



Downtown Community Plan & New Zoning Code

PUBLIC HEARING DRAFT

LOS ANGELES
CITY PLANNING

Fall 2020

Agenda

Introduction

Overview on Community Plans

Downtown Plan Update

Plan Goals & Objectives

Zoning & Implementation

Community Benefits Program



Public Hearing

What is a Public Hearing?

Public Hearing is a formal opportunity to provide public comment on the Draft Plan and Public Hearing Draft of the new Zoning Code to a Hearing Officer.

How to engage?

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, this public hearing will be conducted entirely online or by telephone.

Participants may join the Public Hearing online or by phone at any time between 4:00-7:00 PM to offer testimony.

Find information at planning4la.org/dtla2040

When?

Tuesday, December 8, 2020

• 4:00 p.m.–7:00 p.m.

Other opportunities to comment?

Written comments

The Public will have the opportunity to submit written comments till December 18th

Verbal Comments

The Public will have the opportunity to provide formal comments at

- City Planning Commission Public Hearing (winter/spring 2021) and
- Planning & Land Use Committee Public Hearing (spring/summer 2021)

The Downtown Community Plan is updated to...

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

Set a new direction for the future of Downtown, guide the physical development of neighborhoods, establishing 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 can allow this vision to be accomplished

How did we get here?



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

Highlights

- **October 2016** - shared draft plan concepts with weeklong public open studio “storefront” event
- **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 the Draft EIR

Plan Timeline

WE ARE HERE:



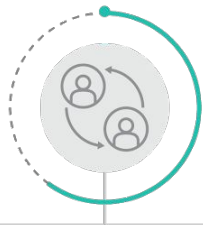
2014-2015
Listen

Conduct background research, field visits, land use surveys, data collection, and gather initial input.



2016-2017
Share

Draft the Plan vision, goals and policies, and identify initial zoning concepts.



2018
Consult

Further develop the plan policy document, select new zones, and draft the environmental document (EIR).



2019-2021
Refine

2019: Release of draft policy document and land use changes, and zoning.
2020: Release of updated policy document and zoning code, followed by Draft EIR.



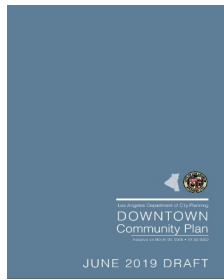
2021
Adopt

Appointed and elected officials review the proposed Community Plan and make final decisions regarding proposed policy and zoning recommendations.

Community Plan Components

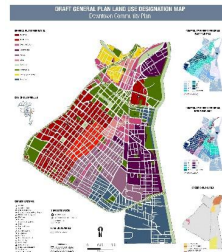
Policy Document

- Vision
- Policies
- Implementation Programs



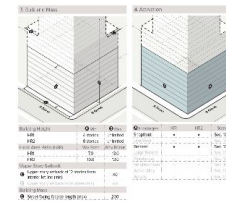
Plan Map

- Sets Range of Uses
- Establishes Range of Intensities



Zoning

- Development Regulations
- Use Allowances Process
- Base & Maximum FARs
- Applicability & Relief



Implementation Overlay

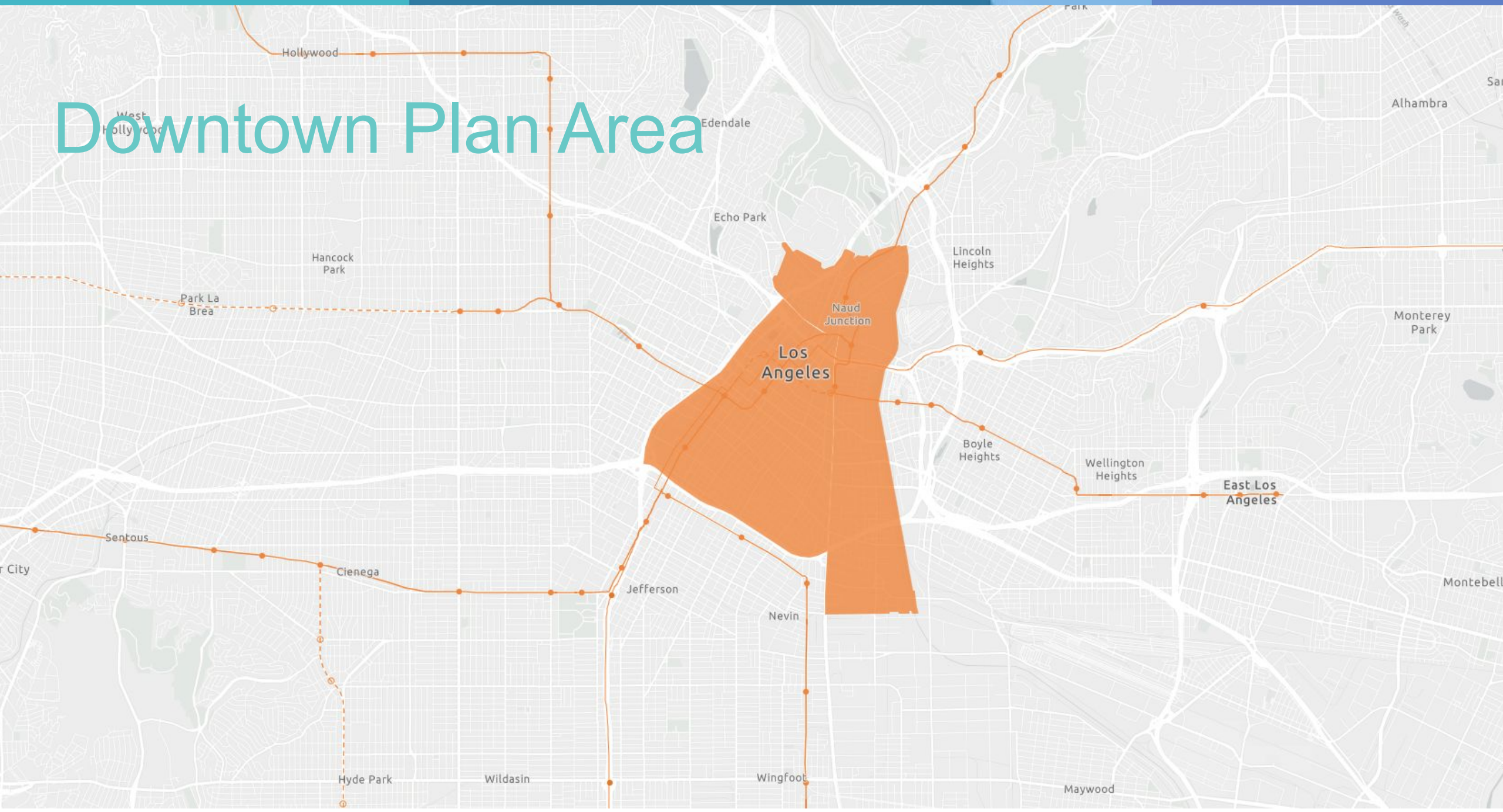
- Community Benefits Program
- Design Best Practices
- Other Development Standards



Plan Goals & Objectives

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Plan Goals & Objectives' is centered in white, with a horizontal white line above it.

Downtown Plan Area



Growth Projections

DOWNTOWN HAS SIGNIFICANT GROWTH PROJECTIONS.

SCAG Projection

+125,000 new residents

+70,000 housing units

+55,000 jobs

THE DOWNTOWN PLAN HAS CAPACITY FOR **EVEN MORE.**

Plan Reasonably Anticipated Development

+175,000 new residents

+100,000 housing units

+100,000 jobs

80% of the Plan capacity is within ½ mile of major transit stops





The Downtown Community Plan envisions a sustainable, equitable, and inclusive future for Downtown

