



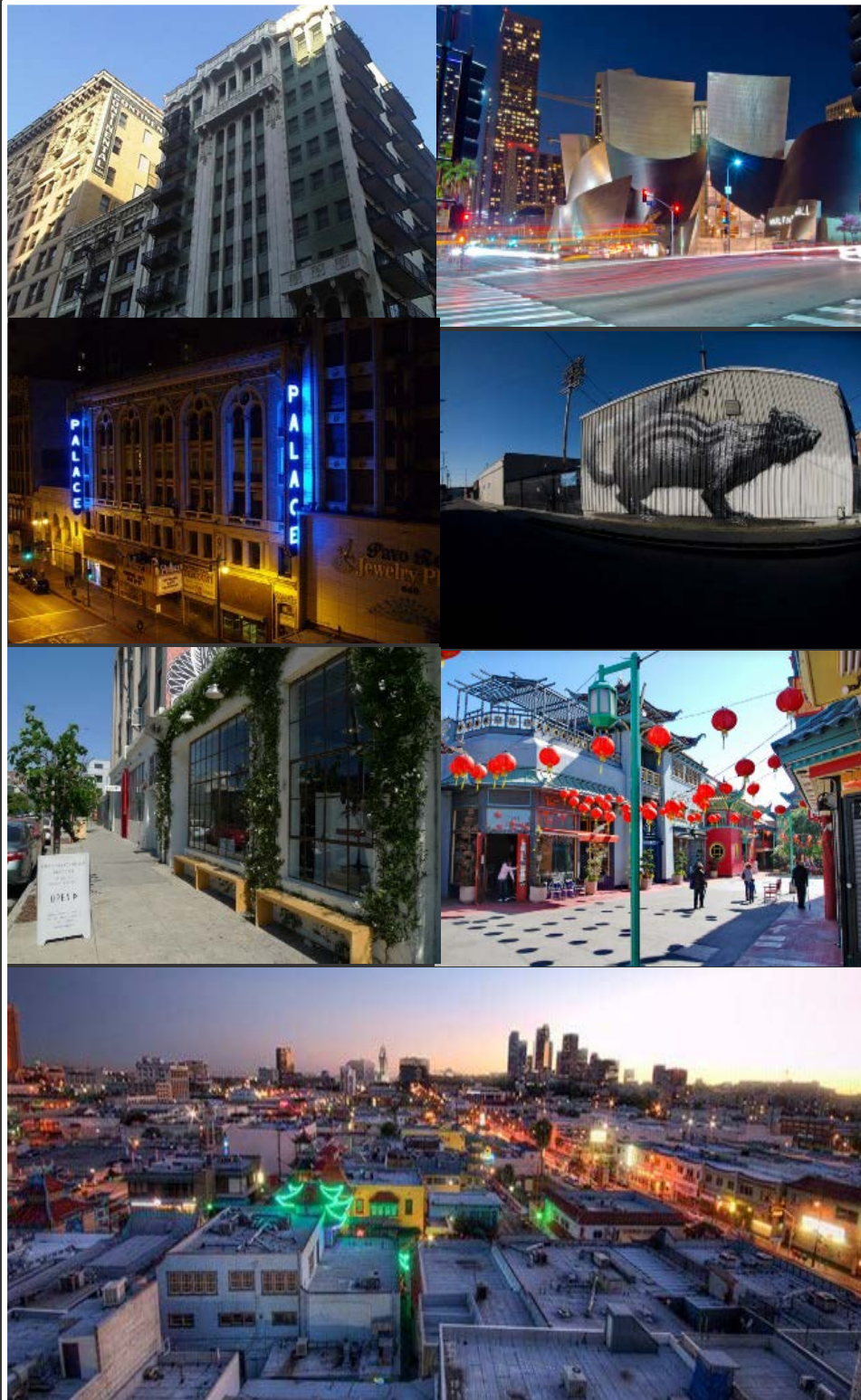
DTLA 2040

PLANNING A DYNAMIC FUTURE FOR
DOWNTOWN LOS ANGELES

Los Angeles Department of City Planning



EIR SCOPING MEETING PURPOSE



- Inform community and agencies an Environmental Impact Report (EIR) is being prepared
- Solicit input on the Scope of the EIR
 - Gather information on baseline conditions
 - Feedback on the **topics area, potential mitigation measures, potential alternatives analyzed**
- Provide information on the CEQA/EIR Process
- Share an overview of the project
- Inform the community about all future opportunities for input (CEQA/Plan Engagement/Adoption)

