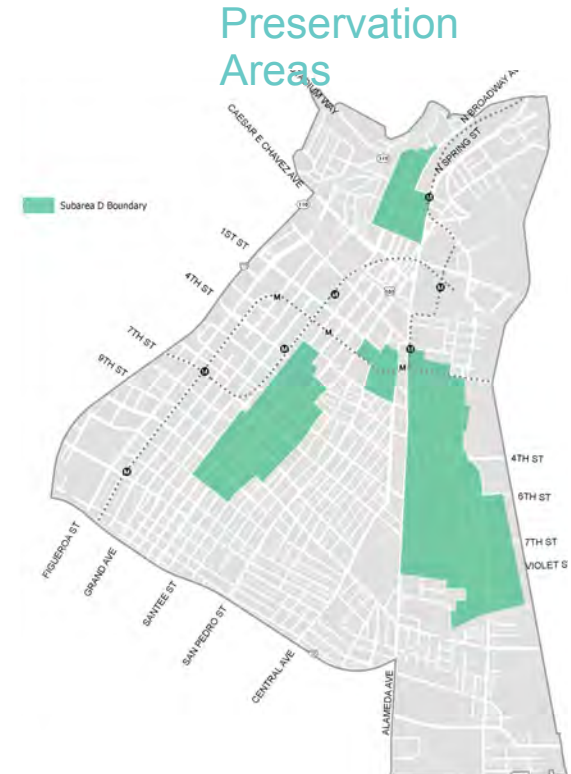
- Transfer unused and bonus floor area from Donor sites to Receiver sites
- Donors and Receivers must both be in the sub area
- Receiver must provide on-site affordable housing if it is a “housing project”
- Eligible Donor: HCM’s, site designated or deemed eligible at local, state, or federal level;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





# CPIO Preservation Areas

- Neighborhoods that have an abundance of historically and architecturally significant buildings
- Intended to maintain the eligibility of individual historic resources and historic districts
- CPIO process to guide maintenance and rehabilitation of historic structures.



# Downtown Plan Community Benefits Program

## Community Benefits Fund



# Downtown Plan Community Benefits Program

## Community Benefits Fund

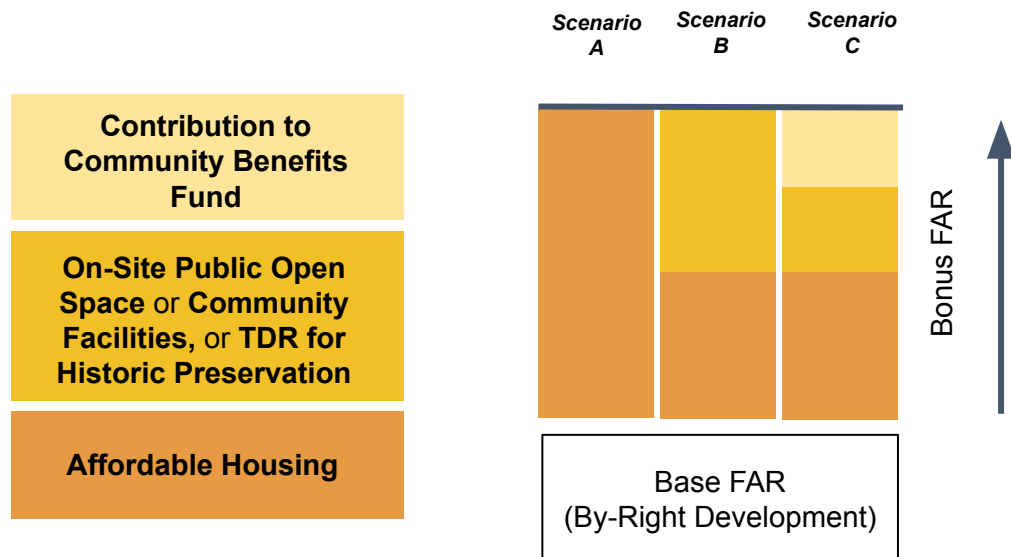
### Eligible Uses

- 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

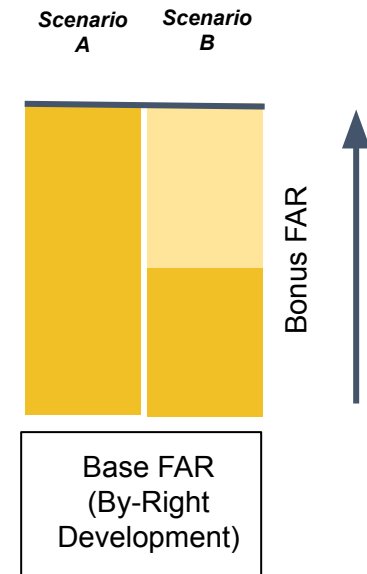


# Downtown Plan Community Benefits Program

## Housing Development Projects



## Non-Housing Development Projects





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# TFAR & Community Benefits Fund

# Downtown Community Benefits Program vs TFAR

## Existing TFAR System

- Discretionary process requiring City Council approval
- Public benefits provided primarily as fee payments
- Does not establish priority between public benefits

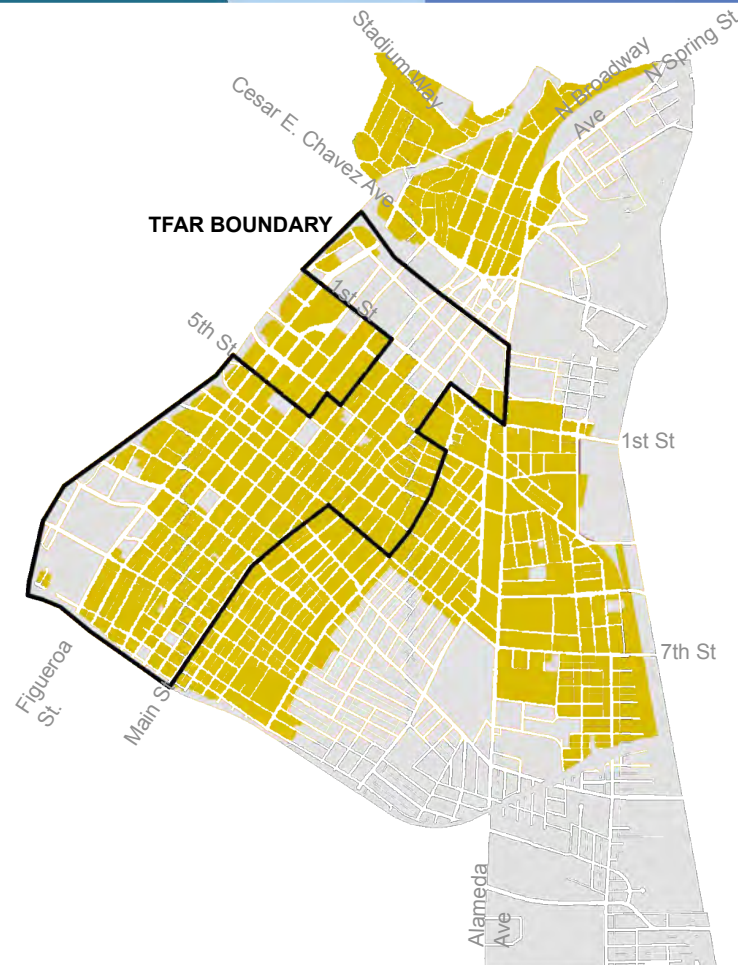
## New Community Benefits System

- Transparent and predictable
- By-right process for most benefit options
- Non-transactional
- Prioritizes affordable housing
- Prioritizes on-site benefits like public open space and community facilities with clear standards
- Establishes oversight committee with community representatives, including those residents affected by the affordable housing and eviction crisis

# 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

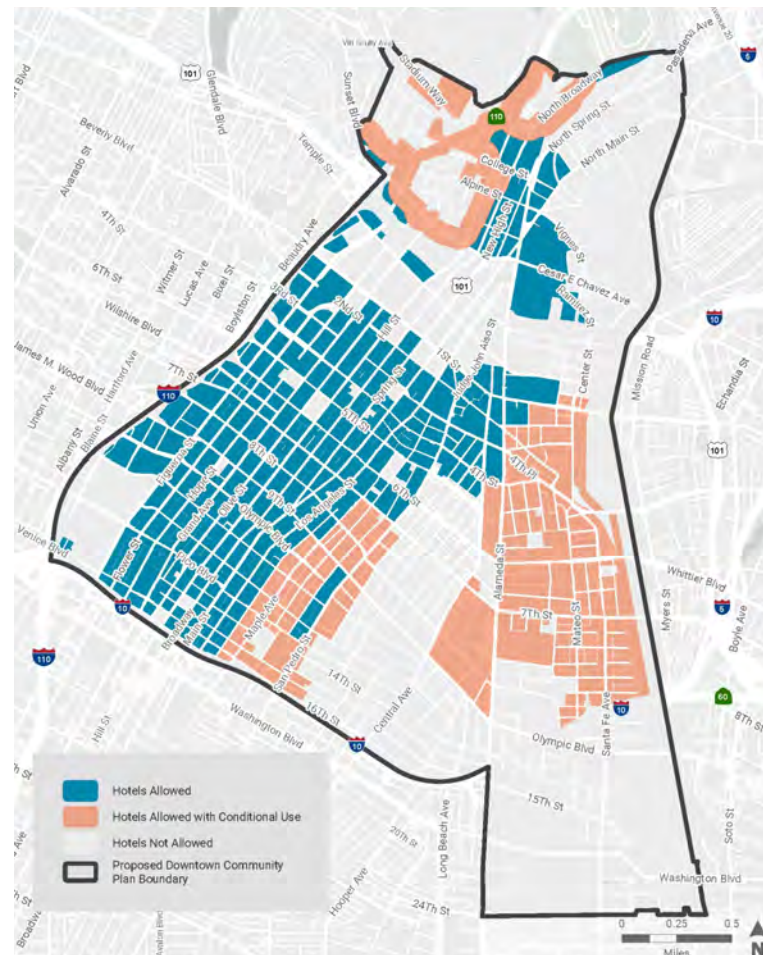


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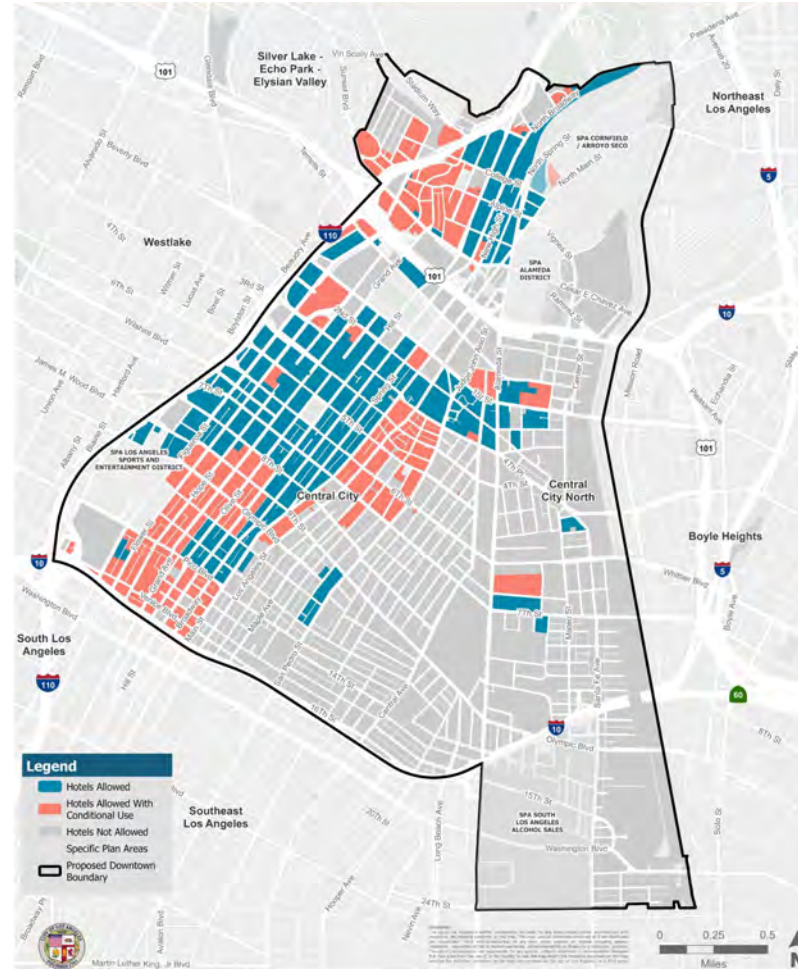
# Hotels

# Hotels: Proposed Zoning & Conditional Use

- A Conditional Use 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 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

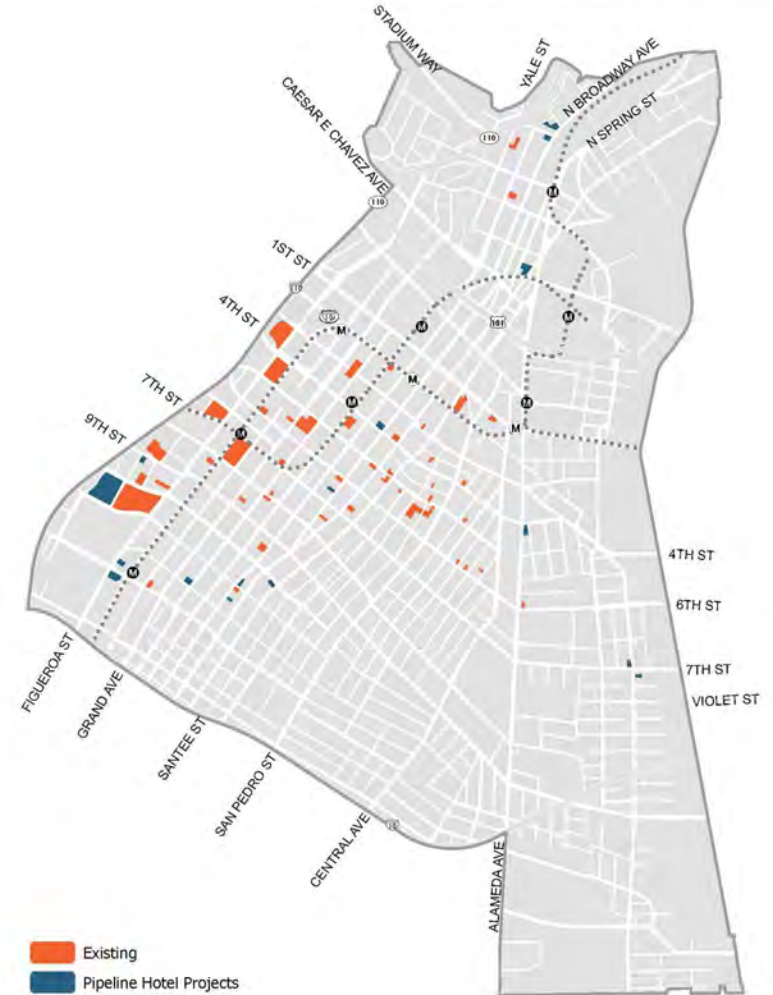


# Hotels: Existing Allowances





# Hotels: Existing & Proposed





An aerial photograph of a densely populated urban area, likely Los Angeles, showing a mix of residential and commercial buildings. The image is overlaid with a color gradient that transitions from a warm orange-red on the left to a cool blue on the right. A thick white horizontal line is positioned in the upper left quadrant. The text 'EIR' is prominently displayed in the center-left area.