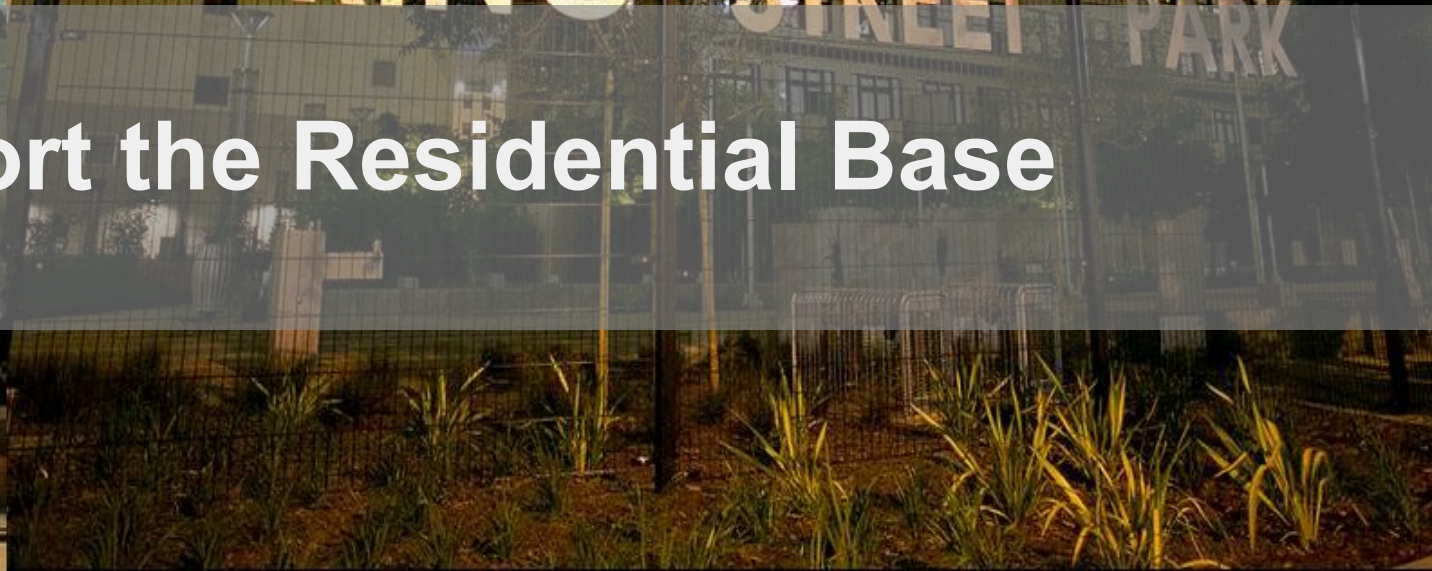


This
represents
20%

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

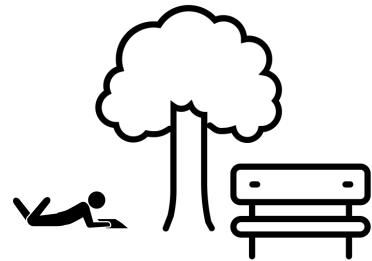


Grow and Support the Residential Base

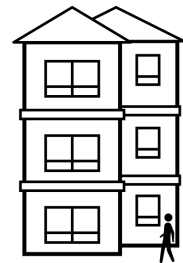


Housing Strategies

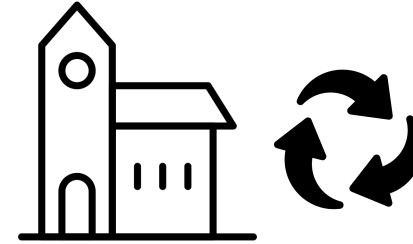
Expanding areas where housing is allowed



Removing per unit requirements for open space



Removing residential density limits in Central City North

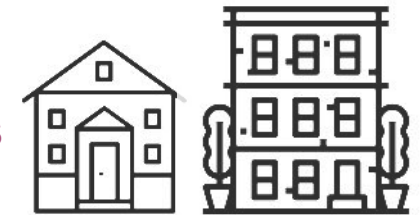


Expanding and streamlining Adaptive Reuse

Removing parking requirements



Range of housing types to address various family sizes and needs

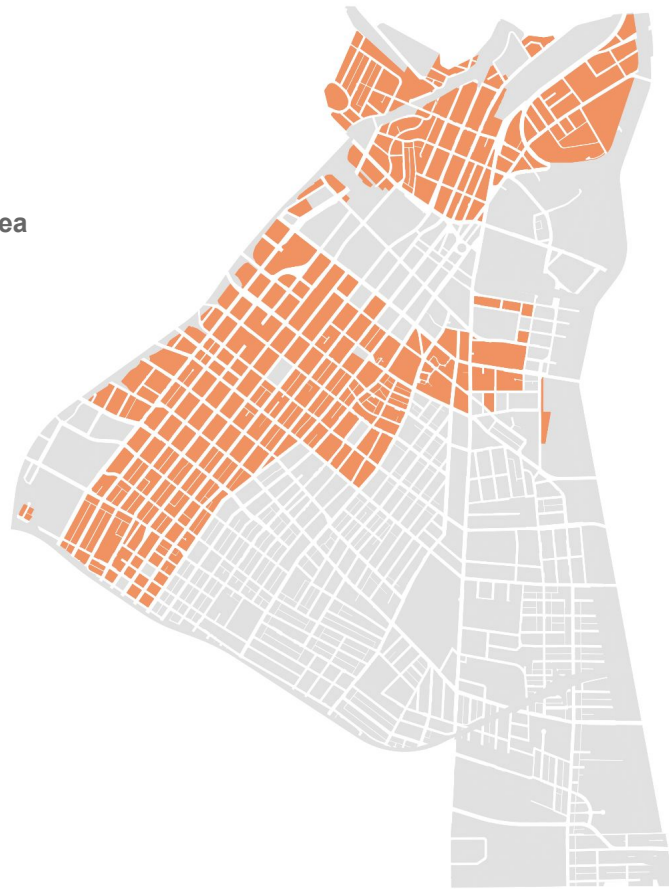


Introducing a Community Benefits Program to generate affordable housing

New Housing Opportunities

33%

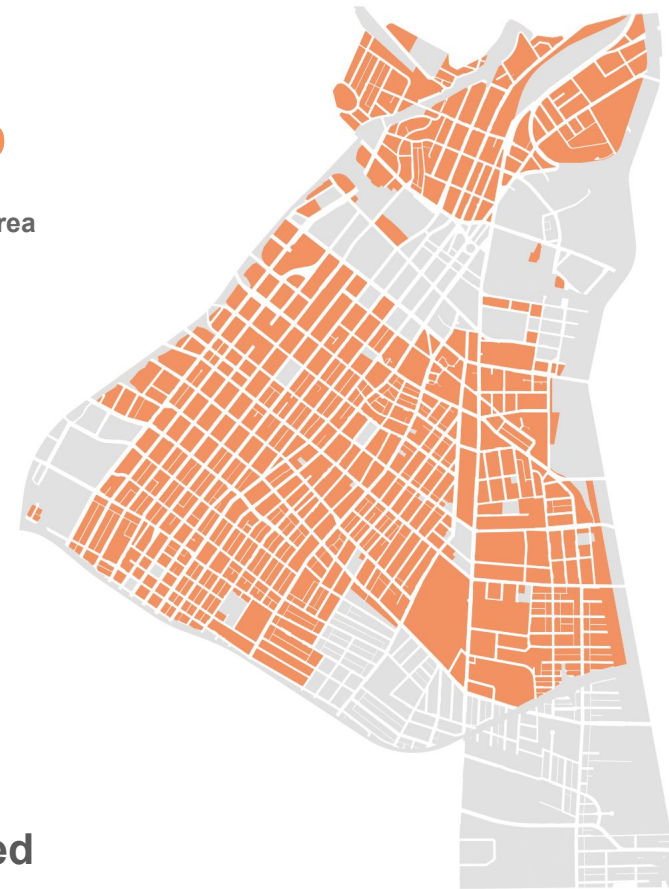
of the Plan area



Today

60%

of the Plan area



Proposed

A high-angle, wide shot of a modern, multi-level office building interior. The space is characterized by extensive glass railings on the upper levels, providing a clear view of the lower floors. On the top level, there are rows of bookshelves filled with books and several computer workstations with monitors. People are seen working at these desks. The middle level features a long white table and a red wall. The bottom level shows a staircase with people walking and a group of people in business attire gathered near a white curved structure. The overall atmosphere is professional and active.

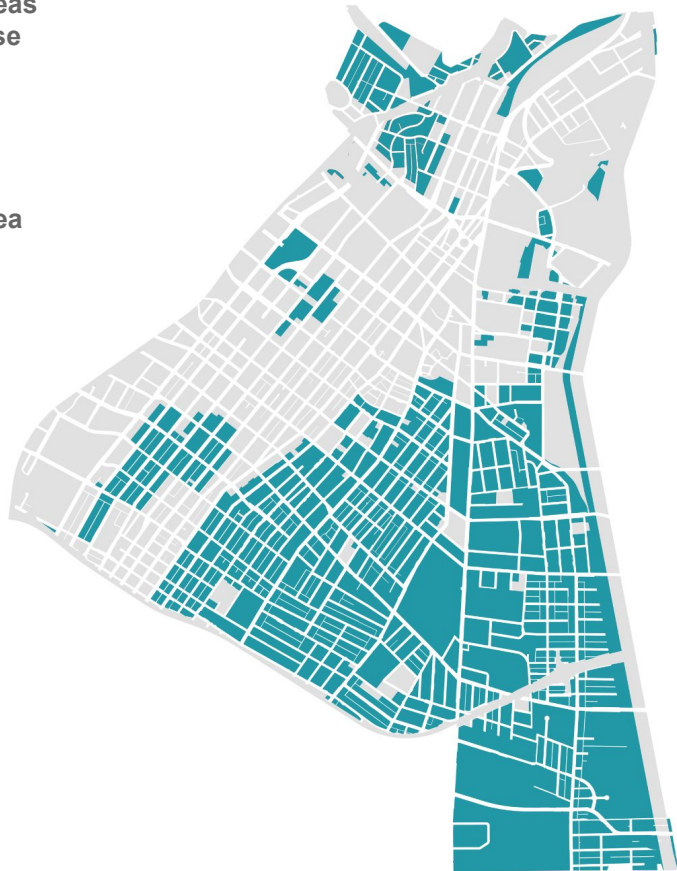
Maintain Downtown as the Primary Job Center of the Region

