

# DTLA 2040

## Planning a Dynamic Future for Los Angeles

The ambition of the DTLA 2040 Plan is to create and implement a future vision for Downtown Los Angeles. The Plan will strive to support and sustain the ongoing revitalization of Downtown while thoughtfully accommodating projected future growth.

Image Source: Cory Gruenfeld



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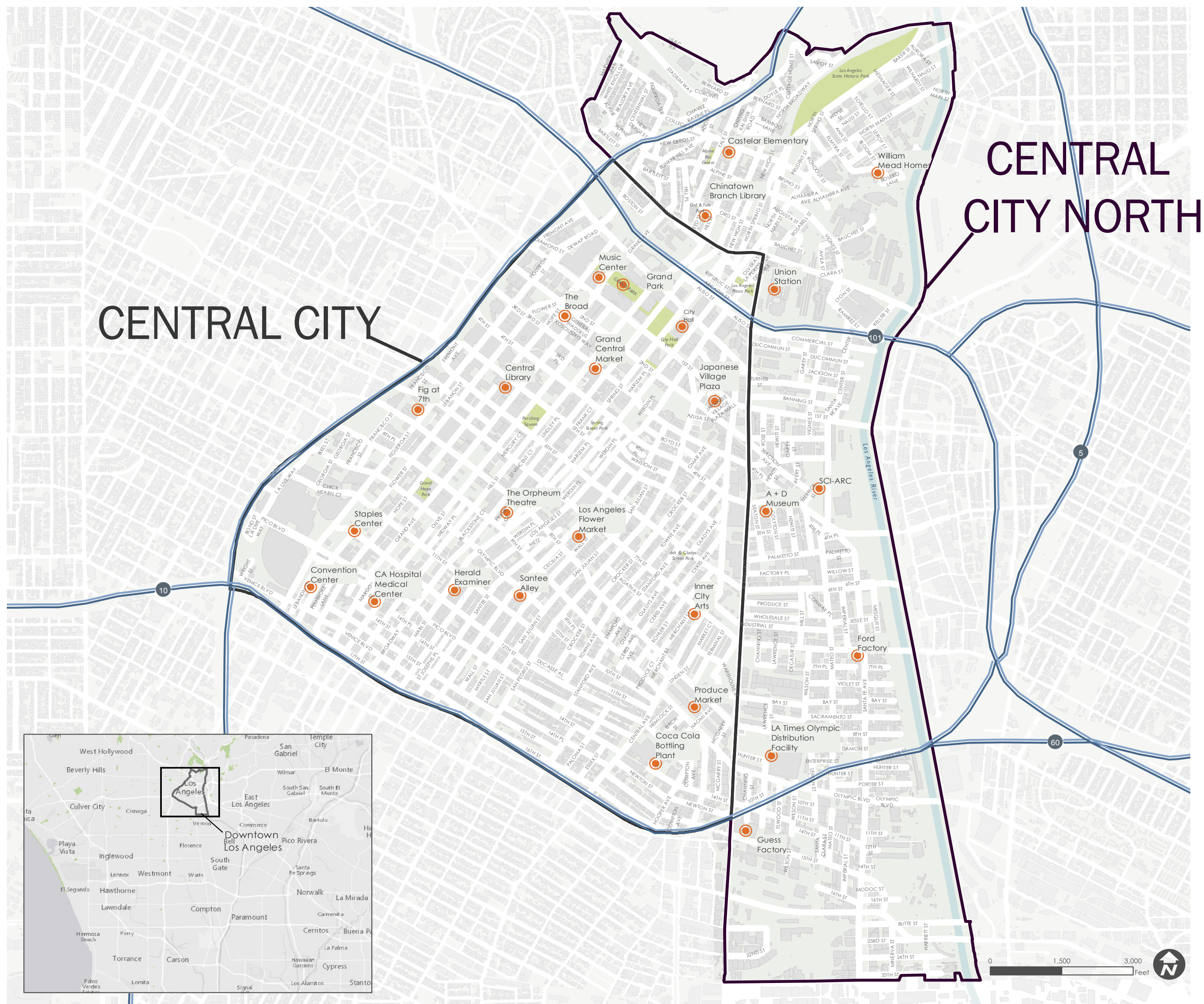
Image Source: Metro

### ABOUT THE DOWNTOWN PLAN

The Downtown Community Plans will describe a collective vision for Downtown's future and include goals, policies, and programs that frame the City's long-term priorities.