# EIR

# Final Environmental Impact Report - Process

- Draft EIR was published August 6, 2020
  - Comments were due by December 4, 2020 (extended comment period from 45 days to 120 days)
- Final EIR was published September 27, 2022, in advance of PLUM and full City Council
  - Modifications and Technical Corrections
  - Response to Comments
  - Revisions, Clarifications, and Corrections
  - Mitigation Monitoring Program

# DEIR - Alternatives Analyzed

## **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**

# Environmental Impact Report Impacts

## 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



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# Zoning Comments

# The ROW Project Site

## Proposed Use District: IX4

- Allows live/work type of residential units
- Requires Minimum 1.5:1 FAR of Productive Space in residential projects

## Requested Change to Use District IX3

- Allows all types of residential units
- Requires Minimum 1:1 FAR of Productive Space in residential projects per CPC Draft (Requires 0.5:1 FAR of Productive Space in residential projects per Memo to PLUM)



# Mesquit Project Site

## Proposed Form District: MM1

- No minimum height requirement
- Maximum story-height limit:  
15 Base/18 Bonus
- FAR limit: 1.5 Base/ 4.5 Bonus
- Requires a minimum 10' river setback

## Requested Change to Form District MB3

- 10-story minimum height requirement for 50%+ residential projects
- No height limit
- FAR limit: 1.5 Base/ 6 Bonus





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# Trees



# City Goals on Trees

## LA's "Green New Deal" (2019)

- Increase tree canopy in areas of greatest need by at least 50% by 2028
- Plant and maintain 90,000 trees by 2021
- Complete citywide tree inventory by 2021; and an Urban Forest Management Plan by 2025
- Emphasis on maintenance and management of mature/maturing trees

## Progress

- 90% of LA's urban forest is on private property
- There are an estimated 10 million trees in LA's urban forest
  - 2 million trees publicly maintained
  - 700,000 street trees
  - 300,000 trees in city parks
- The City removes appx. 3,000 trees/year and plants approximately 1,000 trees/year
- StreetsLA started a comprehensive inventory of LA's street trees in 2020
- Trees are planted through a combination of required planting in private projects and public planting through StreetsLA and Rec and Parks in collaboration with non-profit organizations

# Policy Document on Trees

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

## **LU GOAL 16 A SUSTAINABLE ENVIRONMENT THAT SUPPORTS A HEALTHY DOWNTOWN COMMUNITY.**

LU 16.3 Create a network of well-maintained public and private green infrastructure by incentivizing the use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity areas.

## **LU GOAL 17 A RESILIENT DOWNTOWN.**

LU 17.1 Implement strategies such as expanding shade cover and more efficient water use to lessen the urban heat island effect and increase reliance on renewable energy sources.

## **LU GOAL 18 LEGIBLE AND COMFORTABLE SPACES TO ENGAGE IN PHYSICAL ACTIVITY, EXPERIENCE NATURE AND FIND RESPITE.**

LU 18.2 Maintain and expand the tree canopy to provide shade, improve air and water quality, reduce heat-island effect, and create habitat for birds and pollinators.

LU 18.5 Encourage trees and architectural elements that provide shade; cooling stations; and seating areas for pedestrians along primary corridors in Downtown.

## **LU GOAL 49 RESILIENT, SUSTAINABLE, AND FLEXIBLE STRUCTURES CONTRIBUTE TO A GENERAL URBAN INDUSTRIAL DEVELOPMENT PATTERN AND SUPPORT GOODS MOVEMENT ACTIVITIES.**

LU 49.5 Encourage tree planting and landscaped screening in areas with industrial uses to improve air quality.

# Policy Document on Programs for Trees

- Goals
- Policies
- **Programs**

| Program Number | Description   | Policy Reference  | Coordinating Agency |
|----------------|---|---|---------------------|
| <b>P4</b>      | <b>Cool Pavement</b><br><br>The City of Los Angeles Bureau of Street Services cool pavement pilot program seeks to fight urban heat, leading to cooler streets with less need for indoor air conditioning. Utilize cool pavement on surfaces and throughout Downtown's built environment to support livability and comfort. | <b>LU 17.7;<br/>PO 6.1</b>                              | <b>BSS</b>          |
| <b>P27</b>     | <b>Street Tree Tracking</b><br><br>Create a publicly accessible database that displays the tree types within the City's public rights-of-way. Identify goals for an equitable tree canopy in Downtown, to address climate-resilience and the effects of urban heat island.  | <b>LU 16.3; LU 16.5; LU 16.6;<br/>LU 17.1; LU 18.2;</b> | <b>BSS</b>          |

# Tree Requirements

Disincentive to smaller/more affordable units

Regulates size at planting, but not size at maturity

However, 1 tree per 500 SF of planting area also required for residential uses in R & C zones

| Current Code   | Proposed Draft   |
|--|--|
| <b>1 tree required per every 4 dwelling units</b>    | <b>2 small species trees or 1 large species tree per 4,000 sqft</b>  |
| <b>24" box trees required</b>                        | <p><u>Small species:</u> 15-30ft tall at maturity</p> <p><u>Large species:</u> ≥30ft tall at maturity</p> <p><b>15-gallon tree/1" caliper required at planting</b></p> |
| <b>Applies to projects with 6 or more units</b>      | <b>Does not apply to projects &lt;4,000 sqft</b>   |
| <b>May be planted on-site or in abutting parkway</b> | <b>May be planted on-site or in abutting parkway</b>   |
| <b>Relief: In-lieu fee</b>                           | <b>Relief: In-lieu fee or request to plant on private property or in street within 1 mile of site (Director's Determination)</b>                                       |

Expands applicability to non-residential projects

Does not penalize efficiency units

Encourages larger trees that provide greater public benefit

Smaller trees at planting are more accessible and have greater survivability

However, 1 large or 2 small trees still required for each 500 SF of planting area, regardless of use

Additional off-site relief option



# Tree Feedback

## Landscape Architects

Addition of tree size standards effectively doubles tree requirement:

Areas of intense development/limited space will always have to use the 2 small species tree option



## Community Forest Advisory Committee

Want to see more protection of existing and mature trees

Want to incentivize trees planted in the ground over trees in planters / over structures

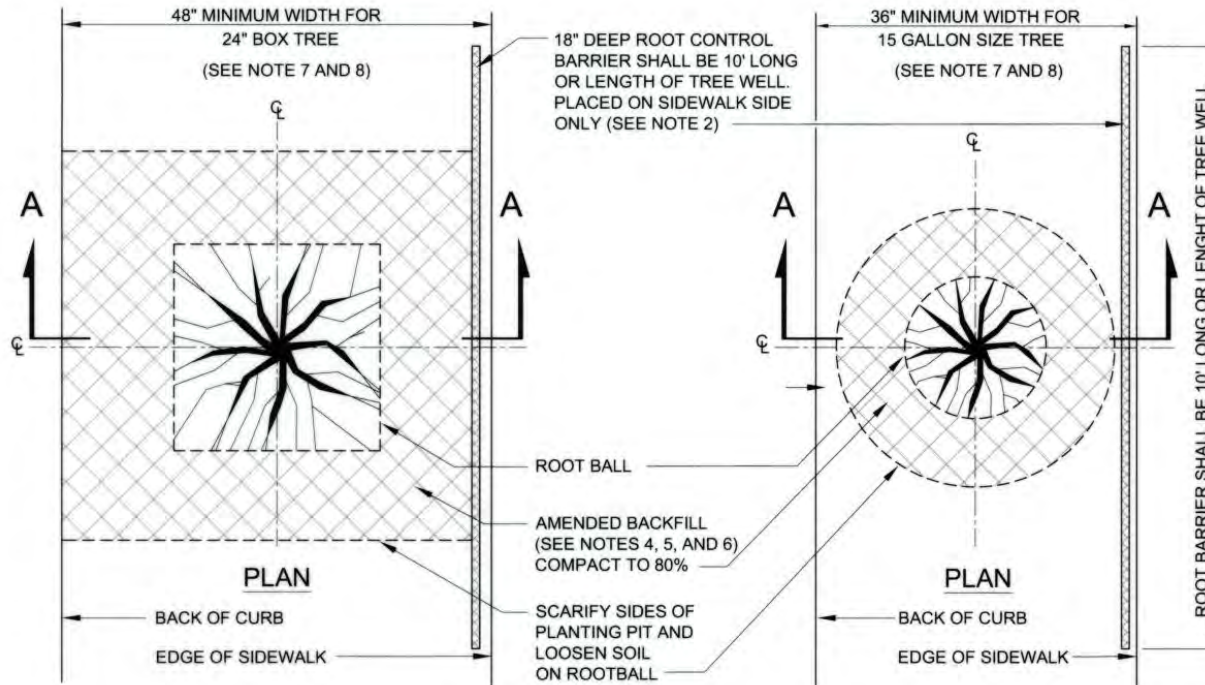


## Changes Reflected in CPC Recommended Draft

Count significant existing trees ( $\geq 12"$  caliper or  $\geq 35'$  height) as 2 large trees

1 small /large tree planted in a pedestrian amenity space or public amenity space counts as 2 small /large required trees

# BOE Tree Planting Standard Plan



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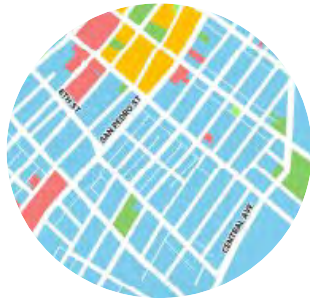
# Skid Row Additional Technical Slides

# Skid Row Planning History



**1891**

Growth of the Rail Industry: SROs & Residential Hotels for Seasonal Workers & Train Crews



**1922**

Introduction of the Euclidean Zoning: Establishment of the "M" Zone



**1900's**

Industrial Development: Led to uses such as Cold Storage, Warehouses & Wholesale Produce Markets alongside SRO's



**1972**

Silver Book Plan: Proposed a plan for a clean slate in the Central City East area to make room for new development

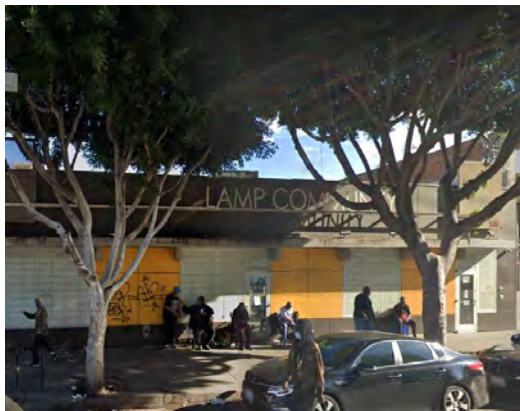


**1976**

Blue Book Plan: The Plan "contained" Skid Row by establishing a boundary to preserve the existing community



# Skid Row Summary



Lamp Community



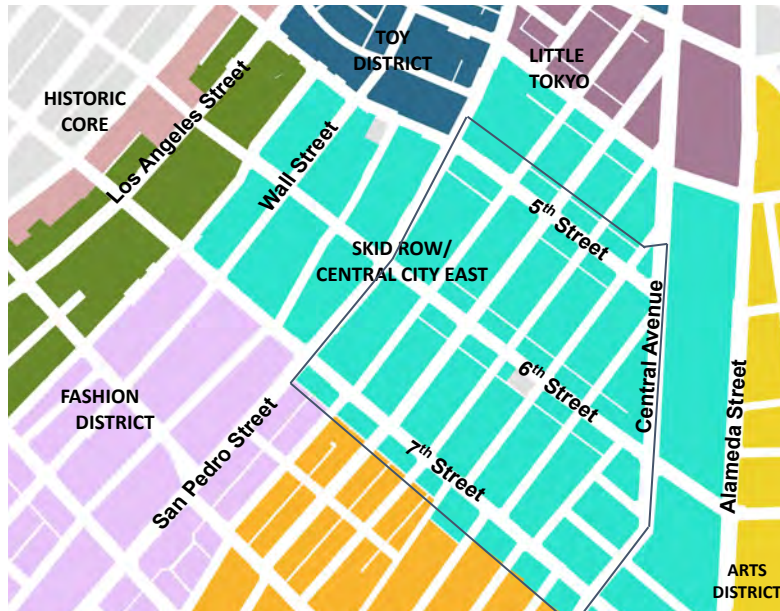
Downtown Women's Center



Skid Row Housing Trust

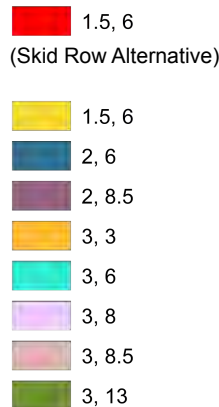
# FAR in Skid Row - Proposed & Alternative

## Plan Proposed FAR



 IX1 Boundary

### Base,Bonus FAR



## Skid Row Alternative

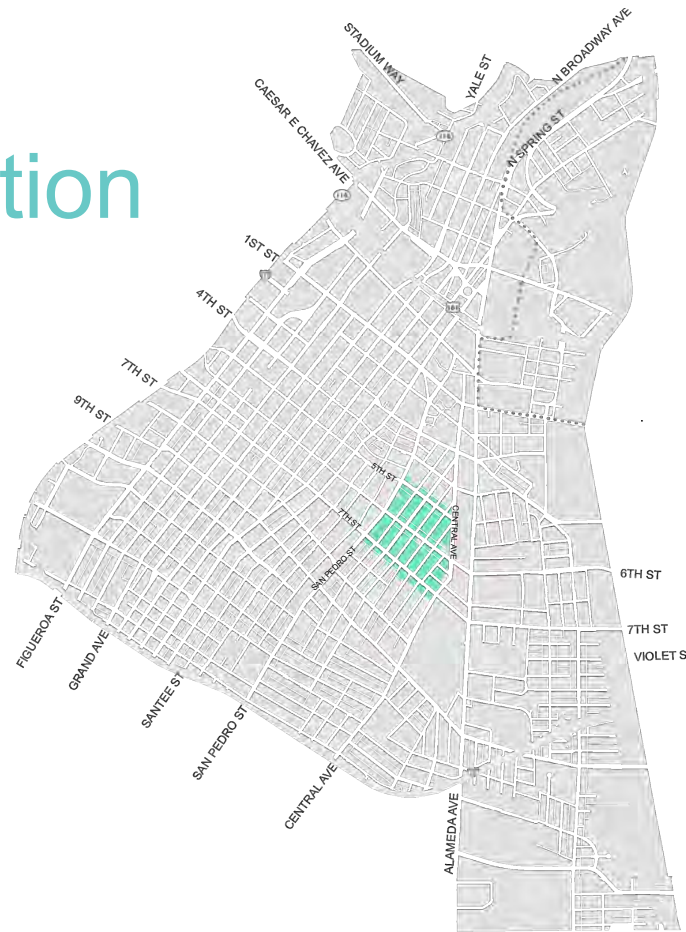


 IX1 Boundary

# CPC Staff Report

## 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

|   | Proposed Plan      | Option B Alternative                    |
|---|--------------------|---|
| Site Area<br>(hypothetical project site)c         | 20,000 Square Feet |   |
| Base FAR  | 3:1                | 1.5:1                                   |
| Maximum Bonus FAR                                 | 6:1                | 6:1                                     |
| Market-Rate Units*<br>(assuming a unit of 600 sf) | -                  | 172                                     |
| Affordable Units*                                 | 200                | 28**<br>(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

