



Downtown Community Plan & New Zoning Code

CITY PLANNING COMMISSION

LOS ANGELES
CITY PLANNING

CPC-2017-432-CPU
CPC-2014-1582-CA
September 23, 2021

Overview

Introduction

Focused Topics

Neighborhood-level Zoning

- Arts District
- Chinatown
- Skid Row

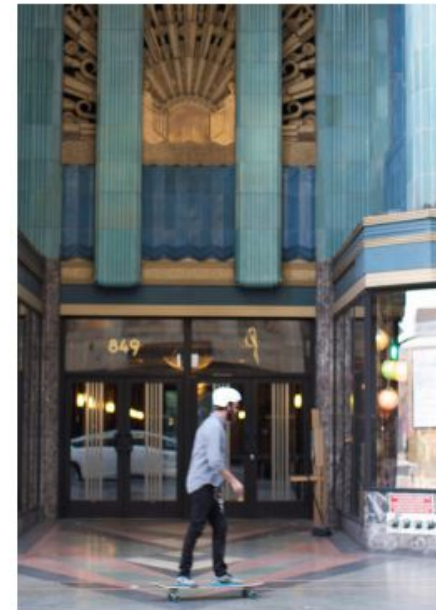
Adaptive Reuse

Character Frontages

Hotels

Housing

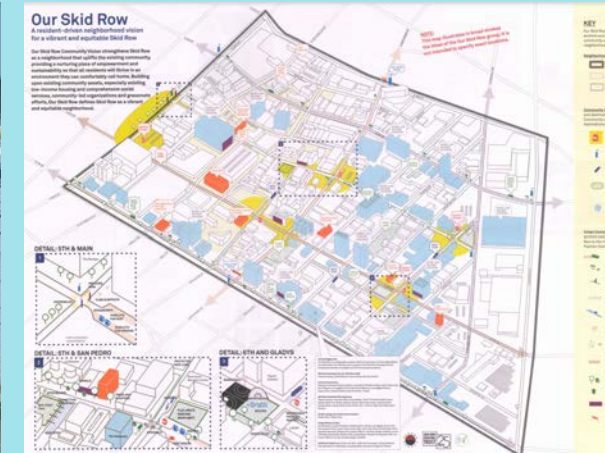
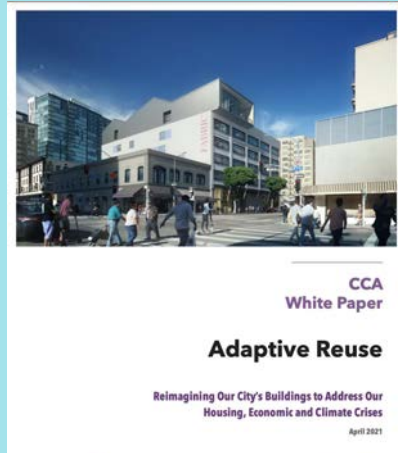
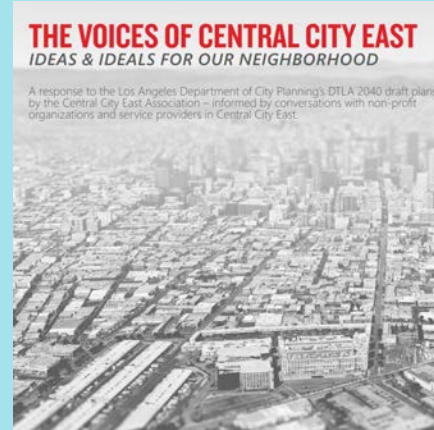
- Housing Stability
- Affordable Housing Covenant Length
- Inclusionary Housing



Commissioner Requests

- Approaches to Industrial Areas:
 - Arts District**, Industrial Land, Alameda Street
- **Chinatown**
- Public Open Space & Parks
- Mobility
- **Housing Stability**
- **Inclusionary Housing**
- **Covenant Length**
- **Skid Row History & Zoning**
- **Hotels**
- Childcare & Schools
- **Adaptive Reuse**
- **Character Frontages**
- Electric Vehicle Parking
- Los Angeles River Zoning
- Community Benefits Program
- Community Benefits Fund
- Housing Affordability Levels

Contributions of Key Partners



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

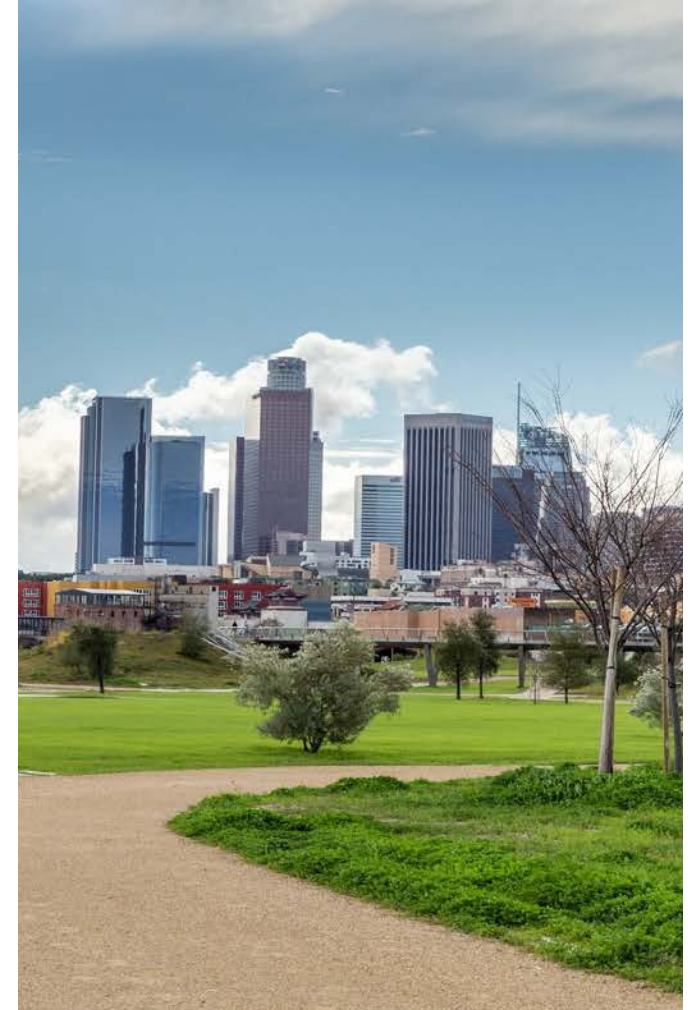


Downtown-specific

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

Downtown for All

- Offer access for all to housing, job, cultural, and educational opportunities by supporting a **wide variety of uses concentrated near transit**
- Safeguard existing communities and welcome new neighbors by encouraging a mix of **housing for households of all income levels and sizes**
- Make Downtown an accessible and comfortable place through **mobility and public realm** improvements
- Ensure that **the community benefits** create new opportunities and resources as Downtown grows
- Celebrate Downtown's unique communities with **design that honors history and looks forward**



An aerial photograph of a densely populated urban neighborhood, likely in Los Angeles, showing a mix of residential buildings, trees, and a clear view of the mountains in the background. The image is overlaid with a gradient from orange on the left to blue on the right. A white horizontal line is positioned above the text, and a thin blue diagonal line points from the text towards the city.

Neighborhood Level Considerations

Arts District

REFERENCE MATERIAL
Supplemental Staff Report
Page 3

Arts District (IX4) Live/Work Unit Requirements

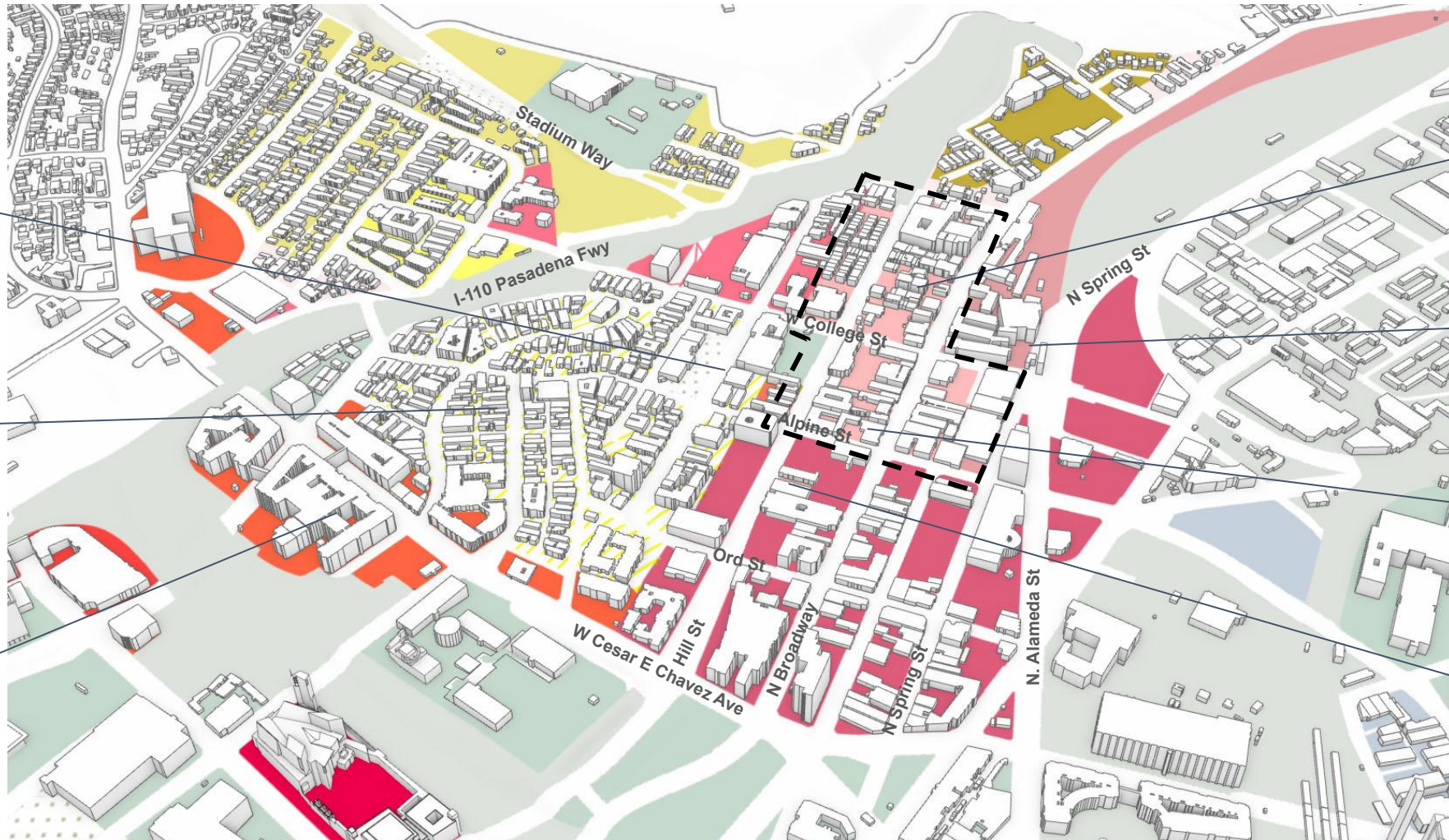
- Requires minimum open floor area to accommodate movement of equipment and fabrication activities
- Average minimum unit size of 1,000 sf
- Unit design must be able to accommodate 5 non-residential employees (i.e. commercial occupancy)



Chinatown Key Issues

REFERENCE MATERIAL
Supplemental Staff Report
Page 20

Chinatown Key Issues



Skid Row

REFERENCE MATERIAL
Supplemental Staff Report
Page 25

Recognizing Skid Row as a Neighborhood



Lamp Community

Downtown Women's Center

Skid Row Housing Trust

Adaptive Reuse

REFERENCE MATERIAL
Supplemental Staff Report
Page 30

Adaptive Reuse Updates

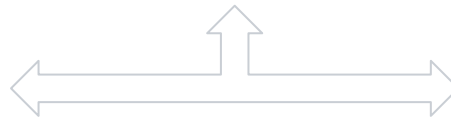
Applies to Both Downtown and Citywide

- 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

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

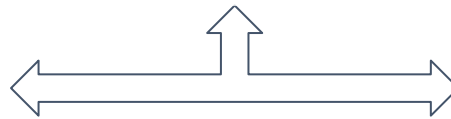
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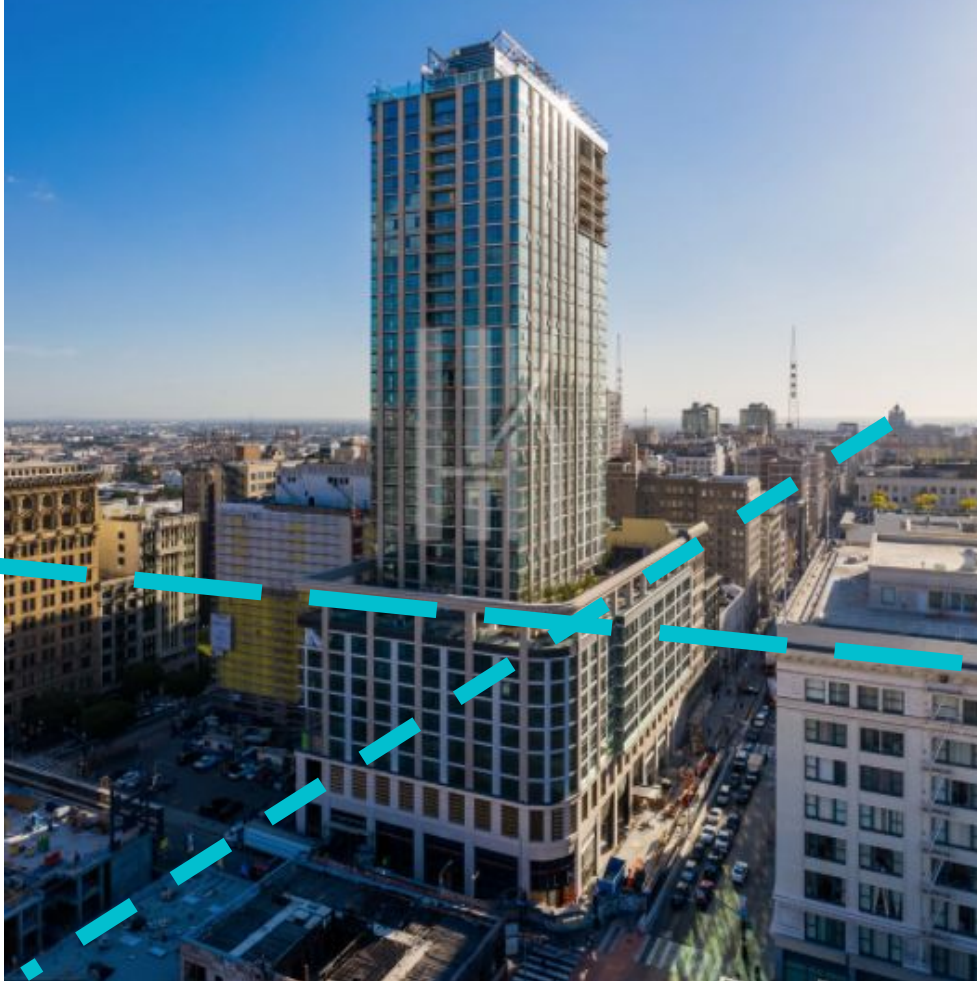
Linkage Fee waiver for projects with 10+ affordable units

Parking structures eligible
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Character Frontage

REFERENCE MATERIAL
Supplemental Staff Report
Page 43

Increased Flexibility in Rules



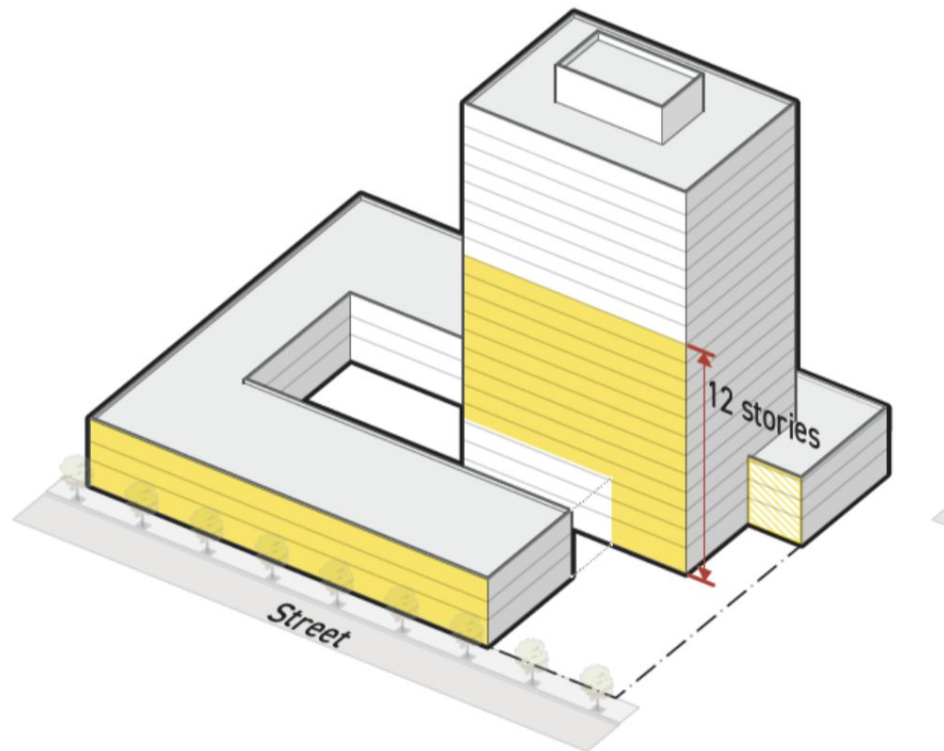
Character Frontages Regulate:

- Facade Banding
- Recessed Windows
- Street Wall/Upper Story Stepback
- Facade Material Palette

Upper Story Stepbacks in Historic Core

Increased Flexibility in Rules - Examples

Applicability Narrowed



Banding can be Interrupted

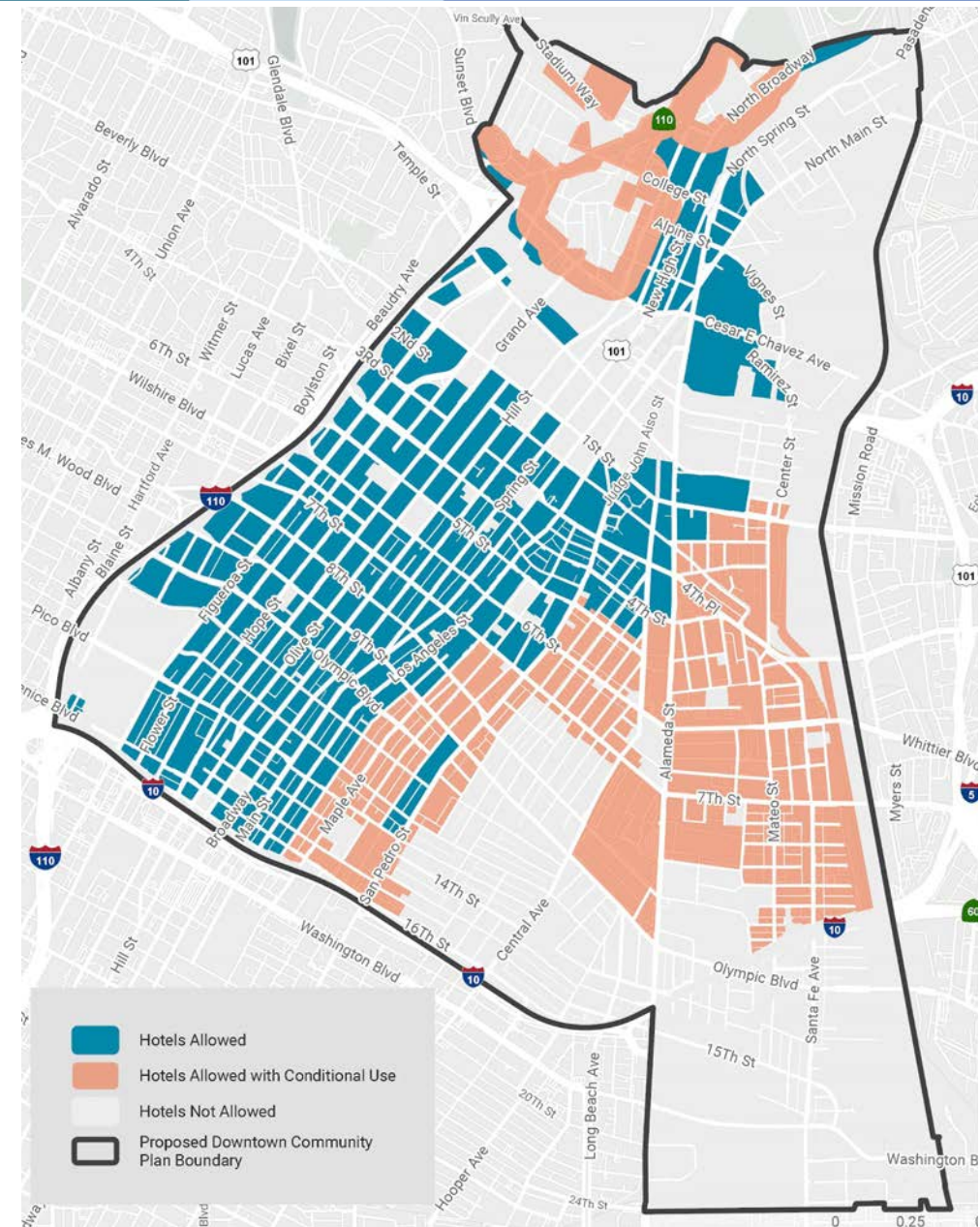


Hotels

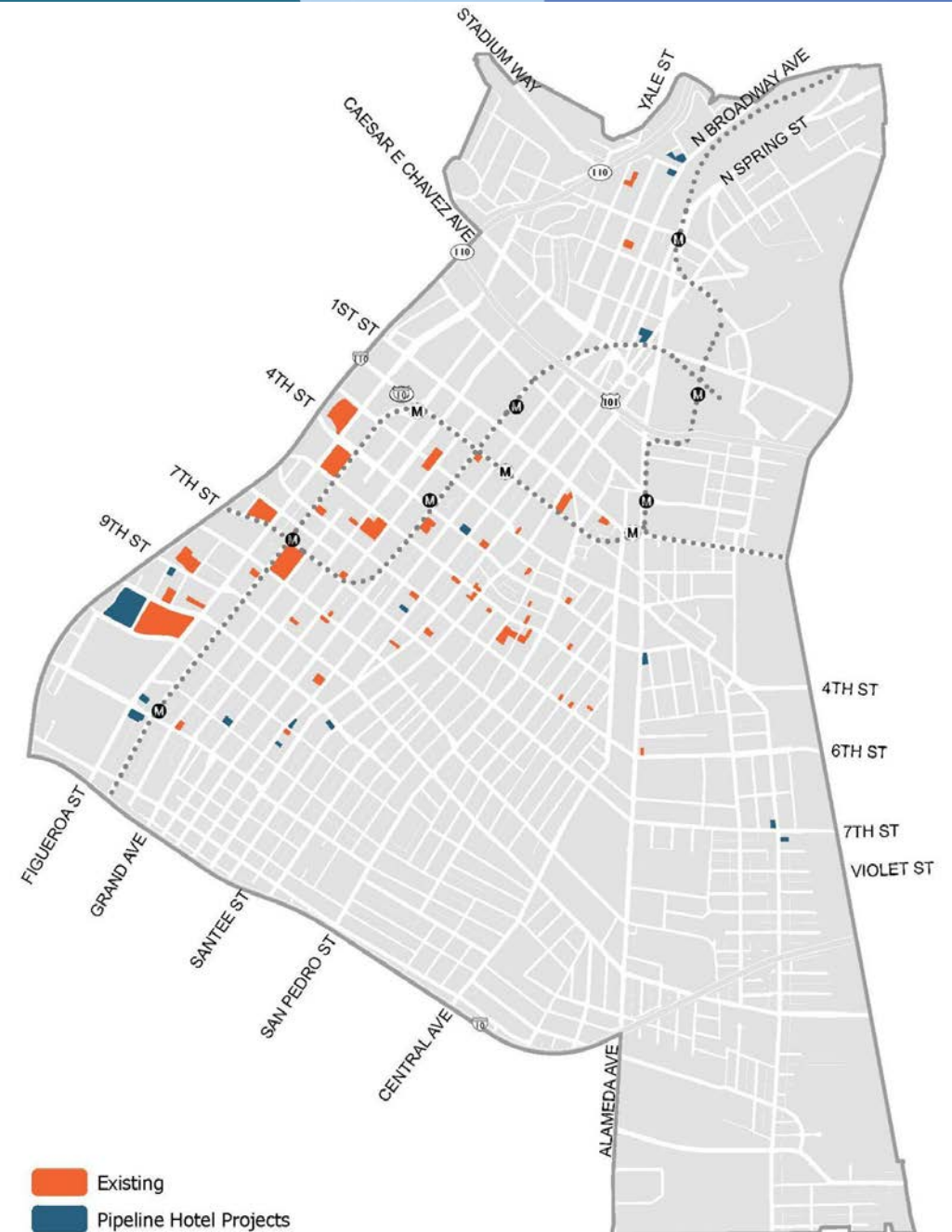
REFERENCE MATERIAL
June 2021 Staff
Recommendation Report
Page A-34

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 & Proposed



Housing Stability

REFERENCE MATERIAL
Supplemental Staff Report
Page 18

Housing Protections

Existing

- **Affordable Housing Linkage Fee** requires commercial and residential projects to pay a fee for affordable housing and an additional fee is charged when residential units are lost.
- **The Rent Stabilization Ordinance (RSO)** regulates replacement of demolished units, allowable rent increases, registration of rental units, legal reasons for eviction, and the causes for eviction requiring relocation assistance payment to tenants.
- **Residential Hotel Unit Conversion and Demolition Ordinance (RHO)** offers protections for preservation of existing residential hotels and tenant rights and prohibits conversion or demolition of dwelling units in a residential hotel without approval from LA Housing Department.
- **The Interim Motel Conversion Ordinance** facilitates the interim use of existing motels, hotels, Apartment Hotels, Transient Occupancy Residential Structures and Hostels as Supportive Housing or Transitional Housing for persons experiencing homelessness or those at risk of homelessness.
- **Development Guidelines and Controls for Residential Hotels** in the City Center, and Central Industrial Redevelopment Project Areas requires residential hotel proposed for conversion or demolition, replace these units one for one, to ensure there is no net loss of the residential hotel units.

Housing Protections

Downtown Plan

Community Benefits Program

- **Housing Replacement Requirements** will require all housing projects participating in the Community Benefits Program to replace lost affordable housing units.
- **Community Benefit Fund program** will extend financial assistance to buy out or extend expiring affordability covenants that would minimize displacement of low-income households.

Implementation Programs:

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

State Wide (SB 8)

- 1:1 Replacement - Relocation Benefits - Right of Return

Covenant Length

REFERENCE MATERIAL
Supplemental Staff Report
Page 20

Affordable Housing Covenants

Study Findings

✓ Mixed-income Projects

Extending the 55-year Affordability Covenants to 99 years is **feasible**

✗ Low-Income Housing Tax Credit Projects (LIHTC) 100% Affordable Low Income Housing

Extending 55-year Affordability Covenants to 99 years pose significant feasibility challenges

Inclusionary Housing

Proposed Base/Bonus System

Base/Bonus introduces in Downtown:

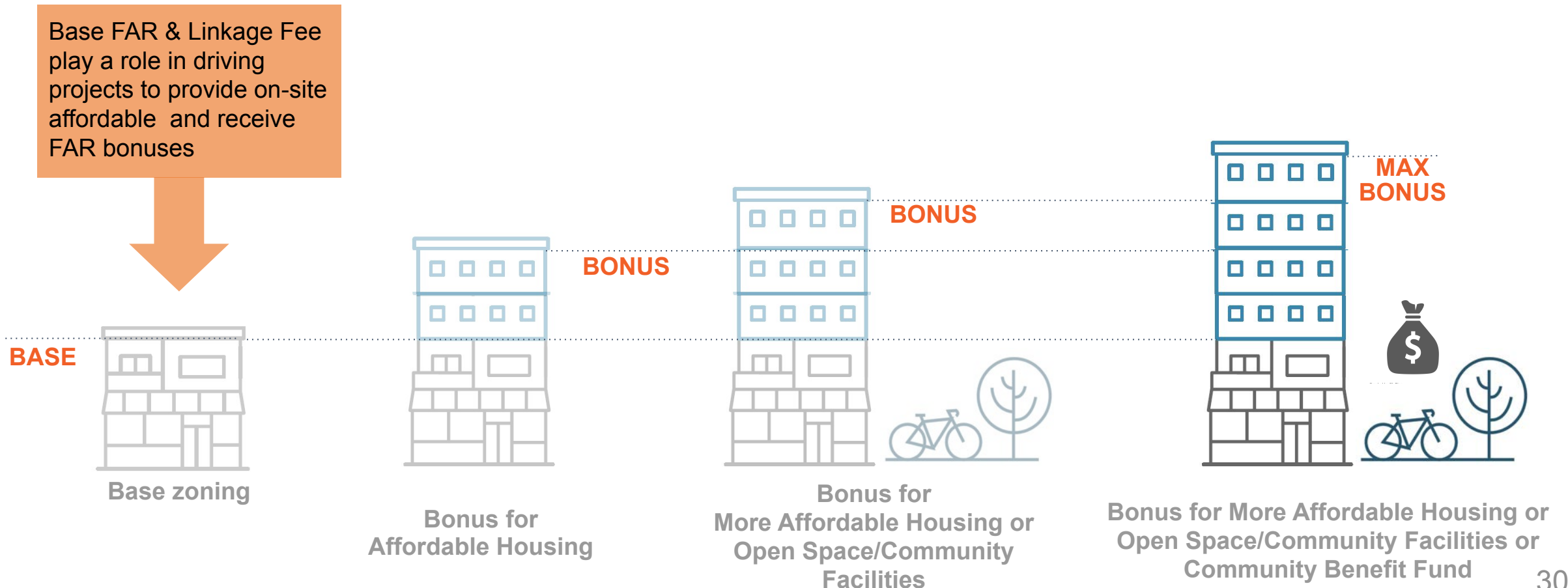
- Prioritization of Affordable Housing
- Ministerial review for housing developments that are under 500 units
- Transparent and predictable outcomes
- Support from an array of Downtown and regional stakeholders and organizations

Base/Bonus Level 1 Affordable Housing Requirements



Base/Bonus & Inclusionary Housing

Program Structure for Housing Development Projects



Inclusionary & Linkage fee

Requirements	"Inclusionary Housing"	"Linkage Fee"
 Fee	✓ Alternative Available	✓ Program Emphasis
 On-site provision	✓ Program Emphasis	✓ Alternative Available
 Off-site provision	✓ Alternative Available	✗ Not Available

Affordable Housing Linkage Fee

Market Areas

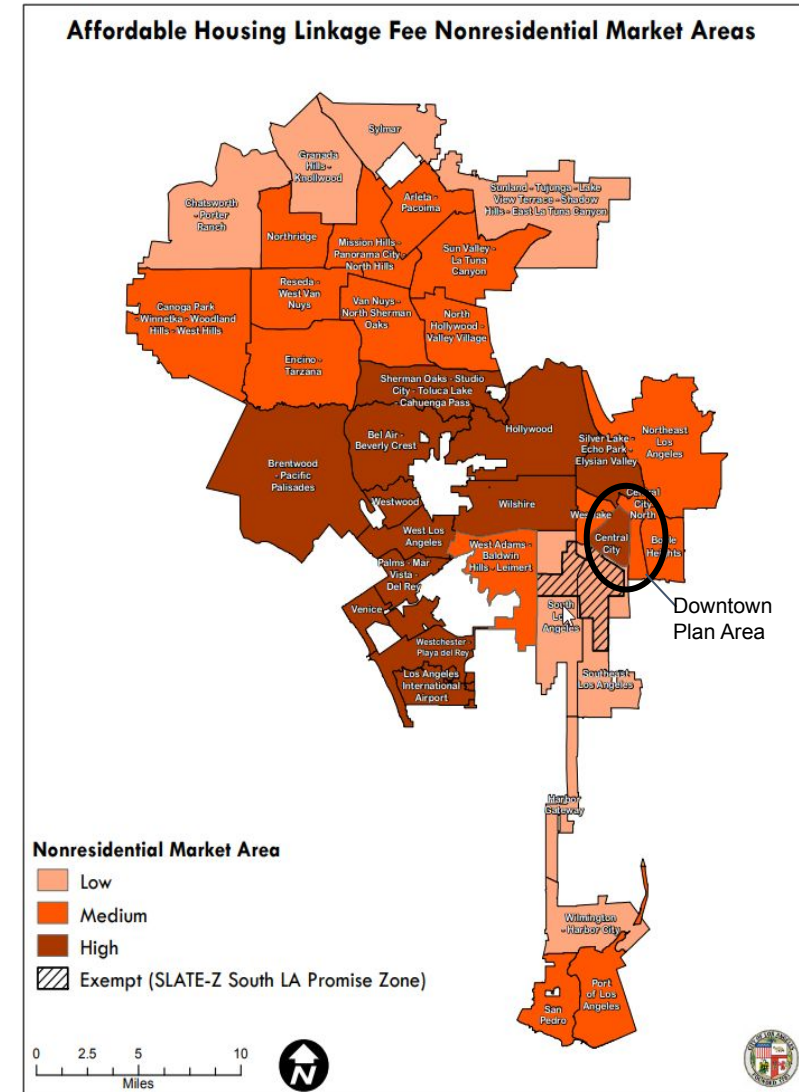
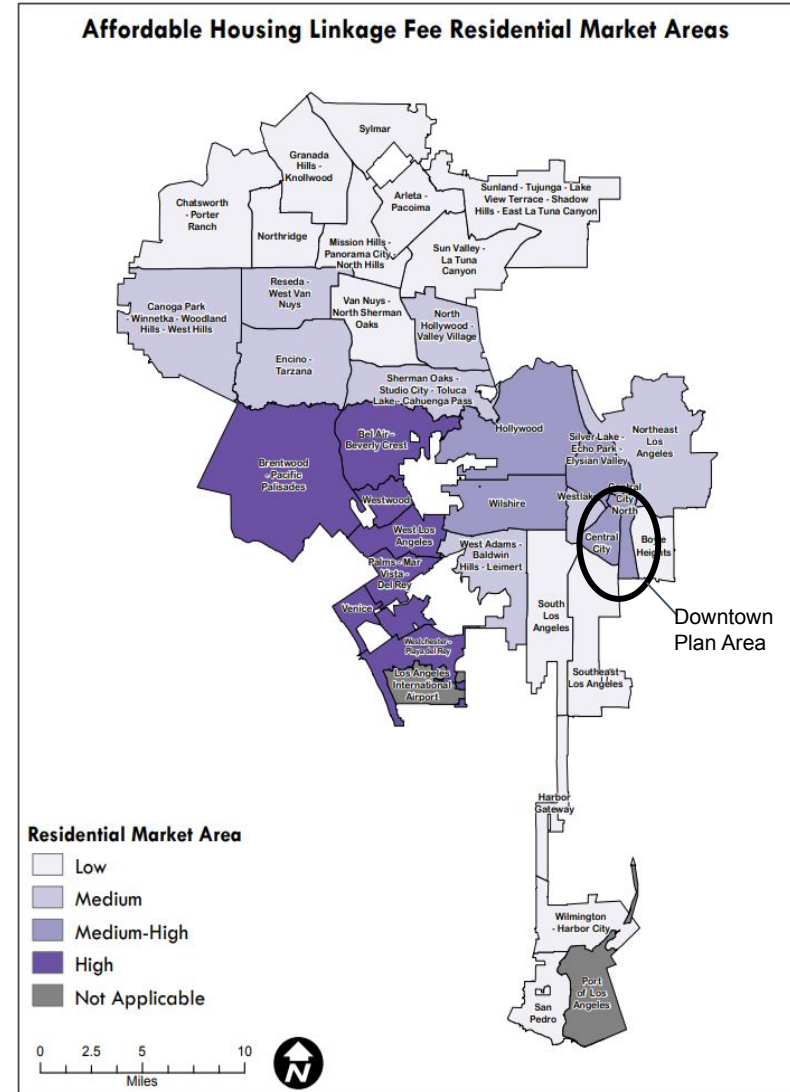
Market Areas by Community Plan Areas

Residential Fee (\$ psf)

Low Market	\$8.31
Medium Market	\$10.38
Medium-High	\$12.46
High Market	\$18.69

Non-Residential Fee (\$ psf)

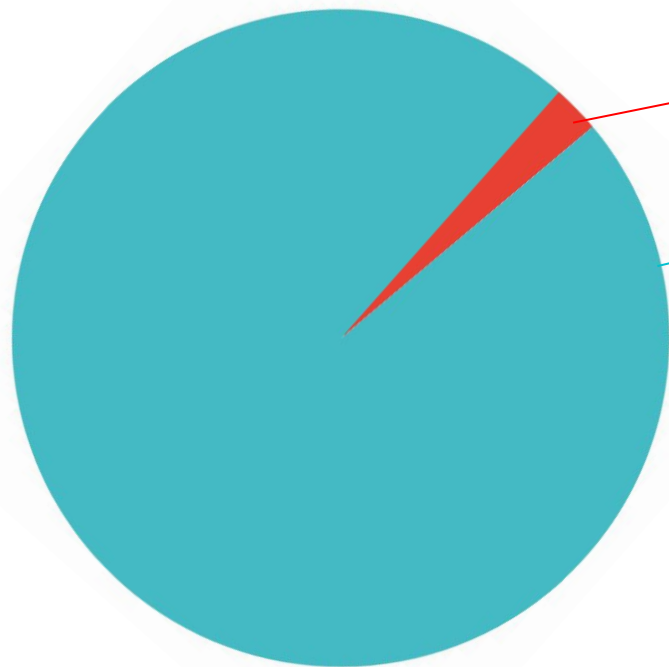
Low Market	\$3.11
Medium Market	\$4.15
High Market	\$5.19



Affordable Housing Linkage Fee

Of the multi-unit projects (7 units or more) subject to linkage fee and issued building permits since July 2017

Approximately **97%** chose to build affordable units on-site



3 projects paid the linkage fee

105 projects provided on-site affordable units

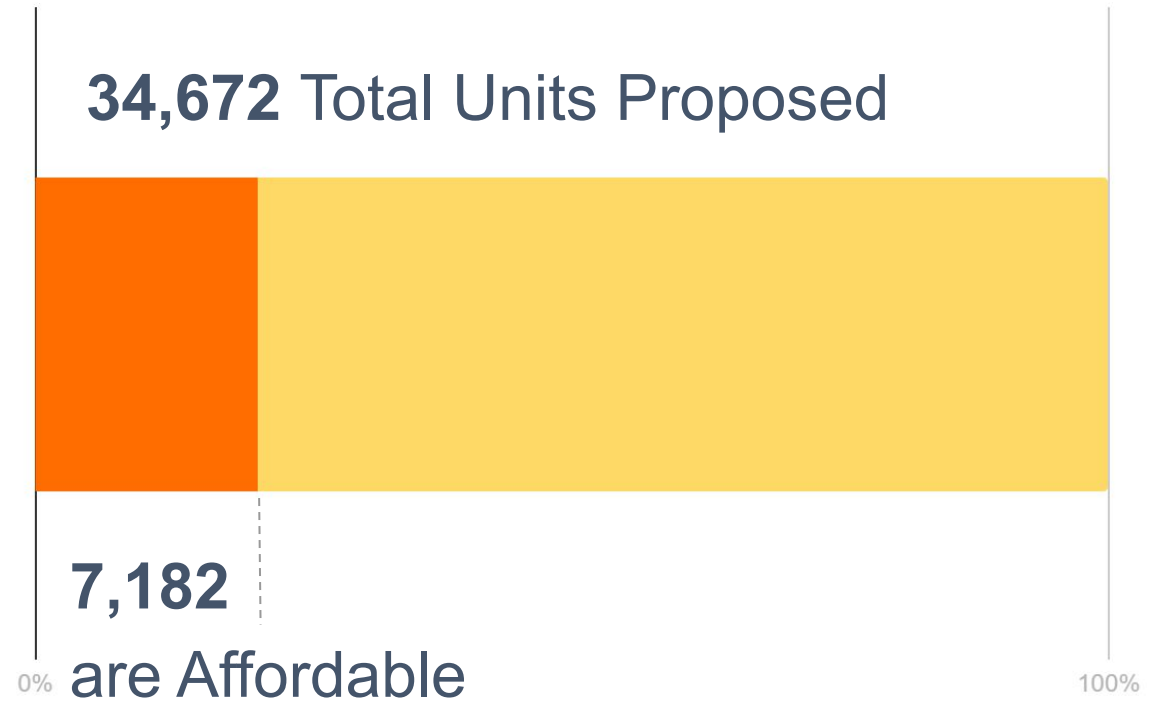
108 Total Projects

Base/Bonus Incentive System

Today's TOC Guidelines have shown to be effective in bolstering housing and affordable housing production

Between 2017 and March 2021:

21% of total units proposed
are affordable



Downtown Plan Community Benefits Program



Affordable Housing Capture

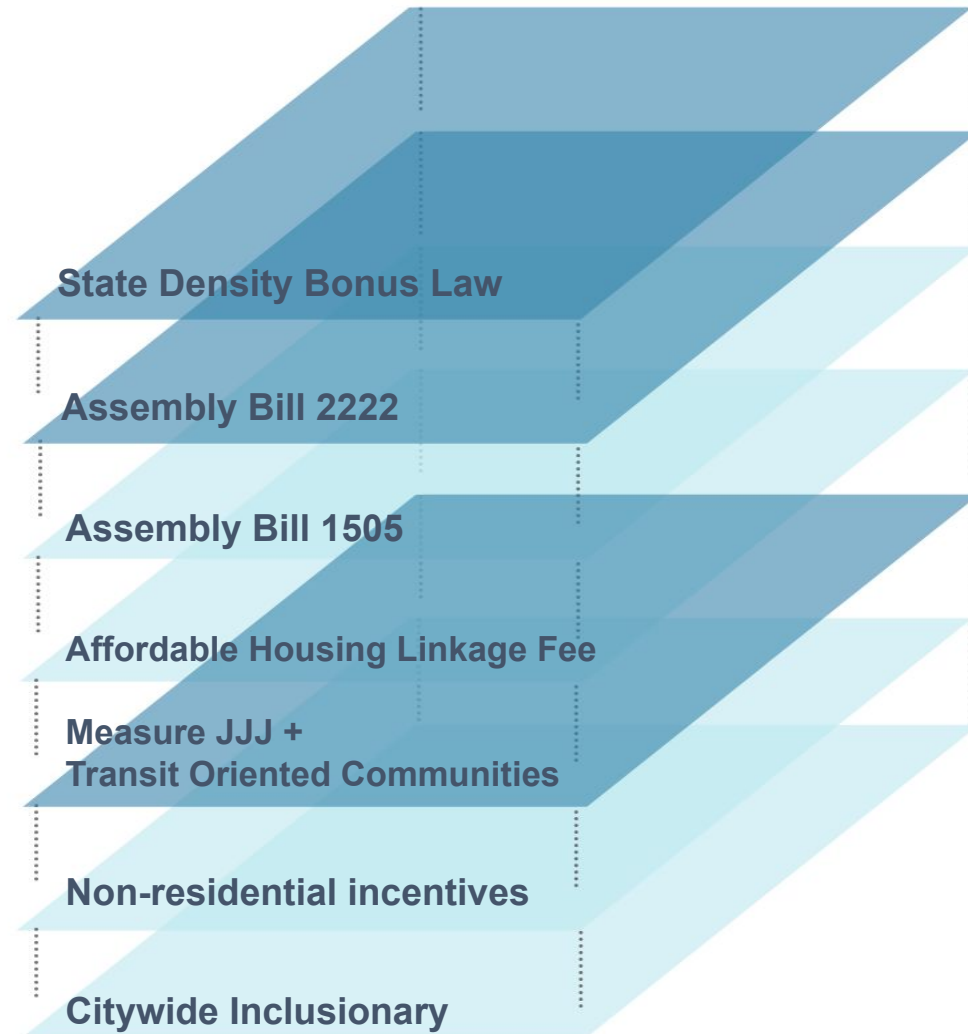
- The base/bonus program and Affordable Housing Linkage Fee will likely yield the greatest capture of affordable housing
- Modifying the linkage fee to incentivize on-site provision is likely to yield even more affordable units
- Per AB 1505 in-lieu option for providing on-site housing will always be required to be made available



Affordable Housing Loss

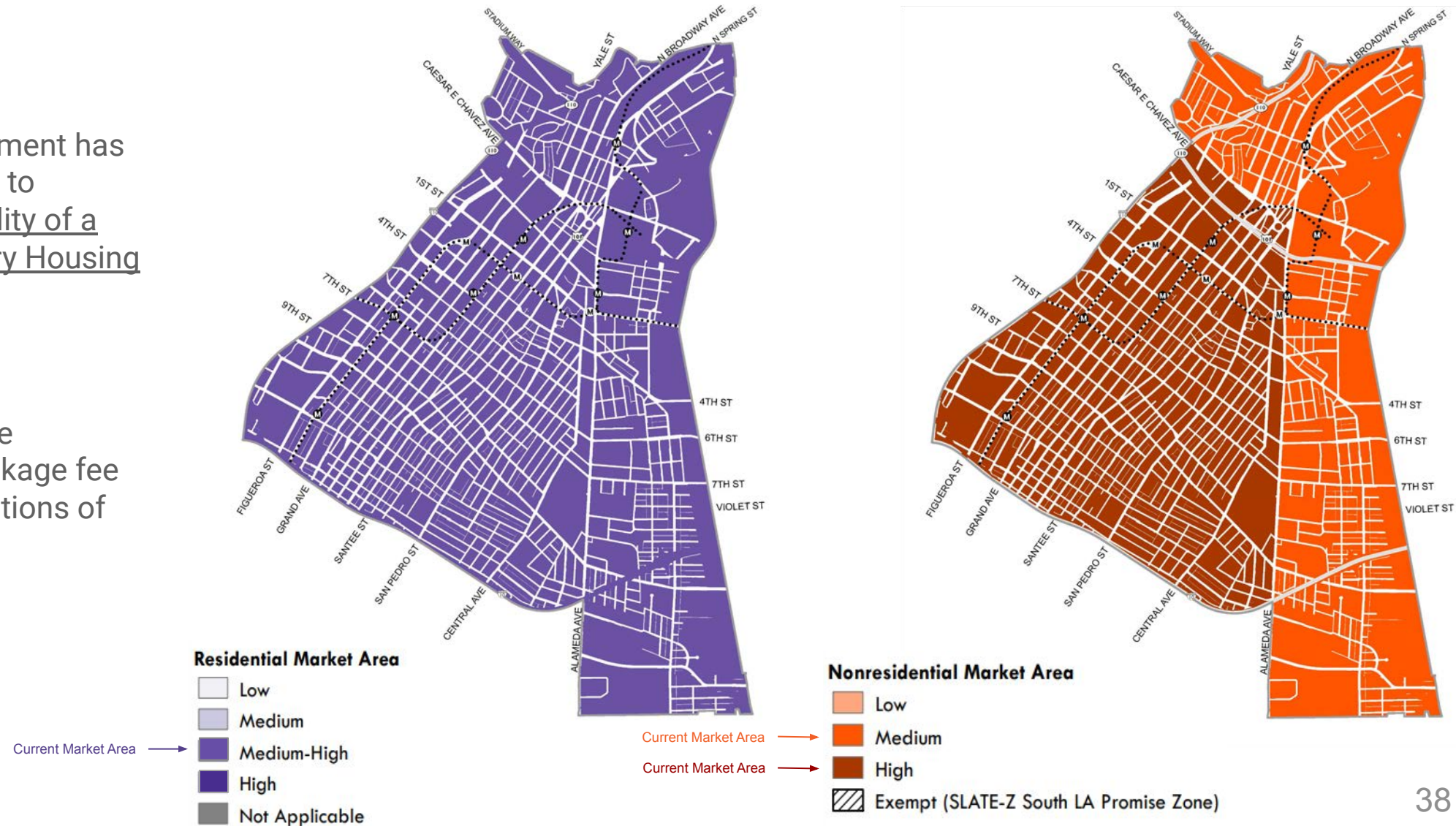
Due to local programs and State Law, inclusionary zoning will always exist in tandem with base/bonus

To ensure feasibility of inclusionary requirements, the base FAR would need to be increased. This allows projects to double count affordable units and results in less affordable housing



Inclusionary Zoning - Linkage Fee

- The housing department has allocated resources to evaluate the feasibility of a citywide Inclusionary Housing program
- This would study the calibration of the linkage fee as the market conditions of Downtown evolves



Inclusionary Zoning

Initiatives in Support of Future Inclusionary Zoning

The Proposed Plan includes an implementation program, P18, that calls for further study of inclusionary housing policies that can work with the Plan’s Base/Bonus system

P18	Citywide Inclusionary Housing: Develop a program to study the implementation of inclusionary housing policies that support the Downtown Community Plan’s base and bonus zoning system and that can further expand affordable housing opportunities.	LU 2.1; LU 2.4; LU 2.10; LU 3.3;	LAHD
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Inclusionary Zoning - Considerations

- Proposed plan is **substantially inclusionary**, look to calibration of base FARs and linkage fee amount
- **Most projects will participate in the base/bonus system** and provide onsite affordable, thereby being exempt from the Linkage fee
- Proposed plan has **support from wide array of stakeholders**
- Shifting to inclusionary system would be adding to, not replacing - **there will always be a tiered system** due to existing regulatory context
- **DTLA Plan is carefully calibrated** to yield the greatest number of affordable units, in concert with other Community Benefits.
- DTLA Plan offers unprecedented **streamlining** for housing production, including **removal of TFAR** and changes to SPR Threshold among others

Thank you!

End of Presentation

Additional Slides for Reference

Community Plan Topics (AKA “Buckets”)

Chinatown

- 2:1 FAR Base
- 5-Story Height Limit
- TDR
- CX1-10k Ground Floor Tenant Limitation

Skid Row

- IX1 expansion

Arts District

- Live/Work for all dwelling units
- Live/Work avg size of 1,000 sq. ft.

Design Regs

- Character Frontage in Arts District & Historic Core
- Tree Regs

Parking

- Parking Maximums near transit or planwide

Community Benefits

- Mod & Above-mod
- Linkage & Inclusionary
- CBF Committee Lived Experience

Housing Stability

- Covenant Length
- SB8 protections

TECHNICAL SLIDES

Plan Introduction



Valerie Watson
Senior City Planner



Brittany Arceneaux
City Planner



Clare Kelley
City Planner



Erin Coleman
City Planner



Erick Lopez
City Planner



Veena Snehansh
City Planning Assoc



Jordan Hallman
Planning Assistant



Alice Okumura
Planning Assistant



Alex Heath
City Planner



Renae Zelmar
Planning Assistant

June 17 Overview

Introduction *10 min.*

- Context and Background
- Plan Framework and Fundamental Issues
- Community Engagement
- Plan Timeline

Downtown Plan *25 min.*

- Goals and Objectives
- Plan Components
- General Plan Land Use

Implementation *45 min.*

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

Key Issues and Considerations *25 min.*

- Key Partners and Contributions
- Key Issues

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

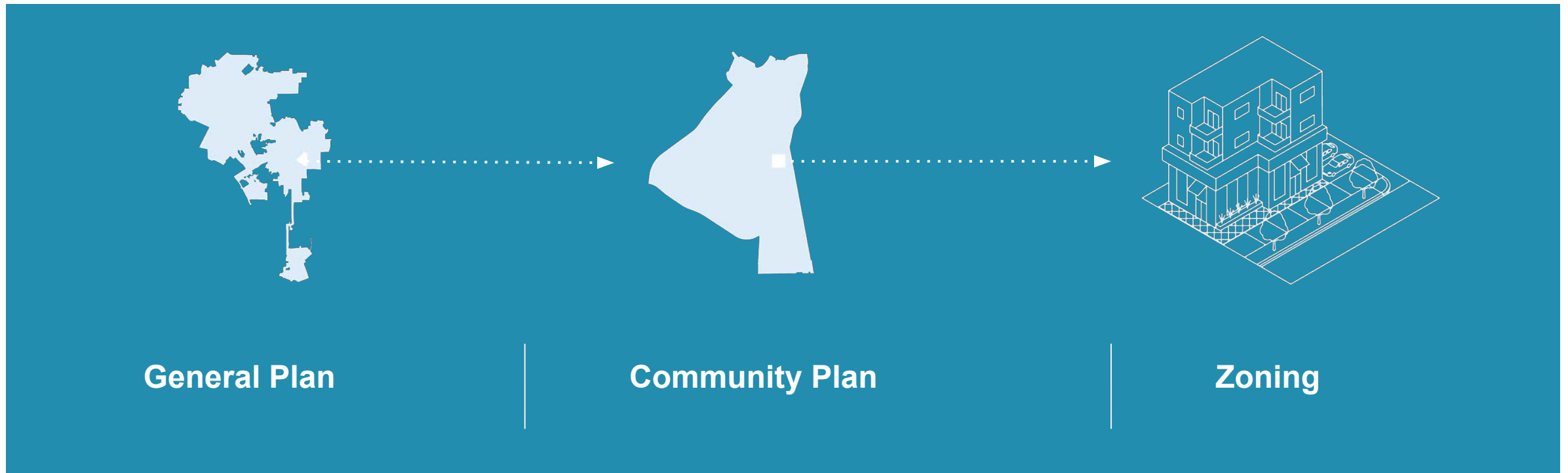


Plan Background

Plan Area Boundary



Community Planning - General Plan



The Downtown Community Plan is updated to...

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

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

Provide strategies and specific implementing actions that help accomplish this vision.

Fundamental Issues

**Climate
Change**

**Access to
Housing**

Equity

**Shifting
Economy**

**Mobility &
Public Realm**

**Environmental
Justice**

Balancing Equity Considerations

Regional / Citywide

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

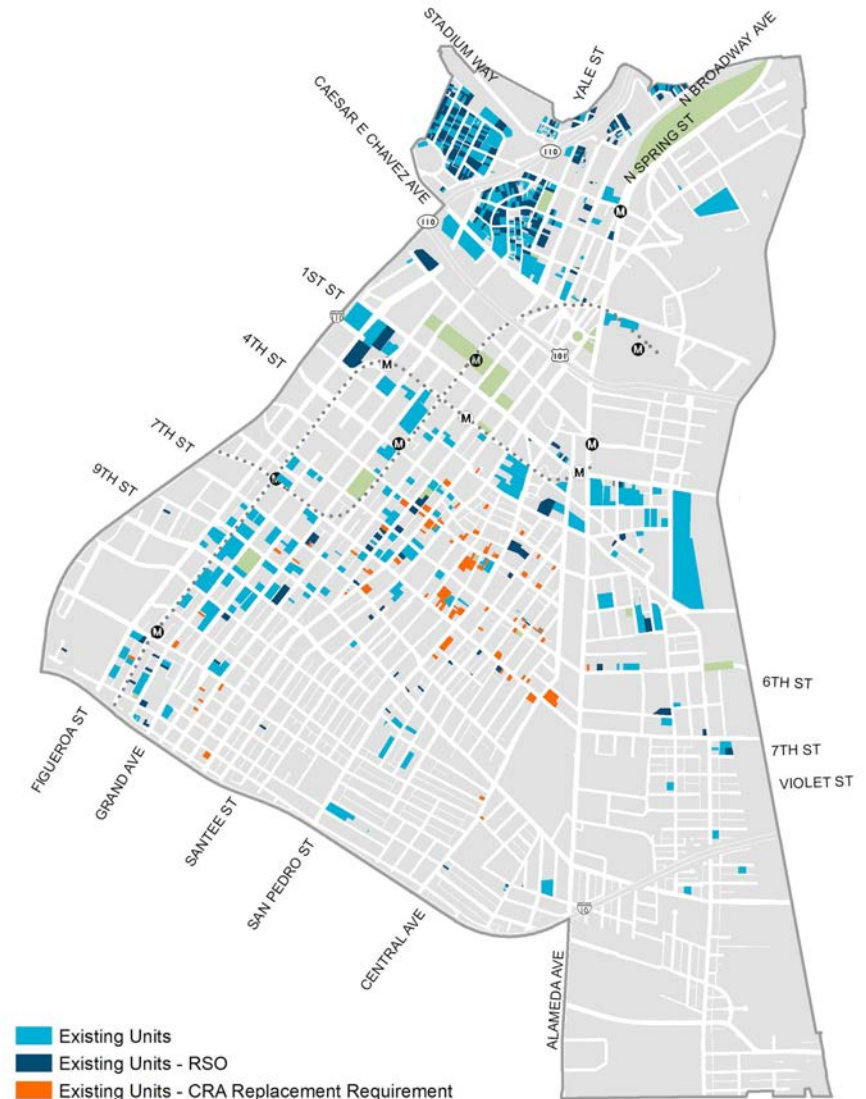


Downtown-specific

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

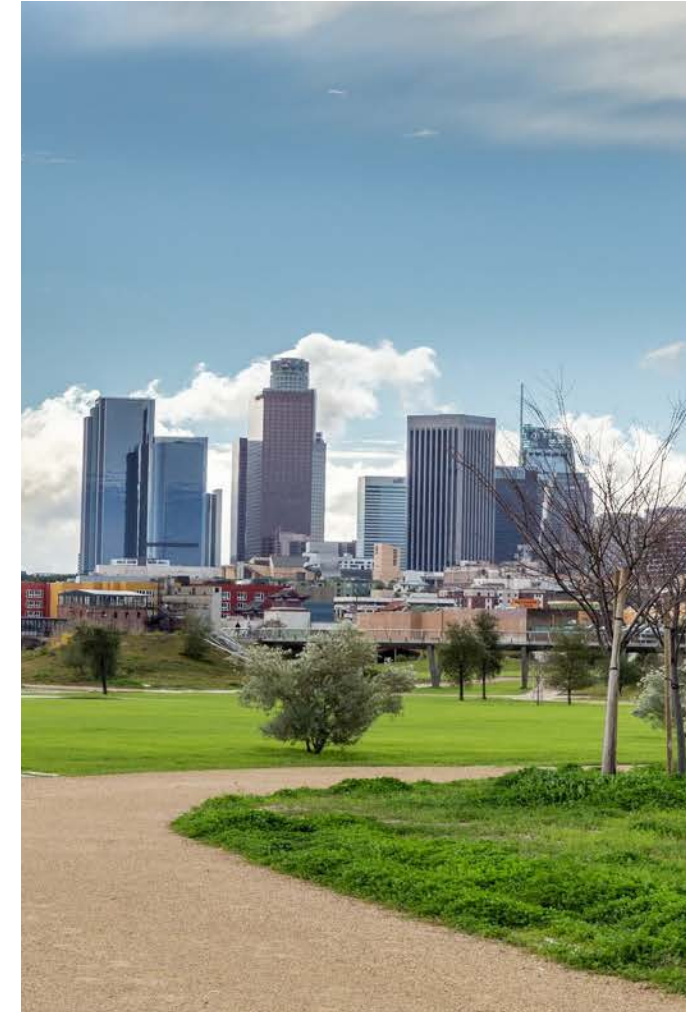
Displacement Risk

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



Downtown for All

- Offer access for all to housing, job, cultural, and educational opportunities by supporting a **wide variety of uses concentrated near transit**
- Safeguard existing communities and welcome new neighbors by encouraging a mix of **housing for households of all income levels and sizes**
- Make Downtown an accessible and comfortable place through **mobility and public realm** improvements
- Ensure that **the community benefits** create new opportunities and resources as Downtown grows
- Celebrate Downtown's unique communities with **design that honors history and looks forward**



Community Engagement - Plan & Code



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

**Zoning Advisory Committee
Forums
Workshops & Open Studio Events**

Outreach Highlights

- **October 2016** - shared draft plan and New Zoning Code concepts with weeklong public open studio “storefront”
- **February 2017** - Environmental Impact Report (EIR) scoping meeting
- **2017-2019** - outreach at community events, Neighborhood Councils, CBO meetings
- **Summer/Fall 2019** - release of the draft Plan; draft zoning map and Downtown zones
- **November 2019** - series of public Open House events
- **January/February 2020** - office hours events, outreach at community events and meetings
- **February 2020 - July 2020** - preparation of Draft EIR
- **December 2020** - virtual Open House and Public Hearing
- **2013-2020** - Held informational forums across the City to introduce and refine New Zoning Code concepts

What did we hear?

Allow for increased density near transit

Improve systems to build affordable housing in Downtown

Protect and preserve special places

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

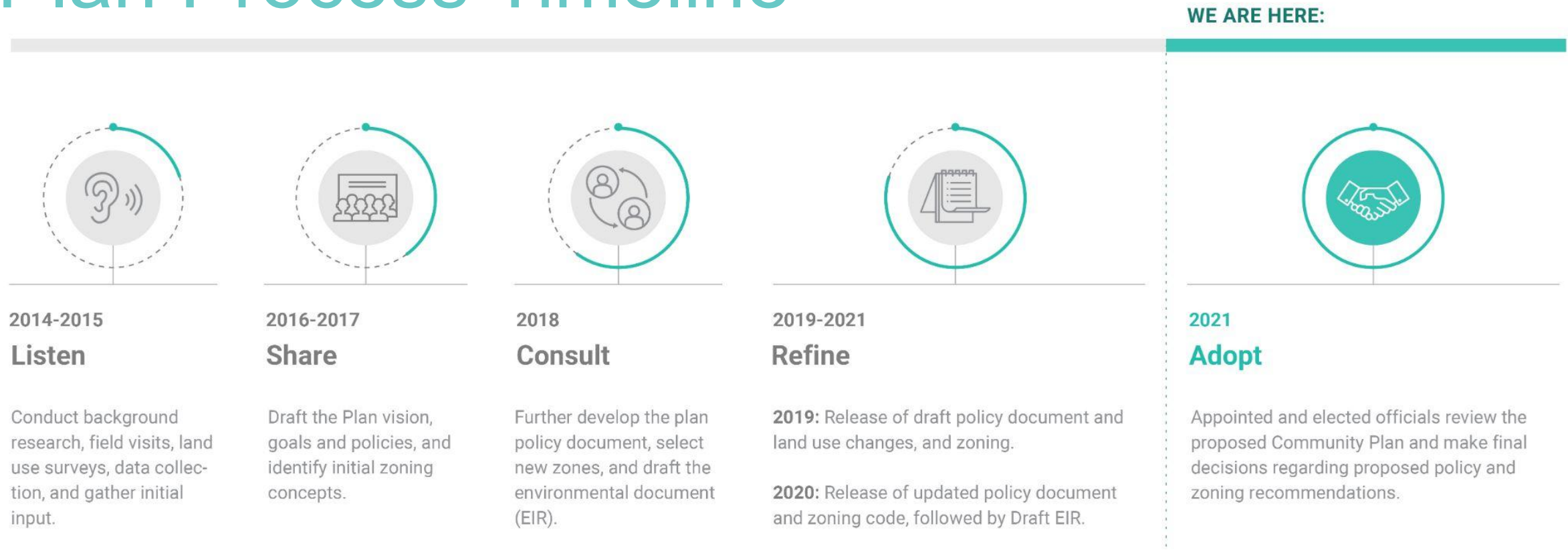
Adopt zoning rules that set clear expectations and streamline development in Downtown

Expand the public open space network

Promote a healthier environment

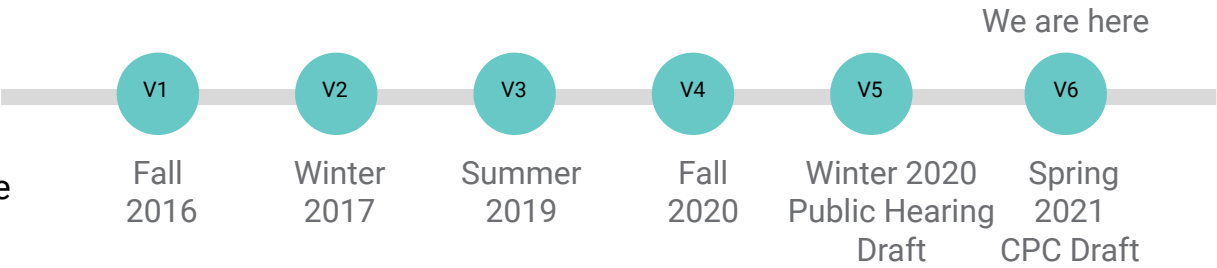


Plan Process Timeline



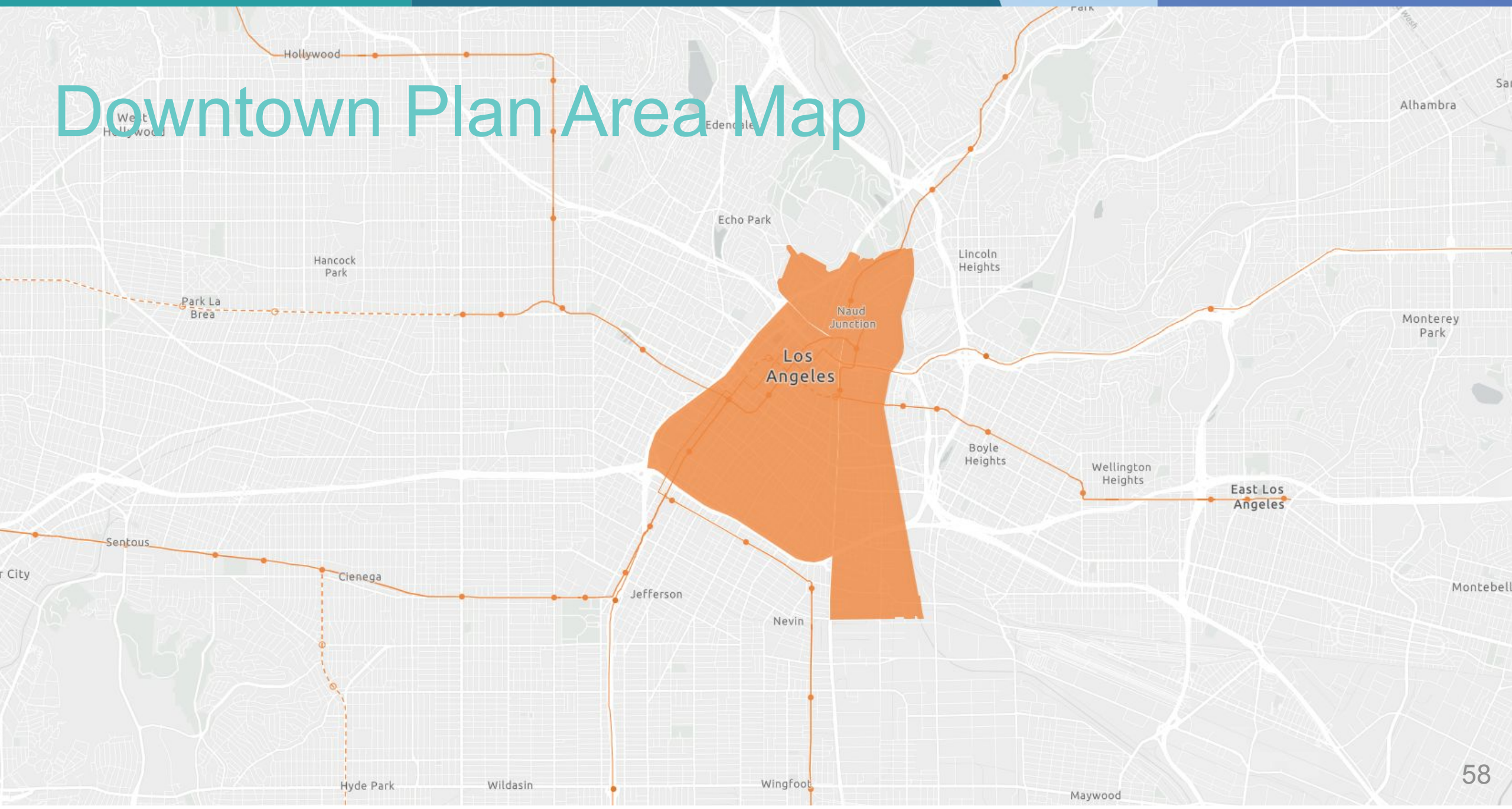
Plan Refinement Throughout Public Engagement Process

Plan Version evolved to incorporate community feedback



Plan Goals & Objectives

Downtown Plan Area Map



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



A map of a city with a grid-like street pattern. A large, irregularly shaped area in the center is highlighted in a lighter shade of blue, representing 20% of the city's land area. Major highways are shown as thick black lines with route markers. The surrounding areas are a darker shade of blue.

This
represents
20%

of the City's
household
growth in
just 1% of
the City's
land area.

Downtown Plan Area Neighborhoods Map



Core Objectives

Accommodate anticipated growth in an equitable and sustainable manner

Support and sustain Downtown's ongoing population & job growth

Grow and support the residential base

Reinforce Downtown's job orientation



Promote a transit, pedestrian, and bicycle-friendly environment

Strengthen neighborhood character and identity

Create linkages between districts

Create a world-class public realm

Grow and Support the Residential Base



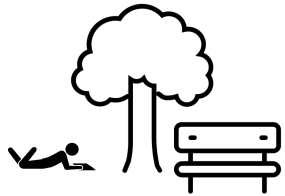
Housing Strategies



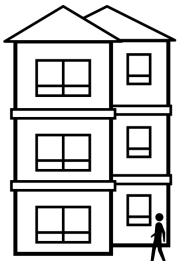
Capturing more affordable housing
in vulnerable neighborhoods & new
deeply low income category



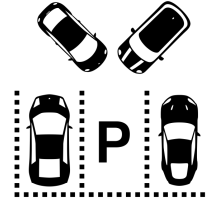
Expanding areas where
housing is allowed



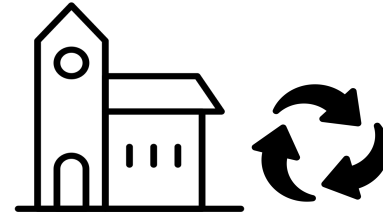
Removing per unit
requirements for open space



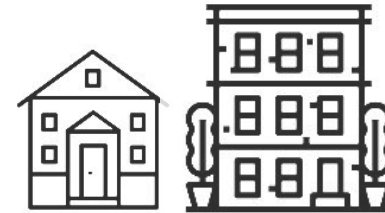
Removing residential density
limits in Central City North



Removing parking
requirements



Expanding and streamlining
Adaptive Reuse



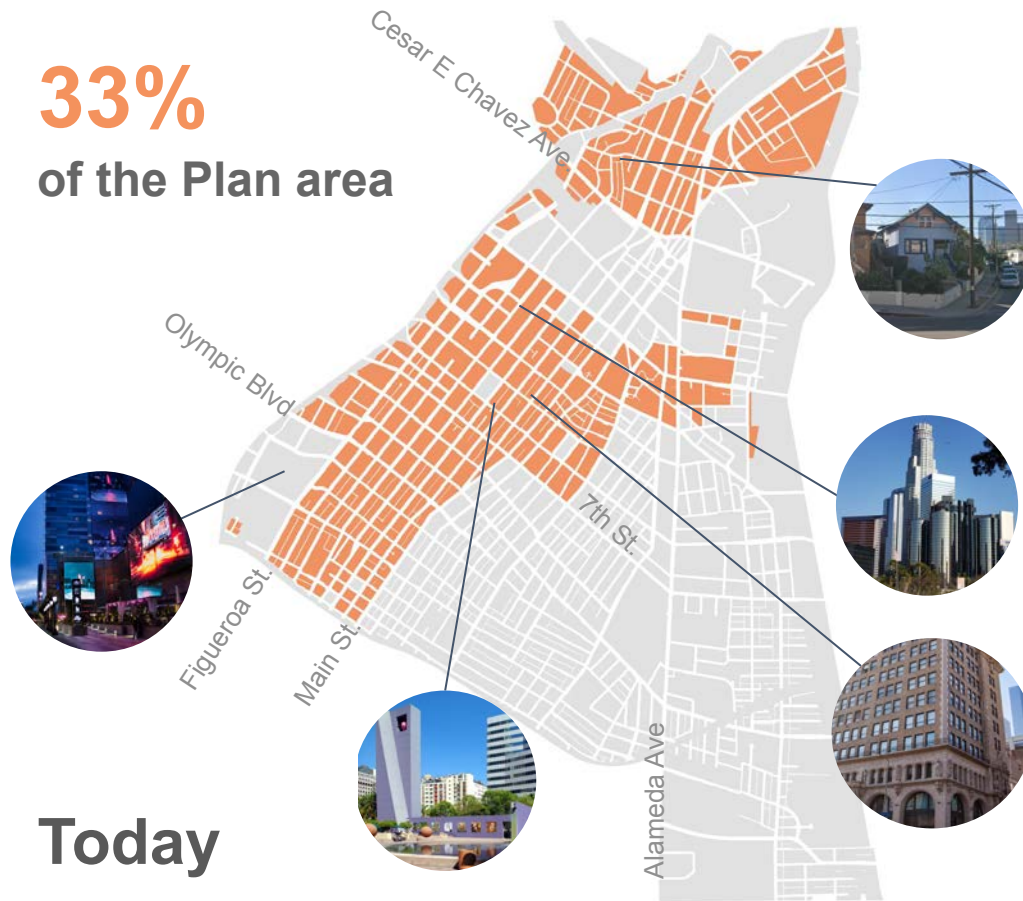
Range of housing types to
address various household
sizes and needs



Introducing a Community
Benefits Program to generate
affordable housing.
Replacement Requirements in
Benefits system

New Housing Opportunities

33%
of the Plan area



60%
of the Plan area



A photograph of a modern, multi-level office building interior. The space is characterized by glass railings on the upper levels, which provide a view into various office spaces. On the upper level, there are bookshelves filled with books and some office equipment. On the lower level, there are people working at desks and a central area with a large, curved desk. The overall atmosphere is professional and modern.