Downtown is amidst a booming renaissance and is one of the most rapidly changing places in Los Angeles. It is home to a collection of economic opportunities and entrepreneurship, people, culture, and a patchwork of distinct neighborhoods that sits at the center of the regional transportation network.

"DTLA 2040" is the update to two community plans, Central City and Central City North, which comprise Downtown Los Angeles. The update will build on Downtown's strong urban context and will be the first application of the re:code LA - the comprehensive revision to the City's outdated 1946 zoning code. For more information on this new Code structure, please visit the [re:code website](#). All of the materials contained in these documents represent preliminary plan concepts and will be updated and refined through the update process.



According to regional projections, Downtown will be adding approximately **125,000** people, **70,000** housing units and **55,000** jobs by the year 2040. Downtown needs a strong future vision to ensure that as it grows and changes it only becomes better.



+ 125,000 people



+ 70,000 housing units



+ 55,000 jobs

Icon Source: The Noun Project  
Data Source: Southern California Association of Governments (SCAG)

### GUIDING PRINCIPLES

The following core principles will inform Downtown's future as a SUSTAINABLE, EQUITABLE, INCLUSIVE, and healthy community for workers, residents, and visitors alike. The core principles aim to accommodate anticipated growth through 2040 and support and sustain Downtown's ongoing revitalization.

#### REINFORCE DOWNTOWN'S JOBS ORIENTATION BY:

- Maximizing job intensity in the most transit-served areas
- Expanding the areas where mixed use is allowed
- Setting locations where commercial activity is preferred
- Establishing locations that must maintain a baseline of productive capacity when introducing housing
- Encouraging mixing in single-use areas
- Creating job sanctuaries

#### GROW AND SUPPORT THE RESIDENTIAL BASE BY:

- Promoting infill development
- Expanding areas where housing is allowed
- Intensifying housing where appropriate
- Creating new housing typologies
- Expanding areas for adaptive reuse and for conversion to joint live/work units

#### STRENGTHEN NEIGHBORHOOD CHARACTER BY:

- Reusing, protecting and preserving existing structures that characterize unique urban development patterns
- Supporting streets for pedestrians
- Providing a palette of building frontages catering to the range of community characteristics
- Using design guidelines, use restrictions and design regulations
- Allocating greater development potential around transit centers
- Providing guidelines for business establishment sizes

#### CREATE LINKAGES BETWEEN DISTRICTS BY:

- Finding opportunities within a public benefits system for the development of new publicly accessible open space
- Encouraging the development of nontraditional open spaces
- Requiring new development to contribute to high quality streets
- Treating the streets as downtown's living room
- Supporting the creation of sustainable public realm improvements
- Encouraging programming of public space to build community

#### PROMOTE A TRANSIT, BICYCLE, AND PEDESTRIAN FRIENDLY ENVIRONMENT BY:

- Prioritizing and expanding pedestrian safety tools such as leading pedestrian intervals, bulb outs, scramble crosswalks, and no right turns on red,
- Improving connectivity
- Increasing dedicated bike infrastructure
- Eliminating one-way streets as feasible and appropriate
- Extending nighttime and weekend transit service
- Discouraging over parking and above-grade parking
- Managing and pricing parking effectively
- Supporting an efficient goods movement system



# PROJECT DESCRIPTION

## Downtown Community Plan Elements



- Amend the text of the Downtown Plans (Central City Community Plan and Central City North Community Plan) to revise plan policies and objectives;
- Amend the land use map of the Downtown Plans to implement the new policies and objectives;
- Amend the Zoning Map to rezone Downtown with new downtown zone classifications;
- Integrate regulations of the existing Specific Plans and Planning Overlays into the new Downtown Zoning Code;
- Amend the General Plan Framework, Mobility Plan, and other Citywide Elements, and ordinances, as necessary.

For more information, please view the EIR Notice of Preparation (NOP). This document is available at today's meeting, and online at [www.planning.lacity.org](http://www.planning.lacity.org), under the "Environmental Review" tab.



# PROJECT DESCRIPTION

## What is the Proposed Project under CEQA?

The Los Angeles Department of City Planning (DCP) will prepare an Environmental Impact Report(EIR) for the Downtown Plans. An EIR analyzes the impacts that a “project” could have on the surrounding environment, as well as impacts that alternative project scenarios could have.