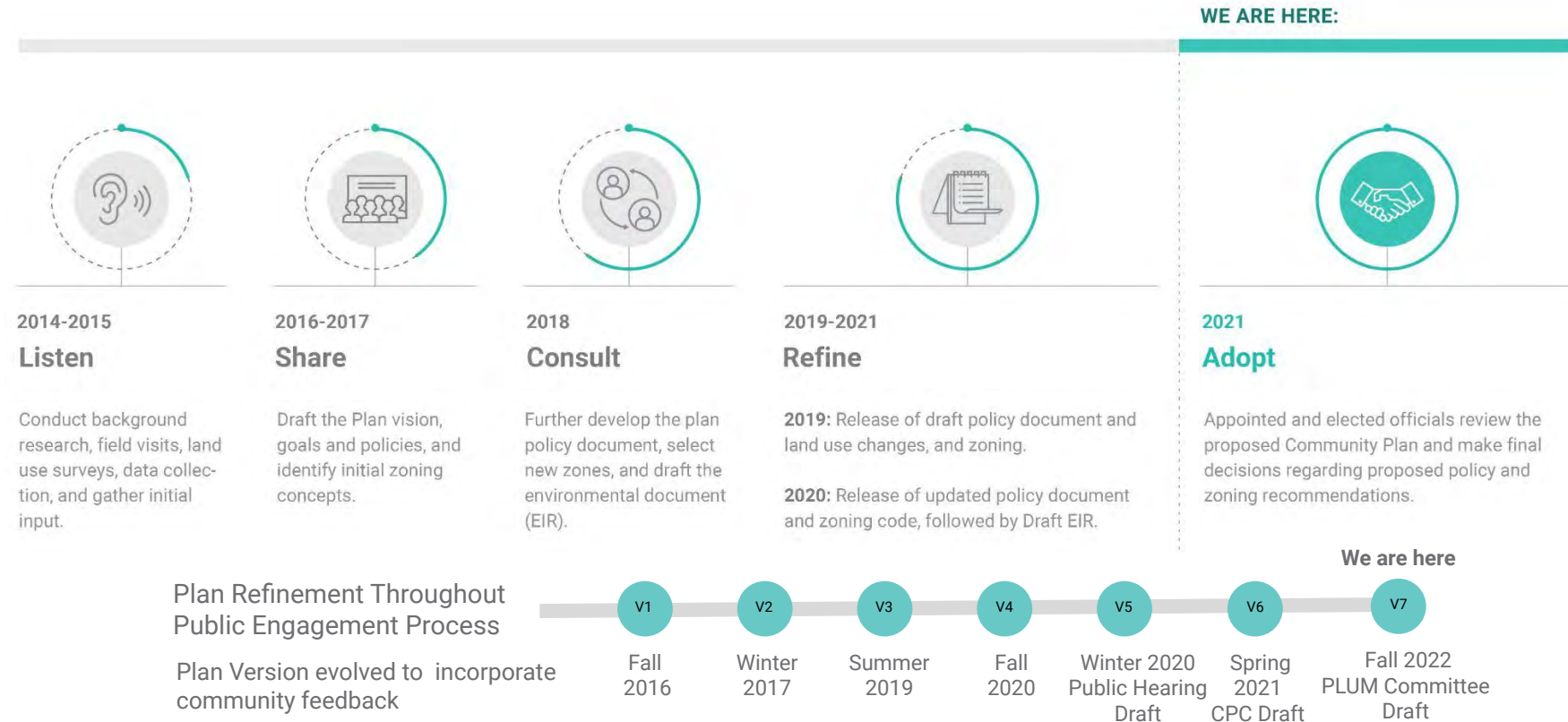
- 555 Crocker and 600 S. San Pedro (in IX1 area)
- 678 units, 100% Affordable
- 3 year entitlement process
- Project had to seek a General Plan amendment, a Zone Change, and had to undergo Site Plan Review
- Project was subject to CEQA



An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. The scene is bathed in the warm, orange glow of a sunset or sunrise, with the sun low on the horizon to the left. In the background, rolling hills and mountains are visible under a clear sky. A thick white horizontal line is positioned above the title text.

# Plan Timeline

# Plan Process Timeline





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# New Zoning Code

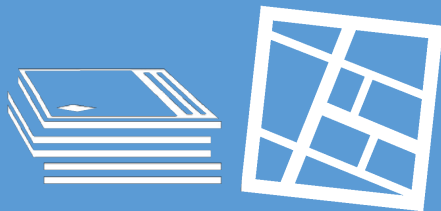


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# Background

# The Vision and the Tools

## PLANS



Created by Yamin Ahluwalia  
from Noun Project

Created by M. S. B. B. B.  
from Noun Project

- Engaged community vision
- Various types of plans (General, Community, Specific, etc.)
- Policies and implementation strategies
- Land Use and Zoning Maps

## ZONING CODE

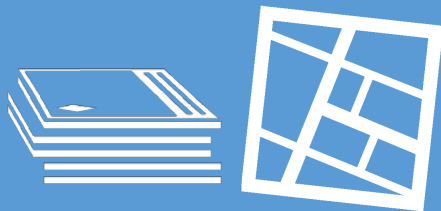


Created by Brian E. B.  
from Noun Project

- Implementation tools for plans
- Regulations that control development
  - Use
  - Form
  - Intensity

# Plan versus Code Example

## PLANS



Created by Yamin Ahluwalia  
from Noun Project

Created by M. S. B. B. B.  
from Noun Project

- Expand areas where housing is allowed

## ZONING CODE



Created by Brian Blair  
from Noun Project

- New Code introduces wider range of mixed-use Districts
  - Residential-Mixed Districts
  - Commercial-Mixed Districts
  - Industrial-Mixed Districts

# Background on Current Zoning Code

- Zoning Code last comprehensively updated in **1946**
- Regulations are scattered throughout the Code
- Our approach to zoning today:
  - Reactive instead of proactive
  - Ad hoc and incremental
  - Solutions to problems in one area may create new problems in others
  - Time-consuming
- Hinders our ability to implement adopted plans effectively

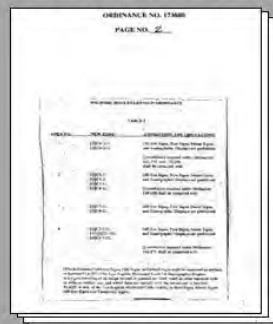




# CURRENT ZONING

## [Q]C2-2D-CDO

### QUALIFIED CONDITIONS



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

### ZONE CLASS (LAMC)

Commercial  
Zone:  
*Permitted Uses*  
*Setbacks*  
*Lot Standards*

### HEIGHT DISTRICT

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

### Other LAMC Provisions

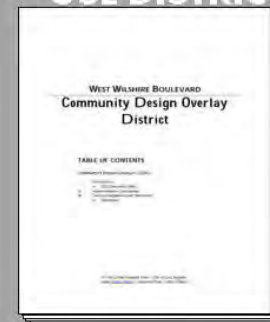
Section 12.21 – General Provision  
*Parking, Open Space, Walls/Fences*  
Section 12.22 – General Exceptions  
Section 12.24 – Conditional Use  
Section 12.37 – Dedication and  
Improvement  
Article 4.4 – Signs

### DEVELOPMENT LIMITATIONS



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

### SUPPLEMENTAL USE DISTRICT



28 Pages of Design  
Standards:  
*Building, Pedestrian,*  
*Open Space, Circulation,*  
*Parking, Landscaping,*  
*Signs*

# Objectives for the New Zoning Code

- Tools to implement wide range of community visions
- Structured to align with contemporary planning needs and objectives
- Adaptable to current and future policy needs
- Unbundling of regulations for built environment from activities allowed on a site and other requirements
- Primary source for zoning regulations
- Visual, easy to understand and navigate
- Incorporation of existing design guidelines into objective standards

# Background on New Zoning Code

- Effort was initiated under the re:code LA Program in July 2013, and has been an engaged community process
- New Zoning Code will be applied through the Community Plan Update Process and new districts or provisions can be introduced as needed
- We will have 2 Zoning Codes until all property in the City is rezoned with the new Code

## ZONING ADVISORY COMMITTEE

- Stakeholders representing different groups & regions of Los Angeles  
(community activists, architects, professors, consultants, etc.)



## TECHNICAL ADVISORY COMMITTEE

- Interdepartmental representatives



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# Overview of New Zoning Code



# Translated Zoning

[Q]C2-2D-CDO



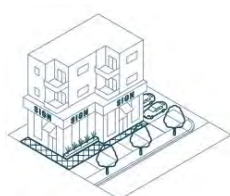
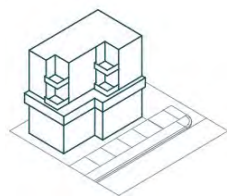
[**MB3** – **SH1-1**] [**CX3** - **4**]

## New Zoning System Facilitates Access to the Same Regulations

- centralized
- summarized (as little as 16 pages in this example)
- digestible
- easier to navigate
- design standards integrated into base zoning



# New Zoning System



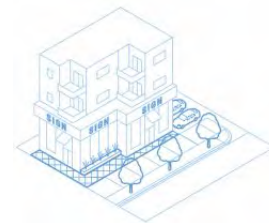
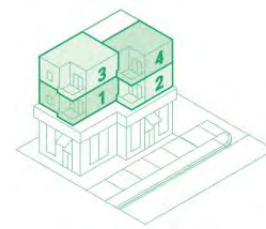
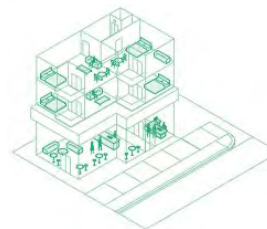
## [FORM FRONTAGE STANDARDS]

Building Size

Relationship  
to the Street

Development  
Standards

**Built Environment**



## [USE DENSITY]

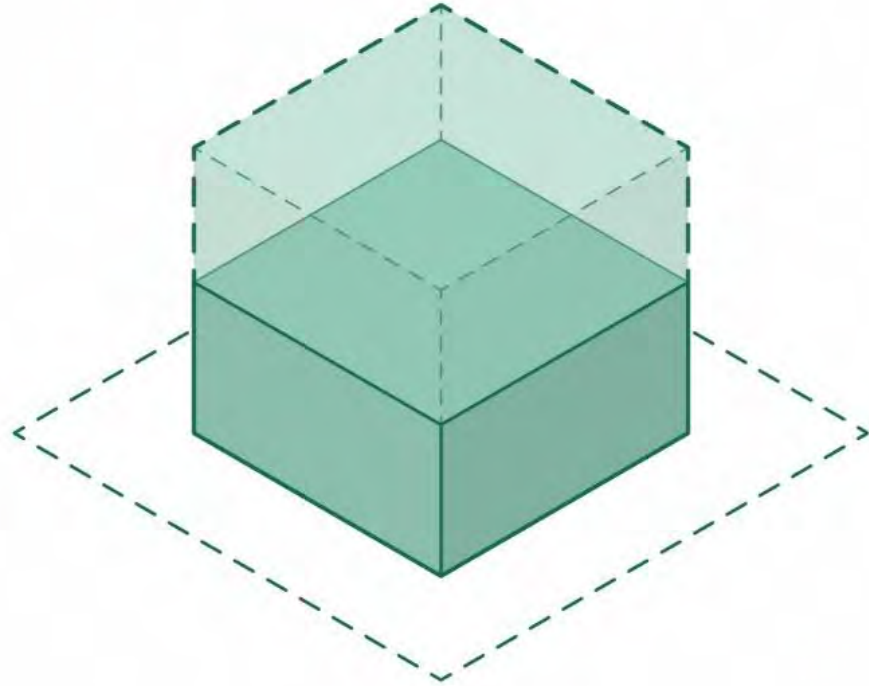
Permitted  
Uses

Number  
of Units

**Activity**

## [OVERLAY]

Supplemental  
Standards



## Form Districts

What should the scale of buildings be in the neighborhood?

# Form Districts

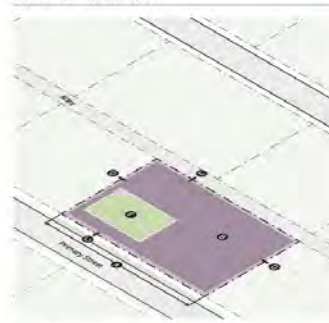
## [FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

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

FORM - FRONTAGE - STANDARDS | USE - DENSITY |  
- Mid-Rise Broad Form Districts -

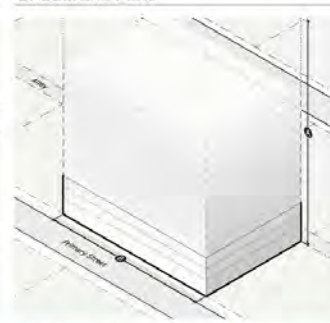
### SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

#### A. Lot Parameters



| 1. LOT SIZE                     |     | 2B.14.3.1 |
|---------------------------------|-----|-----------|
| Lot area (min)                  | n/a |           |
| A Lot width (min)               | 25' |           |
| 2. COVERAGE                     |     | 2B.14.3.2 |
| B Building coverage (max)       | 90% |           |
| Building setbacks               |     |           |
| C Primary street (min)          | 0'  |           |
| Side street (min)               | 0'  |           |
| D Side (min)                    | 0'  |           |
| Rear (min)                      | 0'  |           |
| E Alley (min)                   | 0'  |           |
| Special: All (min)              | 0'  |           |
| 3. AMENITY                      |     | 2B.14.3.3 |
| F Lot amenity space (min)       | 15% |           |
| Residential amenity space (min) | 10% |           |

#### B. Bulk and Mass



| 1. FAR & HEIGHT        |      | 2B.14.3.4 |
|------------------------|------|-----------|
| Base FAR (max)         | 1.5  |           |
| A Height (max)         | n/a  |           |
| Bonus FAR (max)        | 6.0  |           |
| 2. BUILDING MASS       |      | 2B.14.3.5 |
| B Building width (max) | 280' |           |
| Building break (min)   | 25'  |           |



# Form in DTLA



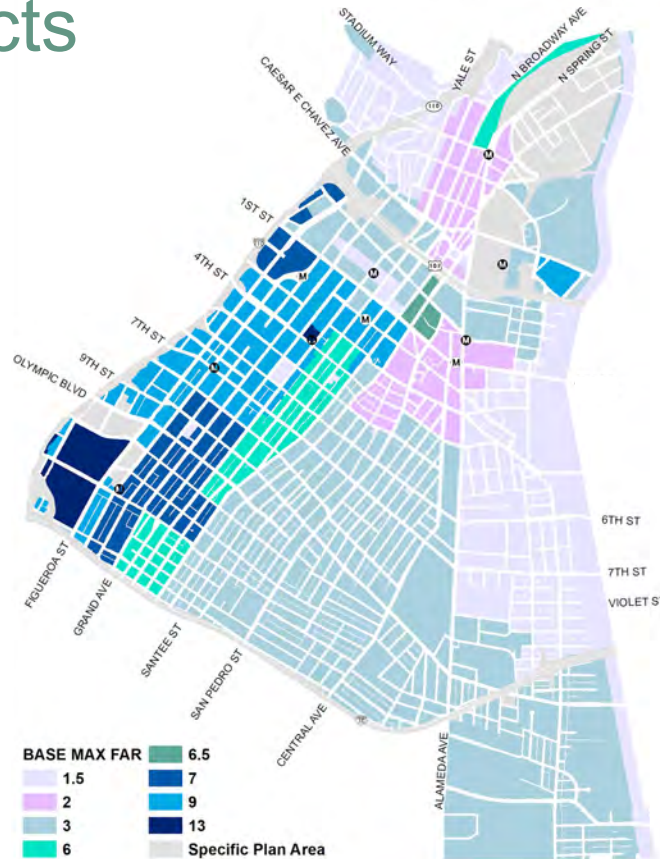
Upper Story Setbacks



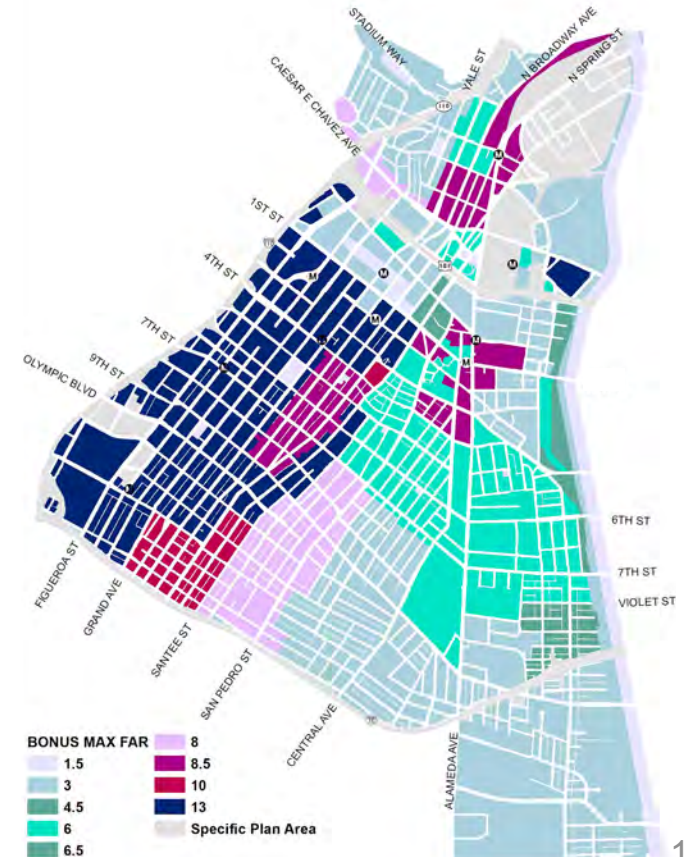
Building Breaks

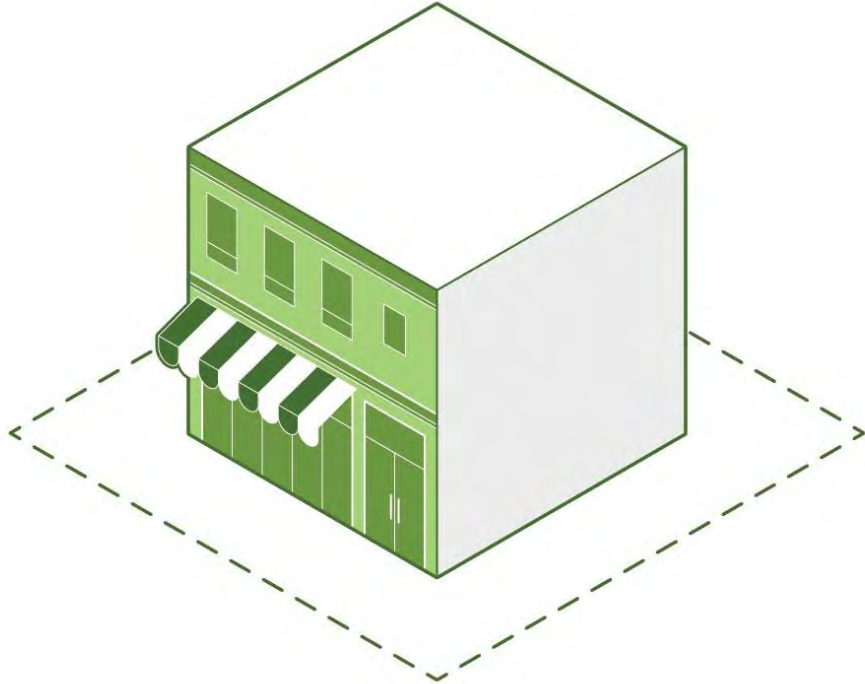
# Form Districts

BASE MAXIMUM  
DEVELOPMENT POTENTIAL



BONUS MAXIMUM  
DEVELOPMENT POTENTIAL





# 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 [FORM-FRONTAGE-STANDARDS]  
- Shopfront Frontages -

SEC. 38.4.1. SHOPFRONT 1 (SH1)