Creating Opportunities for Job Growth

Single Use areas
today comprise

80%

of the Plan area

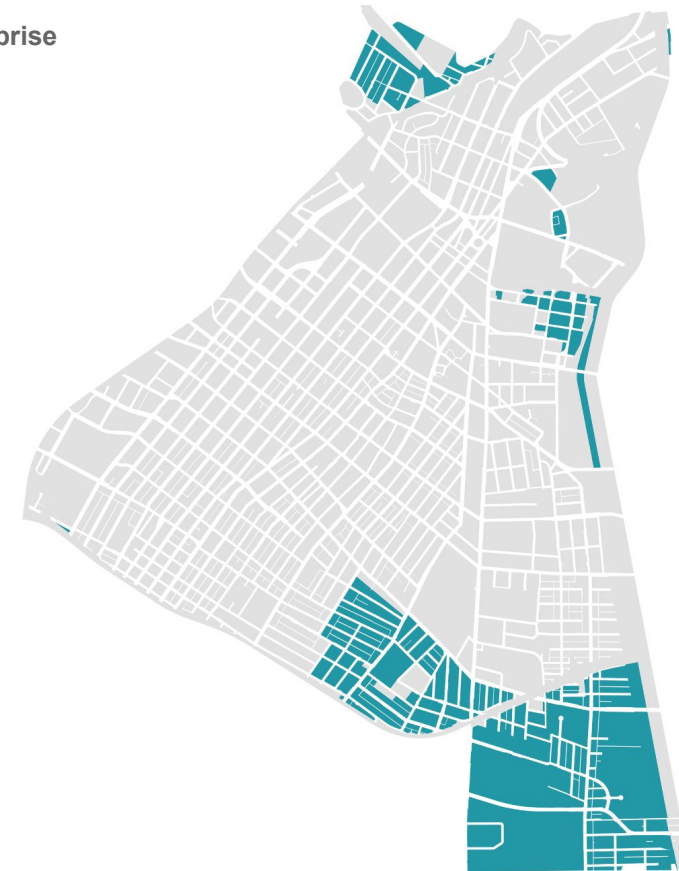


Today

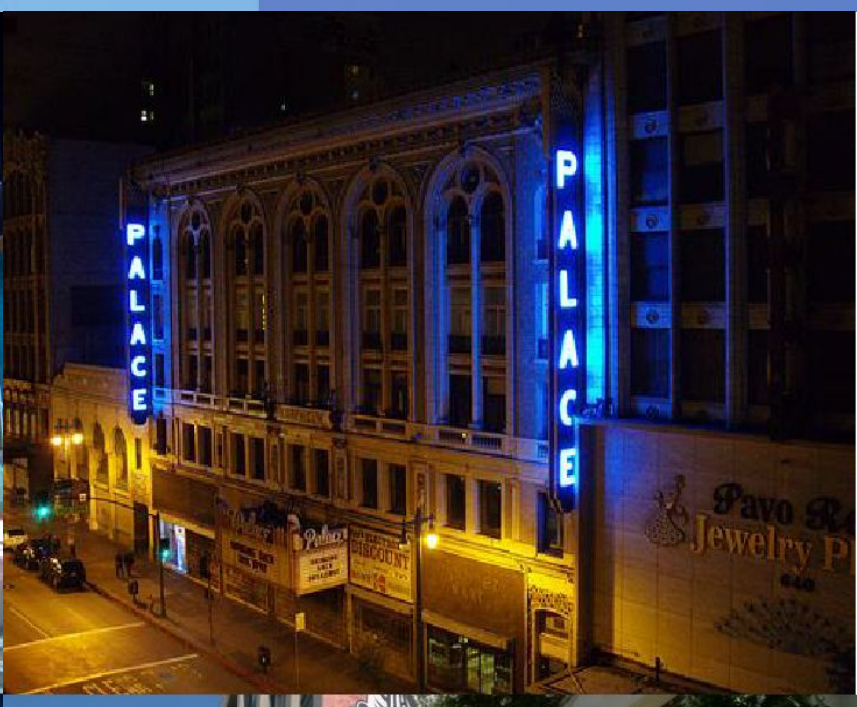
Single Use areas
proposed will comprise

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

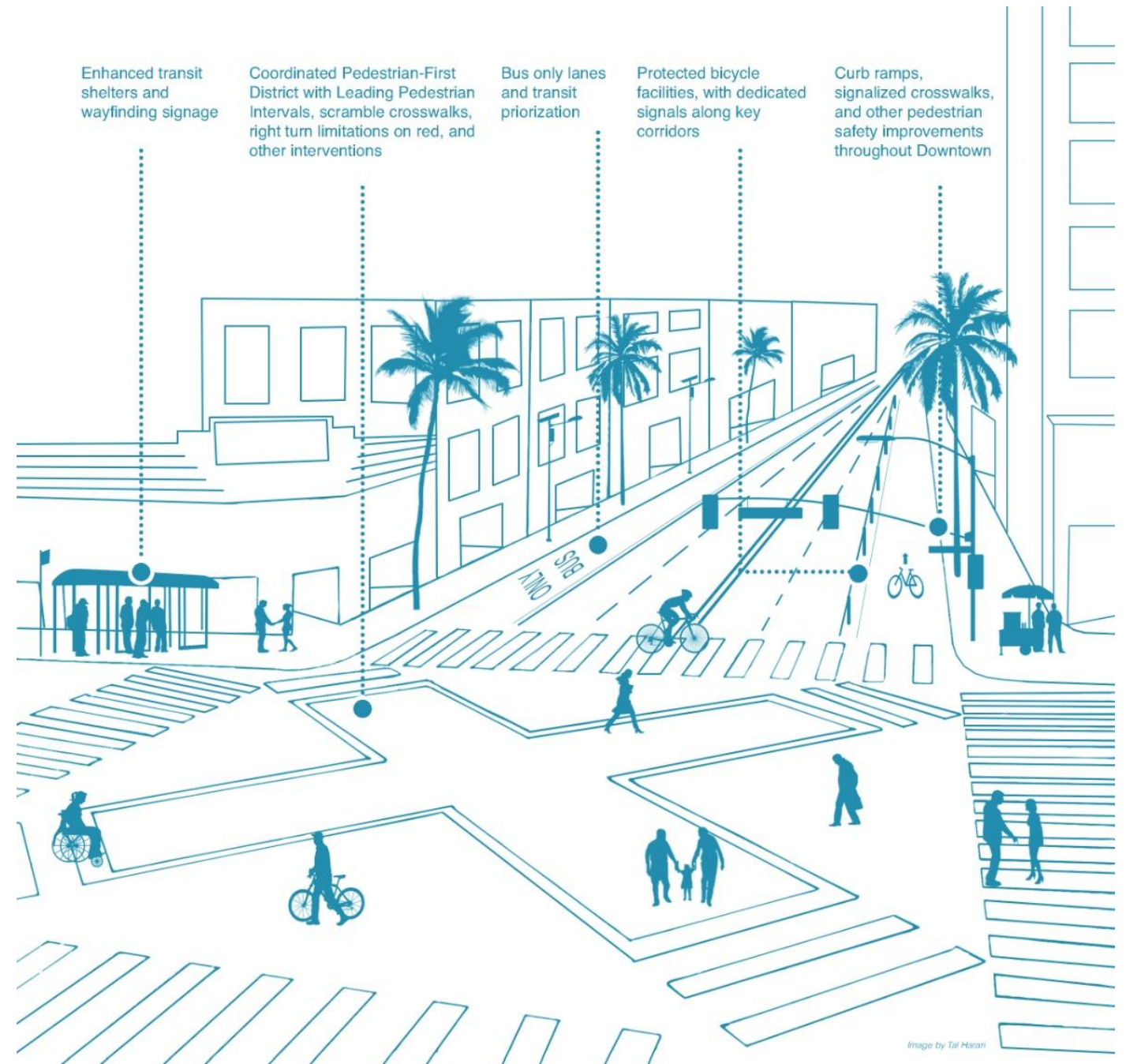


Mobility

Set building design expectations at the street level

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

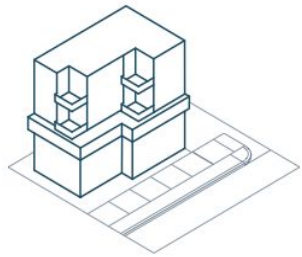
Improve the physical connections and facilitate better access



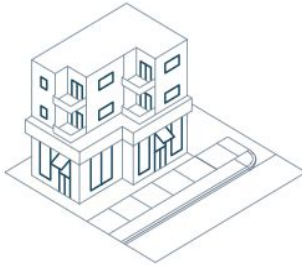
Zoning and Implementation

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with multi-story apartment buildings and houses. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Zoning and Implementation' is centered in white, with a horizontal line above the word 'Zoning'.