Maintain Downtown as the Primary Job Center of the Region

Creating Opportunities for Job Growth

Single Use areas today
comprise

80%

of the Plan area



Today

Single Use areas proposed will
comprise only

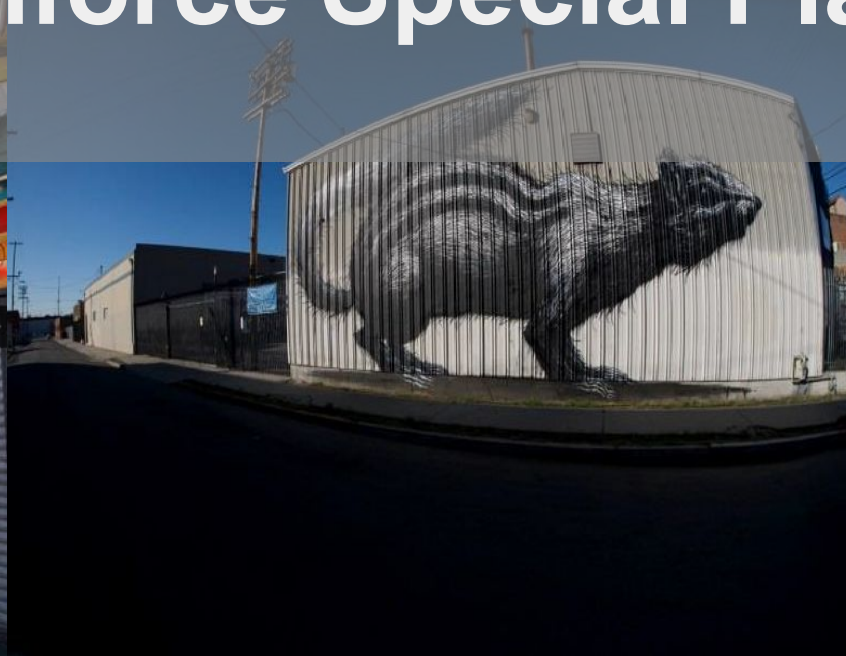
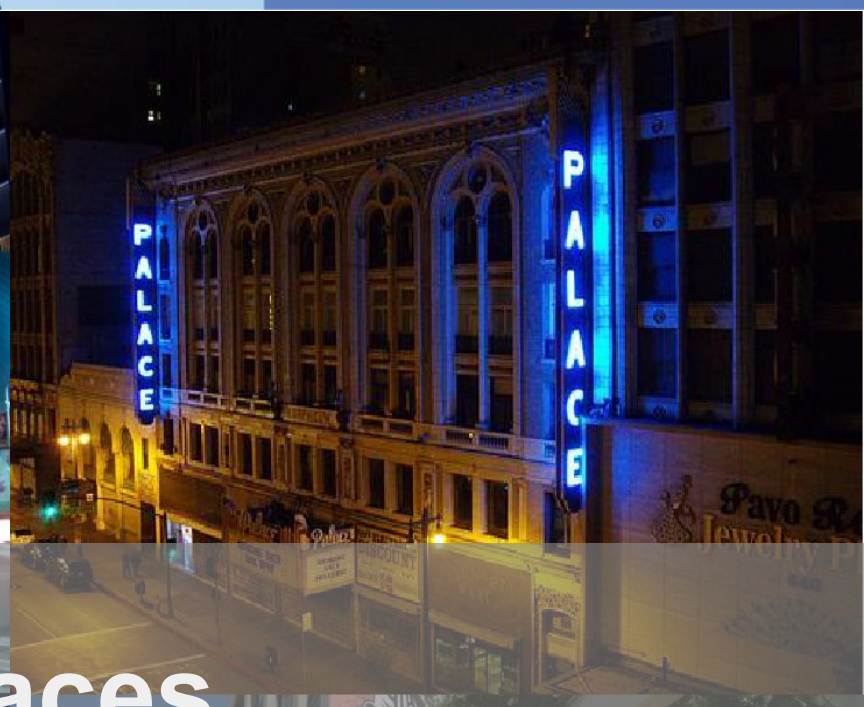
36%

of the Plan area



Proposed

Reinforce Special Places



Character Zoning Tools

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

Outlines standards for high quality design vs lengthy review process

Focused on making Downtown more comfortable for those walking and rolling

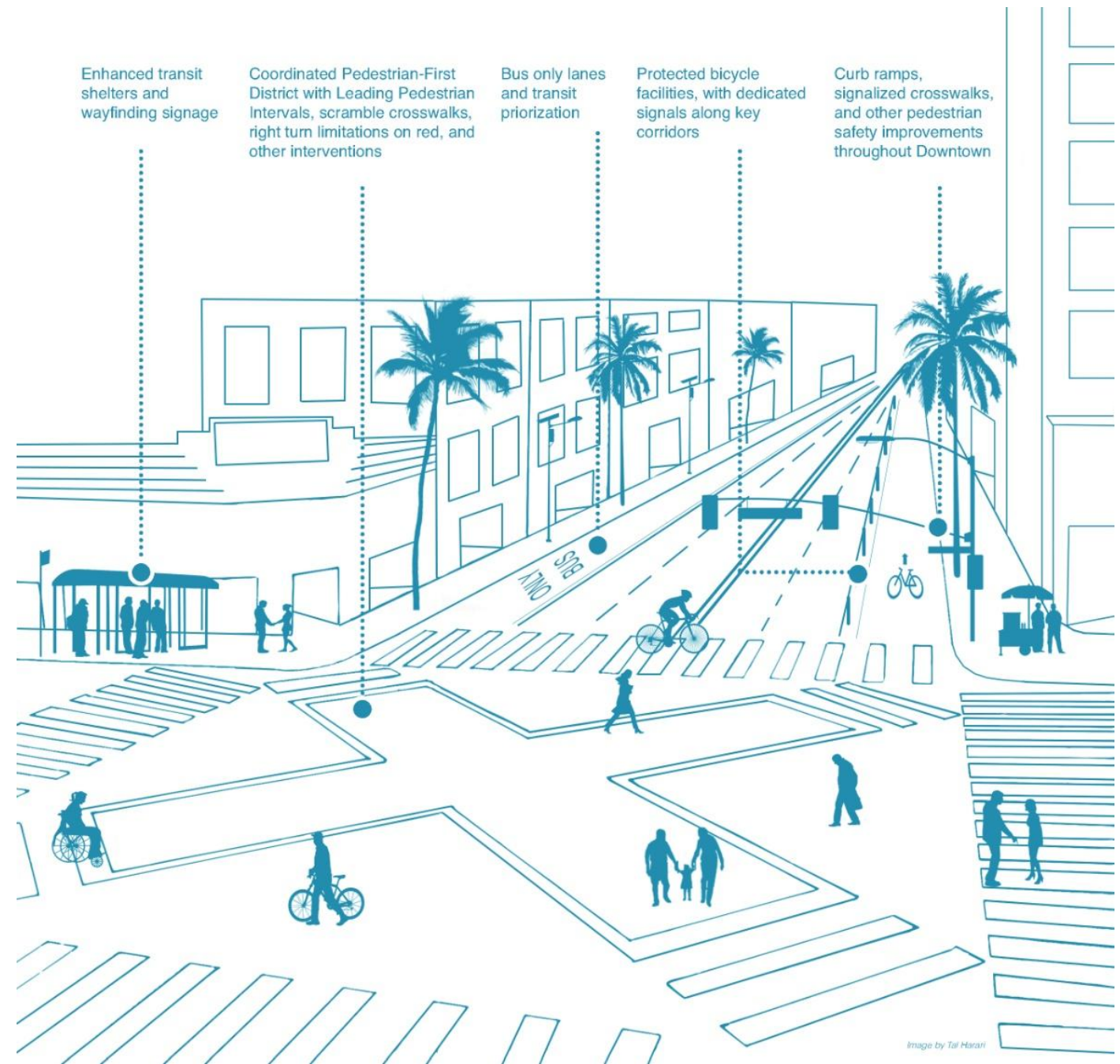


Mobility

Set building design expectations at the street level

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

Improve the physical connections and facilitate better access



Performance & Process

Removing Barriers for Thoughtful Development Projects

- No required parking
- No lot area-based density limitations
- Simplified Design Overlays
- Setbacks, minimum lot size, and height limitations
- Restructured Open Space Requirements
- Additional incentives for 100% affordable projects
- Reduced need for Conditional Use Process for schools and daycares
- Increased Site Plan Review Thresholds for projects providing community benefits

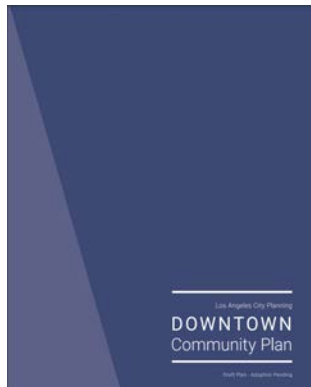
Community Plan Components

Policy Document

Vision

Policies

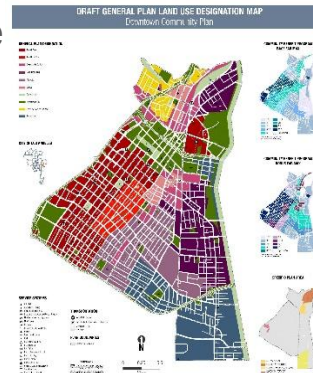
Implementation
Programs



Plan Map

Sets Range
of Uses

Establishes
Range of
Intensities



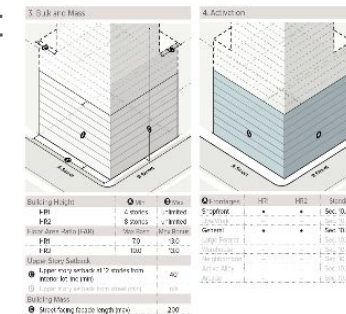
Zoning

Development
Regulations

Use
Allowances
Process

Base &
Maximum
FARs

Applicability &
Relief



Implementation Overlay

Community
Benefits
Program

Design Best
Practices

Other
Development
Standards



Policy Document - Goals

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

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

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

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

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

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

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

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

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

Policy Document - Policies

- Goals
- **Policies**
- Programs

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

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












Policy Document - Programs

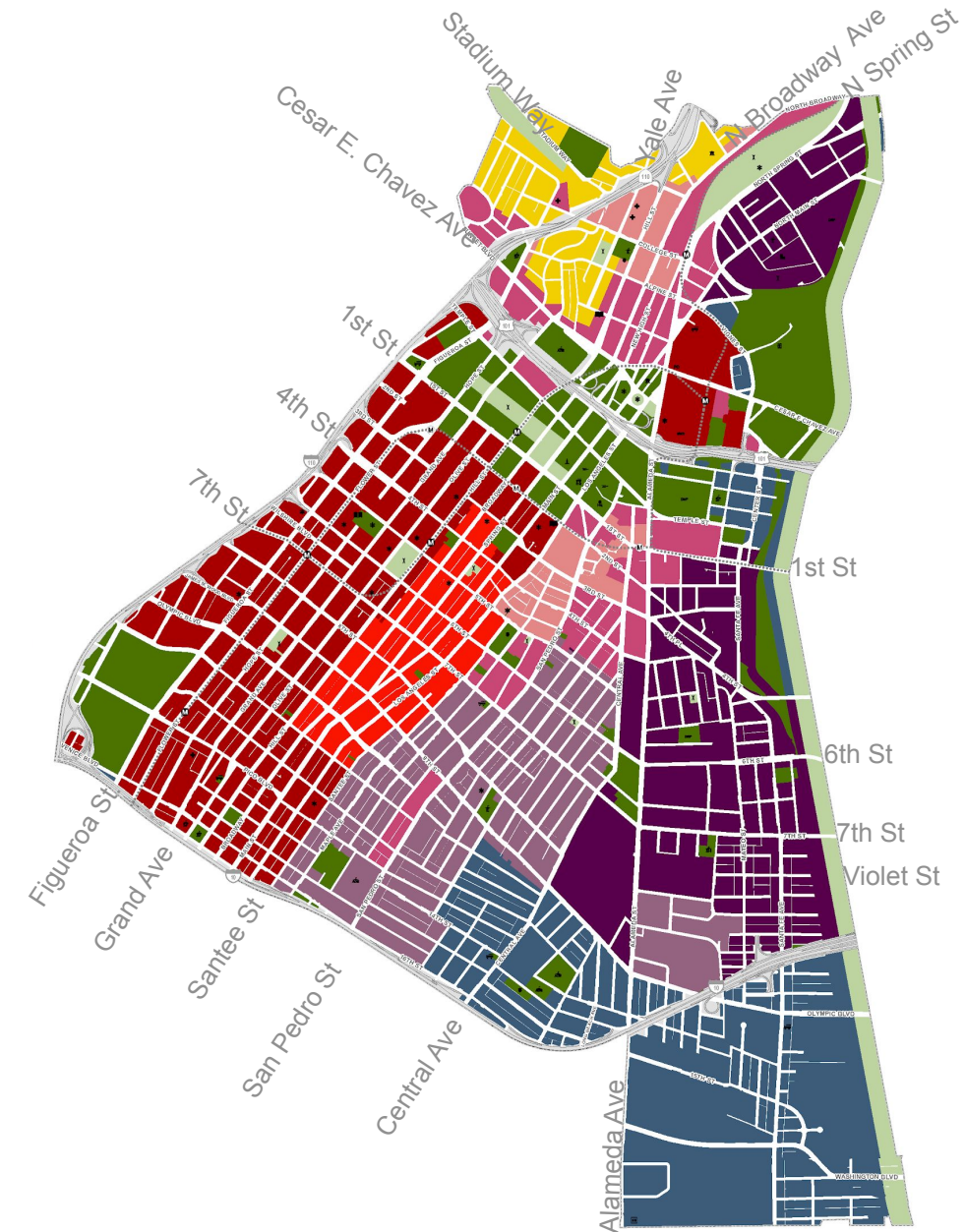
- Goals
- Policies
- **Programs**

Mobility & Connectivity

Program Number	Description	Policy Reference	Coordinating Agency
P32	Capital Improvement Plan Capital Improvement Plan: Develop a Capital Improvement Plan for Downtown Los Angeles that identifies important transportation infrastructure projects including bus rapid transit, light rail transit, heavy rail transit, bicycle lanes, and pedestrian safety enhancements to be prioritized, along with potential funding mechanisms to facilitate construction of these improvements	LU 22.12; LU30.20; MC 1.1; MC 2.6; MC 2.7; MC 2.8; MC 2.9; MC 2.11; MC 3.6; MC 5.1; MC 5.2; MC 5.4; MC 5.7; MC 5.8;	LADOT

Draft Land Use Map

Designation	Form	Use	De
 Transit Core	HB1, HB2, HB3, HB4, HB5	CX2,CX3,CX4	FA
 Traditional Core	DM3,DM4,HM1,HM2	CX2,CX3,CX4	FA
 Community Center	DM1,DM2,DM5,LM2,MB4	CX1,CX2,CX3	FA
 Hybrid Industrial	LM1,MB2,MB3,MB4,MM1	IX3,IX4	FA
 Markets	DM1,MB1,MB4	IX1,IX2,IX3	FA
 Village	LM2,MN1	CX1,CX2,RX1	FA
 Open Space	LF1,VF1	A1, OS1	1L, N
 Public Facilities	DM1,DM2,DM4,HB2,HB3,HB4,HB5,HM1,HM2, LF1,LM2,LN1,MB1,MB3,MB4,MF1,MM1,MN1	P2	FA, N
 Public Facilities - Freeways			
 Medium Neighborhood Residential	LM2,LN1	RG1, RX1	FA
 Production	LF1,MB2,MM1,VF1	I1,I2	N



Issues & Considerations

Contributions of Key Partners

Neighborhood Councils

Downtown Los Angeles
Historic Cultural
Historic Cultural North

BIDS

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

Community Members Attendees

Farmers Markets
CicLAvia
Downtown Plan Open Studio
Downtown Plan Office Hours

Citywide Advocacy Organizations

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

Affordable Housing Providers

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

Skid Row Community Groups

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

Little Tokyo Community Groups

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

Chinatown Community Groups

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

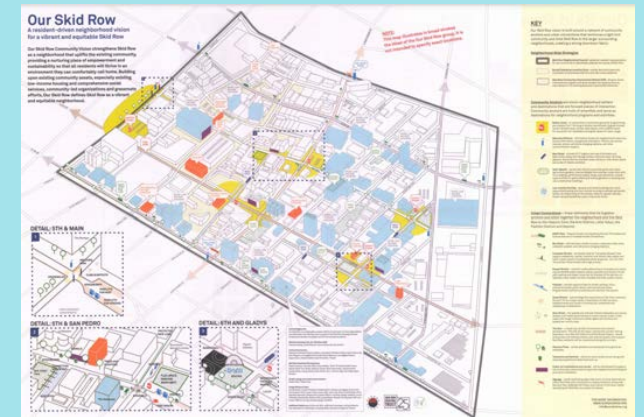
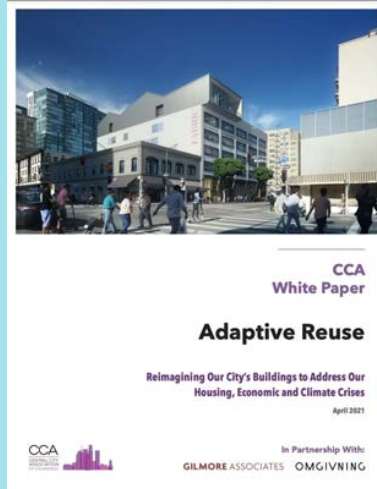
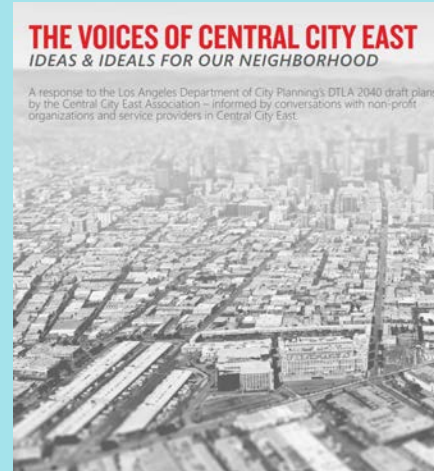
Downtown Wide Advocacy Groups

Public Counsel
CCA

Zoning Code Advisory Committees

Zoning Advisory Committee
Technical Advisory Committee

Contributions of Key Partners - Plans



High Level Issues

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



Community Plan Topics

General Plan Land Use

- Transit Core Designation
- Production (Industrial Areas)

Form Districts

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

Use

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

Design Regs

- River Frontage
- Character Frontage
- Historic Preservation

Parking

- Parking Maximums
- Flexibility for existing/entitled projects

Community Benefits

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

Housing Stability

- RSO Replacement
- Right of Return
- Covenant Length

Community Feedback - Additional Information

Central City United - Policies

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

- Series of Detailed Comment Letters
- Approx 30-40 Community **Plan Policies** Incorporated from 35 Topical/Detailed Requests
 - **Example Policy Revision Requests Included:**
 - *LU 1.7* Support the creation of new social services sites in high need areas within Downtown that are linked to parks, community centers, and transit stops.
 - *LU 7.9* Encourage the development of new commissaries and commercial kitchens, as a new or accessory use, to support low-income street vendors in accessing permits and sustaining their business.
 - *LU 9.3* Expand opportunities and resources for low-income microentrepreneurs to establish business enterprises and contribute to the Downtown economy.
 - *LU 30.14* Encourage new healthy food retail in Skid Row and incentivize Skid Row businesses to accept EBT, and other forms of government assistance for fresh produce.
 - *LU 42.14* Retain existing and encourage new facilities, resources, and services for seniors, such as recreation, medical care and adult day care centers, prioritizing services to high need populations such as limited English speaking residents and those with disabilities.

Central City United - CBP

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

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

Central City United - Community Benefits Fund

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

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

Central City United - Current Requests

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

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

Draft EIR

Draft Environmental Impact Report - Process

- Published August 6, 2020
- Comments were due by December 4, 2020 (extended comment period from 45 days to 120 days)
- Final EIR anticipated in Summer 2021, in advance of PLUM and full Council

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

Draft 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

Next Steps

What's Next - Plan Process?

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

Additional Topical Slides

Housing

Housing Protections - Existing

Existing

- **Affordable Housing Linkage Fee** requires commercial and residential projects to pay a fee for affordable housing and an additional fee is charged when residential units are lost.
- **The Rent Stabilization Ordinance (RSO)** regulates replacement of demolished units, allowable rent increases, registration of rental units, legal reasons for eviction, and the causes for eviction requiring relocation assistance payment to tenants.
- **Residential Hotel Unit Conversion and Demolition Ordinance (RHO)** offers protections for preservation of existing residential hotels and tenant rights and prohibits conversion or demolition of dwelling units in a residential hotel without approval from La Housing Department.
- **The Interim Motel Conversion Ordinance** facilitates the interim use of existing motels, hotels, Apartment Hotels, Transient Occupancy Residential Structures and Hostels as Supportive Housing or Transitional Housing for persons experiencing homelessness or those at risk of homelessness.
- **Development Guidelines and Controls for Residential Hotels** in the City Center, and Central Industrial Redevelopment Project Areas requires residential hotel proposed for conversion or demolition, replace these units one for one, to ensure there is no net loss of the residential hotel units.

Housing Protections - Downtown Plan

Downtown Plan

Community Benefits Program

- **Housing Replacement Requirements** will require all housing projects participating in the Community Benefits Program to replace lost affordable housing units.
- **Community Benefit Fund program** will extend financial assistance to buy out or extend expiring affordability covenants that would minimize displacement of low-income households.

Implementation Programs:

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

State Wide (SB 8)

- 1:1 Replacement
- Relocation Benefits
- Right of Return

Housing Protections: Comparison Table

Covenant Length

Measure	Current Approach	As suggested by stakeholders	Citywide Policy Work Program?	Council Motion?
Covenant Length	55 years (per City and State)	99 years for non-subsidized, 55 years for subsidized	Yes: Housing Element studying (LACP w/ LAHD)	No

Housing Protections: Comparison Table

Replacement

Measure	Current Approach	As suggested by stakeholders	Citywide Policy Work Program?	Council Motion?
Replacement units	Projects participating in CBP are required to replace 67% of existing demolished residential units as covenanted lower income (Deeply,extremely..) All RSO units continue to be RSO	All projects (by-right, discretionary, projects in CBP) are required to replace 100% of existing demolished residential units as covenanted lower income (a mix of deeply, extremely..) All RSO units continue to be RSO	Evaluating 1:1 replacement for projects participating in incentive programs (DT/TOC/DB)	Reported to Council that TOC and DB explicitly require (“inclusive of” language per JJJ and State)

SB8 Requires 1:1 replacement for all projects till 2030

Housing Protections: Comparison Table

Right of Return

Measure	Current Approach	As suggested by stakeholders	Citywide Policy Work Program?	Council Motion?
Right of Return	Policy in Plan; Exists statewide: When demolition occurs onsite replacement	Right of Return program and relocation assistance	Yes: Program is currently regulated by SB 330 and implemented by LAHD, but does not apply to non-discretionary projects	CF#20-0047 (w/ LAHD); CF#20-0035 (w/ LAHD); CF#14-0268-S16

SB8 Requires Right of Return for all projects till 2030

Housing Protections: Comparison Table - Right of Return

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

Growth Forecast

Capacity vs RHNA

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

Total	Very-low income	Low income	Moderate income	Above-moderate income
456,643	115,978	68,743	75,091	196,831

Downtown Community Plan 2020 Reasonably Anticipated Development (RAD) 2040

	2017	Adopted RAD	Proposed Plan RAD
Housing	34,000	59,000	133,000
Population	76,000	112,000	252,000
Employment	219,000	278,000	305,000

SCAG RTP Projections

Downtown Community Plan SCAG 2016 RTP/SCS Projections

	2017	2040
Housing	34,000	96,324
Population	76,000	189,095
Employment	219,000	256,860

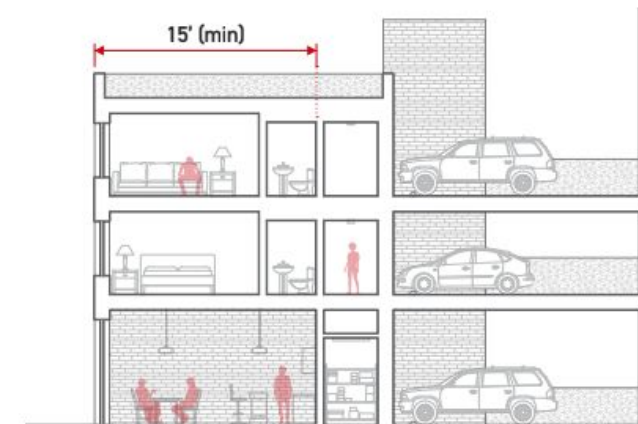
Downtown Community Plan 2020 Reasonably Anticipated Development (RAD) 2040

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Mobility

REFERENCE MATERIAL
Supplemental Staff Report
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Parking Key Issues



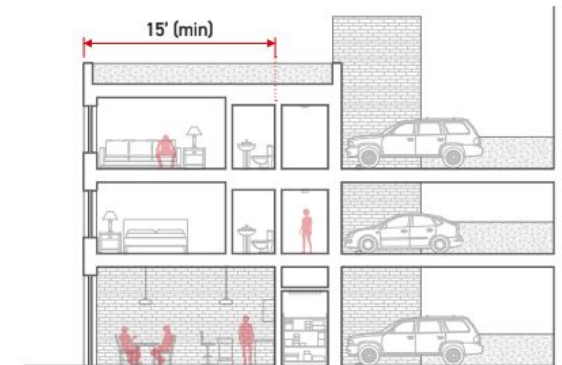
Parking Structure Design

Development Standard District 5

Parking structure design	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable

Design Standards

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



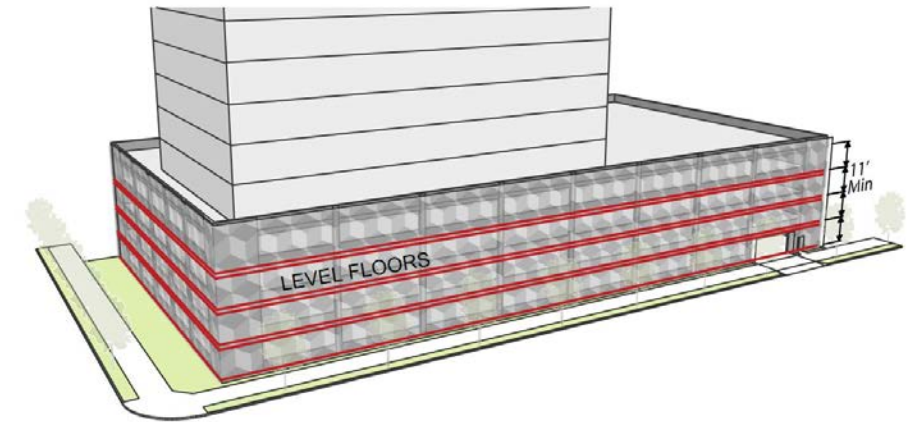
Parking Structure Design

Development Standard District 5

Parking structure design	Primary St. Side St.	
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable

Requires all parking floors to be adaptable

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



Accommodating New Mobility

TNCs, AVs, & Micro-mobility

- Parking in-lieu fee for passenger loading
- Parking is allowed to be provided off-site for AVs to pick up and drop off
- TDM program
- Adaptable parking
- Updated Mobility Plan street networks



Metro Stations within the Plan Area



Approximate alignment of
potential transit line and
station

Legend



High Transit Access



Low Transit Access



Policy Document - Metro Review

- Goals
- **Policies**
- Programs

MC GOAL 5 A COMPREHENSIVE TRANSIT SYSTEM THAT CONNECTS DOWNTOWN'S DISTRICTS AND DOWNTOWN TO COMMUNITIES THROUGHOUT THE REGION.

MC 5.9 Metro Review. Development within 100 feet of a Metro facility should be reviewed and approved by Metro, including for compliance with the Metro Adjacent Development Handbook.



Provisions for Small Businesses

Strategies for Small Business

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



Strategies for Small Business Policies & Programs

Downtown Plan policies:

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

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

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

Future Implementation Programs:

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

P20 Business Outreach and Mentorship Programs: Develop partnerships to create business outreach programs targeting local schools for student and adult participation in business apprenticeship and internship programs, as well as work with the LAUSD's Mentorship Programs.

Neighborhoods

Skid Row

Skid Row Summary

REFERENCE MATERIAL
Supplemental Staff Report
Page 25

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

Recognizing Skid Row as a Neighborhood



Lamp Community



Downtown Women's Center

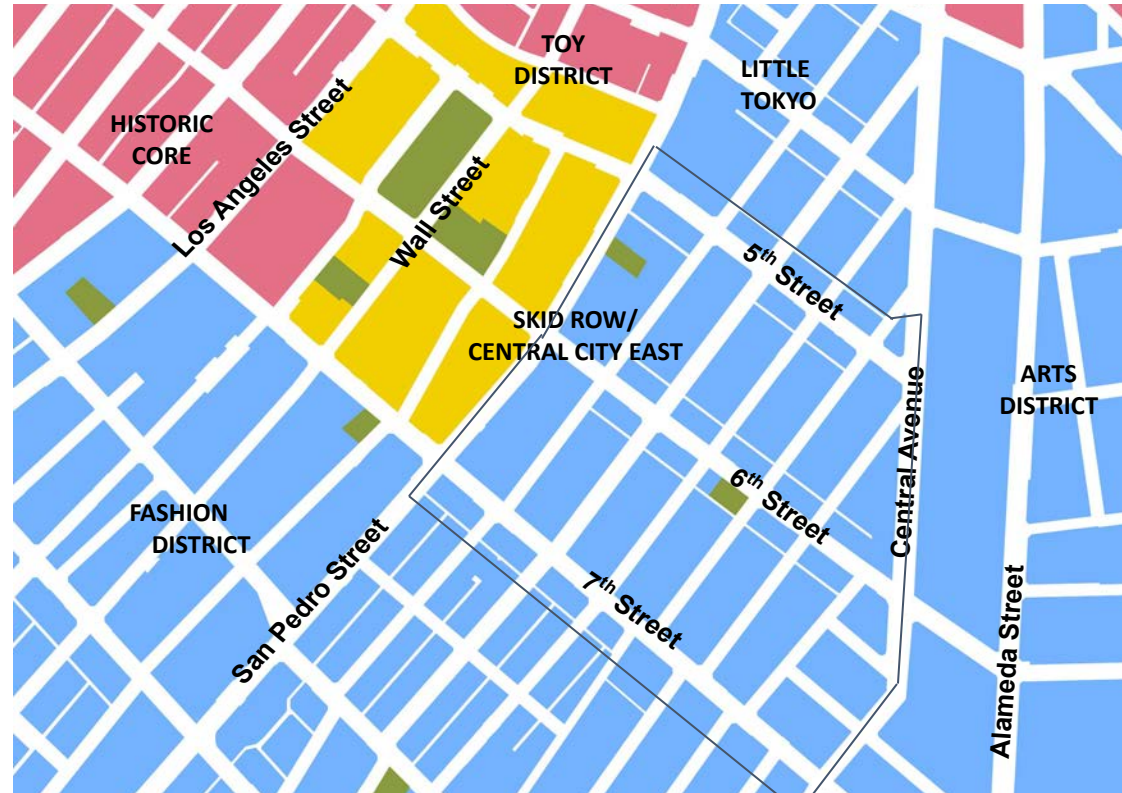


Skid Row Housing Trust

Use District Key Issues - Affordable Housing in Skid Row - Adopted Zoning

Adopted zoning

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



Use District Key Issues - Affordable Housing in Skid Row

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

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.

Skid Row Summary



Lamp Community



Downtown Women's Center

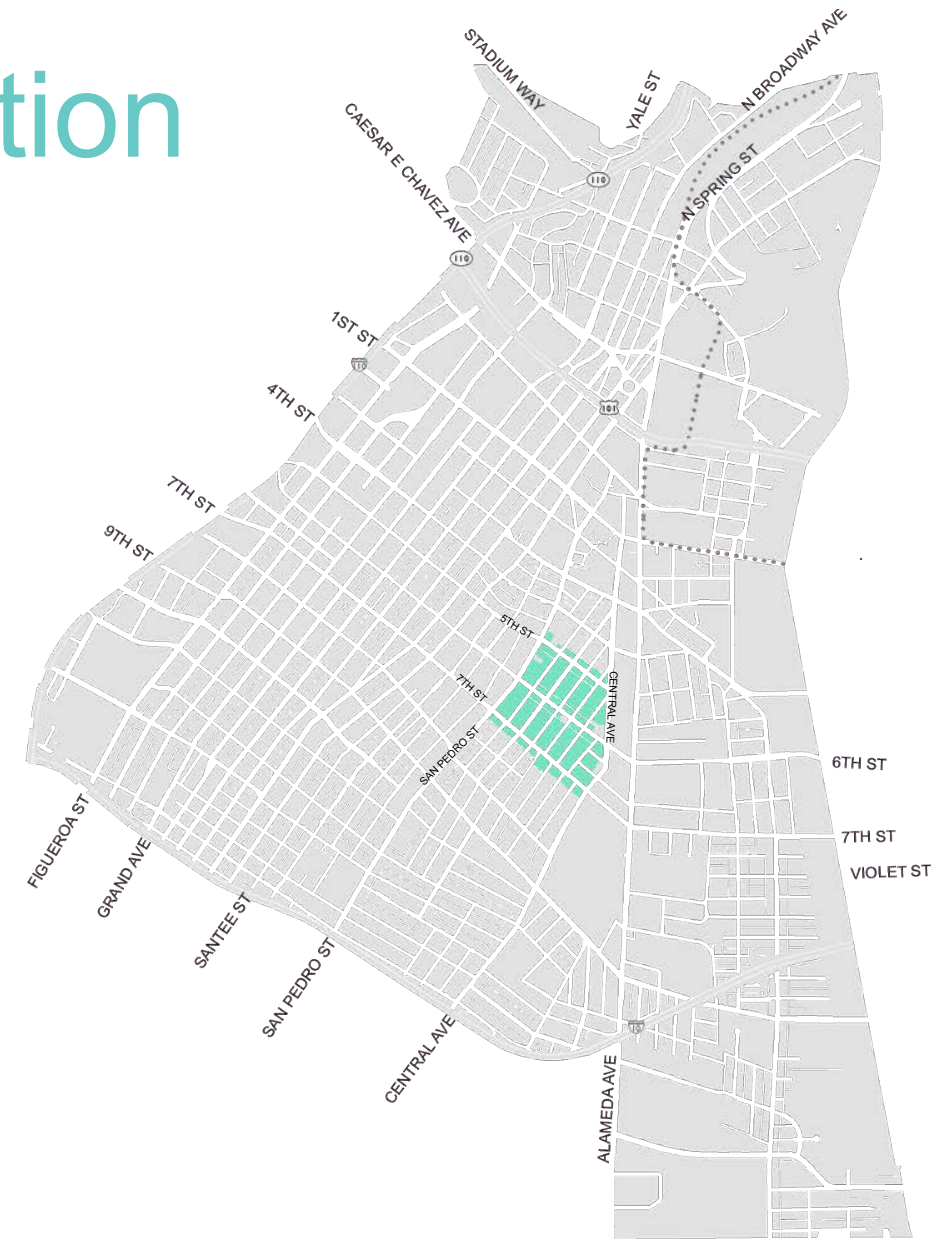


Skid Row Housing Trust

Skid Row Additional Technical Slides

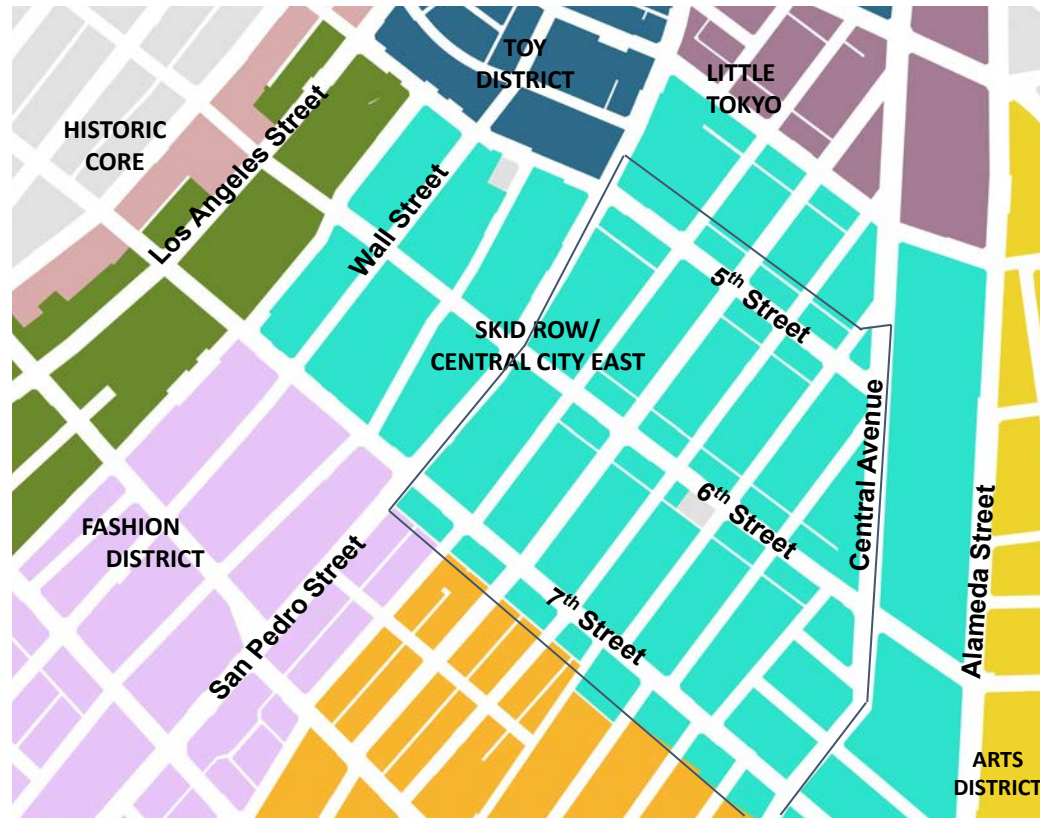
Skid Row Alternative Option

- 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



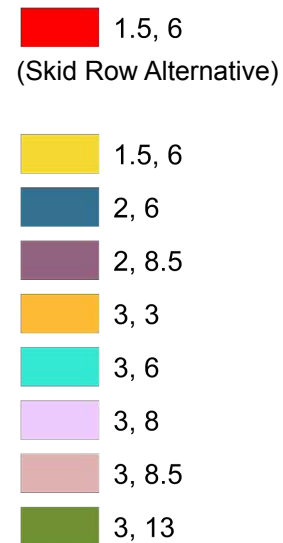
FAR in Skid Row - Proposed & Alternative

Plan Proposed FAR

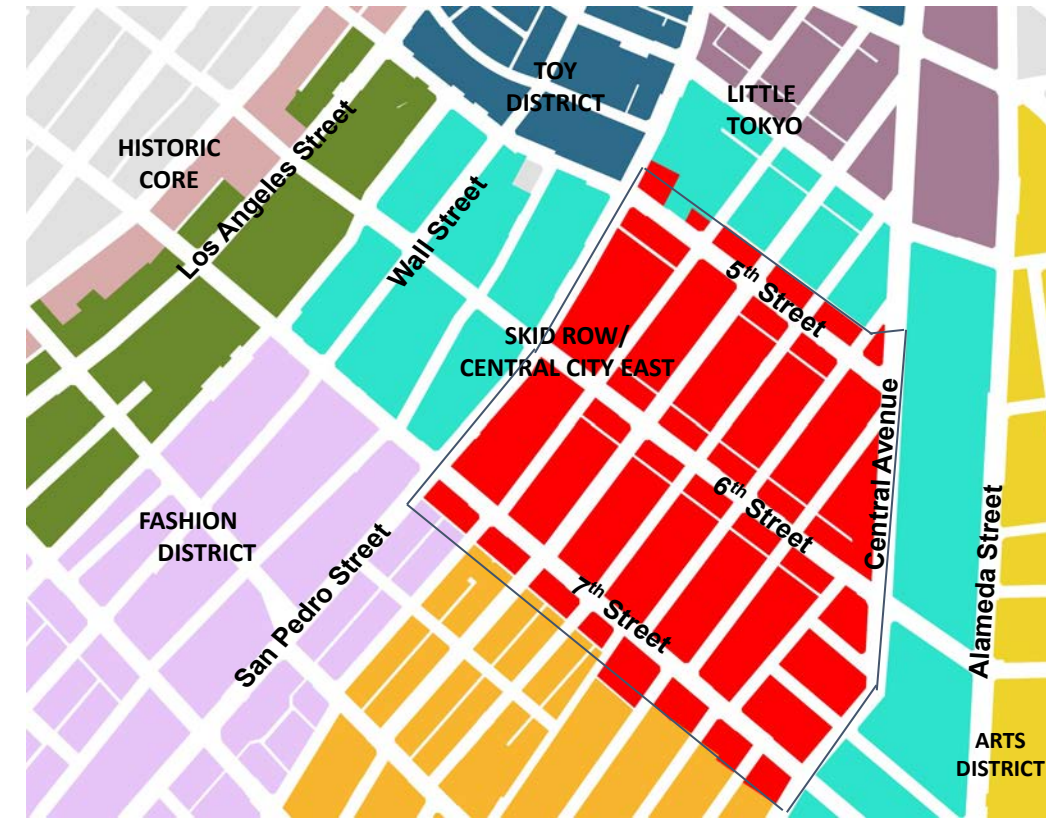


 IX1 Boundary

Base, Bonus FAR



Skid Row Alternative



 IX1 Boundary

Skid Row Project Example

Proposed Plan vs Alternative Option

	Proposed Plan	Option B Alternative
Site Area (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* (assuming a unit of 600 sf)	-	172
Affordable Units*	200	28** (Assuming Extremely-low income)
Total	200	200

* Assumes an average unit size of 600 square feet

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

Weingart Center

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



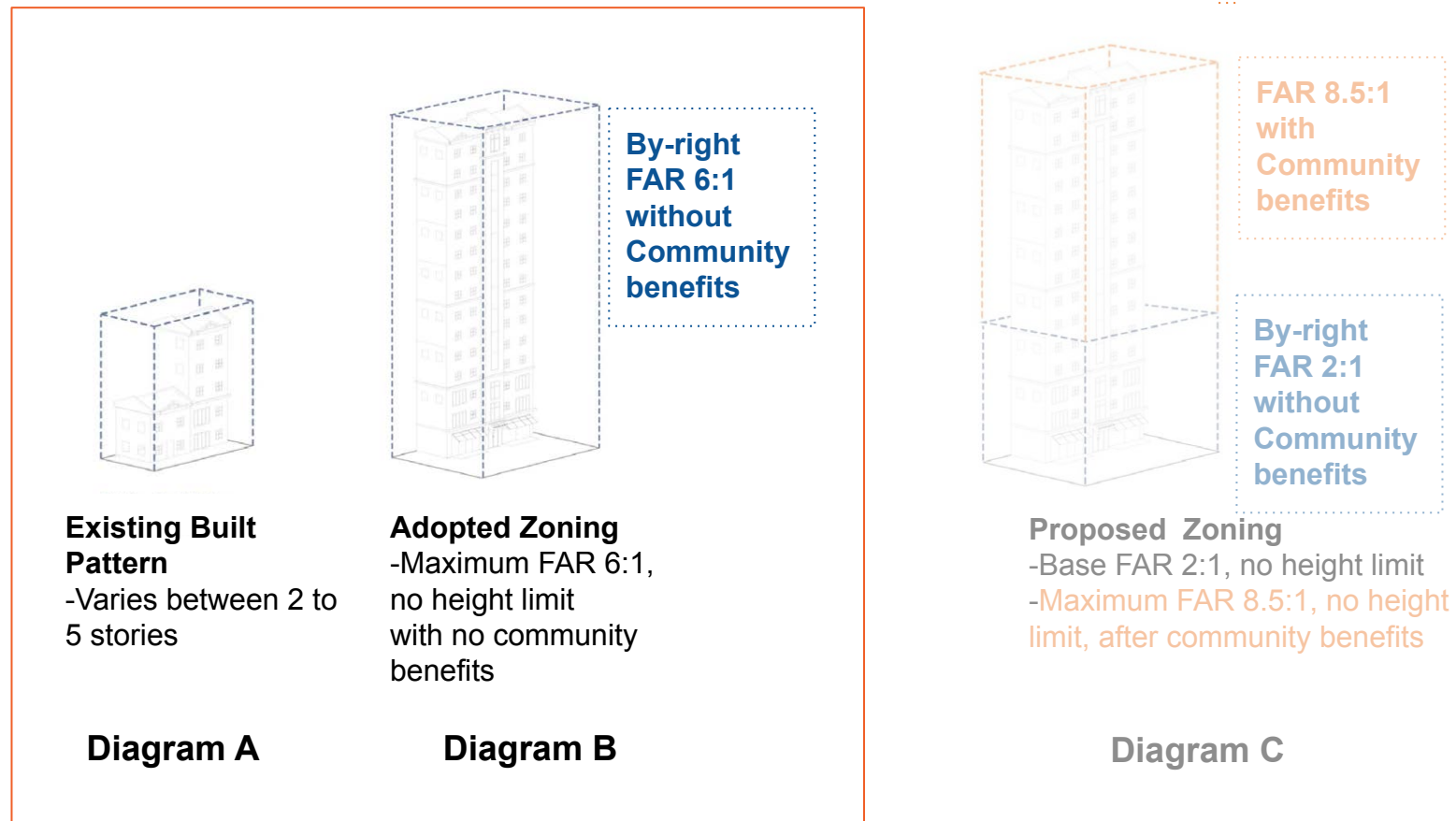
Chinatown

Chinatown Summary

REFERENCE MATERIAL
Supplemental Staff Report
Page 20

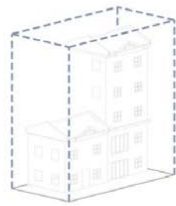
Base FAR Diagrams

Downtown Community Benefits Program Scenario Compared to Adopted Zoning



Base FARs Diagrams

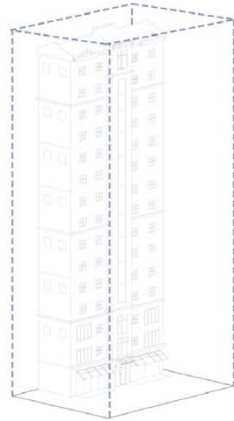
Downtown Community Benefits Program Scenario Compared to Adopted Zoning



Existing Built Pattern

-Varies between 2 to 5 stories

Diagram A

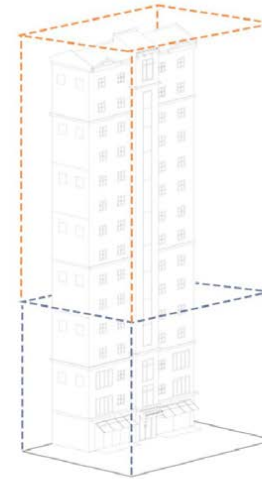


By-right
FAR 6:1
without
Community
benefits

Adopted Zoning

-Maximum FAR 6:1,
no height limit
with no community
benefits

Diagram B



FAR 8.5:1
with
Community
benefits

By-right
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

Diagram C

TOC and the Community Benefits Program

ADOPTED ZONING



Allows up to **9.3:1 FAR** using TOC
Affordable Housing Required - **11% Extremely-low Income**

PROPOSED ZONING



Allows up to **6:1 FAR** using CBP
Affordable Housing Required - **13% Extremely-low Income***



Allows up to **8.5:1 FAR** using CBP
Affordable Housing Required - **17% Extremely-low Income***



*Assumes project chooses to only provide affordable housing vs public open space or community facilities.

TOC Project in Chinatown

211 W Alpine Street

A 7-story Mixed-use Development:

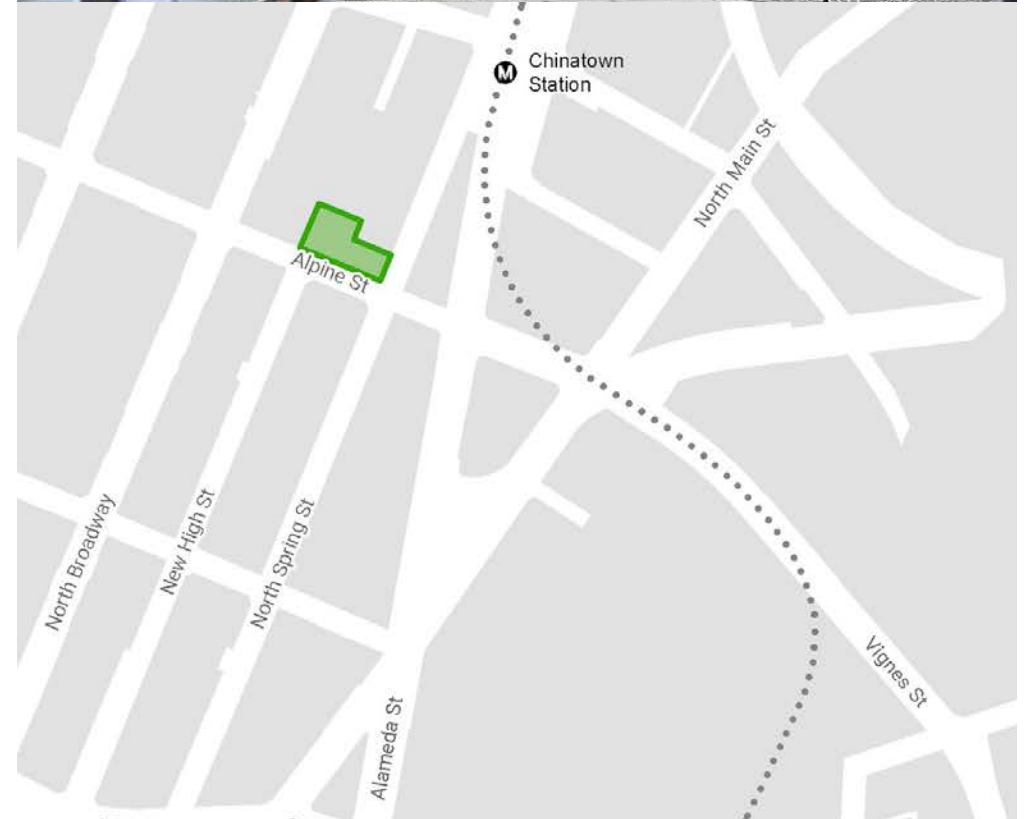
- 170 Housing Units
- 2,500 sq ft. of Commercial Space
- 4.94:1 FAR (95,260 sq ft)

TOC Incentives:

- 62% increase in density (consistent with TOC Tier 3)
- Up to 25% reduction in Open Space

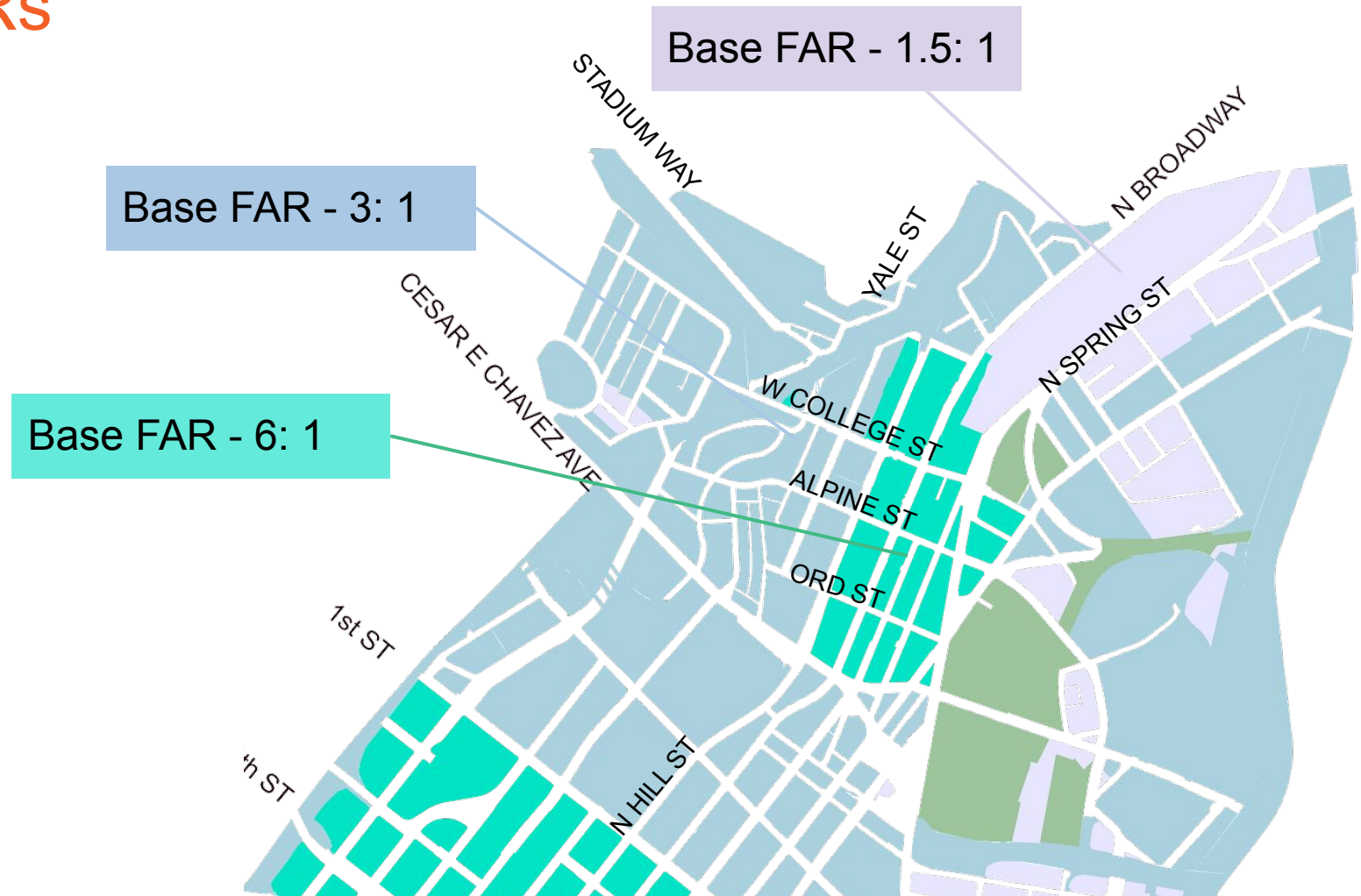
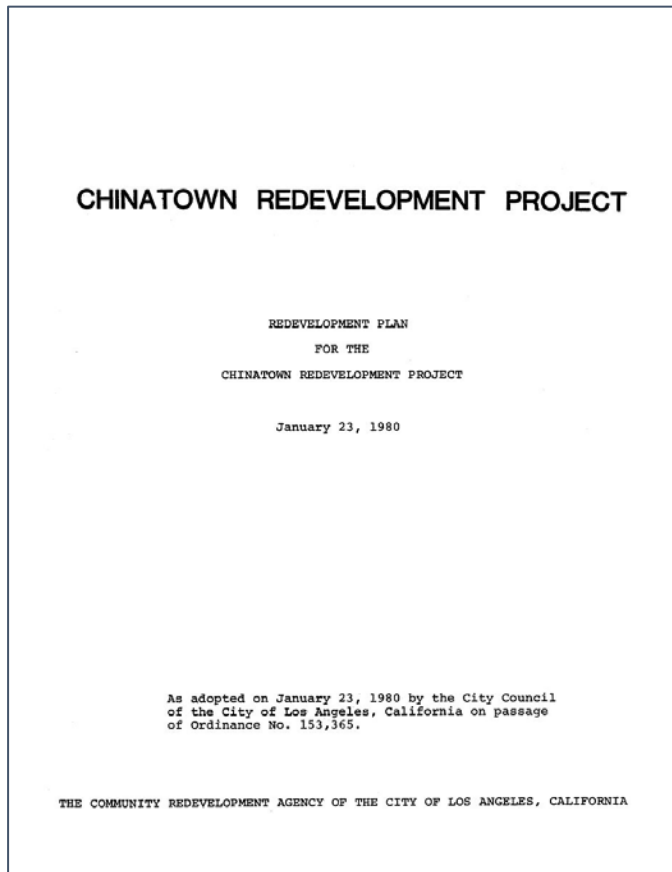
Community Benefits:

- 17 units set aside for Extremely-low Income Households for 55 years

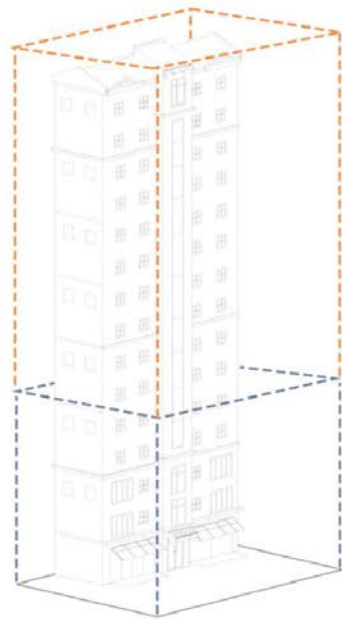


CRA Base FARs in Chinatown

Currently Adopted FARs



Proposed Zoning in Chinatown



FAR 8.5:1 with
Community benefits

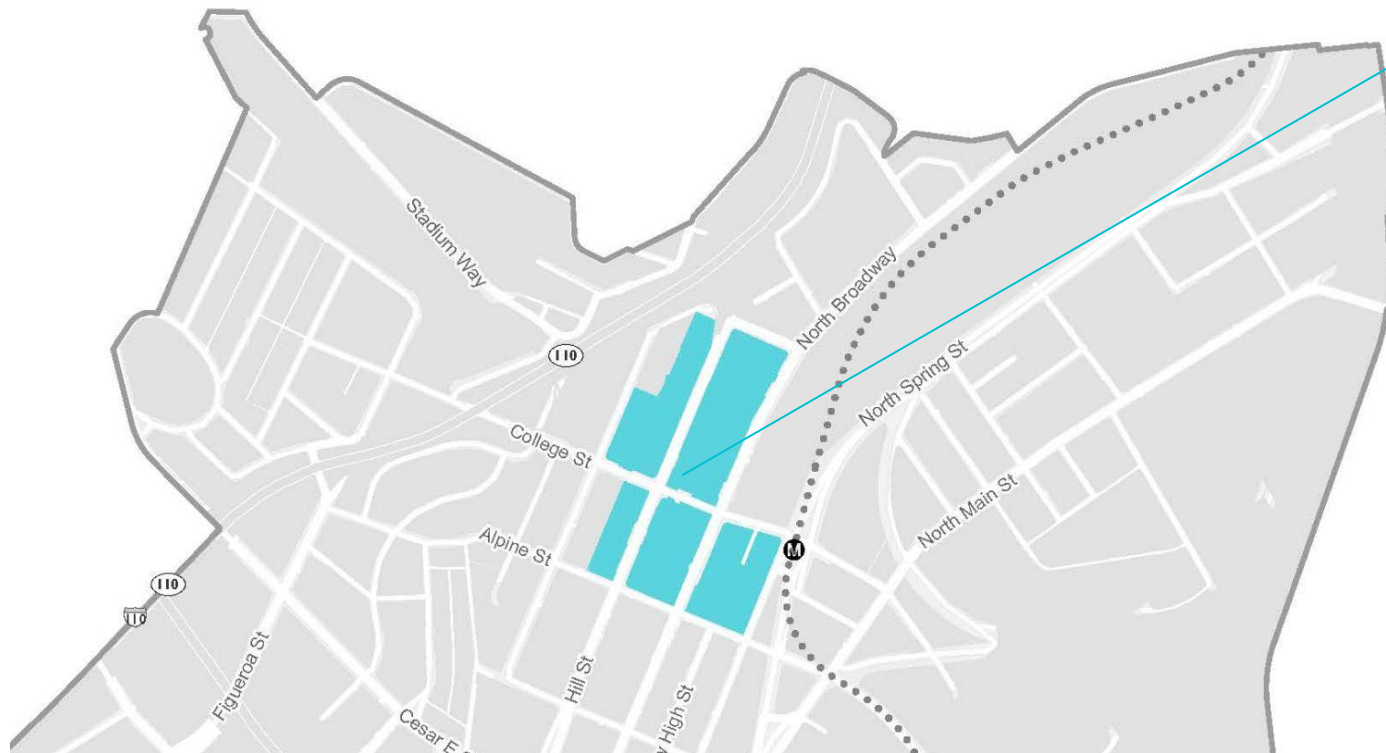
FAR 2:1 without
Community benefits

Proposed Zoning

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



Feasibility Challenges



Proposed FAR

Base FAR - 2: 1
Base Ht - 3 Stories

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



Proposed FARs in Chinatown

Proposed FAR

Base FAR - 1.5: 1
Base Ht - 3 Stories

Bonus Max FAR - 3: 1
Bonus Max Ht - 6 Stories

Base FAR - 2: 1
Base Ht - 3 Stories

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

Base FAR - 2: 1
Base Ht - No limit

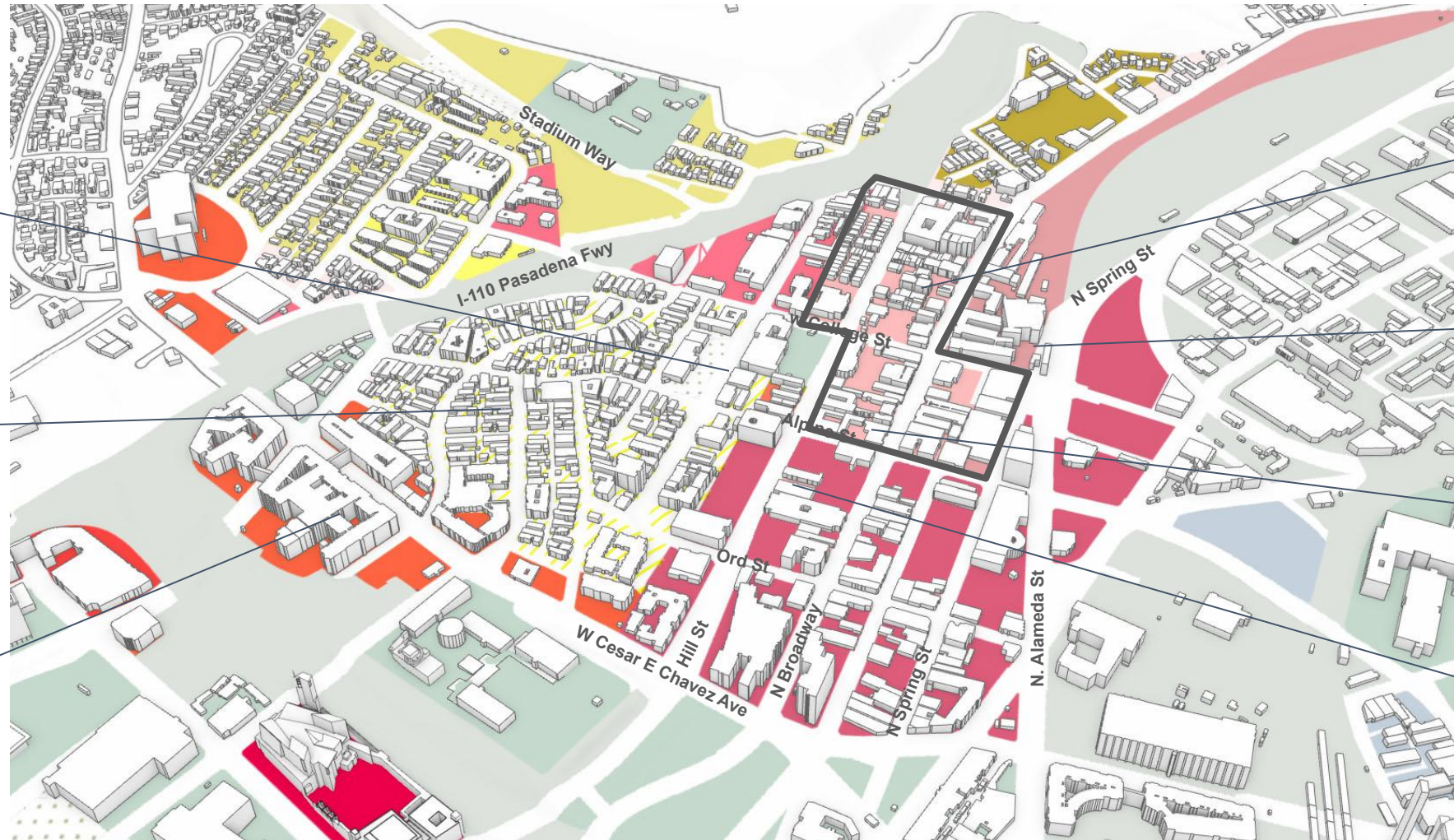
Bonus Max FAR - 8.5: 1
Bonus Max Ht - No limit

Base FAR - 3: 1
Base Ht - 3 Stories

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



Chinatown Summary



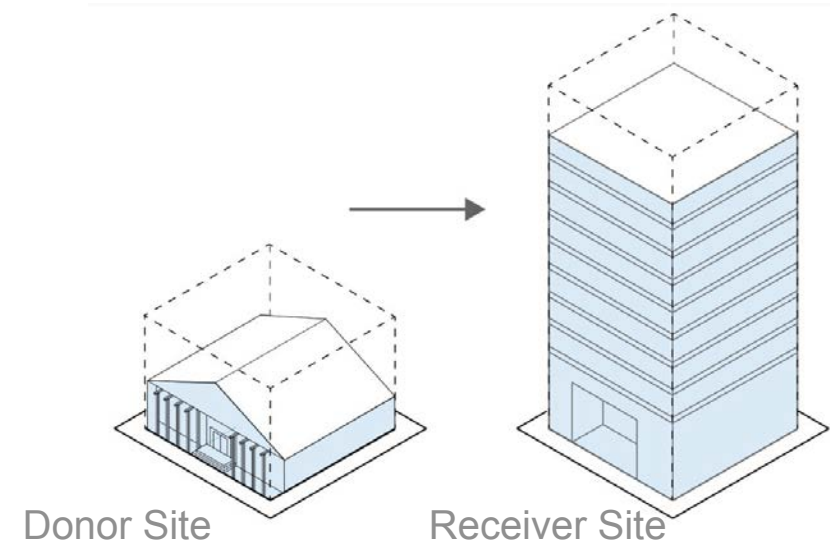
Expansion of TDR in Chinatown

REFERENCE MATERIAL
Supplemental Staff Report
Page 23

Downtown Plan Community Benefits Program

Transfer of Development Rights

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



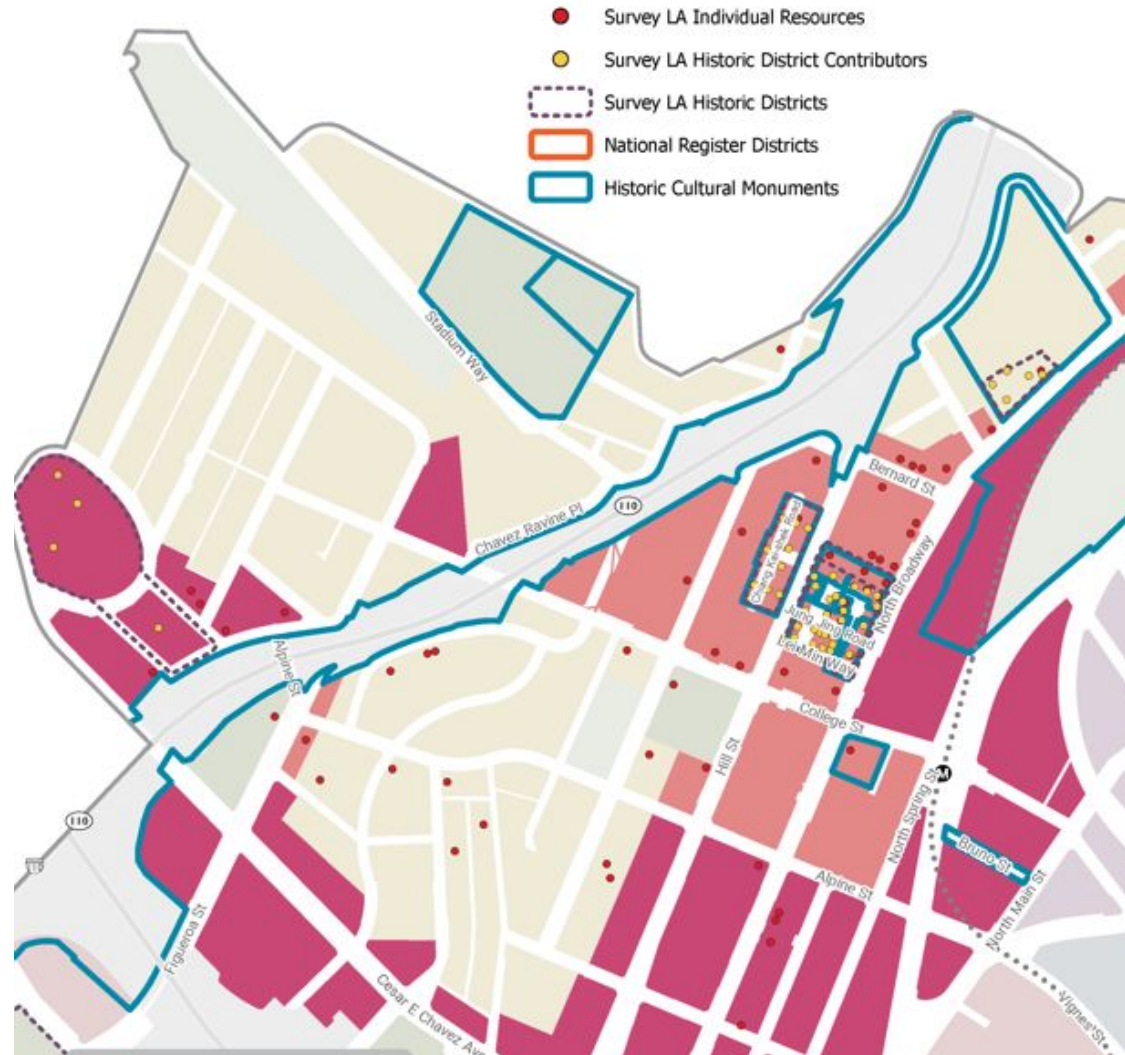
TDR in Chinatown

Qualifying Donor Sites



TDR Area

- Village
(Base FAR 2:1;
Bonus FAR of 6:1)
- Community Center
(Base FAR 2:1;
Bonus FAR of 8.5:1)