**A. Lot**

**B. Facade**

|  | Primary | Side |
|--|---------|------|
| <b>BUILD-TO</b>                          |         |      |
| Applicable stories (min)                 | 5       | 5    |
| A Build-to depth (max)                   | 5'      | 10'  |
| B Build-to width (min)                   | 90%     | 70%  |
| C Pedestrian amenity allowance (max)     | 20%     | 10%  |
| <b>PARKING</b>                           |         |      |
| D Parking setback (min)                  | 20'     | 5'   |
| <b>LANDSCAPING</b>                       |         |      |
| Frontage planting area (min)             | 30%     | 50%  |
| Frontage yard fence & wall type allowed: | A2      | A2   |

|                                    | Primary  | Side     |
|------------------------------------|----------|----------|
| <b>TRANSPARENCY</b>                |          |          |
| A Ground story (min)               | 70%      | 50%      |
| B Upper stories (min)              | 30%      | 30%      |
| C Active wall spacing (max)        | 15'      | 25'      |
| <b>ENTRANCES</b>                   |          |          |
| D Street-facing entrance           | Required | Required |
| E Entrance spacing (max)           | 50'      | 75'      |
| F Required entry feature           | No       | No       |
| <b>GROUND STORY</b>                |          |          |
| G Ground story height (min)        |          |          |
| Residential                        | 16'      | 16'      |
| Nonresidential                     | 16'      | 16'      |
| H Ground floor elevation (min/max) |          |          |
| Residential                        | -2' / 2' | -2' / 2' |
| Nonresidential                     | -2' / 2' | -2' / 2' |

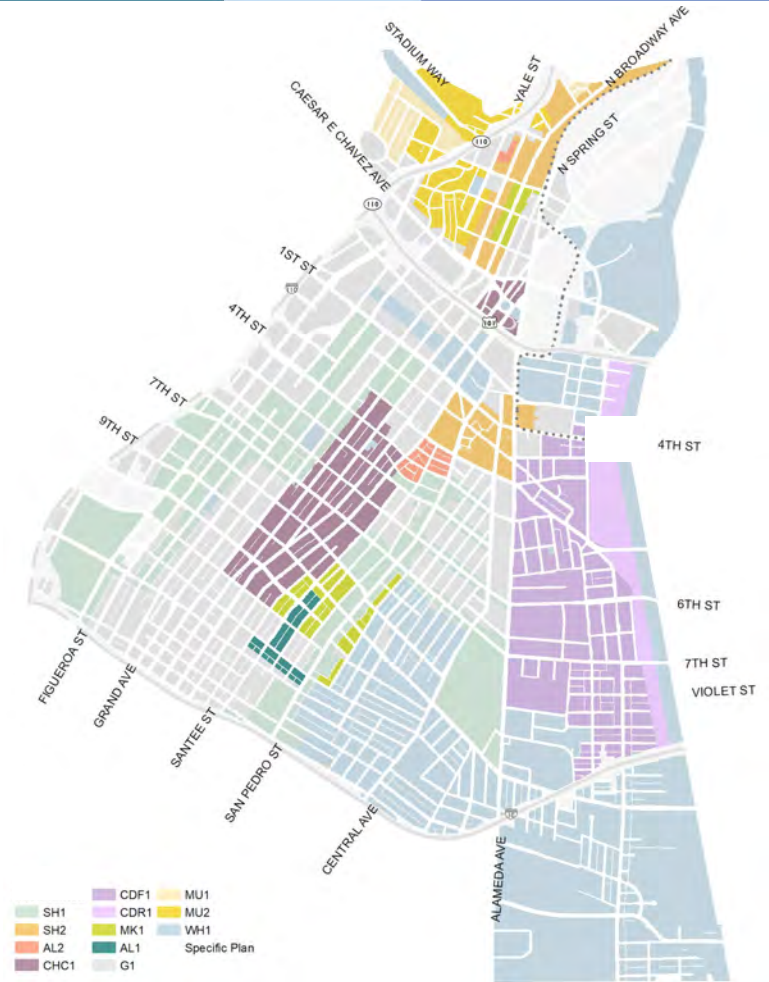
City of Los Angeles Zoning Code | 3-25

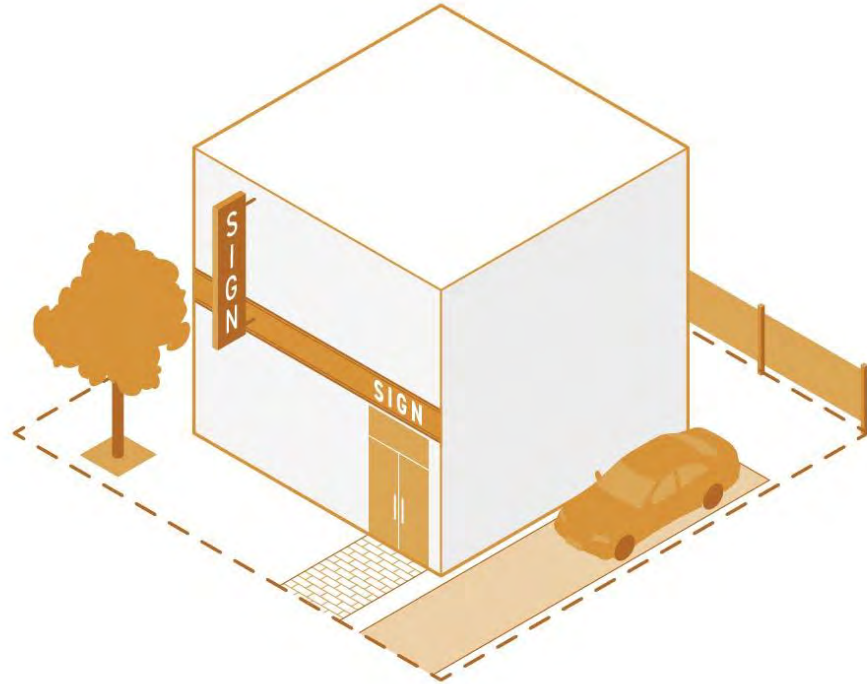


# Frontage in DTLA



# Frontage in DTLA





## Development Standards Districts

What should the site characteristics be in the neighborhood?

# Development Standards Districts

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

- 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. 4B.5. DISTRICT 5

#### SEC. 4B.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. 4B.5.2. STANDARDS

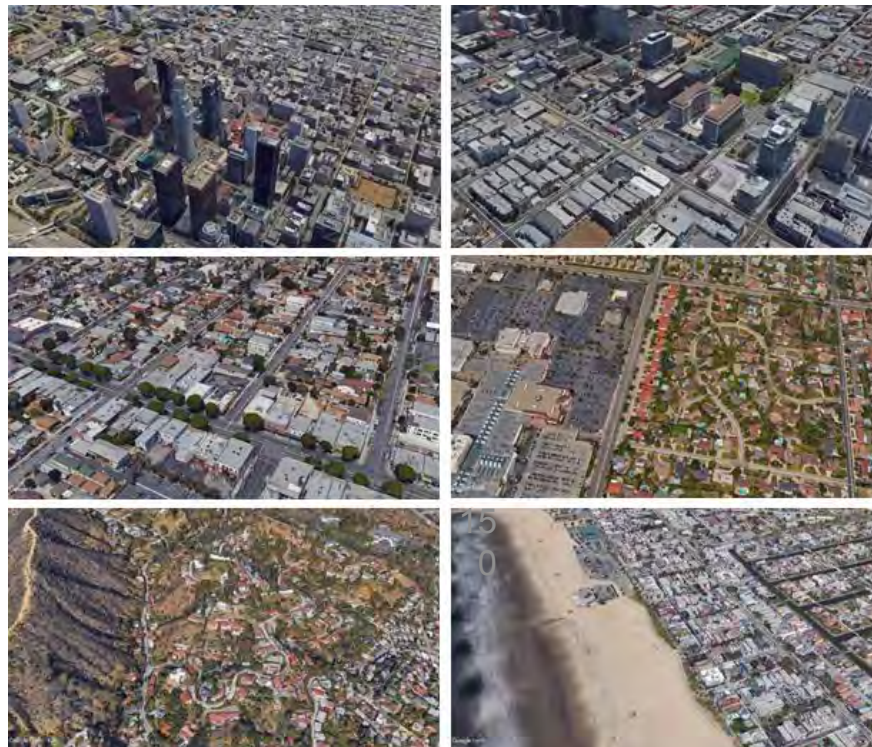
| STANDARD  | FRONTAGE    | STANDARDS | USE | DENSITY |
|---|-------------|-----------|-----|---------|
| - District 5 -  |             |           |     |         |
| <b>PEDESTRIAN ACCESS</b>                                |             |           |     |         |
| Pedestrian access package                               |             | Package 1 |     |         |
| <b>AUTOMOBILE ACCESS</b>                                |             |           |     |         |
| Automobile access package                               |             | Package 1 |     |         |
| <b>AUTOMOBILE PARKING</b>                               |             |           |     |         |
| Required parking stalls                                 |             | Package A |     |         |
| Exempt change of use, non residential tenant size (max) |             | n/a       |     |         |
| <b>Parking structure design</b>                         |             |           |     |         |
|   | Primary St. | Side St.  |     |         |
| Parking Garage  |             |           |     |         |
| Ground Story  | Wrapped     | Wrapped   |     |         |
| Upper Stories   | Adaptable   | Adaptable |     |         |
| Integrated Parking                                      |             |           |     |         |
| Ground Story  | Wrapped     | Wrapped   |     |         |
| Upper Stories   | Wrapped     | Adaptable |     |         |
| <b>SIGNS</b>  |             |           |     |         |
| Sign package  |             | 2         |     |         |
| <b>DEVELOPMENT REVIEW</b>                               |             |           |     |         |
| Development review threshold                            |             | Package 2 |     |         |

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

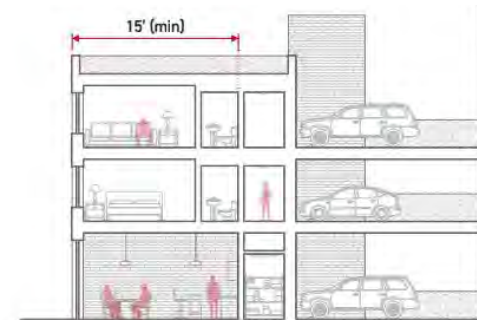


# Development Standards

- 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

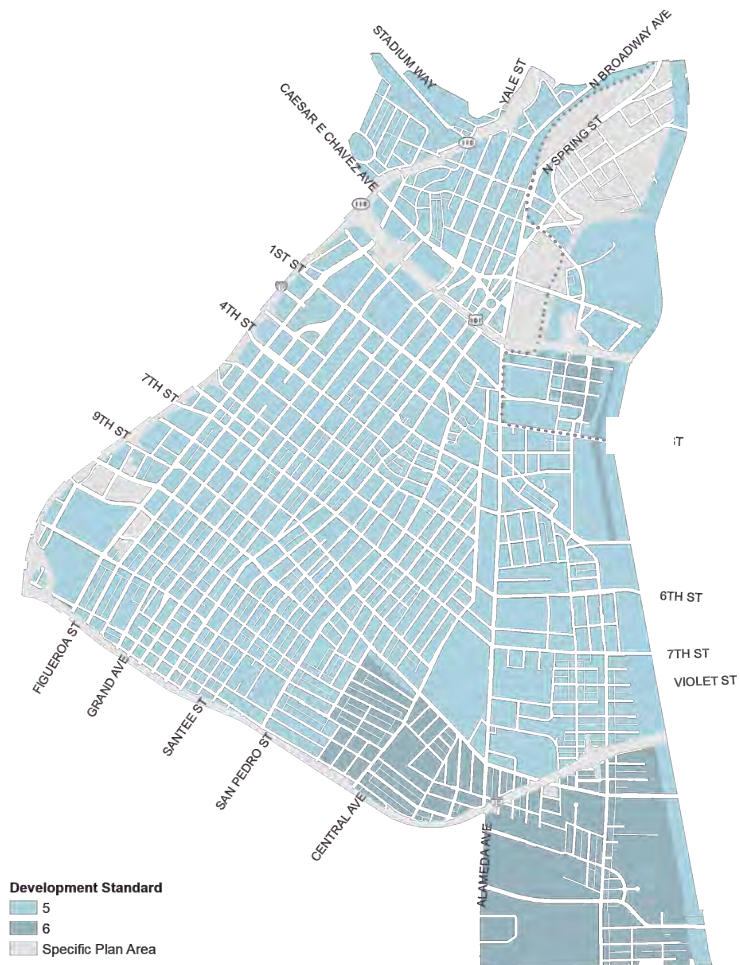


# Development Standards in DTLA

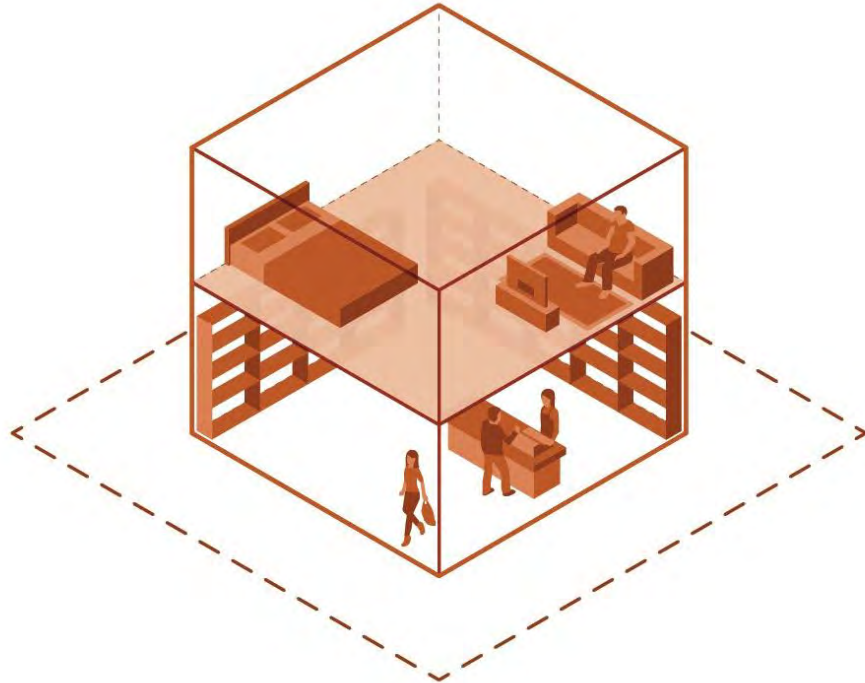


# Development Standards in DTLA

- 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

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

- Grouped system – retail, personal services, dwelling, schools
  - Uses are only separated out if they are regulated differently
- Each Use District has permission levels for every use:
 

|    |                          |
|----|--------------------------|
| P  | Permitted                |
| P* | Permitted with Standards |
| C  | Conditional              |
| -- | Not Permitted            |
- Use standards organized into tables to reference a consistent set of rules – minimize unnecessary variation.