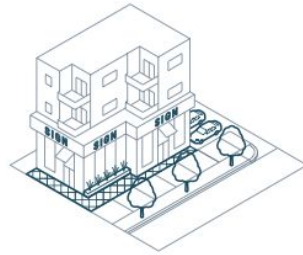
New Zoning Code: Key Components



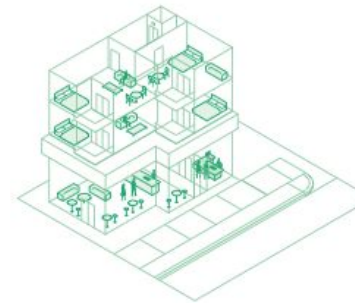
[FORM]
Building Size



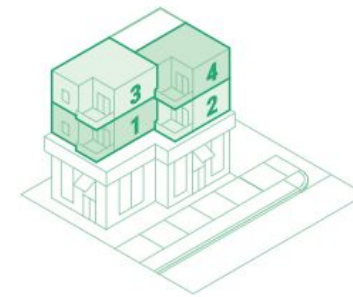
FRONTAGE STANDARDS]
Relationship to the Street



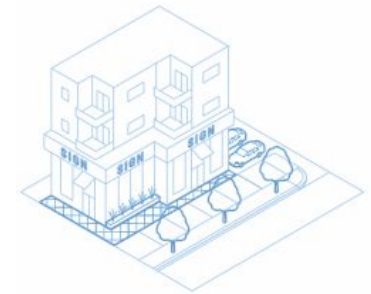
STANDARDS]
Development Standards



[USE]
Permitted Uses



DENSITY]
Number of Units



[OVERLAY]
Supplemental Standards

Built Environment

Activity

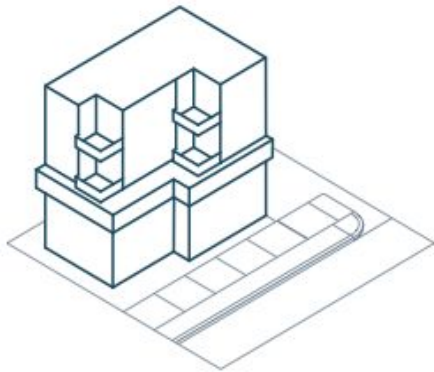
Example Downtown Zone: [HB4-SH1-5] [CX3-FA] [CPIO]

New Zoning Code: Key Components

Article 2

Form Districts:

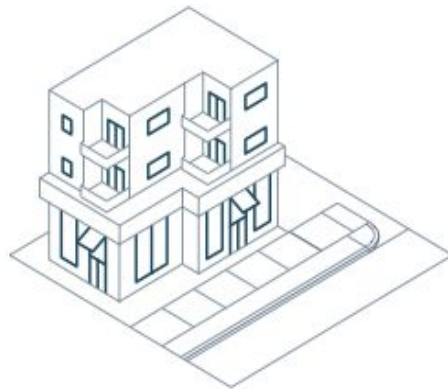
Determine how large buildings can be, influencing features like a building's width and size



Article 3

Frontage Districts:

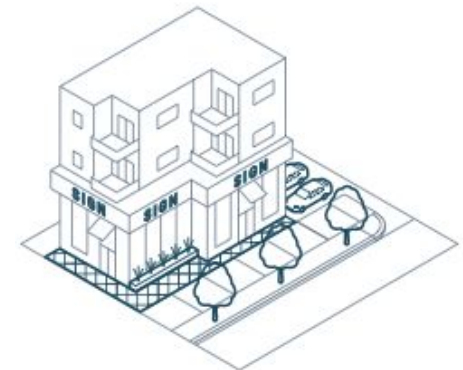
Influence how buildings appear from the street level, from its proximity to the street to its ground floor height requirements



Article 4

Standards Districts:

Regulate certain design elements around the building including those related to access, parking, trees and signs

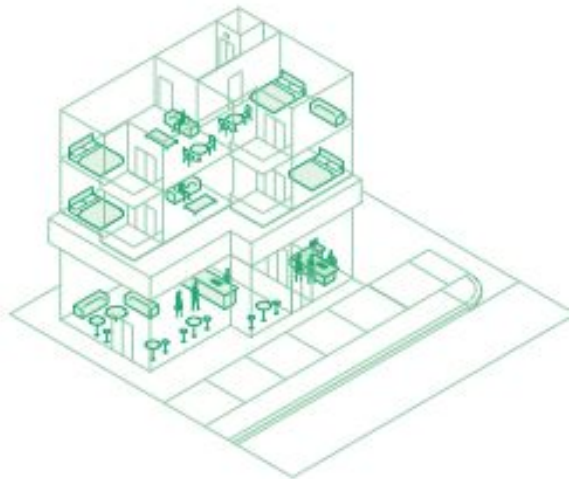


New Zoning Code: Key Components

Article 5

Use Districts:

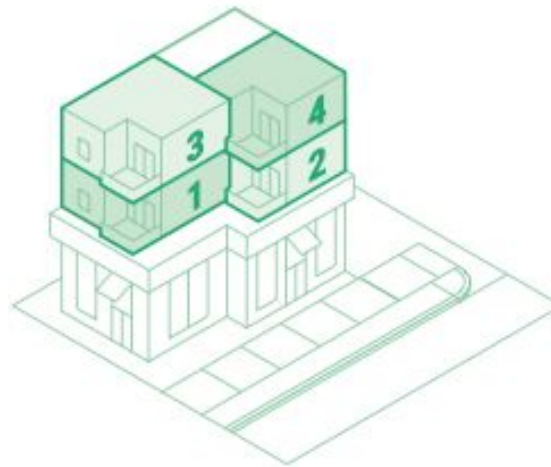
Determine what kinds of activities are allowed on a property—ranging from residential to industrial and in some instances, a mix of uses



Article 6

Density Districts:

Refer to the number of housing units that are permitted on any site that allows for residential units



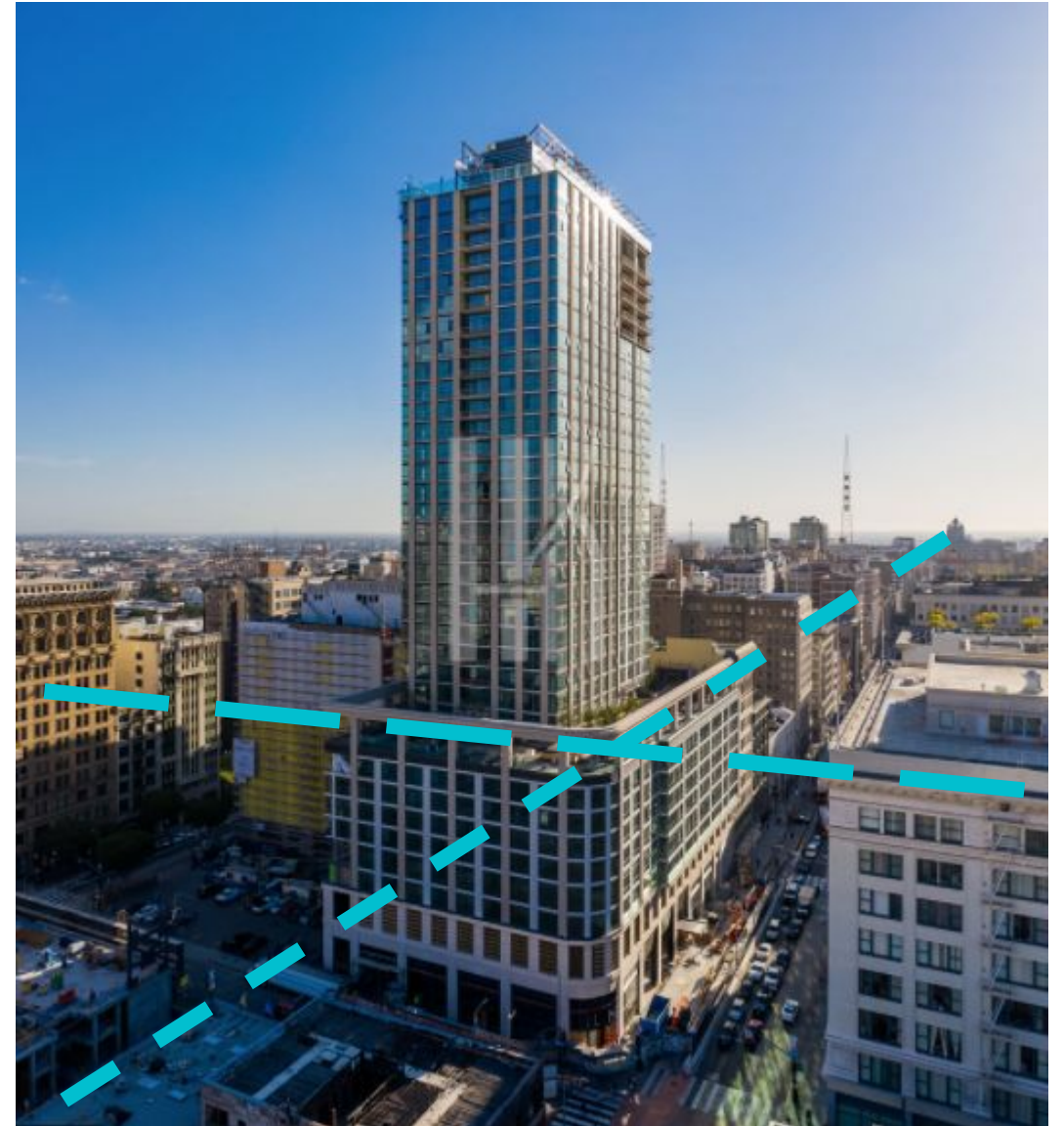
Article 9:

Incentive Programs:

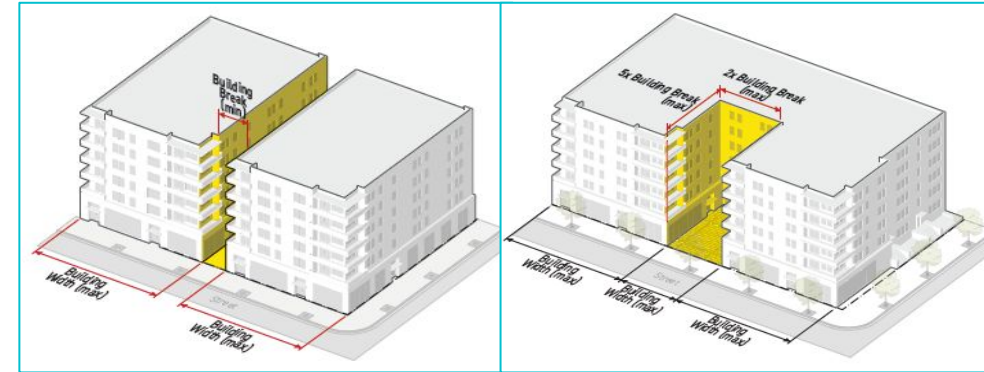
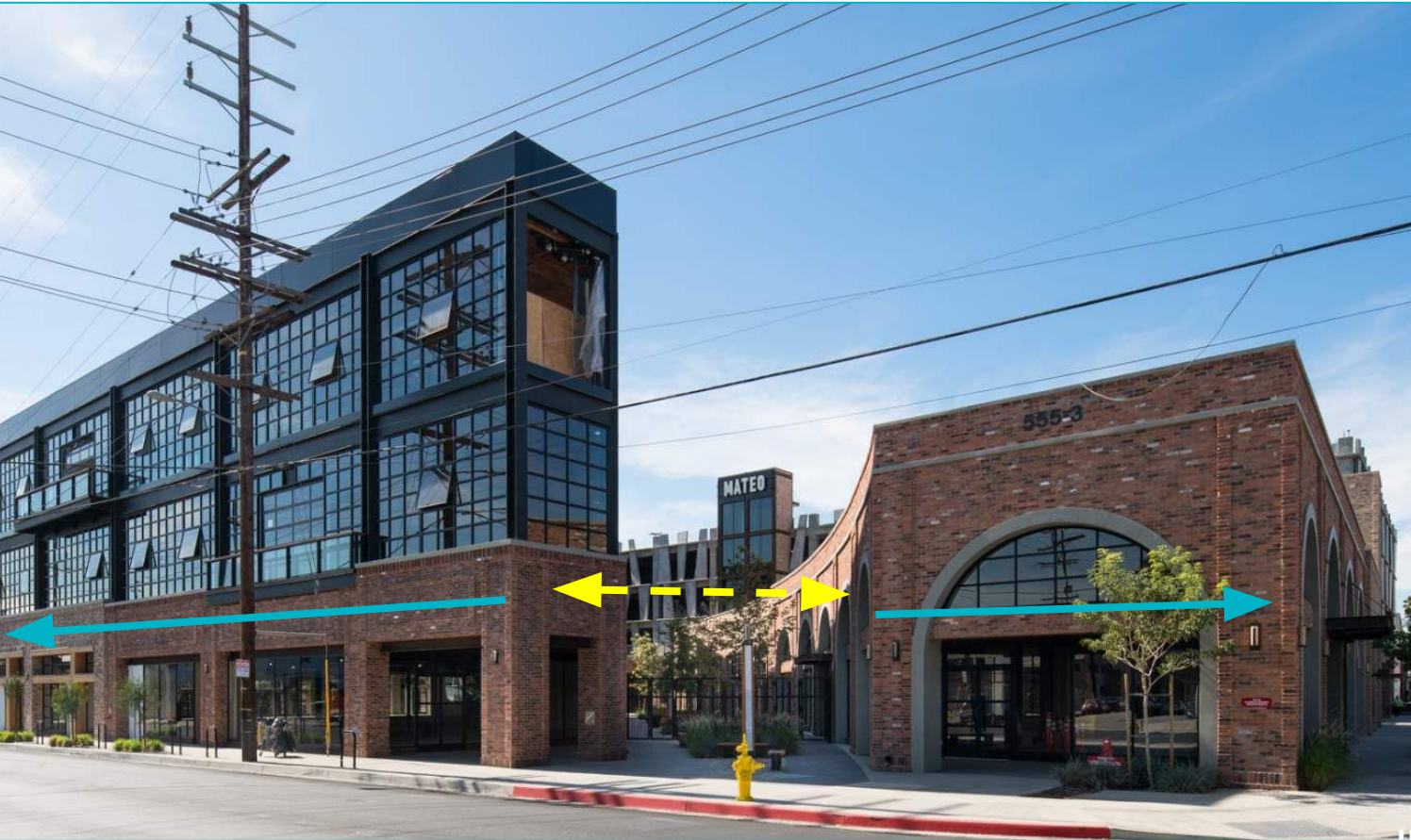
Includes regulations related to the Community Benefits Program and other incentive programs such as the Adaptive Reuse Ordinance

Form Regulations

Story height limitations and step-back requirements in certain areas to ensure **infill development is compatible** with existing built patterns



Form Regulations



Building break requirements to ensure large blocks are broken up and are supported by pedestrian friendly amenities and opportunities for landscaping and shade

Frontage Regulations

Specifies placement of buildings relative to the street to achieve **consistent street walls**



Frontage Regulations

Specifies placement of buildings relative to the street to achieve **consistent street walls**

Buildings are permitted to be stepped back if including **pedestrian friendly amenities** such as a paseos, courtyards or outdoor dining



Frontage Regulations

Sets transparency requirements & maximum blank wall widths to ensure a **minimum number of doors & windows** that reflect neighborhood character

Specifies street facing entrances as well as maximum spacing between entrances



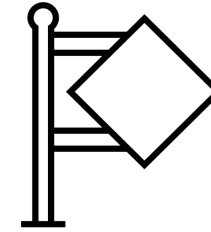
Development Standards

The zoning establishes standards for:

Parking



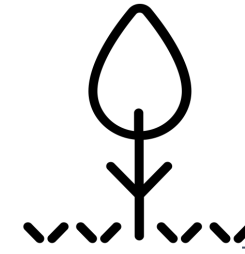
Signage



Pedestrian access



Landscaping



Development Standards

Sets the maximum width of a building and **includes requirements for pedestrian pathways** such as paseos or plazas when buildings extend across a full block

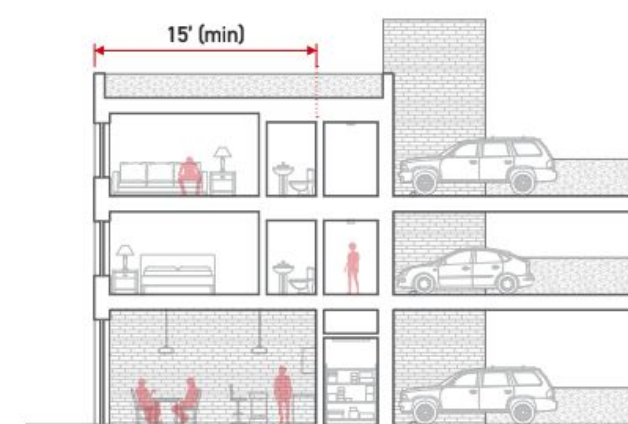


Parking

The Plan **removes parking minimums**

Includes parking design standards to ensure they contribute to the public realm and enhance the pedestrian experience

Requires parking above ground include **flat floors** to allow for adaptability to other uses



Use Regulations

The types of uses & activities that occur within a building also define the character of a community