### THE PROJECT

#### THE PROPOSED PROJECT INCLUDES:

- Updates to the Downtown Plans (Central City Community Plan and Central City North Community Plan); and
- Adoption of the Downtown Zoning Code, and the adoption of revisions and any other amendments necessary to implement this, including amendments to other General Plan elements, (such as Mobility and Framework), the City of Los Angeles Municipal Code (LAMC), specific plans, and other ordinances to implement those updates.

### ENVIRONMENTAL REVIEW & THE SCOPING MEETING

#### PURPOSE:

- Disclosure is the main purpose of the California Environmental Quality Act (CEQA). CEQA provides opportunities for public participation.
- The Scoping Meeting is a process under CEQA for the lead agency (City of Los Angeles) to notify other agencies and the public that the City is preparing an Environmental Impact Report.
- The Scoping Meeting provides an opportunity for the public and other agencies to comment on the issues and alternatives being addressed in the EIR.

#### SCOPING MEETING STATIONS:

##### 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND EIR PROCESS (You are here)

Understanding CEQA; Elements of the EIR; Environmental Impact Categories; Understanding the EIR Process for Community Plan Updates

##### 2. PROJECT DESCRIPTION COMMUNITY PLAN OVERVIEW

Overview of the Downtown Plans; Understanding the Proposed Project according to CEQA

##### 3. LAND USE

Current and Proposed Plan designations; Understanding Proposed Plan designations

##### 4. RE:CODE LA

Understanding new zoning regulations to implement the Downtown Plans

##### 5. COMMENTS

Provide comment on the Project



# DTLA 2040

## Planning a Dynamic Future for Downtown Los Angeles



### WHAT IS A COMMUNITY PLAN & WHY DO WE NEED IT?

The Los Angeles Department of City Planning is partnering with the Downtown community to update Downtown’s Central City and Central City North Community Plans, as part of the department’s New Community Plan Program. The update will build on Downtown’s transit-rich nature and will apply new zoning tools developed as part of the City’s re:code LA project.

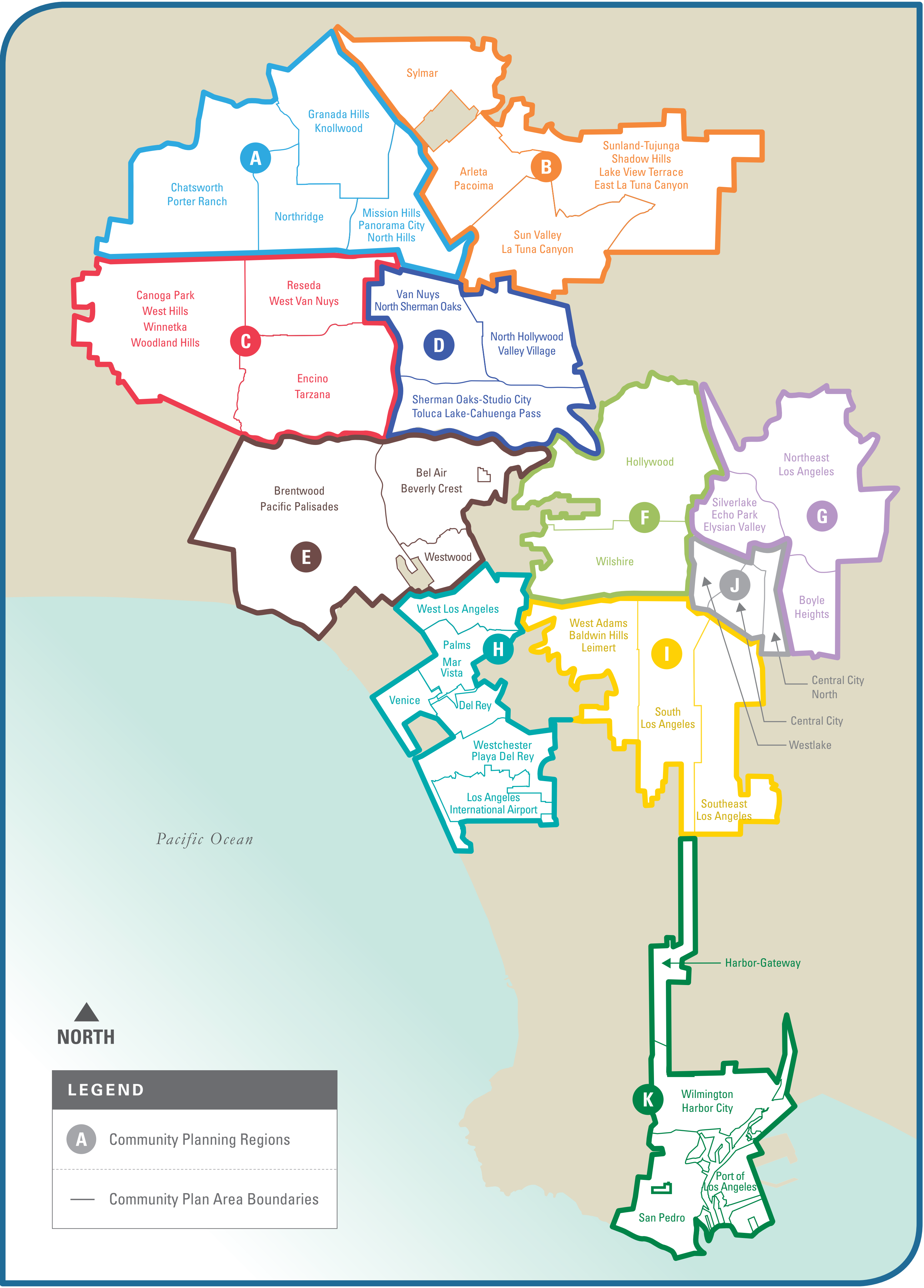
The update of the Downtown Community Plans takes cues from the City’s General Plan. The City’s General Plan Framework Element is a long-term growth strategy for Los Angeles. It lays out goals, objectives and policies for the range of land uses throughout the City, including the Downtown, and is used to guide the development of community plans.