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]  
- Commercial-Mixed Districts -

### SEC. 58.5.3. 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, mixing housing with small and large-scale commercial amenities and services.

#### B. Allowed Uses & Use Limitations

| Use                          | Permission | Use Standard                    | Specification   |
|------------------------------|------------|---------------------------------|---|
| <b>RESIDENTIAL</b>           |            |                                 |   |
| Dwelling                     | P          |                                 |   |
| Household Business:          |            |                                 |   |
| Family Child Care            | P*         | In conjunction with:            | Dwelling  |
|                              |            | In conjunction with:            | Dwelling  |
|                              |            | Hours of operation (early/late) | 8AM/8PM   |
| Home Occupation              | P*         | Client visits per hour (max)    | 1   |
|                              |            | Supplemental standards          | Sec. 58.5.3.C.1   |
| Home Sharing                 | P*         | In conjunction with:            | Dwelling  |
|                              |            | Special use program             | Sec. 5C.4.4   |
|                              |            | Designated work space:          |   |
|                              |            | Work space area (min/max)       | 10%/50%   |
| Joint Living & Work Quarters | P*         | Workspace uses                  | <ul style="list-style-type: none"> <li>Office</li> <li>Personal Services: General</li> <li>Manufacturing, Light: General</li> <li>Manufacturing, Light: Artistic &amp; Artisanal</li> </ul> |
|                              |            | Unit size (min avg.)            | 750 SF  |
|                              |            | Designated work space           |   |
|                              |            | Work space area (min/max)       | 48%/50%   |
|                              |            | Work space dimensions (min)     | 10' X 15'   |
| Live/Work                    | P*         | Workspace uses                  | <ul style="list-style-type: none"> <li>Office</li> <li>Personal Services: General</li> <li>Manufacturing, Light: General</li> <li>Manufacturing, Light: Artistic &amp; Artisanal</li> </ul> |
|                              |            | Open plan area (min)            | 70%   |
| Mobilehome Park              | --         |                                 |   |
| Supportive Housing:          |            |                                 |   |
| General                      | P          |                                 |   |
| Medical Care                 | P          |                                 |   |
| Non-medical                  | P          |                                 |   |
| Transitional Shelter         | P          |                                 |   |

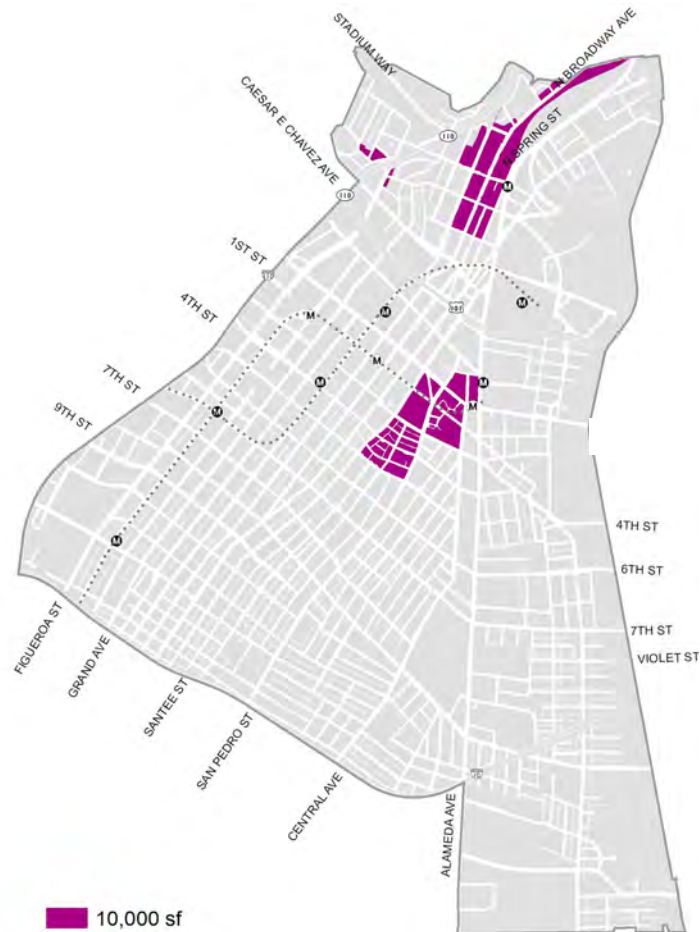
KEY: "P" = Permitted Use; "--" = Use Not Permitted; "\*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

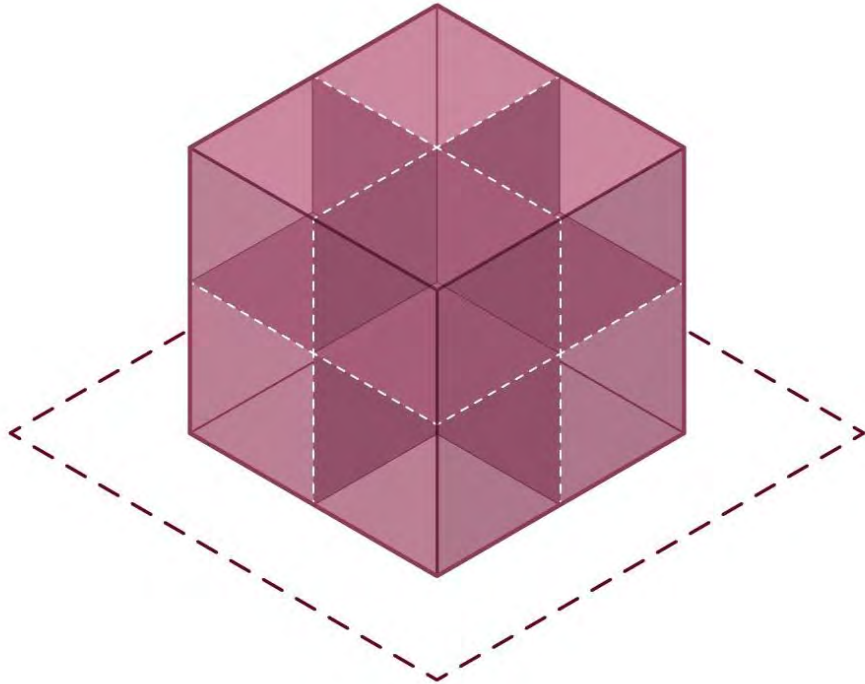
# Use in DTLA



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

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

- 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

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

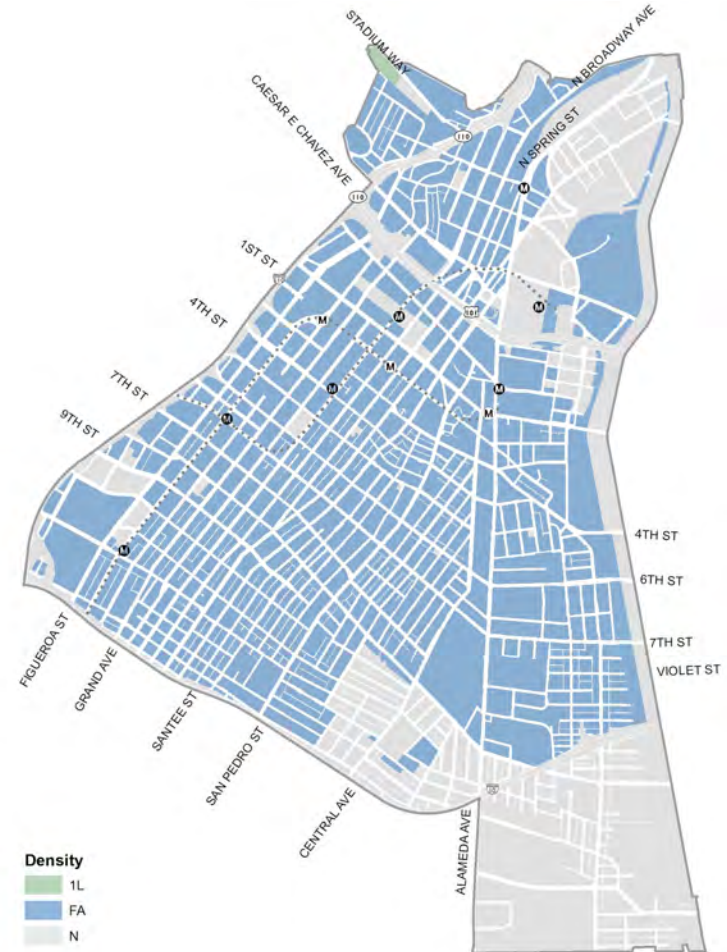
### SEC. 68.1.2. LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 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.

| LOT AREA-BASED DISTRICTS |   |  |
|--------------------------|---|--|
| Density District         | Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2 | Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3 |
| FA                       | Limited by Floor Area                                     | Limited by Floor Area                                      |
| 2                        | 200   | 100  |
| 3                        | 300   | 150  |
| 4                        | 400   | 200  |
| 6                        | 600   | 300  |
| 8                        | 800   | 400  |
| 10                       | 1000  | 500  |
| 12                       | 1200  | 600  |
| 15                       | 1500  | 750  |
| 20                       | 2000  | 1000   |
| 25                       | 2500  | 1250   |
| 30                       | 3000  | 1500   |
| 40                       | 4000  | 2000   |
| 50                       | 5000  | 2500   |
| 60                       | 6000  | 3000   |
| N                        | Not Permitted   | Not Permitted  |



# 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

**Article 15.** Fees

# District Article Structure

## PART A: INTRODUCTION

### DIV. 2A.1 ORIENTATION

#### SEC. 2A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:



The Form District is a separate and independent component of each zone.

#### SEC. 2A.1.2. HOW TO USE ARTICLE 2 (FORM)

##### A. Identify the Applied Form District

The first component in a zone string identifies the Form District applied to a property.

##### B. Form District Standards

Form Districts standards are outlined in Part 2B. (Form Districts). Each Form District page identifies the standards specific to that Form District.

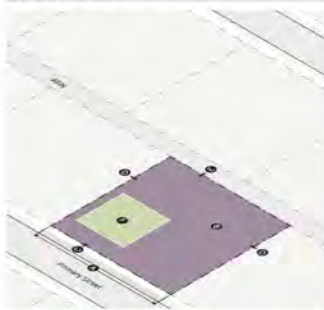
##### C. Interpreting Form District Standards

Each standard on a Form District page in Part 2B. (Form Districts) provides a reference to Part 2C. (Form Rules) where the standard is explained in detail.

## PART B: DISTRICTS

### SEC. 2B.9.1. LOW-RISE MEDIUM 1 (LM1)

#### A. Lot Parameters



| 1. LOT SIZE                     |      |     |
|---------------------------------|------|-----|
| Lot area (min)                  |      | n/a |
| Lot width (min)                 | 25'  |     |
| 2. COVERAGE                     |      |     |
| Building coverage (max)         | 100% |     |
| Building setbacks               |      |     |
| Primary street (min)            | 0'   |     |
| Side street (min)               | 0'   |     |
| Side (min)                      | 0'   |     |
| Rear (min)                      | 0'   |     |
| Alley (min)                     | 0'   |     |
| Special: All (min)              | 0'   |     |
| 3. AMENITY                      |      |     |
| Lot amenity space (min)         | 15%  |     |
| Residential amenity space (min) | 10%  |     |

#### B. Bulk and Mass



| 1. FAR & HEIGHT               |      |  |
|-------------------------------|------|--|
| Base FAR (max)                | 1.5  |  |
| Base height in stories (max)  | 8    |  |
| Bonus FAR (max)               | 3.0  |  |
| Bonus height in stories (max) | 10   |  |
| 2. BUILDING MASS              |      |  |
| Building width (max)          | 160' |  |
| Building break (min)          | 15'  |  |

## PART C: RULES

### DIV. 2C.1 LOT SIZE

#### SEC. 2C.1.1 LOT AREA

The total area within the boundaries of a lot.

##### A. Intent

To ensure that newly established lots are consistent in size with surrounding lots.

##### B. Applicability

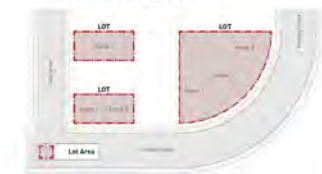
Minimum lot area requirements apply to all lots.

##### C. Standards

- No lot may have an area less than the minimum specified in the applied Form District (Part 2B).
- For the purpose of meeting minimum lot size standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Building and Safety.

##### D. Measurement

- Lot area is measured as the total area within the boundary of a lot, measured horizontally.
- Lot area includes all portions of a lot allocated for required easements.
- Lot area does not include portions of a lot required for land dedication with the exception of required street corner dedications and dedications for street widening according to Sec. 101.8 (Lots Affected By Street Widening).



# Anatomy of a Rule

## General Structure

### A. Intent

### B. Applicability

### C. Standards

### D. Measurement

### E. Exceptions

### F. Relief

**FRONTAGE** - Build-To -

**SEC. 3C.1.2 BUILD-TO DEPTH**

The depth of the build-to zone: The build-to zone is the area on a lot starting at the minimum building setback and continuing inward for the maximum build-to depth for the full width of the lot. A building is required to occupy the build-to zone for the required minimum build-to width.

**A. Intent**

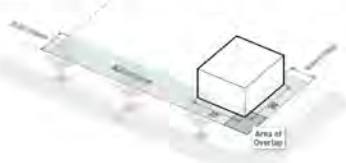
To regulate the placement of buildings along the public realm such that buildings frame the public realm with a consistent street wall.

**B. Applicability**

Build-to depth standards apply to all portions of buildings and structures required to satisfy minimum build-to width and applicable stories standards.

**C. Standards**

1. The build-to zone shall be no deeper than the maximum build-to depth specified by the applied Frontage District (Part 3B).
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.
3. Once the minimum build-to width standard has been satisfied, buildings and structures may occupy the area behind the build-to zone.
4. On a corner lot where intersecting frontage lot lines have build-to requirements, a building shall occupy the portion of the lot area where the build-to zones of the two intersecting frontage lot lines overlap, as described below:
  - a. The building shall occupy the build-to zones for both frontage lot lines for a minimum of 30 feet from the corner. Distance is measured away from the corner, starting at the edge of the building occupying the area of overlap, parallel to the frontage lot line. This building width counts toward the required build-to width for both frontage lot lines.
  - b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See Sec. 3C.2.4. (Pedestrian Amenity Allowance).




PROPOSED DRAFT June 2, 2021 City of Los Angeles Zoning Code 3-51

**FRONTAGE** - Build-To -

**D. Measurement**

1. The build-to depth is measured perpendicular to the frontage lot line starting from the minimum building setback and continuing inward away from the frontage lot line.
2. Where a lot includes an easement that abuts the frontage lot line and the easement is deeper than the minimum building setback, the applicant may choose to measure the required build-to depth from the interior edge of the easement rather than the lot line.




**E. Exceptions**

See Sec. 3C.1.4. (Pedestrian Amenity Allowance).

**F. Relief**

1. To preserve existing trees, the Zoning Administrator may grant relief from the maximum build-to depth, increasing the build-to depth a maximum of 30 feet for the minimum width necessary to protect the tree, pursuant to Section 13B.5.2. (Adjustment).