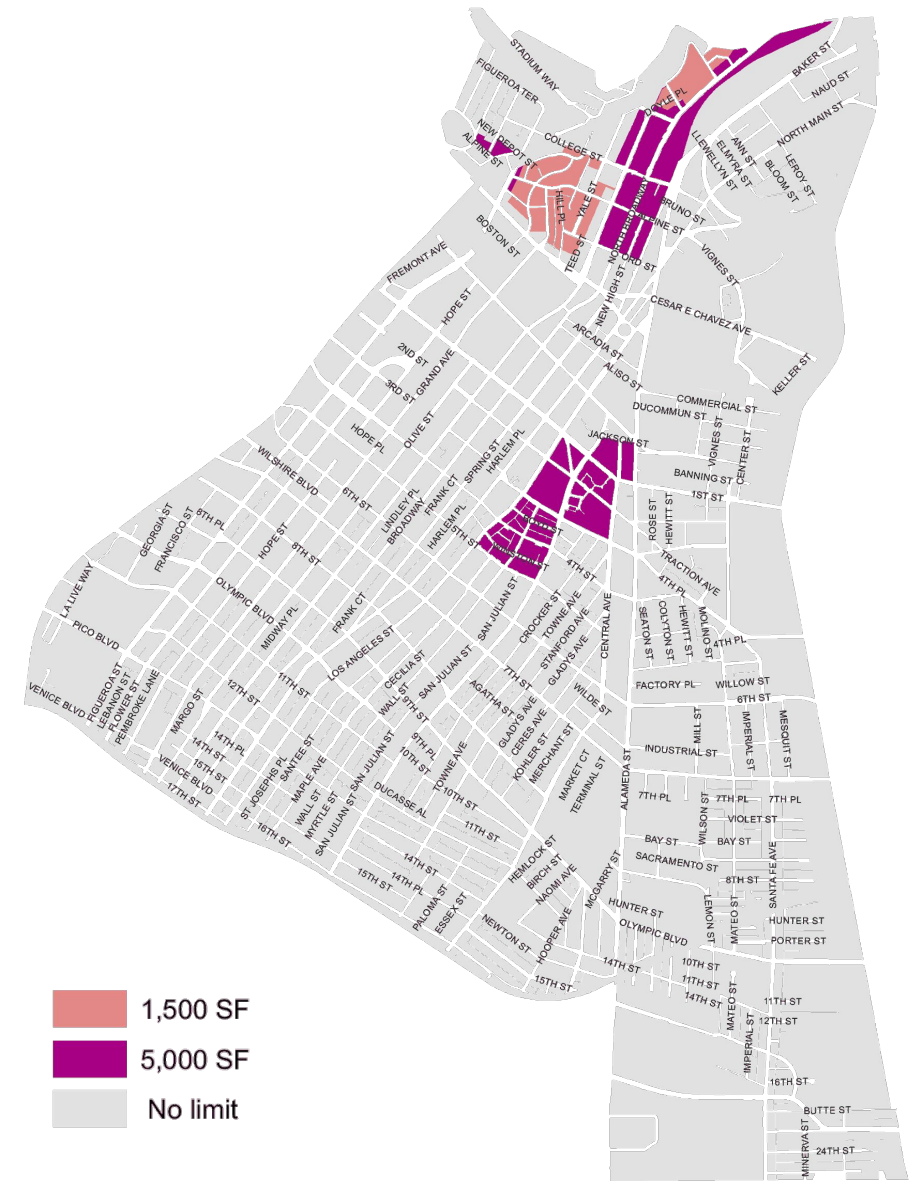


Use Regulations

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

1,500 square feet tenant size limit

5,000 square feet tenant size limit



Adaptive Reuse

Expands and Streamlines the adaptive reuse program

Projects anywhere in downtown can adaptively reuse an existing building

Can convert to any use permitted by the zoning for that property

Removes per-unit minimum size requirement

Rolling date for projects to qualify for adaptive reuse vs a set year of 1974



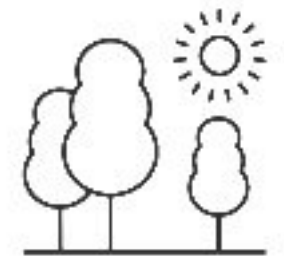
Community Benefits Program

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Community Benefits Program' is centered in white, with a horizontal line above it.

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.

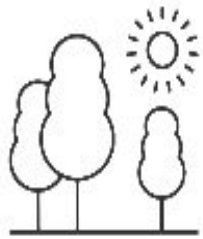


open space



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

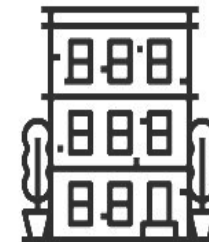
Incentive Programs



Density Bonus
Program



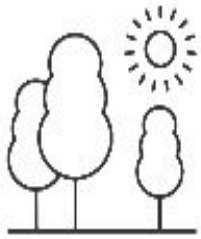
Transit
Oriented
Communities
(TOC)
Guidelines



Transfer of
Floor Area
Rights (TFAR)

Community Benefits Programs under the Downtown Plan

Public Benefits Funds



Quimby Fees
to build parks
& recreational
facilities

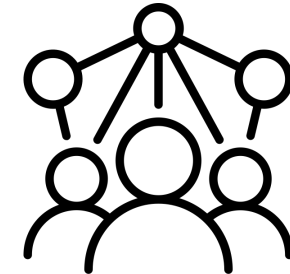


Affordable
Housing
Linkage Fee
used to Build
Affordable
Housing

Incentive Programs



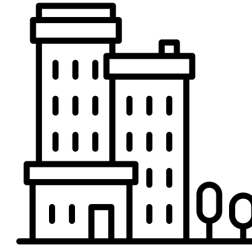
Density Bonus
Program



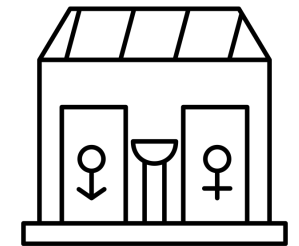
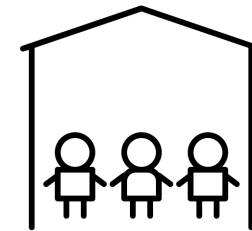
Community
Benefits
Program

Proposed Downtown Plan Community Benefits Program

Prioritizes Affordable Housing



Incentivizes provision of on-site benefits
Publicly Accessible Open Space
Community Facilities such as
daycares, schools & restrooms

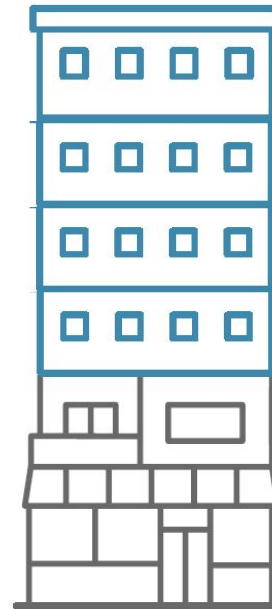


Promotes preservation of historic
buildings



Proposed Downtown Community Plan Benefits Program

Sets a **Base** development potential and a maximum **Bonus** development potential for every property in the plan area

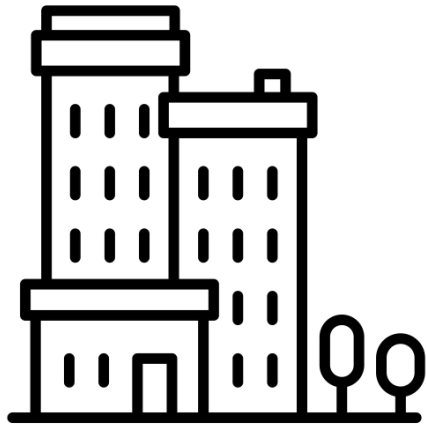


Bonus: A developer can gain additional development rights in exchange for providing community serving benefits

Base: Base zoning regulations allow for a certain height, and floor area, and can be built without having to provide any community benefits

Downtown Plan Community Benefits Program

Program Structure for **Housing Development Projects**



Projects with 5 or more housing units are eligible

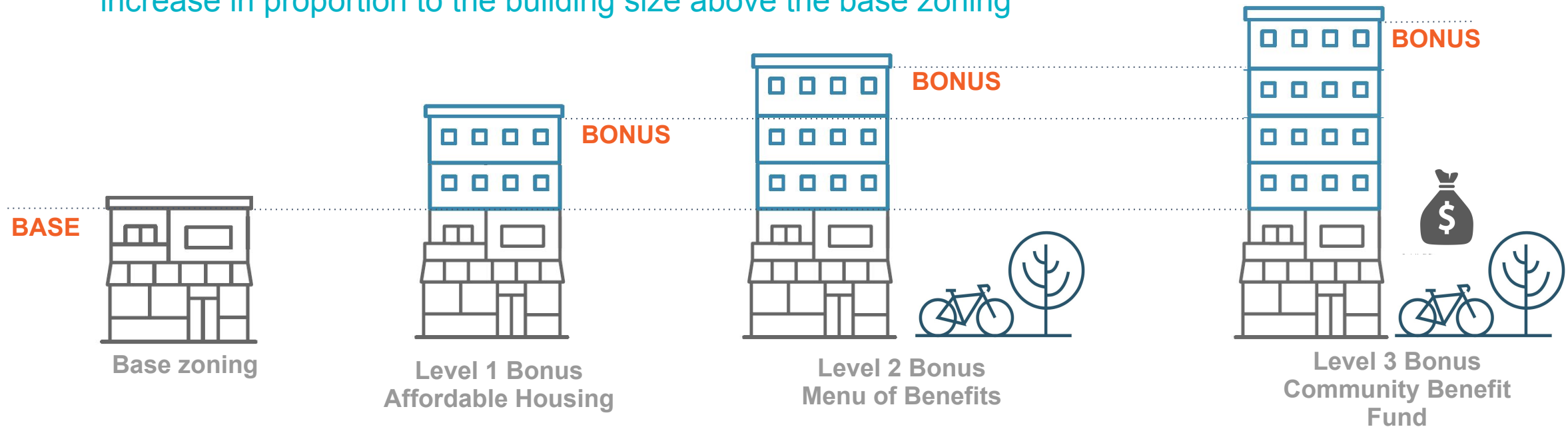
Must include a percentage of total units as affordable units

Prioritizes affordable housing over other community benefits

Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

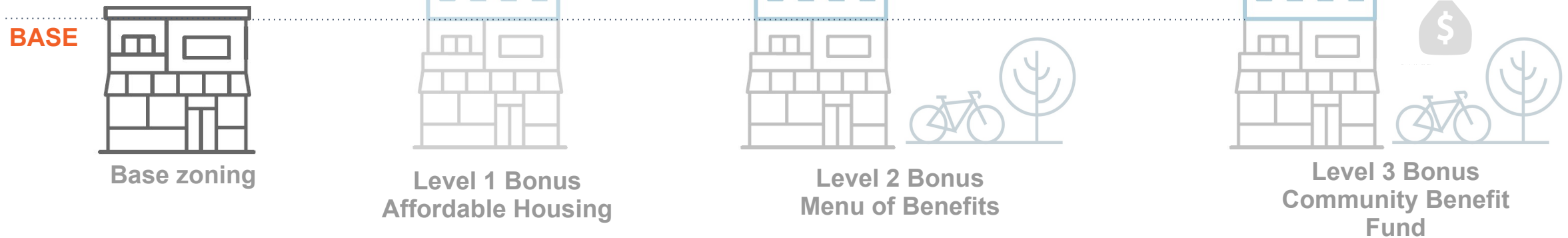
A 3-Level incentive structure, where required amount of community benefits increase in proportion to the building size above the base zoning