MEETING STATIONS



1. CEQA

- Impact categories
- CEQA Process

2. Project Overview

- Project description/information
- Community Plan principles

3. Land Use

- Existing Community Plan map
- Proposed Community Plan map

4. re:code LA

- Code structure

5. Oral Comment

- Certified Court Reporter



1. THE EIR PROCESS

Notice of Preparation & Scoping Meeting



Prepare Draft EIR



Public Review Period



Prepare Responses to Comments/Final EIR



City of Los Angeles Certifies the Final EIR



Notice of Determination Filing



Public Participation Stages

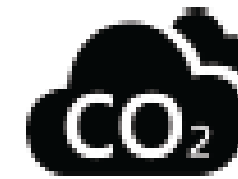


1. IMPACT CATEGORIES



GEOLOGY AND SOILS

- Soil conditions
- Earthquake fault zones
- Seismic and geologic hazards



GREENHOUSE GAS EMISSIONS

- Effect of greenhouse gas (GHG) emissions on climate change
- Compliance with state, regional, and City GHG plans and policies



HAZARDS AND HAZARDOUS MATERIALS

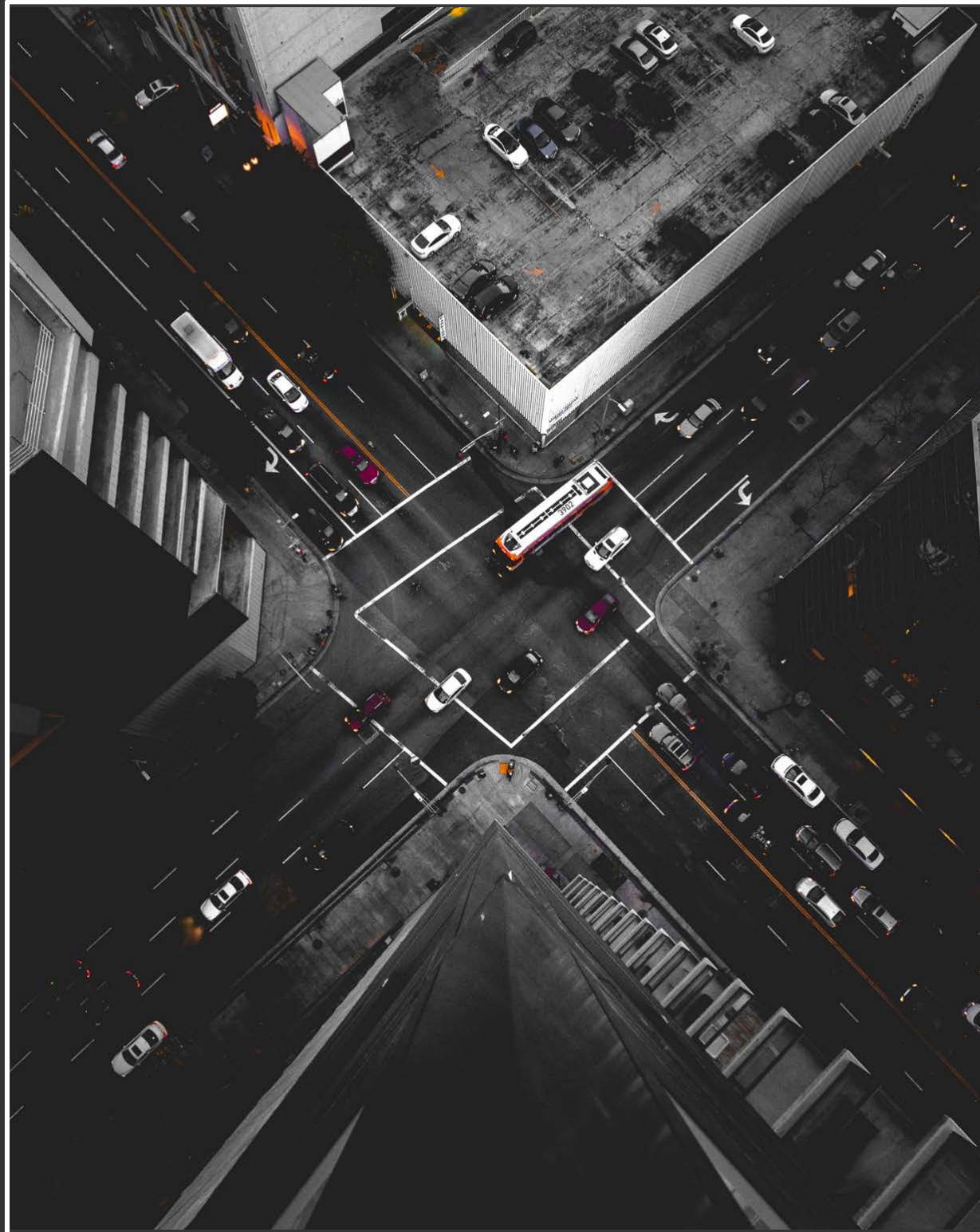
- Transport, use, or disposal of hazardous materials
- Risk of upset
- Hazardous emissions
- Emergency response