Chinatown

Additional Technical Slides

Chinatown - 2:1 Base FAR



Change all 2:1 Base FAR in Chinatown to 3:1

6:1 Form Districts

Base - 3:1

Level 1 Bonus - 4.2

Level 2 Bonus - 5.1

Level 3 Bonus - 6.0

8.5:1 Form Districts

Base - 3:1

Level 1 Bonus - 4.2

Level 2 Bonus - 6.35

Level 3 Bonus - 8.5

LM2
LN1
LF2

Base FAR - **1.5: 1**
Bonus Max FAR - **3: 1**

Base Ht - **3 Stories**
Bonus Max Ht - **6 Stories**

MN1
LM2
MB4
MN1

Base FAR - **2: 1**
Bonus Max FAR - **6: 1**

Base Ht - **3 Stories**
Bonus Max Ht - **5 Stories**

DM2
DM5

Base FAR - **2: 1**
Bonus Max FAR - **8.5: 1**

Base Ht - **No limit**
Bonus Max Ht - **No limit**

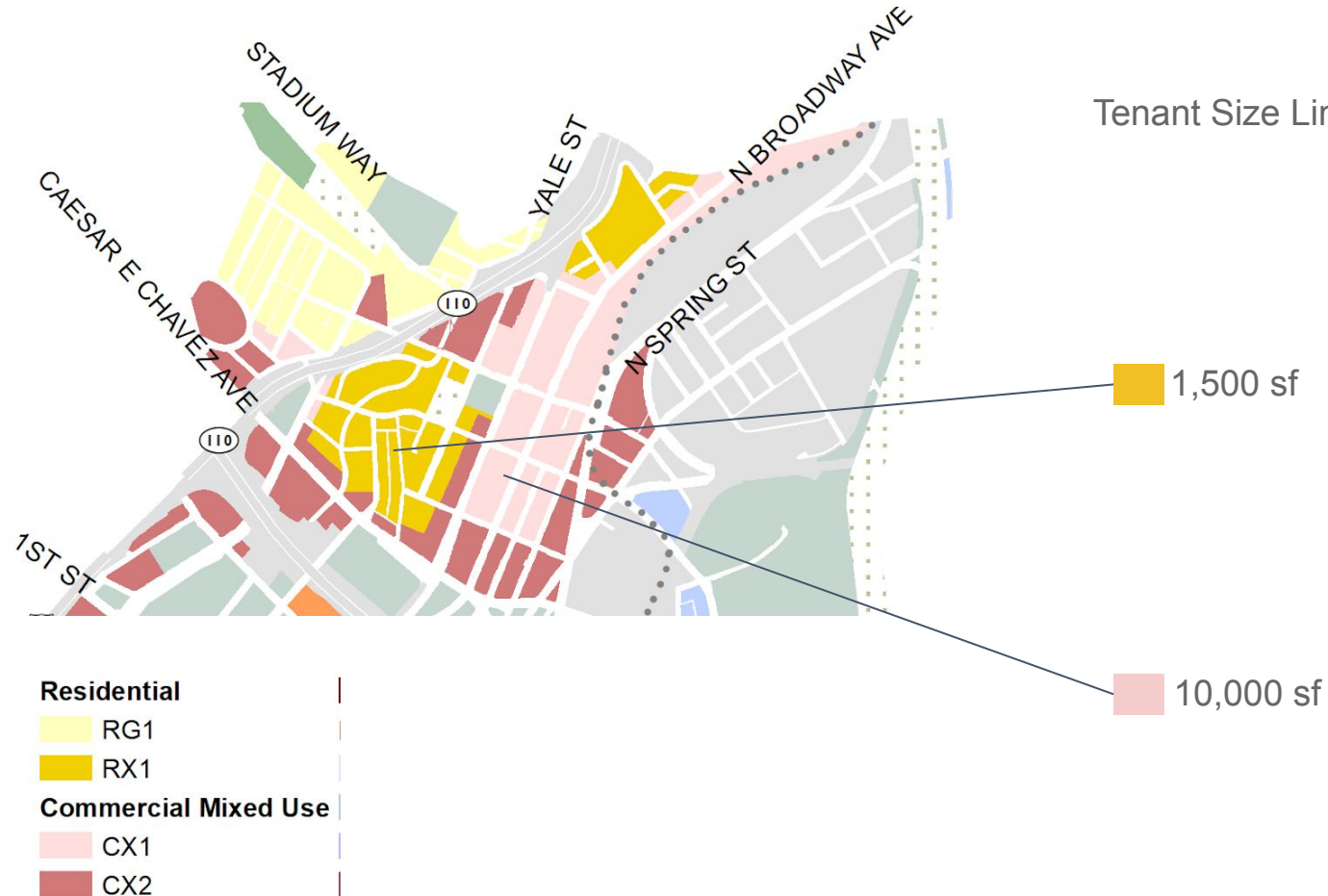
DM1

Base FAR - **3: 1**
Bonus Max FAR - **8.0: 1**

Base Ht - **3 Stories**
Bonus Max Ht - **No limit**



Chinatown Establishment Size Map



Establishment Sizes - Image Examples

Little Tokyo



Chinatown



Establishment Size: Image Examples



Phoenix Bakery
~ 5,000 square feet



Kinokuniya Bookstore
~ 6,000 square feet



Marukai Market
~ 10,500 square feet



Phillippe the Original
~ 12,000 square feet



Downtown Whole Foods Market
~ 44,000 square feet



Downtown Ralphs Market
~ 55,000 square feet

Chinatown Frontage Districts Map

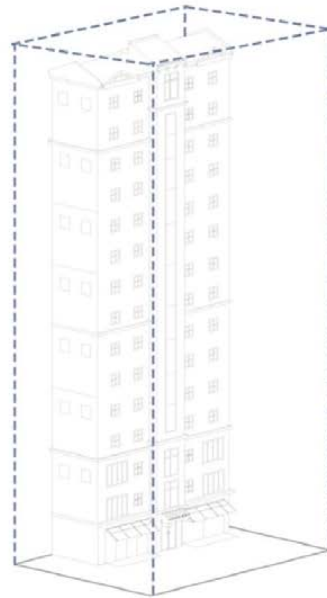


Form District Key Issues - Diagram for DM2



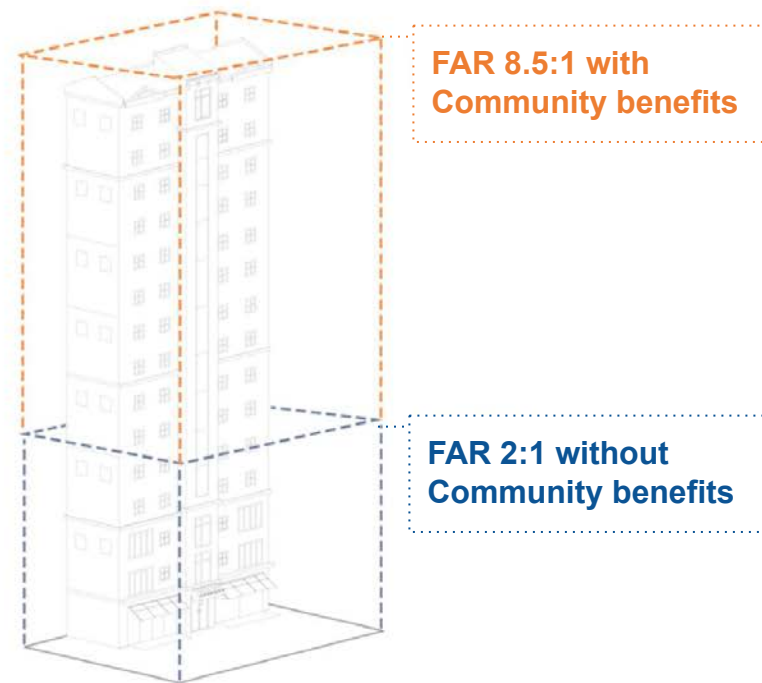
Existing Built Pattern

-Varies between 2 to 5 stories



Adopted Zoning

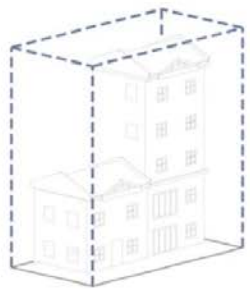
-Maximum FAR 6:1,
no height limit



Proposed Zoning

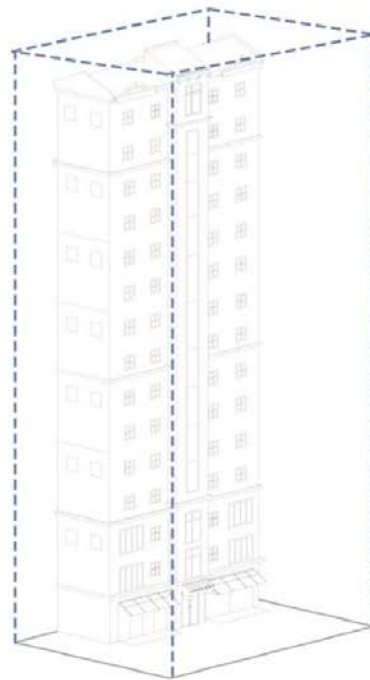
-Base FAR 2:1, no height limit
-Maximum FAR 8.5:1, no height limit,
after community benefits

Form District Key Issues - Diagram for MN1



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

Chinatown Proposed Projects

708 N Hill St	7 Stories 162 Units Ground Floor Commercial Uses
211 Alpine St	7 Stories 122 units,(incl. 6 VLI units) 4,200 sq ft of Ground Floor Retail 120 parking spaces 124 bicycle parking spaces
942 N Broadway Ave “Harmony”	27 Stories 178 Units (incl. 5 LI units)

1231 N Spring St “Capitol Milling Company”	Microbrewery Restaurant Office
1251 N Spring St “Elysian Park Lofts”	14 Stories 940 units (incl. 17 live/work units) 21400 sq ft. commercial uses
924 N Spring St	6 low rise buildings unknown units 37000 sq ft. grocery store

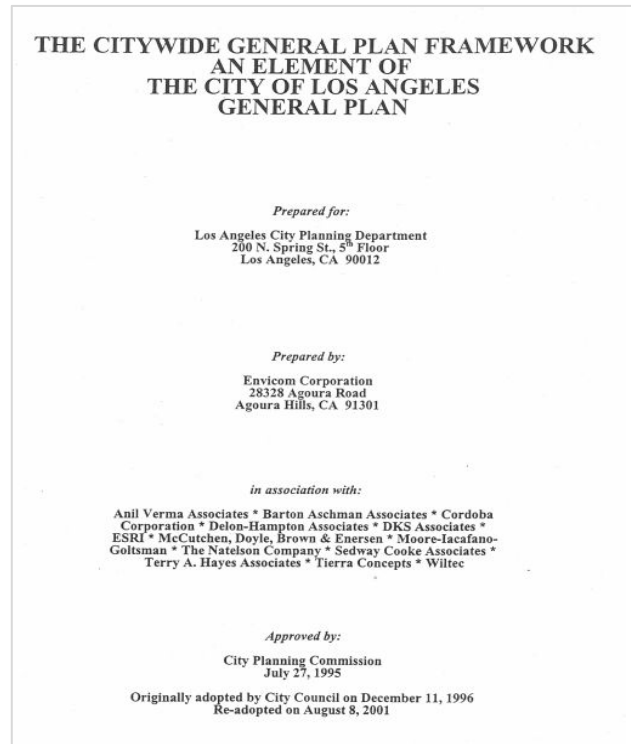
Arts District

Arts District - Summary

REFERENCE MATERIAL
Supplemental Staff Report
Page 3

Arts District - Policy Considerations

Proposed Zoning in the Arts District is guided by



General Plan Framework Element



Evolution of the Neighborhood

HYBRID INDUSTRIAL

LU GOAL 31

DIVERSE LAND USES WELCOME SUSTAINABLE NEW AND ADAPTIVE REUSE STRUCTURES THAT ACCOMMODATE A RANGE OF HYBRID INDUSTRIAL AND PRODUCTIVE ACTIVITIES.

LU 31.1

Encourage the development of flexible spaces that can accommodate a variety of job productive industries.

LU 31.2

Ensure a thoughtful mix of land uses including amenities to serve the evolving creative employee base and live/work community.

LU GOAL 32

HYBRID INDUSTRIAL PLACES PROVIDE SPACE FOR IN-HOME PRODUCTION, LIGHT INDUSTRIAL AND CREATIVE ACTIVITY, AND NEW INDUSTRIES THAT ENCOURAGE INNOVATION AND BRING FLEXIBILITY AND RESILIENCY TO THE CITY ECONOMY.

Downtown Plan Objectives



Community's Vision

Industrial Land: Citywide Policies

Goal 3J.

Industrial growth that provides job opportunities for the City's residents and **maintains the City's fiscal viability.**

Objective 3.14.

Provide land and supporting services for the **retention of existing and attraction of new industries.**

Policy 3.14.2.

Provide **flexible zoning to facilitate the clustering of industries and supporting uses**, thereby establishing viable “themed” sectors (e.g., movie/television/media production, set design, reproductions, etc.).

Policy 3.14.3.

Promote **the re-use of industrial corridors for small scale incubator industries.**

Arts District Identity



Manufacturing, Light: General



Office



Manufacturing, Light: Artistic & Artisanal

Arts District (IX4) Live/Work Unit Requirements

- Requires minimum open floor area to accommodate movement of equipment and fabrication activities
- Average minimum unit size of 1,000 sf
- Unit design must be able to accommodate 5 non-residential employees (i.e. commercial occupancy)



Arts District Live/Work Development



800 Live/work Units
Recently Entitled



870 Live/work Units
Awaiting Approval



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

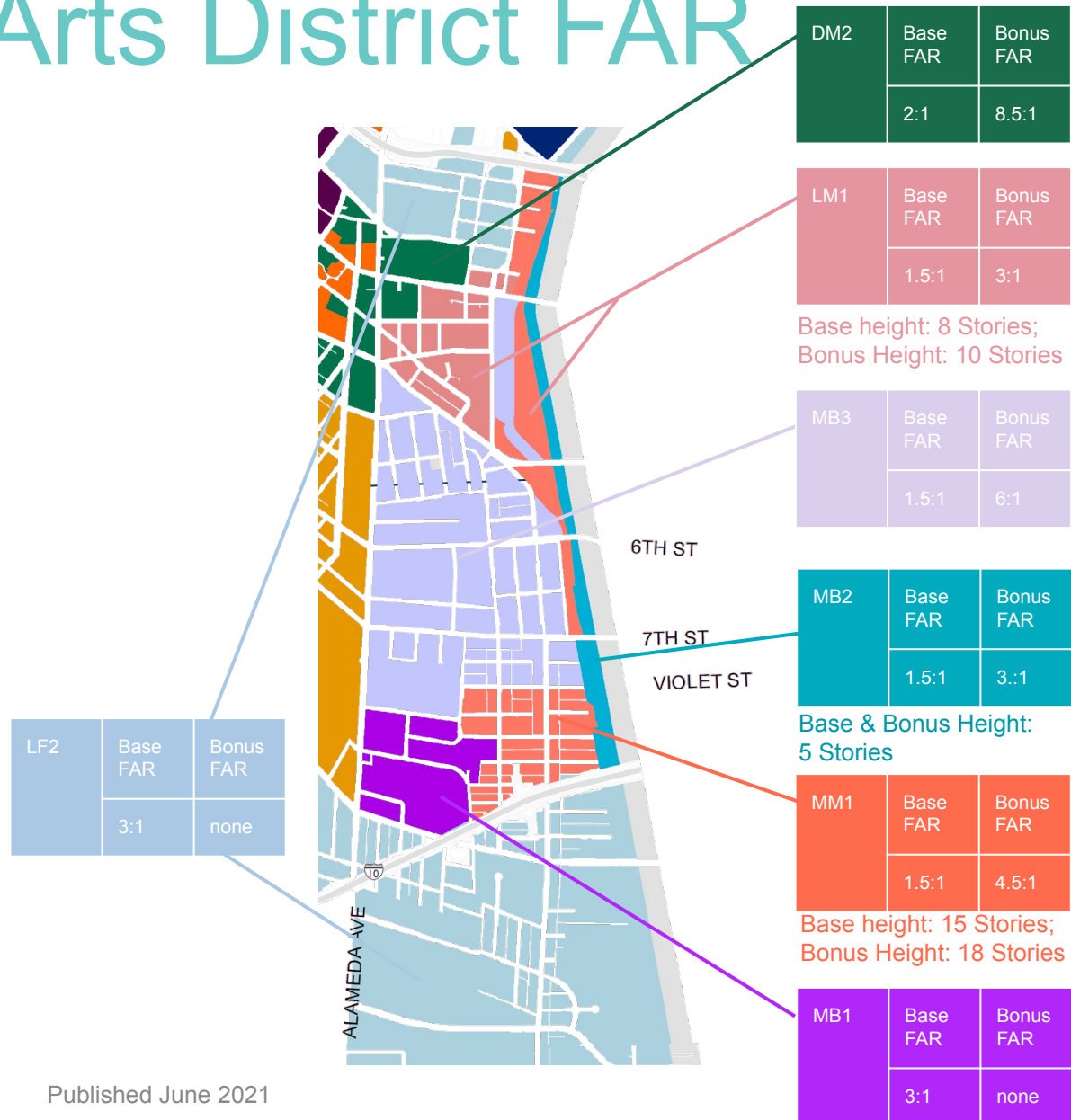
Arts District Summary

- 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)



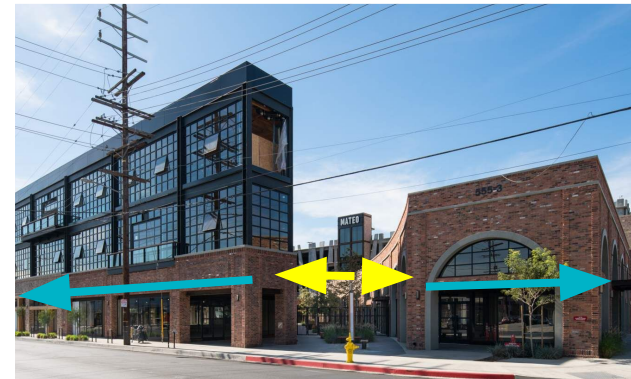
Arts District Additional Technical Slides

Arts District FAR



Site planning to guarantee visual access to river

This diagram shows how site planning can ensure visual access to the river. Paseos are encouraged to break-up long buildings and avoid visual barriers. Paseos should align with existing street grids to extend public views and offer visual connections to the river.



Building Breaks



One Santa Fe

Alameda Transportation Projects



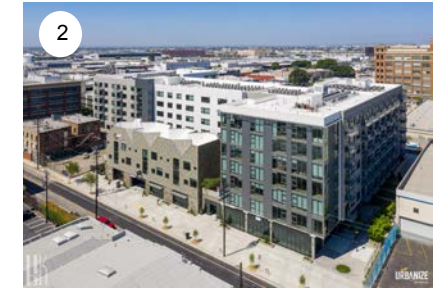
Transportation Improvements in Arts District

- Cesar Chavez Bus Stop Improvements (opened October 2020)
- Los Angeles Union Station Forecourt and Esplanade Improvements as part of the Metro Connect US Action Plan Metro
- Regional Connector Transit Project (projected to open in 2022)
- Little Tokyo/Arts District Station (updated station projected to open in 2022)
- Arts District South Station as part of Metro's West Santa Ana Branch Transit Oriented Development Strategic Implementation Plan (undergoing environmental review)

Proposed GPLU & Recent Projects around Alameda & 6th Street



520 Mateo St
6: 1 FAR; 35 stories



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



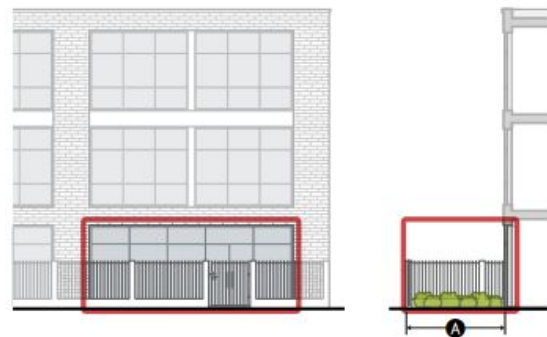
2143 E Violet ST
6: 1 FAR; 36 stories

Arts District River Approach

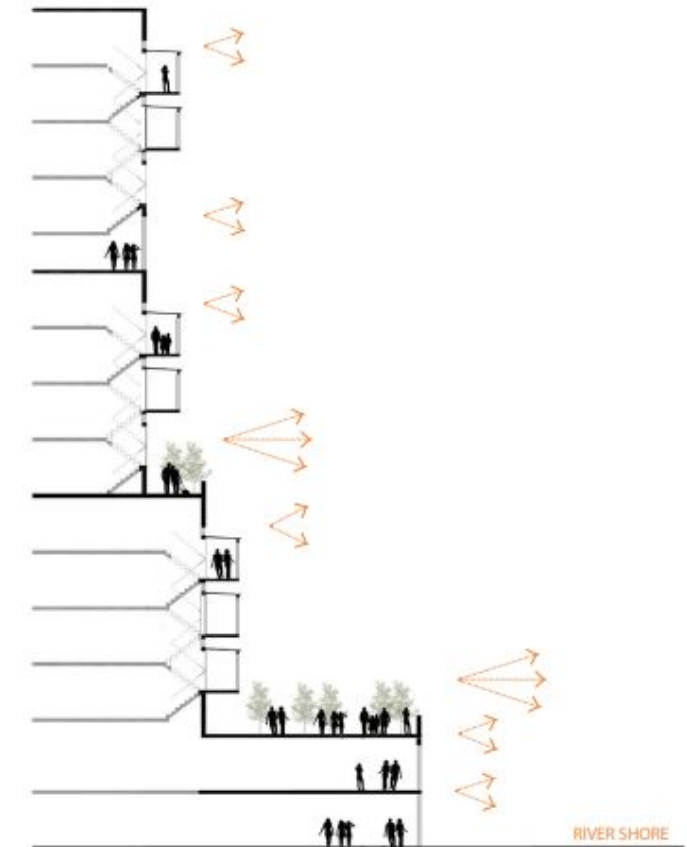
- Contextual facade regulations that require buildings to include higher amounts of windows facing the LA river
- Requires private yard space along the LA river
- Requires planting of native species
- Buildings break requirement at the intersection of streets to allow east/west view corridors along the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

d. River Yard

A yard located between a building and a river trail with direct pedestrian access from inside the building to the river trail.



DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D.
A	Depth (min)	15'
	Width (min)	15'
	Fence or wall height (max)	6'



Tall buildings' visual access to river

The diagram illustrates how buildings can maximize visual access to the river. Visual connections can be achieved through innovative massing techniques, higher levels of transparency, or commonly accessible patios.

Arts District River Frontage

**Contextual Requirements for
River Adjacent Properties**

	Primary	Side	River
BUILD-TO <i>Div. 3D.1.</i>			
Applicable stories (min)	3	3	3
A Build-to depth (max)	5'	10'	20'
B Build-to width (min)	90%	70%	70%
Pedestrian amenity allowance (max)	30%	30%	40%
PARKING <i>Div. 3D.2.</i>			
C Parking setback (min)	20'	5'	20'
LANDSCAPING <i>Div. 3D.3.</i>			
Frontage planting area (min)	5%	5%	75%
Frontage yard fence & wall type allowed:	A2	A2	A3

	Primary	Side	River
ENTRANCES <i>Div. 3D.8.</i>			
A Street-facing entrance	Required	Required	Required
B Entrance spacing (max)	100'	100'	100'
Entry feature	Required	Required	n/a
Options	<ul style="list-style-type: none"> Recessed entry At-grade entry Storefront bay 		
C Focal entry feature	1	1	n/a

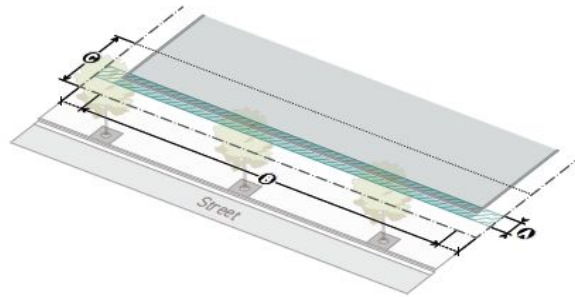


	Primary	Side	River
TRANSPARENCY <i>Div. 3D.9.</i>			
A Ground story (min/max)	50%/80%	50%/80%	30%/80%
Active wall spacing (max)	15'	25'	25'
Window recession (min)	9"	9"	9"
Horizontal sliding windows	Prohibited	Prohibited	Prohibited
B Upper stories (min/max) *	40%/70%	30%/70%	30%/70%
Window recession (min)	6"	6"	6"
Sill	Required	Required	Required
Horizontal sliding windows	Prohibited	Prohibited	Prohibited

* Applicable for first 3 stories

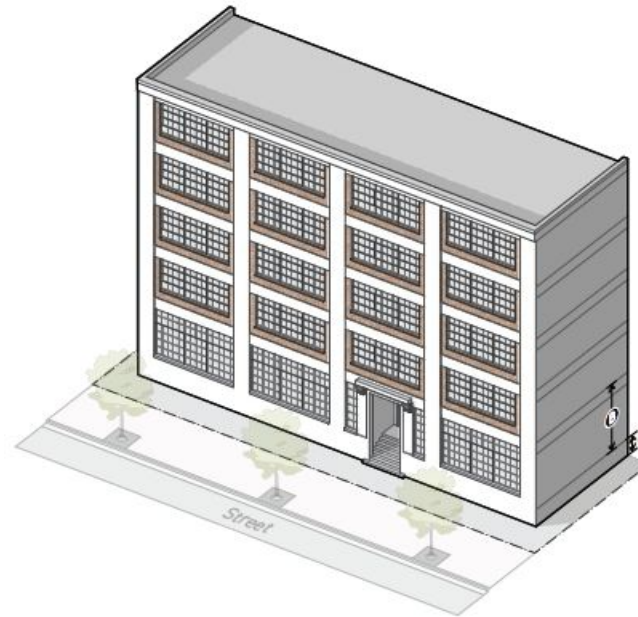
Arts District Character Frontage

B. Lot



	Primary	Side
BUILD-TO <i>Div. 3D.1.</i>		
Applicable stories (min)	3	3
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	30%	30%
PARKING <i>Div. 3D.2.</i>		
C Parking setback (min)	20'	5'
LANDSCAPING <i>Div. 3D.3.</i>		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories



	Primary	Side
GROUND FLOOR ELEVATION <i>Div. 3D.4.</i>		
A Ground floor elevation (min/max)	-2'/5'	-2'/5'
STORY HEIGHT <i>Div. 3D.5.</i>		
B Ground story height (min)	16'	16'

D. Facade

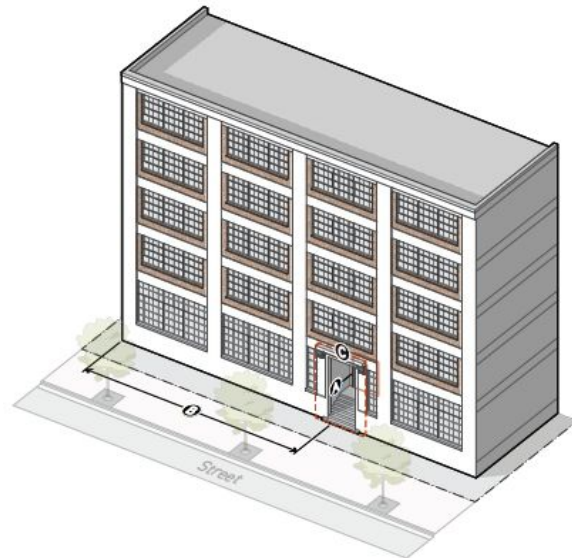


	Primary	Side
ARTICULATION <i>Div. 3D.6.</i>		
A Vertical bands*	Required	Required
Spacing (min/max)	20'/30'	20'/30'
FEATURES <i>Div. 3D.7.</i>		
Restricted features *	n/a	n/a

* Applicable for first 3 stories

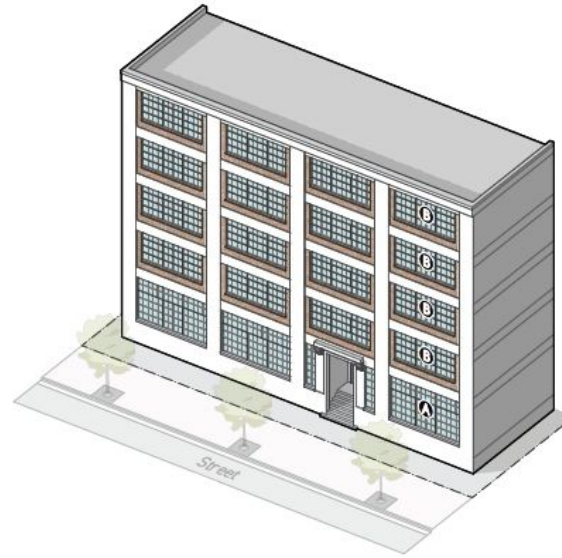
Arts District Character Frontage

E. Doors



	Primary	Side
ENTRANCES <i>Div. 3D.8.</i>		
A Street-facing entrance	Required	Required
B Entrance spacing (max)	100'	100'
Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Recessed entry • At-grade entry • Storefront bay 	
C Focal entry feature	1	1

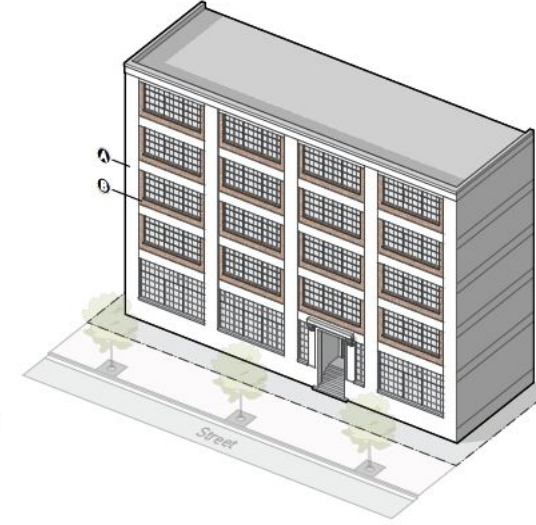
F. Windows



	Primary	Side
TRANSPARENCY <i>Div. 3D.9.</i>		
A Ground story (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	25'
Window recession (min)	9"	9"
Horizontal sliding windows	Prohibited	Prohibited
B Upper stories (min/max) *	40%/70%	30%/70%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

* Applicable for first 3 stories

G. Cladding



EXTERIOR MATERIALS <i>Div. 3D.10.</i>	
A Principal materials (min) *	70%
Options	<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood
B Accessory materials (max) *	30%
Options	<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood
Number of accessory materials (max)	3

* Applicable for first 3 stories

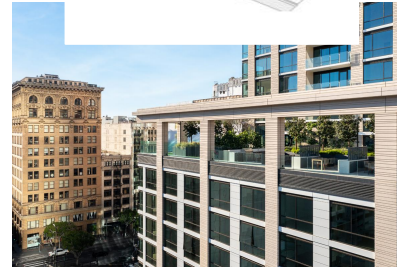
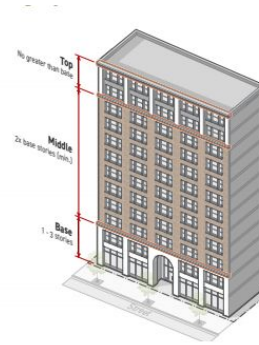
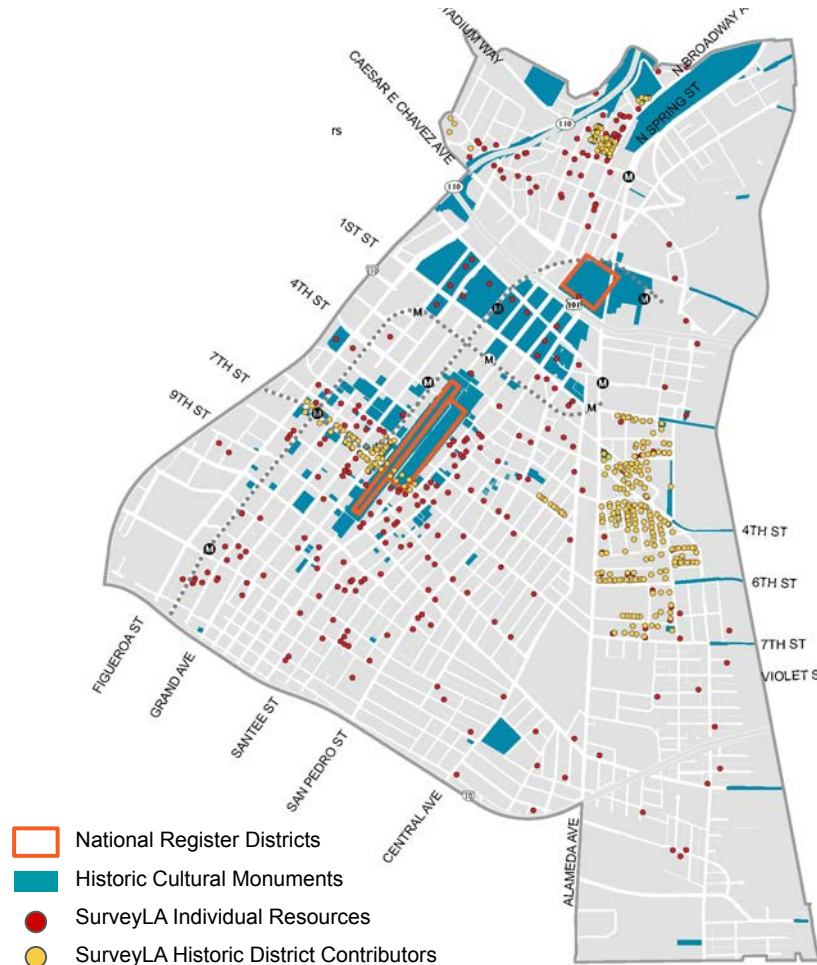
Historic Core

Historic Core - Summary

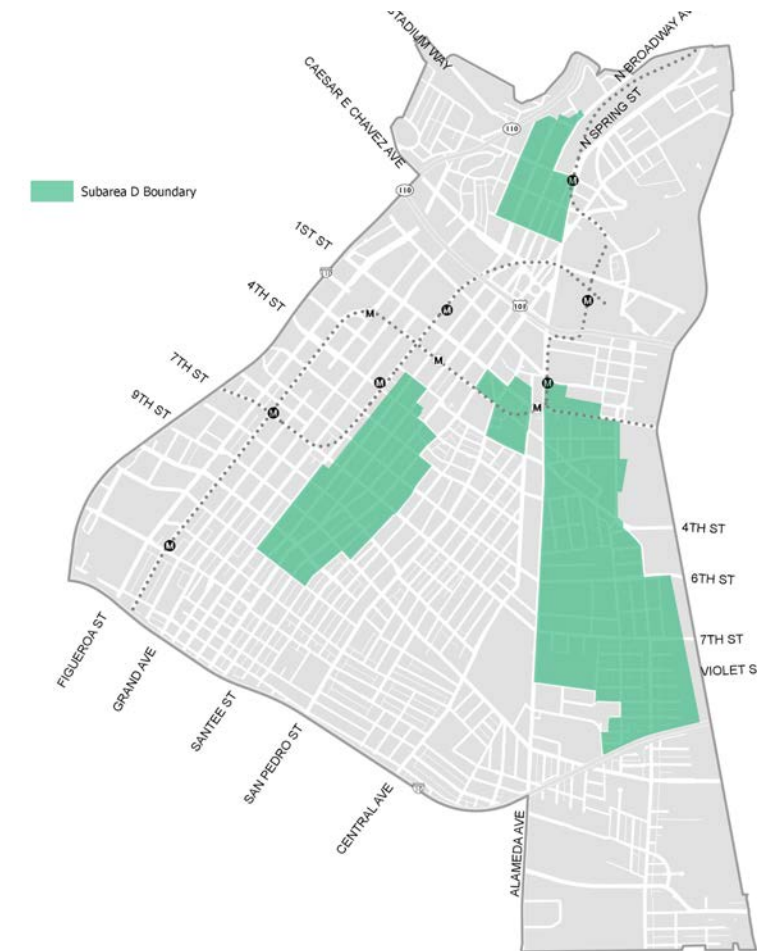
REFERENCE MATERIAL
Staff Recommendation Report
Page A-19

Historic Core Resources and Preservation Areas

Historic Resources



Preservation Areas

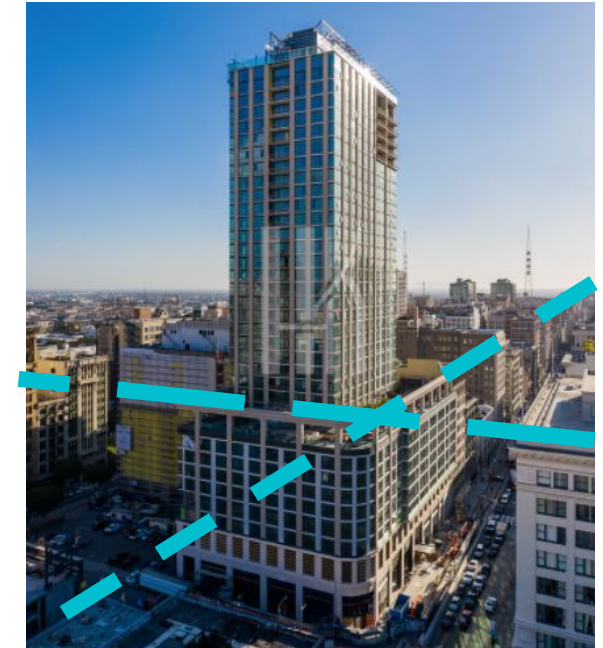
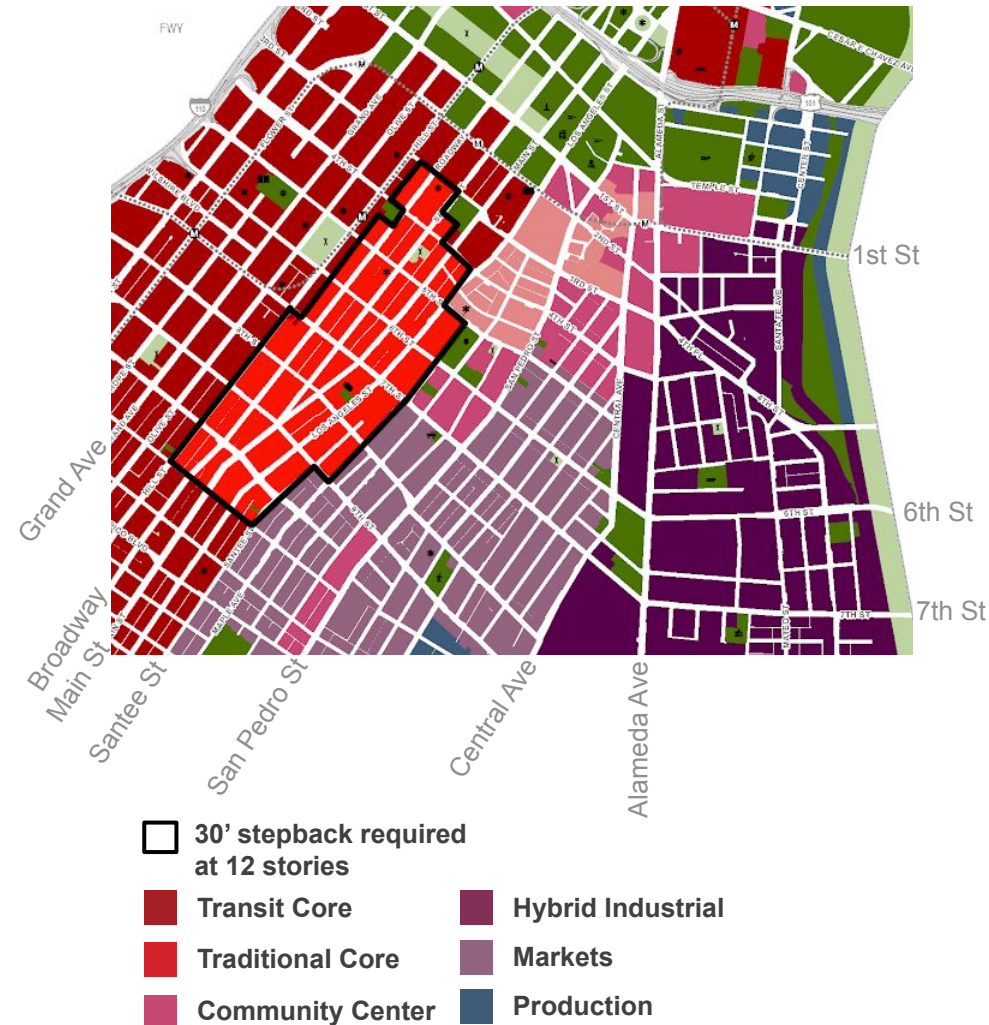


Form District Key Issues - Historic Core

Height Limits



Published June 2021



Upper story stepback required at 12 stories

Historic Core Additional Technical Slides

New Infill on Broadway

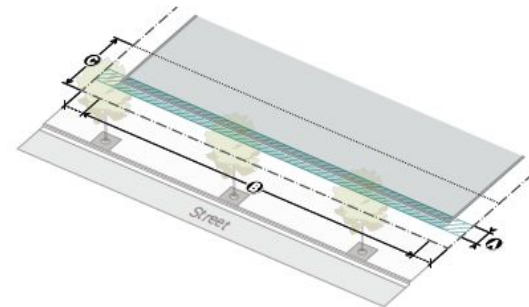


Historic Core Character Frontage



Published June 2021

B. Lot



	Primary	Side
BUILD-TO	Div. 3D.1	
Applicable stories (min)	12	12
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	15%	10%
PARKING	Div. 3D.2.	
C Parking setback (min)	20'	5'
LANDSCAPING	Div. 3D.3.	
Frontage planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories

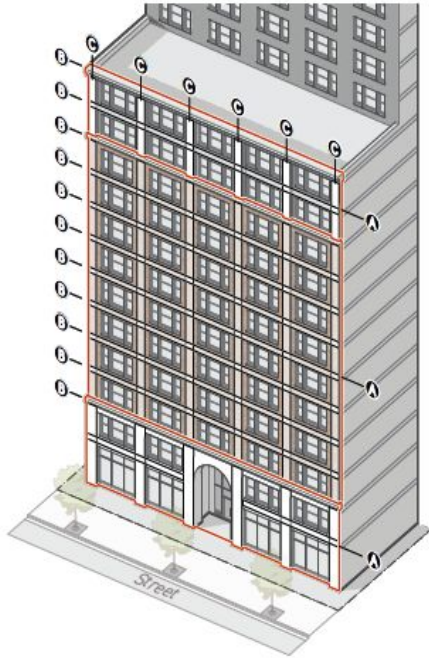


	Primary	Side
GROUND FLOOR ELEVATION	Div. 3D.4.	
A Ground floor elevation (min/max)	-2'/2'	-2'/2'
STORY HEIGHT	Div. 3D.5.	
B Ground story height (min)	16'	16'

Historic Core Character Frontage

**Contextual Requirements
for the Historic Core**

D. Facade



	Primary	Side
ARTICULATION <i>Div. 3D.6</i>		
A Base, middle & top*	Required	Required
B Horizontal bands*	Required	Required
C Vertical bands*	Required	Required
Spacing (min/max)	15'/30'	15'/30'
FEATURES <i>Div. 3D.7</i>		
Restricted Features*	• Projecting balcony	

* Applicable for first 12 stories

E. Doors



	Primary	Side
ENTRANCES <i>Div. 3D.8</i>		
A Street-facing entrance	Required	Required
B Entrance spacing (max)	50'	50'
C Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Recessed entry • At-grade entry • Storefront bay 	
Focal entry feature	1	0

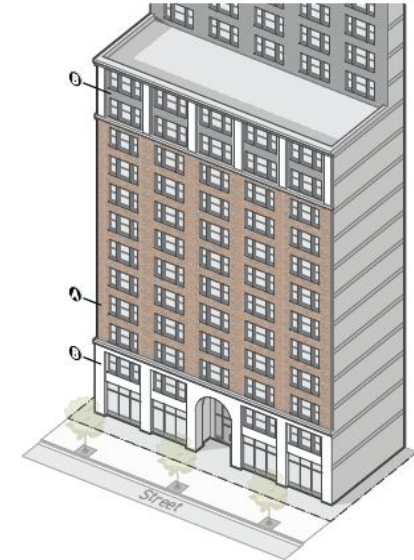
F. Windows



	Primary	Side
TRANSPARENCY <i>Div. 3D.9</i>		
A Ground story (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	15'
Window recession (min)	12"	12"
Bulkhead	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
B Upper stories (min/max) *	30%/80%	30%/80%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

* Applicable for first 12 stories

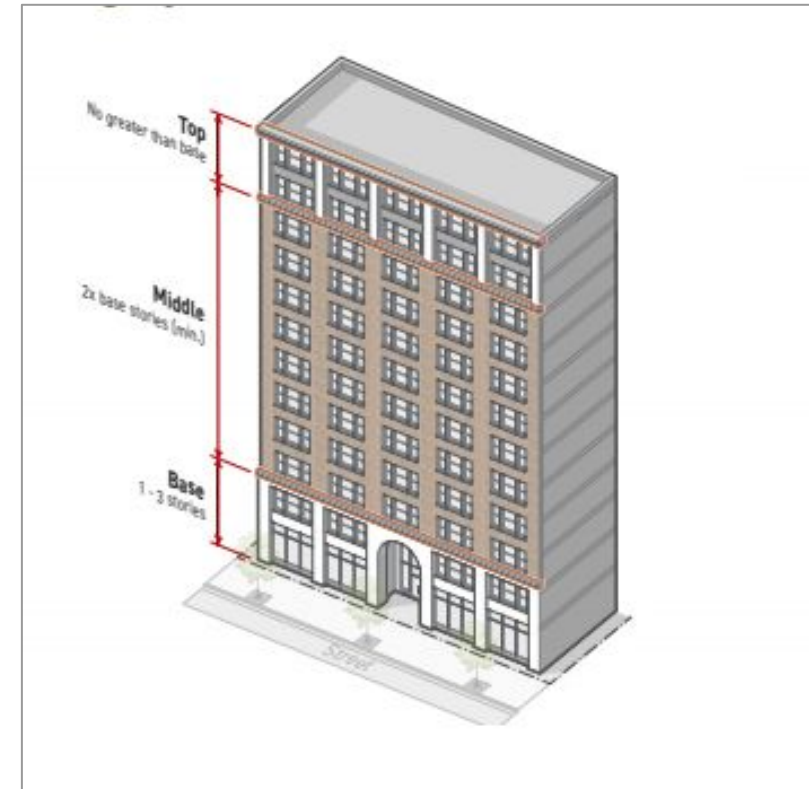
G. Cladding



	<i>Div. 3D.10</i>
A Principal materials (min) *	70%
Options	<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Glazed tile
B Accessory materials (max) *	30%
Options	<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood • Glazed tile
Number of accessory materials (max)	2

* Applicable for first 12 stories

Historic Core Character Frontage



Little Tokyo

FAR in Little Tokyo



MF1

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

City Hall Height Restriction
 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**

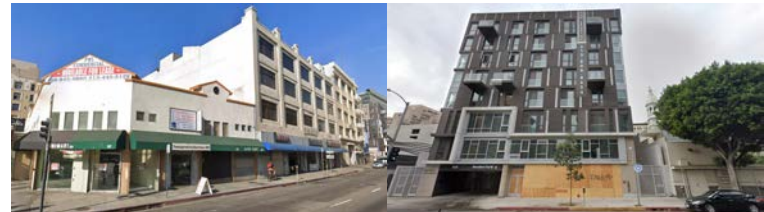
Base Ht - **3 Stories**
 Bonus Max Ht - **5 Stories**



HB5

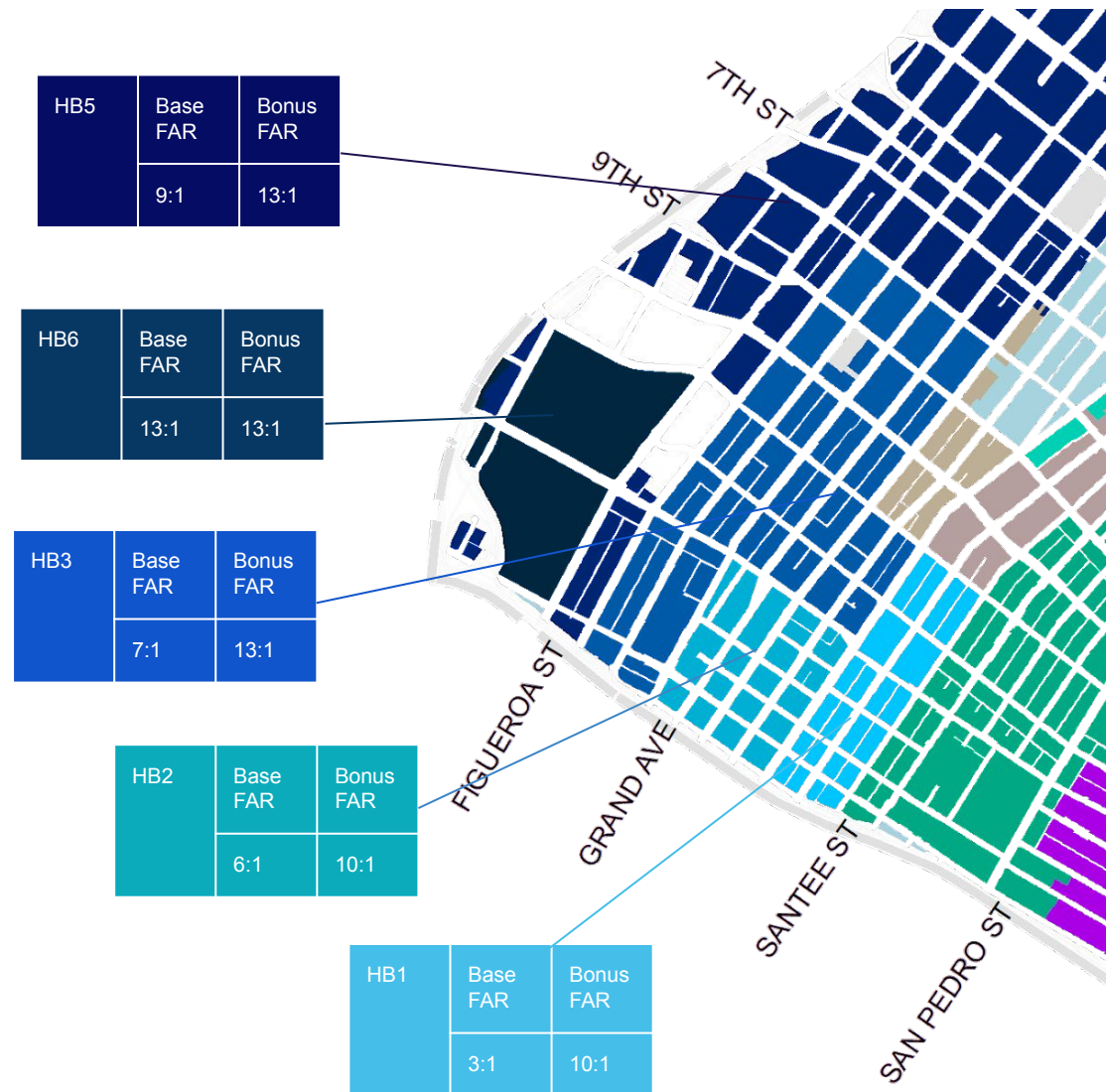
Base FAR - **9: 1**
 Bonus Max FAR - **13: 1**

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

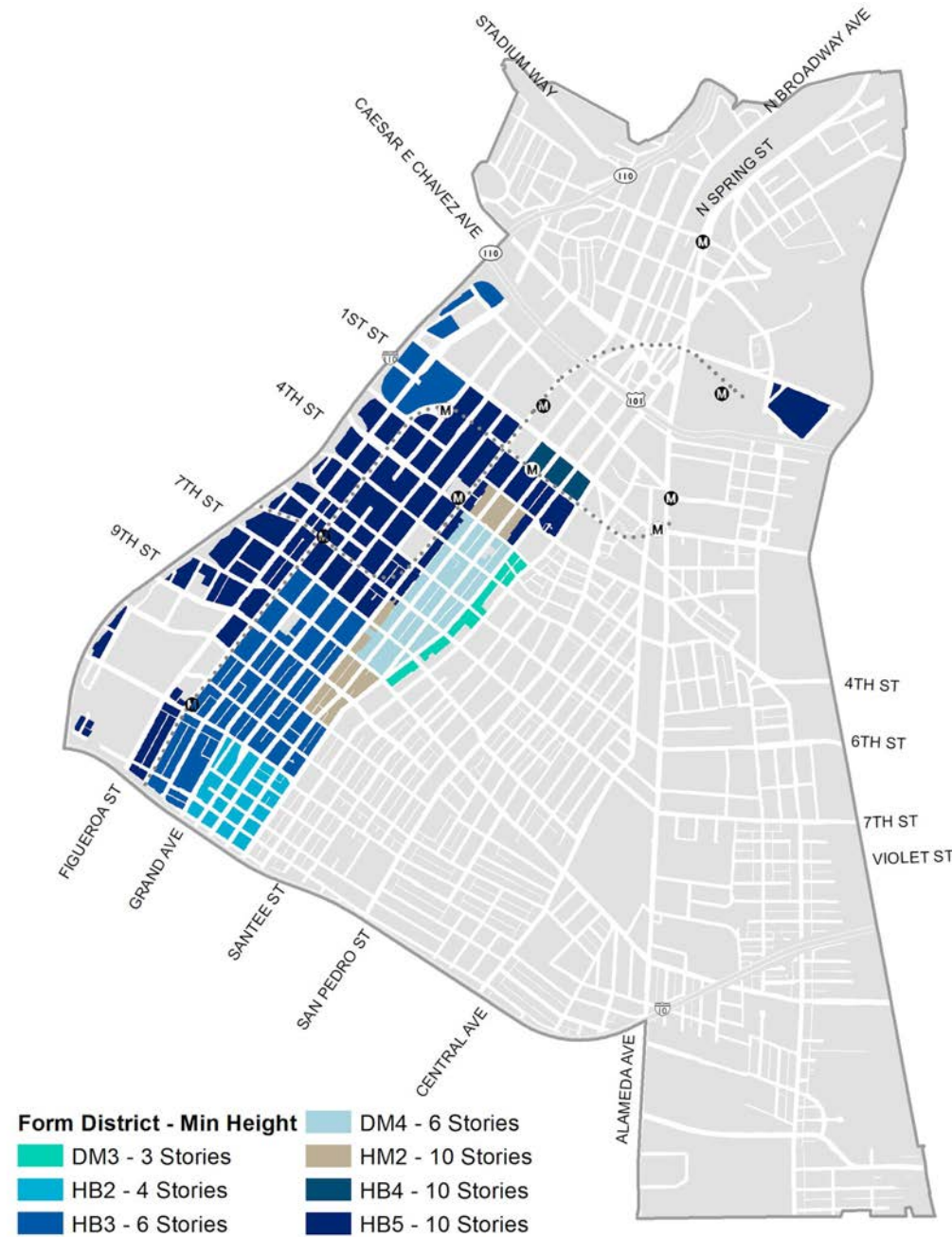


South Park

South Park FAR Map



Height Minimums Map



Height Minimums - Photo Examples



Low/Mid Rises



High Rises



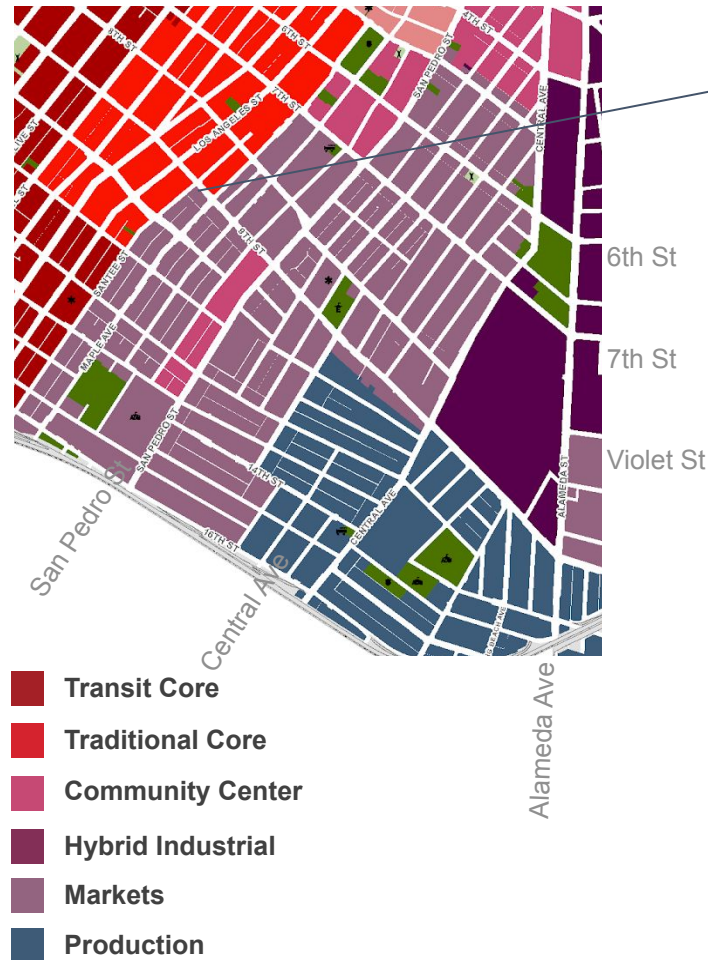
Institutional Buildings



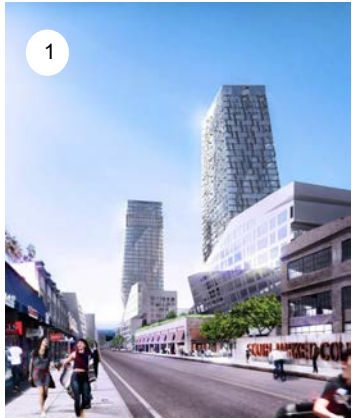
Gas Stations

Fashion District

Fashion District Proposed GPLU Map



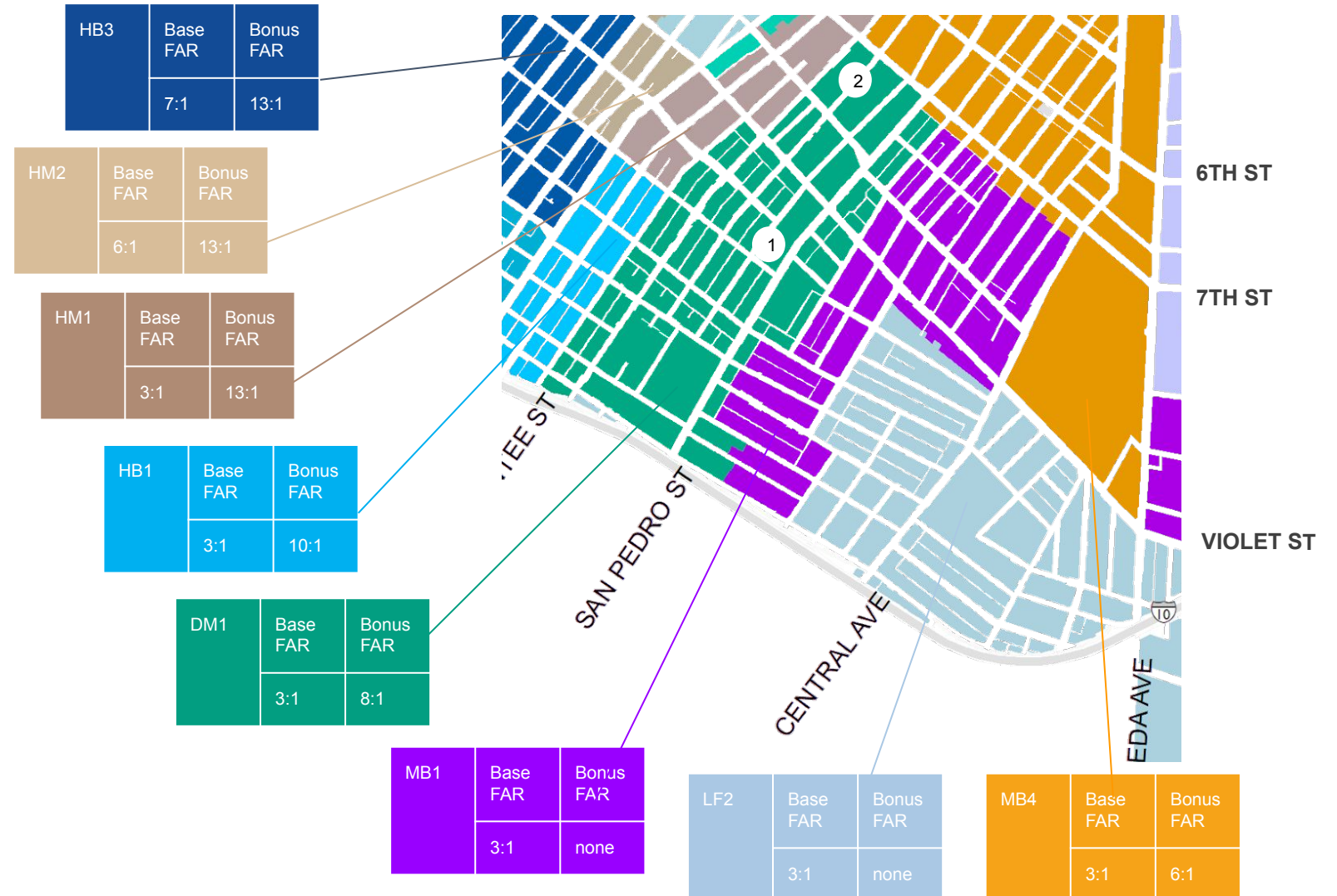
Fashion District Floor Area Ratio Map



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



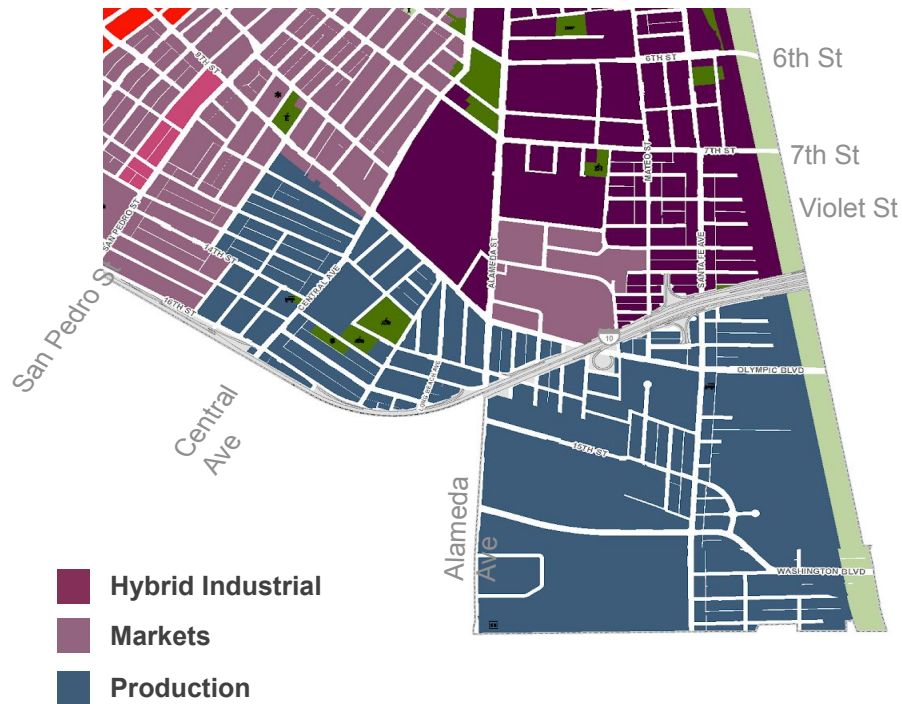
755 S WALL ST (Flower Market)
3.9:1 FAR; 15 stories



Industrial

Industrial Areas

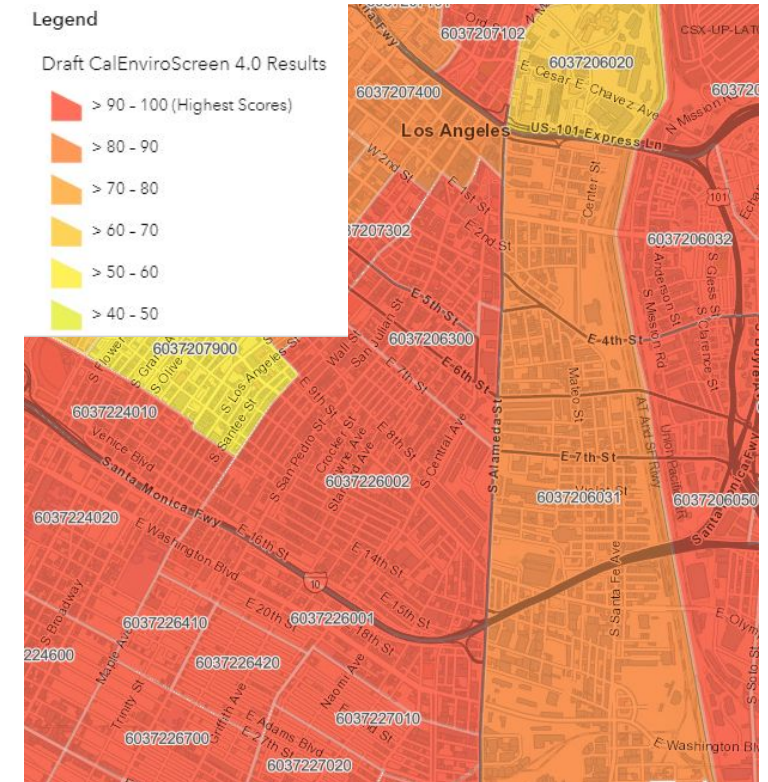
Industrial GPLU



Existing Buildings



CalEnviroScreen



Industrial Land: Citywide Policies

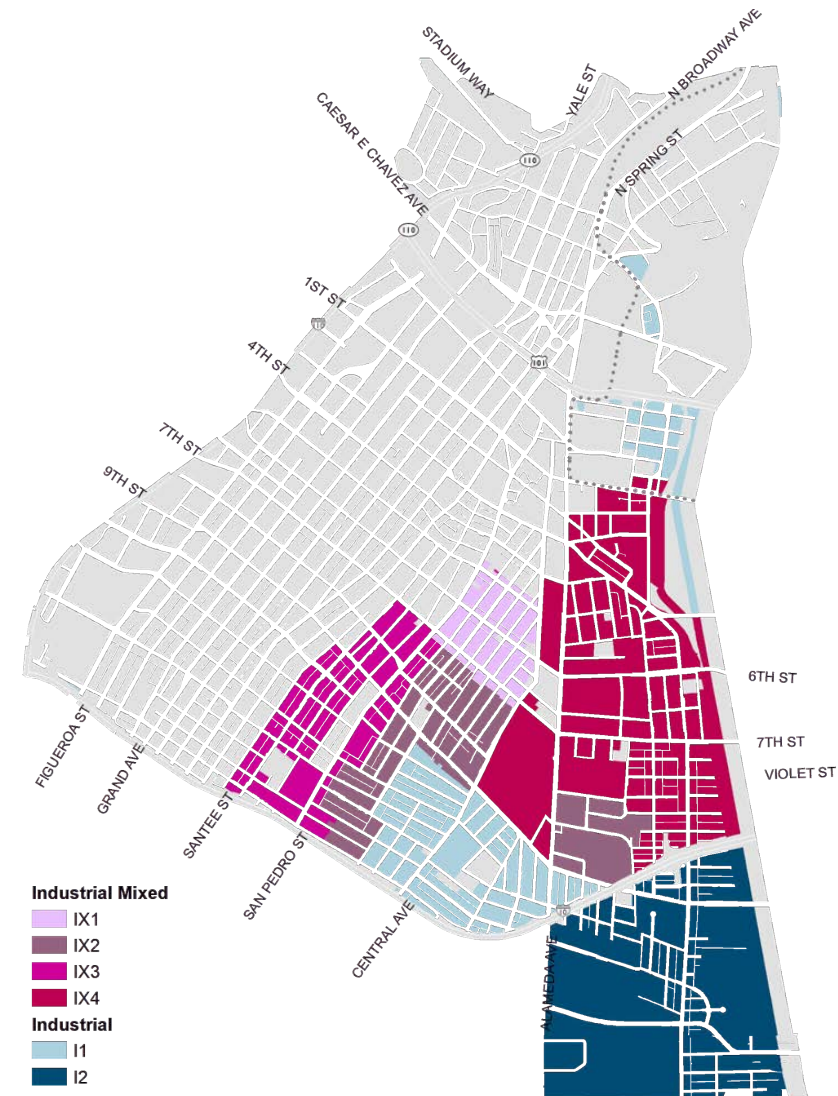
Policy 3.14.6. Consider the potential **re-designation of marginal industrial lands** for alternative uses by amending the community plans based on the following criteria:

- Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available method to assemble parcels into a unified site that will support viable industrial development;
- Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development;
- Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods;
- Where available infrastructure is inadequate and improvements are economically infeasible to support the needs of industrial uses;
- Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;
- Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;
- Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or
- Where existing industrial uses constitute a hazard to adjacent residential or natural areas.