Downtown Plan Community Benefits Program

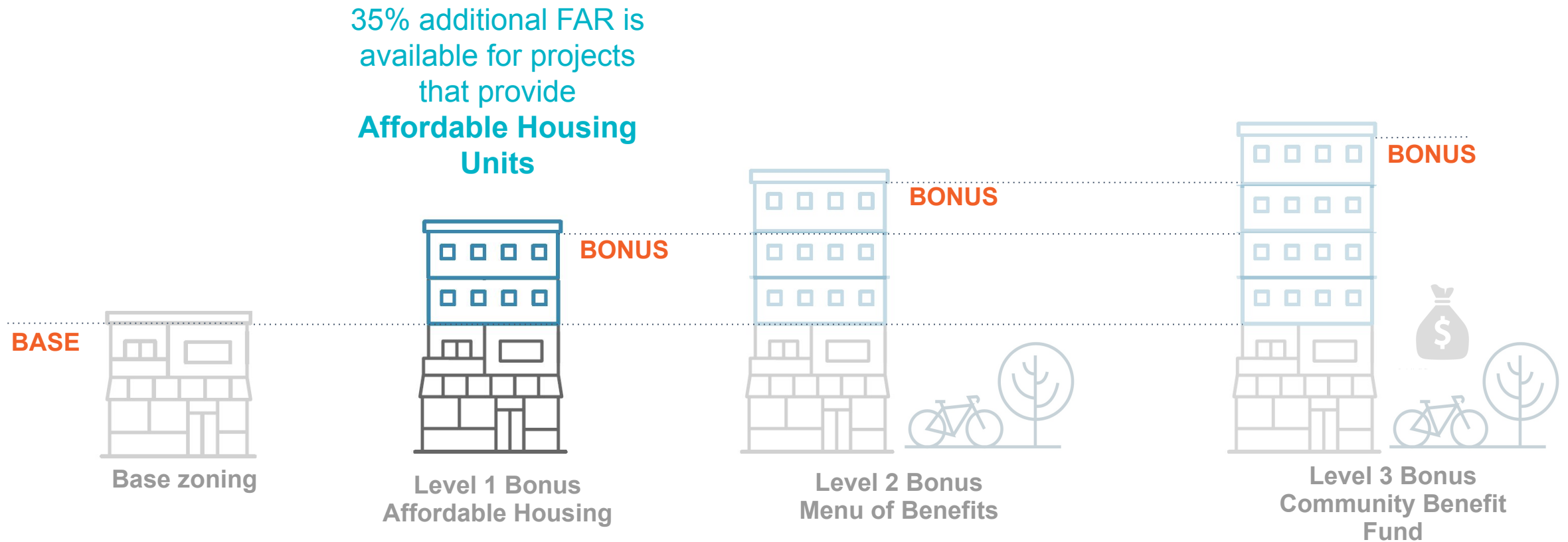
Program Structure for Housing Development Projects

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

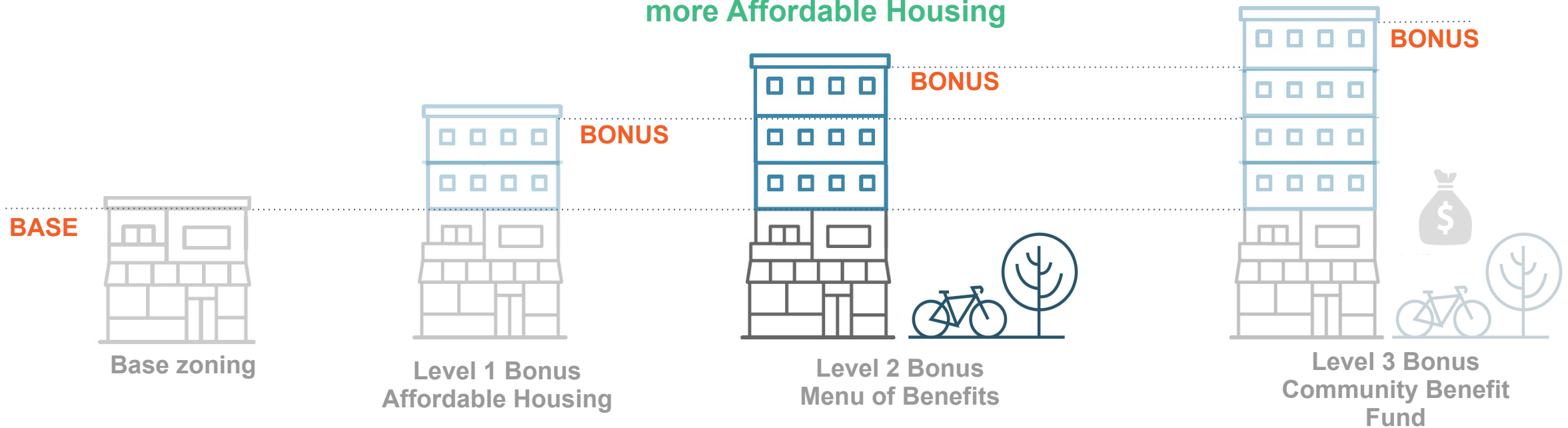
Program Structure for **Housing Development Projects**



Downtown Plan Community Benefits Program

Program Structure for **Housing Development Projects**

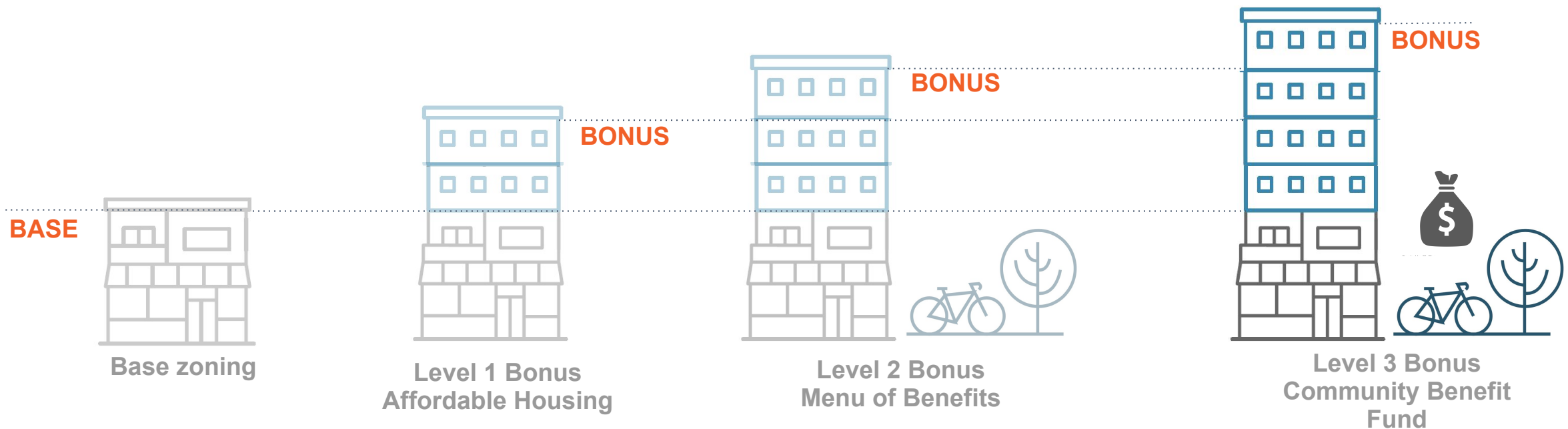
50% of remaining “bonus” floor area is available for projects that provide **Publicly Accessible Open Space, or Community Facilities or more Affordable Housing**



Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

Projects can access the remaining bonus floor area by **providing benefits identified in Level 1 & 2 or pay a fee towards a community benefit fund**



Downtown Plan Community Benefits Program

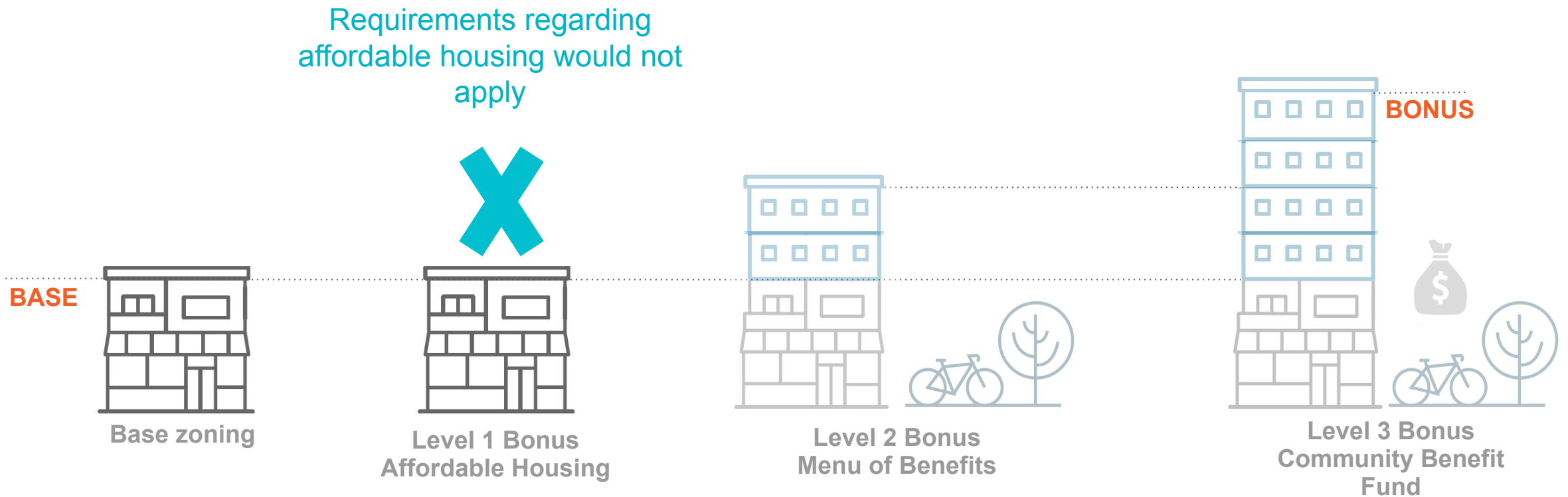
Program Structure for **Non-Housing Development Projects**