The Downtown Center, as it is referred to in the Framework Element, is described as *the principal government and business center of the region, with a worldwide market. It is the highest-density center of the City and hub of regional transportation.*

The City of Los Angeles’ General Plan Land Use Element is composed of 35 Community Plans. Each Community Plan contains policies reflecting a future vision for neighborhoods and designates land for the range of uses needed, including jobs, housing, transportation, open space and amenities.

The Plans tell property owners and residents what type of development will be permitted, at what densities and intensities, and outline strategies for how to accommodate planned growth. Plans are used to guide decision-making when projects are proposed. For these reasons, Community Plans are important tools in the development of the City, and it is important that they are up-to-date.

### MAP OF COMMUNITY PLANS CITYWIDE



Blueprint for Guiding Growth and Development

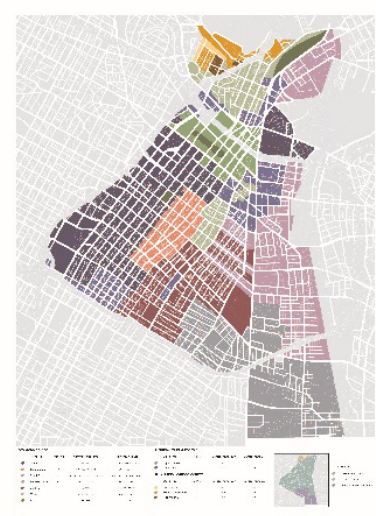
#### PLAN DOCUMENT

- Vision
- Policies
- Programs
- Implementation Measures



#### PLAN MAP

- Sets Range of Uses
- Establishes Range of Intensities



#### ZONING

- Development Regulations
- Use Allowances
- Process

### HOW DO WE UPDATE IT?

The process of developing the plan is a multi-step collaborative effort, involving public input and collaboration with City departments and other governmental agencies that provide public services and facilities.

The Planning Department combines a series of approaches to determine desirable future growth patterns. These include a thorough review of existing policies and programs, documentation and analysis of on-the-ground conditions, and a study of emerging development trends since the plan was last revised.



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### WHAT ARE WE DOING?

The Los Angeles Department of City Planning is collecting public input to inform the update of two Community Plans, Central City and Central City North, which comprise Downtown Los Angeles. The effort of updating these plans is known as DTLA2040.

The Downtown Community Plans will set a new direction for the future of Downtown. Community Plans 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.