Industrial-Mixed

Use District Key Issues - Safeguards for Light & Heavy Industrial

Existing Buildings



Industrial Mixed Allowance Today vs Proposed

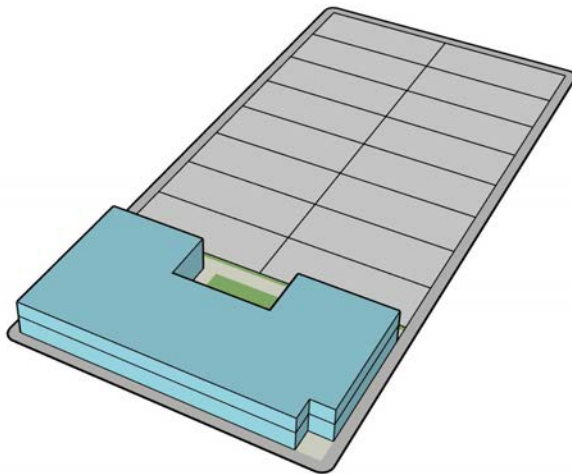
	Current Adopted Plan		Proposed Plan	
	Current Zoning	Current Permitted Uses	Proposed Zoning	Proposed Permitted Uses
Fashion District East (IX2)	- 3:1 FAR - Generally zoned M2-2D	- Industrial - Housing in existing buildings with limitations and discretionary approval	- FAR of 3:1 - Generally zoned [MB1-SH1-5][IX2-FA][CPIO]	- Light Industrial - Commercial - Housing in existing buildings by-right
Fashion District (IX3)	- 3:1 FAR - Generally zoned M2-2D	- Industrial - Housing in existing buildings with limitations and discretionary approval	- Base FAR of 3:1 - Bonus FAR of 8:1 - Generally zoned [DM1-AL1-5][IX3-FA][CPIO]	- Limited Industrial - Commercial - Housing with 1 FAR of non-residential jobs space
Arts District (IX4)	- 1.5:1 FAR - Generally zoned M3-1-RIO	- Industrial - Housing in existing buildings with limitations and discretionary approval	- Base FAR of 1.5:1 - Bonus FARs of 3:1, 4.5:1, and 6:1 - Generally zoned [MB3-CDF1-5][IX4-FA][CPIO]	- Limited Industrial - Commercial - Housing with 1.5 FAR of non-residential jobs space - Live/work units required

Fashion District Use Allowances Today vs Proposed and Requested (CX1)

	Current Adopted Plan		Proposed Plan		CX1 (for comparison)
	Current Zoning	Current Permitted Uses (M2/M3)	Proposed Zoning	Proposed Permitted Uses	Key Differences
Fashion District East (IX2)	- 3:1 FAR - Generally zoned M2-2D	- Industrial - Housing in existing buildings with limitations and discretionary approval	- FAR of 3:1 - Generally zoned [MB1-SH1-5][IX2-FA][C PIO]	- Light Industrial - Commercial - Housing in existing buildings by-right	<u>Prohibits</u> light industrial uses that exist in this area today <ul style="list-style-type: none"> - manufacturing of textiles, artistic & artisanal manufacturing, cosmetics etc. - wholesale trade & warehousing <u>Allows</u> 100% residential buildings
Fashion District (IX3)	- 3:1 FAR - Generally zoned M2-2D	- Industrial - Housing in existing buildings with limitations and discretionary approval	- Base FAR of 3:1 - Bonus FAR of 8:1 - Generally zoned [DM1-AL1-5][IX3-FA][C PIO]	- Limited Industrial - Commercial - Housing with 1 FAR of non-residential jobs space	

Industrial Mixed: IX4 Use Requirements

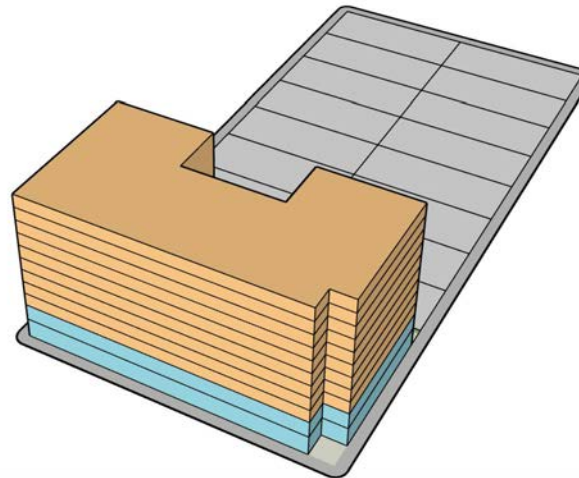
Industrial-Mixed 4 (IX4)				Form District:	
Live/Work	In conjunction with:		• Office	Moderate-RiseBroad (MB3)	
			• Manufacturing, Light: General		
			• Manufacturing, Light: Artistic & Artisanal	Base FAR	1.5
	Floor area (min)	1.5 FAR		Bonus FAR	6



Base 1.5 FAR

■ Job producing use: 1.5 FAR

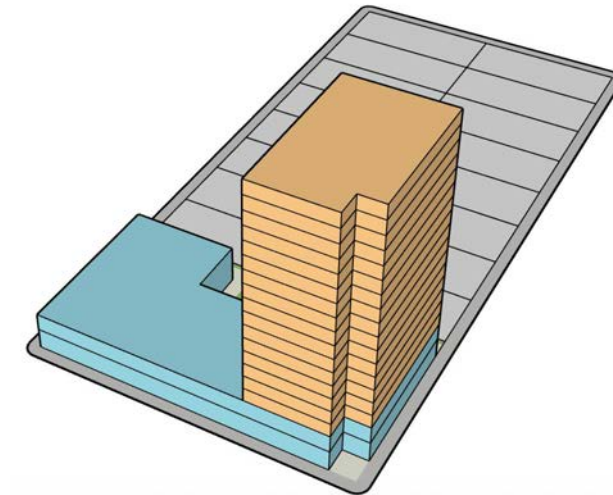
■ Residential: 0 FAR



Bonus 6 FAR

■ Job producing use: 1.5 FAR

■ Residential: 4.5 FAR



Bonus 6 FAR

■ Job producing use: 1.5 FAR

■ Residential: 4.5 FAR

Industrial Mixed: IX3 Use Requirements

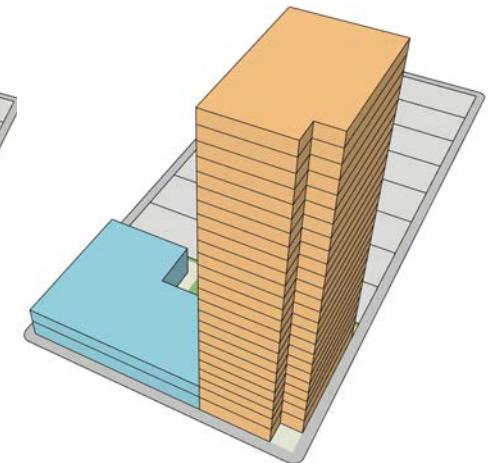
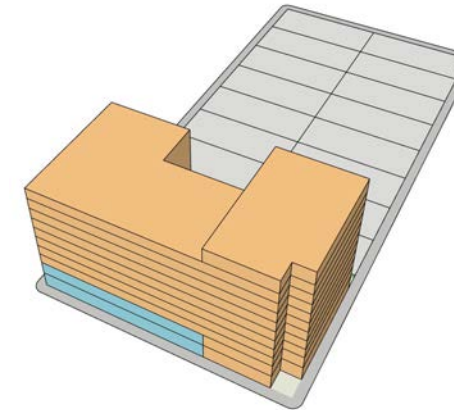
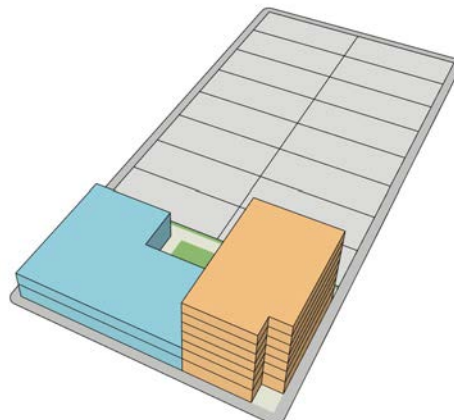
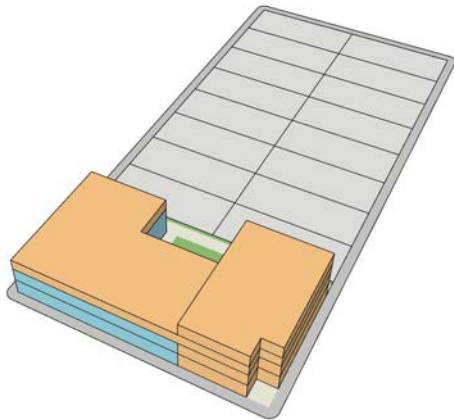
Industrial-Mixed 3 (IX3)

Dwelling or Live/Work	In conjunction with:	• Office
		• Manufacturing, Light: General
		• Manufacturing, Light: Artistic & Artisanal
	Floor area (min)	1.0 FAR

Form District:

Moderate-RiseBroad (DM1)

Base FAR	3
Bonus FAR	8



Base 3 FAR

■ Job producing use: 1 FAR

■ Residential: 2 FAR

Bonus 8 FAR

■ Job producing use: 1 FAR

■ Residential: 7 FAR

Industrial Mixed: Live-Work Requirements

Optional Fashion District Standards (IX3)

Unit Size (Minimum Avg. size)	750 sf
Designated Work Space	
Work Space Area	Minimum 40% Maximum 50%
Work Space Dimensions	Minimum 10' X 15'
Work Space Uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Open Plan Area	Minimum 70%
In conjunction with:	<ul style="list-style-type: none"> • Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Floor Area	Minimum of 1 FAR

Required Arts District Standards (IX4)

Unit Size (Minimum Avg. size)	1,000 sf
Designated Work Space	
Work Space Area	Minimum 40% Maximum 50%
Work Space Dimensions	Minimum 10' X 15'
Work Space Uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Open Plan Area	Minimum 70%
In conjunction with:	<ul style="list-style-type: none"> • Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Floor Area	Minimum of 1.5 FAR

Arts District (IX4) Live/Work Unit Requirements

- Requires minimum open floor area to accommodate movement of equipment and fabrication activities
- Average minimum unit size of 1,000 sf
- Unit design must be able to accommodate 5 non-residential employees (i.e. commercial occupancy)



Industrial Mixed: Comparison with CASP

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

Community Benefits Program, CPIO, and Inclusionary Housing



--- Downtown Community Benefits Program - Summary

REFERENCE MATERIAL
Supplemental Staff Report
Page 14

Community Plan Implementation Overlay District (CPIO)

Key Components:

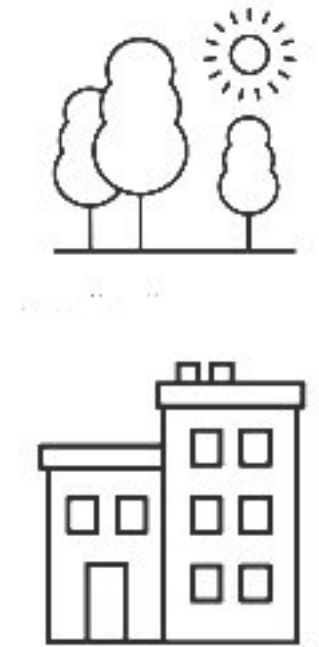
- Community Benefits Program Map & Menu
- Historic Preservation of Eligible Historic Resources
- Civic Center Transfer of Development Rights System
- Bunker Hill Pedway Preservation
- Best Practices
- Downtown Street Standards

What are “Community Benefits?”

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

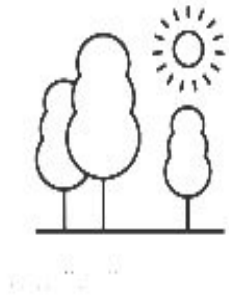
The Plan creates clear expectations on how new developments in the Plan area need to contribute to the community.

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

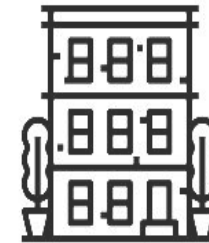


Affordable
Housing
Linkage Fee
used to Build
Affordable
Housing

Incentive Programs



Greater
Downtown
Housing
Incentive
(Density
Bonus)



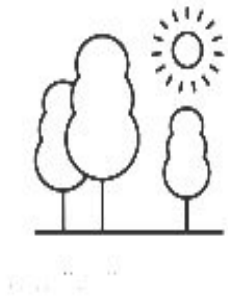
Transit
Oriented
Communities
(TOC)
Guidelines



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



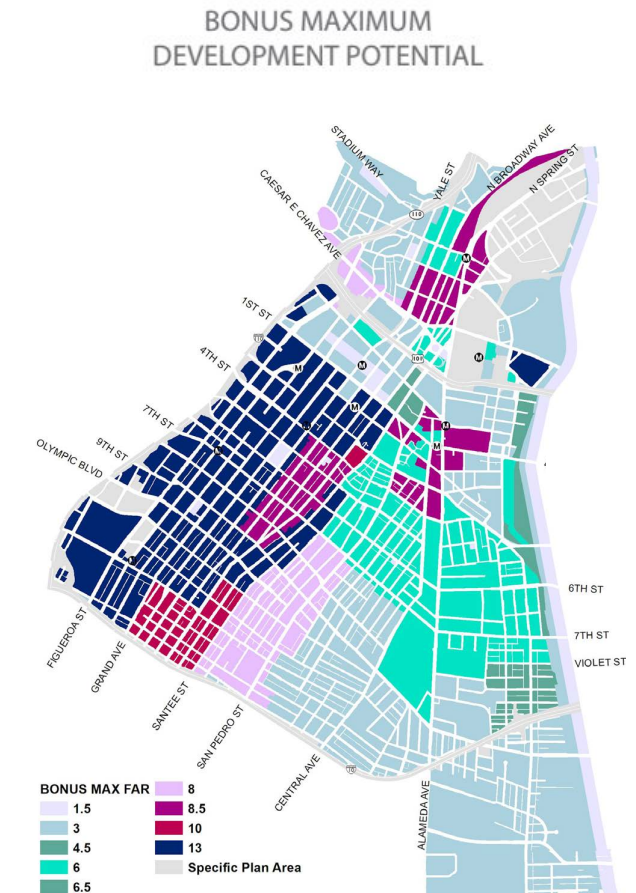
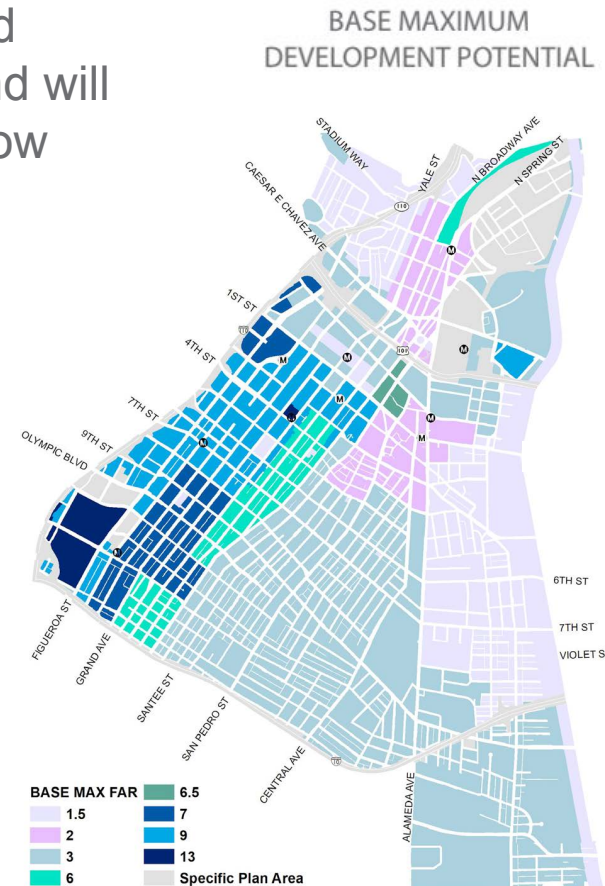
Downtown
Community
Benefits
Program

Downtown Plan Community Benefits Program

Development Potential & Community Benefits

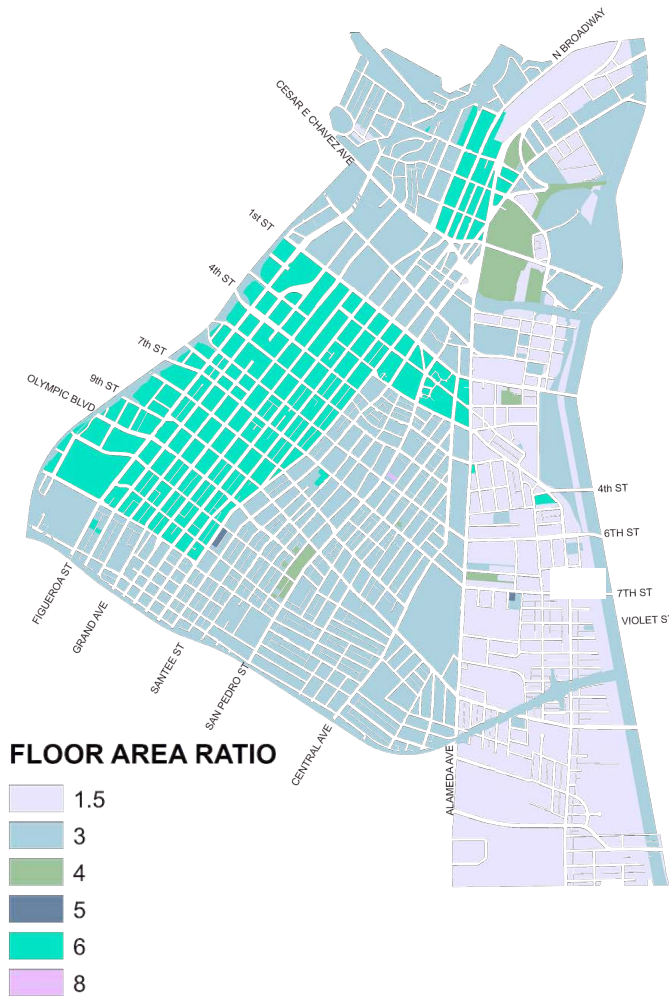
The Downtown Community Plan proposes base and bonus floor area rights *throughout* the plan area, and will set forth a Community Benefits Program to guide how benefits are achieved.

- **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



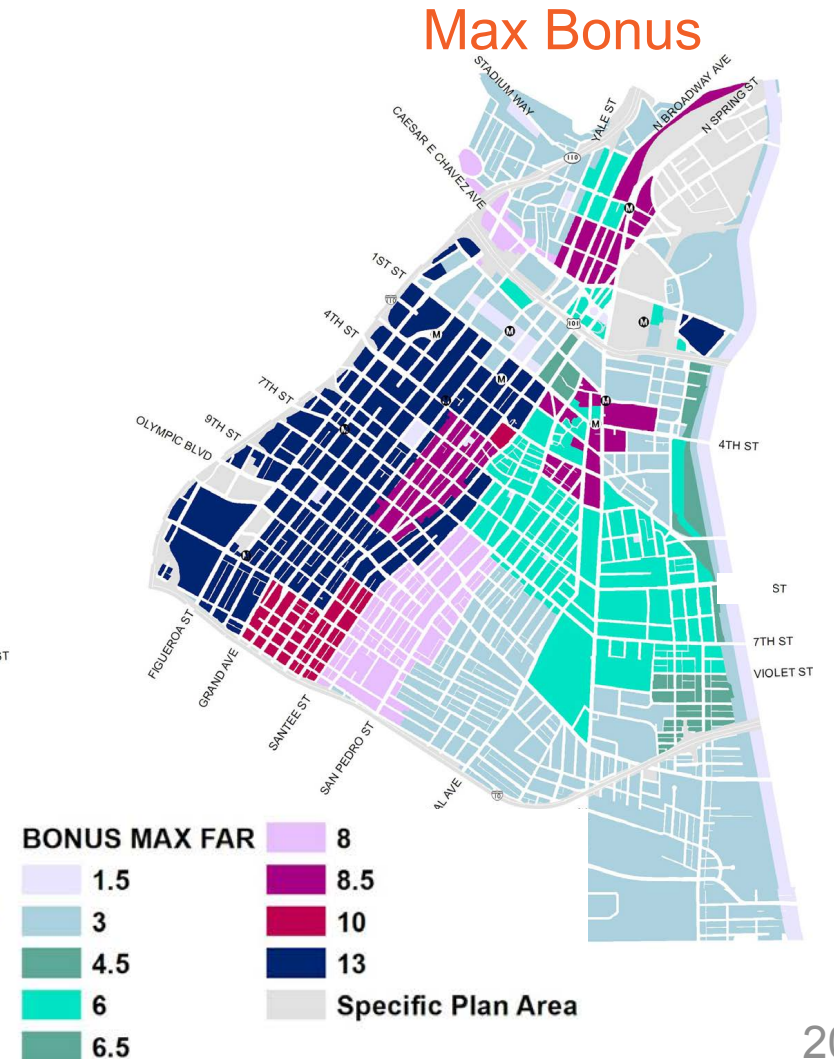
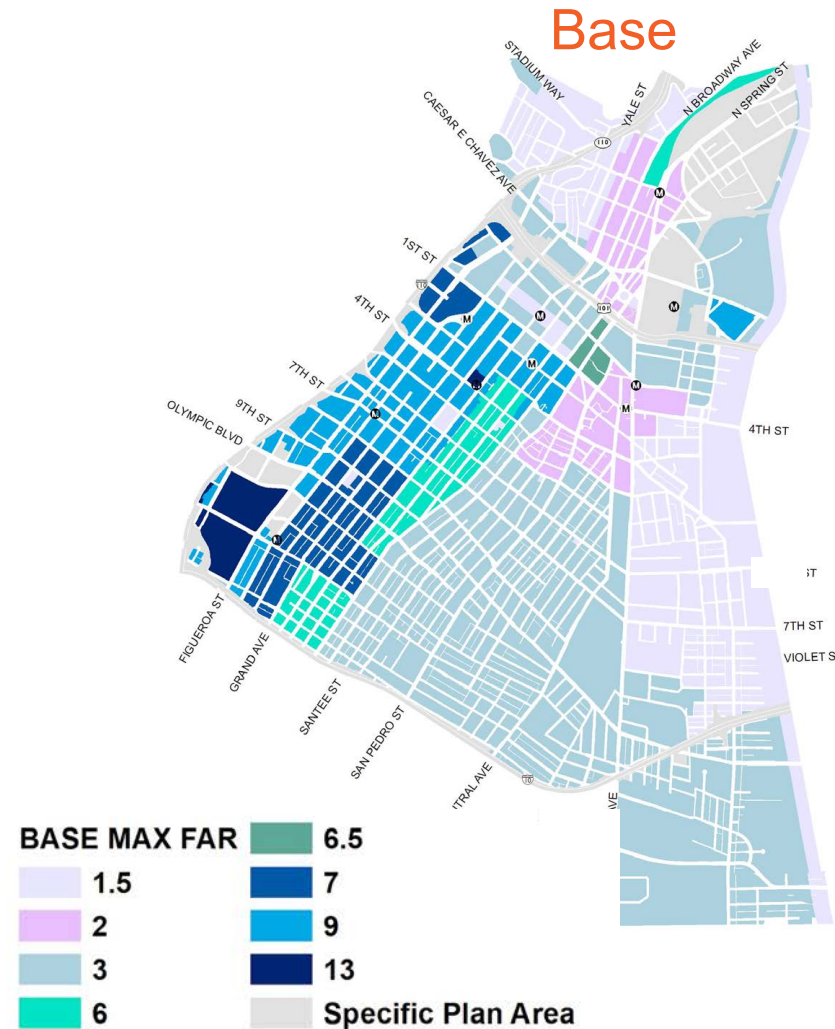
Base Development Potential

Adopted FARs



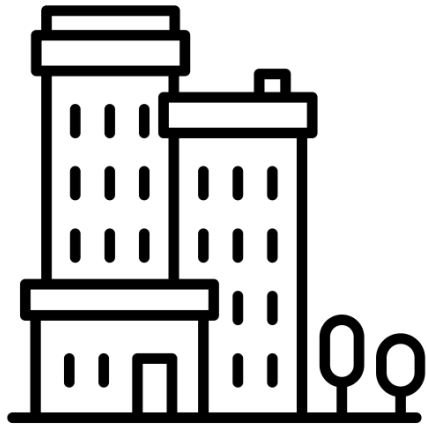
Published June 2021

Proposed FARs



Downtown Plan Community Benefits Program

Program Structure for **Housing Development Projects**



Projects with 5 or more housing units are eligible

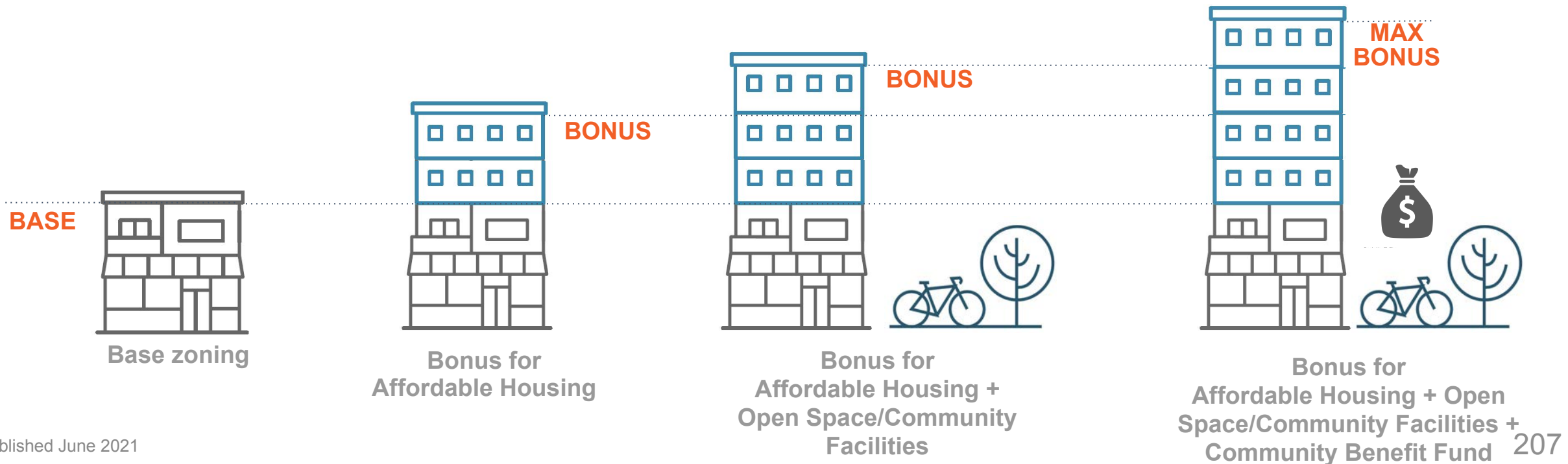
Must include a percentage of total units as affordable units

Prioritizes affordable housing over other community benefits

Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

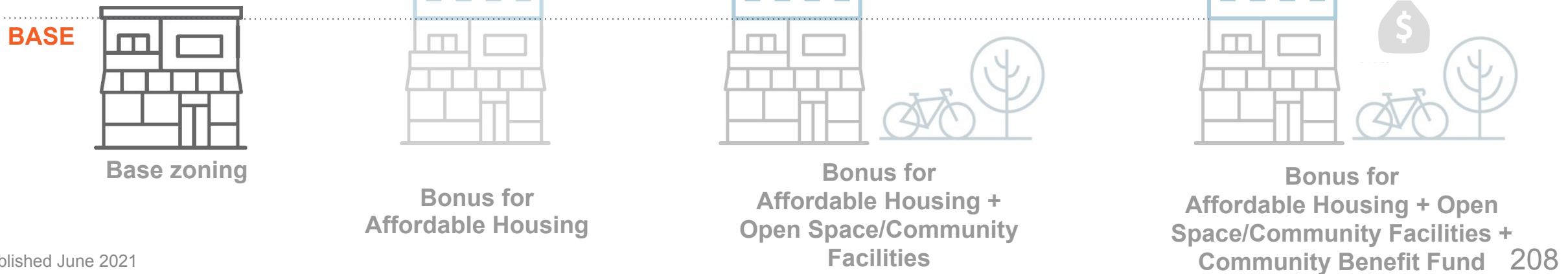
A 3-Level incentive structure, where required amount of community benefits increase in proportion to the building size above the base zoning



Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

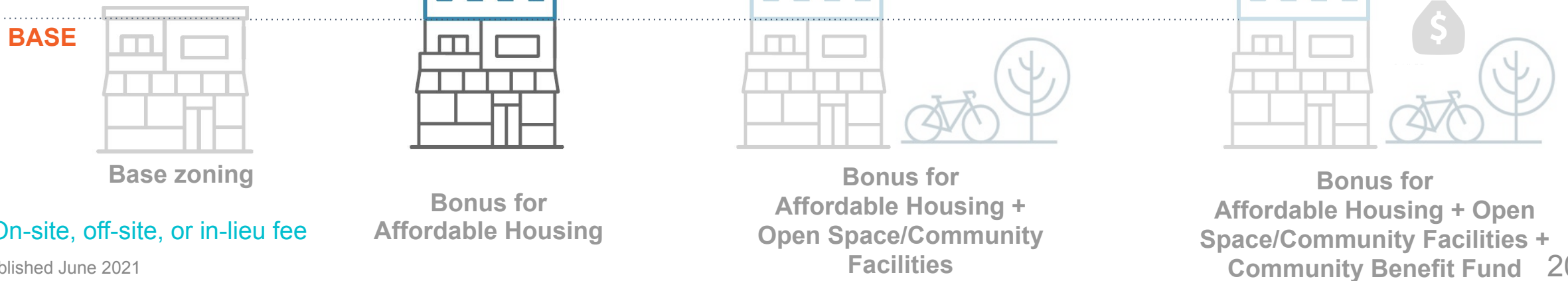
Base zoning regulations allow for a certain height, and floor area, and can be built with only market-rate units. Fees are always paid to an affordable housing fund



Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

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

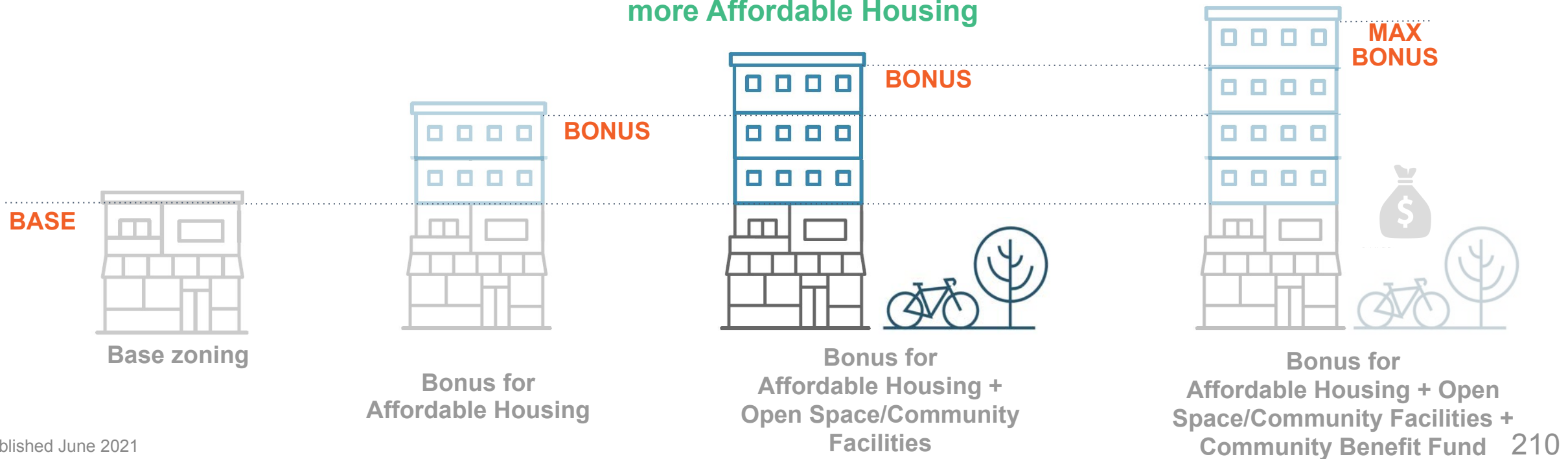


*On-site, off-site, or in-lieu fee

Downtown Plan Community Benefits Program

Program Structure for **Housing Development Projects**

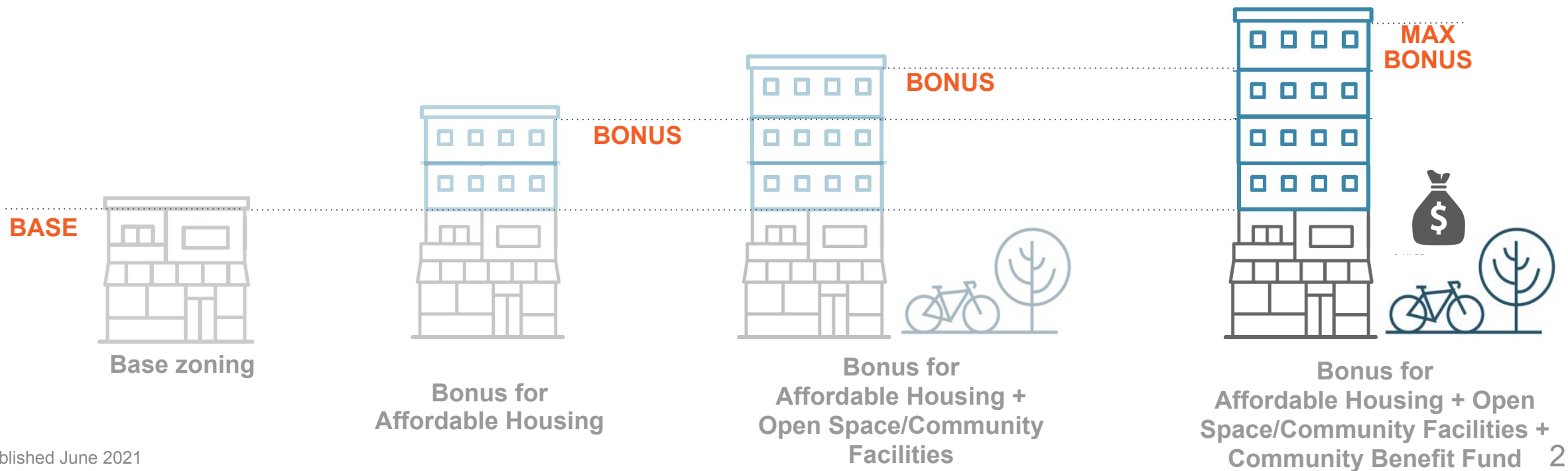
50% of remaining “bonus” floor area is available for projects that provide **Publicly Accessible Open Space, or Community Facilities or more Affordable Housing**



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**

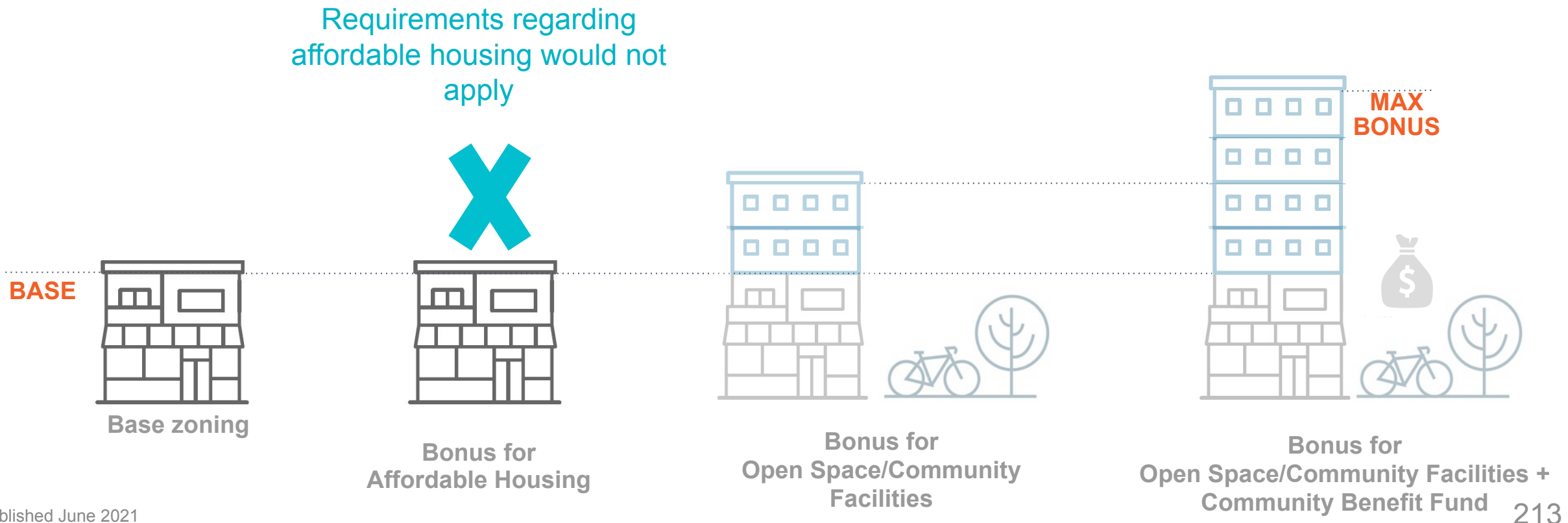


Any commercial, office or mixed use development project with less than 5 housing units are eligible

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**

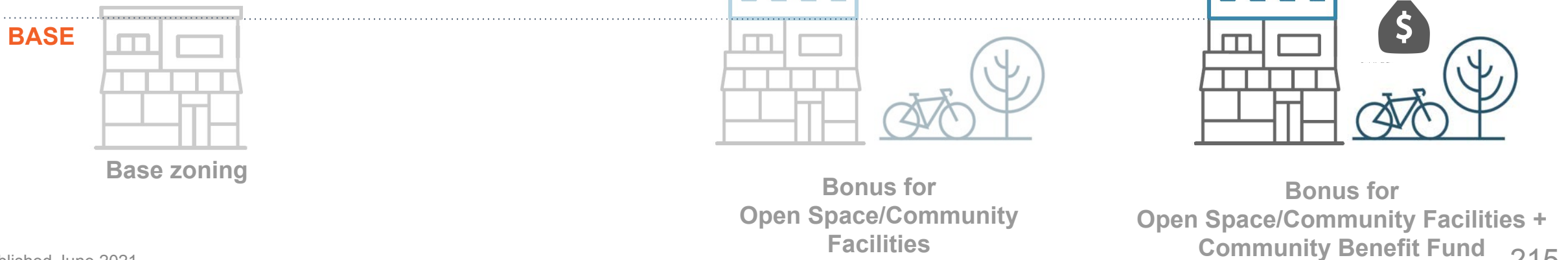
50% of “bonus” floor area is available for projects that provide **Publicly Accessible Open Space or Community Facilities**



Downtown Plan Community Benefits Program

Program Structure for Non-Housing Development Projects

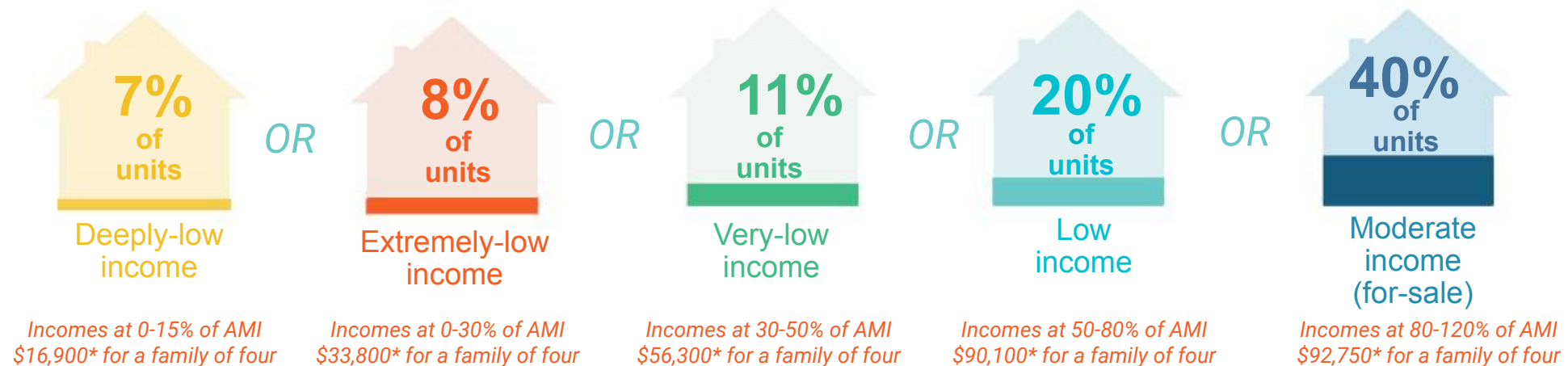
Projects can access the remaining bonus development potential by **providing on-site benefits** or paying into a **community benefit fund**



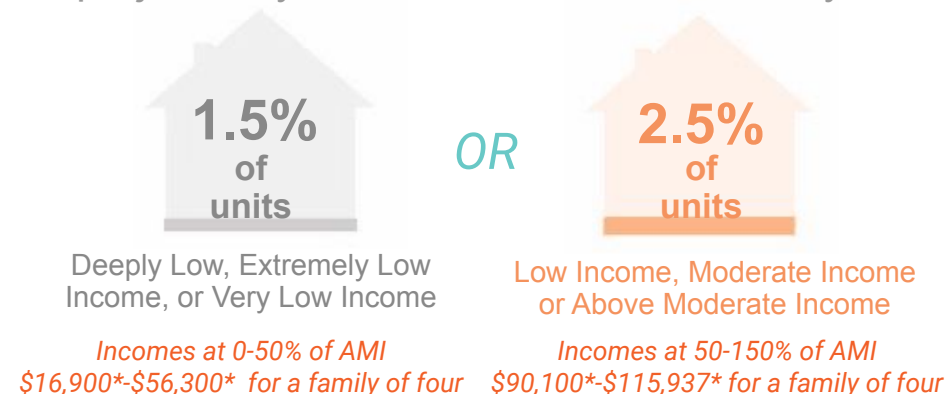
Downtown Plan Community Benefits Program

Affordable Units

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



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:**



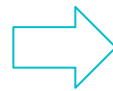
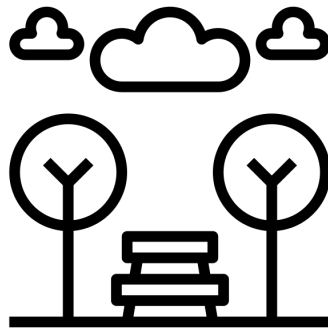
* As of August 2020

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

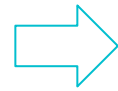
Include amenities such as restrooms, water fountains & recreational equipment

Downtown Plan Community Benefits Program

Community Facilities

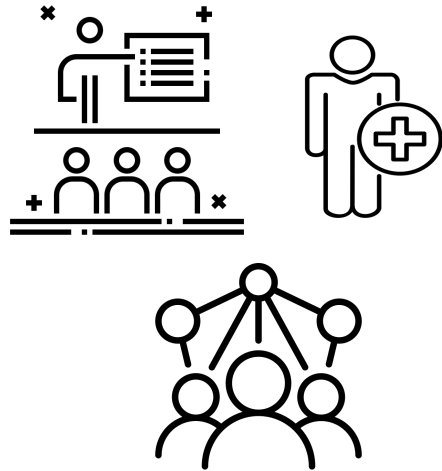
A project choosing to provide Community Facilities to access bonus development potential must incorporate the following:

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



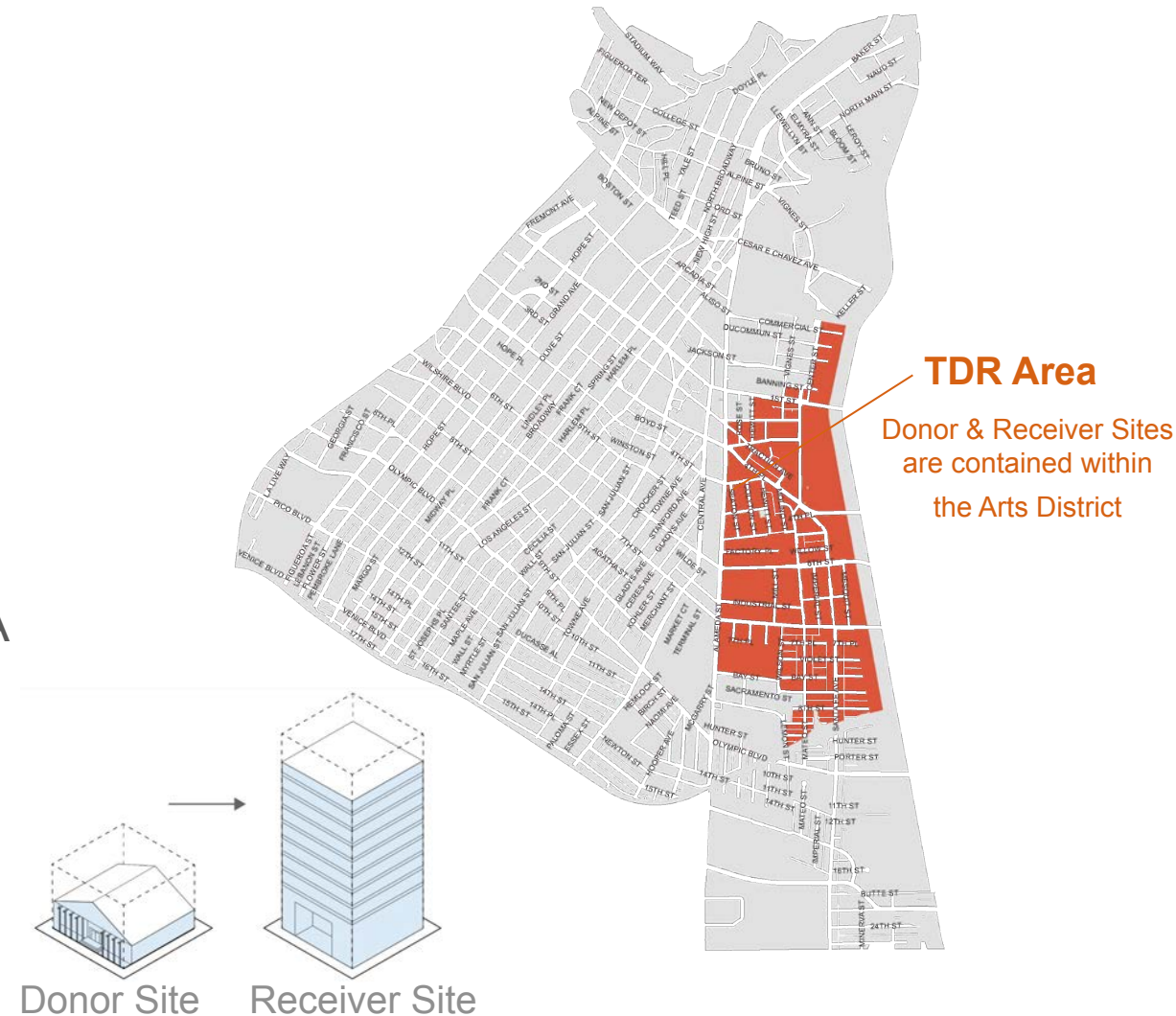
Choose from a menu of amenities

- 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 Arts District
- Receiver must provide on-site affordable housing if it is a “housing project”
- Eligible Donor: site designated or deemed eligible at local, state, or federal level; SurveyLA contributor to a historic district or identified individual resource
- Process: Covenant and Agreement; Preservation Plan and Easement



Downtown Plan Community Benefits Program

Community Benefits Fund



Downtown Plan Community Benefits Program

Community Benefits Fund

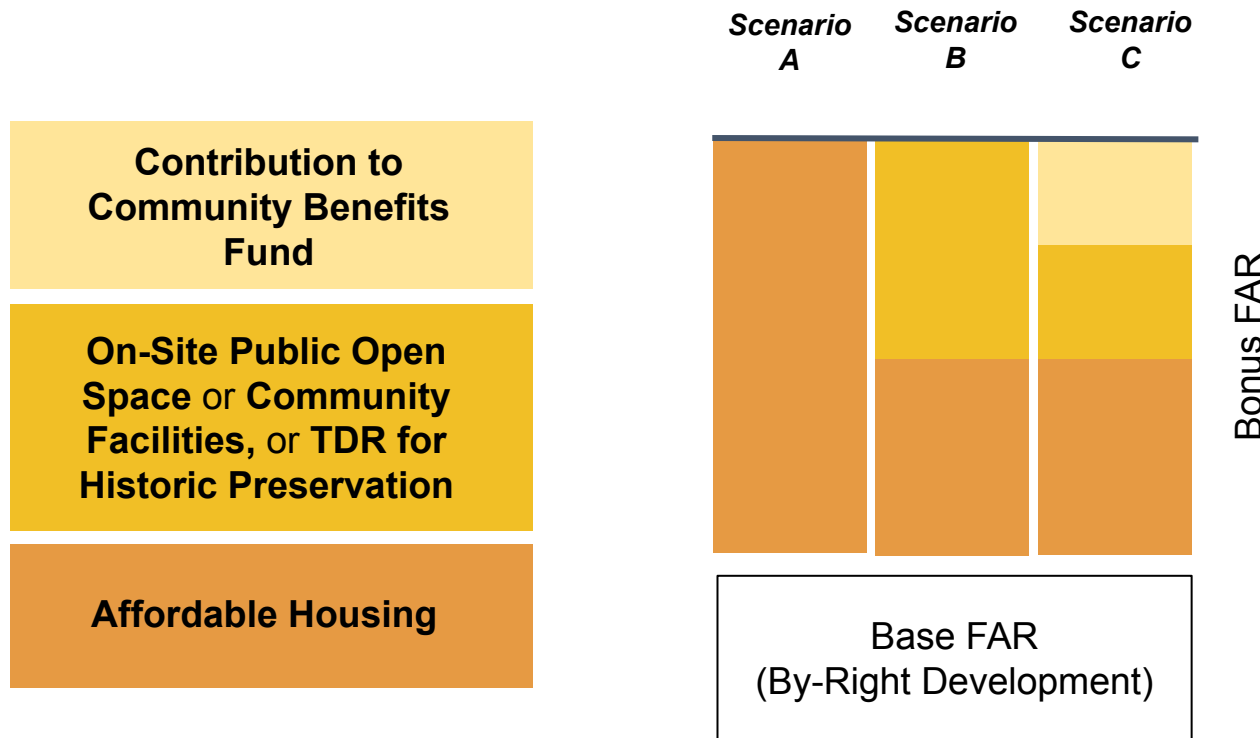
Eligible Uses

- 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

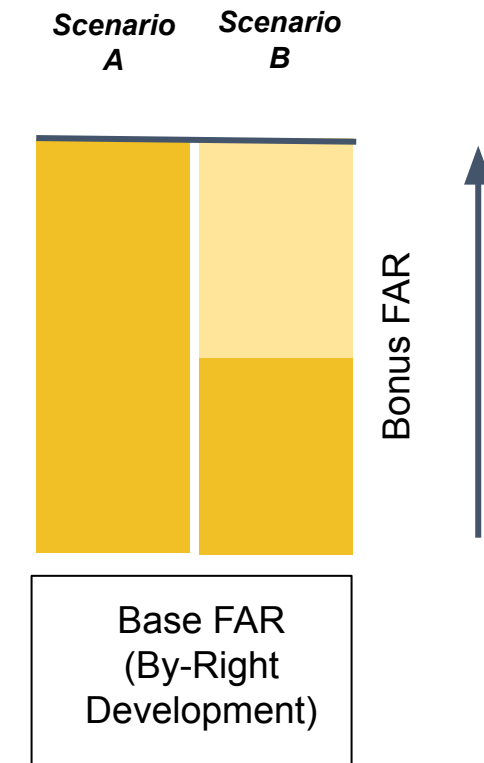


Downtown Plan Community Benefits Program

Housing Development Projects



Non-Housing Development Projects



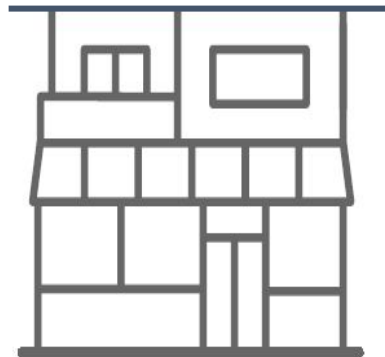
Downtown Community Benefits Program - Project Examples

Downtown Plan Community Summary

Base FAR

Housing Project

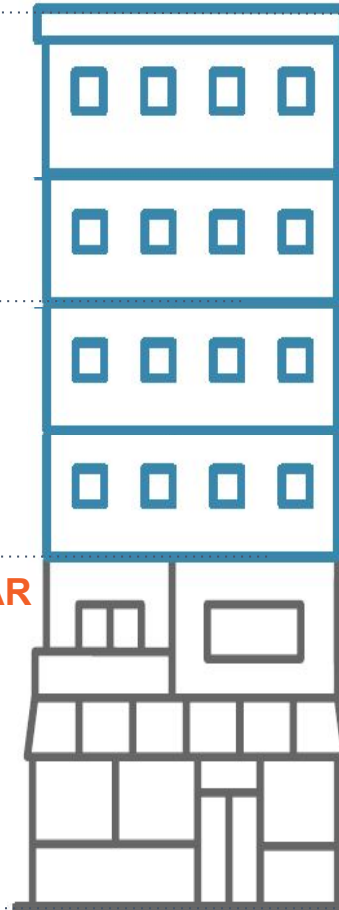
Non-Housing Project



LEVEL 2 & 3:
Community Facility,
Open Space, Fund
Payment

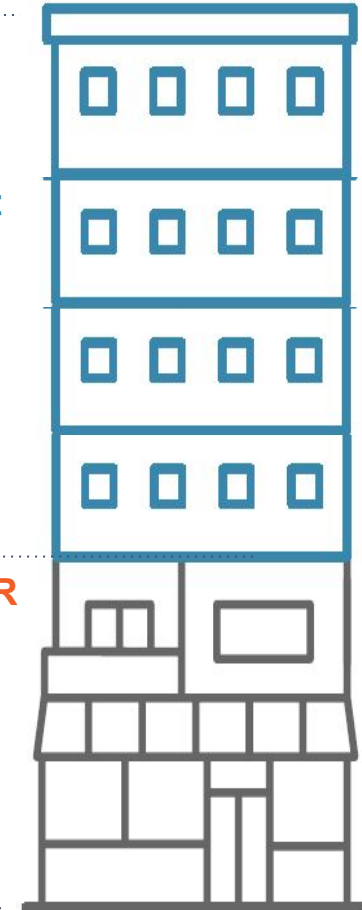
LEVEL 1:
Affordable Housing

BASE FAR



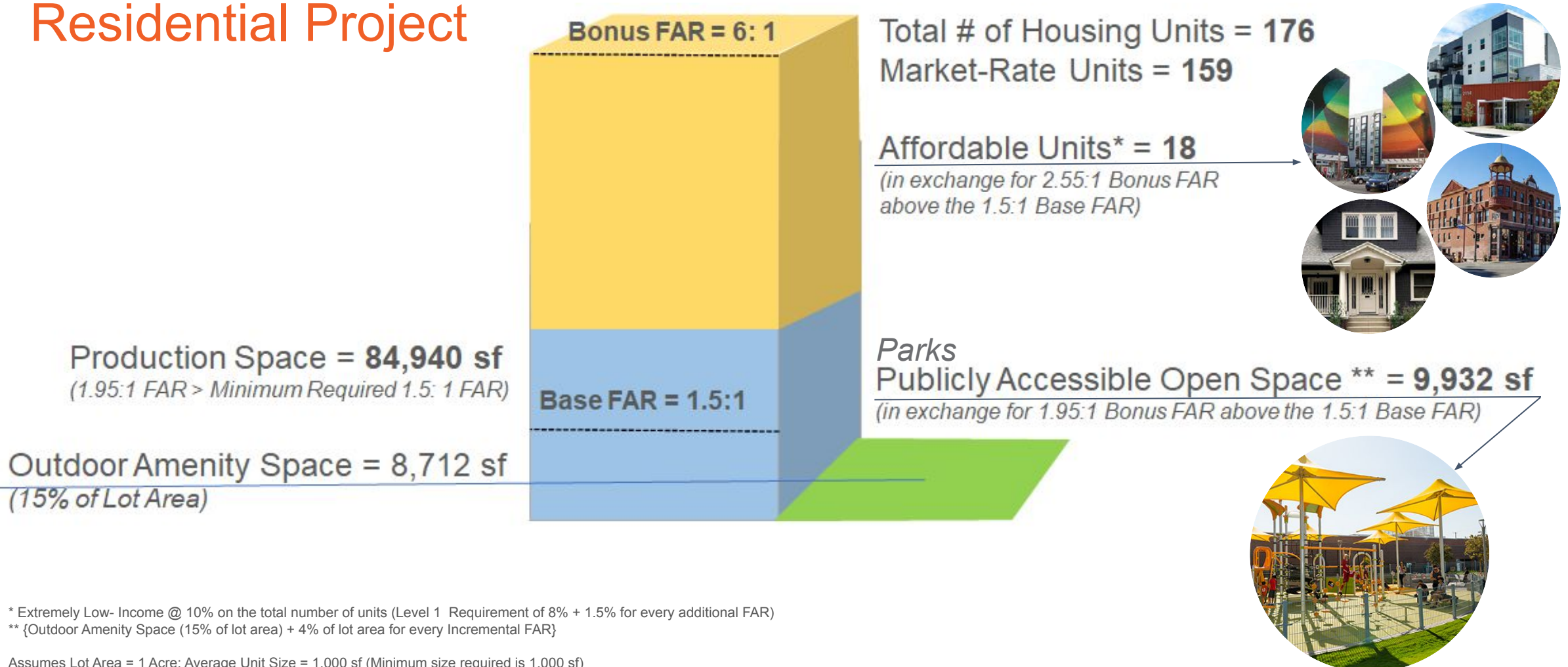
LEVEL 2 & 3:
Community Facility,
Open Space, Fund
Payment

BASE FAR



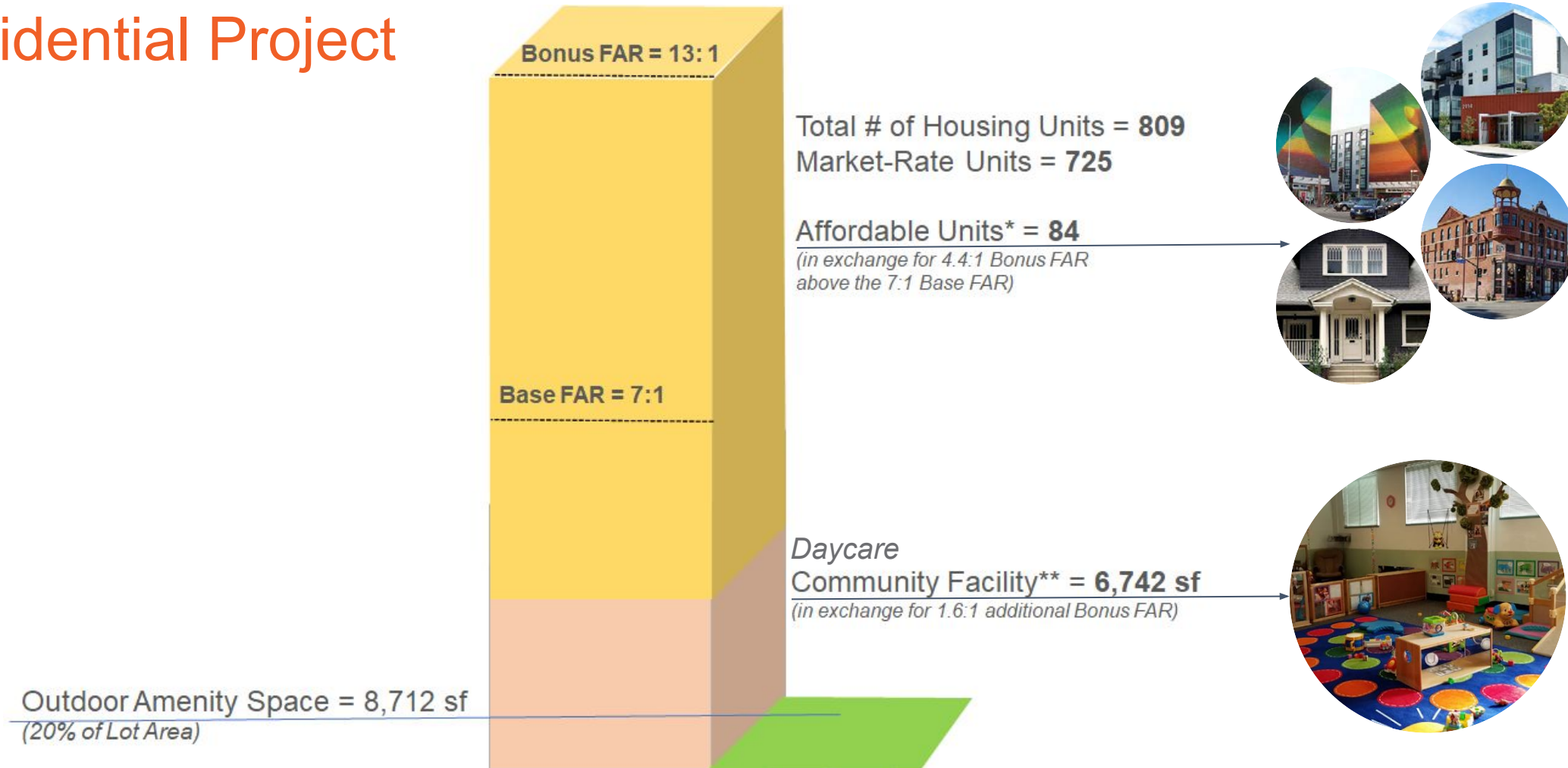
Development Project Scenario 1

Arts District: Residential Project



Development Project Scenario 2

Transit Core: Residential Project



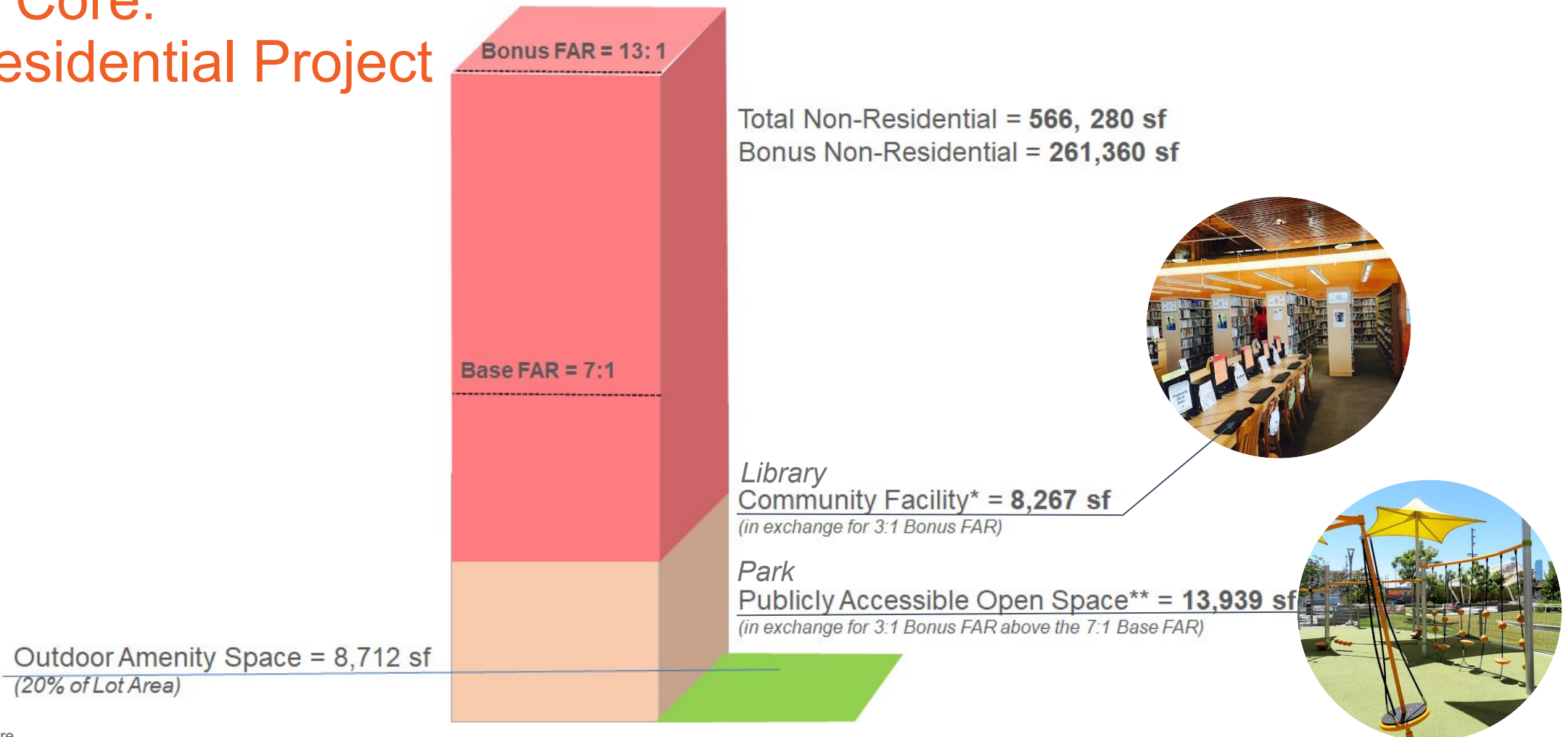
Assumes Lot Area = 1 Acre; Average Unit Size = 700 sf

* Extremely Low- Income @ 10.4% on the total number of units (Level 1 Requirement of 8% + 1.5% for every additional FAR)

** 5,000 sf + 2.5% of every incremental Bonus FAR

Development Project Scenario 3

Transit Core: Non-Residential Project



Assumes Lot Area = 1 Acre

* 5,000 sf + 2.5% of every incremental Bonus FAR

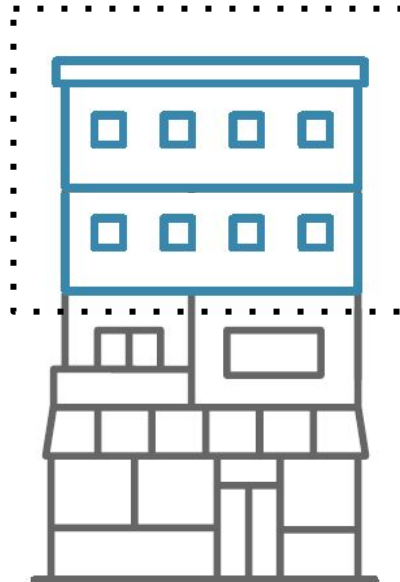
** Outdoor Amenity Space (20% of lot area) + 4% of lot area for every Incremental FAR

Downtown Community Benefits Program - Additional Technical Slides

Community Benefits Program Key Issues - Moderate & Above Moderate Housing

40% Bonus (Level 1) Eligible Income Categories

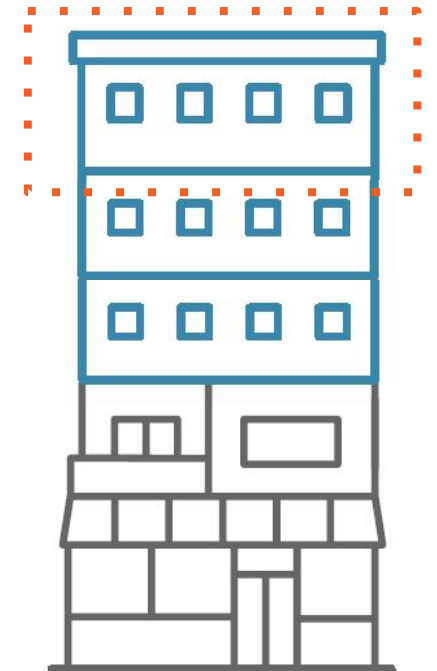
Deeply Low Income
Extremely Low Income
Very Low Income
Low Income
Moderate Income
(for sale only)



Additional Bonus Eligible Income Categories:

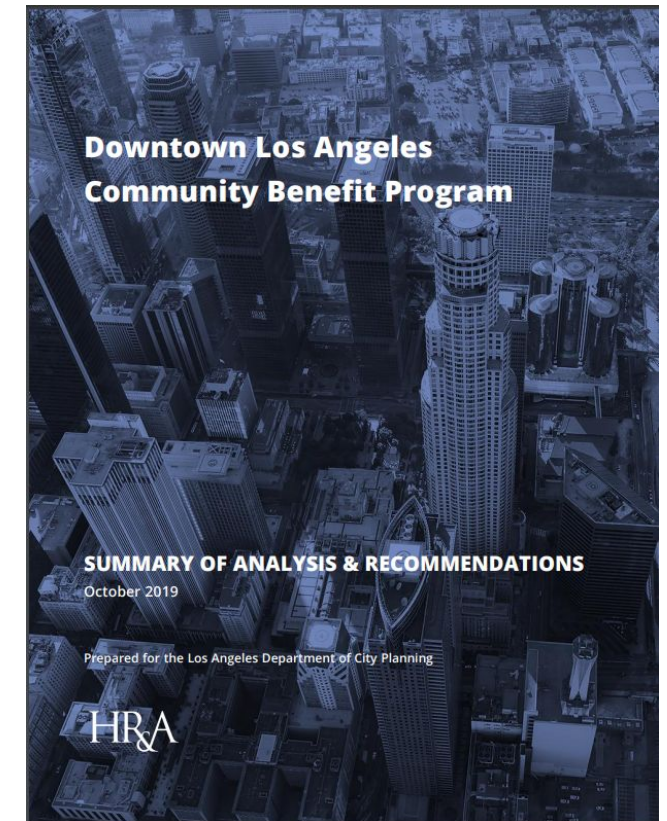
Deeply Low Income
Extremely Low Income
Very Low Income
Low Income
Moderate Income*
Above Moderate Income*

* Limits the amount of
qualifying moderate and
above moderate units



Community Benefits Program Key Issues - System Feasibility

- Alignment with TOC program
- Increased Project Review Thresholds
- Long Term Goals
- Increased By-right Development Potential



Downtown Community Benefits Program vs Density Bonus

Density Bonus

Offers ministerial density and FAR increases
Calculated on the base number of units & does not allow for a linkage fee exemption
A Maximum of 35% density increase Allows for a greater density increase through a DIR process
Offers no incentives for non-residential projects
Does not offer Incentives for providing community supportive facilities
Affordable housing income categories limited to Very-low, Low, and Moderate (For sale only)

Development Incentives

Required Affordable Housing Units

Maximum Incentives

Incentives for Non-residential

Other Community Supportive Incentives

Affordable Housing Income Categories

Downtown Community Benefits Program

Offers ministerial FAR and Height increases (Density is unlimited)
Calculated on the total number of units & allows for a linkage fee exemption
Allows for more than a 35% increase in Bonus FAR in exchange for additional community benefits (Density is unlimited)
Introduces a pathway for non-residential projects to get FAR in exchange for providing on-site public open space and community facilities
Introduces a Community Benefits Fund that helps protect affordable housing with expiring covenants, small businesses, as well facilitate mobility improvements
Introduces an Extremely-low, Deeply-low income and limited Moderate and Above-moderate rental income categories to reflect the broad needs of local residents

Downtown Community Benefits Program vs TOC

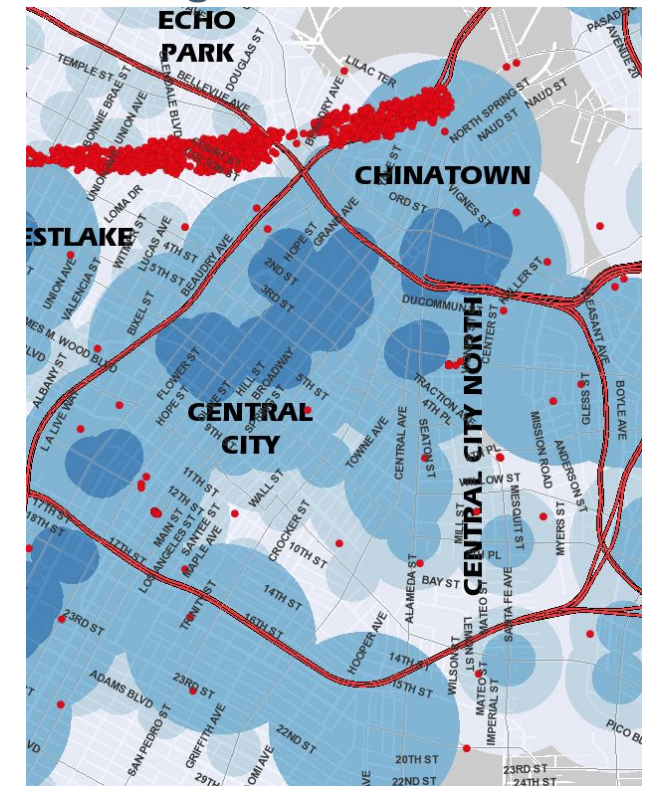
Existing TOC Guidelines

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

Community Benefits Program “TOC +”

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

Existing TOC Areas



Downtown Community Benefits Program vs Transit Oriented Communities (TOC)

TOC

Offers ministerial density and FAR increases
Calculated on the total number of units & allows for a linkage fee exemption
Allows a maximum of 80% density increase and a maximum of 55% FAR increase in exchange for community benefits
In the Greater Downtown Housing Incentive Area, Bonus FAR incentive is limited to 40%
Offers no incentives for non-residential projects
Does not offer Incentives for providing community supportive facilities
Affordable housing income categories limited to Extremely-low, Very-low, Low

Development Incentives

Required Affordable Housing Units

Maximum Incentives

Limits on FAR Increases

Incentives for Non-residential

Other Community Supportive Incentives

Affordable Housing Income Categories

Downtown Community Benefits Program

Offers ministerial FAR and Height increases (Density is unlimited)

Calculated on the total number of units & allows for a linkage fee exemption

Allows for more than a 55% increase in Bonus FAR in exchange for additional community benefits (Density is unlimited)

Allows from 100% to 325% bonus depending on Form District

Introduces a pathway for non-residential projects to get FAR in exchange for providing on-site public open space or community facilities