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

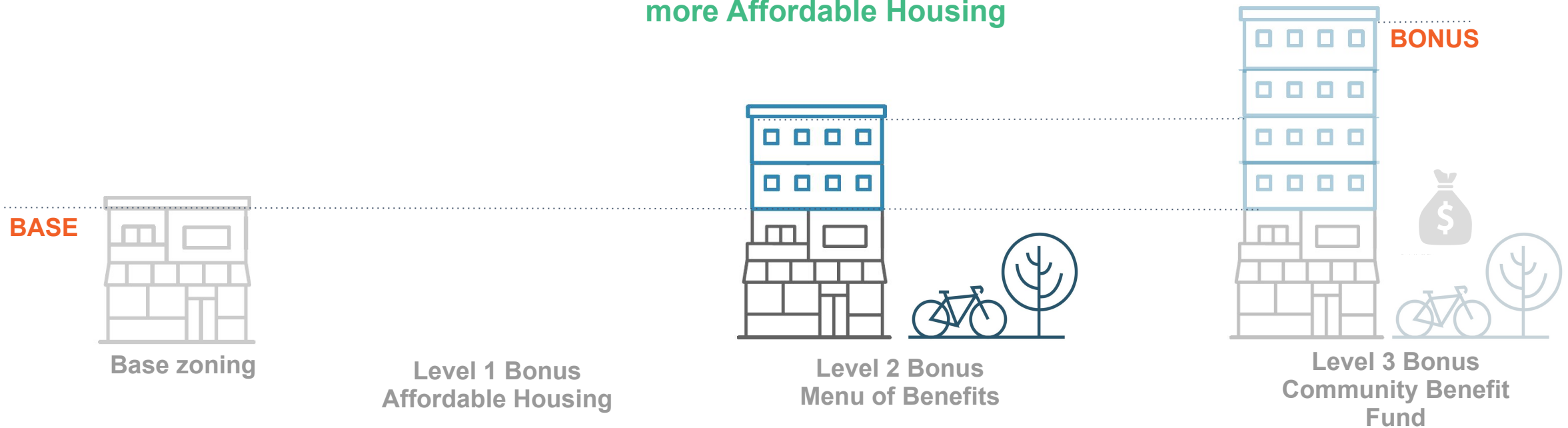
Program Structure for **Non-Housing Development Projects**



Downtown Plan Community Benefits Program

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

50% of remaining development incentives are available for projects that provide **Publicly Accessible Open Space, or Community Facilities or more Affordable Housing**



Downtown Plan Community Benefits Program

Program Structure for Non-Housing Development Projects

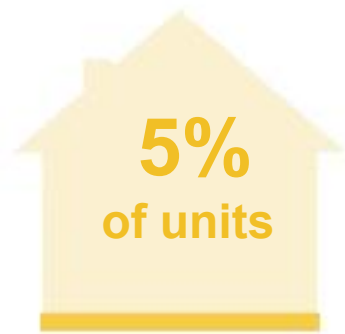
Projects can access the remaining bonus development potential by **providing benefits identified in Level 2** or **pay a fee** towards a community benefit fund



Downtown Plan Community Benefits Program

Affordable Units

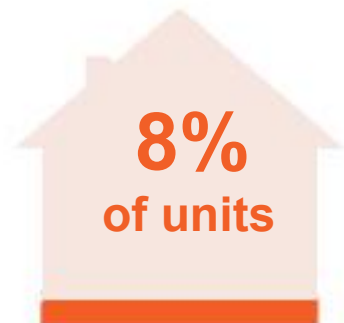
A project utilizing the Downtown Community Benefits Program must set aside for a term of **55 years**:



Deeply-low
income

Incomes at 0-15% of AMI

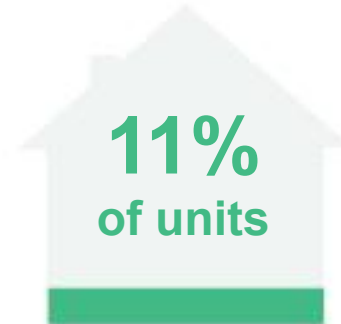
OR



Extremely-low
income

Incomes at 0-30% of AMI

OR



Very-low
income

Incomes at 30-50% of AMI

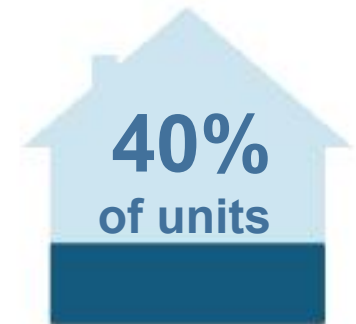
OR



Low
income

Incomes at 50-80% of AMI

OR



Moderate
income
(for-sale)

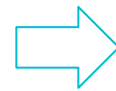
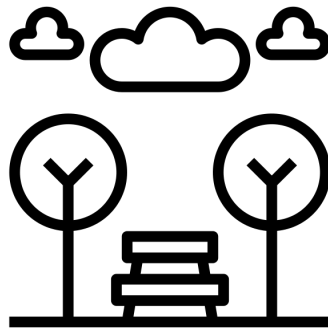
Incomes at 80-120% of AMI

Downtown Plan Community Benefits Program

Open Space

A project choosing to provide Open Space to access Level 2 or Level 3 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

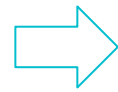
Include amenities such as restrooms, recreational equipment, and public art

Downtown Plan Community Benefits Program

Community Facilities

A project choosing to provide Community Facilities to access Level 2 or Level 3 development potential must incorporate the following:

Allocate **5,000 sf + 2.5% of Incremental Floor Area** towards a Community Facility

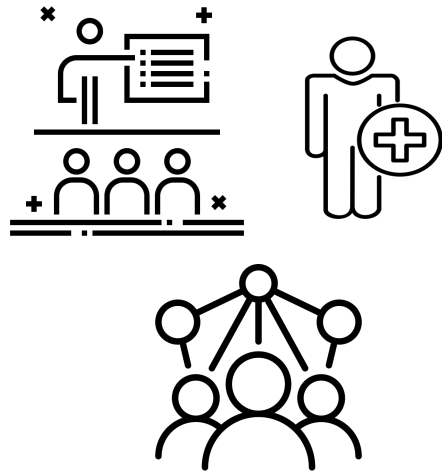


For every **1:1 Floor Area Ratio** of bonus development potential

Comply with location, access, and signage requirements

Choose from a menu of amenities

- Schools
- Social Services
- Public facilities
- Mobility hubs
- Childcare Services
- Libraries



Downtown Plan Community Benefits Program

Transfer of Development Rights



TDR Area

Donor & Receiver Sites are contained within the Arts District

Eligible Donor

Site designated or deemed eligible at local, state, or federal level; SurveyLA contributor to a historic district or identified individual resource

On the Horizon for DTLA 2040

Continual Public Engagement

- Extended Timelines
- Activities, Education, and Dialogue
 - Plan Webinars - Available Online
 - Small Group Engagement (upon request)
- Information materials in multiple languages and formats (digital and hardcopy) available at planning4la.org/dtla2040
- Formal Public Comment at public hearing, City Planning Commission, and Planning & Land Use Committee

Virtual Information Sessions and Notice of Public Hearing Downtown Community Plan Update



Public Hearing (Virtual)
Tuesday, December 8, 2020
4:00 p.m. - 7:00 p.m.

Join Zoom Meeting:

<https://planning-lacity-org.zoom.us/j/89015073209>

Password: 497626

Dial by your location:

+1 669 900 9128 US (San Jose)

+1 213 338 8477 US (Los Angeles)

Meeting ID: 890 1507 3209

Instructions for Access (Computer):

- Go to webinar link and enter password when prompted OR
- From the Zoom application, Join > Enter Meeting ID > Enter Password.

Instructions for Access (Telephone):

- Dial one of the listed phone numbers.
- When asked for a Meeting ID, enter "(MeetingID)", followed by "#" (pound sign).
- When asked to enter a participant ID, enter "#" (pound sign) to continue.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, this public hearing will be conducted entirely online or by telephone.

The Downtown Team

General Inquiries

Downtownplan@lacity.org

Craig Weber

Principal City Planner & Division Head

craig.weber@lacity.org

(213) 978-1311

Brittany Arceneaux

Project Manager, Community Plan Update

brittany.arceneaux@lacity.org

(213) 978-1911

Jordan Hallman

Jordan.hallman@lacity.org

(213) 978-1204

Valerie Watson

Senior City Planner & Section Head

valerie.watson@lacity.org

(213) 978-1294

Veena Snehansh

veena.snehansh@lacity.org

(213) 978-1317