HYDROLOGY AND WATER QUALITY

- Water quality standards
- Groundwater supplies and quality
- Alteration of drainage patterns/systems

2. PROPOSED PROJECT



- Update the Central City and Central City North Community Plans text and map
- Adopt the Downtown Zoning Code and other necessary provisions of the LAMC
- Amend the Zoning Map to rezone Downtown
- Amend other General Plan elements, specific plans, and ordinances as necessary

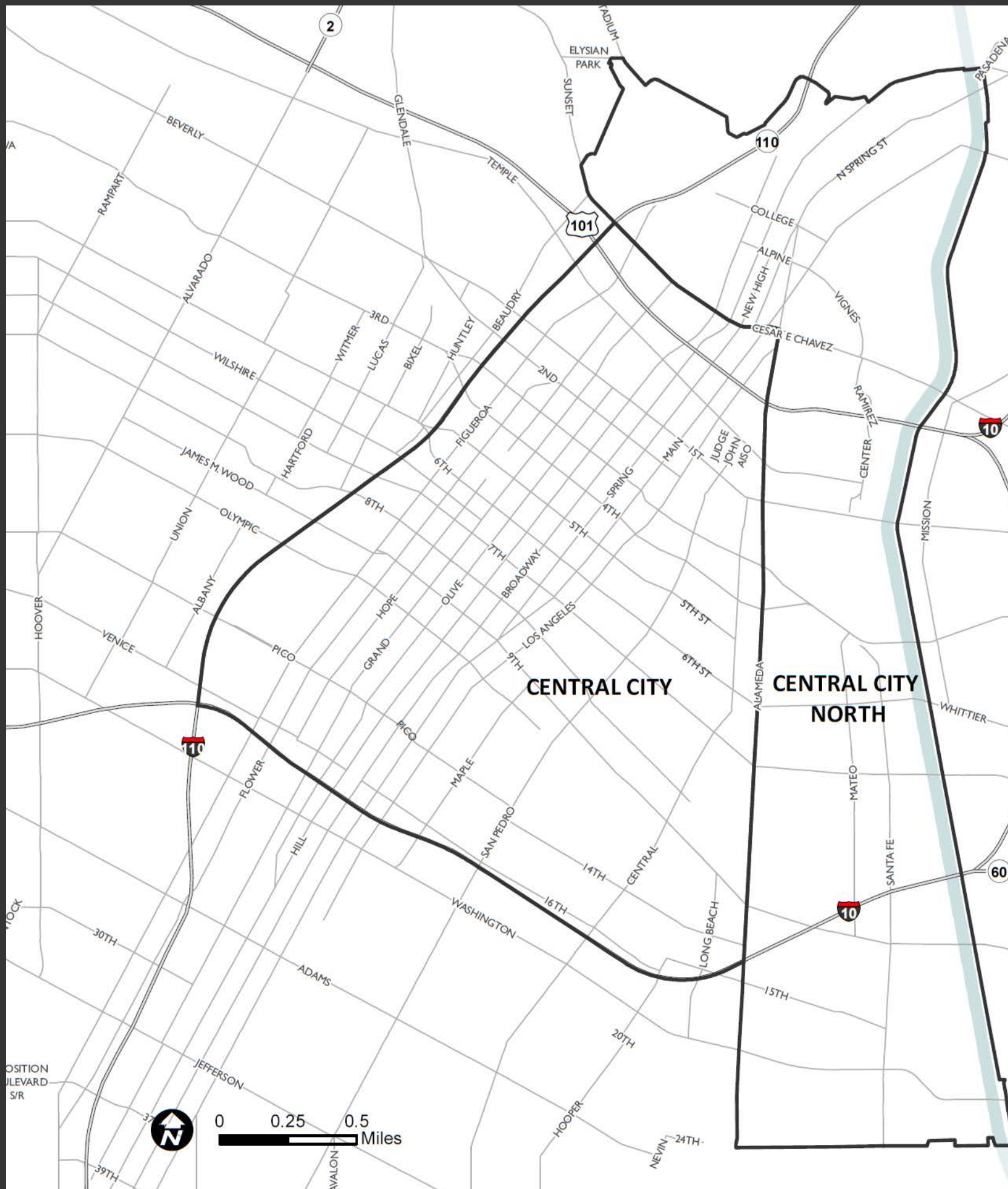


2.PROPOSED PROJECT

Project Area

Includes the Central City & Central City North Community Plans, roughly bounded by:

- 110 Freeway to the west
- Chinatown/Figueroa Terrace to the north
- The Los Angeles River to the east
- The 10 Freeway/City of Vernon to the south