2. An increase in build-to depth of 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
3. A deviation from maximum build-to depth may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

3-52 City of Los Angeles Zoning Code June 2, 2021 PROPOSED DRAFT



# WebCode System

The screenshot shows the Los Angeles City Planning website's 'Zoning Code' page. The header includes the Los Angeles City Planning logo, a navigation menu with 'ZONING CODE', 'BROWSE', 'REPORT', 'FAQS', and 'ABOUT', and social media icons. The main content area features three cards: 'Search the Zoning Code and common questions.' with a search bar, 'Browse the Los Angeles Zoning Code.' with a 'BROWSE' button, and 'See the Zoning regulations for a specific property' with a location input field showing 'Example 421 N Vista St.'.

LOS ANGELES

311

CITY PLANNING

ZONING CODE BROWSE REPORT FAQS ABOUT

City Planning > Zoning > Zoning Code

Search the Zoning Code and common questions.

Search the Zoning Code

Browse the Los Angeles Zoning Code.

BROWSE

See the Zoning regulations for a specific property

Example 421 N Vista St.

## Density District

1 Page

| LOT AREA-BASED DISTRICTS |  |                 |  |
|--------------------------|--|-----------------|--|
| Density District         | Lot Area per Household (Minimum - Maximum) |                 | Lot Area per Household (Minimum - Maximum) |
|                          | FA   | FA              | FA   |
| 1                        | 1,000 - 1,500                              | 1,000 - 1,500   | 1,000 - 1,500                              |
| 2                        | 1,500 - 2,000                              | 1,500 - 2,000   | 1,500 - 2,000                              |
| 3                        | 2,000 - 2,500                              | 2,000 - 2,500   | 2,000 - 2,500                              |
| 4                        | 2,500 - 3,000                              | 2,500 - 3,000   | 2,500 - 3,000                              |
| 5                        | 3,000 - 3,500                              | 3,000 - 3,500   | 3,000 - 3,500                              |
| 6                        | 3,500 - 4,000                              | 3,500 - 4,000   | 3,500 - 4,000                              |
| 7                        | 4,000 - 4,500                              | 4,000 - 4,500   | 4,000 - 4,500                              |
| 8                        | 4,500 - 5,000                              | 4,500 - 5,000   | 4,500 - 5,000                              |
| 9                        | 5,000 - 5,500                              | 5,000 - 5,500   | 5,000 - 5,500                              |
| 10                       | 5,500 - 6,000                              | 5,500 - 6,000   | 5,500 - 6,000                              |
| 11                       | 6,000 - 6,500                              | 6,000 - 6,500   | 6,000 - 6,500                              |
| 12                       | 6,500 - 7,000                              | 6,500 - 7,000   | 6,500 - 7,000                              |
| 13                       | 7,000 - 7,500                              | 7,000 - 7,500   | 7,000 - 7,500                              |
| 14                       | 7,500 - 8,000                              | 7,500 - 8,000   | 7,500 - 8,000                              |
| 15                       | 8,000 - 8,500                              | 8,000 - 8,500   | 8,000 - 8,500                              |
| 16                       | 8,500 - 9,000                              | 8,500 - 9,000   | 8,500 - 9,000                              |
| 17                       | 9,000 - 9,500                              | 9,000 - 9,500   | 9,000 - 9,500                              |
| 18                       | 9,500 - 10,000                             | 9,500 - 10,000  | 9,500 - 10,000                             |
| 19                       | 10,000 - 10,500                            | 10,000 - 10,500 | 10,000 - 10,500                            |
| 20                       | 10,500 - 11,000                            | 10,500 - 11,000 | 10,500 - 11,000                            |
| 21                       | 11,000 - 11,500                            | 11,000 - 11,500 | 11,000 - 11,500                            |
| 22                       | 11,500 - 12,000                            | 11,500 - 12,000 | 11,500 - 12,000                            |
| 23                       | 12,000 - 12,500                            | 12,000 - 12,500 | 12,000 - 12,500                            |
| 24                       | 12,500 - 13,000                            | 12,500 - 13,000 | 12,500 - 13,000                            |
| 25                       | 13,000 - 13,500                            | 13,000 - 13,500 | 13,000 - 13,500                            |
| 26                       | 13,500 - 14,000                            | 13,500 - 14,000 | 13,500 - 14,000                            |
| 27                       | 14,000 - 14,500                            | 14,000 - 14,500 | 14,000 - 14,500                            |
| 28                       | 14,500 - 15,000                            | 14,500 - 15,000 | 14,500 - 15,000                            |
| 29                       | 15,000 - 15,500                            | 15,000 - 15,500 | 15,000 - 15,500                            |
| 30                       | 15,500 - 16,000                            | 15,500 - 16,000 | 15,500 - 16,000                            |
| 31                       | 16,000 - 16,500                            | 16,000 - 16,500 | 16,000 - 16,500                            |
| 32                       | 16,500 - 17,000                            | 16,500 - 17,000 | 16,500 - 17,000                            |
| 33                       | 17,000 - 17,500                            | 17,000 - 17,500 | 17,000 - 17,500                            |
| 34                       | 17,500 - 18,000                            | 17,500 - 18,000 | 17,500 - 18,000                            |
| 35                       | 18,000 - 18,500                            | 18,000 - 18,500 | 18,000 - 18,500                            |
| 36                       | 18,500 - 19,000                            | 18,500 - 19,000 | 18,500 - 19,000                            |
| 37                       | 19,000 - 19,500                            | 19,000 - 19,500 | 19,000 - 19,500                            |
| 38                       | 19,500 - 20,000                            | 19,500 - 20,000 | 19,500 - 20,000                            |
| 39                       | 20,000 - 20,500                            | 20,000 - 20,500 | 20,000 - 20,500                            |
| 40                       | 20,500 - 21,000                            | 20,500 - 21,000 | 20,500 - 21,000                            |
| 41                       | 21,000 - 21,500                            | 21,000 - 21,500 | 21,000 - 21,500                            |
| 42                       | 21,500 - 22,000                            | 21,500 - 22,000 | 21,500 - 22,000                            |
| 43                       | 22,000 - 22,500                            | 22,000 - 22,500 | 22,000 - 22,500                            |
| 44                       | 22,500 - 23,000                            | 22,500 - 23,000 | 22,500 - 23,000                            |
| 45                       | 23,000 - 23,500                            | 23,000 - 23,500 | 23,000 - 23,500                            |
| 46                       | 23,500 - 24,000                            | 23,500 - 24,000 | 23,500 - 24,000                            |
| 47                       | 24,000 - 24,500                            | 24,000 - 24,500 | 24,000 - 24,500                            |
| 48                       | 24,500 - 25,000                            | 24,500 - 25,000 | 24,500 - 25,000                            |
| 49                       | 25,000 - 25,500                            | 25,000 - 25,500 | 25,000 - 25,500                            |
| 50                       | 25,500 - 26,000                            | 25,500 - 26,000 | 25,500 - 26,000                            |
| 51                       | 26,000 - 26,500                            | 26,000 - 26,500 | 26,000 - 26,500                            |
| 52                       | 26,500 - 27,000                            | 26,500 - 27,000 | 26,500 - 27,000                            |
| 53                       | 27,000 - 27,500                            | 27,000 - 27,500 | 27,000 - 27,500                            |
| 54                       | 27,500 - 28,000                            | 27,500 - 28,000 | 27,500 - 28,000                            |
| 55                       | 28,000 - 28,500                            | 28,000 - 28,500 | 28,000 - 28,500                            |
| 56                       | 28,500 - 29,000                            | 28,500 - 29,000 | 28,500 - 29,000                            |
| 57                       | 29,000 - 29,500                            | 29,000 - 29,500 | 29,000 - 29,500                            |
| 58                       | 29,500 - 30,000                            | 29,500 -        |  |

An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. The scene is bathed in a warm, orange-to-blue gradient, suggesting a sunset or sunrise. In the background, a range of hills or mountains is visible under a clear sky.

# Additional Slides

# Non-ductile Concrete Retrofit Program

LADBS has a mandatory [non-ductile concrete retrofit program](#), requiring building owners to retrofit within an allotted time period

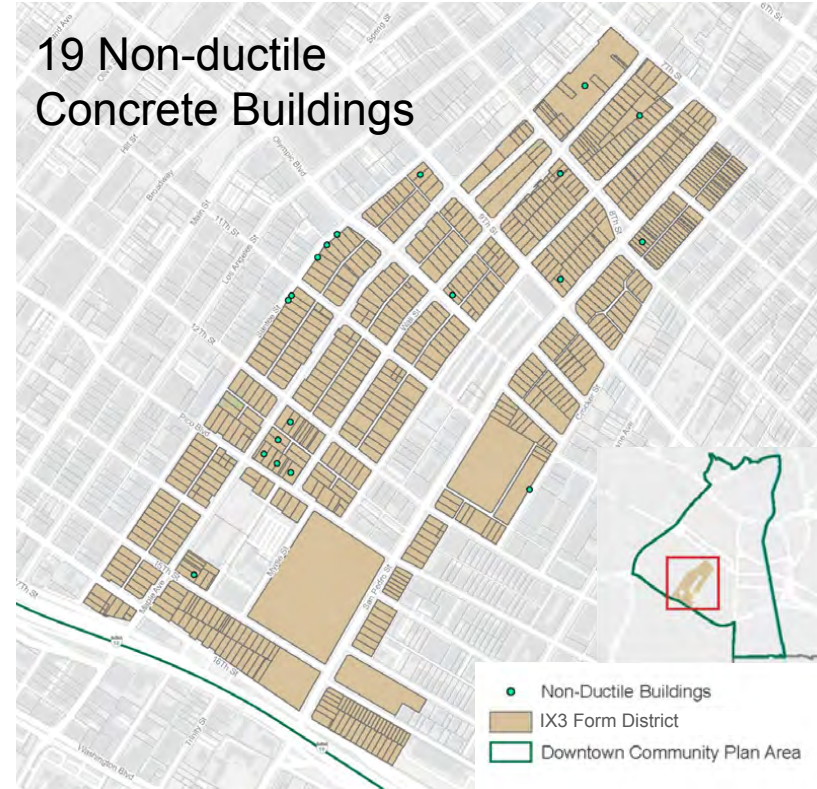
- LADBS identifies concrete buildings subject to the retrofit ordinance
- Building owner receives order to comply
- Has 3 years to submit for review to determine if building is non-ductile concrete
- Has 10 years to submit proof of retrofit, plans to retrofit or plans to demolish building
- 25 years to complete construction



# Non-ductile Concrete Buildings in IX3



19 Non-ductile  
Concrete Buildings



# An Engaged Community Process

- Zoning Code Evaluation Report and Public Forums in 2014
- Outlined core values & strategies
- Guides the development of our new Zoning Code



1

## DISTINCT NEIGHBORHOODS

+ Provide a clearer, more prescriptive approach to promoting and preserving neighborhood character

2

## HOUSING AFFORDABILITY AND DIVERSITY

+ Expand housing options to provide for a more complete range of people and incomes

3

## CENTERS AND CORRIDORS

+ Rethink commercial corridors and centers to focus on providing accessible and healthy environments to live, work, play, learn and thrive in

4

## TRANSPORTATION CHOICE

+ Provide mobility choices that balance the needs and safety for all modes of transportation

5

## JOB AND INNOVATION

+ Retain jobs and attract industry to strengthen Los Angeles as a global center for employment and innovation

6

## A STRONG CORE

+ Retool Downtown regulations to create a dense, livable pattern of development that supports a vibrant daytime and nighttime economy

7

## A HEALTHY CITY

+ Improve the community's health through greener, more resilient development

8

## CODE DELIVERY

+ Ensure an open, transparent and responsive delivery and review process



The Port of LA is a significant industrial presence, generating jobs and spin-off activity.

## 5. JOBS AND INNOVATION

### 5.1. Create Industrial Sanctuaries to Meet Future Employment

**Needs:** Preserve job opportunities by revising the existing zones to help ensure available land for industrial, manufacturing and distribution purposes.

### 5.2. Prepare New Industrial Zones to Implement Community Plans:

New industrial zones that reflect the changing needs and character of industrial areas are needed.

### 5.3. Rezone Industrial Land Only Where Necessary: Rezone

industrial land only where corrections are needed and where industrial land is designated as being in transition in a Community Plan or Specific Plan.

### 5.4. Enhance the Jobs Housing Balance: Increase the number of jobs in close proximity to housing.

# Wireless Recommendations

- New Zoning Code generally carries over today's wireless regulations
- Any policy changes should be thought of comprehensively across both codes.
- Staff is currently coordinating with the Office of Zoning Administration to update the use list with regards to modern wireless telecommunications terminology, pertaining to both Chapter 1 and 1A.
- Chapter 1A will be updated for consistency with the latest FCC regulations during Form & Legality
- If necessary, Council could direct Planning to initiate a separate Code Amendment updating Chapter 1 and 1A in order to:
  - Utilize best practices for wireless uses
  - Meet the City's goals for upgrading infrastructure
  - Codify the most recent FCC regulations in Chapter 1



# Monopole Permission Levels

|                  | Zone   | CH 1 | CH 1A |
|------------------|--|------|-------|
| Industrial       | I1, I2<br>M1, M2, M3                           | P*   | P*    |
| Industrial       | MR1, MR2                                       | C2*  | n/a   |
| Industrial Mixed | IX1, IX2, IX3, IX4<br>CM                       | C2*  | C2*   |
| Commercial Mixed | CX1, CX2, CX3, CX4<br>CR, C1, C1.5, C2, C4, C5 | C2*  | C2*   |
| Residential      | CH1 and CH 1A R zones                          | C2*  | C2*   |

## Key

Red = CH1

Blue = CH 1A

P = Permitted

C2 = Class 2 CUP

\* = standards apply

# Rooftop Wireless Facilities Permission Levels

|                  | Zone   | CH 1 | CH 1A |
|------------------|--|------|-------|
| Industrial       | I1, I2<br>M1, M2, M3                           | P*   | P*    |
| Industrial       | MR1, MR2                                       | C2*  | n/a   |
| Industrial Mixed | IX1, IX2, IX3, IX4<br>CM                       | P*   | P*    |
| Commercial Mixed | CX1, CX2, CX3, CX4<br>CR, C1, C1.5, C2, C4, C5 | P*   | P*    |
| Residential      | CH1 and CH 1A R zones                          | C2*  | C2*   |

## Key

Red = CH1

Blue = CH 1A

P = Permitted

C2 = Class 2 CUP

\* = standards apply

# Monopoles and Rooftop Wireless Facilities Standards

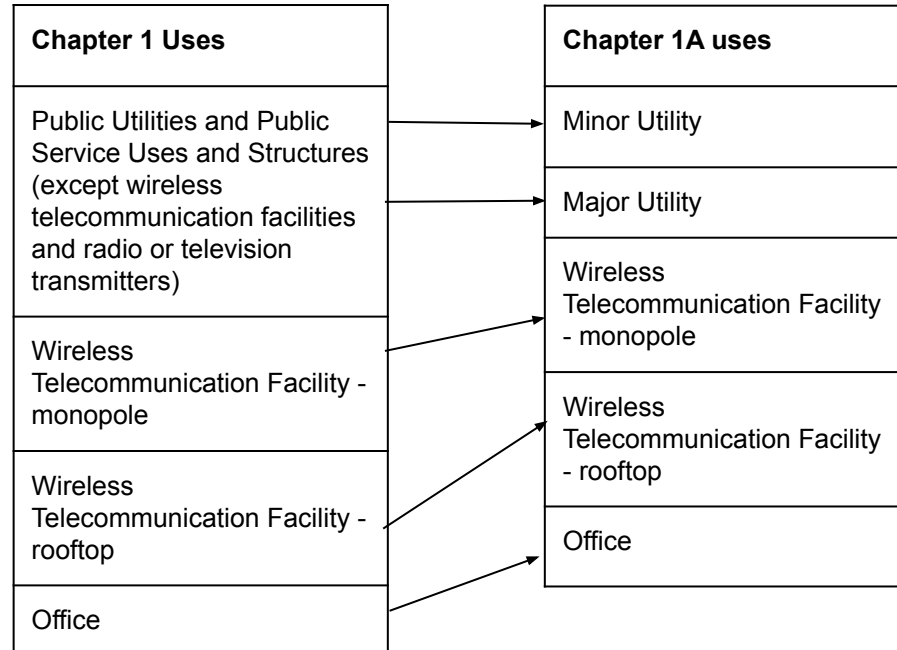
| Standard                             | Chapter 1   | Chapter 1A   |
|--------------------------------------|---|--|
| Co-location of antenna               | Required  | Required   |
| Rooftop Screening                    | Screened from adjacent property and rights of way | Screened on all sides, and 6 inches above equipment    |
| Monopole Camouflage                  | Colors, textures compatible with surroundings     | Colors, textures compatible with surroundings          |
| Monopole Landscaping                 | Required  | Required   |
| Monopole Setback from sensitive uses | 20% of monopole height                            | 20% of monopole height or 35 feet whichever is greater |

# Wireless Regulations

Regulations in Chapter 1A are generally the same as Chapter 1.