Introduces a Community Benefits Fund that helps protect affordable housing with expiring covenants, small businesses, as well facilitate mobility improvements

Introduces Deeply-low income and limited Moderate and Above-moderate rental income categories to reflect the broad needs of local residents

Publicly Accessible Private Open Space Design Standards

- Accessibility to the public from sunrise to sunset and maintenance
- Unenclosed and located along a public sidewalk or public right-of-way
- Way-finding signs at each of the access points
- A set amount of shade, planted area and seating
- Public restroom, drinking water fountain, and public charging stations at no cost to public users
- At least one of the amenity options listed below shall be provided for public use within or adjacent to the publicly accessible open space:
 - Outdoor exercise equipment
 - Sport courts
 - Dog run
 - Children's play area
 - Community garden
 - Public art or historical interpretive element
 - Alternative Open Space Amenities deemed appropriate by the Director of Planning

Community Facilities - Article 9

Community Facility Options

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

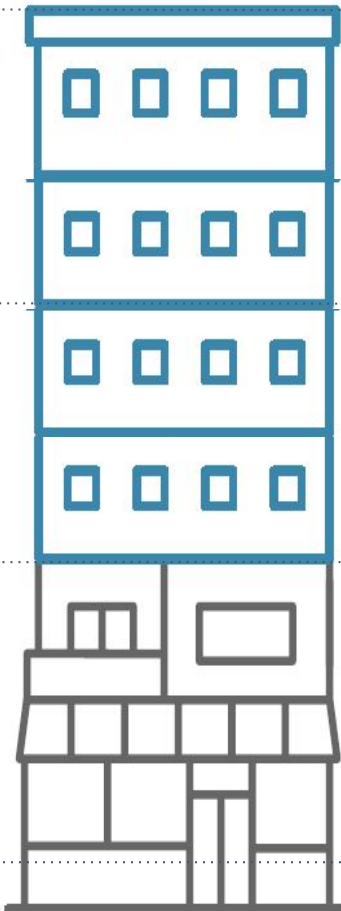
Enforcement

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

Downtown Plan Community Benefits Program

Affordable Housing Requirements under Level 1, 2, and 3

LEVEL 2 & 3: MAX BONUS FAR



Under LEVEL 2 & 3, Projects are Required to Provide One of the Following for **each 1:1** of bonus FAR:

Deeply-low Income	Extremely-low Income	Very-low Income	Low-low Income	Moderate-low Income (For-Sale only)	Above-Moderate Income
1.5%	1.5%	1.5%	2.5%	2.5%	2.5%

LEVEL 1: 40% Bonus FAR

Under LEVEL 1, Projects are Required to Provide One of the Following:

Deeply-low Income	Extremely-low Income	Very-low Income	Low-low Income	Moderate-low Income (For-Sale only)	Above-Moderate Income
7%	8%	11%	20%	40%	Not Available

BASE

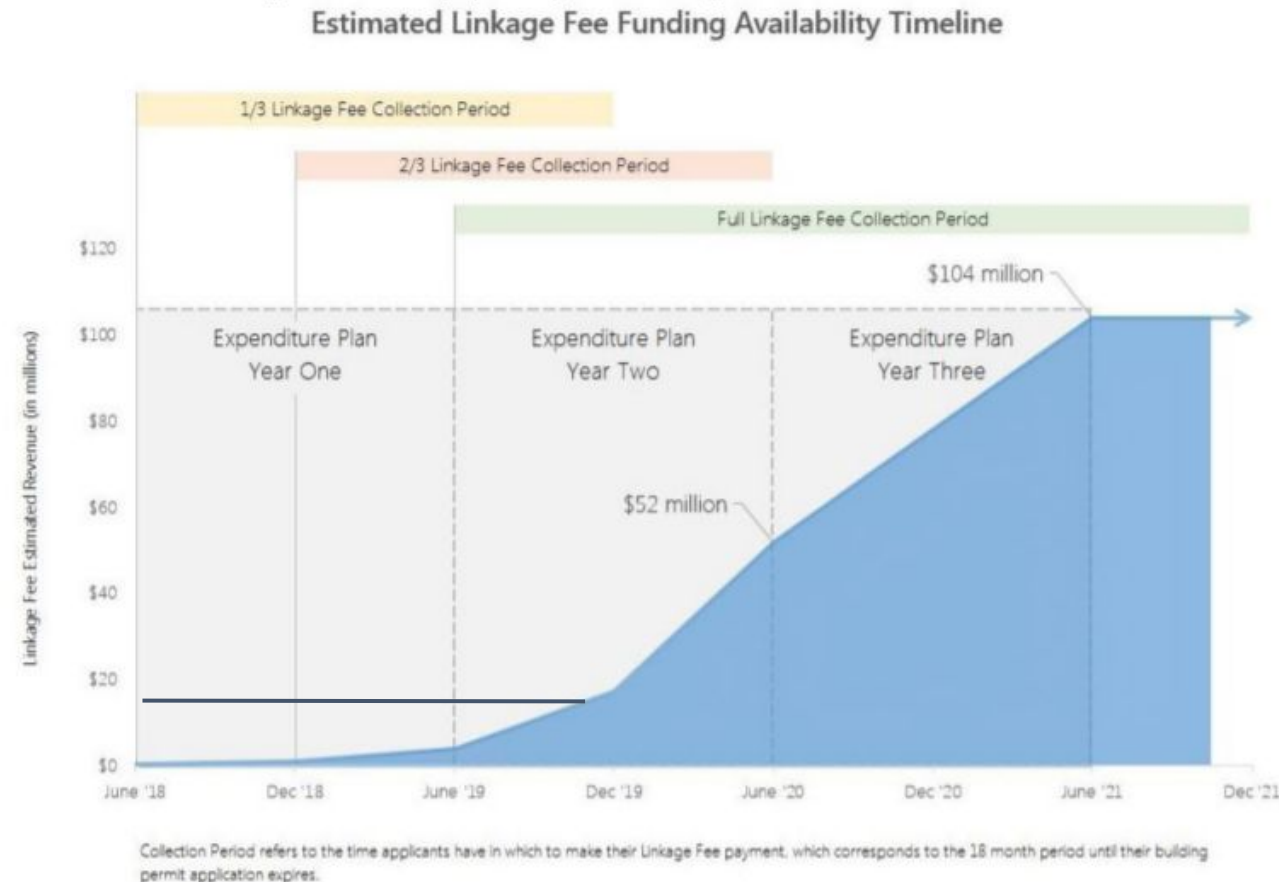
Linkage Fee - Phased Schedule

Phased-In Approach

Ordinance effective
February 2018

A three-part phased-in approach:

- 1/3 of fee: Vested by June 18, 2018
- 2/3 of fee: Vested by December 20, 2018
- **Full fee: Vested by June 17, 2019**



Downtown Community Benefits Program vs TFAR

Existing TFAR System

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

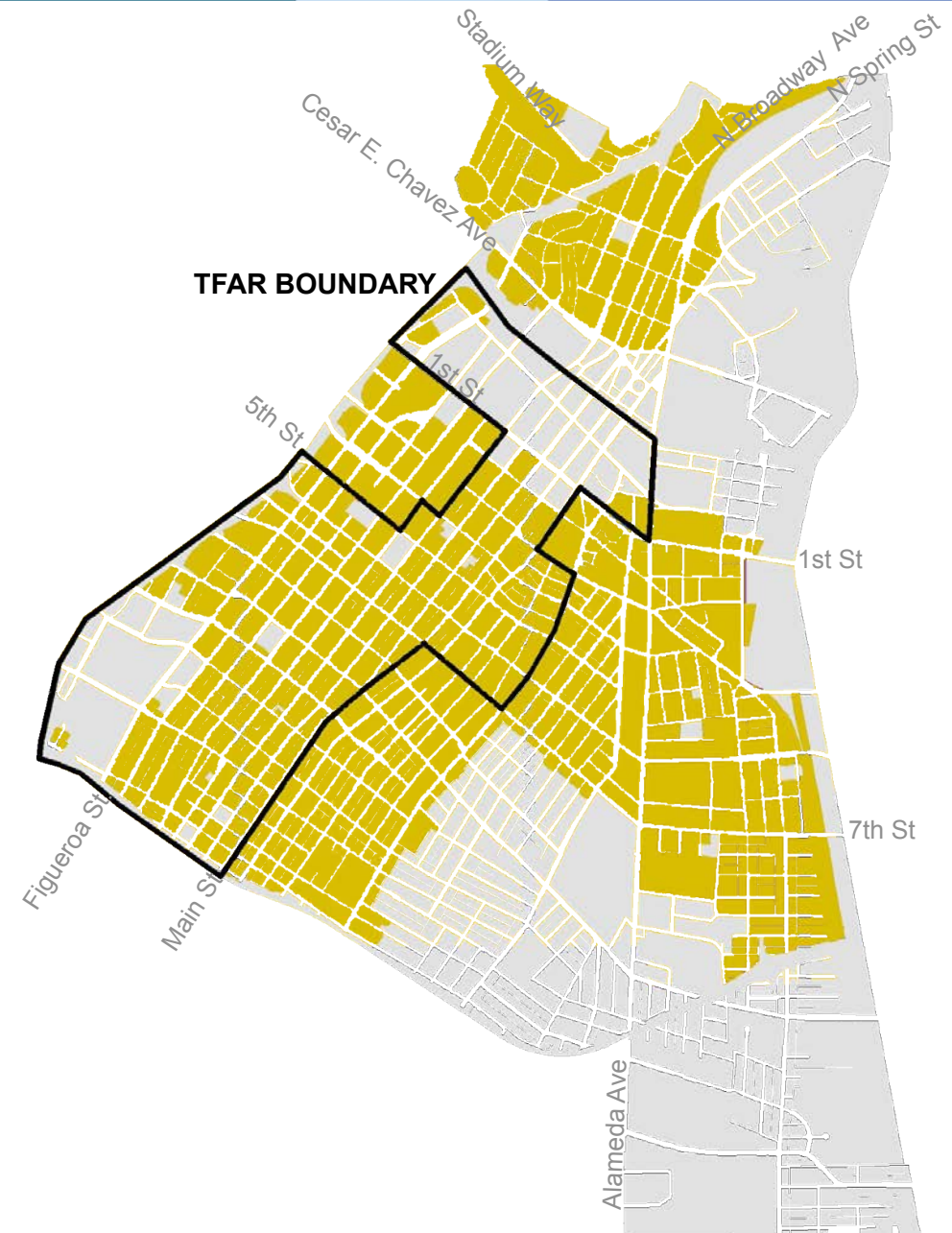
New Community Benefits System

- Transparent and predictable
- By-right process for most benefit options
- Prioritizes affordable housing
- Prioritizes on-site benefits like public open space and community facilities with clear standards

Existing TFAR Program

Background

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



Economic Analysis of TFAR Program

TFAR **undervalues** development rights by over **50%**

- Average TFAR payment is **\$33** per square foot
- Market value of development rights in Downtown is **\$65-85** per square foot

TFAR has not resulted in affordable units Downtown

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

Base/Bonus Incentive System Compared to TFAR

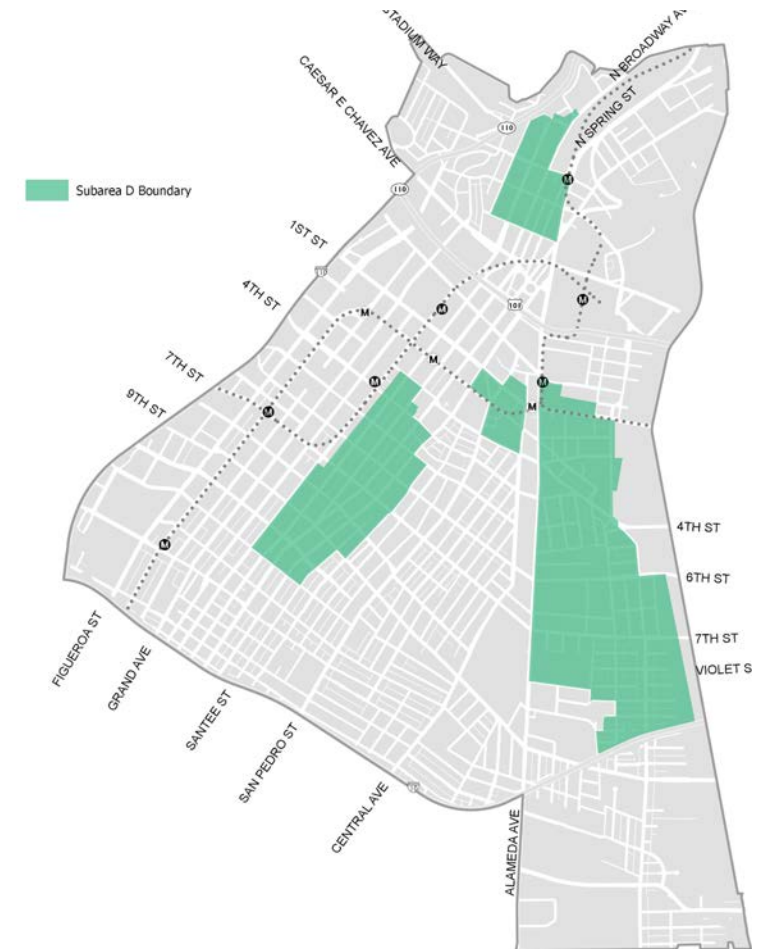
The Base/Bonus Incentive System is transparent and simple compared to today's TFAR program, GPAs

- TFAR today relies upon complex property appraisals and a bizentine discretionary process to establish community benefits, whereas Base/Bonus Incentive System prioritizes benefits and establishes a streamlined process
- Base/Bonus Incentive System is non-transactional
- Base/Bonus Incentive System offers predictability for everyone - community members, developers and property owners

Transfer of Development Rights & CPIO Preservation Areas

- Currently proposed for Arts District
- Donor and Receiver sites are within Arts District
- Can be expanded to allow donor sites in Little Tokyo, Chinatown, and Historic Core
- Receiver Sites for Little Tokyo and Chinatown can be all Community Center and Villages properties
- Receiver Sites for Historic Core can be all sites within Traditional Core

Preservation Areas



Downtown Community Plan Implementation Overlay District

CPIO Subareas

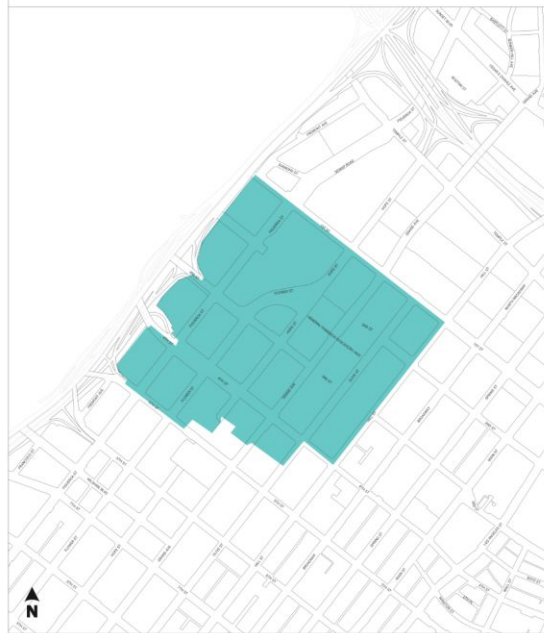
Downtown CPIO - Subarea A

Subarea A Boundary



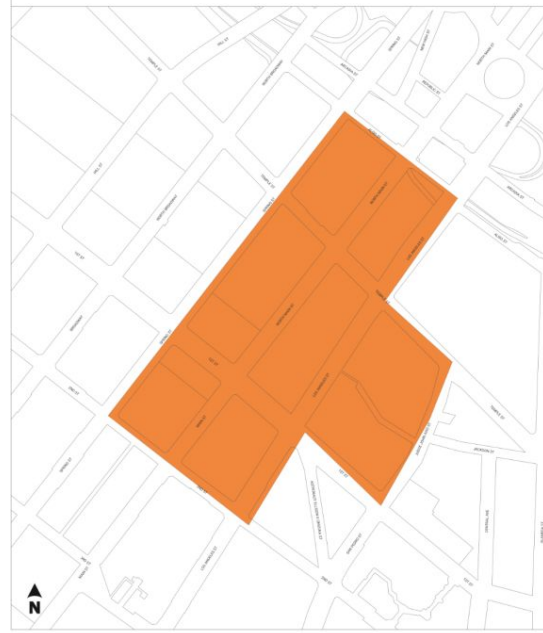
Downtown CPIO - Subarea B

Subarea B Boundary



Downtown CPIO - Subarea C

Subarea C Boundary



Downtown CPIO - Subarea D

Subarea D Boundary

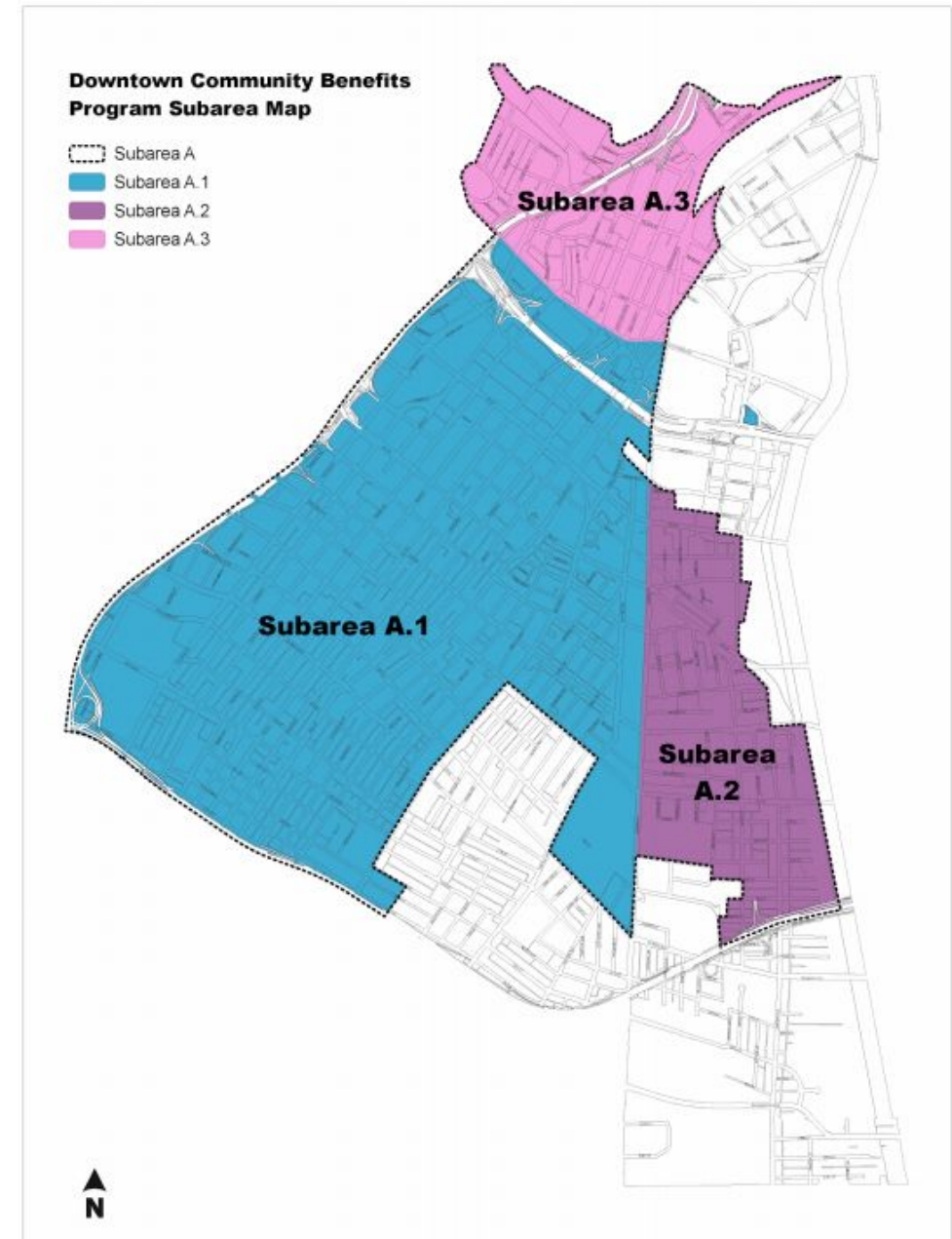


CPIO Subarea A

A.1: Community Benefits

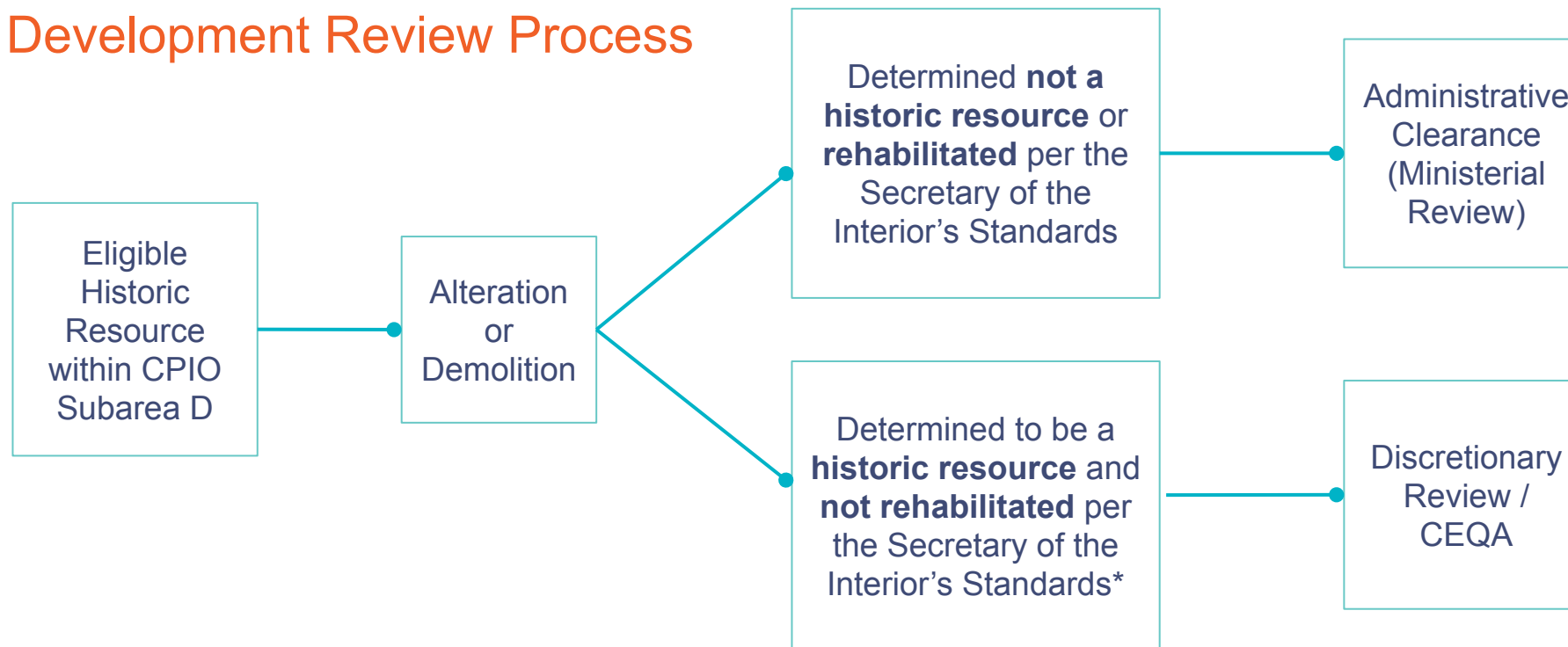
A.2: Community Benefits, also TDR

A.3: Community Benefits with Family-sized Dwelling Units



Protections to Preserve Historically Significant Buildings

Development Review Process

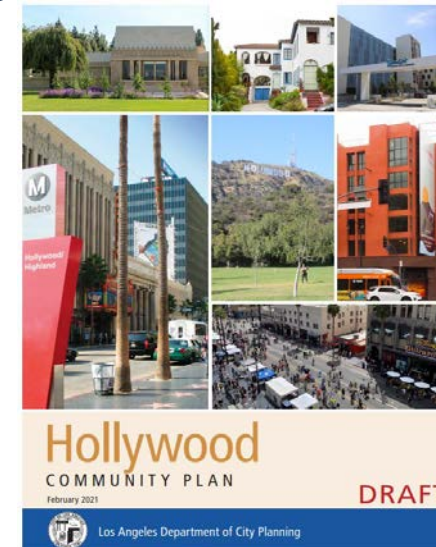
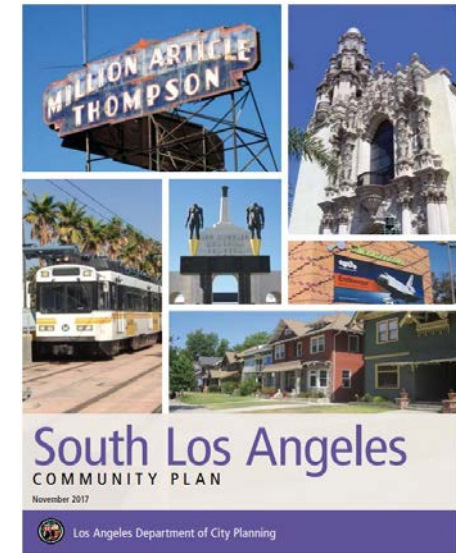


*Resources within National Register Districts are required to make additional findings

Inclusionary Housing

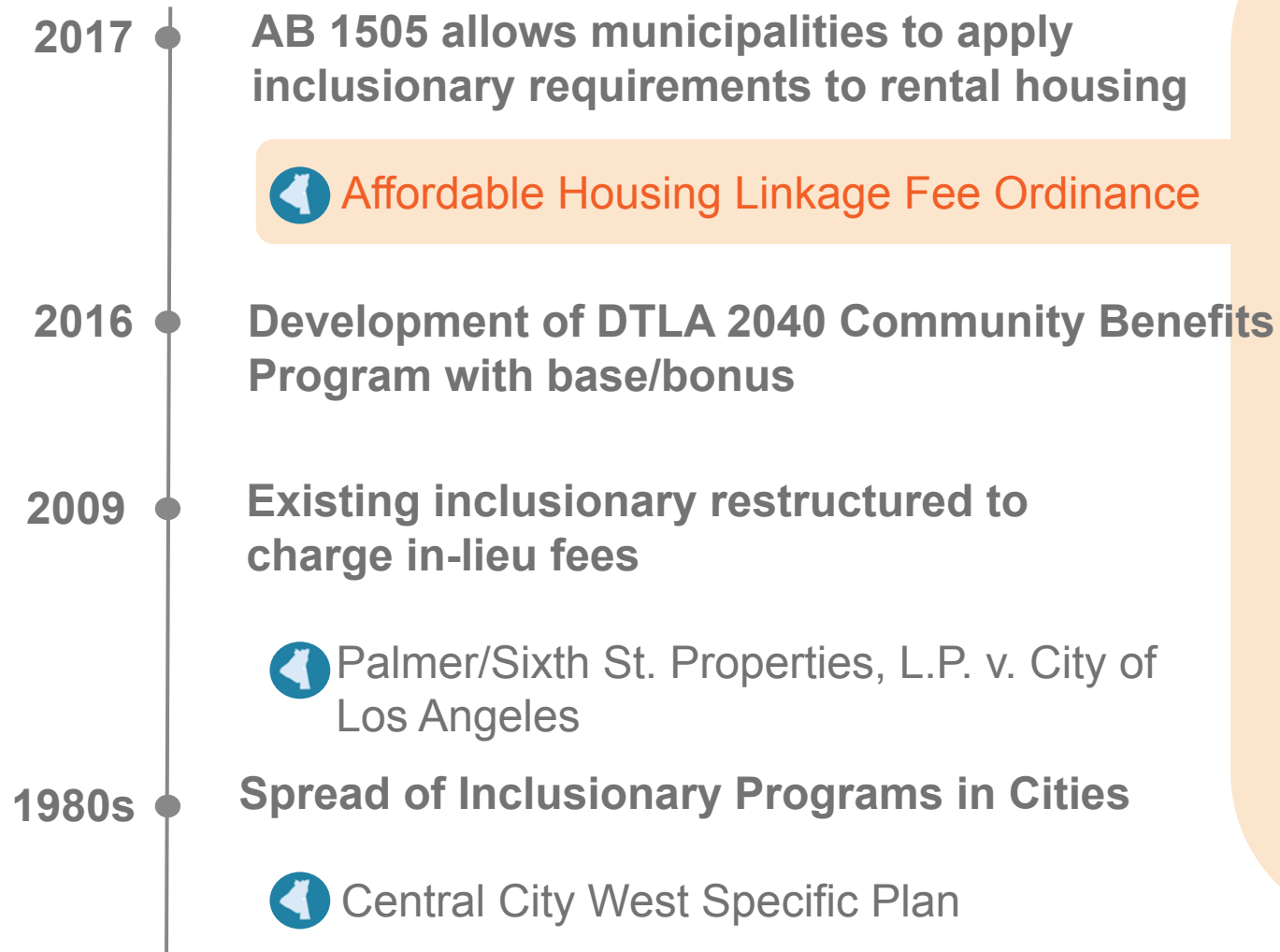
Base/Bonus Incentive System

- The Base/Bonus Incentive System proposed Downtown **has broad support** from stakeholders
- The proposed Base/Bonus Incentive System is **consistent with other recent Community Plans and Specific Plans citywide**
 - South Los Angeles Community Plan*
 - Exposition Corridor Transit Neighborhood Plan*
 - Hollywood Community Plan*
- Inclusionary Zoning has no precedent for broad application within the City and has not been tested in the City context



Inclusionary Housing - History

Timeline



- **Creation of affordable housing:** spreads the cost over both commercial and residential development, depending on the market area, to fund the
- **Fee exemption:** projects which include affordable units, multifamily units with 5 or fewer units, and small commercial/mixed-use projects of less than 25,000 square feet of new floor area
- **Fee phase-in:** began in 2018 and became in full effect in 2019
- **TOC success:** Studies show many projects are pursuing the on-site options with TOC
- **Increased affordable housing:** additional incentives bolster development and the production of affordable housing

Inclusionary Zoning and Density Bonus Project Scenario

	Linkage + Base/Bonus Scenario A (proposed)	Inclusionary + Density Bonus Scenario B
Base FAR	3:1	4.2:1
Bonus FAR	5.7	5.7
Total housing units	189	189
Total amount of affordable units (very-low income)	25	21
Total affordability percentage	14%	11%

Downtown Community
Benefits Program
Very Low Income Req.

Level 1: 11%
Level 2: 1.5% per FAR

Linkage Fee Schedule

Affordable Housing Linkage Fee Schedule Effective July 1, 2020

	Low Market Area	Medium Market Area	Medium-High Market Area	High Market Area
Type of Use	Fee Per Square Foot			
Nonresidential Uses including Hotels	\$3.11	\$4.15	n/a	\$5.19
Residential Uses (6 or more units in a Development Project)	\$8.31	\$10.38	\$12.46	\$18.69
Residential Uses (2-5 units in a Development Project)	\$1.04	\$1.04	\$1.04	\$18.69
Residential Uses (single-family detached home)	\$8.31	\$10.38	\$12.46	\$18.69
Development Projects that Result in a Net Loss of Housing Units (in addition to any other fees)	\$3.11	\$3.11	\$3.11	\$3.11

New Zoning Code

Zoning Summary

Background

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

Current Zoning Code

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



First adopted in 1946, the zoning code has grown from a simple, 84-page pamphlet to an unwieldy, 600+ page book.



The following regulations shall apply in the “R5” Multiple Dwelling Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a “Supplemental Use District” is created by the provisions of [Article 3](#) of this chapter, for such uses as may be permitted therein:

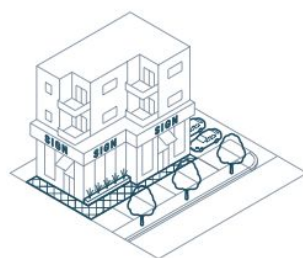
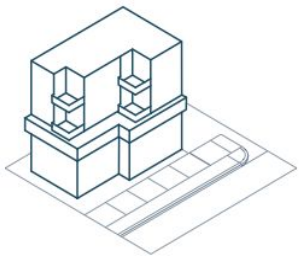
1. Any use permitted in the “R4” Multiple Dwelling Zone.
2. (Amended by Ord. No. 159,714, Eff. 4/8/85.) Hotels, motels and apartment hotels under any of the conditions listed in Paragraphs (a) through (d), below, subject to the requirements indicated. Incidental business may be conducted in such hotel, motel, apartment hotel or retirement hotel provided such business is conducted only as a service to persons living therein, and further provided such business is conducted within the main building, entrance to the business is from the inside of the building, and no sign advertising such business is visible from outside the building.
 - (a) (Amended by Ord. No. 173,492, Eff. 10/10/00.) when expressly provided for in an adopted specific plan; or
 - (b) when located on a lot fronting on a major or secondary highway, provided such lot does not abut a single-family residential zone, provided further that 25 percent or more of the area of such lot is also classified in a commercial zone; or
 - (c) the project consists of not more than one addition to an existing hotel, motel, or apartment hotel on a single site, the total of which shall not exceed one-third of the existing number of guest rooms or suites of rooms.
3. Retirement hotels, as defined in Section [12.03](#). (Added by Ord. No. 159,714, Eff. 4/8/85.)
4. Clubs or lodges (private non-profit), chartered as such by the State, with yards as required in Sec. [12.21](#) C.3.
5. Hospitals or sanitariums (except animal hospitals), with yards as required in Sec. [12.21](#) C.3. (Amended by Ord. No. 177,325, Eff. 3/18/06.)
6. Accessory uses and home occupations, subject to the conditions specified in Section [12.05](#) A.16. of this Code. (Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)
7. (None)
8. Accessory buildings – Same as R4 Zone – Sec. [12.11](#) A. (Amended by Ord. No. 107,884, Eff. 9/23/56.)
9. (Deleted by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)

Objectives for New Zoning Code

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



New Zoning System



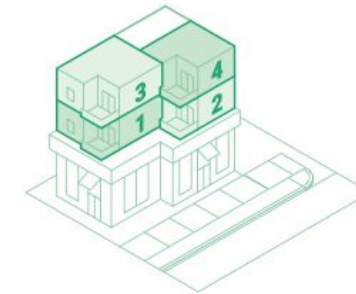
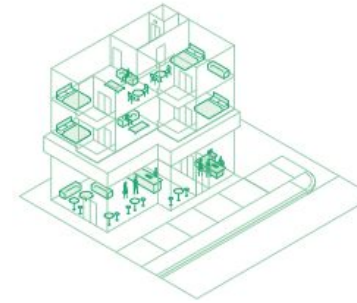
[FORM FRONTAGE STANDARDS]

Building Size

Relationship
to the Street

Development
Standards

Built Environment



[USE DENSITY]

Permitted
Uses

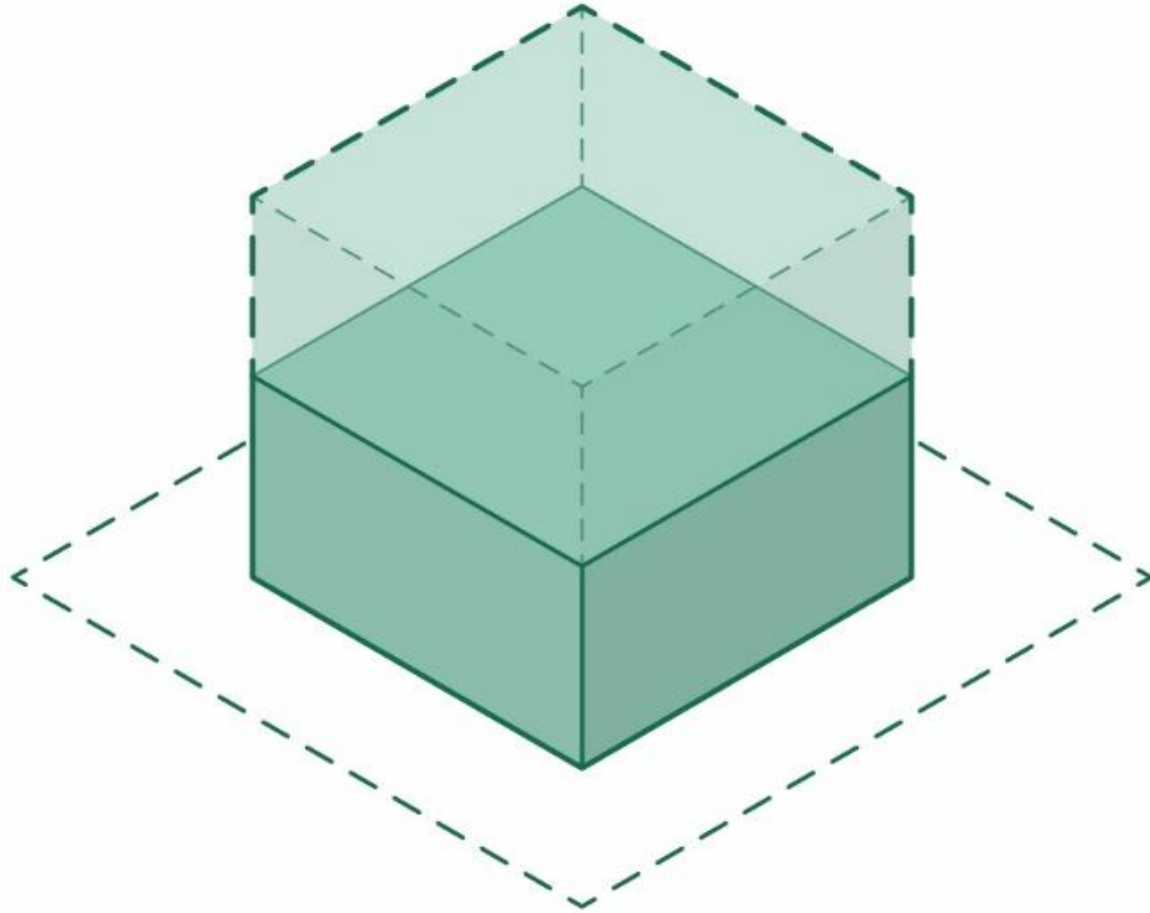
Number
of Units

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 -

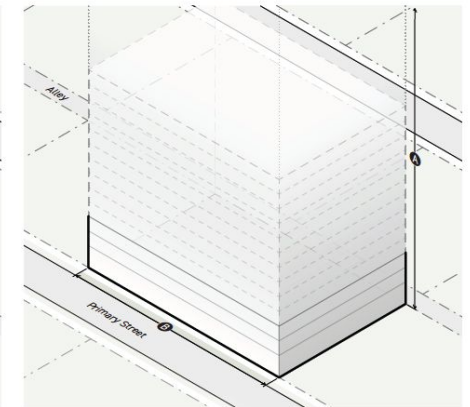
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



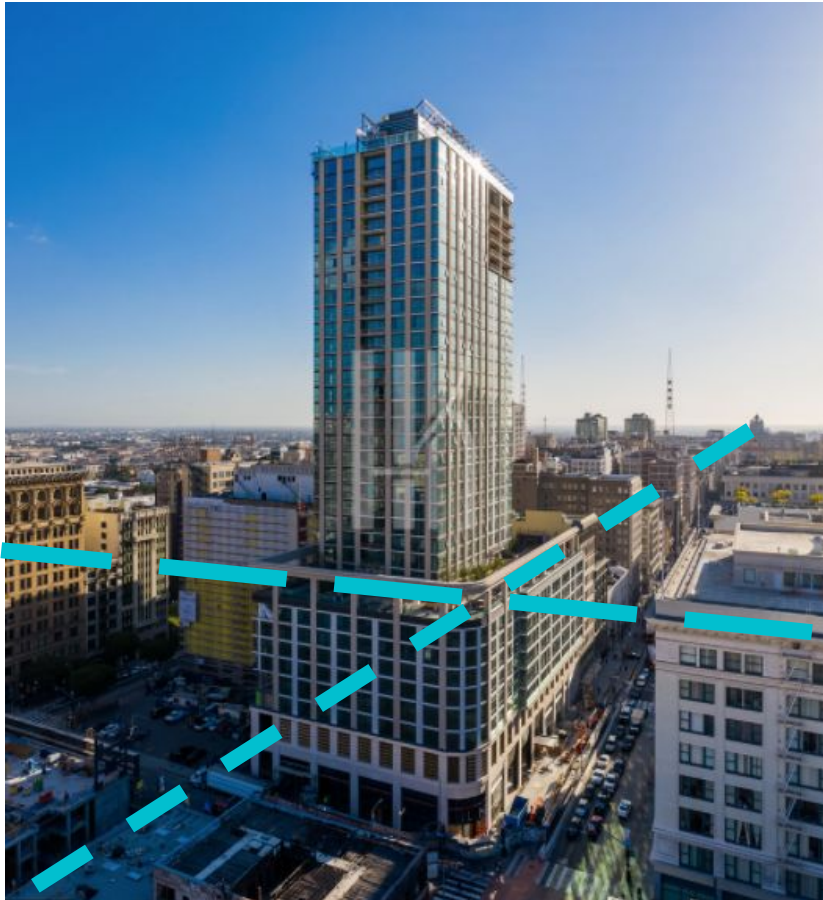
1. LOT SIZE Div. 2C.1	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3	
F Lot amenity space (min)	15%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

B. Bulk and Mass



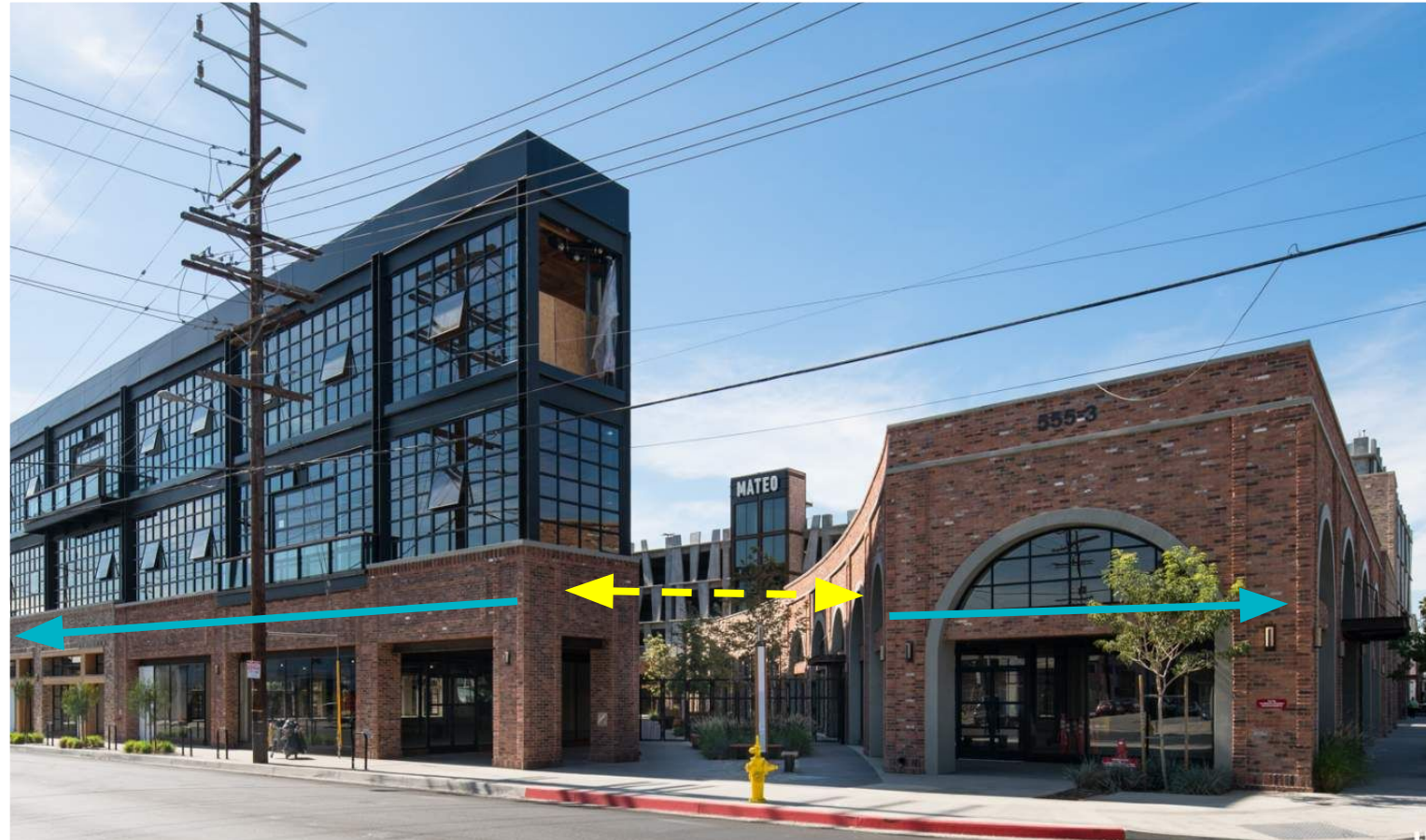
1. FAR & HEIGHT Div. 2C.4	
Base FAR (max)	1.5
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS Div. 2C.6	
B Building width (max)	280'
Building break (min)	25'

Form in DTLA



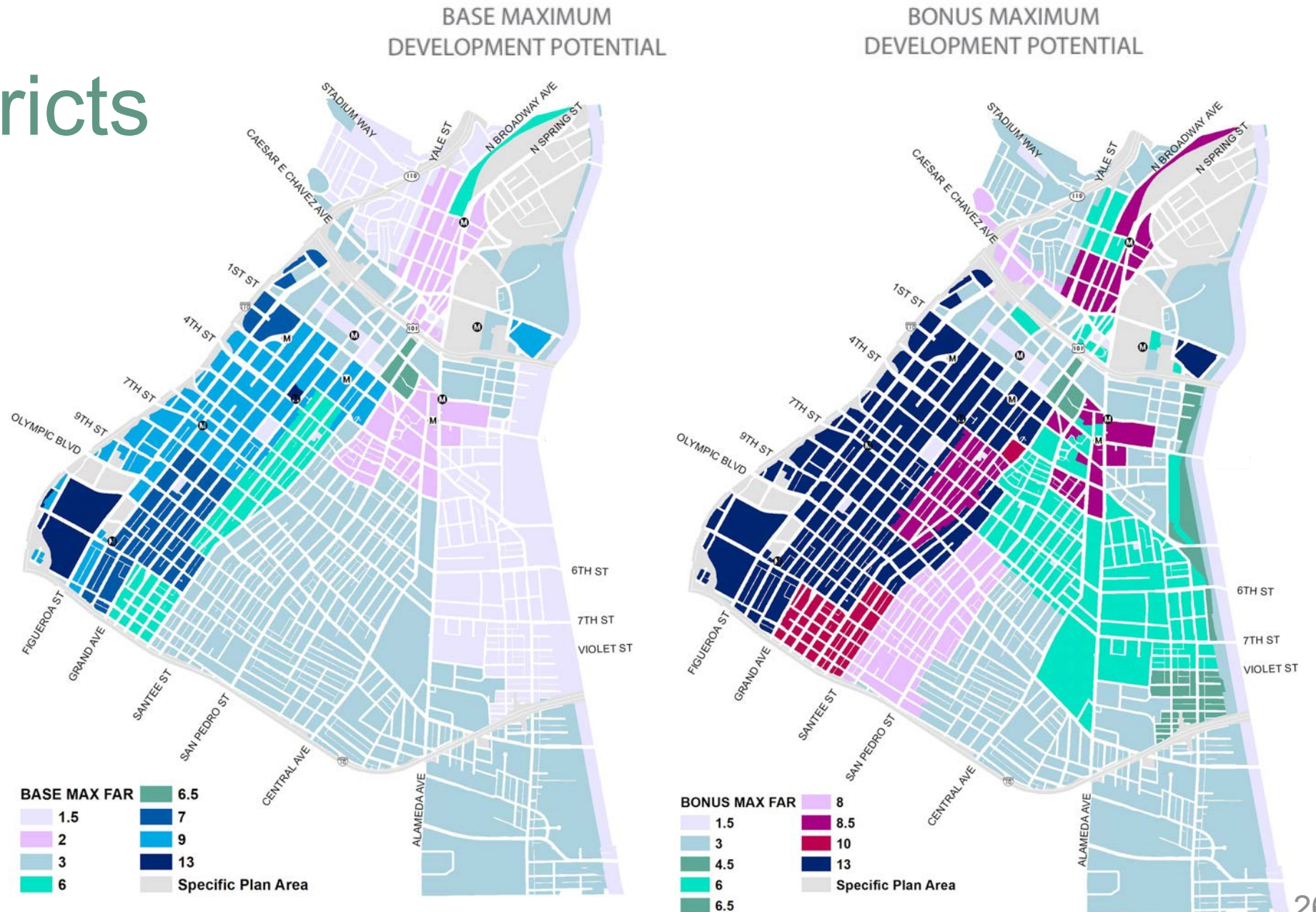
Upper Story Stepbacks

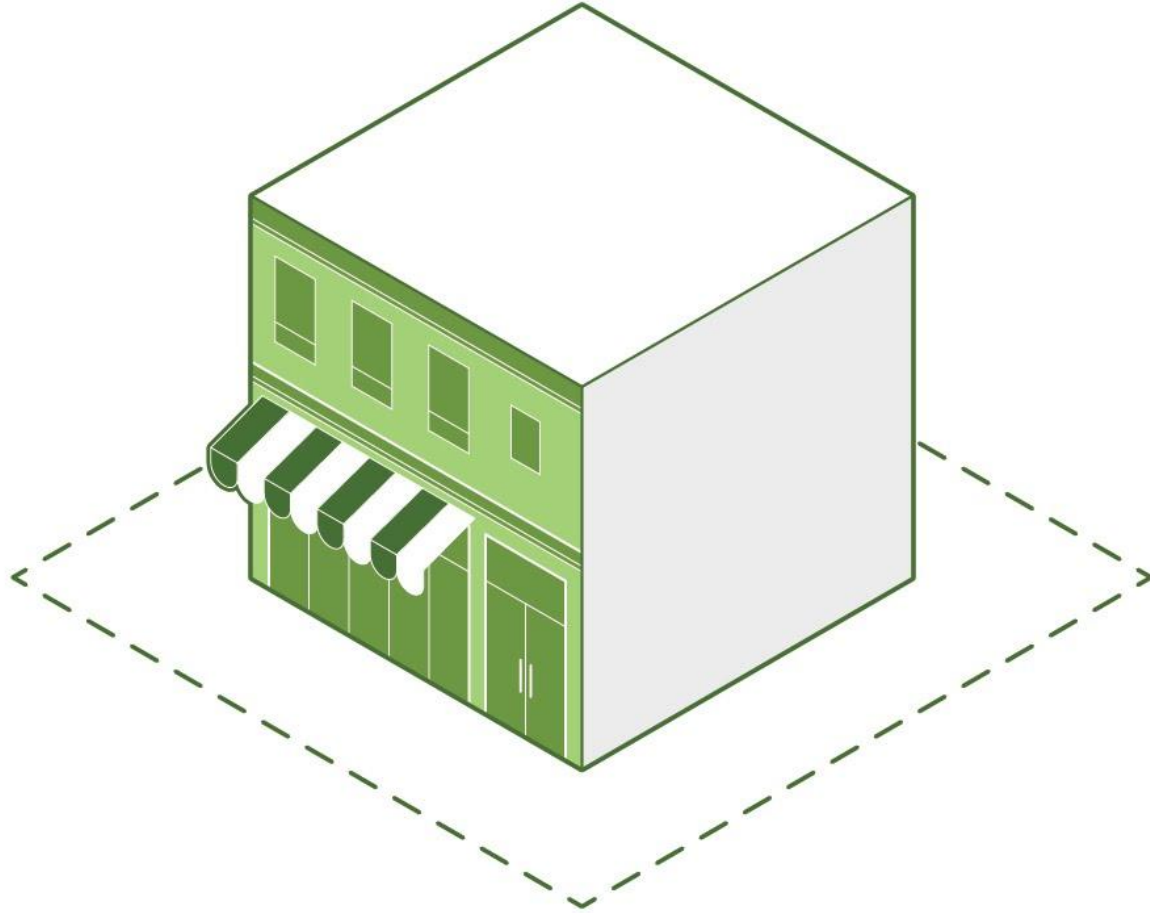
Published June 2021



Building Breaks

Form Districts





Frontage Districts

How should buildings be experienced from the street?

Frontage Districts

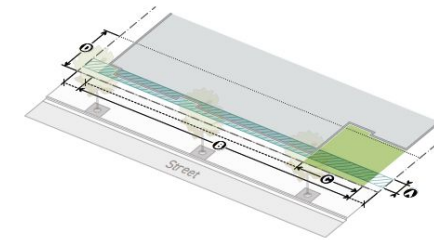
[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- Requirements for how site & building addresses the right-of-way:
 - Build-To
 - Parking Setback
 - Landscape
 - Windows (Transparency)
 - Articulation
 - Entrances
 - Ground Story
- Many existing overlay requirements will be reflected in the Frontages

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

SEC. 3B.4.1. SHOPFRONT 1 (SH1)

A. Lot



	Primary	Side
BUILD-TO Div. 3C.1		
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%
PARKING Div. 3C.2		
D Parking setback (min)	20'	5'
LANDSCAPING Div. 3C.3		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade

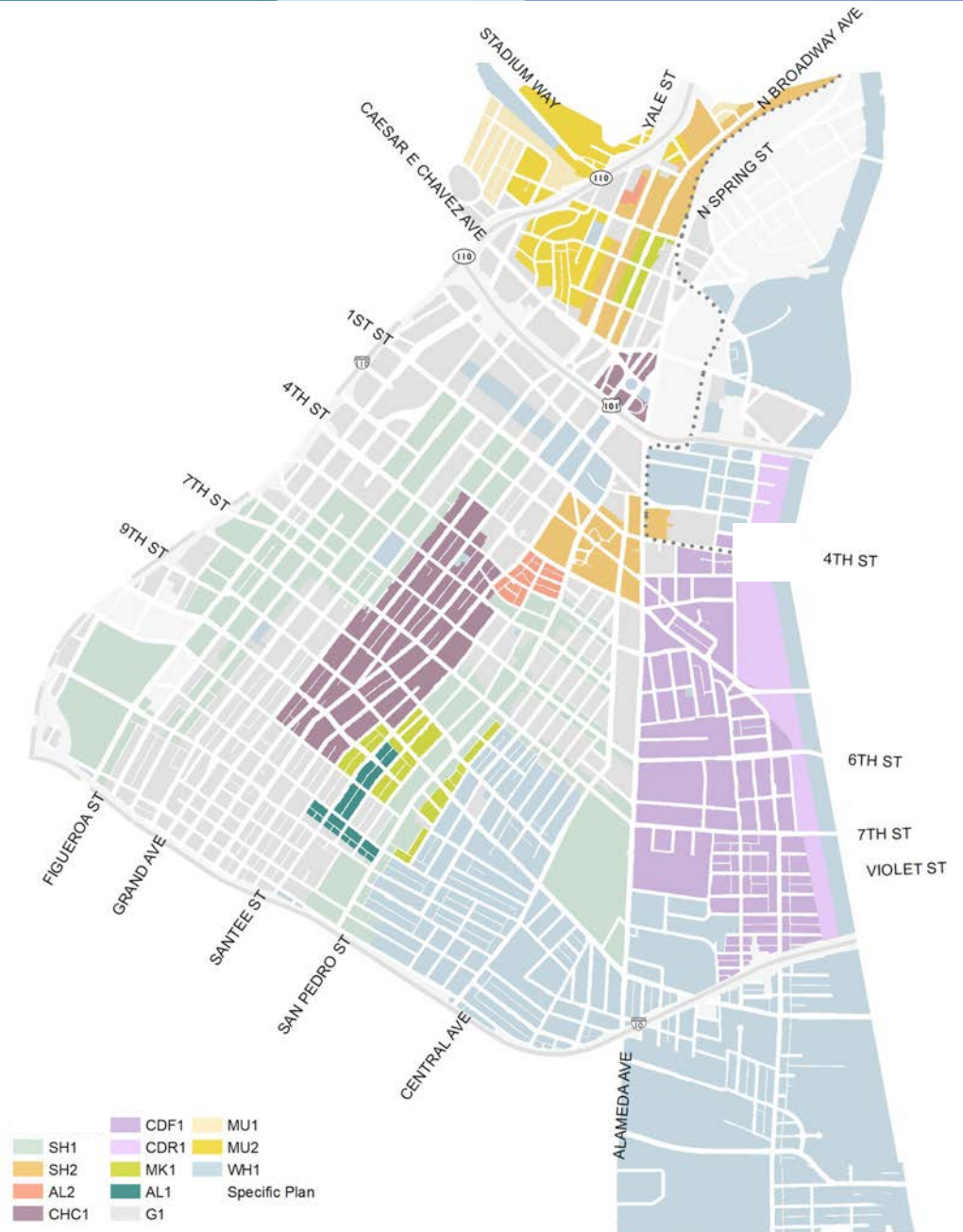


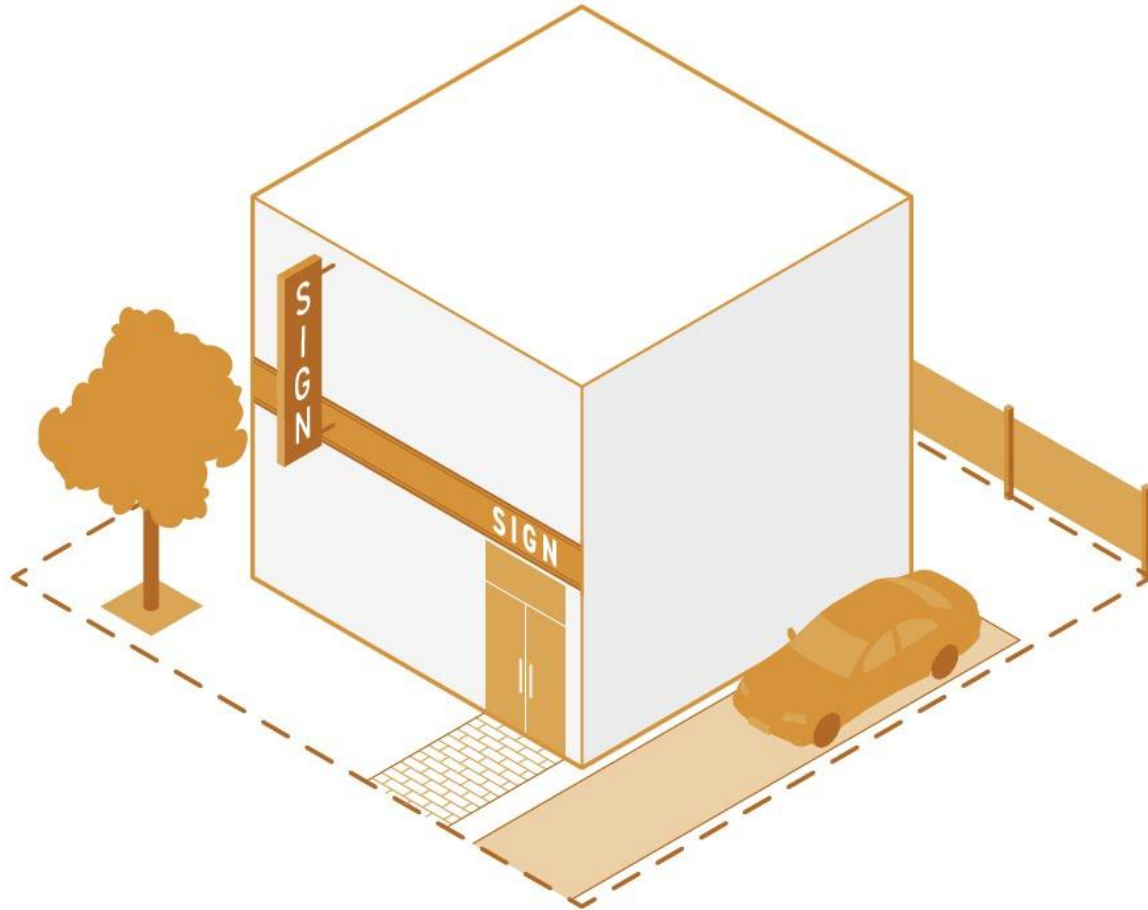
	Primary	Side
TRANSPARENCY Div. 3C.4		
A Ground story (min)	70%	50%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	15'	25'
ENTRANCES Div. 3C.5		
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
Required entry feature	No	No
GROUND STORY Div. 3C.6		
F Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
G Ground floor elevation(min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

Frontage in DTLA



Frontage in DTLA





Development Standards Districts

What should the site characteristics be in the neighborhood?

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

PEDESTRIAN ACCESS		<i>Div. 4C.1</i>
Pedestrian access package		Package 1
AUTOMOBILE ACCESS		<i>Div. 4C.2</i>
Automobile access package		Package 1
AUTOMOBILE PARKING		<i>Div. 4C.4</i>
Required parking stalls		Package A
Exempt change of use, non residential tenant size (max)		n/a
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS		<i>Div. 4C.11</i>
Sign package		2
DEVELOPMENT REVIEW		<i>Div. 4C.14</i>
Development review threshold		Package 2

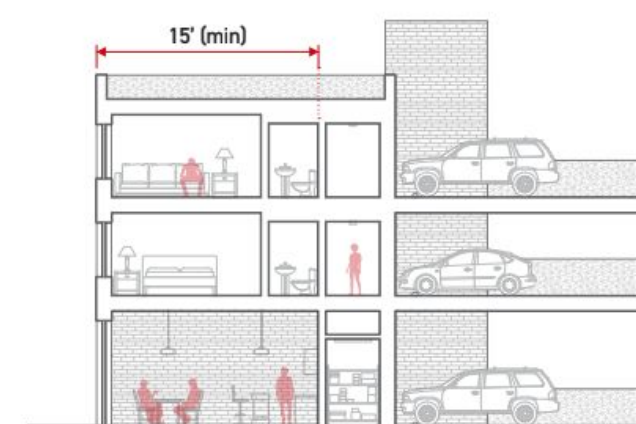
See Part 4C. (Development Standards Rules) for additional development standards that apply.