2. PROPOSED PROJECT

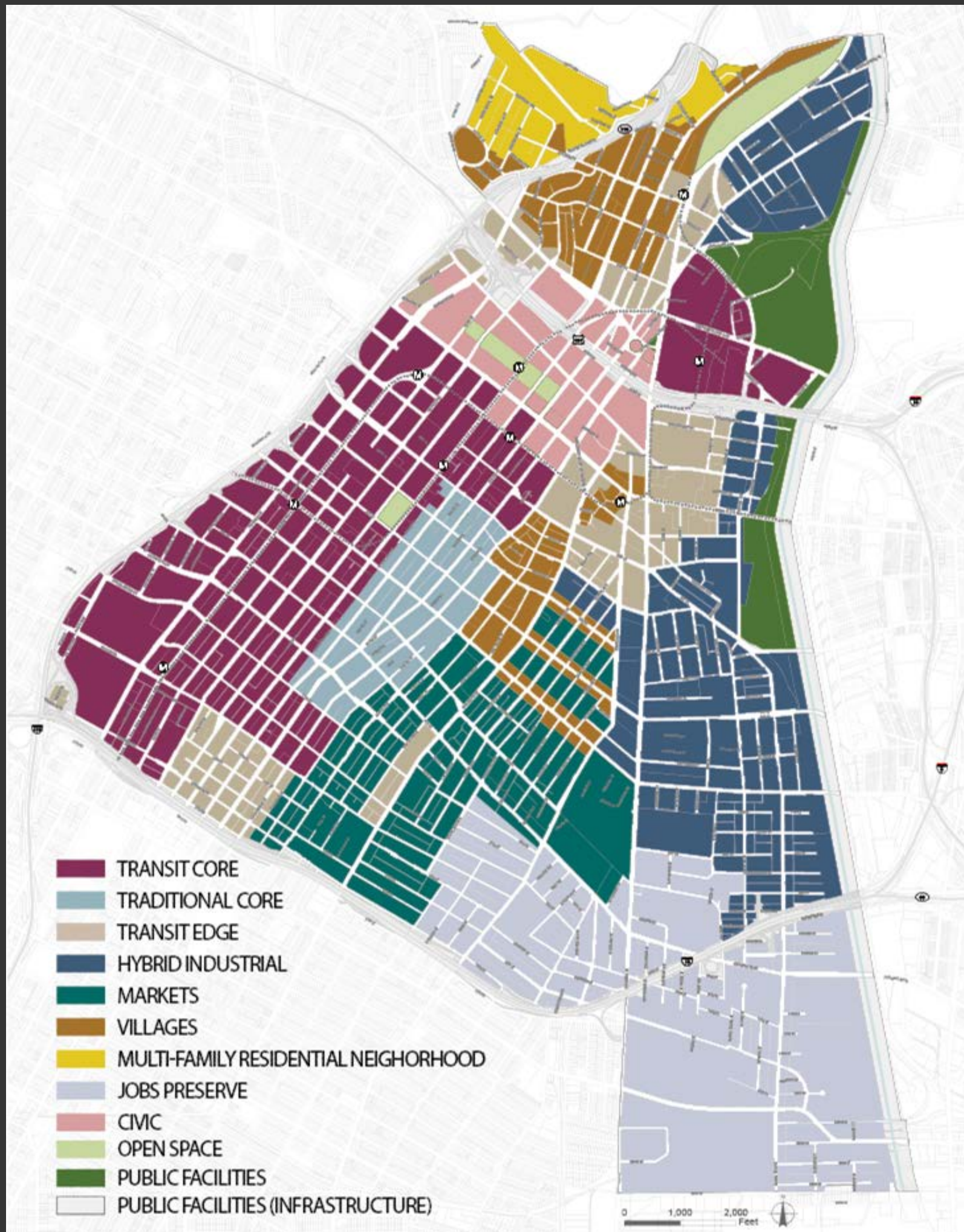
PROJECT OBJECTIVES

- Ensure sustainable, equitable, healthy, and inclusive growth
- Reinforce Downtown as the primary regional jobs center of Southern California
- Expand and support the residential population
- Celebrate and reinforce neighborhood character
- Promote a transit, bicycle, and pedestrian friendly environment
- Link development with public benefits to deliver community amenities



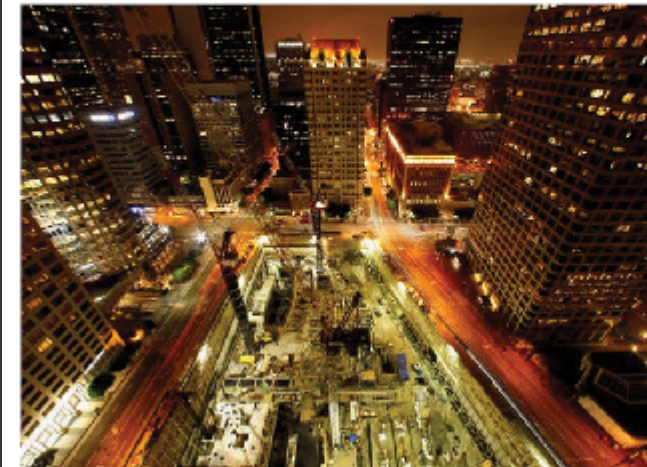
3. LAND USE

- Existing Plan Maps
- Map of draft Plan Designations along with:
 - Broad policy intent for each
 - General range of intensity of development
 - Generalized types of allowable uses



TRANSIT CORE

- **Maximum FAR** 13:1
- **General Uses:** Regional mixed use, multi-family residential, entertainment, and office emphasis.



Transit Core areas are dense centers of activity built around regional transit hubs that provide easy access for pedestrians, transit users, and cyclists to a variety of experiences and activities. These places provide a high-energy urban experience, with towers activated by ground-floor retail that engages and invites pedestrians. Buildings have high-quality design and provide visual interest. Enhanced streetscapes, paseos, and alleys create a seamless network of walkable paths that balance the high-intensity built environment. A diverse mix of office, residential, retail, cultural, and entertainment uses makes these places centers of activity around the clock.