- Differences can be contributed to matching the formatting and style of Chapter 1A

Example:





# Wireless Regulations Continued

Example Site 800 South Hope

|                            | Chapter 1                    | Chapter 1A               |
|----------------------------|------------------------------|--------------------------|
| Zone                       | C2-4D                        | [HB3-SH1-5][CX3-FA] CPIO |
| Permission Utility Minor   | Zone Variance/Public Benefit | Permitted with Standards |
| Permission Utility Major   | Zone Variance/Public Benefit | Class 3 Conditional Use  |
| Wireless Facility Monopole | Class 2 Conditional Use      | Class 2 Conditional Use  |
| Wireless Facility Rooftop  | Class 2 Conditional Use      | Permitted with Standards |

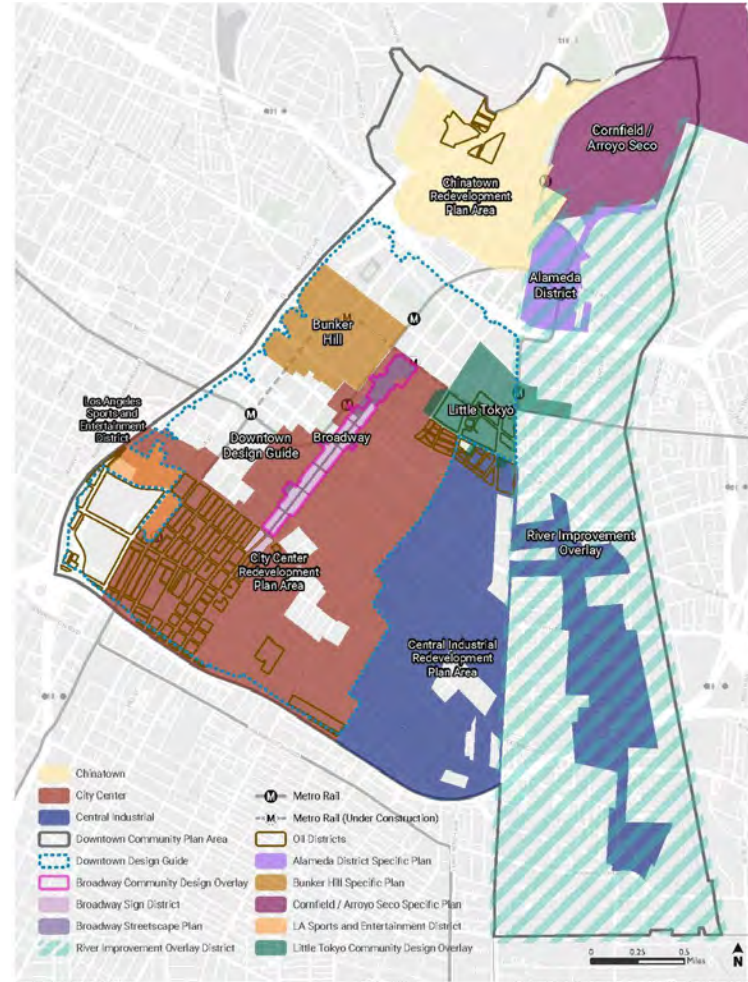
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# Informational Maps