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

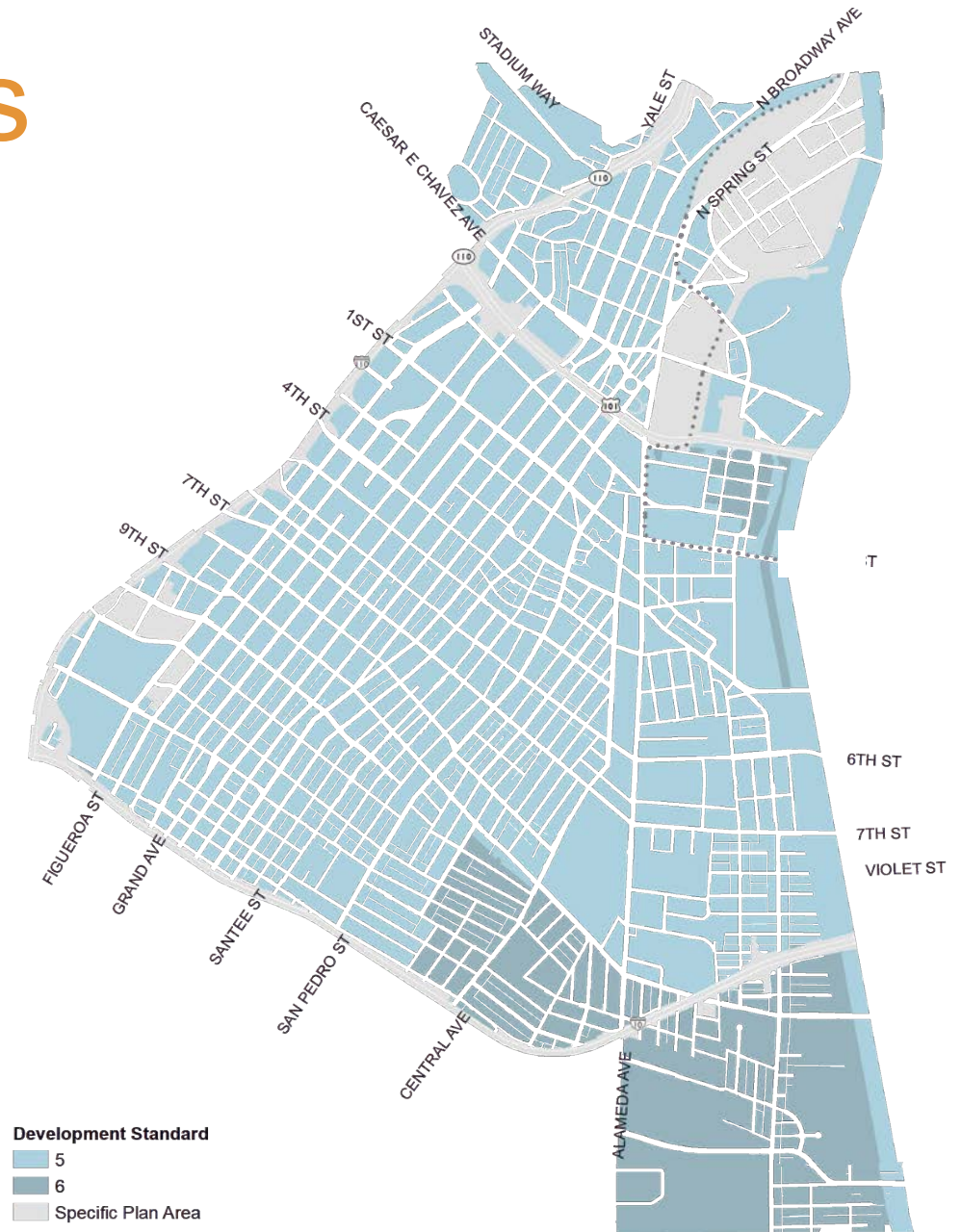


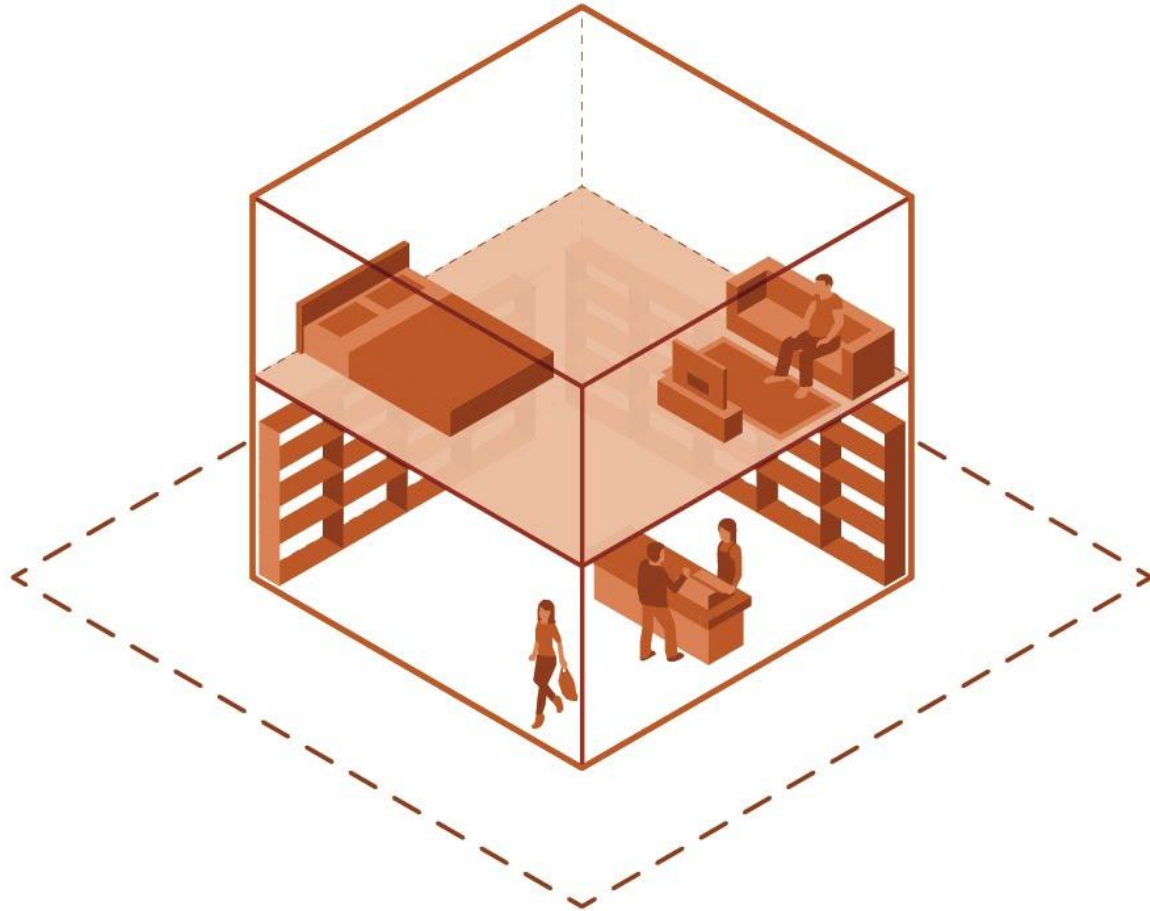
Development Standards in DTLA



Development Standards in DTLA

- Development Standards Districts 5 and 6 are applied Downtown
- District 5 supports an urban pedestrian focused environment
- District 6 is 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
- Each Use District has permission levels for every use:

P Permitted

P* Permitted with Standards

C Conditional

-- Not Permitted

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

SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

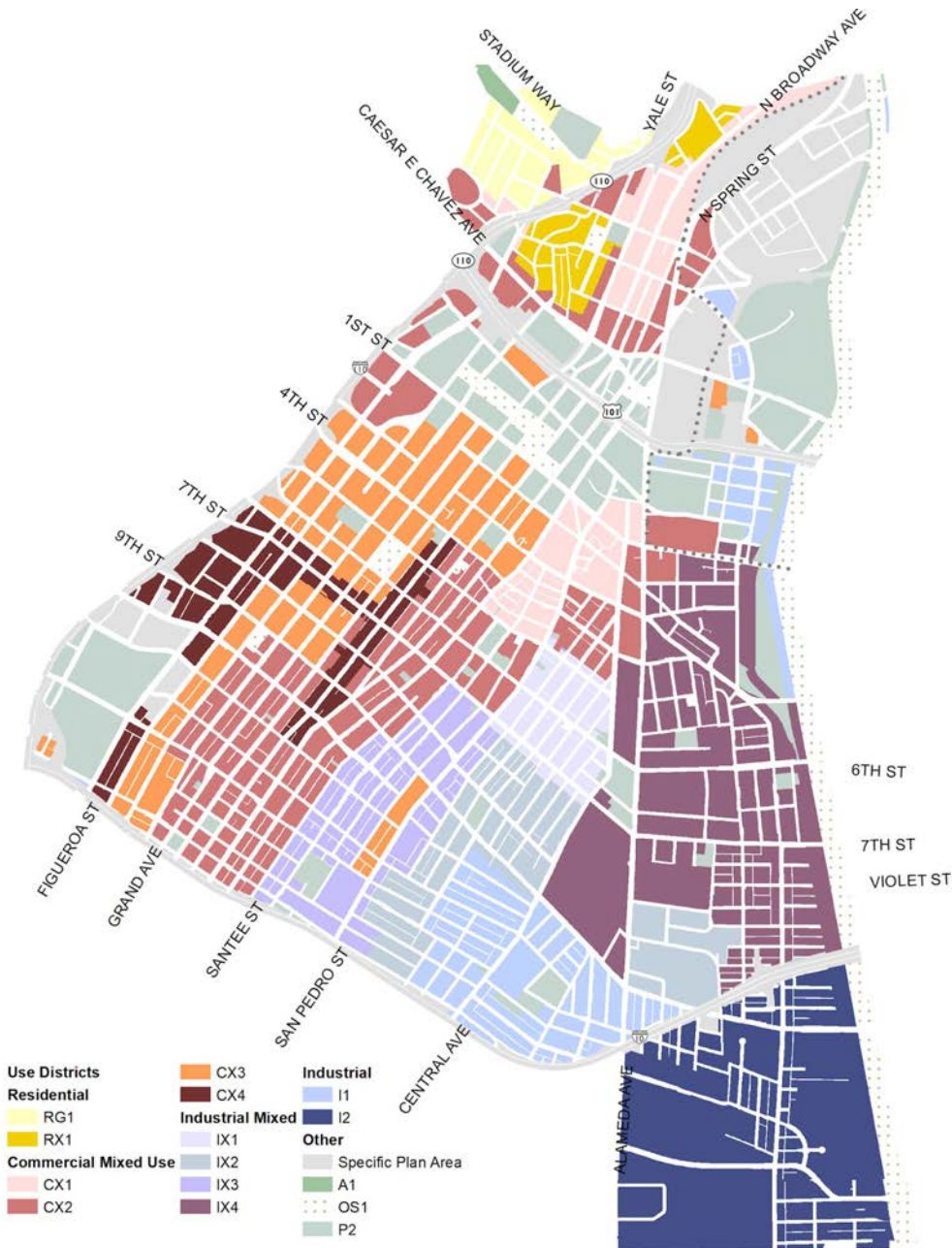
The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with: Hours of operation (early/late) Client visits per hour (max) Supplemental standards	Dwelling 8AM/8PM 1 Sec. 5B.5.3.C.1.
Home Sharing	P*	In conjunction with: Special use program	Dwelling Sec. 5C.4.4.
Joint Living & Work Quarters	P*	Designated work space: Work space area (min/max) Workspace uses	10%/50% <ul style="list-style-type: none">OfficePersonal Services: GeneralManufacturing, Light: GeneralManufacturing, Light: Artistic & Artisanal
Live/Work	P*	Unit size (min avg.) Designated work space Work space area (min/max) Work space dimensions (min) Workspace uses Open plan area (min)	750 SF 48%/50% 10' X 15' <ul style="list-style-type: none">OfficePersonal Services: GeneralManufacturing, Light: GeneralManufacturing, Light: Artistic & Artisanal 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

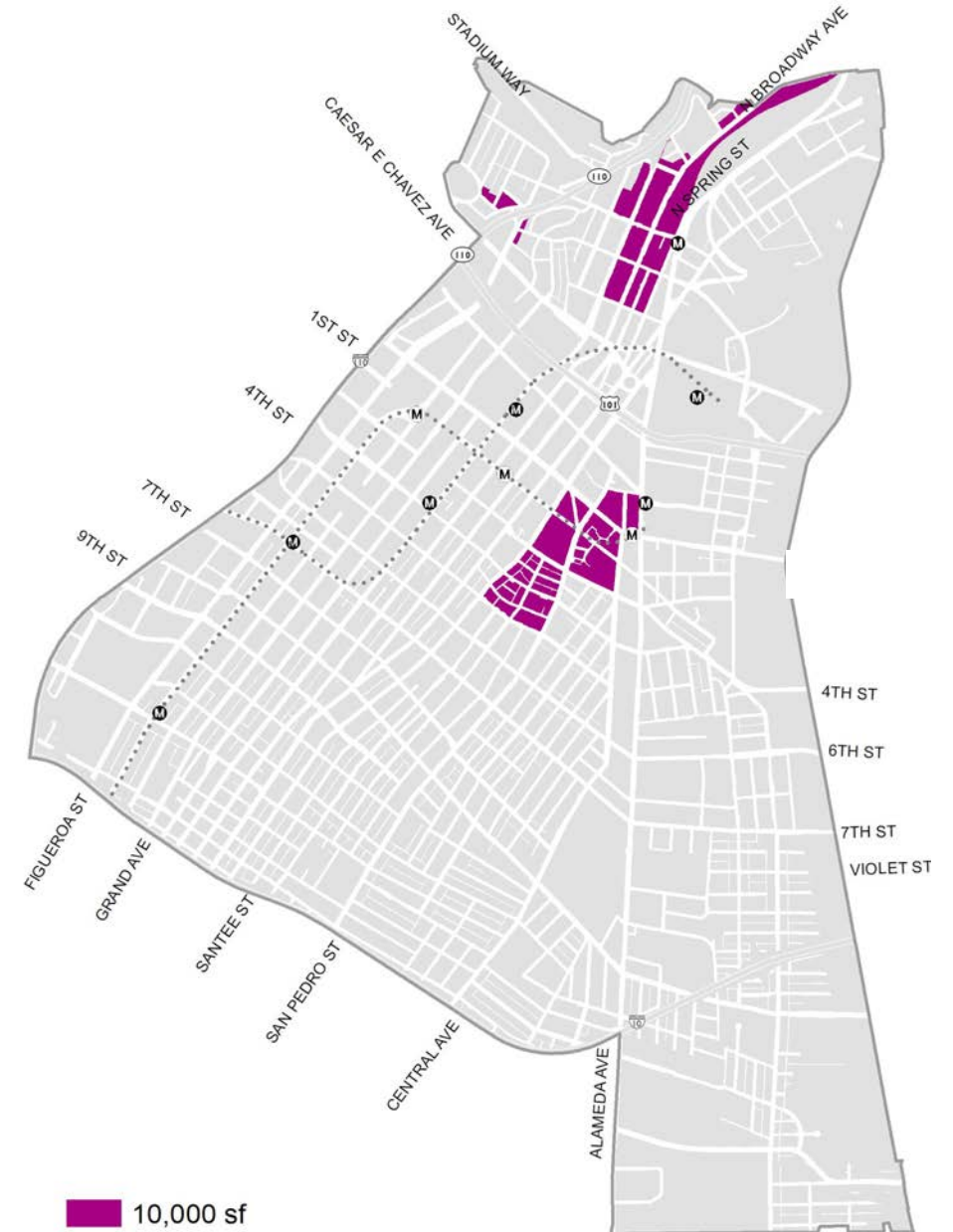


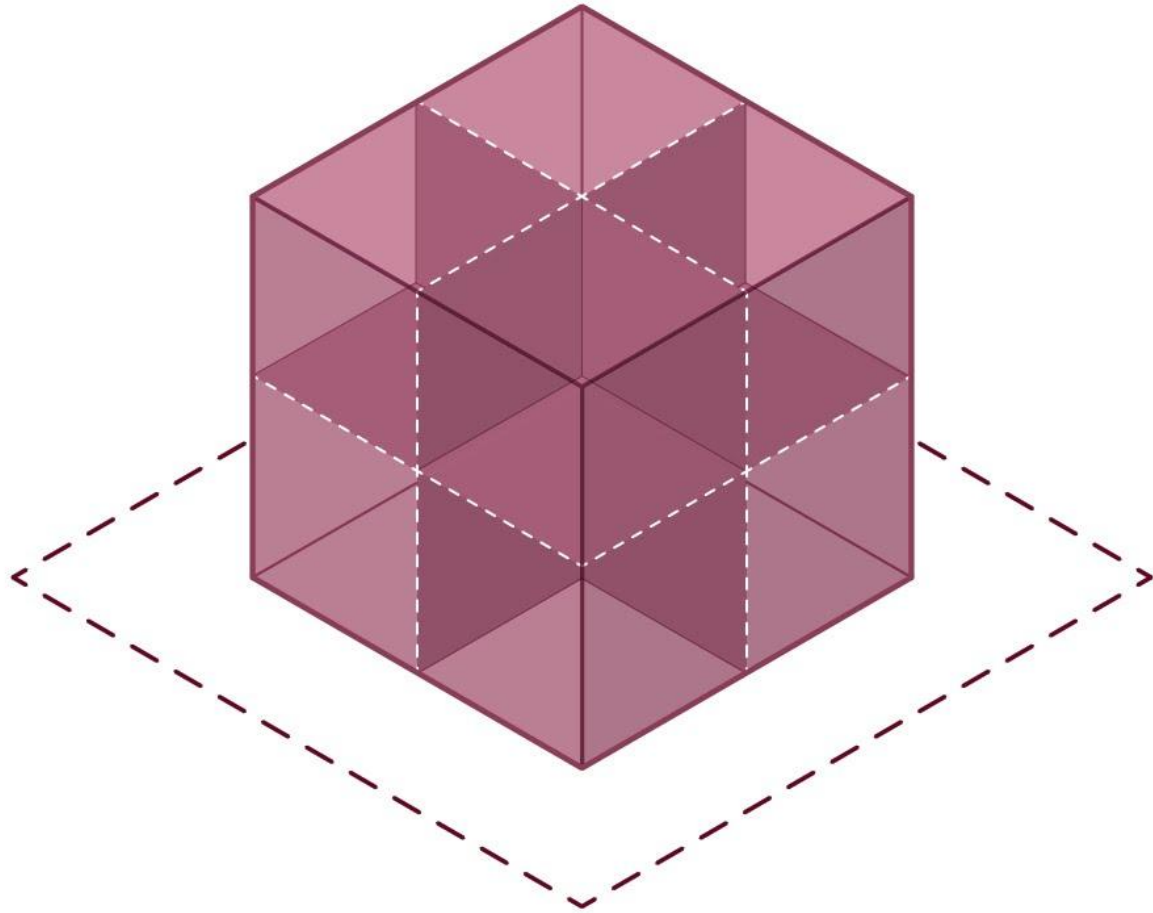
Use in DTLA



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

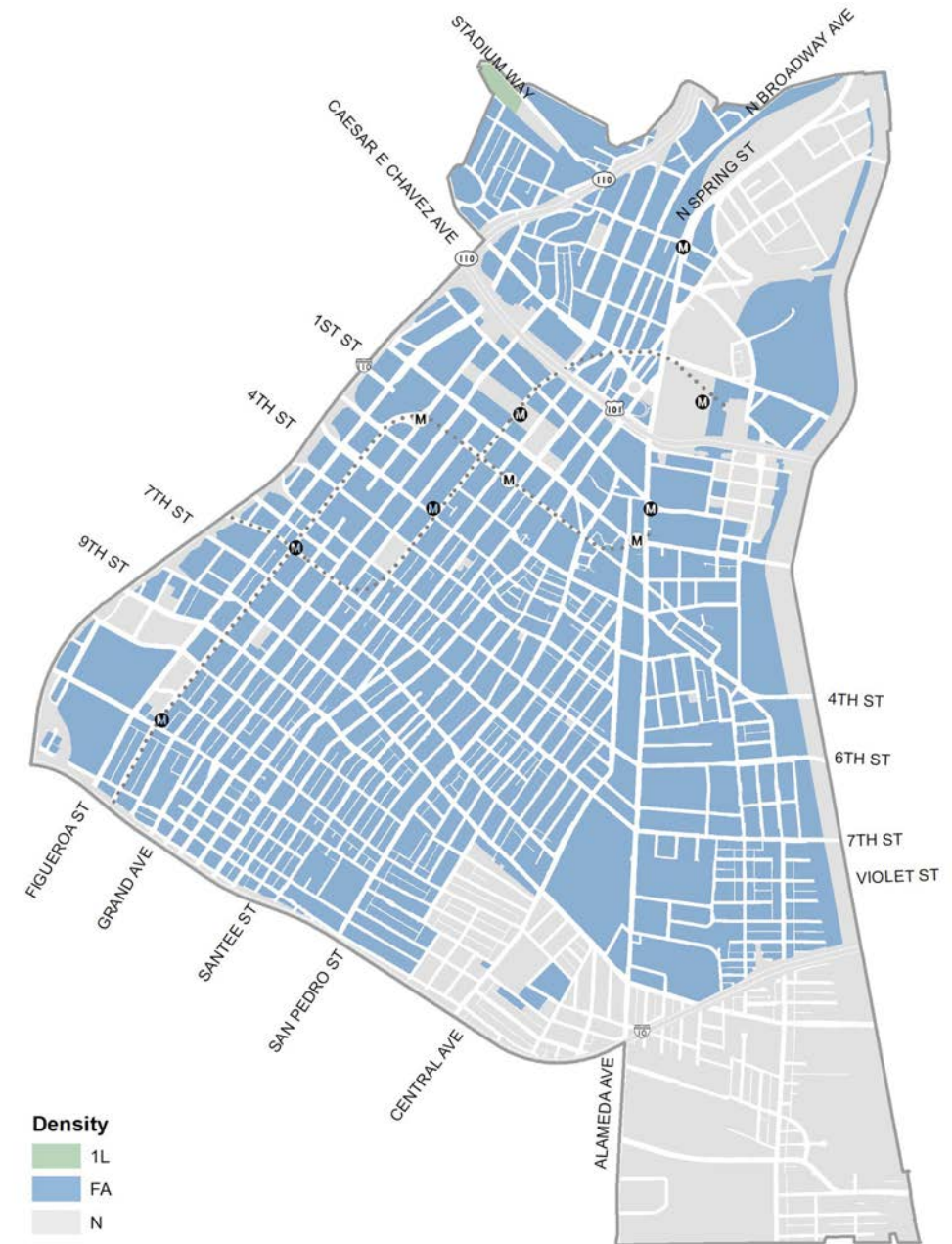
[FORM - FRONTAGE - STANDARDS] [USE - **DENSITY**]
- Maximum Density -

SEC. 6B1.2. 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

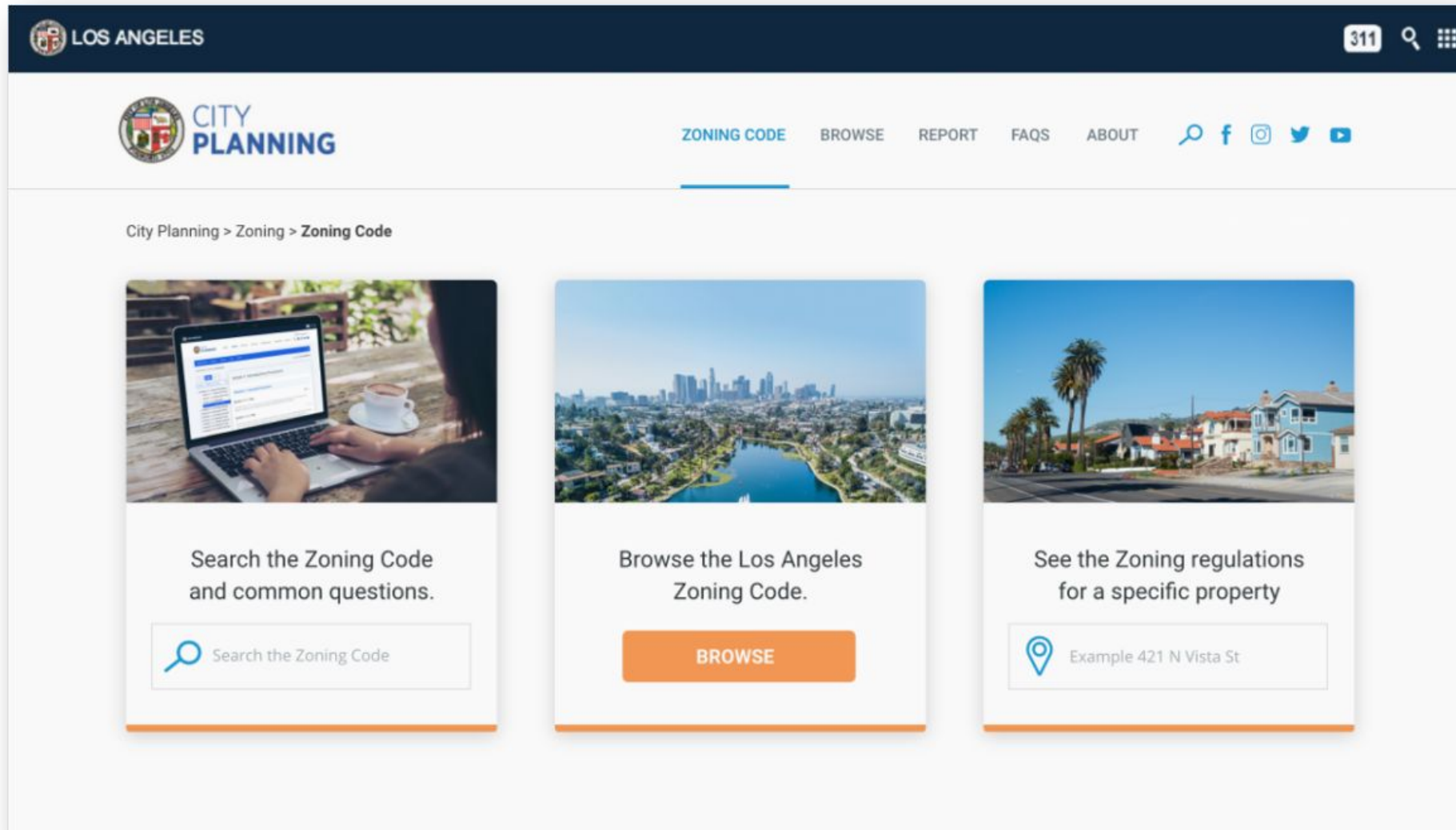
Article 11. Division of Land

Article 12. Nonconformities

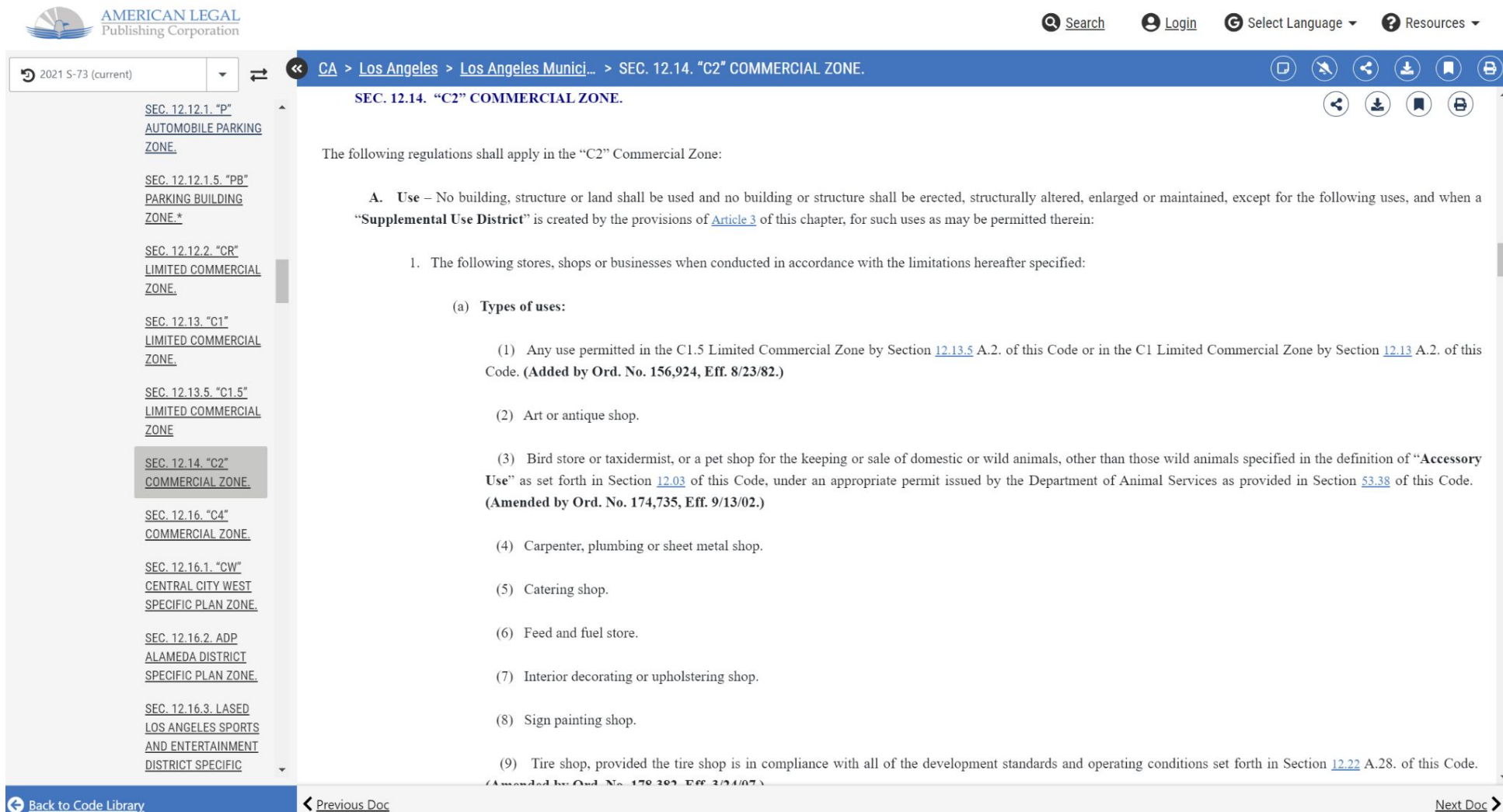
Article 13. Administration

Article 14. General Rules

WebCode – LA's New Online Zoning Code



Today's Online Zoning Code



AMERICAN LEGAL Publishing Corporation

2021 S-73 (current)

CA > Los Angeles > Los Angeles Municip... > SEC. 12.14. "C2" COMMERCIAL ZONE.

SEC. 12.14. "C2" COMMERCIAL ZONE.

The following regulations shall apply in the "C2" Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a "Supplemental Use District" is created by the provisions of [Article 3](#) of this chapter, for such uses as may be permitted therein:

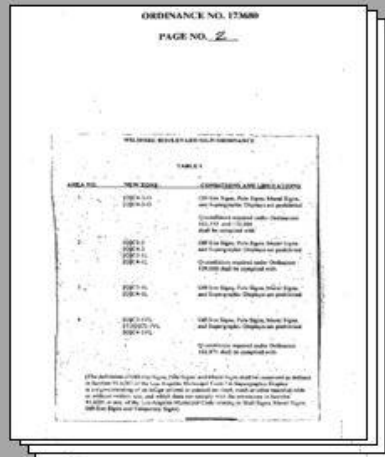
- The following stores, shops or businesses when conducted in accordance with the limitations hereafter specified:
 - Types of uses:**
 - Any use permitted in the C1.5 Limited Commercial Zone by Section [12.13.5](#) A.2. of this Code or in the C1 Limited Commercial Zone by Section [12.13](#) A.2. of this Code. (Added by Ord. No. 156,924, Eff. 8/23/82.)
 - Art or antique shop.
 - Bird store or taxidermist, or a pet shop for the keeping or sale of domestic or wild animals, other than those wild animals specified in the definition of "Accessory Use" as set forth in Section [12.03](#) of this Code, under an appropriate permit issued by the Department of Animal Services as provided in Section [53.38](#) of this Code. (Amended by Ord. No. 174,735, Eff. 9/13/02.)
 - Carpenter, plumbing or sheet metal shop.
 - Catering shop.
 - Feed and fuel store.
 - Interior decorating or upholstering shop.
 - Sign painting shop.
 - Tire shop, provided the tire shop is in compliance with all of the development standards and operating conditions set forth in Section [12.22](#) A.28. of this Code. (Amended by Ord. No. 178,383, Eff. 3/24/07.)

Back to Code Library Previous Doc Next Doc

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

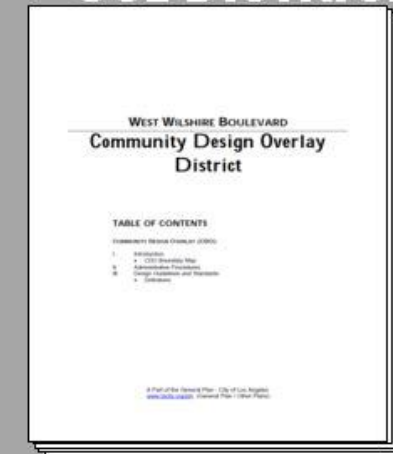
Section 12.21 – General Provision
Parking, Open Space, Walls/Fences
Section 12.22 – General Exceptions
Section 12.24 – Conditional Use
Section 12.37 – Dedication and
Improvement
Article 4.4 – Signs

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

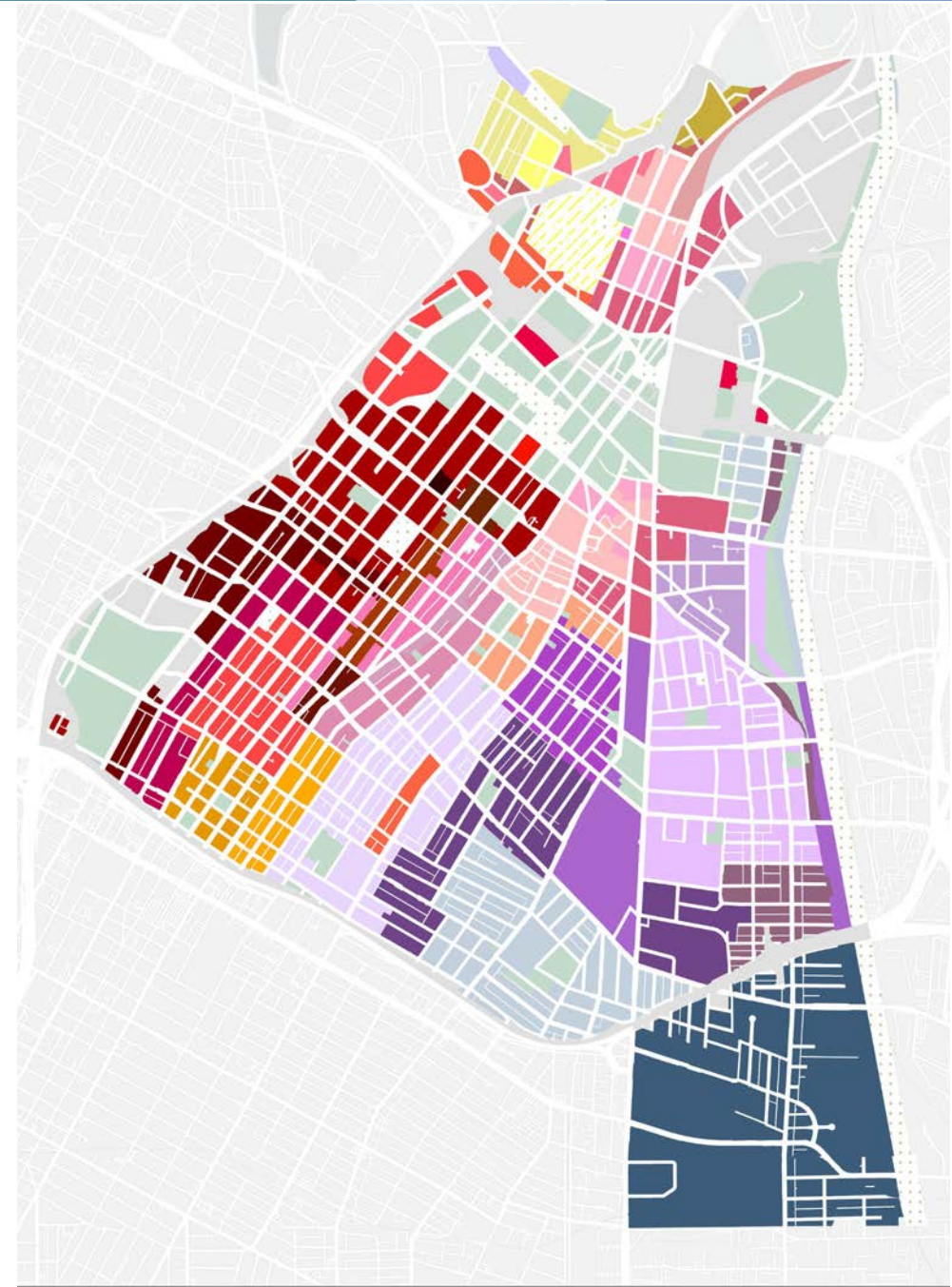
- centralized
- summarized
- digestible
- easier to navigate



Zoning in DTLA

Legend

Specific Plan Areas		
A1, LF2	CX2, MB4	IX1, MB4
CX1, DM2	CX2, MN1	IX2, MB1
CX1, DM5	CX3, DM1	IX3, DM1
CX1, LM2	CX3, HB1	IX3, MB4
CX1, MN1	CX3, HB3	IX4, LM1
CX2, DM1	CX3, HB4	IX4, MB2
CX2, DM2	CX3, HB5	IX4, MB3
CX2, DM3	CX3, HB6	IX4, MB4
CX2, DM4	CX3, HM2	IX4, MM1
CX2, HB1	CX3, MB4	OS1, VF1
CX2, HB2	CX4, DM4	PF, various form districts
CX2, HB3	CX4, HB5	RG1, LM2
CX2, HM1	CX4, HM2	RG1, LN1
CX2, HM2	I1, LF2	RX1, LM2
CX2, LM2	I1, MM1	RX1, LN1
	I2, LF2	RX1, MN1



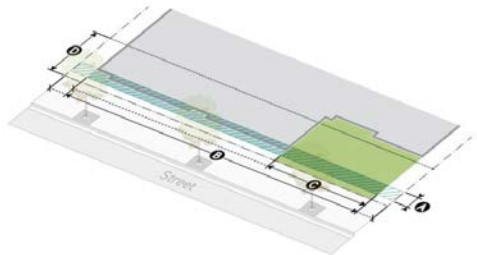
New Zoning Code Technical Slides

Frontages

General Frontage

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

A. Lot



	Primary	Side
BUILD-TO Div. 3C.1		
Applicable stories (min)	5	5
A Build-to depth (max)	10'	15'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	30%	20%
PARKING Div. 3C.2		
D Parking setback (min)	15'	5'
LANDSCAPING Div. 3C.3		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



	Primary	Side
TRANSPARENCY Div. 3C.4		
A Ground story (min)	50%	40%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	25'	25'
ENTRANCES Div. 3C.5		
D Street-facing entrance	Required	Required
E Entrance spacing (max)	75'	100'
Required entry feature	No	No
GROUND STORY Div. 3C.6		
F Ground story height (min)		
Residential	10'	10'
Nonresidential	16'	16'
G Ground floor elevation (min/max)		
Residential	-2'5'	-2'5'
Nonresidential	-2'15'	-2'15'

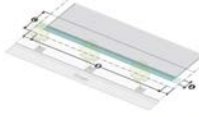
Character Frontage

SEC. 3B.9.1. HISTORIC CORE (CHC1)

A. Intent

The Historic Core Character Frontage ensures new development contributes to and reinforces the established architectural character of an urban historic core established in the late 19th and early 20th centuries, while supporting creative design and contemporary construction practices. Key architectural characteristics of the Historic Core include grand entrances adorned with pilars and archways, highly decorative facades that clearly articulate the base, middle, and top layers of a building, deeply recessed windows, and roofs with prominent cornices. Buildings in the Historic Core adhere to a well-defined street wall with high ground story activation.

B. Lot



	Primary	Side
BUILD-TO		
Applicable stories (min)	12	12
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	15%	10%
PARKING		
D Parking setback (min)	20'	5'
LANDSCAPING		
Frontage planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A2	A2

E. Doors



	Primary	Side
ENTRANCES		
A Street-facing entrance	Required	Required
B Entrance spacing (max)	50'	50'
Entry feature	Required	Required
Options	Recessed entry	Recessed entry
	At-grade entry	At-grade entry
	Storefront bay	Storefront bay
C Focal entry feature	5	6

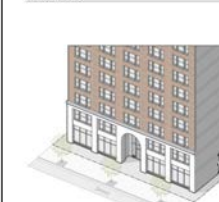
F. Windows



	Primary	Side
TRANSPARENCY		
A Ground story (min/max)	50%/80%	50%/80%
B Active wall spacing (max)	15'	15'
C Window recession (min)	12"	12"
Options	Bulbhead	Required
	Horizontal sliding windows	Prohibited
	Vinyl windows	Prohibited
D Upper stories (min/max) *	30%/80%	30%/80%
Options	Sill	Required
	Horizontal sliding windows	Prohibited

* Applicable for first 12 stories

C. Stories



	Primary	Side
GROUND FLOOR ELEVATION (min/max)		
A Ground floor elevation	-2'12'	-2'12'
STORY HEIGHT		
B Ground story height (min)	15'	16'

D. Facade



	Primary	Side
ARTICULATION		
A Base, middle & top*	Required	Required
B Horizontal bands*	Required	Required
C Vertical bands*	Required	Required
Spacing (min/max)	15'/30'	15'/30'
FEATURES		
Restricted Features*	Projecting balcony	Projecting balcony

* Applicable for first 12 stories

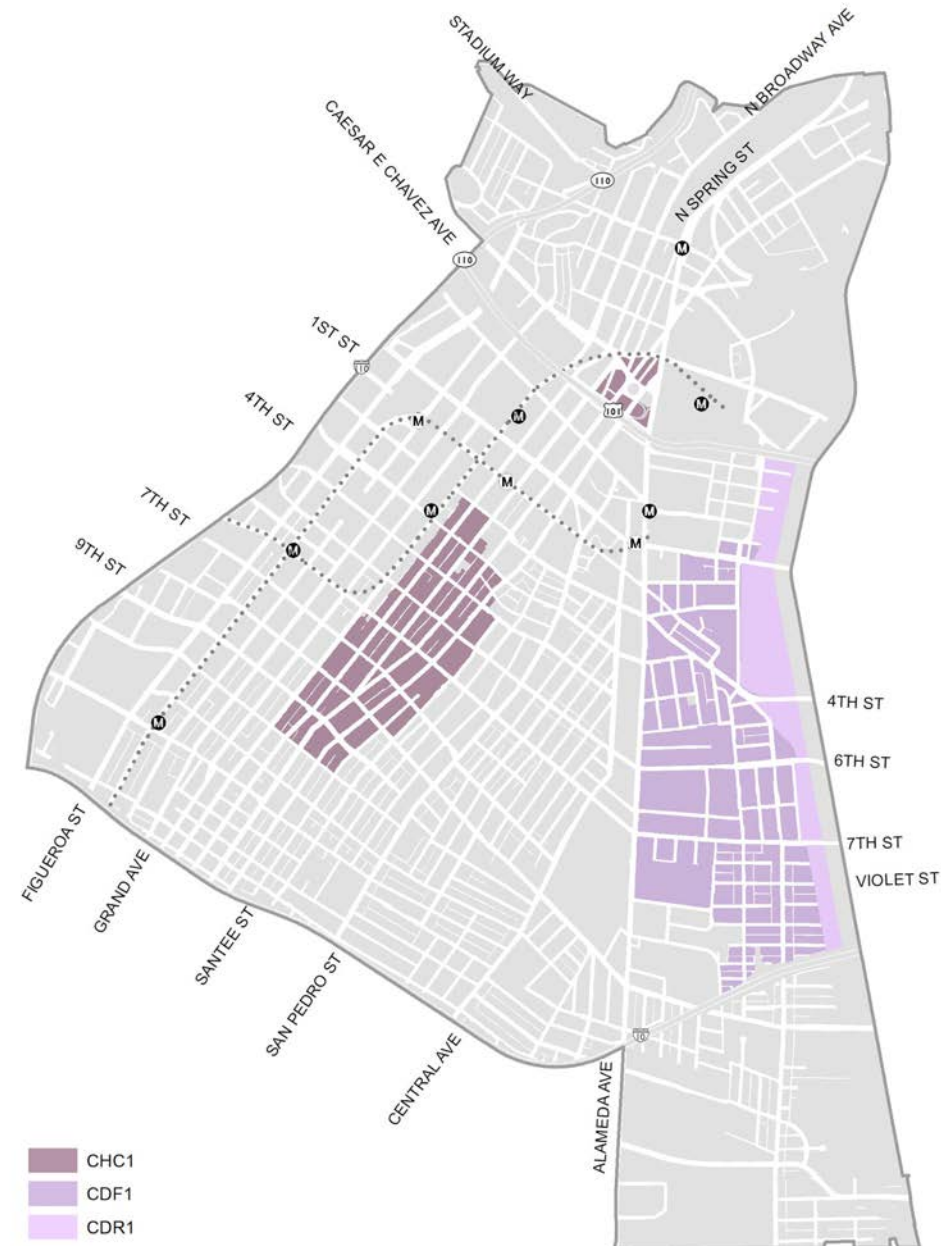
G. Cladding



	Primary	Side
EXTERIOR MATERIALS		
A Principal materials (min) *	70%	70%
Options	Brick	Brick
	Solid stone	Solid stone
	Concrete	Concrete
	Metal	Metal
	Glazed tile	Glazed tile
B Accessory materials (max) *	30%	30%
Options	Brick	Brick
	Solid stone	Solid stone
	Concrete	Concrete
	Metal	Metal
	Wood	Wood
	Glazed tile	Glazed tile
Number of accessory materials (max)	2	2

* Applicable for first 12 stories

Character Frontages



SEC. 13B.5.1. ALTERNATIVE COMPLIANCE

A. Applicability

1. General

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

- a. The proposed development does not comply with a design, development, or performance standard required by this Chapter or Chapter 1 (General Provisions and Zoning) of this Code, and proposes an alternative standard or condition consistent with Paragraph b. below.
- b. The applicant proposed deviations from regulations which do not substantially alter the execution or intent of the regulations that apply to a proposed development.

2. Specific Plan Excluded

This Section does not apply to specific plans.

B. Initiation

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

C. Notice

1. Notice of Public Hearing

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

2. Notice of Public Hearing on Appeal

Sec. 13B.5.1. Alternative Compliance

1 Initiation



2 Submittal



3 Decision

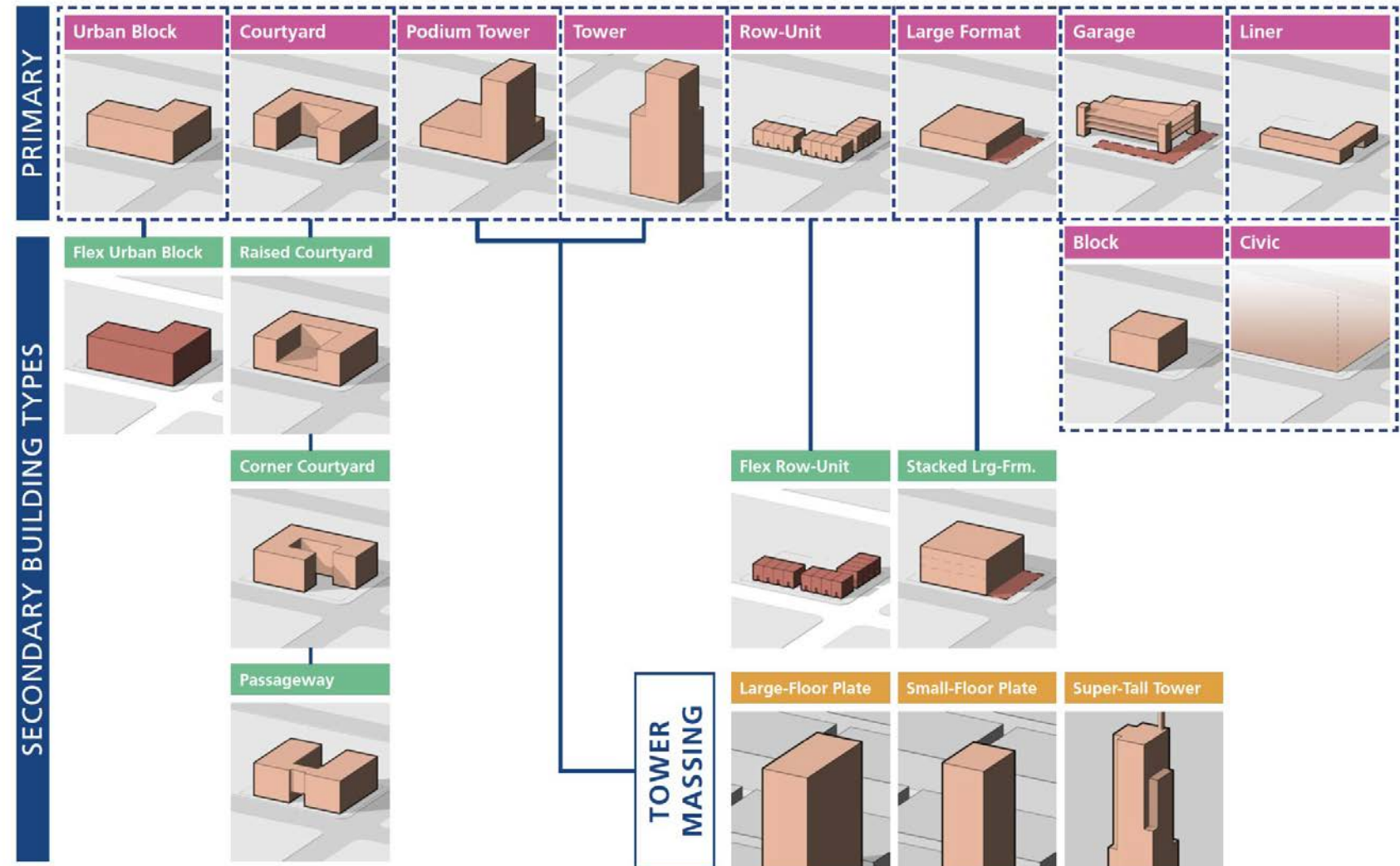


APPEAL AVAILABLE

OLD APPROACH - MODIFIED THROUGH FEEDBACK

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

MENU OF DOWNTOWN BUILDING TYPES



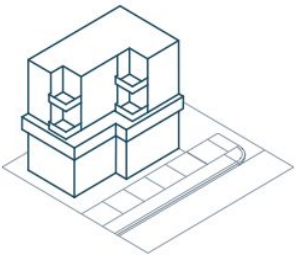
Here's a guide to the New Zoning Code and how it is applied Downtown.

New zoning Code: Key Components

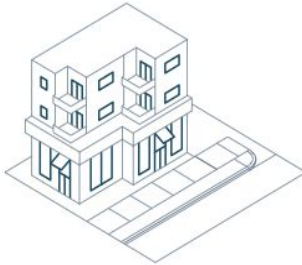
These are the components of the New Zoning Code. Each component is outlined in an Article, or chapter, of the new code.

- Article 2 - Form Districts
- Article 3 - Frontage Districts
- Article 4 - Development Standards
- Article 5 - Use Districts
- Article 6 - Density Districts

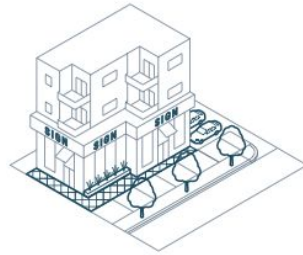
New zoning Code: Key Components



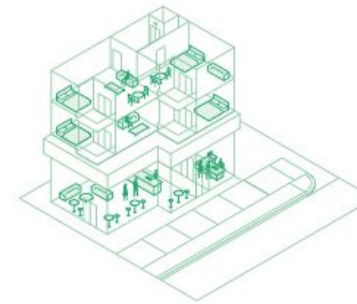
[FORM]
Building Size



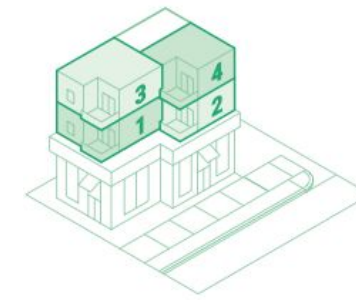
FRONTAGE
Relationship
to the Street



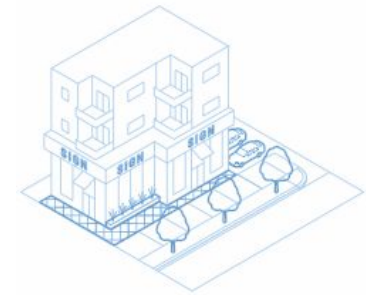
STANDARDS]
Development
Standards



[USE]
Permitted
Uses



DENSITY]
Number
of Units



[OVERLAY]
Supplemental
Standards

Built Environment

Activity

Example Downtown Zone: [HB4-SH1-5] [CX3-FA] [CPIO]












General Plan Map & Zoning Correspondence

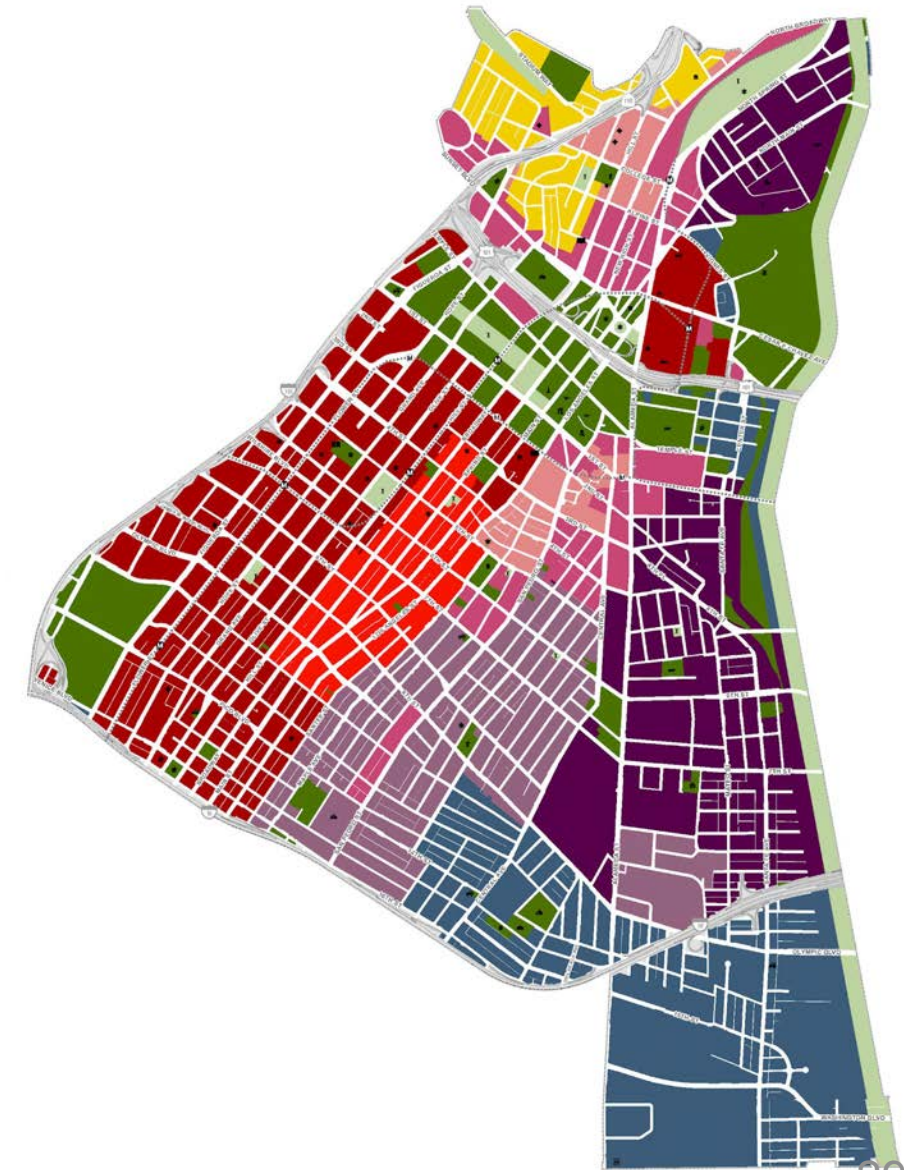
The Downtown Community Plan's building blocks are its land use designations and zoning. Each land use designation has pre-set corresponding zoning. See next slide for a table of which Form, Use, & Density zoning designations correspond to each land use designation.

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

Draft Land Use Map

LAND USE & ZONING CORRESPONDENCE TABLE

Designation	Form	Use	Density
 Transit Core	HB1, HB2, HB3, HB4, HB5	CX2,CX3,CX4	FA
 Traditional Core	DM3,DM4,HM1,HM2	CX2,CX3,CX4	FA
 Community Center	DM1,DM2,DM5,LM2,MB4	CX1,CX2,CX3	FA
 Hybrid Industrial	LM1,MB2,MB3,MB4,MM1	IX3,IX4	FA
 Markets	DM1,MB1,MB4	IX1,IX2,IX3	FA
 Village	LM2,MN1	CX1,CX2,RX1	FA
 Open Space	LF1,VF1	A1, OS1	1L, N
 Public Facilities	DM1,DM2,DM4,HB2,HB3,HB4,HB5,HM1,HM2,LF1,LM2,LN1,MB1,MB3,MB4,MF1,MM1,MN1	P2	FA, N
 Public Facilities - Freeways			
 Medium Neighborhood Residential	LM2,LN1	RG1, RX1	FA
 Production	LF1,MB2,MM1,VF1	I1,I2	N



Zoning Districts

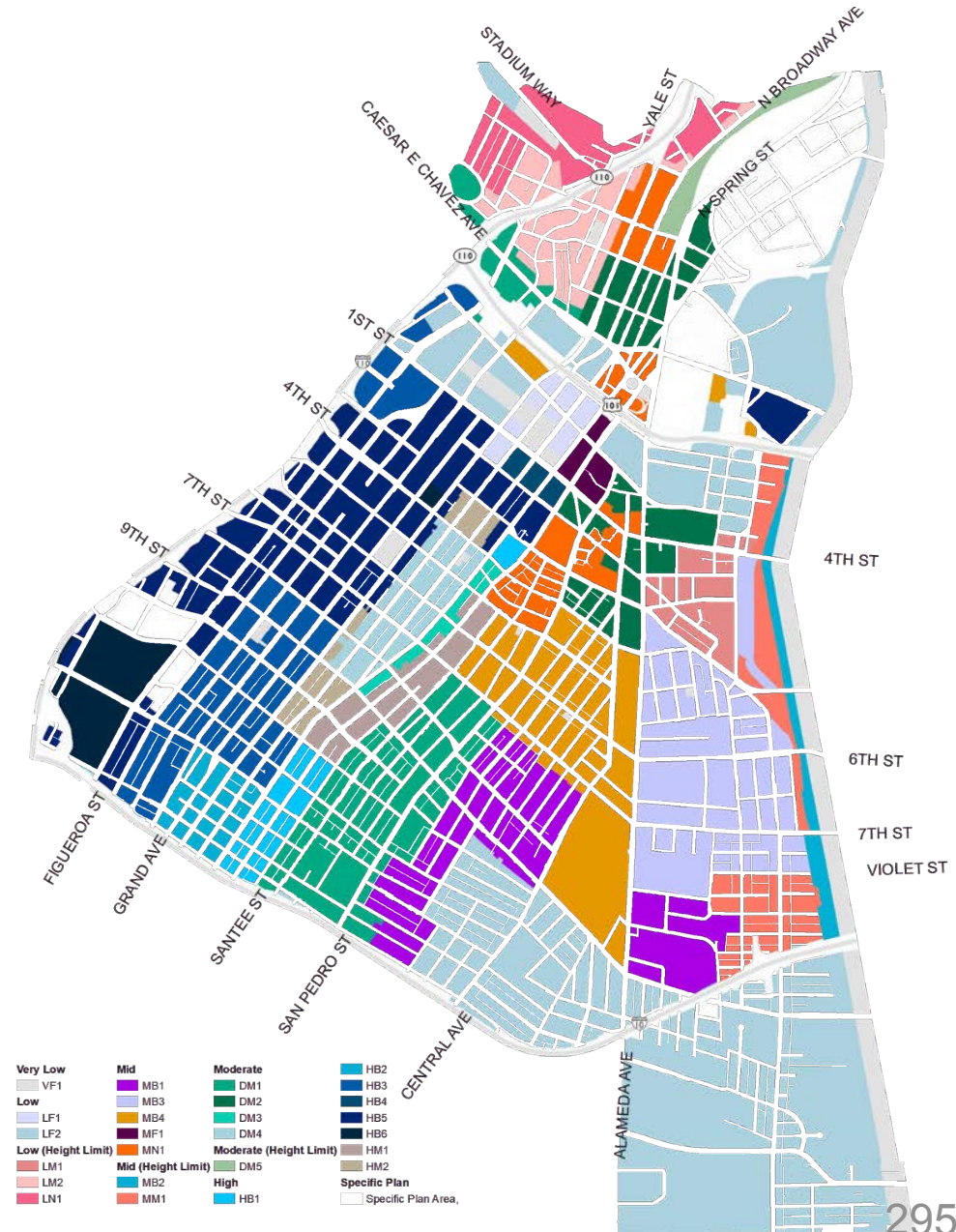
The following district level maps are informational and help to visualize where certain portions of the zone strand are applied. Here we can see the distinct Form, Frontage, Development Standards, Use, and Density Districts, each of which comprise the complete Zone Designation.

Form Districts - Article 2

[FORM] [FRONTAGE] [STANDARDS] [USE] [DENSITY] [OVERLAY]

Here are all of the Form Districts currently being applied Downtown:

- | | |
|--|--|
| 1. VF1 - Very Low-Rise Full 1 | 13. MM1 - Mid-Rise Medium 1
(height limit) |
| 2. LF1 - Low-Rise Full 1 | 14. DM1 - Moderate-Rise Medium 1 |
| 3. LF2 - Low-Rise Full 2 | 15. DM2 - Moderate-Rise Medium 2 |
| 4. LM1 - Low-Rise Medium 1
(height limit) | 16. DM3 - Moderate-Rise Medium 3 |
| 5. LM2 - Low-Rise Medium 2
(height limit) | 17. DM4 - Moderate-Rise Medium 4 |
| 6. LN1 - Low-Rise Narrow 1
(height limit) | 18. DM5 - Moderate-Rise Medium 5
(height limit) |
| 7. MB1 - Mid-Rise Broad 1 | 19. HB1 - High-Rise Broad 1 |
| 8. MB3 - Mid-Rise Broad 3 | 20. HB2 - High-Rise Broad 2 |
| 9. MB4 - Mid-Rise Broad 4 | 21. HB3 - High-Rise Broad 3 |
| 10. MF1 - Mid-Rise Full 1 | 22. HB4 - High-Rise Broad 4 |
| 11. MN1 - Mid-Rise Narrow 1 | 23. HB5 - High-Rise Broad 5 |
| 12. MB2 - Mid-Rise Broad 2
(height limit) | 24. HB6 - High-Rise Broad 6 |
| | 25. HM1 - High-Rise Medium 1 |
| | 26. HM2 - High-Rise Medium 2 |

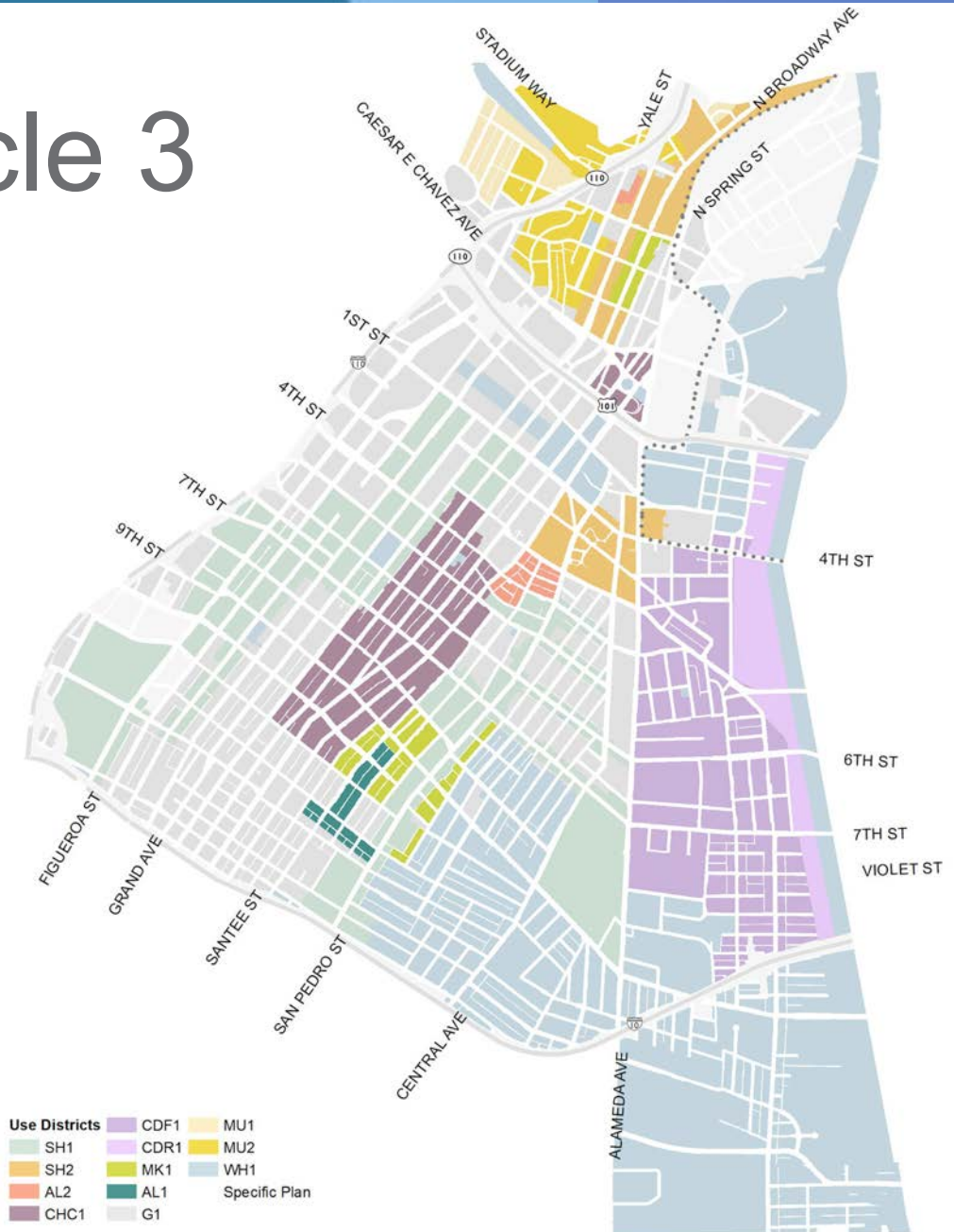


Frontage Districts - Article 3

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

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

1. SH1 - Shopfront 1
2. SH2 - Shopfront 2
3. AL2 - Alley Shopfront 2
4. CHC1 - Historic Core
5. CDF1 - Daylight Factory
6. CDR1 - Daylight Factory / River
7. MK1 - Market
8. AL1 - Alley Market
9. G1 - General 1
10. MU1 - Multi-Unit 1
11. MU2 - Multi-Unit 2
12. WH1 - Warehouse 1

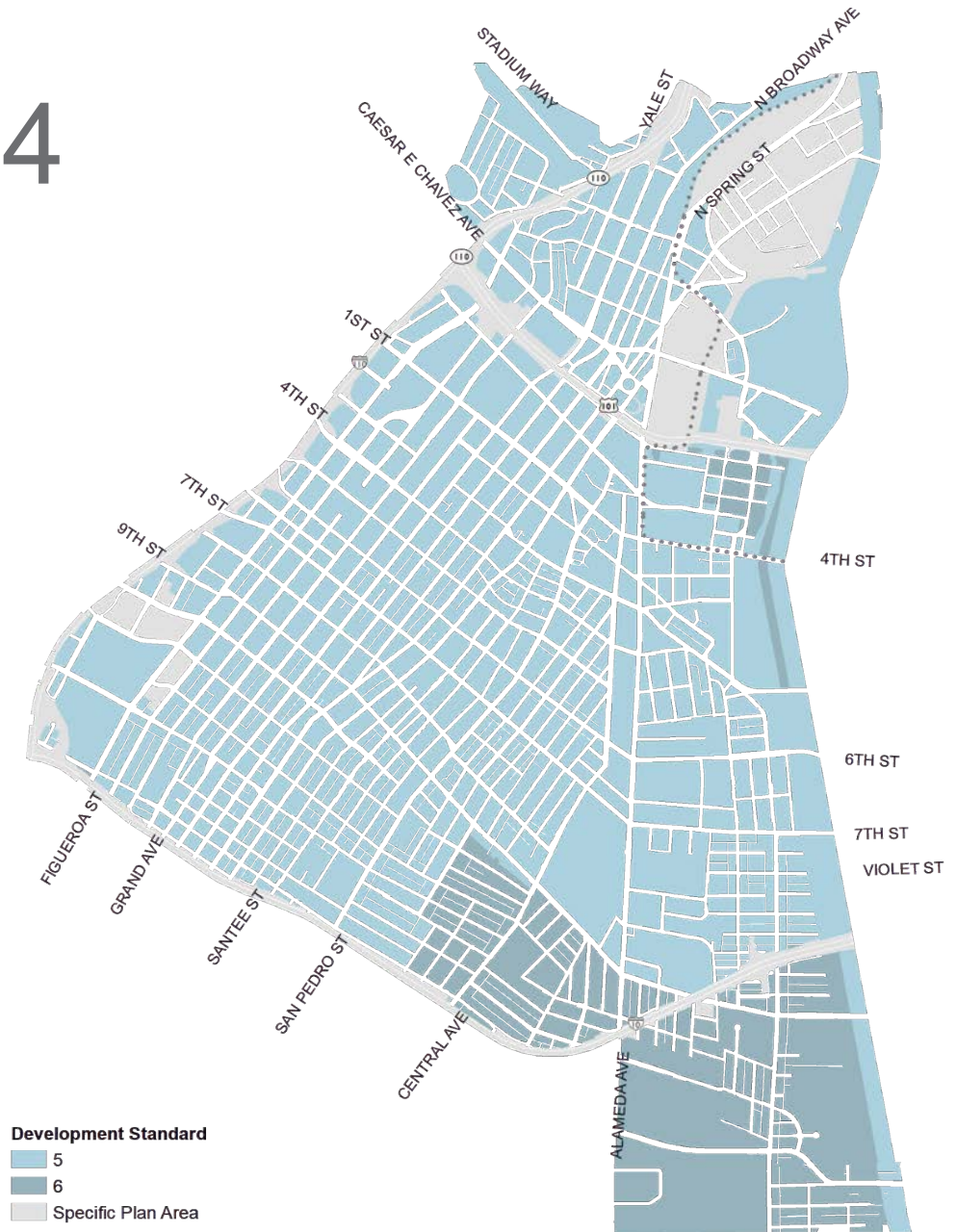


Dev. Standards - Article 4

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

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

1. Development Standards District Set 5
2. Development Standards District Set 6



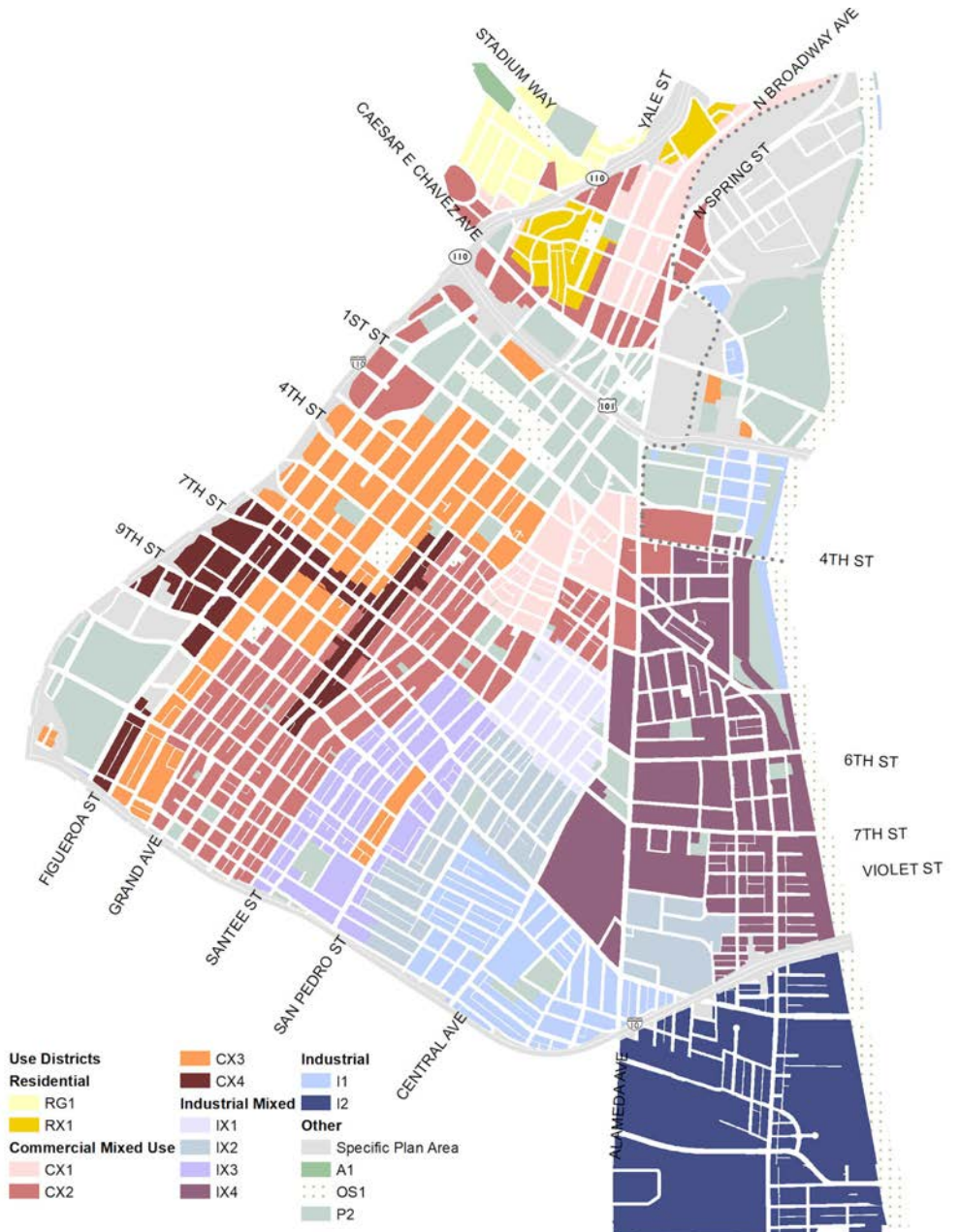
Use Districts - Article 5

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

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

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

Published June 2021

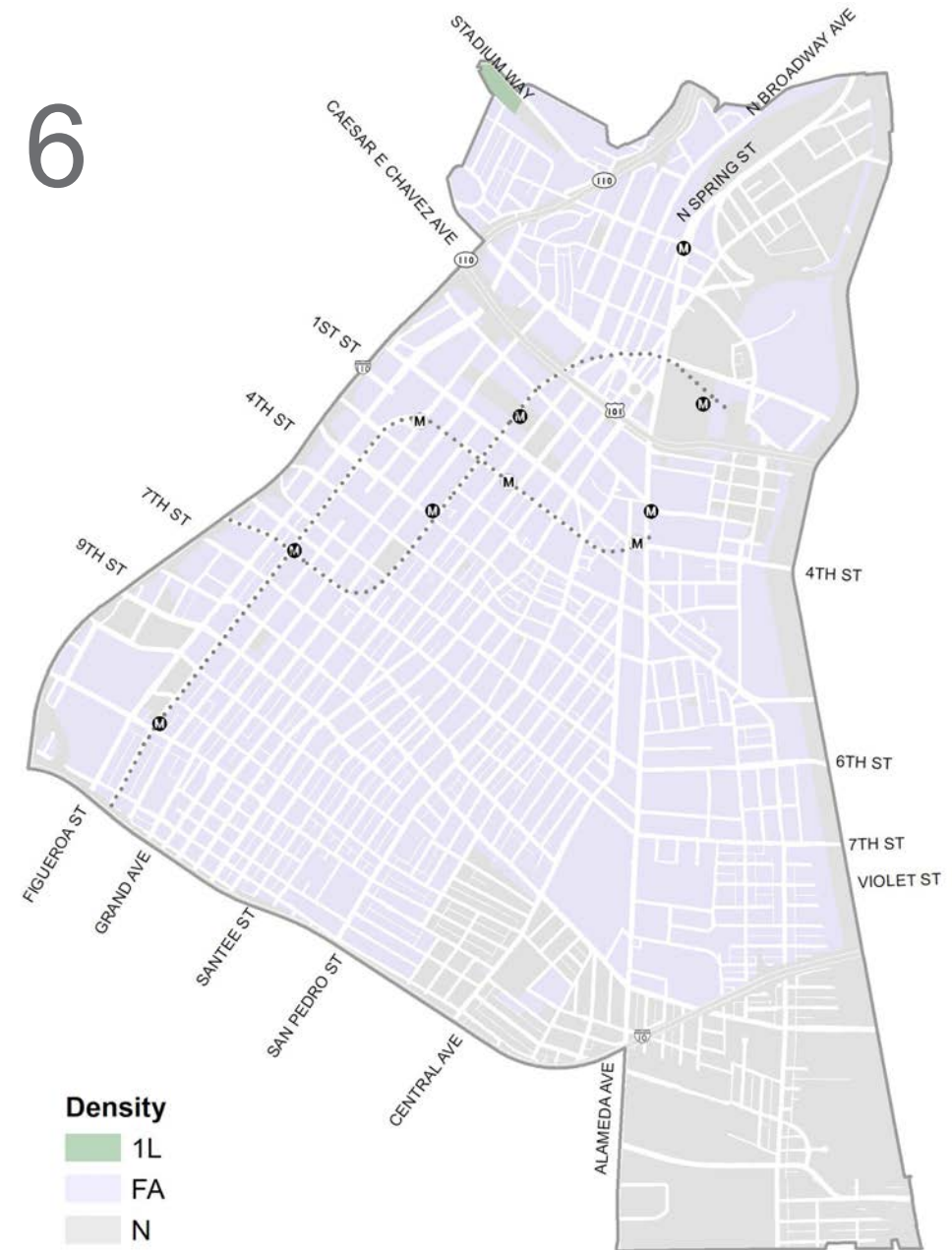


Density Districts - Article 6

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

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

Note: There is unlimited density downtown, except for a little piece of Agricultural Land along Stadium Way in the north-eastern portion of the Plan area near Elysian Park.

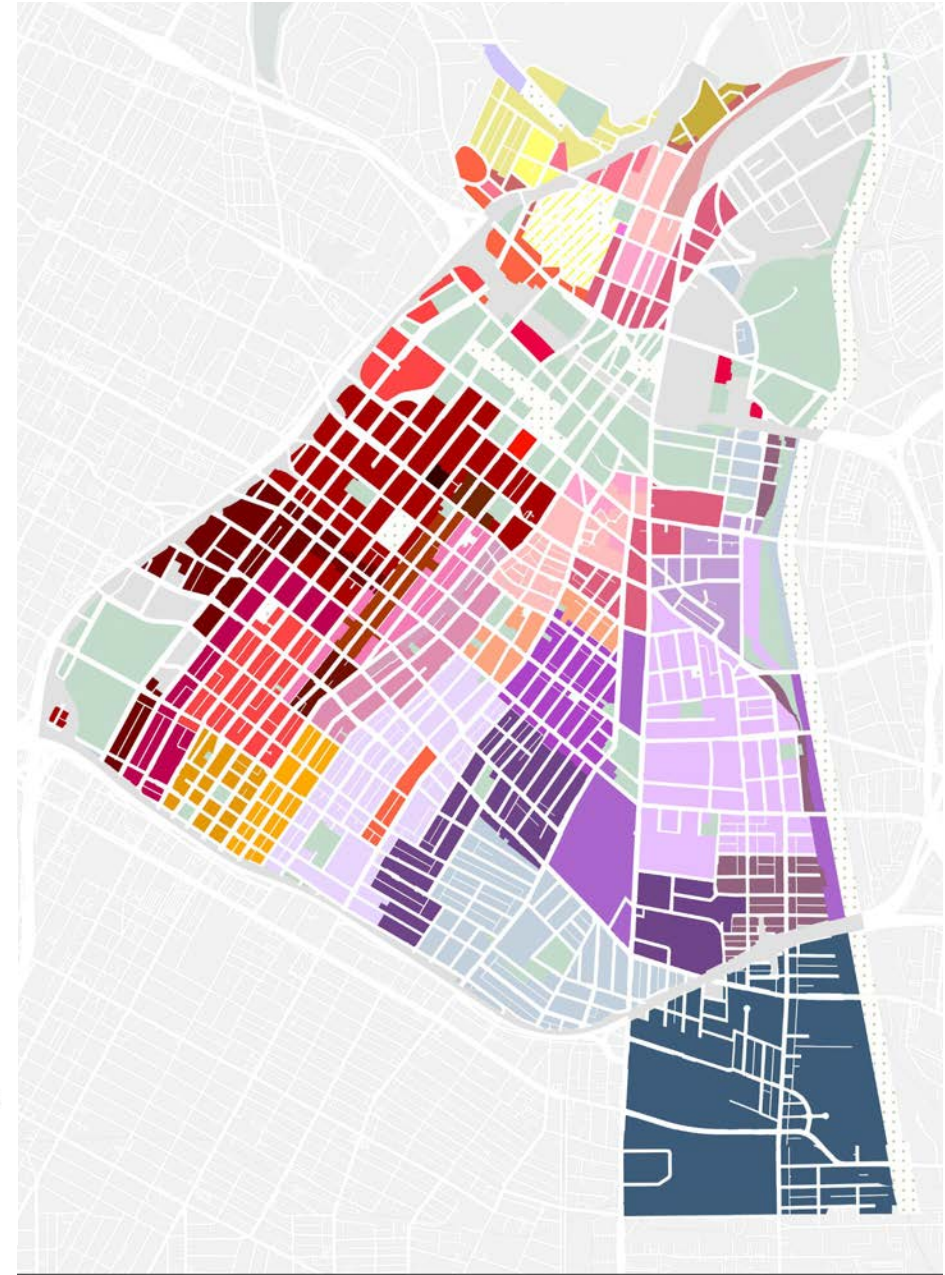


Zoning Map Visualized

- This Zoning Map is comprised of a composite of the [Form] and [Use] components of the zone strand.
 - There are 26 Form Districts and 16 Use Districts.
 - 47 combinations are used Downtown, shown on this map.
 - In the legend, the [Use] is on the left, then the [Form] is on the right.