4. DOWNTOWN CODE/RE:CODE LA

[CONTEXT] - FORM - FRONTAGE [USE]



Context organizes the Zoning Code by creating sets of Form Districts, Frontages, and development standards appropriate for the range of areas across the City of Los Angeles. Context can serve as a general description of the current built environment or a community's aspirations for the future.

DOWNTOWN CONTEXT

CHARACTER

Intense and dense
Regional transit hub orientation
Multi-modal
Mixed Use
Job Center

BUILT ENVIRONMENT

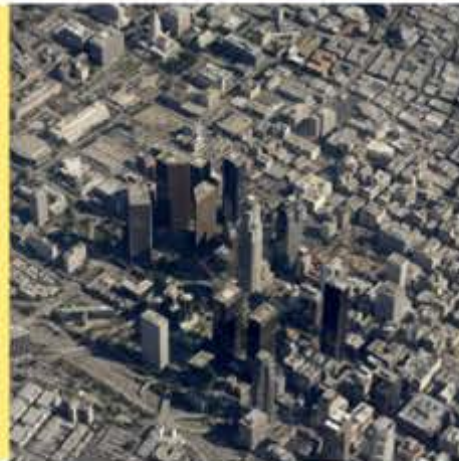
Walkable
Active public realm
Minimal setbacks
Strong building to street interface

STREETS AND BLOCKS

Streets prioritizing pedestrians, cyclists, and transit
Streets as gathering spaces
Network of priority streets
Blocks are arranged in a rectilinear pattern
Block sizes vary

PARKING AND MOBILITY

No minimum parking
Above grade parking courts as FAR
Parking structures wrapped with active uses or screened
On-street parking in alleys or on non-priority streets
Curb cuts are minimized



GENERAL CONTEXT

The General Context consists of medium-intensity residential and commercial areas, multi-family housing, and government with opportunities for single-family, commercial activity is concentrated along major thoroughfares and at neighborhood nodes. Equal emphasis is given to pedestrian, bicycle and automobile.



RURAL CONTEXT

The Rural Context has large blocks, and a low-intensity use of land. Primary uses are residential and agriculture. This Context has large lots, wide setbacks, and low floor area ratios. Forms are the smallest scale in the City, and primarily, rural. These neighborhoods often have an emphasis on agriculture-related uses and infrastructure improvements.

PRODUCTION CONTEXT

The Production Context consists of low and medium-intensity development along large blocks with a low rise of uses. Uses are primarily industrial, commercial, and entertainment. There is a low rise of forms, wide setbacks, and minimal infrastructure. Emphasis is given to building public, historic, and green movement within the Context.



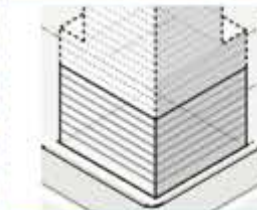
COASTAL CONTEXT

The Coastal Context is characterized by proximity to the coast and the negative and policy implications that result from the California Coastal Act. Development standards are similar to those outside of the Coastal Context, but given special consideration to issues such as public access to the beach, and unique soil conditions that may preclude substantial parking.

HILLSIDE CONTEXT

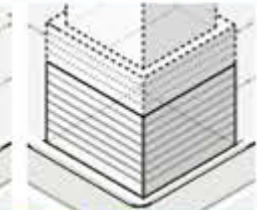
The Hillside Context is characterized by steep terrain, narrow roads, narrow setbacks, and infrastructure that suggest form related to fully improved. Development standards in the Hillside Context give special consideration to grading requirements.

Form Districts foster environments aligned with the vision of the General Plan designations. Form Districts encourage appropriate building orientation, intensity, and scale. They do so by establishing set parameters for lot criteria, building placement, bulk and mass, and activation.



High-Rise

The High-Rise Form Districts foster an intensive and active urban environment in the most prominent locations in Downtown Los Angeles. These districts are intended to enhance the density of the urban core with a variety of high-rise buildings that define and activate the public realm and reinforce the vertical nature of the city center. High-Rise Form Districts are also intended to support the continued development of a vibrant and visually stimulating skyline in a form-based approach.