## Remaining Specific Plan Areas

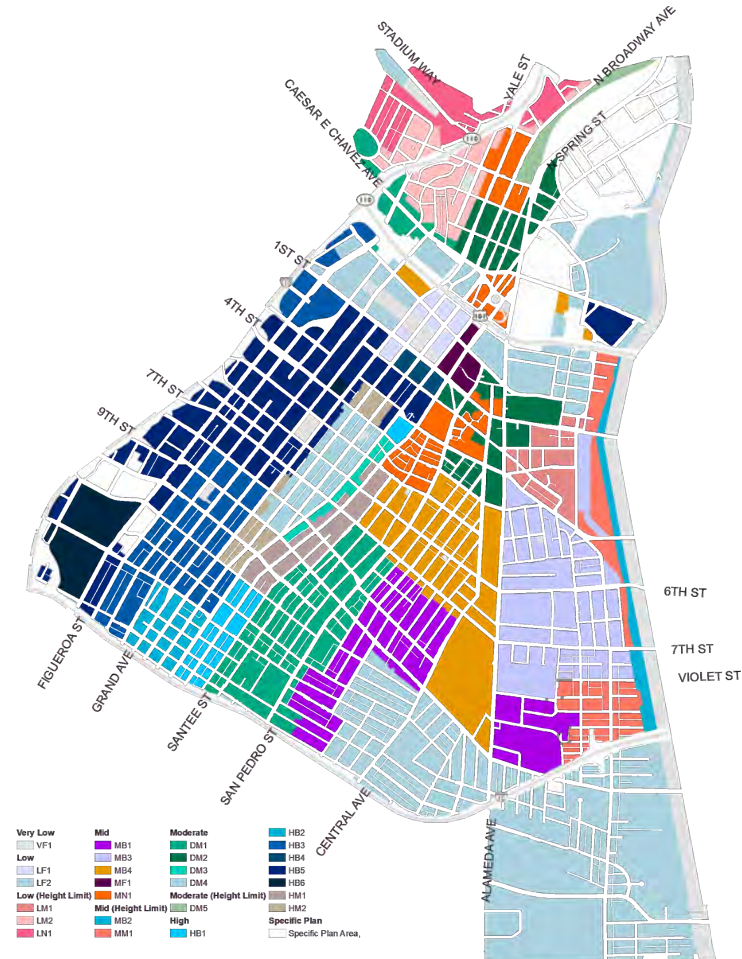


# Adopted Specific Plans & Overlays

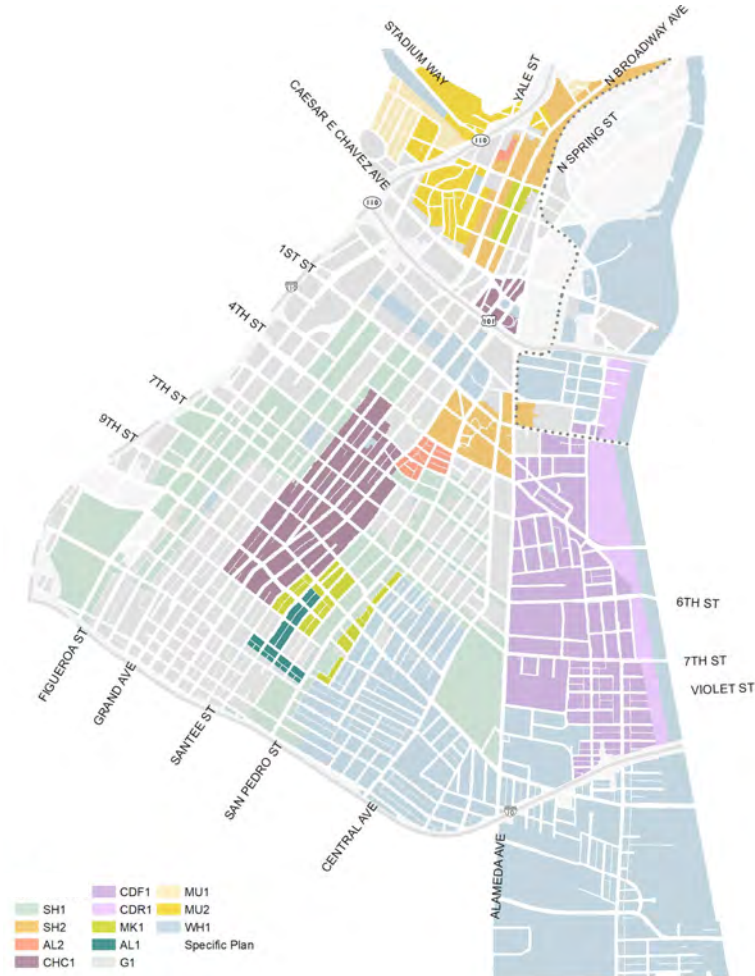




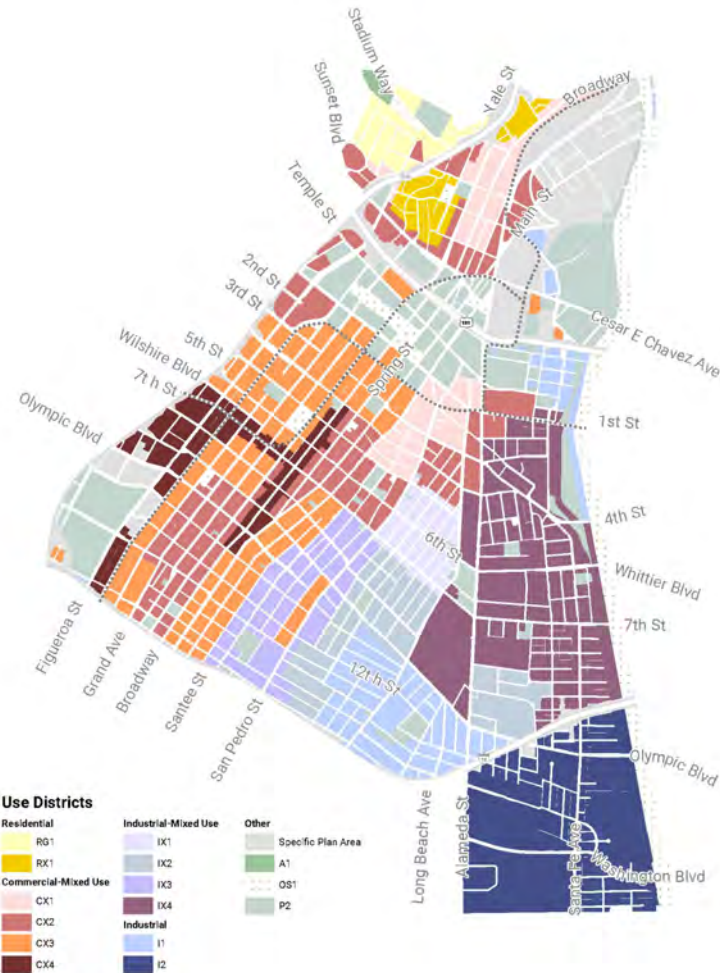
# Form Districts



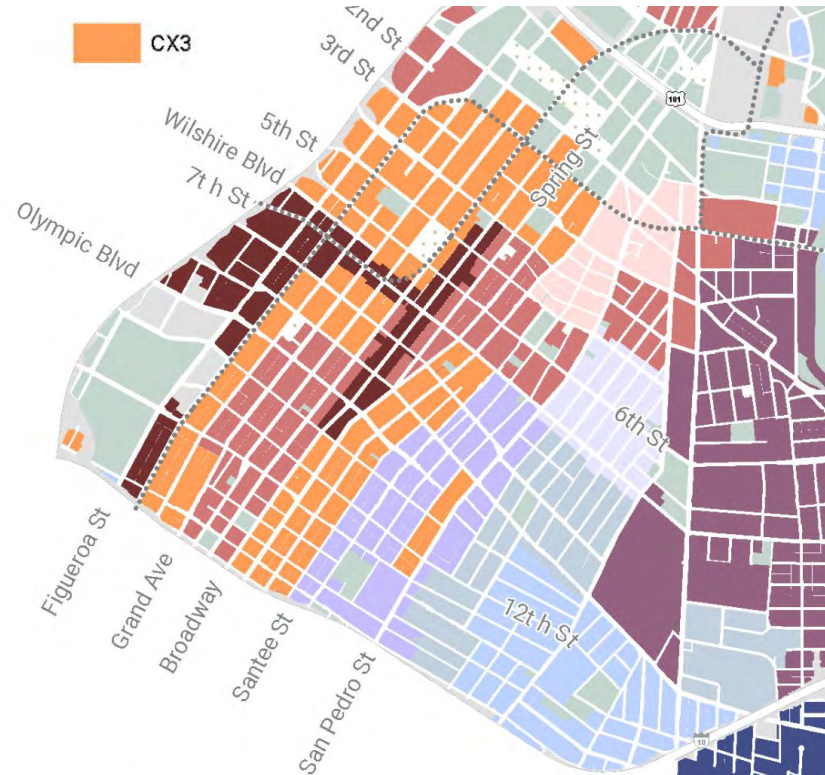
# Frontage Districts



# Use Districts

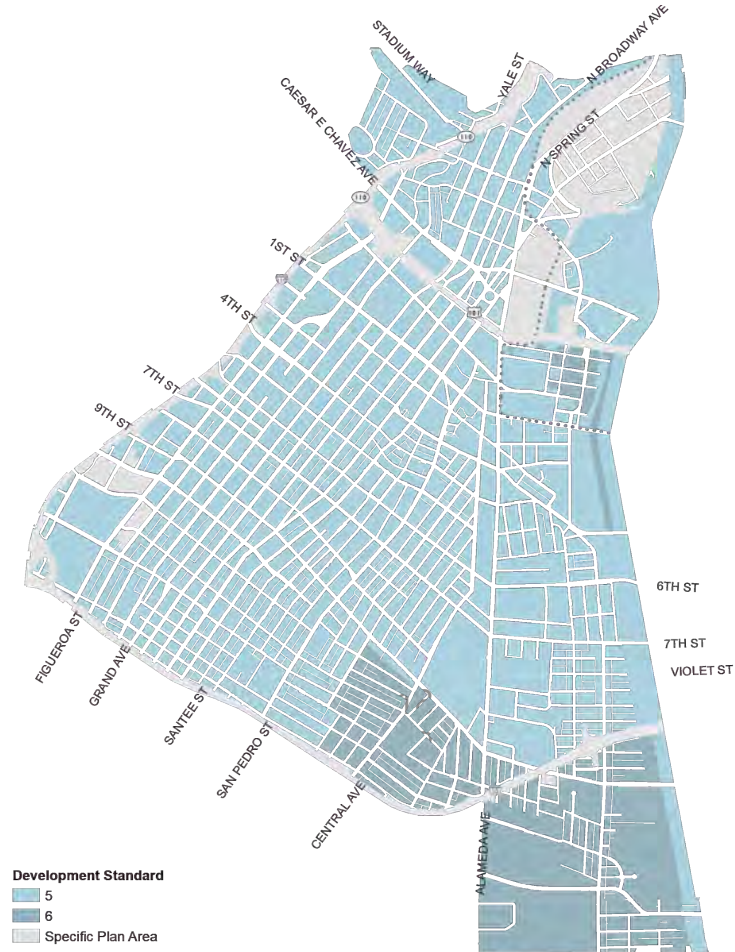


# CX3 Use District

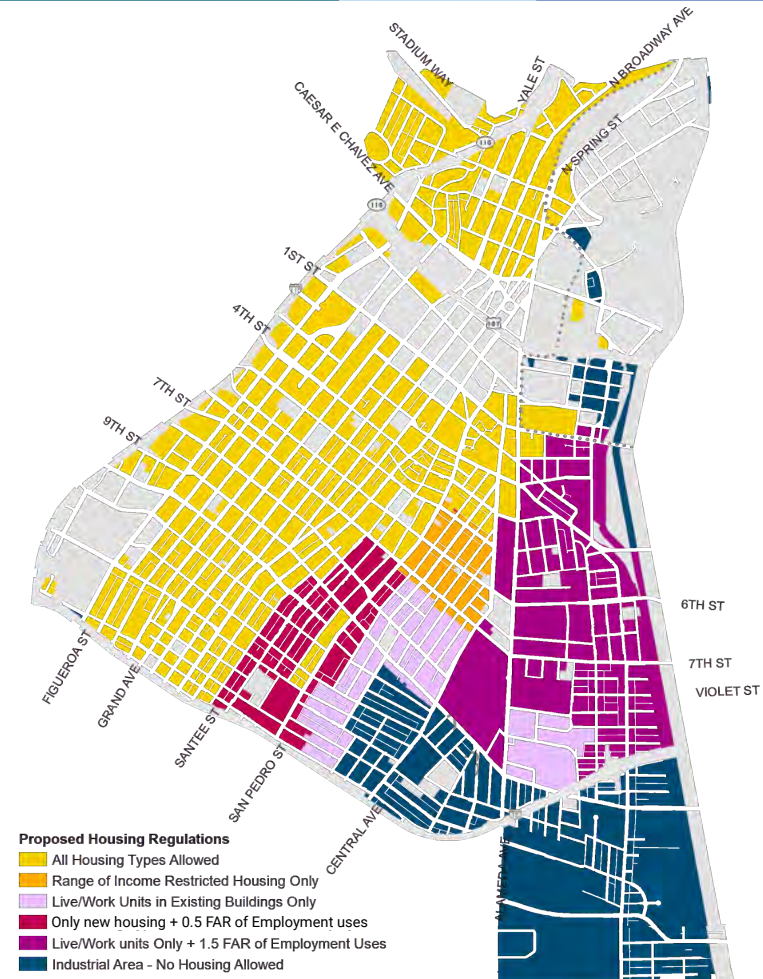




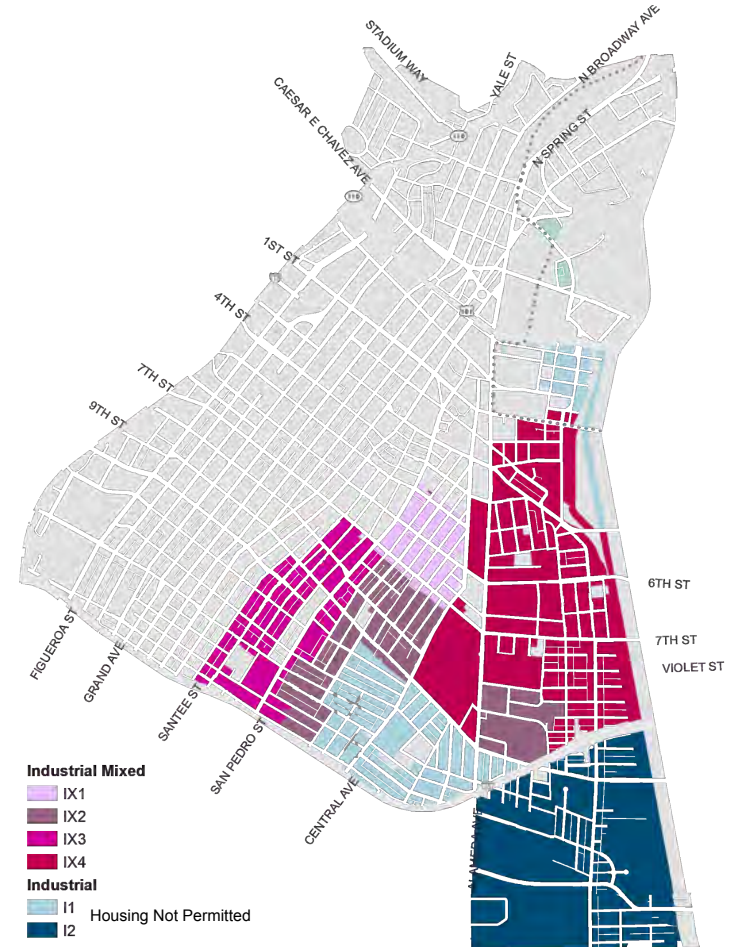
# Development Standards Districts



# Housing Types

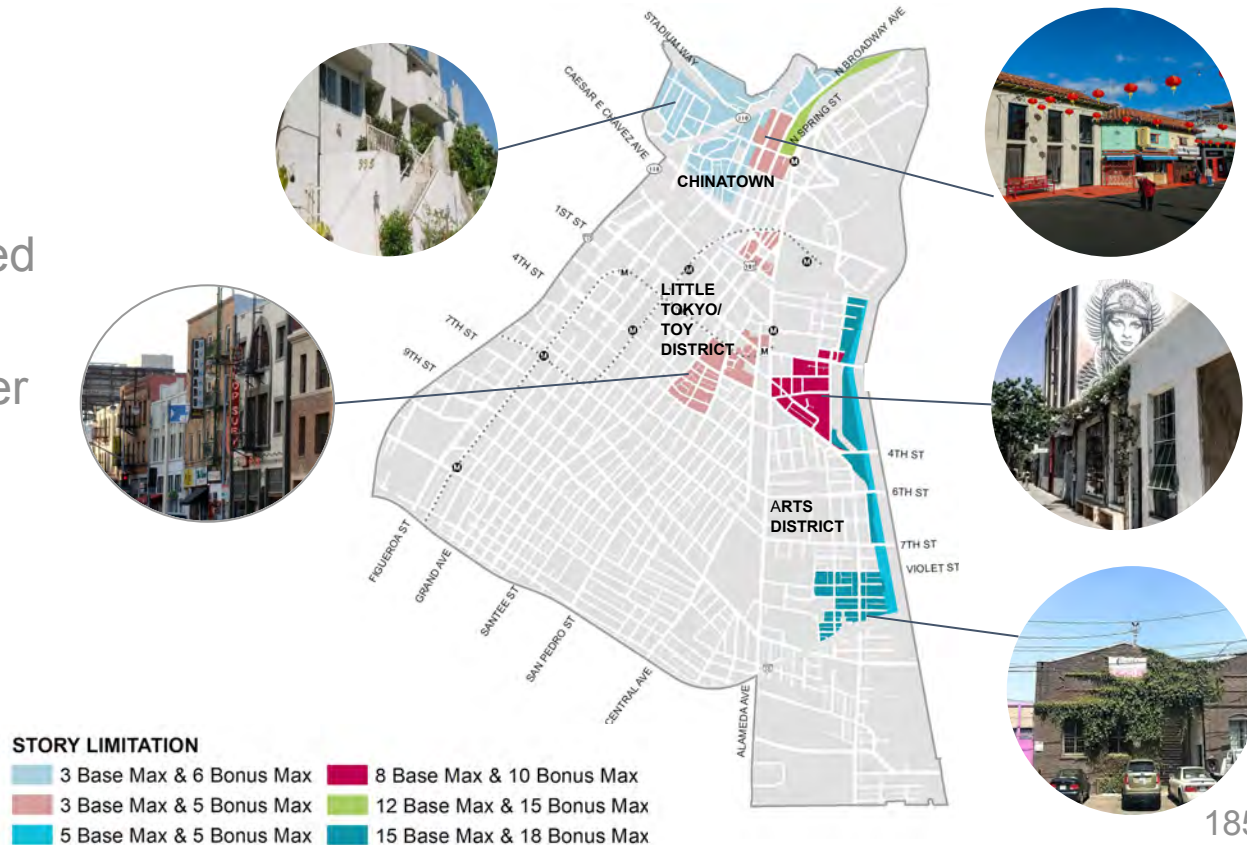


# Industrial and Hybrid Industrial Land Uses



# Form District - Story Limitations

Story limitations have been applied in targeted areas to reinforce neighborhood character





# Community Engagement - Plan & Code

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

## Outreach Highlights



Zoning Advisory Committee  
Forums, Workshops, and  
Open Studio Events

|                     |  |
|---------------------|--|
| OCT 2016            | Shared draft plan and New Zoning Code concepts with weeklong public open studio "storefront" |
| FEB 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                               |
| NOV 2019            | Series of public Open House events   |
| JAN/FEB 2020        | Office hours events, outreach at community events and meetings                               |
| FEB 2020 - JUL 2020 | Preparation of Draft EIR   |
| DEC 2020            | Virtual Open House and Public Hearing  |
| 2013-2020           | Held informational forums across the City to introduce and refine New Zoning Code concepts   |
| DEC 2021 - 2022     | Conducted outreach with garment workers and businesses in the Fashion District               |



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# Chinatown



# Form District Key Issues - Increase Base FAR in Chinatown

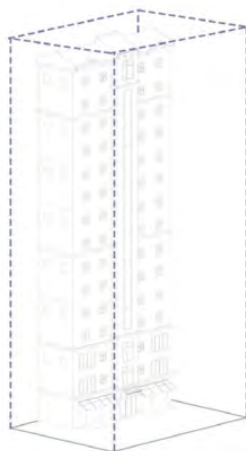


# Form District Key Issues - Increase Base FAR in Chinatown



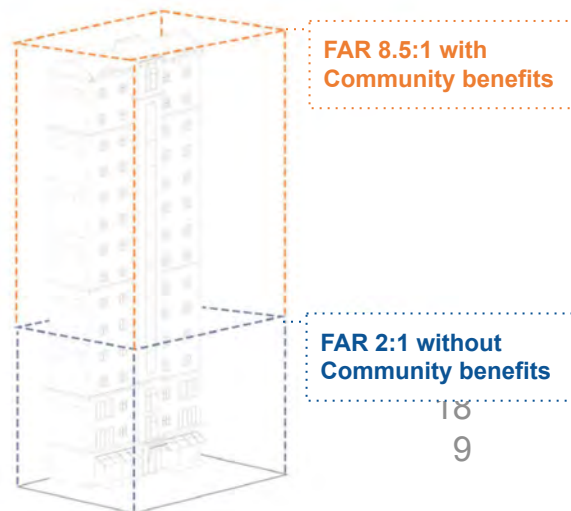
## Existing Built Pattern

-Varies between 2 to 5 stories



## Adopted Zoning

-Maximum FAR 6:1,  
no height limit



FAR 8.5:1 with  
Community benefits

FAR 2:1 without  
Community benefits

## Proposed Zoning

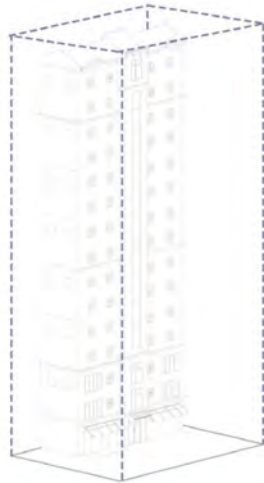
-Base FAR 2:1, no height limit  
-Maximum FAR 8.5:1, no height limit,  
after community benefits



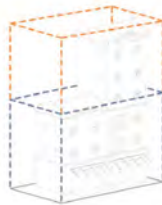
# Form District Key Issues - Increase Base FAR in Chinatown



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

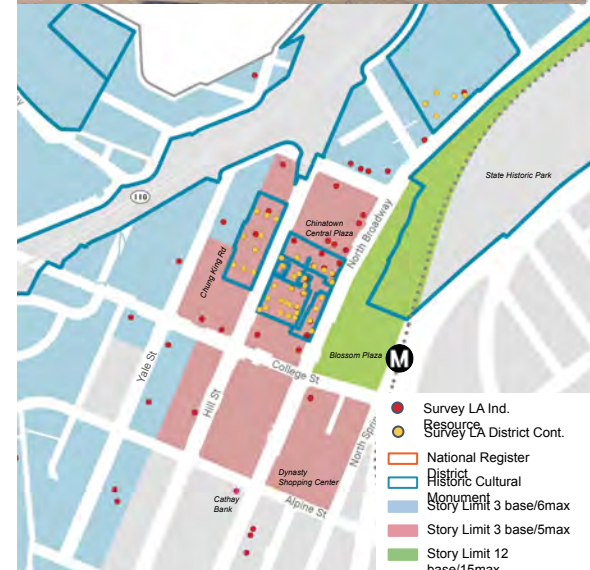


**Adopted Zoning**  
-Maximum FAR 6:1,  
no height limit



**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



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# Fashion District

# Fashion District Amendments

## Garment Manufacturing Use Clarifications

Rezone Use District from CX2 to CX3 to allow continued garment manufacturing, without size limitations





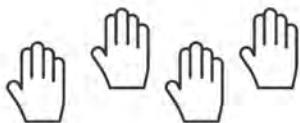
# Fashion District Amendments

## Garment Manufacturing Protections

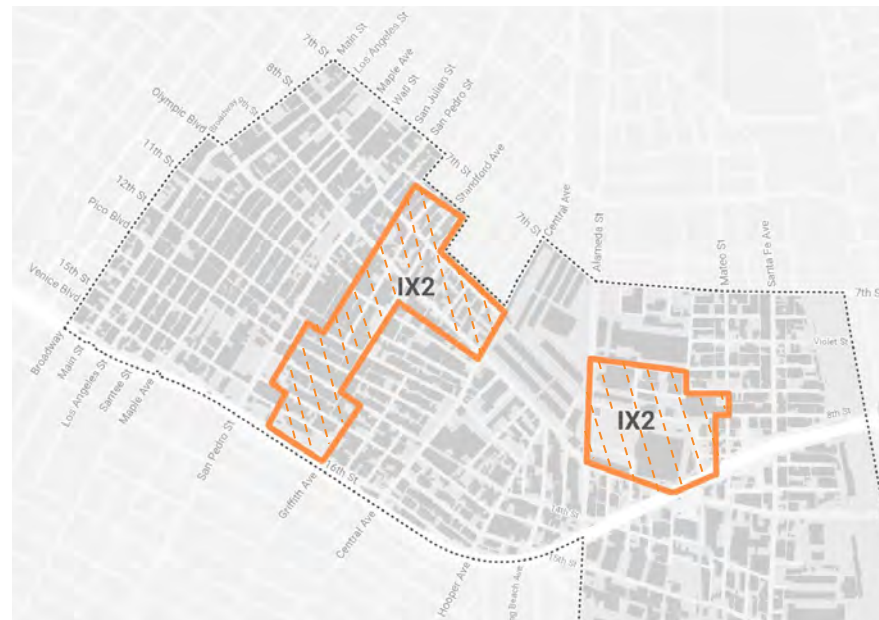
Strategies to **preserve** existing manufacturing uses

**IX2**

Require public hearings for conversion of non residential uses to Joint Living & Work Quarters



CPC Draft prohibits hotels





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# Zoning and Implementation

# Background

- Effort was initiated under the re:code LA Program in July 2013
- New Zoning Code was approved by CPC September 23rd, 2021 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

## ZONING ADVISORY COMMITTEE

Stakeholders representing different groups & regions of Los Angeles

(community activists, architects, professors, consultants, etc.)



## TECHNICAL ADVISORY COMMITTEE

Interdepartmental representatives



# 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
- Not accessible to the general  
public



First adopted in 1946, the zoning code has grown from a simple, 94-page pamphlet to an unwieldy, 600+ page book.

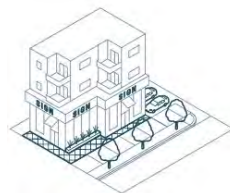
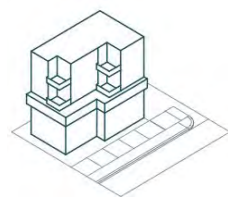
# New Zoning Code Objectives

- 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 delivered online (only what you need, and not what you don't)





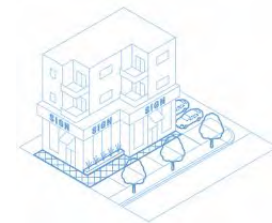
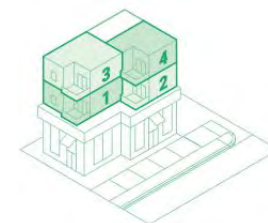
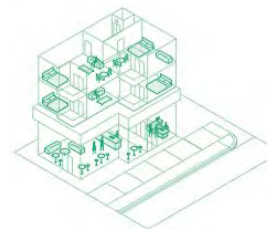
# New Zoning System



**[FORM FRONTAGE STANDARDS]**

Building Size      Relationship to the Street      Development Standards

**Built Environment**



**[USE DENSITY]**

Permitted Uses      Number of Units

**[OVERLAY]**

Supplemental Standards

**Activity**

# Background

## Plan Area Boundary



# Downtown Plan Area





# 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