Legend

Specific Plan Areas		
A1, LF2	CX2, MB4	IX1, MB4
CX1, DM2	CX2, MN1	IX2, MB1
CX1, DM5	CX3, DM1	IX3, DM1
CX1, LM2	CX3, HB1	IX3, MB4
CX1, MN1	CX3, HB3	IX4, LM1
CX2, DM1	CX3, HB4	IX4, MB2
CX2, DM2	CX3, HB5	IX4, MB3
CX2, DM3	CX3, HB6	IX4, MB4
CX2, DM4	CX3, HM2	IX4, MM1
CX2, HB1	CX3, MB4	OS1, VF1
CX2, HB2	CX4, DM4	PF, various form districts
CX2, HB3	CX4, HB5	RG1, LM2
CX2, HM1	CX4, HM2	RG1, LN1
CX2, HM2	I1, LF2	RX1, LM2
CX2, LM2	I1, MM1	RX1, LN1
	I2, LF2	RX1, MN1

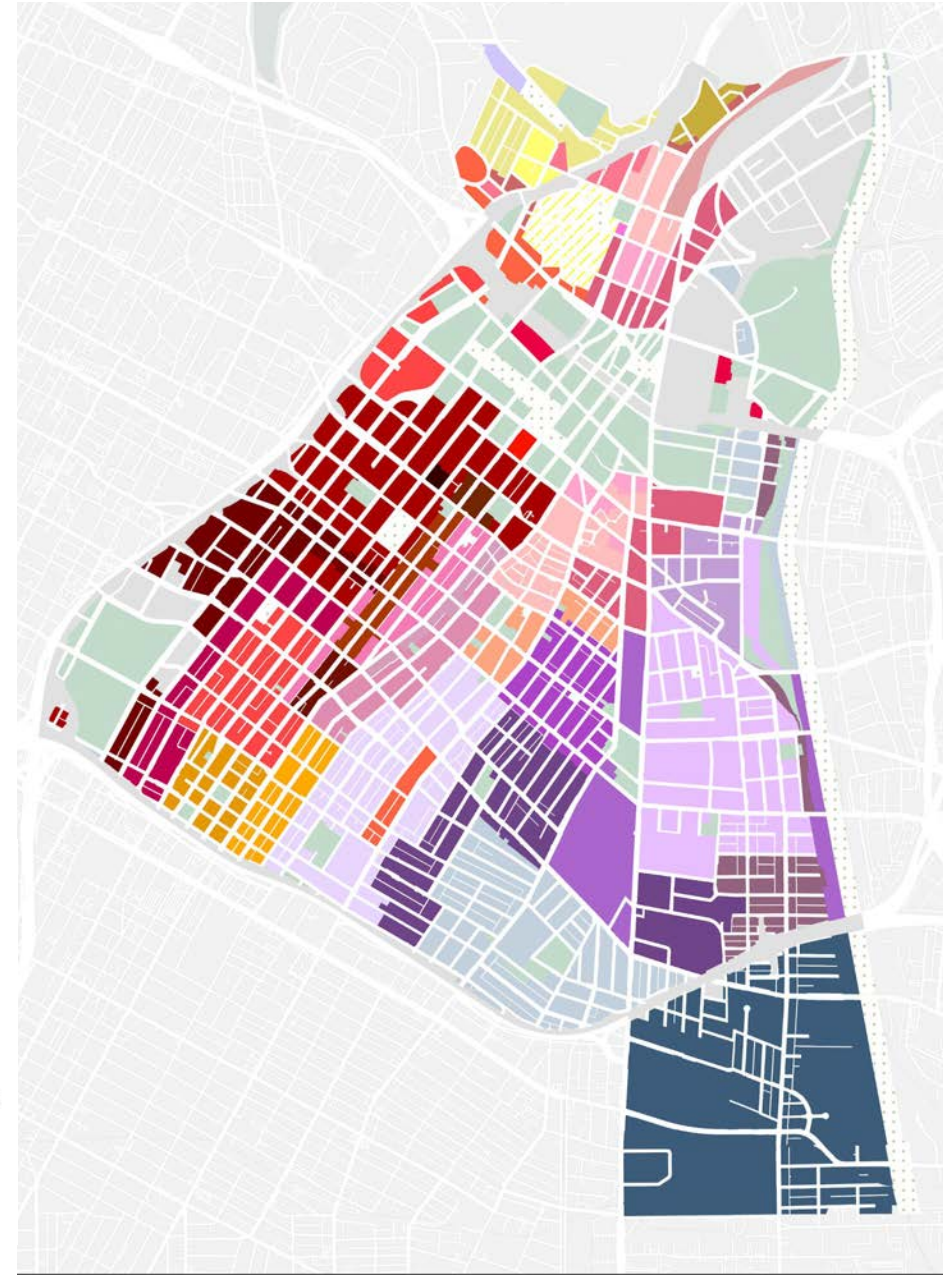


Zoning Map Visualized

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

Legend

Specific Plan Areas		
A1, LF2	CX2, MB4	IX1, MB4
CX1, DM2	CX2, MN1	IX2, MB1
CX1, DM5	CX3, DM1	IX3, DM1
CX1, LM2	CX3, HB1	IX3, MB4
CX1, MN1	CX3, HB3	IX4, LM1
CX2, DM1	CX3, HB4	IX4, MB2
CX2, DM2	CX3, HB5	IX4, MB3
CX2, DM3	CX3, HB6	IX4, MB4
CX2, DM4	CX3, HM2	IX4, MM1
CX2, HB1	CX3, MB4	OS1, VF1
CX2, HB2	CX4, DM4	PF, various form districts
CX2, HB3	CX4, HB5	RG1, LM2
CX2, HM1	CX4, HM2	RG1, LN1
CX2, HM2	I1, LF2	RX1, LM2
CX2, LM2	I1, MM1	RX1, LN1
	I2, LF2	RX1, MN1



Today's Zoning Map

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

Commercial

- C2-2D
- C2-3D
- C2-4D
- C4-2D
- C5-4D

Open Space

- OS-1VL

Residential

- R3-1
- R3-1VL
- R4-1
- R5-2D
- R5-4D
- RD1.5-1

Agriculture

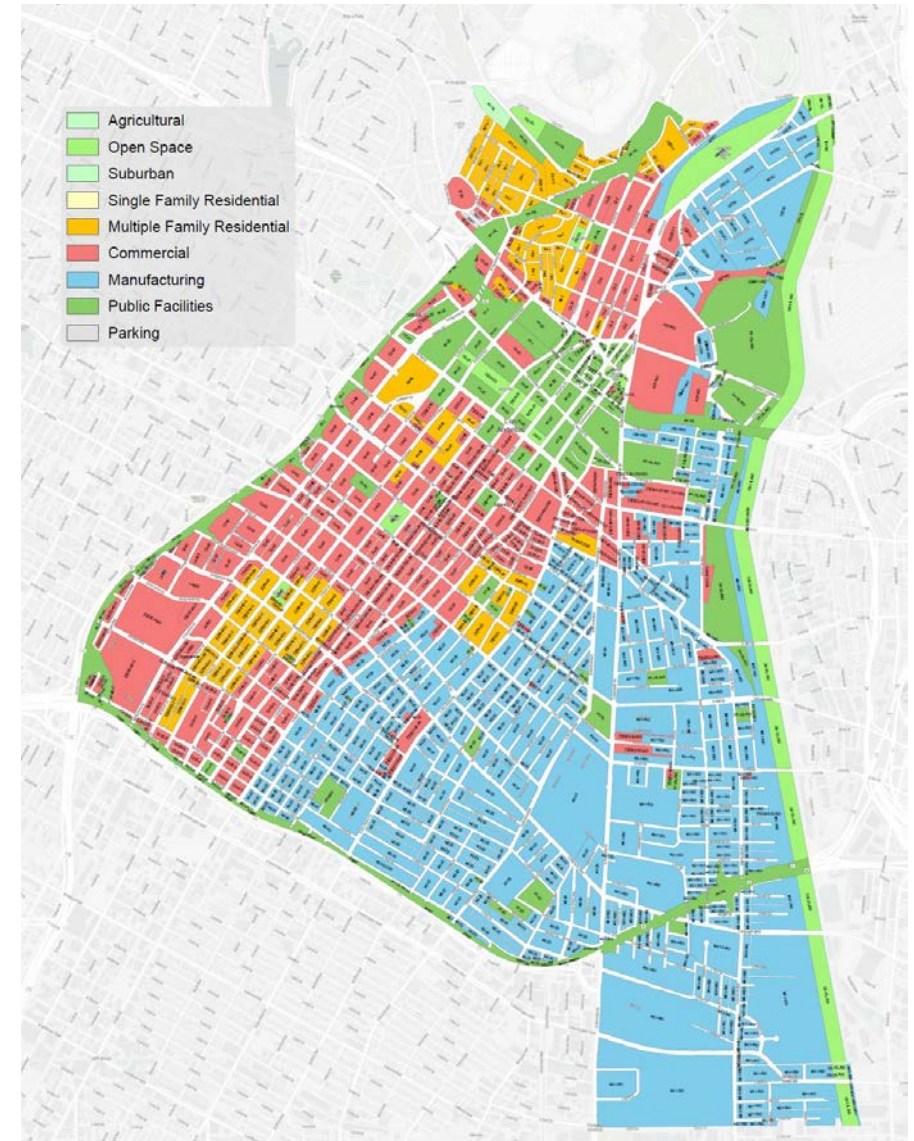
- A1-1XL

Manufacturing

- M2-2D
- M3-1
- MR2-1

Public Facilities

- PF-1
- PF-1XL
- PF-2D
- PF-4D

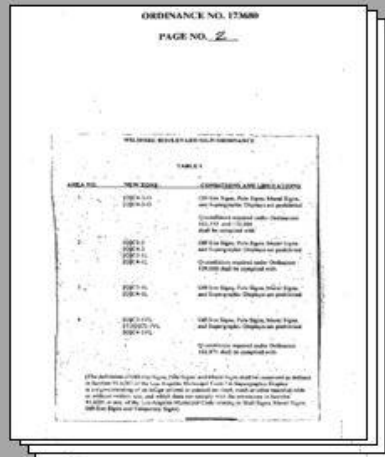


Zoning Translation

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

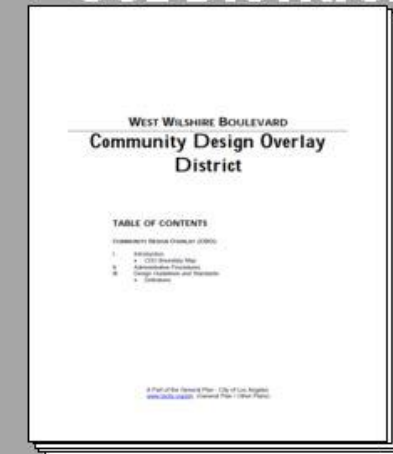
Section 12.21 – General Provision
Parking, Open Space, Walls/Fences
Section 12.22 – General Exceptions
Section 12.24 – Conditional Use
Section 12.37 – Dedication and
Improvement
Article 4.4 – Signs

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

Translated Zoning

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

[**MB3** – **SH1** – **#**] [**CX3** – **4**]

Mid-Rise
Broad 3

Shopfront 1

Development
Standards
District #

Commercial -
Mixed 3

1 Unit per 400 sq-ft
of Lot Area

[MB3 – SH1 -#] [CX3- 4]

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Mid-Rise Broad Form Districts -

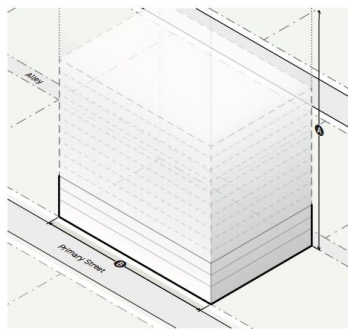
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2	
B Building coverage (max)	90%
3. AMENITY Div. 2C.3	
I Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass

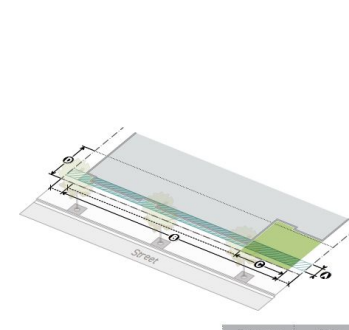


1. FAR & HEIGHT Div. 2C.4	
Base FAR (max)	1.5
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS Div. 2C.6	
I Building width (max)	280'
Building break (min)	25'

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

SEC. 3B.4.1. SHOPFRONT 1 (SH1)

A. Lot



	Primary	Side
BUILD-TO Div. 3C.1		
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%
PARKING Div. 3C.2		
D Parking setback (min)	20'	5'
LANDSCAPING Div. 3C.3		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



	Primary	Side
TRANSPARENCY Div. 3C.4		
A Ground story (min)	70%	50%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	15'	25'
ENTRANCES Div. 3C.5		
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
Required entry feature	No	No
GROUND STORY Div. 3C.6		
F Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
G Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- District 5 -

DIV. 4B.1. DISTRICT

SEC. 4B.5.1. INTENT

SEC. 4B.5.2. STANDARDS

PEDESTRIAN ACCESS Div. 4C.1	
Pedestrian access package	
AUTOMOBILE ACCESS Div. 4C.2	
Automobile access package	
AUTOMOBILE PARKING Div. 4C.4	
Required parking stalls	
Exempt change of use, non residential tenant size (max)	
Parking structure design	
	Primary St. Side St.
Parking Garage	
Ground Story	
Upper Stories	
Integrated Parking	
Ground Story	
Upper Stories	
SIGNS Div. 4C.11	
Sign package	
DEVELOPMENT REVIEW Div. 4C.14	
Development review threshold	

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

[MB3 – SH1 -#] [CX3- 4]

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

SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		In conjunction with:	Dwelling
Home Occupation	P*	Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.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"> Office Personal Services: General Manufacturing, Light: General Manufacturing, Light: Artistic & Artisanal
		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"> Office Personal Services: General Manufacturing, Light: General Manufacturing, Light: Artistic & Artisanal
		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

PROPOSED DRAFT June 2, 2021

City of Los Angeles Zoning Code | 5-63

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

SEC. 6B.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

PROPOSED DRAFT June 2, 2021

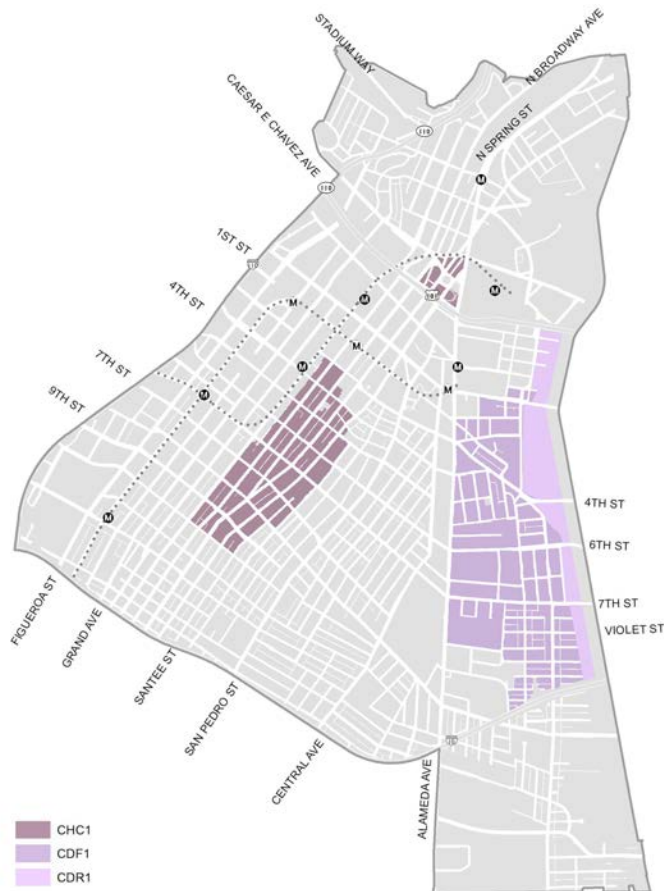
City of Los Angeles Zoning Code | 6-11

Character Frontages

REFERENCE MATERIAL
Supplemental Staff Report
Page 43

Character Frontages Maps

Boundaries Across Plan



Historic Core



Arts District

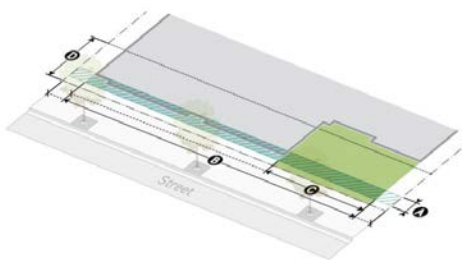


Frontages General vs Character Frontage


General Frontage

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

A. Lot



B. Facade



	Primary	Side
BUILD-TO <i>Div. 3C.1</i>		
Applicable stories (min)	5	5
A Build-to depth (max)	10'	15'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	30%	20%
PARKING <i>Div. 3C.2</i>		
D Parking setback (min)	15'	5'
LANDSCAPING <i>Div. 3C.3</i>		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

	Primary	Side
TRANSPARENCY <i>Div. 3C.4</i>		
A Ground story (min)	50%	40%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	25'	25'
ENTRANCES <i>Div. 3C.5</i>		
D Street-facing entrance	Required	Required
E Entrance spacing (max)	75'	100'
Required entry feature	No	No
GROUND STORY <i>Div. 3C.6</i>		
F Ground story height (min)		
Residential	10'	10'
Nonresidential	16'	16'
G Ground floor elevation (min/max)		
Residential	-2'5"	-2'5"
Nonresidential	-2'15"	-2'15"

Character Frontage

SEC. 3B.9.1. HISTORIC CORE (CHC1)

A. Intent

The Historic Core Character Frontage ensures new development contributes to and reinforces the established architectural character of an urban historic core established in the late 19th and early 20th centuries, while supporting creative design and contemporary construction practices. Key architectural characteristics of the Historic Core include grand entrances adorned with pilars and archways, highly decorative facades that clearly articulate the base, middle, and top layers of a building, deeply recessed windows, and roofs with prominent cornices. Buildings in the Historic Core adhere to a well-defined street wall with high ground story activation.

B. Lot



	Primary	Side
BUILD-TO		
Applicable stories (min)	12	12
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	15%	10%
PARKING		
D Parking setback (min)	20'	5'
LANDSCAPING		
Frontage planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories



D. Facade



	Primary	Side
GROUND FLOOR ELEVATION		
A Ground floor elevation (min/max)	-2'12"	-2'12"
STORY HEIGHT		
B Ground story height (min)	16'	16'
ARTICULATION		
A Base, middle & top*	Required	Required
B Horizontal bands*	Required	Required
C Vertical bands*	Required	Required
FEATURES		
Restricted Features*	• Projecting balcony	

E. Doors



F. Windows



	Primary	Side
ENTRANCES		
A Street-facing entrance	Required	Required
B Entrance spacing (max)	50'	50'
Entry feature	Required	Required
Options	• Recessed entry	• Recessed entry
	• At-grade entry	• At-grade entry
	• Storefront bay	• Storefront bay
C Focal entry feature	5'	6'
TRANSPARENCY		
A Ground story (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	15'
Window recession (min)	12"	12"
Bulbhead	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
B Upper stories (min/max) *	30%/80%	30%/80%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

G. Cladding



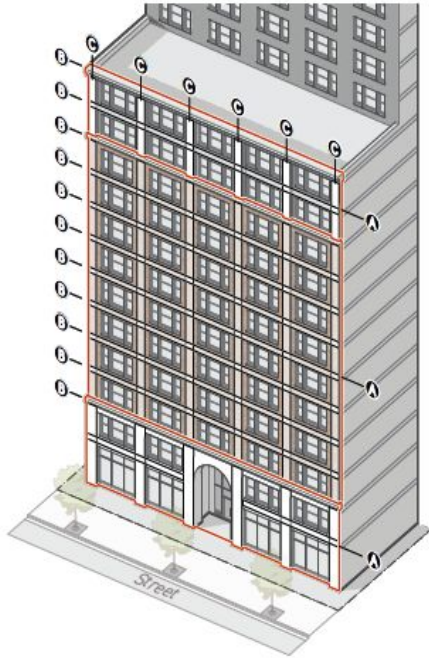
	Primary	Side
EXTERIOR MATERIALS		
A Principal materials (min) *	70%	
Options	• Brick	
	• Solid stone	
	• Concrete	
	• Metal	
	• Glazed tile	
B Accessory materials (max) *	30%	
Options	• Brick	
	• Solid stone	
	• Concrete	
	• Metal	
	• Wood	
	• Glazed tile	
Number of accessory materials (max)	2	

* Applicable for first 12 stories

Historic Core Character Frontage

**Contextual Requirements
for the Historic Core**

D. Facade



	Primary	Side
ARTICULATION <i>Div. 3D.6</i>		
A Base, middle & top*	Required	Required
B Horizontal bands*	Required	Required
C Vertical bands*	Required	Required
Spacing (min/max)	15'/30'	15'/30'
FEATURES <i>Div. 3D.7</i>		
Restricted Features*	• Projecting balcony	

* Applicable for first 12 stories

E. Doors



	Primary	Side
ENTRANCES <i>Div. 3D.8</i>		
A Street-facing entrance	Required	Required
B Entrance spacing (max)	50'	50'
C Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Recessed entry • At-grade entry • Storefront bay 	
C Focal entry feature	1	0

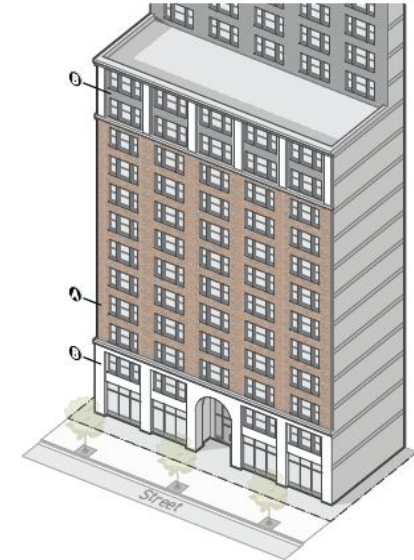
F. Windows



	Primary	Side
TRANSPARENCY <i>Div. 3D.9</i>		
A Ground story (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	15'
Window recession (min)	12"	12"
Bulkhead	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
B Upper stories (min/max) *	30%/80%	30%/80%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

* Applicable for first 12 stories

G. Cladding

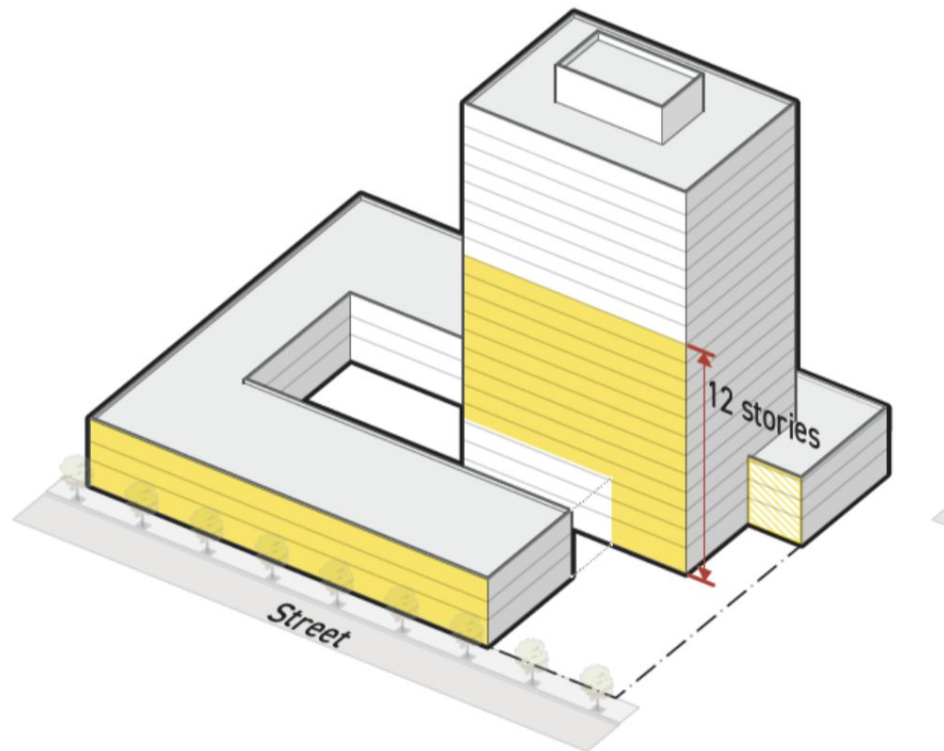


	Primary	Side
EXTERIOR MATERIALS <i>Div. 3D.10</i>		
A Principal materials (min) *	70%	
Options	<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Glazed tile 	
B Accessory materials (max) *	30%	
Options	<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood • Glazed tile 	
Number of accessory materials (max)	2	

* Applicable for first 12 stories

Increased Flexibility in Rules - Examples

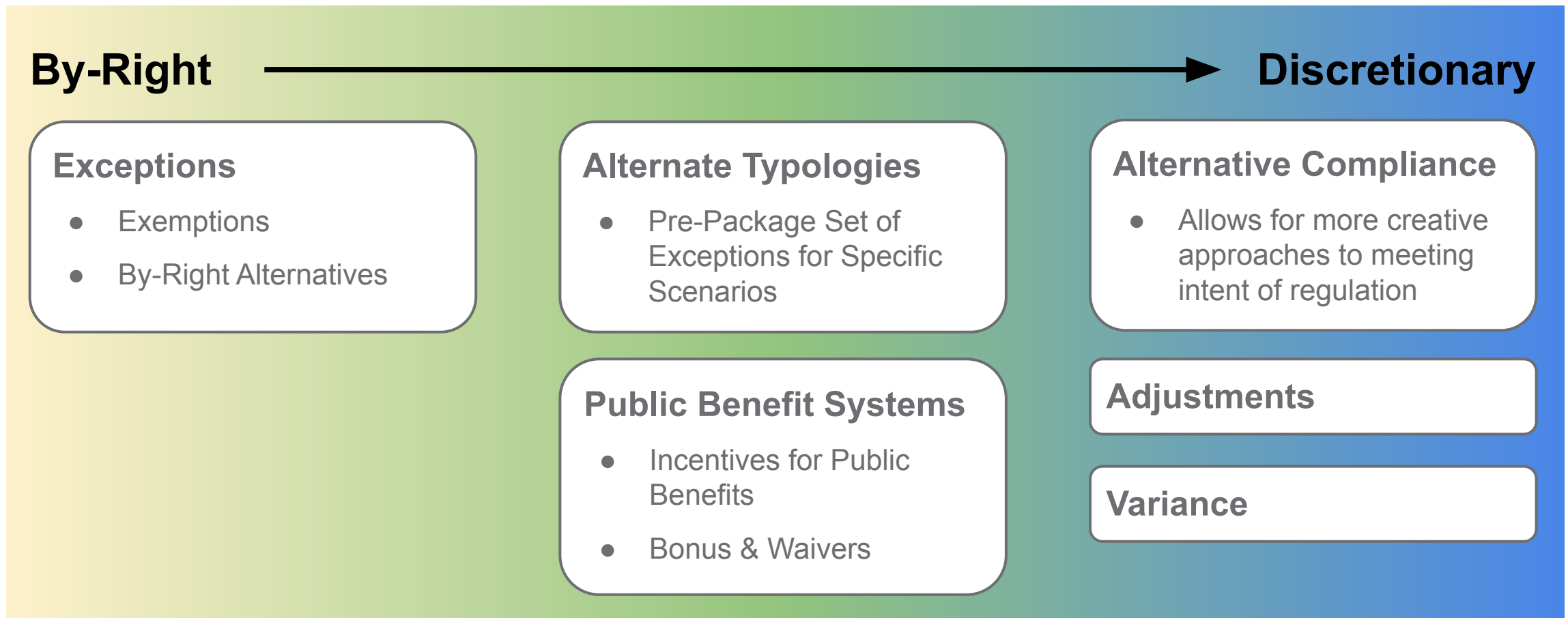
Applicability Narrowed



Banding can be Interrupted



Relief Mechanisms



Electric Vehicle Parking

REFERENCE MATERIAL
Supplemental Staff Report
Page 45

LA's 2019 Green New Deal

- Set goal of installing 10,000 publicly available EV Chargers by 2022; and 28,000 by 2028
- LA is 2 years ahead of schedule, with over 11,000 commercial charging stations on local streets
- LADWP funds large portion of charging stations through Commercial EV Charging Station Rebate Program.



City of LA Green Building Code

- LAMC Article 9 (Green Building Code) Ordinance 186485 effective in January 2020 exceeds state standards for EV ready and EV charging requirements
- Generally requires 30% provided parking to be EV ready, and 10% to be equipped with EV Charging Stations (installed chargers)

ORDINANCE NO. 186485

An ordinance amending Divisions 4 and 5 of Article 9 of Chapter IX of the Los Angeles Municipal Code to update electric vehicle ready and electric vehicle charging requirements that exceed current state standards.

WHEREAS, the City of Los Angeles established EV charging equipment requirements under Ordinance No. 181480, which helped pave the way for a mandatory state-wide requirement for EV charging equipment for the subsequent 2013 California Green Building Standards Code (CALGreen);

WHEREAS, on January 19, 2017, the City adopted Ordinance 184692 which, among other things, amended the existing EV charging equipment requirements under Sections 99.04.106.4.2.1 and 99.05.106.5.3.3 of Article 9 of Chapter IX of the LAMC. This ordinance requires a certain number of EV charging stations and/or charging spaces to be included in a development based upon the size of a project;

WHEREAS, as a result of the increasing awareness of the environmental air quality benefits of facilitating the transition from gas to electrical-powered vehicles, and due to the extent of the air quality challenges here in Southern California, it would benefit the City to establish an EV-ready standard above the requirement currently under consideration by the State; and

WHEREAS, the purpose of the ordinance is to address air quality concerns for freeway-adjacent communities where vehicle emissions are a major contributing factor to air pollution. Los Angeles contains a high number of vehicles per person when compared to other cities within the State thus creating a higher volume of tail emissions and associated air pollution. The City's topographic conditions increase air quality concerns as the surrounding mountain ranges trap the air pollution into the Los Angeles basin creating a poor air quality environment.

NOW, THEREFORE,

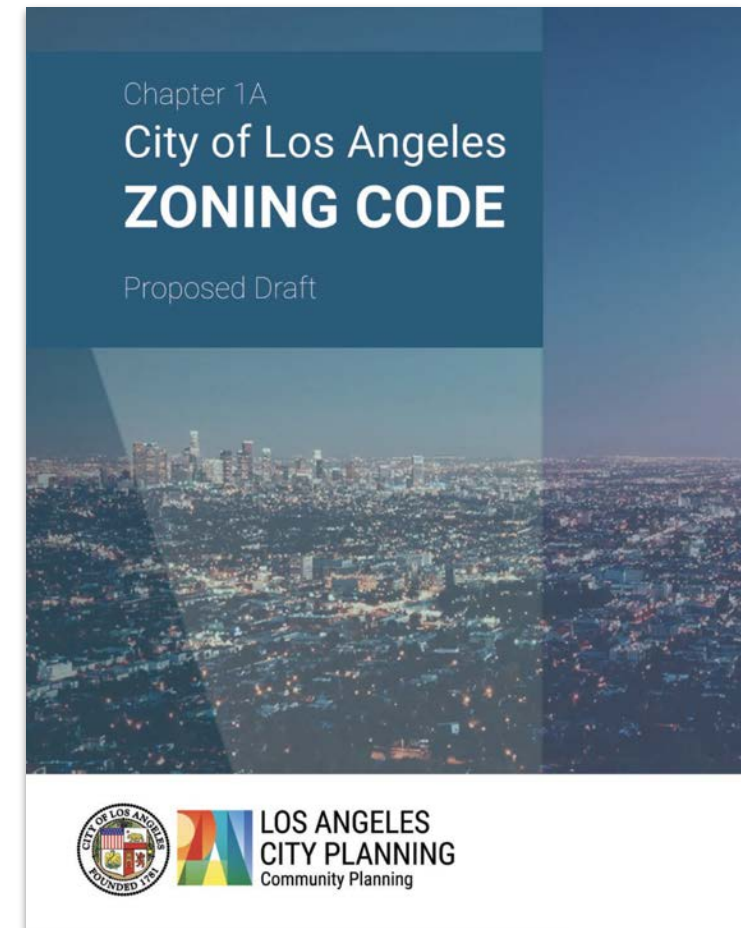
**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subsection 99.04.106.4.2 of Section 99.04.106, Division 4, Article 9, Chapter IX of the LAMC is amended in its entirety to read as follows:

99.04.106.4.2. New Multi-family Dwellings and "R" Occupancies Other Than One- and Two-family Dwellings and Townhouses. Where multi-family dwelling units and other "R" occupancies are constructed on a building site, and parking is available, 30% of the total number of parking spaces provided, but in no case less than one space, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment (EVSE).

Proposed New Zoning Code

- Offers additional incentives beyond the City of LA Green Building Code
- EV Charging Stations provided beyond those required in the Green Building Code count as 2 required parking stalls.
- Accessible EV ready or installed parking stalls count as 2 required parking stalls



River Frontage

REFERENCE MATERIAL
Supplemental Staff Report
Page 46

River Frontage Strategy



- Incorporates standards from RIO
 - Landscaped river setback
 - Plant species requirements
- Frontage transparency minimums improve visual connection to river
- Buildings break requirement allow east/west view corridors toward the river
- Height limitations for smoother transitions from the LA river
 - 5 story height limit on parcels adjacent to the river
 - 15 story height limit behind the block adjacent to the river

Arts District River Frontage

Contextual Requirements for River Adjacent Properties

	Primary	Side	River
BUILD-TO <i>Div. 3D.1.</i>			
Applicable stories (min)	3	3	3
A Build-to depth (max)	5'	10'	20'
B Build-to width (min)	90%	70%	70%
Pedestrian amenity allowance (max)	30%	30%	40%
PARKING <i>Div. 3D.2.</i>			
C Parking setback (min)	20'	5'	20'
LANDSCAPING <i>Div. 3D.3.</i>			
Frontage planting area (min)	5%	5%	75%
Frontage yard fence & wall type allowed:	A2	A2	A3

	Primary	Side	River
ENTRANCES <i>Div. 3D.8.</i>			
A Street-facing entrance	Required	Required	Required
B Entrance spacing (max)	100'	100'	100'
Entry feature	Required	Required	n/a
Options	<ul style="list-style-type: none"> Recessed entry At-grade entry Storefront bay 		
C Focal entry feature	1	1	n/a



	Primary	Side	River
TRANSPARENCY <i>Div. 3D.9.</i>			
A Ground story (min/max)	50%/80%	50%/80%	30%/80%
Active wall spacing (max)	15'	25'	25'
Window recession (min)	9"	9"	9"
Horizontal sliding windows	Prohibited	Prohibited	Prohibited
B Upper stories (min/max) *	40%/70%	30%/70%	30%/70%
Window recession (min)	6"	6"	6"
Sill	Required	Required	Required
Horizontal sliding windows	Prohibited	Prohibited	Prohibited

* Applicable for first 3 stories



Nonconformities

Form Exceptions

DIV. 12.2. FORM EXCEPTIONS

SEC. 12.2.1. COVERAGE EXCEPTIONS

A. Building Setbacks

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

1. Additions located in the nonconforming setback do not encroach to a greater extent than the existing encroachment or reduce the nonconforming setback to less than 50% of that required by the dimensional requirements of the applied zone.
2. The total of all additions made since the building became nonconforming do not exceed, in height or length, the height or length of that portion of the adjoining nonconforming building that extends into the same setback.

SEC. 12.2.2. FLOOR AREA RATIO & HEIGHT EXCEPTIONS

A. Rural, Estate, and House Form Districts

1. An addition to a building or structure that is nonconforming as to floor area is allowed, provided that the addition conforms to all current regulations of the applied zone and other applicable current land use regulations, except as may be approved or permitted pursuant to a discretionary approval. This exception is not available for lots in the Coastal Zone not located in a Hillside Area.
2. Modifications to existing buildings other than additions are allowed, provided that the activities do not meet the definition of major demolition.

B. Addition to Building Exceeding Maximum Height

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

SEC. 12.2.3. UPPER-STORY BULK EXCEPTIONS

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

DIV. 12.5. USE EXCEPTIONS

ARTICLE 12 - Nonconformities
- Use Exceptions -

SEC. 12.5.1. USE NOT ALLOWED EXCEPTIONS

- A. Where an existing use is nonconforming in the applied Use District, it may be relocated within the existing building, provided the move does not cause a net increase in the floor area of the nonconforming use.
- B. Where a building in any Open Space, Agricultural, Residential, Residential-Mixed, Commercial, Commercial-Mixed or Public Use District includes an existing nonconforming use, any residential portion of the building may be enlarged, provided that the addition does not create any additional dwelling units or dwelling units, and the addition or expansion meets all other requirements for the applied zone.
- C. Sport courts legally existing prior to the October 27, 1978 (Ord. No. 151,466) may continue as a nonconforming development or in accordance with regulations existing at the time such use was established. Those standards apply to any tennis or paddle tennis court which is accessory to a residential use and for which a permit is issued by the Department of Building and Safety subsequent to October 16, 1985, whether or not the subject of a variance. However, any replacement of lighting, fencing, or windscreens for such courts taking place after October 16, 1985, shall fully conform to the sport court standards in Sec. 4C.7.2. (*Side/Rear Yard Fences & Walls*).
- D. An establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for on-site or off-site consumption may not be continued or re-established after September 13, 1997, without conditional use approval granted in accordance with the provisions of Sec. 13.4.2 (*Class 2 Conditional Use Permit*), where there is a substantial change in the mode or character of operation of the establishment, including any addition by more than 20% of the floor area, seating or occupancy, whichever applies. Construction for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair or remedy an unsafe or substandard condition is exempt from this provision. Any addition of less than 20% of the floor area, seating or occupancy, whichever applies, requires the approval of plans pursuant to Sec. 13.4.2.H (*Modification of Entitlement*).
- E. Any lot or portion of a lot in a Commercial, Commercial-Mixed, Industrial-Mixed, or Industrial 1 (I1) Use District that was being used on June 1, 1951, for the temporary storage of abandoned, dismantled, partially dismantled, obsolete or wrecked automobiles, but not for the dismantling or wrecking of automobiles nor for the storage or sale of used parts, may continue.
- F. Where the creation of dwelling units is not allowed, they may be permitted in existing buildings that qualify as adaptive reuse projects pursuant to Sec. 9.4.5. (*Downtown Adaptive Reuse Projects*) or Sec. 9.4.6. (*Citywide Adaptive Reuse Projects*).
- G. Where the creation of dwelling units is not allowed, they may be permitted as part of a qualified permanent supportive housing project, as defined in Sec. 9.4.1 (*Qualified Permanent Supportive Housing Incentive Program*).
- H. Any Light Industrial uses lawfully existing prior to March 22, 1981, in any portion of any building in a Commercial or Commercial-Mixed Use District shall not be extended beyond that portion of the building except in accordance with Sec. 13B.2.2. (*Class 2 Conditional Use Permit*).
- I. Joint living & work quarters are considered nonconforming to the use household business, and may be continued. Additional flexibility and incentives may be granted for existing buildings that are eligible for adaptive reuse projects pursuant to Sec. 9.4.5. (*Downtown Adaptive Reuse Projects*) and Sec. 12.4.6. (*Citywide Adaptive Reuse Projects*).
- J. In the Industrial Use Districts, the nonconforming use of land where no buildings are occupied in connection with the use or where the only buildings occupied are accessory to or incidental to the use, may be continued, subject to the following limitations:
 - a. The nonconforming use shall not be enlarged in any way beyond the limits of what was originally permitted.
 - b. The nonconforming use shall be completely enclosed within a building or within an area enclosed on all sides with a Type T1 Transition Screen pursuant to Sec. 4C.8.2.C.3.a. (*T-Screen 1*), within 1 year from the date the use becomes nonconforming.
- K. In the Industrial Use Districts:
 1. A building that is nonconforming as to use with no dwelling units shall not be redesigned or rearranged to contain dwelling units.
 2. A building that is nonconforming as to use with dwelling units shall not be redesigned or rearranged so as to increase the number of dwelling units in the building.
 3. Caretakers quarters in Industrial Use Districts are permitted to continue.
- L. Existing petroleum-based oil refineries expanding operations beyond the current property lines are required to:
 1. Receive a Conditional Use Permit with approval by the City Planning Commission, in accordance with Sec. 13B.2.3. (*Class 3 Conditional Use Permit*).
 2. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.
 3. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
 4. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past dwellings, religious assembly, schools, regional medical, public recreation, medical care supportive housing, preschool/day care, and other similar uses.

Additional New Zoning Code Supporting Material

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
RESIDENTIAL					
Dwelling:					
Dwelling Units:					
1-2 Habitable Rooms	--	0.25/du	0.5/du	0.75/du	1/du
3 Habitable Rooms	--	0.5/du	0.75/du	1/du	1.5/du
4+ Habitable Rooms	--	0.75/du	1/du	1.5/du	2/du
Accessory Dwelling Unit	See Div 9.5. (Accessory Dwelling Unit Incentive Program)				
Household Business:					
Family Child Care	See Dwelling (No additional parking required beyond Dwelling)				
Home Occupation	See Dwelling (No additional parking required beyond Dwelling)				
Home Sharing	See Dwelling (No additional parking required beyond Dwelling)				
Joint Live/Work Quarters	See Sec.9.4.5. (Downtown Adaptive Reuse Projects) or Sec. 9.4.6. (Citywide Adaptive Reuse Projects)				
Live Work	See Dwelling (No additional parking required beyond Dwelling)				
Mobilehome Park	See Title 25 of the California Administrative Code				
Supportive Housing:					
Medical Care	--	0.05/bed	0.1/bed	0.15/bed	0.2/bed
Non-Medical	--	0.25/du	0.5/du	0.75/du	1/du
Permenant Supportive Housing	--	0.05/du	0.1/du	0.15/du	0.2/du
Transitional Shelter	--	--	--	--	--
Homeless Shelter	--	--	--	2/shelter	2/shelter

SEC. 4C.6.2. REQUIRED TREES

A. Intent

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

B. Applicability

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

C. Standards

1. One *large species tree* (Sec. 4C.6.5.C.3.a.i.a.) or two *small species trees* (Sec. 4C.6.5.C.3.a.i.b.) shall be planted for every 4,000 square feet of total floor area on a lot. For each additional 4,000 square feet of floor area, one additional one *large species tree* or two *small species trees* shall be required.
2. No less than one *large species tree* (Sec. 4C.6.5.C.3.a.i.a.) or two *small species trees* (Sec. 4C.6.5.C.3.a.i.b.) shall be planted on every lot.
3. Palms and bamboo do not count as required trees, with the exception of existing palm trees located on a lot identified as being within a targeted planting area established by the *Targeted Planting Map* (Sec. 1.4.5.). In these targeted planting areas, existing palms may count as a required tree provided that the specific palm tree species meets the requirements outlined in the targeted planting list for the applicable targeted planting area.
4. Existing trees on-site count toward the minimum tree requirement based on tree type (large species or small species) in accordance with Sec. 4C.6.5.C.3.a. (*Tree Types*), provided each tree is healthy and has a minimum 1 inch caliper.
5. Required trees shall be planted either on-site, in a common area accessible to multiple lots from a shared pedestrian accessway, or in the abutting parkway. Trees planted in the parkway require approval from the Board of Public Works or its designee per LAMC Sec. 63.169 (*Permit Required to Plant Streets*).

6. When calculating the total number of required trees results in the requirement of a fraction of a tree, any fraction up to and including one-half may be disregarded and any fraction over one-half will require one additional tree.
7. Trees provided to comply with other standards, including Sec. 4C.4.4. (*Parking Lot Design*), Sec. 4C.6.4. (*Planting Areas*), Div. 4C.8. (*Screening*), Sec. 3C.4.2.E.2. (*Ground Story Inactive Wall Treatment Options*), Sec. 3C.4.2.E.3. (*Inactive Foundation Wall Treatment Options*), and Sec. 8.3.2.A.3. (*Freeway Screening*), may also be counted toward compliance with required trees standards. Additional trees beyond the minimum number required to comply with this section, *required trees* (Sec. 4C.6.3.), may be required to comply with other standards.
8. All required trees shall be planted in accordance with the plant design and installation standards outlined in Sec. 4C.6.5.C.3. (*Trees*).

D. Measurements

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

E. Relief

1. An alternative to tree planting standards may be requested in accordance with Sec. 13B.5.1 (*Alternative Compliance*).
2. A Director's Determination may be requested to plant a required tree off-site on private property (with prior approval of the property owner) or along public streets (with the prior approval of the Board of Public Works or its designee) within one mile of the lot of the project, or pay an in-lieu fee in accordance with LAMC Sec. 62.177 (*Establishment of Tree Replacement and Planting In-Lieu Fee*) instead of planting a required tree. In order to approve the Director's Determination, the Director of Planning shall make the supplemental finding that required trees cannot feasibly be planted on-site or in the abutting parkway.
3. A deviation from any tree requirement standard may be allowed as a variance in accordance with Sec. 13B.5.3 (*Variance*).

D. Measurement

1. Outdoor Space

a. Intent

To ensure that the amenity space provided is located in an outdoor environment.

b. Standards

To meet the requirement for seating, each amenity space must meet all of the following criteria:

- i. Where the amenity space is enclosed, it shall not be covered. Where the amenity space is covered, it shall not be enclosed.
- ii. No portion of an outdoor space may have a clear height of less than 7.5 feet.
- iii. Portions of an outdoor space that are covered shall have a minimum clear height of 1.5 times the depth of the covered area.



- iv. The following structures are exempt from the outdoor space standards above, provided all exempted structures have a cumulative area no greater than 20% of the contiguous amenity space area.

- a) Unenclosed structures having a clear height of at least 7.5 feet; and
- b) An enclosed and covered structure, providing goods or services to tenants of the project or the public, having an area of no more than 25 square feet.



SEC. 14.1.7. FLOOR AREA

The cumulative amount of interior floor space on a lot.

A. Measurement

1. General

- a. Floor area is calculated as the sum of all interior floor space for each story of a building.
- b. The following areas are included in the calculation of floor area:
 - i. All areas within the exterior walls of a building; and
 - ii. All areas within the exterior walls of any structure that is both *enclosed* (Sec. 14A.1.4.C.1.) and *covered* (Sec. 14A.1.1.B.1.).
- c. The following are not included in the calculation of floor area:
 - i. Exterior walls.
 - ii. Bicycle parking areas.
 - iii. All automobile parking areas, except for RL Use Districts, as specified in Sec. 14.1.7.A.2.
 - iv. Spaces with ceiling heights less than 7 feet measured from finished floor, including floored attic space.
 - v. Basements (Sec. 14.1.18.B.) or underground structures, such as underground parking and cellars with the exception of Indoor Storage, Self Service use areas.
 - vi. Stairways and elevator shafts.
 - vii. Mechanical equipment that is integral or incidental to the operation of on-site buildings, provided that the equipment does not serve any off-site buildings.

2. RL Use Districts

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

Trees

REFERENCE MATERIAL
Supplemental Staff Report
Page 54

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

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

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



Potential Solutions

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

Count 1 small tree planted in the ground as 1 large tree

Count 1 large tree planted in the ground as 2 large trees

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
P4	Cool Pavement 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.	LU 17.7; PO 6.1	BSS
P27	Street Tree Tracking 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.	LU 16.3; LU 16.5; LU 16.6; LU 17.1; LU 18.2;	BSS

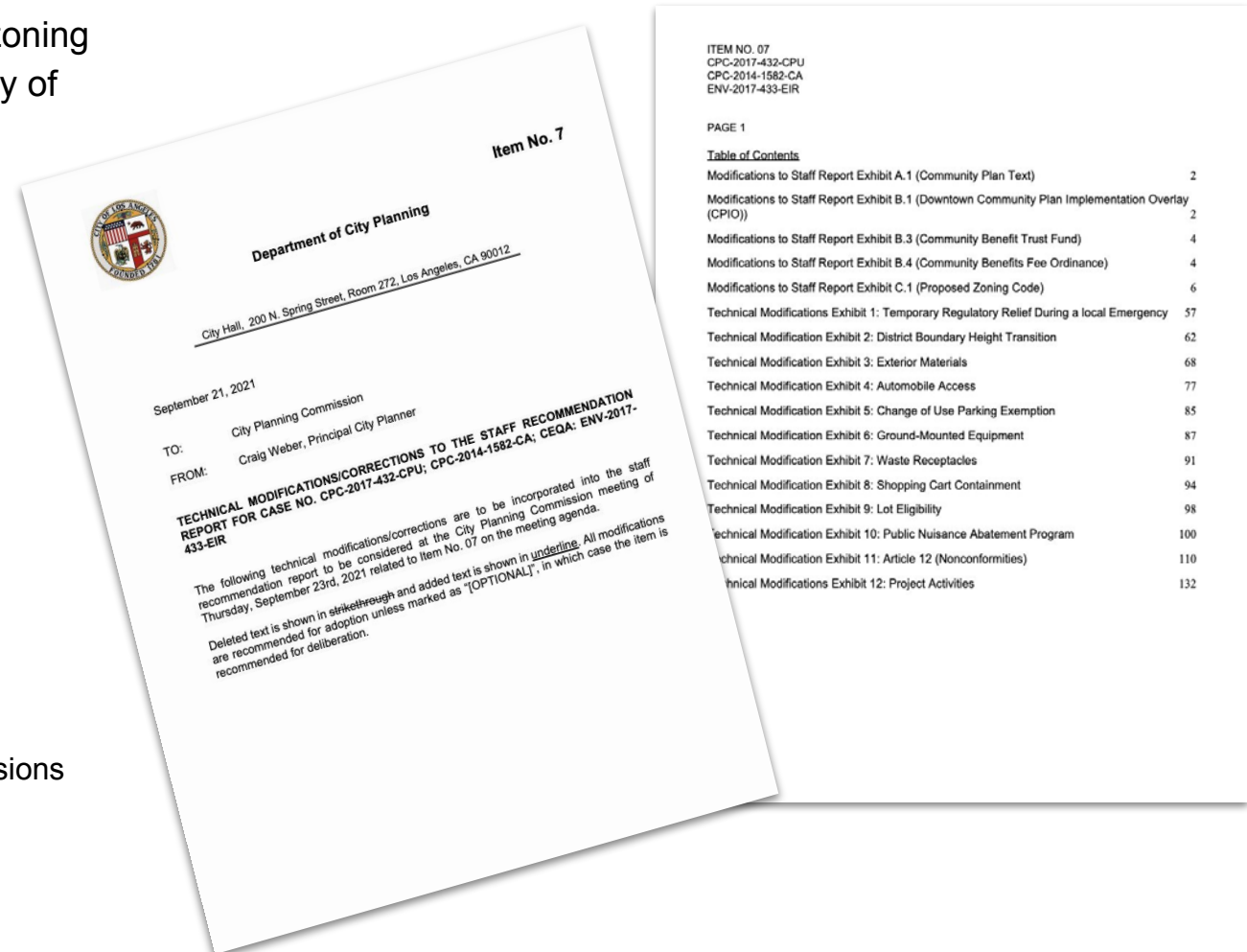
Technical Memo

Technical Modifications/Corrections to the Staff Recommendation Report

Modifications/Corrections are Intended to better align the plan and zoning code with the current policies of the city and improve the functionality of standards intended to implement policy.

Key items:

- Modifications to applicability tables
- Corrections to district standards, including form and use
- Rename Outdoor Entertainment Venue to Amphitheater or Stadium
- Affordable housing requirements added to P2 use district
- Intent statements for Character Frontage siding material standards
- Simplification of automobile access standards
- Consolidation of several different uses within parking tables
 - Habitable rooms within dwelling units
 - Indoor Recreation, Commercial
 - Eating & Drinking uses
- Additional standards for waste receptacle screening
- Addition of shopping cart containment standards
- Incorporation of technical feedback from LADBS on nonconformity provisions
- Addition of provisions from temporary relief during emergency ordinance
- Addition of new form rule for height transitioning
- Addition of provisions from graffiti removal ordinance
- Modifications to project activity tables



Webcode Overview



ZONING CODE

BROWSE

FAQS

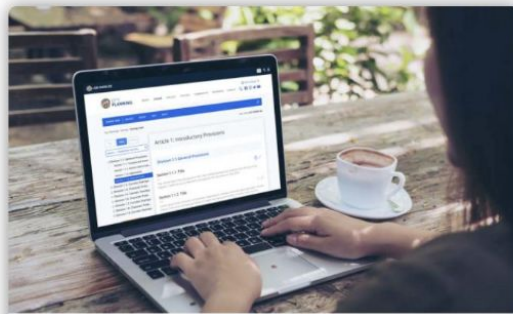
REPORT

ABOUT



City Planning > Zoning > Zoning Code

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.



**Search the Zoning Code
and common questions**



**Browse the new Zoning
Code**

BROWSE



**See the zoning
regulations for a specific
property**

[ZONING CODE](#)[BROWSE](#)[FAQS](#)[REPORT](#)[ABOUT](#)[City Planning](#) > [Zoning](#) > [Zoning Code](#) > **Zoning Report**

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STEP 1: ENTER PROPERTY INFORMATION

Enter your address, Assessor's Parcel Number or PIN.

Enter your address, Assessor's Parcel Number or PIN.

[FIND IN ZIMAS](#)

- Address: Do not use prefixes or suffixes for addresses (example: For "W Van Nuys Blvd", enter "van nuys").
- APN: 10 digits
- PIN: 13 characters (including spaces)

Select your address



We found a result in ZIMAS.

Select your address

☒ 437 S HILL ST (Community Plan Area: Central City ZIP: 90013)

[NEXT](#)

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.



STEP 2: SELECT REPORT DETAIL

Select the level of detail you'd like to see in your report:

Property Zone

- Form District
- Frontage District
- Development Standards District
- Use District
- Density District
- Supplemental District (If Applicable)

Select

Property Zone + Supporting Rules

- Form Rules
- Frontage Rules
- Development Standards Rules
- Use Rules
- Density Rules

Select

Property Zone + Supporting Rules, & ALL Other Articles

- Introductory Provisions
- Alternate Topologies
- Community Benefits Program
- Public Improvements, Dedications
- Division Of Land
- Nonconformities
- Administration
- General Definitions & Measurements

Select

PREVIOUS

NEXT

LOS ANGELES
CITY PLANNING

ZONING CODE

BROWSE

FAQS

REPORT

ABOUT

City Planning > Zoning > Zoning Code > **Zoning Report**

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3

4

STEP 3: AGREE TO TERMS AND CONDITIONS

Tell us about your property, and we'll highlight sections of the Zoning Code that apply to you.

Terms and Conditions

The service provided herein is not intended to constitute, nor should be construed as, professional services of any kind, nor does it represent a final determination or assurance of the issuance of permits or entitlement approvals by the City of Los Angeles. Before proceeding with any project, the user is solely responsible for seeking legal, accounting, real estate, business, tax or other professional advice.

☒ I agree to the terms and conditions *

PREVIOUS

NEXT



STEP 4: CONFIRMATION

Tell us about your property, and we'll highlight sections of the Zoning Code that apply to you.

Your Selected Address

437 S HILL ST
Zone: [HB5-SH1-5] [CX3-FA] [CPIO]

Property Zone

- Form District
- Frontage District
- Development Standards District
- Use District
- Density District
- Supplemental District (If Applicable)

PREVIOUS

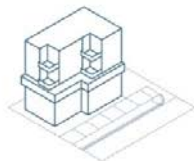
CONFIRM

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

Zoning Report

- + 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
- + Appendix

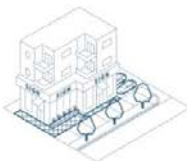
ZONING REPORT FOR 437 S HILL ST



Form Districts
Form Districts determine how large buildings can be.



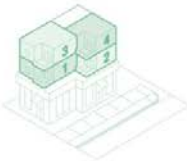
Frontage Districts
Frontage Districts influence how buildings appear from the street level, from their proximity to the street to their ground floor height requirements.



Development Standards Districts
Development Standards Districts regulate certain design elements around the building, including those relating to access, parking, and signs.



Use Districts
Use Districts determine what kinds of activities are allowed on a property—ranging from residential to commercial and, in some instances, a mix of uses.



Density Districts
Density Districts determine the number of housing units permitted on any site zoned for residential units.

This Zoning Report includes the applied Zoning Districts (Form, Frontage, Development Standards, Use, and Density) and Supplemental Districts, or Special Districts, relevant to the property you have searched. Depending on the report detail you selected, you may also see supporting rules and the other Articles in the Zoning Code. The appendix includes a ZIMAS Summary, which is a snapshot of key fields from the Zoning Information and Map Access System (ZIMAS) important to understanding the zoning regulations for a property. Each of the fields are intended to assist in determining applicable regulations and how to apply them. See [ZIMAS](#) for the full listing of fields, and the [ZIMAS terms of conditions](#) for reference. As relevant, Zoning Administrator Interpretations and Frequently Asked questions may also be included.

[ZONING CODE](#)[BROWSE](#)[FAQS](#)[REPORT](#)[ABOUT](#)[City Planning](#) > [Zoning](#) > [Zoning Code](#) > [Frequently Asked Questions](#)Your zone: [\[HB5-SH1-5\]](#) [\[CX3-FA\]](#) [\[CPIO\]](#)

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

Frequently Asked Questions

[All \(20\)](#)[Administration \(3\)](#)[Density \(2\)](#)[Development Standards \(3\)](#)[Entrances \(0\)](#)[Fences & Walls \(0\)](#)[Floor Area Ratio \(FAR\) \(0\)](#)[Form \(3\)](#)[Frontage \(3\)](#)[General Questions \(3\)](#)[Height \(0\)](#)[Landscaping \(0\)](#)[Landscaping \(Frontage\) \(0\)](#)[Parking \(0\)](#)[Parking Setback \(0\)](#)[Setbacks \(0\)](#)[Signs \(0\)](#)[Transparency \(0\)](#)[Use \(3\)](#)

Q: What is the difference between a Class 1, Class 2, and Class 3 CUP?

Q: How do I file an appeal?

Q: What is alternative compliance?

Q: What are the density designators?

Q: How is density regulated?

Q: What do the permission levels on the Use Table mean?

Q: What are access requirements?

Q: How do I find my parking requirements?

Additional Technical Information

FAR Examples

Sample Floor Area Ratio (FAR)

4:1 FAR

The Rise Hollywood: Built



Source: Nadel Architects.

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



Sample Floor Area Ratio (FAR)

4.5:1 FAR

The Lofts on La Brea: Built



Source: The Lofts on La Brea

Lot Area:	0.37 acres
Height:	72-74 feet (5 stories)
Total Units:	56



Sample Floor Area Ratio (FAR)

4.5:1 FAR

Hollywood/Wilcox: Entitled



Source: GMPA Architects

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



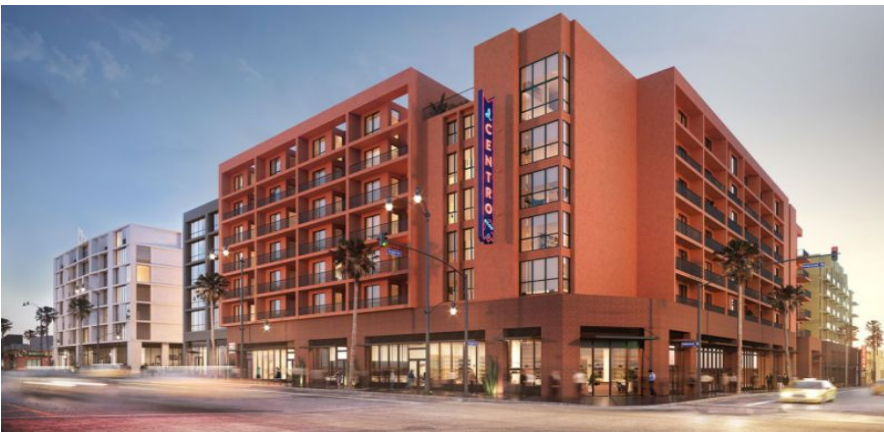
Sample Floor Area Ratio (FAR)

4.5:1 FAR

Eastown and El Centro: Built



Eastown, provided by Morley Builders



El Centro, provided by El Centro

Lot Area:

6.7 acres total

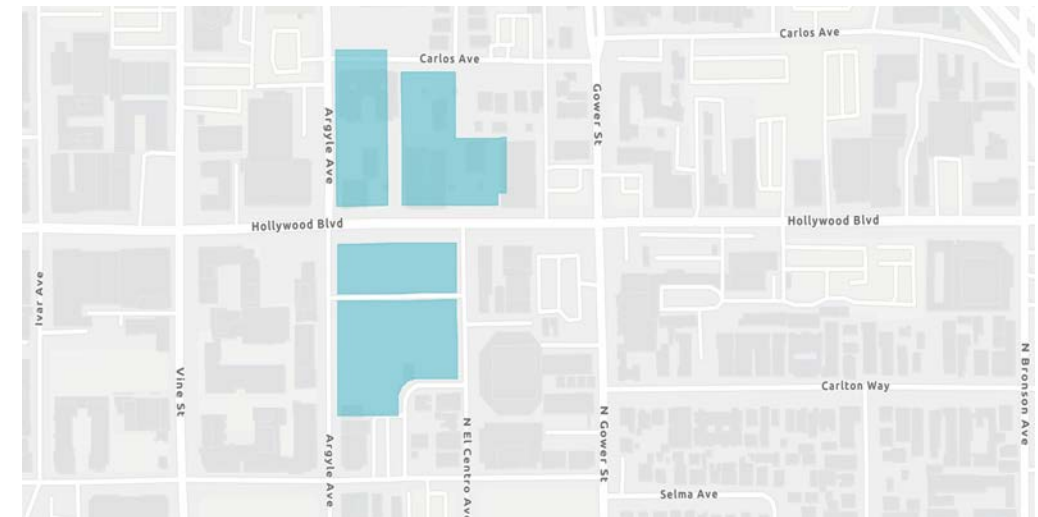
Height:

Eastown (6 stories);

El Centro (7 stories)

Total Units:

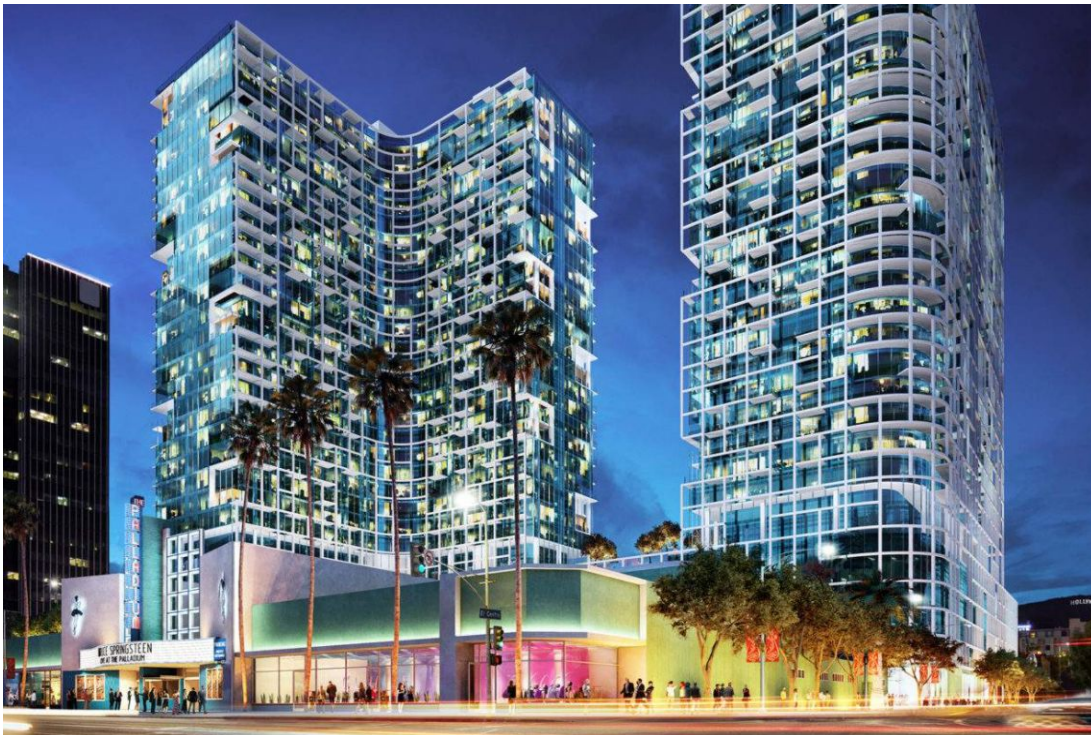
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Sample Floor Area Ratio (FAR)

6:1 FAR

Palladium: Entitled



Source: Crescent Heights

Lot Area:
Height:
Total Units:

3.6 acres
350 feet (28 stories)
731



Sample Floor Area Ratio (FAR)

7.9:1 FAR

670 Mesquit (Arts District): Pending Review



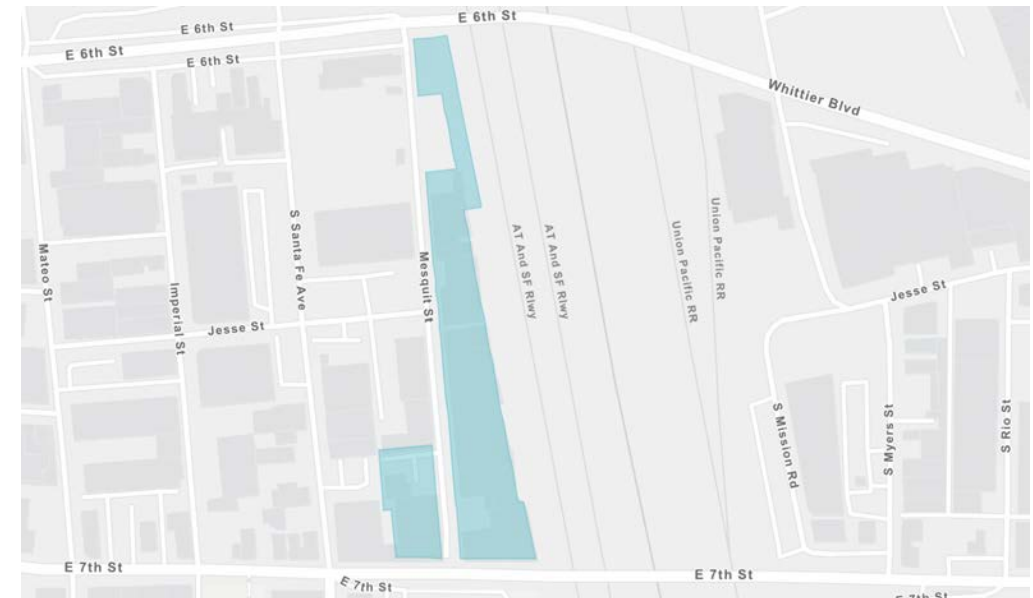
Source: Bjarke Ingels Group

Lot Area:
Height:

5.1 acres
5 buildings, ranging from
90 feet to 360 feet

Total Units:

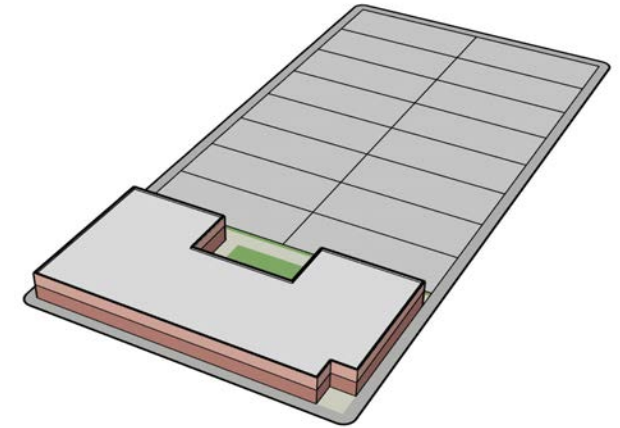
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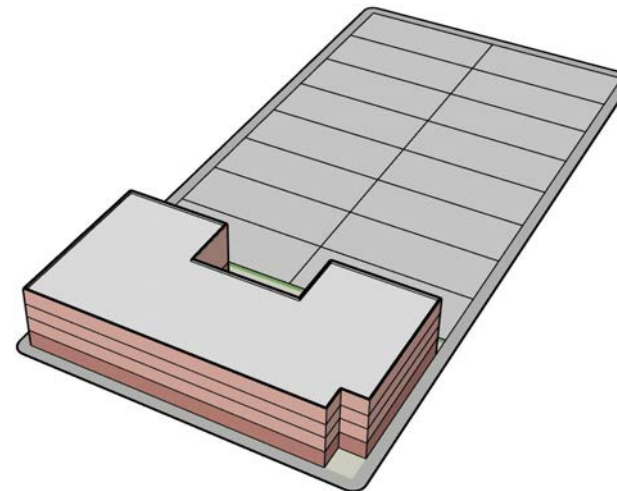
FAR Diagrams For Comparison