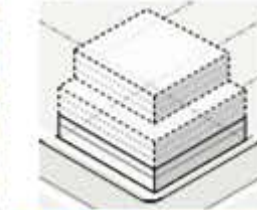
Traditional Core

The Traditional Core Form Districts reinforce traditional and recognizable development patterns in Downtown Los Angeles. These Form Districts are intended to guide development that is responsive to and respectful of the pedestrian form, while supporting the urban and suburban development of existing structures. Traditional Core Form Districts are characterized by fine-grain form activation and high lot coverage.



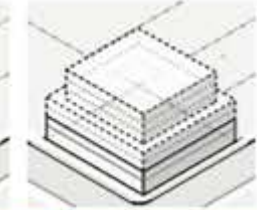
Mid-Rise

Mid-Rise Form Districts provide guidance for walkable and medium-intensity environments in Downtown Los Angeles. These Form Districts accommodate a range of high-intensity pedestrian environments, with building footprints that range from active alleys to streetscapes. These Form Districts serve as a smooth transition between high-intensity development and lower-scale development patterns with narrower street walls, paired with reduced height restrictions.



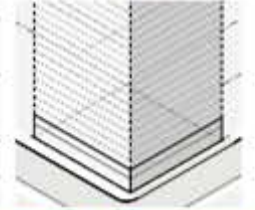
Medium Scale

Medium Scale Form Districts are intended to integrate a range of activities into a walkable and medium-scale environment. These Form Districts allow for and indicate incentives for adaptive reuse of existing structures, while guiding development that is compatible with the urban fabric. The Form Districts shape development in these areas with strong height limits, and building footprints that accommodate a range of uses.



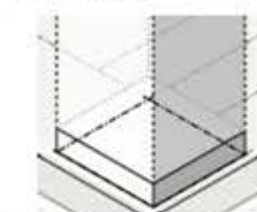
Village

Village Form Districts guide the development of low-scale environments to preserve the urban and walkable design elements that characterize historic neighborhoods and structures. These Form Districts reinforce historic architecture and neighborhood scale with walkable, pedestrian, and bicycle integrated into the overall development pattern. These Form Districts provide incentives for the reuse and activation of existing structures.



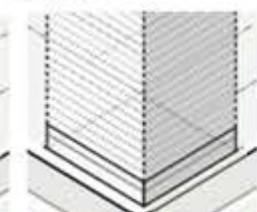
Smaller Scale

Smaller Scale Form Districts are intended to create walkable and medium-scale environments that have an intimate scale environment.



Production Scale

The Production Scale Form Districts integrate a range of building typologies into a medium-scale urban environment that support a variety of uses. These Form Districts shape development patterns in historically industrial areas to accommodate historic industrial uses and users. Context in these Form Districts is maintaining a balance between facilitating growth movement activity and protection safety and security.



Neighborhood Scale

The Neighborhood Scale Form Districts support a variety of building forms in a low to medium-scale and walkable environments. The individual buildings reflect the identity of the local community and support building for all uses. These Form Districts are adjacent to commercial nodes of activity and greater development.



Warehouse

In the Warehouse Form District, the main facade of the building is oriented toward freight service, with appropriate setbacks at regular intervals. The Warehouse Form District is intended for warehouse and industrial uses with substantial clear heights on the ground floor.

Frontages are a zoning tool that influences the articulation of building facades. Frontages allow for the calibration of transparency requirements, story height, and pedestrian access. They also set which building elements are allowed such as awnings, canopies, porches, or stoops.



General

In the General Form District, the main facade of the building is located at or near the public sidewalk, typically with only a single above-facade entrance. The General Form District is intended primarily for employment or building uses.



Shopfront

In the Shopfront Form District, the main facade of the building is located at or near the public sidewalk, often with an above-facade entrance at regular intervals. The Shopfront Form District is intended primarily for retail uses.



Live/Work

In the Live/Work Form District, the main facade of the building is located at or near the public sidewalk, with an above-facade entrance at regular intervals. The Live/Work Form District is intended for residential uses with the flexibility to convert ground floor space to commercial and retail uses over time.



Neighborhood

In the Neighborhood Form District, the main facade of the building is set back from the sidewalk to protect privacy, with a ground-floor entrance or series of entrances. The Neighborhood Form District is intended primarily for residential uses.



Active Alley

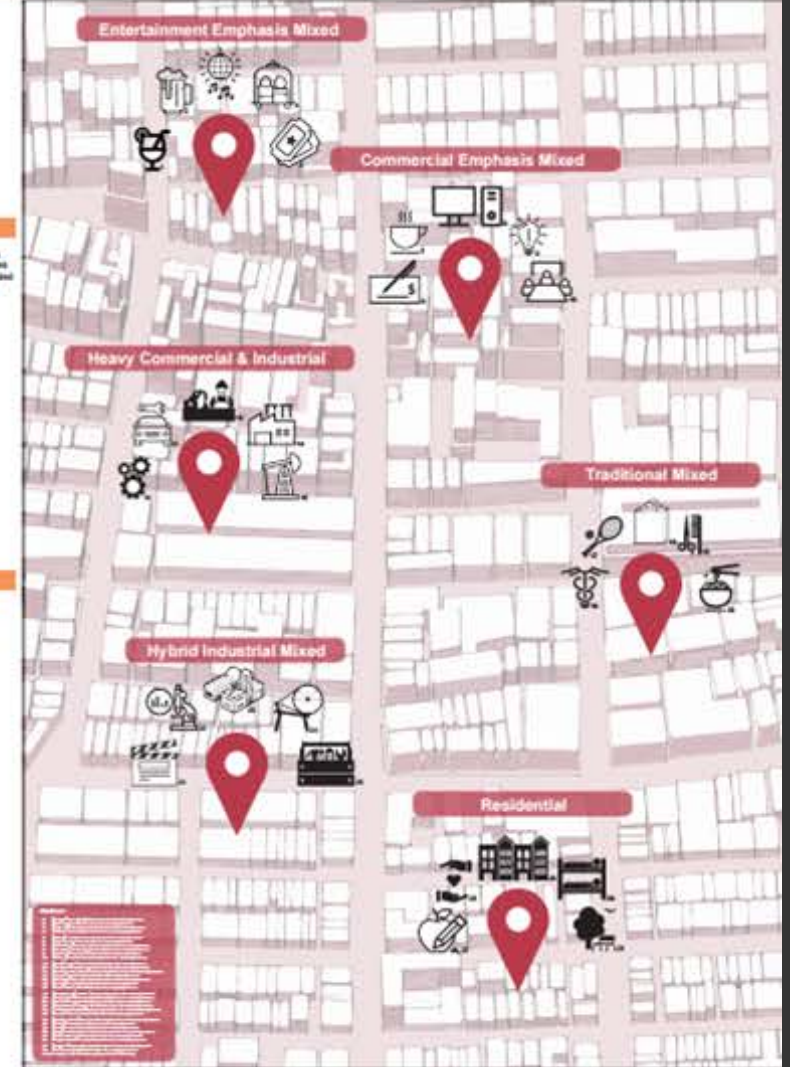
In the Active Alley Form District, the main facade of the building is located at or near the alley right-of-way, typically with frequent above-facade entrances. The Active Alley Form District is intended primarily for retail, and has substantial ground floor setbacks and density of the sidewalk level.



ArCADE

In the Arcade Form District, the main facade of the building is located at or near the alley right-of-way, typically with frequent above-facade entrances. The Arcade Form District is intended primarily for entertainment uses.

Use Districts establish categories, groups, and occasionally specific uses that are permitted, limited, conditionally allowed, or not allowed within an area. These permissions are communicated in a visual table format along with definitions and provisions explaining the regulations.



5. COMMENT STATION

Several ways to comment:

- Oral testimony at Station 5
- Provide comments at each station (recorded by staff)
- Written comments
 - At today's meeting
 - Throughout the comment period
 - Materials found at www.DTLA2040.org

Comment Period open until March 6

Email: bryan.eck@lacity.org

Mail: City of Los Angeles, Department of City Planning

ATTN: Bryan Eck, City Planner

200 N. Spring Street, Room 667

Los Angeles, CA 90012