Building
Footprint

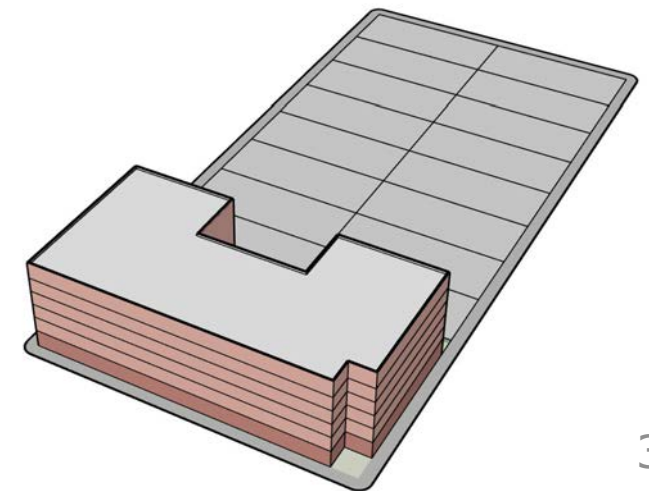
1.5:1 FAR



3:1 FAR

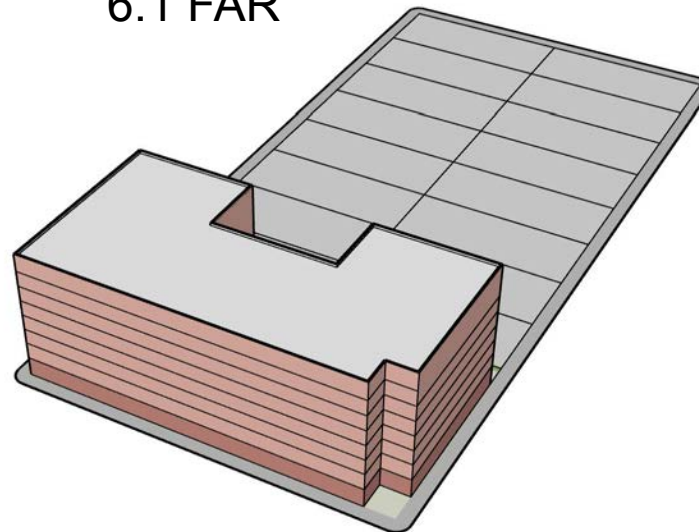


4.5:1 FAR

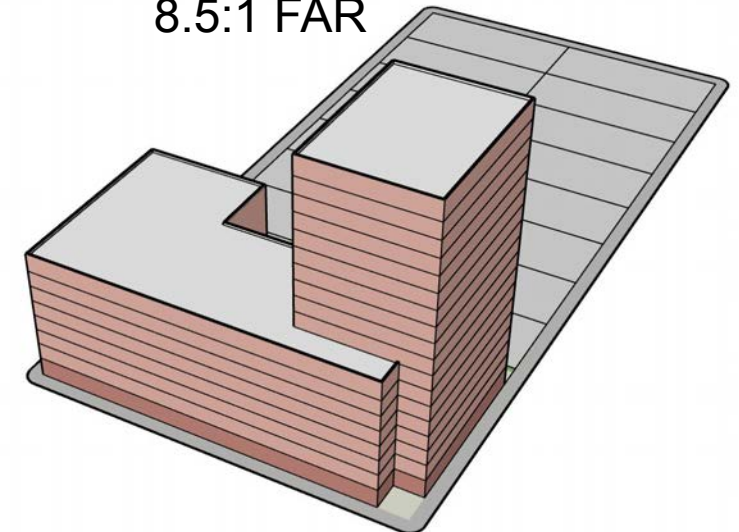


FAR Diagrams For Comparison

6:1 FAR

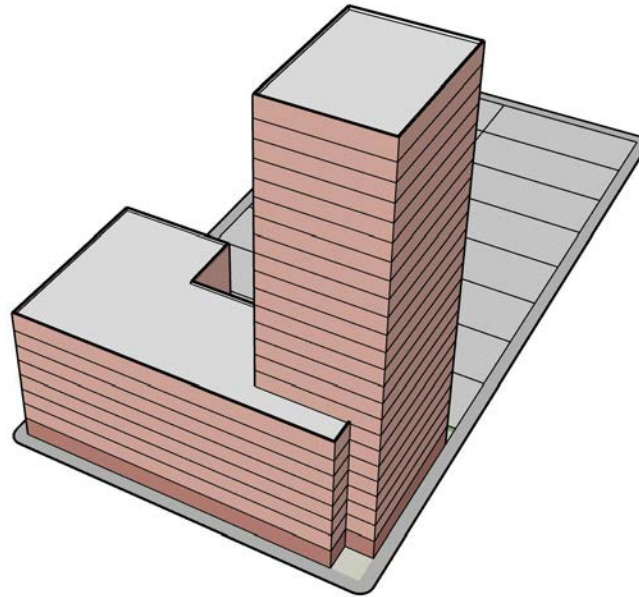


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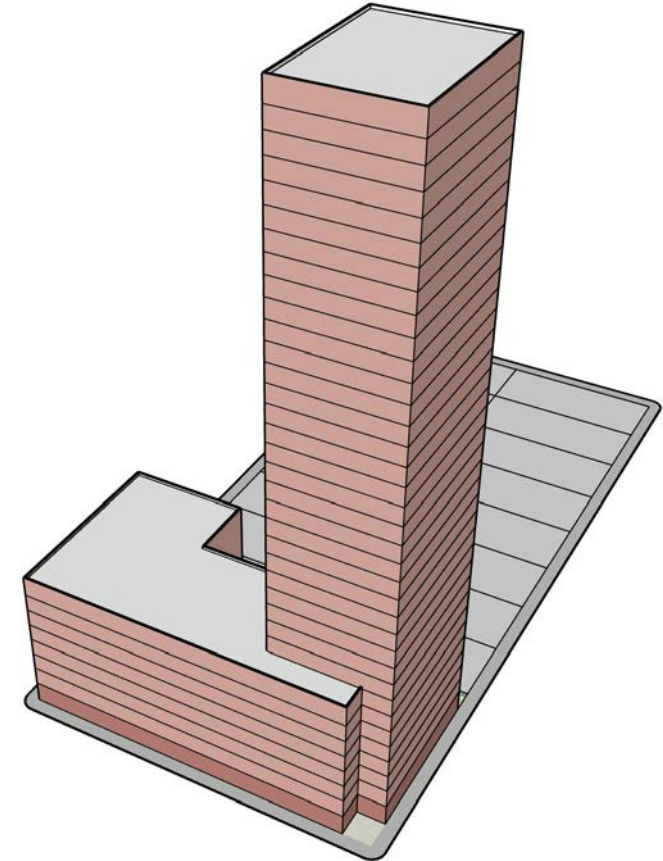


FAR Diagrams For Comparison

10:1 FAR

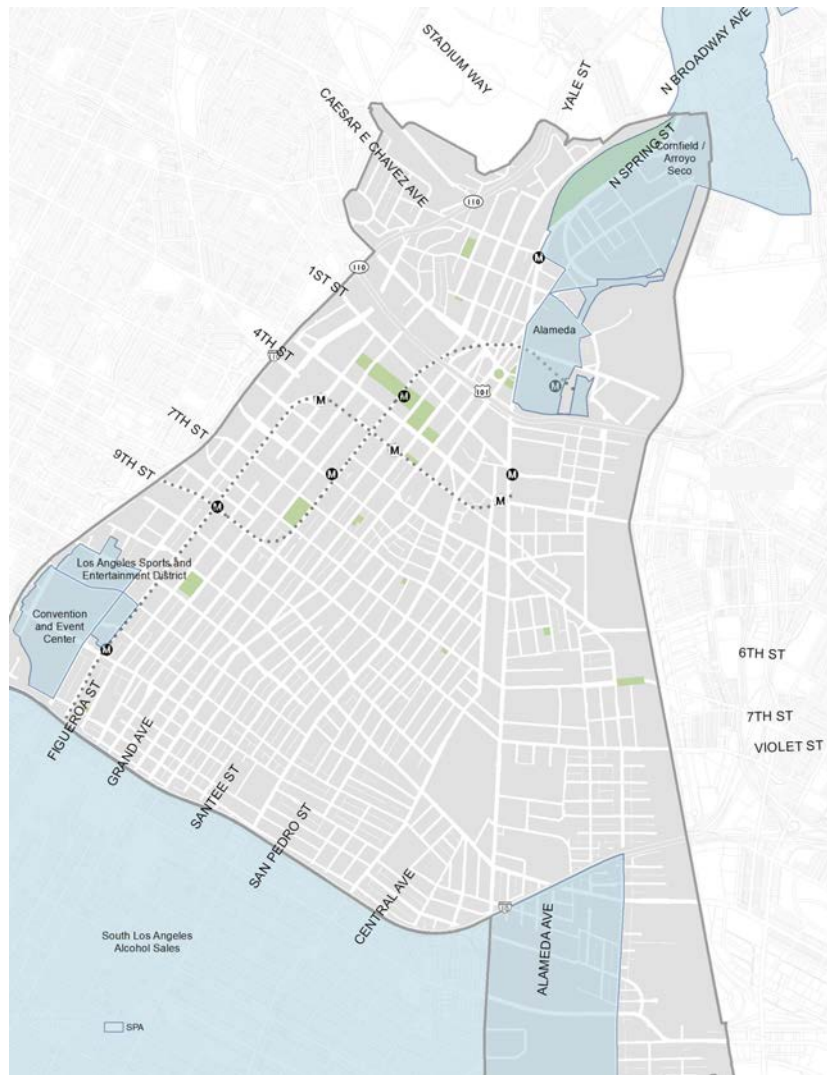


13:1 FAR

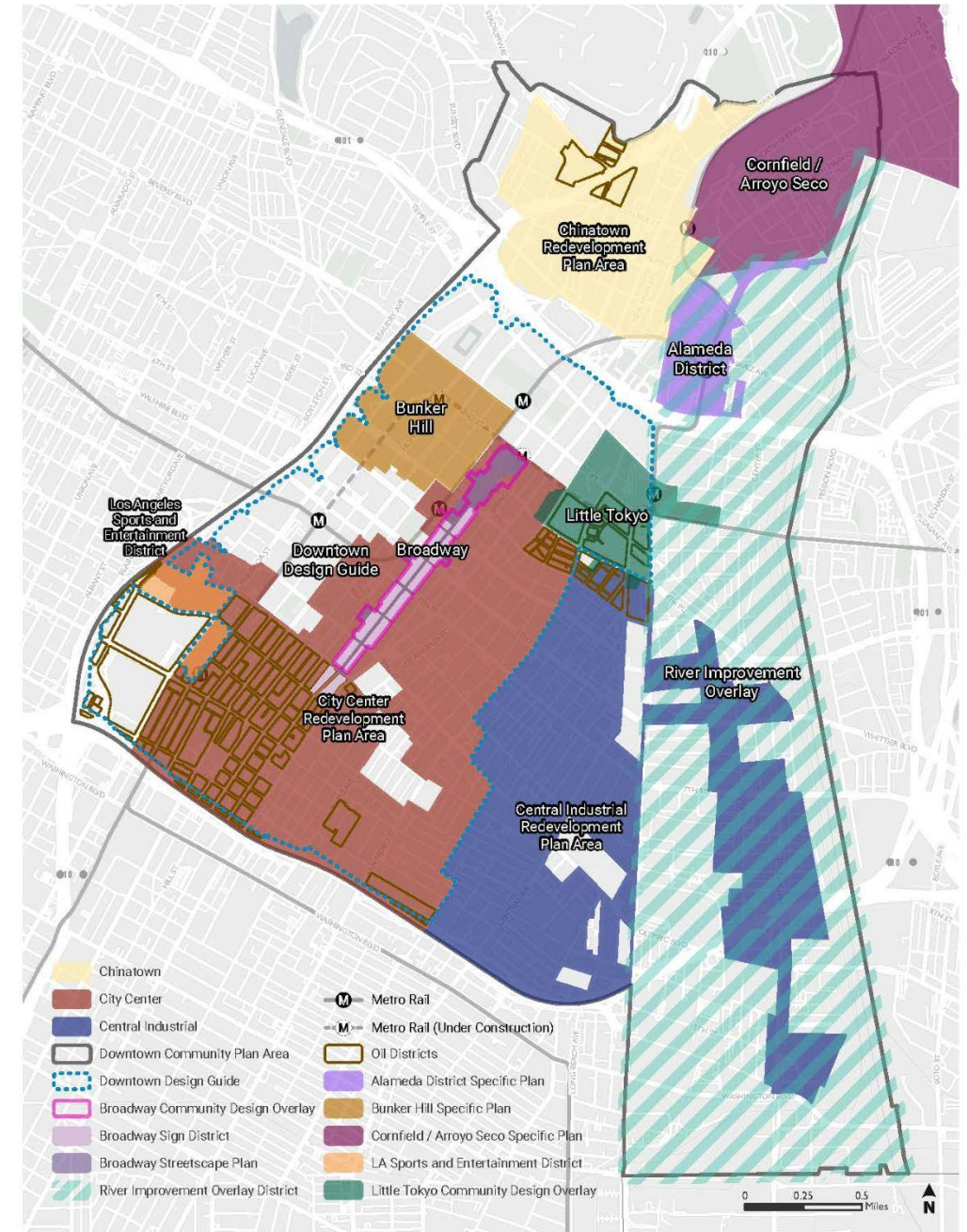


Informational Maps

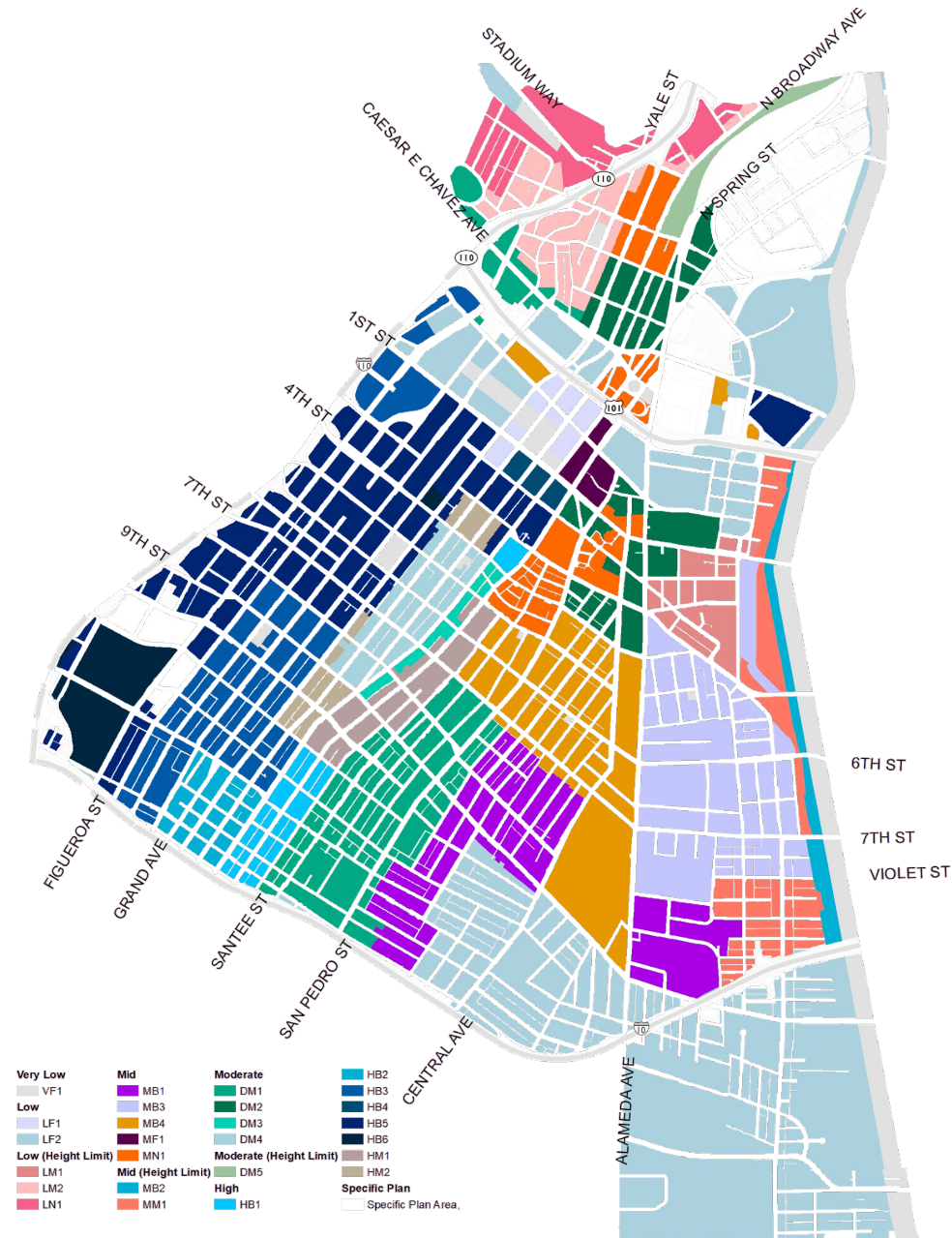
Remaining Specific Plan Areas



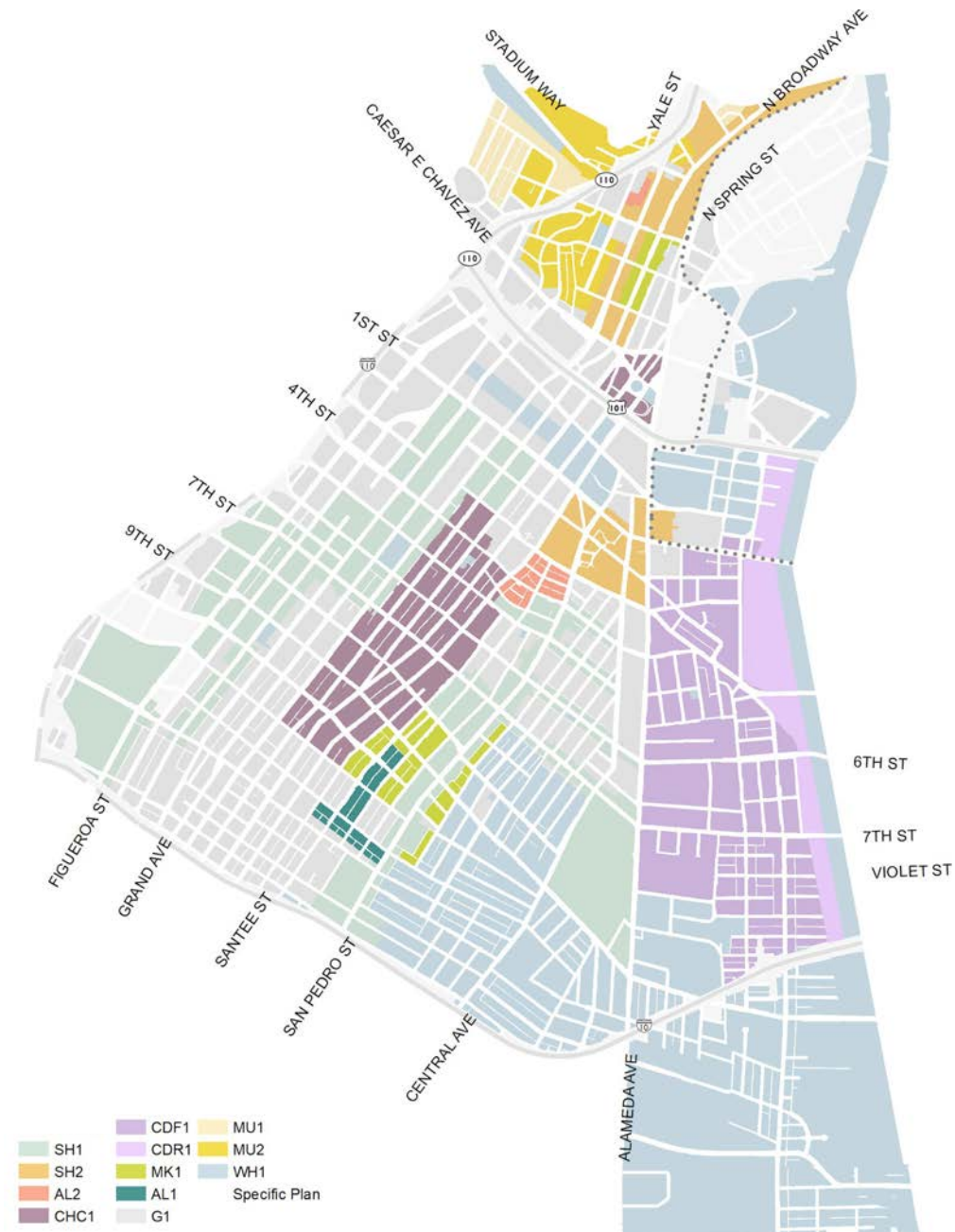
Adopted Specific Plans & Overlays



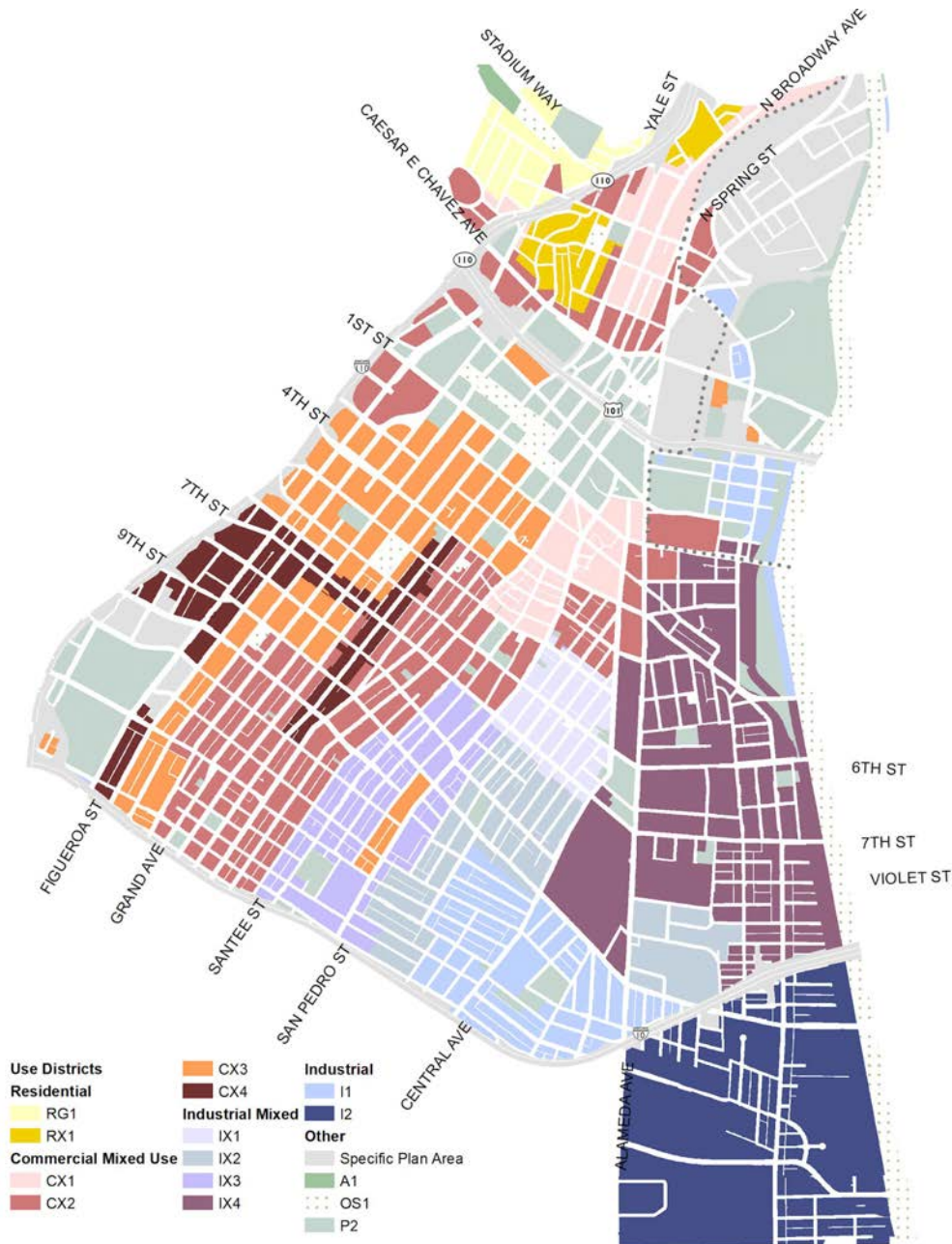
Form Districts



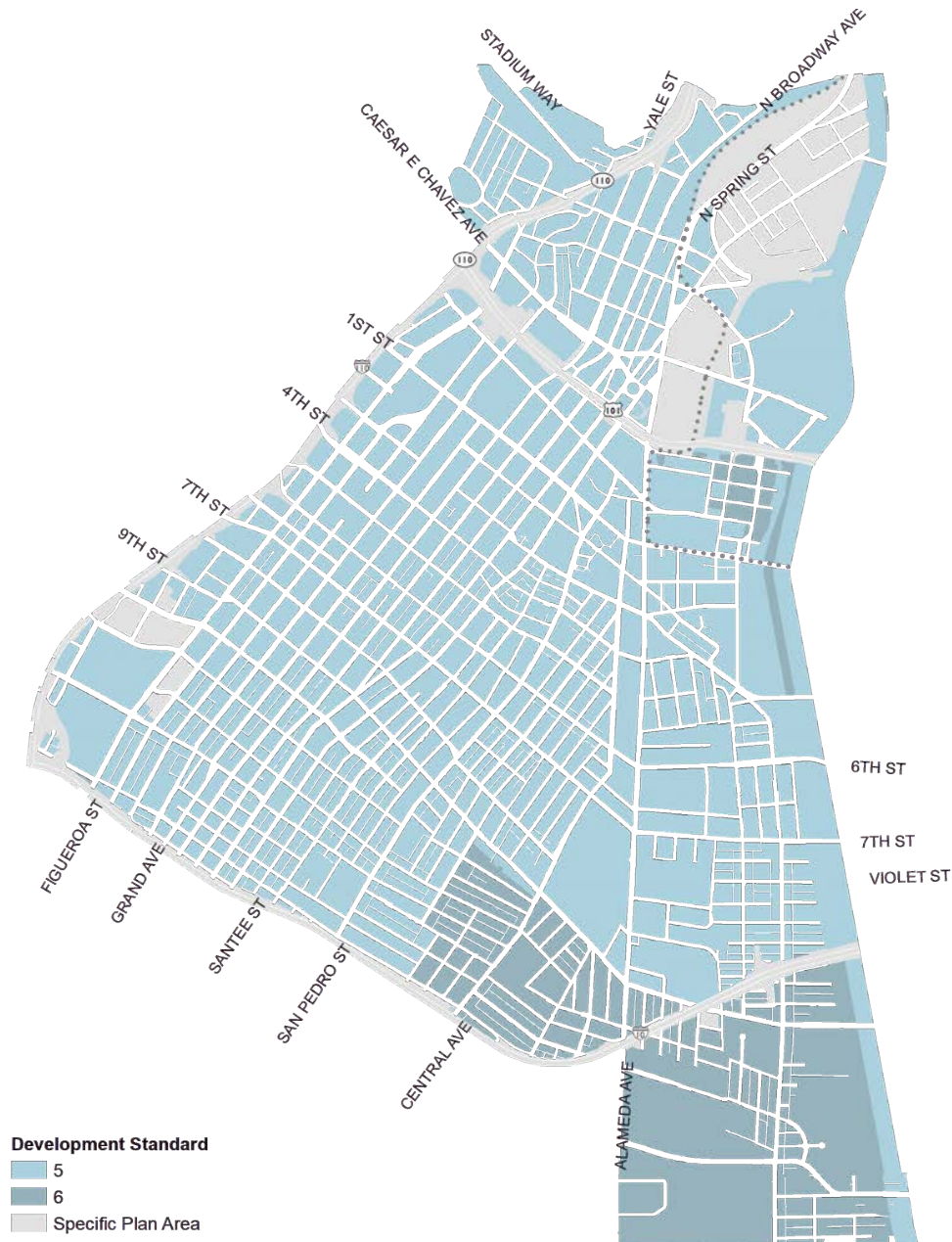
Frontage Districts



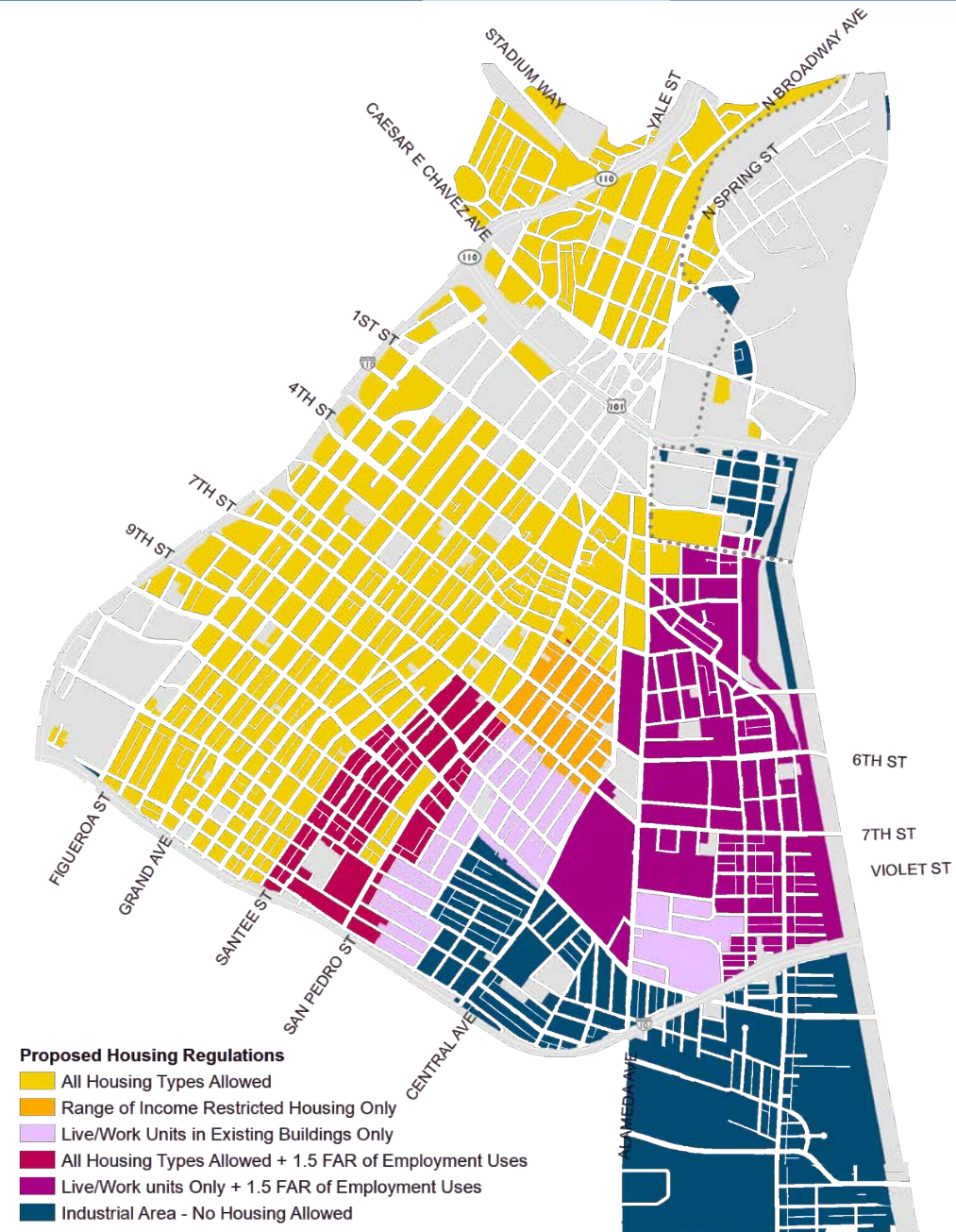
Use Districts



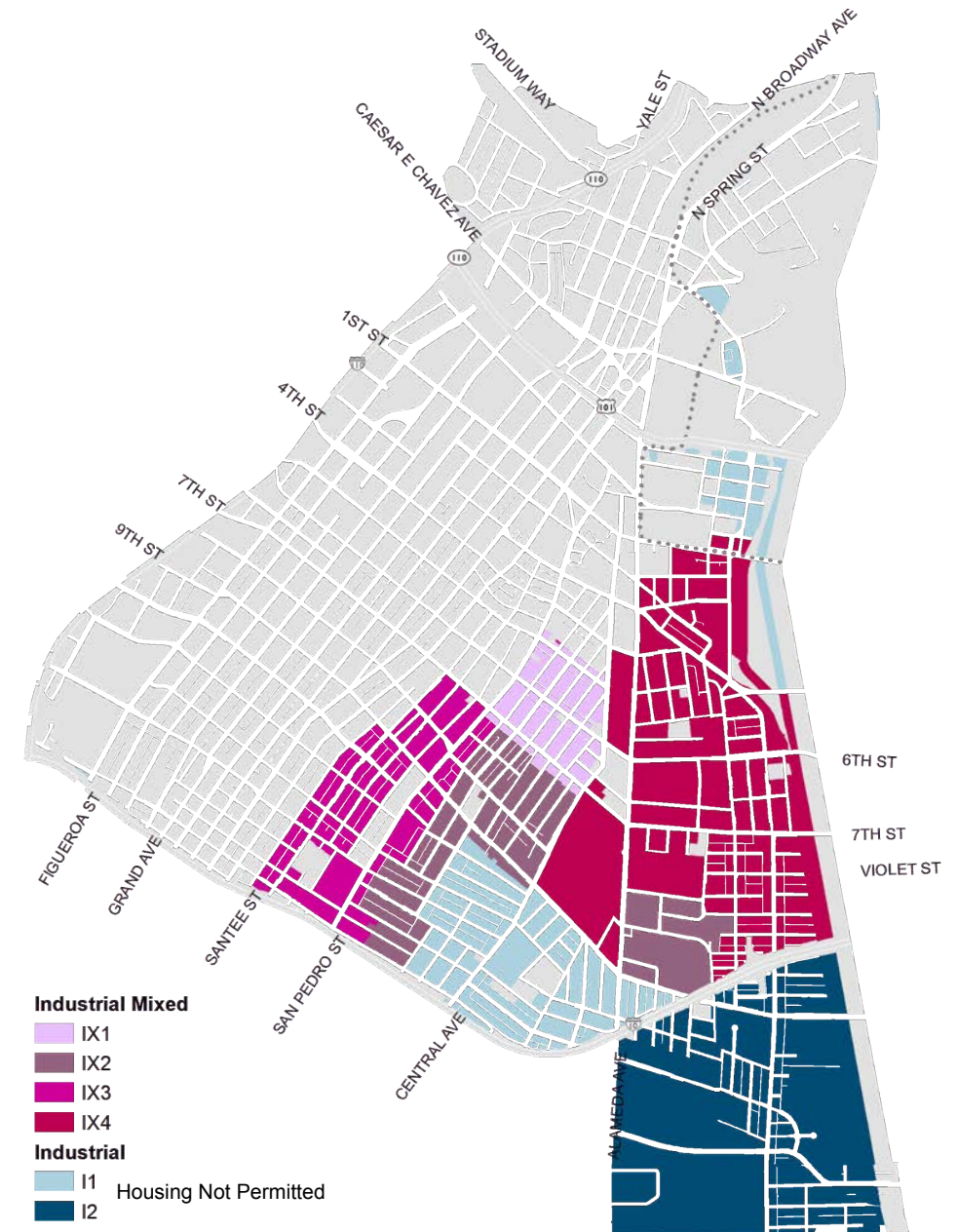
Development Standards Districts



Housing Types

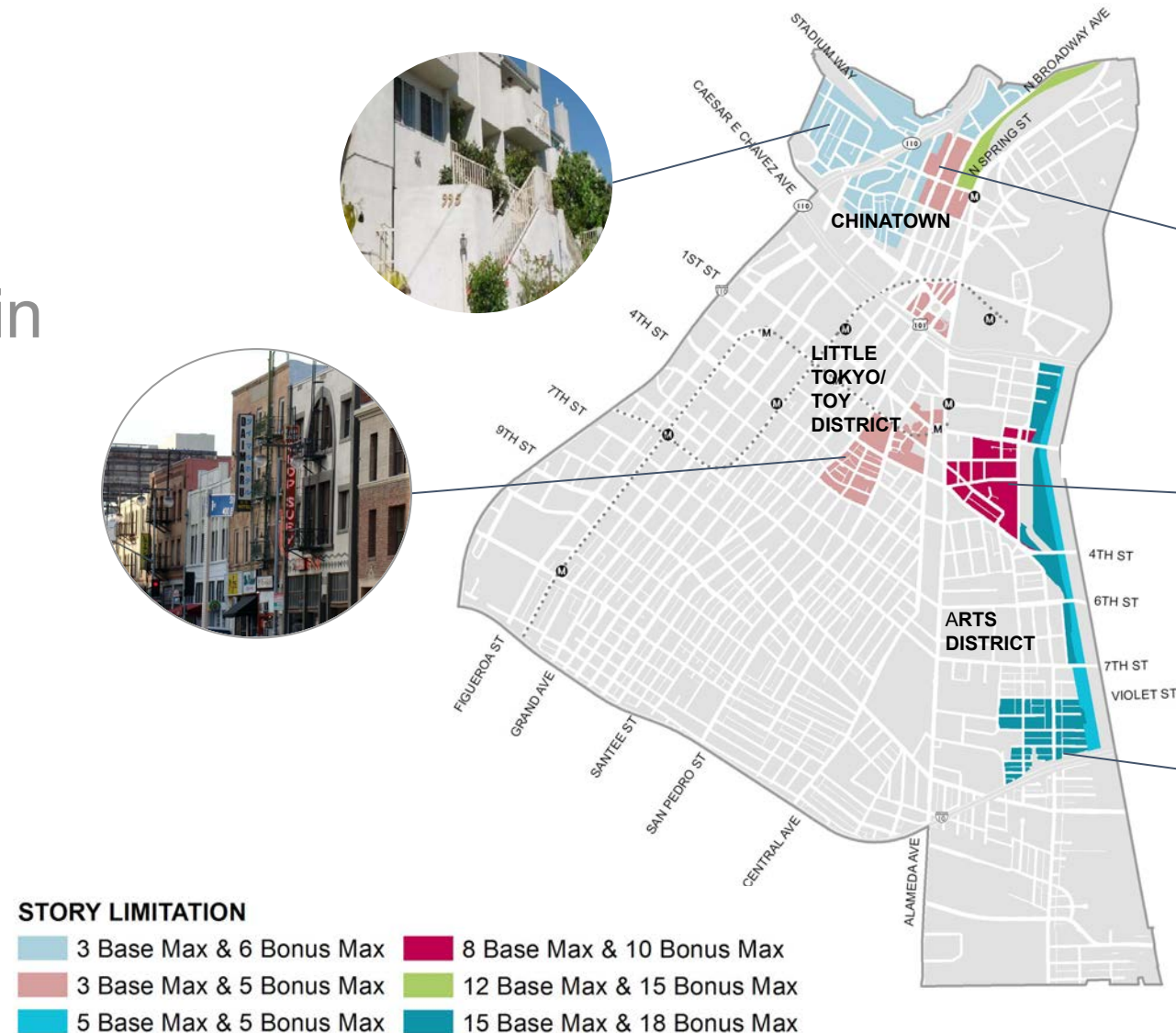


Industrial and Hybrid Industrial Land Uses

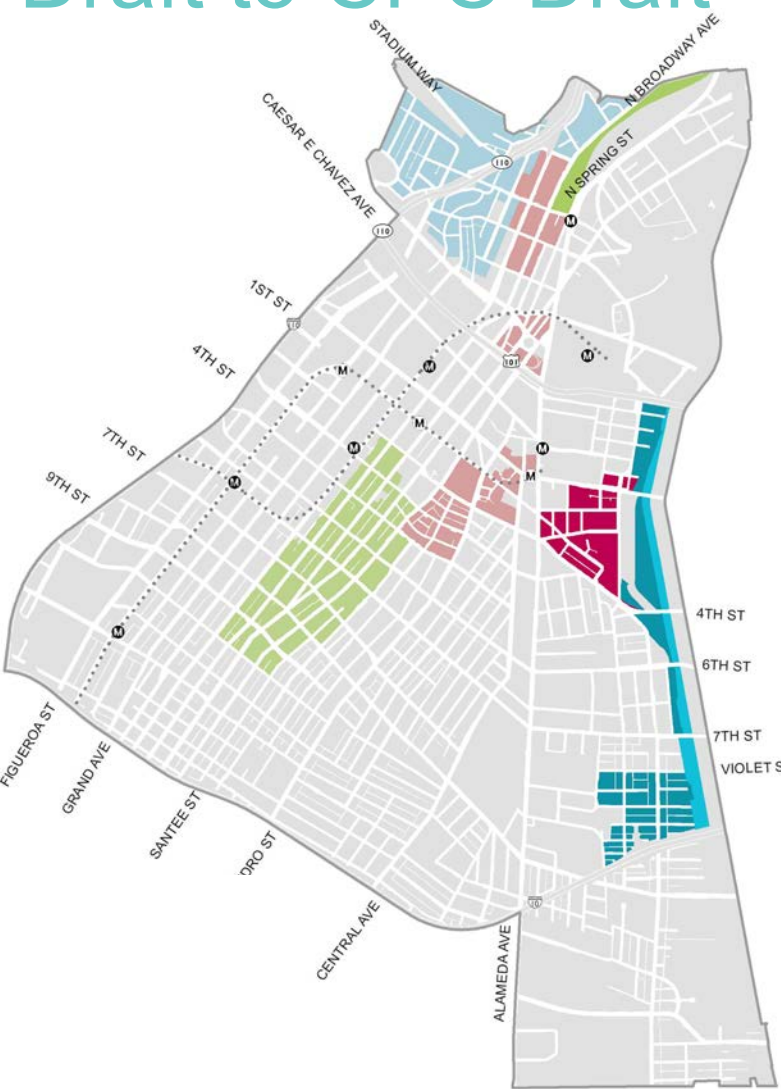


Form District Key Issues - Story Limitations

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

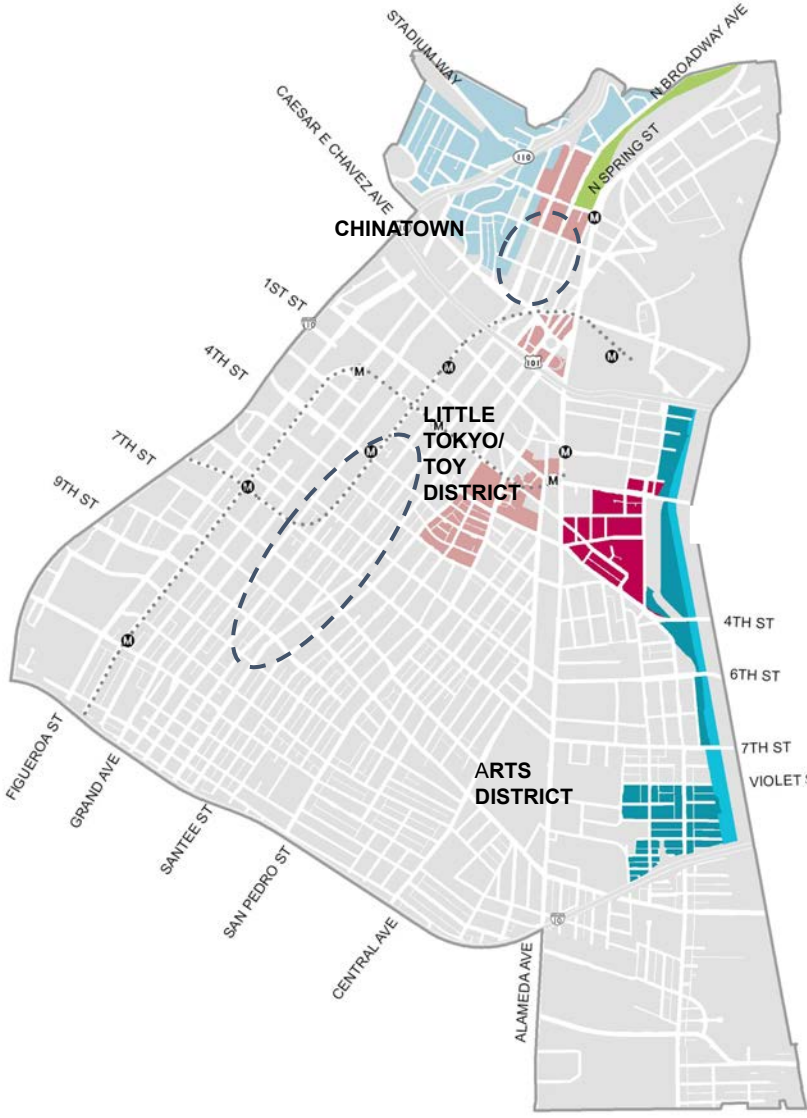


Story Limitations - Change from Public Hearing Draft to CPC Draft



Public Hearing

LN1 LM2	Base Limit	Bonus Limit
	3 Stories	6 Stories
MN1	Base Limit	Bonus Limit
	3 Stories	5 Stories
DM5	Base Limit	Bonus Limit
	12 Stories	15 Stories
LM1	Base Limit	Bonus Limit
	8 Stories	10 Stories
MM1	Base Limit	Bonus Limit
	15 Stories	18 Stories
MB2	Base Limit	Bonus Limit
	5 Stories	

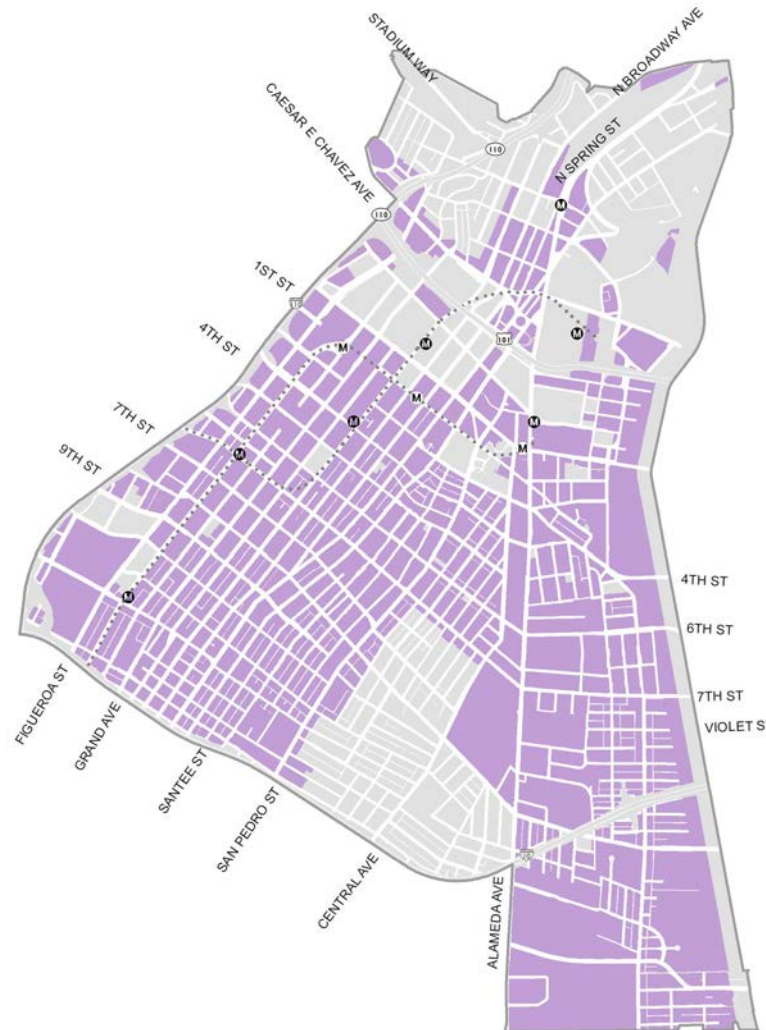


Proposed

 Height Limits Removed

LN1 LM2	Base Limit	Bonus Limit
	3 Stories	6 Stories
MN1	Base Limit	Bonus Limit
	3 Stories	5 Stories
DM5	Base Limit	Bonus Limit
	12 Stories	15 Stories
LM1	Base Limit	Bonus Limit
	8 Stories	10 Stories
MM1	Base Limit	Bonus Limit
	15 Stories	18 Stories
MB2	Base Limit	Bonus Limit
	5 Stories	

Increased Development Potential Map



Targeted Planting Map



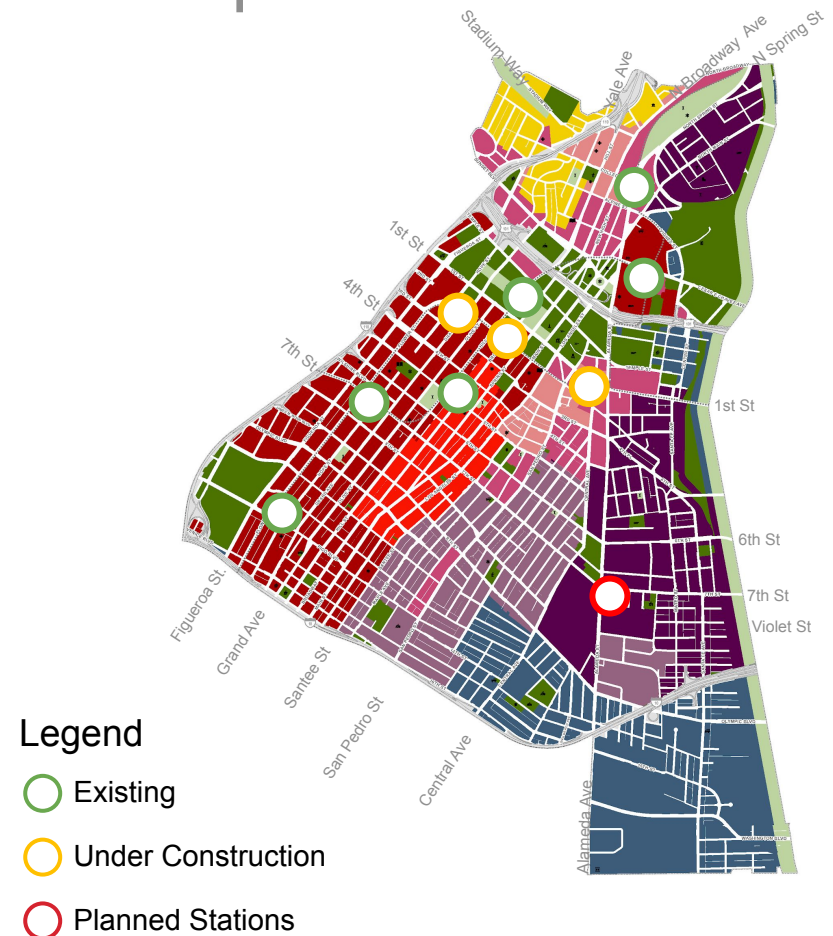
General Plan Land Use

GPLU Key Issues - Expand Transit Core












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

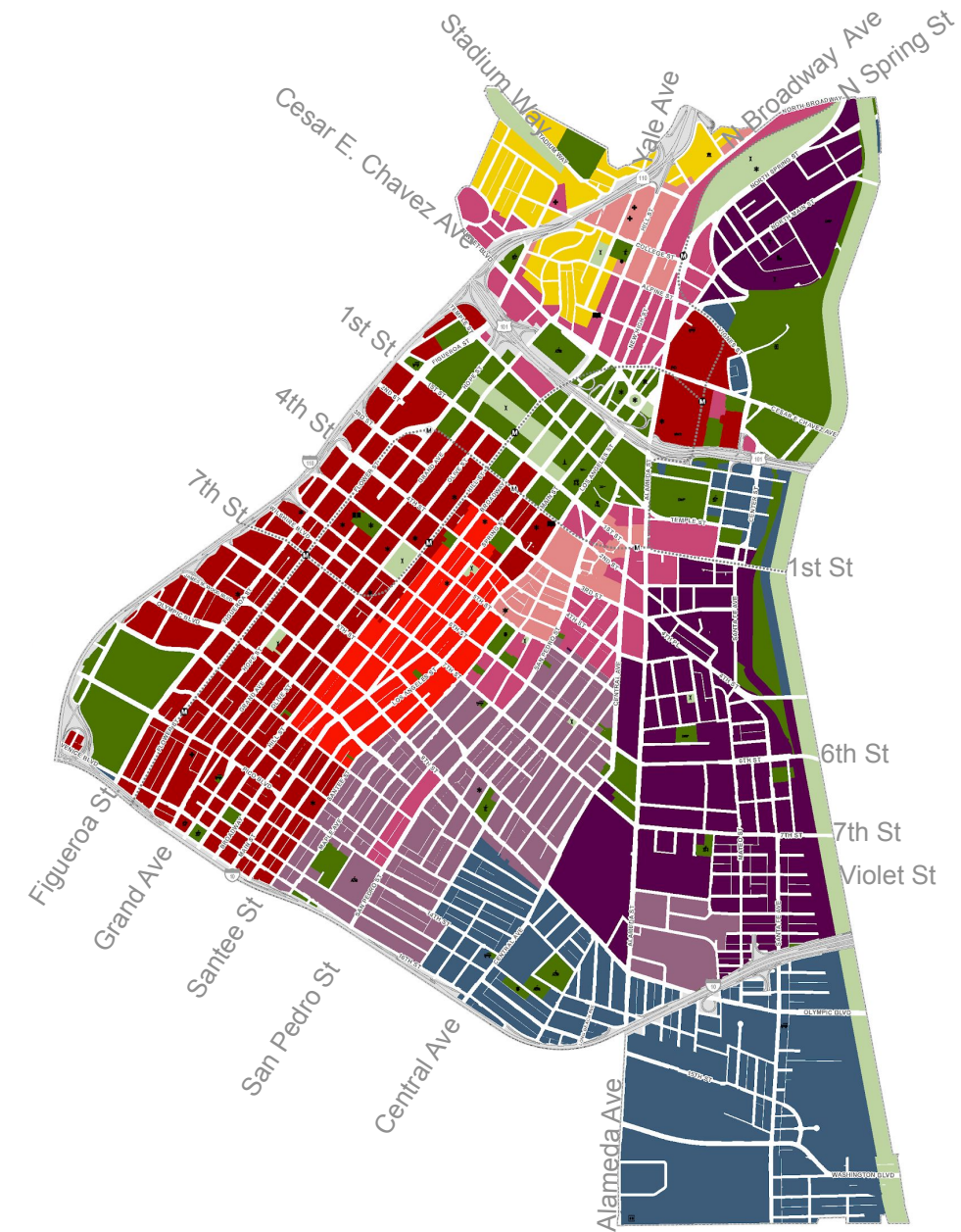
Considerations:

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



Draft Land Use Map

Designation	Form	Use	De
 Transit Core	HB1, HB2, HB3, HB4, HB5	CX2,CX3,CX4	FA
 Traditional Core	DM3,DM4,HM1,HM2	CX2,CX3,CX4	FA
 Community Center	DM1,DM2,DM5,LM2,MB4	CX1,CX2,CX3	FA
 Hybrid Industrial	LM1,MB2,MB3,MB4,MM1	IX3,IX4	FA
 Markets	DM1,MB1,MB4	IX1,IX2,IX3	FA
 Village	LM2,MN1	CX1,CX2,RX1	FA
 Open Space	LF1,VF1	A1, OS1	1L, N
 Public Facilities	DM1,DM2,DM4,HB2,HB3,HB4,HB5,HM1,HM2, LF1,LM2,LN1,MB1,MB3,MB4,MF1,MM1,MN1	P2	FA, N
 Public Facilities - Freeways			
 Medium Neighborhood Residential	LM2,LN1	RG1, RX1	FA
 Production	LF1,MB2,MM1,VF1	I1,I2	N



Staff Report Recommended Actions

REFERENCE MATERIAL
Staff Recommendation Report
Page 3

Recommended Actions

1. **Conduct** a public hearing on the Proposed Project as described in this Staff Recommendation Report.
2. **Approve** the Staff Recommendation Report as the Commission Report.
3. **Approve and Recommend** that the City Council adopt the Findings in the Staff Recommendation Report, and direct staff to prepare Environmental Impact Report (EIR) Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration.
4. **Recommend** that the City Council instruct the Director of City Planning to adopt Environmental Protection Measures pursuant to Division 4C.12 (Environmental Protection) of the new Zoning Code as appropriate to implement the MMP.
5. **Find** the City Planning Commission has reviewed the Draft EIR (City EIR No. ENV-2017- 433-EIR and State Clearinghouse No. 2017021024), as shown in Exhibit A.8.
6. **Recommend** the City Council adopt the Resolution in Exhibit A to certify the EIR, adopt EIR Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program.

Recommended Actions

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

- a. Amend the General Plan Land Use Element and adopt the Plan Boundary Change Map to consolidate the Central City Community Plan area and Central City North Community Plan area into the new Downtown Plan Area as shown in Exhibit A.5; adopt the Downtown Community Plan as shown in Exhibit A.1; and adopt the General Plan Land Use Map for the Downtown Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit A.3, and the General Plan Land Use Change Maps and Matrices as shown in Exhibit A.4.
- b. Amend the Mobility Plan 2035 to reclassify selected streets and Enhanced Networks, as shown in Exhibit A.7.
- c. Amend the Citywide General Plan Framework Element, as shown in Exhibit A.6.

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

Recommended Actions

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

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

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

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

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

Recommended Actions

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

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

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

Zine



LIVING IN DOWNTOWN

EQUITY AND IDENTITY

A GUIDE FOR THE NEXT 20 YEARS

PROPOSED DOWNTOWN LOS ANGELES COMMUNITY PLAN

SUMMER 2021

THE BIG PICTURE

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

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

HOW DO THESE RULES MAKE MY NEIGHBORHOOD BETTER?

Communities need a plan to guide growth, jobs, housing, schools, transportation, and parks.

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

EQUITY IN DOWNTOWN LOS ANGELES

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

As Downtown is anticipated to accommodate more housing and jobs over the next 20 years, understanding these issues provides insight into common values, competing demands, fiscal priorities, and awareness of existing inequities. Continue scrolling for some approaches to address equity, health, and climate change that will be further explained.



TRANSIT PROXIMITY

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

SERVICES & AMENITIES

A new Community Benefits Program will offer incentives for development to provide space for social and health services, social enterprises, small business incubators, childcare, and public services within the Plan area. Through incentive tools and the Plan works to increase access to daily necessities like fresh food and cultural and educational resources. The Plan expands the areas where grocery stores, corner markets, and other neighborhood services can be built, especially within walking distance of housing and jobs.

HOUSING FOR ALL

The Plan nearly doubles the area where housing is allowed today to broaden the areas where housing can be built across Downtown. Approximately 66% of the Plan area would allow for new housing, ranging from market-rate housing to Permanent Supportive Housing.

This also makes it easier to build affordable housing for more Angelenos, permanent supportive housing for many residents experiencing homelessness. More neighbors will also support more daycares, health facilities, grocery stores, as well as create small business opportunities in more areas of Downtown Los Angeles.

EQUITY**ADAPTIVE REUSE**

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

INFILL DEVELOPMENT

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

HEALTH

OPEN SPACE
The Downtown Plan includes requirements for new developments to include open spaces available to people who live and work in the building. It also introduces new programs that incentivize public open spaces, open to all, and community facilities like community gardens and schools.

CLIMATE CHANGE**COMMUNITY HEALTH**

Historically, affordable housing has often been zoned for and built near industrial uses, which have been found to have negative health effects to residents who live close to these places and uses. The Plan allows for new housing in a larger area but still ensures that residential uses are not allowed near industrial uses known to be harmful to residents and workers.

AFFORDABLE & PERMANENT SUPPORTIVE HOUSING

PLAN STRATEGIES

When residential projects choose to build larger buildings, the proposed Community Benefits Program requires affordable housing to be provided before any other benefits. The system was developed with the¹benefit of substantial local input, as well as market analysis.

📍 Economic Analysis

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

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

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

📍 Community Benefits Program Summary

The proposed Plan allows for an increase in floor area ratio² (FAR) when community benefits such as affordable housing are provided. The Downtown Community Plan zoning outlines base and bonus FARs for each property. The difference between the base and bonus FAR is the key mechanism to incentivize affordable housing in new developments. In most areas of the Plan, the maximum FAR is greater than what is allowed today-allowing more opportunities to capture affordable housing. The proposed FARs are informed by what is allowed under the current adopted plan as well as stakeholder feedback.

📍 Community Benefits Program Summary

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

📍 Staff Report discussion Improving Feasibility of the Community Benefits Program

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

📍 Community Benefits Trust Fund Ordinance

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

² Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the building is located on.



ANTI-DISPLACEMENT PLAN STRATEGIES

The Plan proposes to increase opportunities for affordable housing by lowering the base FARs, removing density limitations, and increasing the maximum FARs in Chinatown and Little Tokyo.

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

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

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

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

📍 Community Benefits Program Summary

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

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

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

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

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

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

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

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



Visit planning4la.org/dtla2040 to find referenced Draft Plan materials and documents.

ENVIRONMENTAL HEALTH

PLAN STRATEGIES

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

📍 [Interactive Zoning Map](#)

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

📍 [Draft of the New Zoning Code, Article 4-Development Standards](#)

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

📍 [Draft of the New Zoning Code, Article 4-Development Standards, Article 3-Frontages](#)

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

📍 [Proposed Draft Downtown Community Plan Text, reference Chapter 3 Mobility & Connectivity](#)



Visit planning4la.org/dtla2040 to find referenced Draft Plan materials and documents.

HISTORIC & CULTURAL NEIGHBORHOODS

PLAN STRATEGIES

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

📍 Draft of the New Zoning Code Article 3-Frontage, Zoning Frontage Districts: CHC1, CDF1, CDR1, SH2, AL1, AL2, MK1

The Plan proposes incentives for preserving historic resources.

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

SMALL BUSINESS PROTECTIONS

PLAN STRATEGIES

The Plan limits the maximum size of a ground floor business establishment in Little Tokyo and Chinatown to promote and retain locally owned small businesses. The Community Benefit Program offers incentives for developments to include business incubators, providing tenant space and assistance for small business.

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

The Downtown Community Benefit Fund supports eligible small legacy and community-serving businesses with rent subsidies, grants for low-income micro-entrepreneurs, and supports creation of Sidewalk Vendor Commissaries. Proposed Live/work zoning requirements in the Arts district require production space in residential units to support small scale artisans, manufactures, and fabricators

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

📍 Community Benefits Trust Fund Ordinance



Visit planning4la.org/dtla2040 to find referenced Draft Plan materials and documents.

ON TONGVA LAND, DOWNTOWN LOS ANGELES WAS SAID TO BE ESTABLISHED IN 1781. RULES ABOUT BUILDING A CITY HAVE CHANGED A LOT IN 240 YEARS.

AS WE LOOK TO THE FUTURE, THE DTLA 2040 PLAN CELEBRATES DOWNTOWN'S MANY DIFFERENT NEIGHBORHOODS THAT CONTRIBUTE TO THE DIVERSE AND RICH FABRIC OF THE DOWNTOWN COMMUNITY WHILE DISTINCT STRATEGIES FOCUS ON SPECIFIC COMMUNITIES.

CHINATOWN

REQUIRE THAT NEW BUILDINGS HAVE SIMILAR SCALE TO EXISTING BUILDINGS, CREATE NEW OPPORTUNITIES FOR AFFORDABLE HOUSING, AND ADOPT NEW DESIGN BEST PRACTICE DOCUMENTS TO ENSURE NEW DEVELOPMENT RESPECTS THE CULTURAL LEGACY OF CHINATOWN.

SKID ROW

REQUIRE THAT NEW DEVELOPMENTS INCLUDE AFFORDABLE HOUSING IN EXISTING INDUSTRIAL AREAS. REQUIRE THAT NEW LARGE DEVELOPMENTS PROVIDE AFFORDABLE HOUSING IN EXISTING RESIDENTIAL AREAS. ENCOURAGE THE PROVISION OF SERVICES FOR THOSE MOST IN NEED. ALLOW FOR COMMUNITY SERVING USES SUCH AS GROCERY STORES.

LITTLE TOKYO

REQUIRE THAT NEW BUILDINGS INCLUDE SPACE FOR SMALL BUSINESSES. REQUIRE SPECIAL REVIEW FOR ALL PROJECTS THROUGH THE COMMUNITY DESIGN OVERLAY TO ENSURE THAT NEW DEVELOPMENT RESPECTS THE CULTURAL LEGACY OF LITTLE TOKYO.

HISTORIC CORE

REQUIRE THAT NEW BUILDINGS HAVE SIMILAR SCALE TO EXISTING HISTORIC BUILDINGS AND USE CERTAIN MATERIALS LIKE BRICK OR STONE TO RESPECT THE HISTORIC CHARACTER OF THE NEIGHBORHOOD. ENCOURAGE ACTIVATION OF BROADWAY THEATERS AND ENCOURAGE SPACE FOR ARTS AND ENTERTAINMENT.

FASHION DISTRICT

PRESERVE SPACE FOR FABRICATION, RETAIL, AND OFFICE AND ALLOW NEW HOUSING TO BE BUILT. APPLY ZONING TOOLS THAT SUPPORT OUTDOOR MARKETS AND VENDING.

ARTS DISTRICT

ENCOURAGE "MAKER" SPACE FOR ARTISTS, MANUFACTURERS, AND CONTENT CREATION. PRESERVE HISTORIC BUILDINGS AND FACILITATE ACCESS TO THE LOS ANGELES RIVER.

FINANCIAL DISTRICT

IMPROVE WALKABILITY AND TRANSIT ACCESS. ENCOURAGE TOWERS THAT WILL SHAPE THE CITY'S SKYLINE.

LOCAL POLICY SHAPES OUR FUTURE

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

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

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

WAYS TO PROVIDE FEEDBACK ON THE PLAN:

- SHOW PUBLIC SUPPORT IN FAVOR OF A COMMUNITY PLANNING POLICY OR VISION
- WRITE A LETTER IN FAVOR OR AGAINST THE PLAN
- DOCUMENT ISSUES THAT NEED TO BE ADDRESSED IN FUTURE DEVELOPMENT
- HIGHLIGHT ISSUES THAT SHOULD BE ADDRESSED
- PROVIDE TESTIMONY AT A PUBLIC HEARING

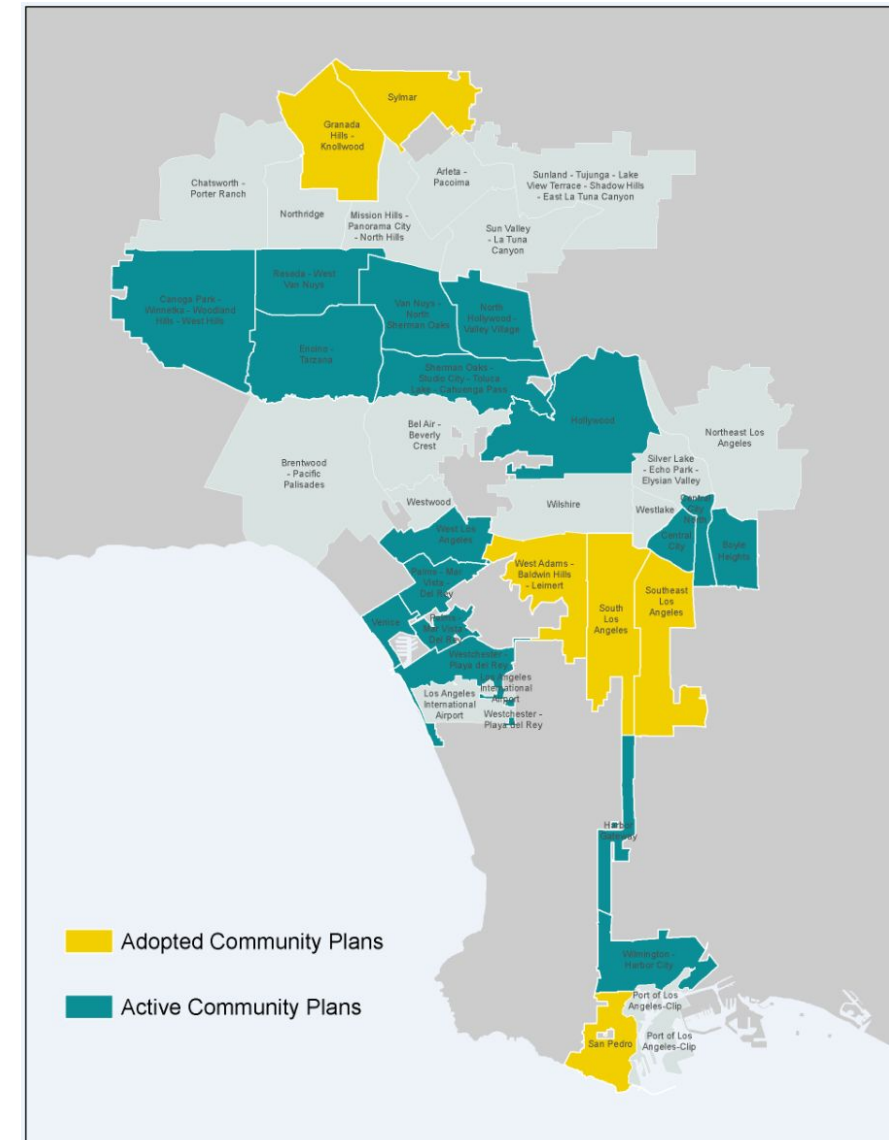
Miscellaneous Informational

Successional Rights

SUCCESSIONAL RIGHTS REFERENCE TABLE	
Entitlement	Reference
General Plan Adoption/Amendment	Sec. 13B.1.1.
Specific Plan Adoption/Amendment	Sec. 13B.1.2.
Zone Change	Sec. 13B.1.4.
Class 3 Conditional Use Permit	Sec. 13B.2.3.
Project Review	Sec. 13B.2.4.
Tentative Tract Map	Sec. 13B.7.3.
Final Tract Map	Sec. 13B.7.4.
Preliminary Parcel Map	Sec. 13B.7.5.
Final Parcel Map	Sec. 13B.7.5.
Project Compliance	Sec. 13B.4.2.
Project Compliance (Design Review Board)	Sec. 13B.4.3.
Project Adjustment	Sec. 13B.4.4.
Project Exception	Sec. 13B.4.5.
Certificate of Appropriateness (Construction, Addition, Modification, or Reconstruction)	Sec. 13B.8.5.
Certificate of Appropriateness (Demolition, Removal, or Relocation)	Sec. 13B.8.6.
Certificate of Compatibility for Non-Contributing Elements	Sec. 13B.8.7.
Coastal Development Permit (Pre-Certification)	Sec. 13B.9.1.
Coastal Development Permit (Post-Certification)	Sec. 13B.9.2.
Transfer of Floor Area Rights	LAMC Chapter 1, Article 4.5
Design Overlay Plan Approval	LAMC Chapter 1, Section 13.08.
Density Bonus Program	LAMC Chapter 1, Section 12.22.A.25.
Transit Oriented Communities Incentive Program	LAMC Chapter 1, Section 12.22.A.31.

Community Plan Update Citywide Map

There are 16 Community Plans in the update process



The Downtown Team

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(213) 978-1204

Live-work Q Conditions in the Elysian Valley

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

1. Uses:

- a. Residential dwelling units are prohibited except for the following:
 - i. Live/Work dwelling units are permissible at a ratio of one unit per 1,200 square feet of lot area and must comply with the following development standards:
 - 1. A minimum unit floor area of 750 square feet;
 - 2. A minimum work space of 150 square feet;
 - 3. Open floor plans at the ground floor (exclusive of restrooms/bathrooms, storage areas);
 - 4. Ground floors are comprised of a minimum floor-to-ceiling height of 12 feet (adaptive re-use projects exempt where not feasible within an existing structure);
 - 5. All Live/Work dwelling units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety.
- b. Individual Food Service establishments are limited to 8,000 square feet.
- c. Individual Retail establishments are limited to 10,000 square feet.
- d. The following uses are prohibited;
 - i. Any use involving the service, repair, storage, sales, or dismantling of new or used automobiles, trucks, trailers, or parts therein.
 - ii. Any use involving the deposit, storage, transfer, or sorting of recyclable waste materials
 - iii. Adult Entertainment
 - iv. Bail Bond Broker
 - v. Pawnshop
 - vi. Public Storage Facility (Storage Building for Household Goods)
 - vii. Open Storage Area
 - viii. Drive-throughs of Any Kind
 - ix. Shooting Gallery
 - x. Tow Truck Dispatching

Policies

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

Lot 45 - Proposed Plan Potential Development Scenario (Affordable Housing Emphasis)

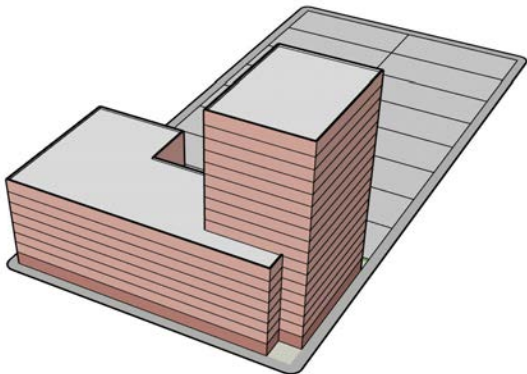
Proposed FAR Map



Base FAR - **2:1**
Bonus Max FAR - **8.5:1**

Base Ht - **No limit**
Bonus Max Ht - **No limit**

Example of 8.5:1 Building



Lot 45 Development Scenario

Summary*: Mixed- income, residential project would result in 829 units with 138 restricted to extremely low income

8.5 FAR Bonus for providing Additional Affordable Housing

Level 2 & 3
an additional 9% Extremely-low on the total units required (1.5% per 1:1 FAR for an additional bonus of 6:1 FAR)

2.8:1 FAR Bonus for providing Affordable Housing

Level 1
8% Extremely-low on the total units Required

2:1 FAR Base

No affordable housing required

*Assumes average unit size of 750 sf