### WHY ARE WE DOING IT?

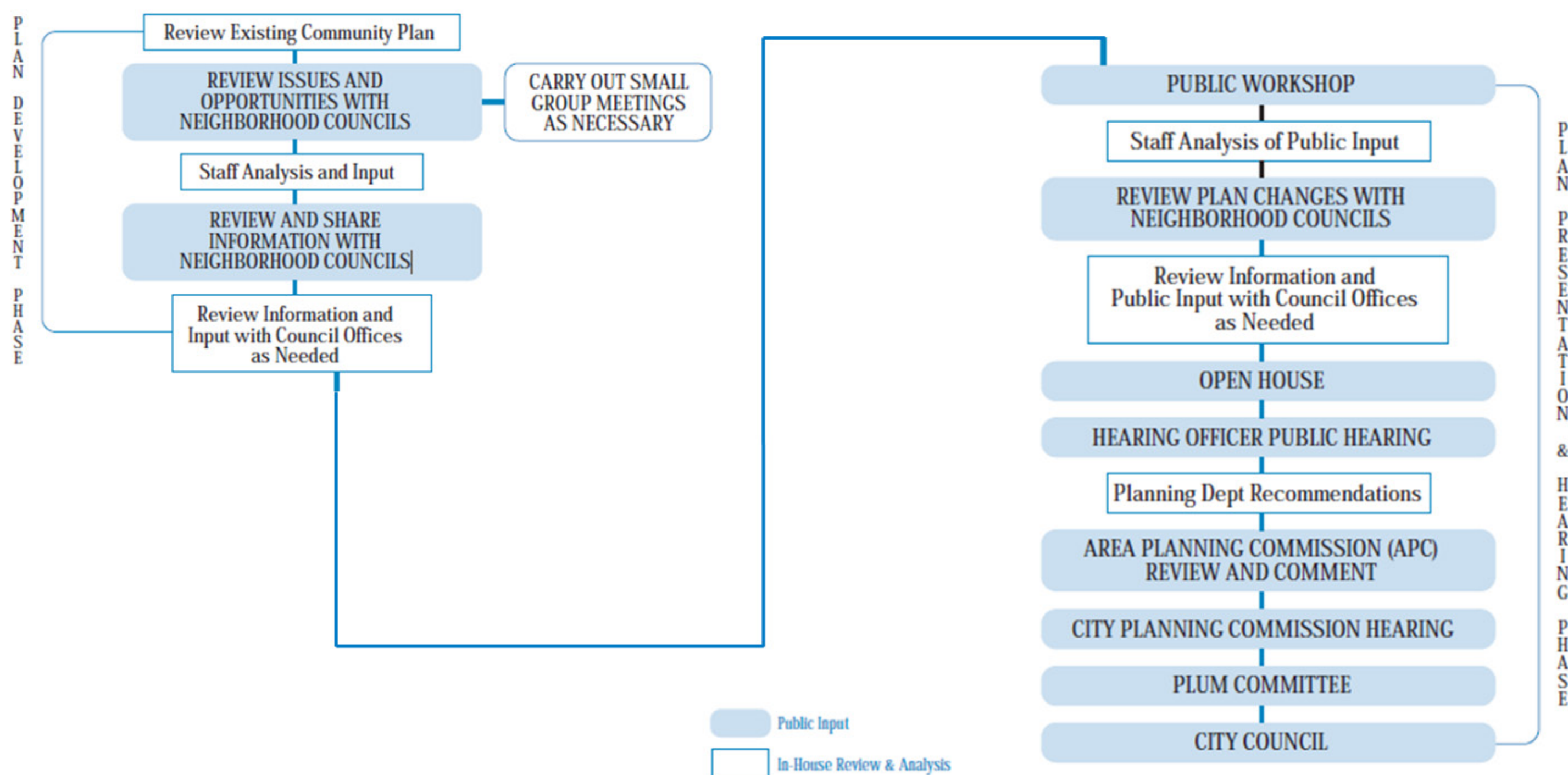
The Los Angeles Department of City Planning is updating the Downtown Community Plans to ensure that these policy documents effectively guide growth and development in the City’s neighborhoods. There are 35 Community Plan areas within Los Angeles, which are to be updated periodically, and provide neighborhood-level polices and implementation strategies necessary to achieve the City’s General Plan objectives and the community’s vision. The two plans that are being updated for Downtown are part of an ongoing program known as the New Community Plans (NCP).

### HOW DO WE GET THERE?



The Plan Update process for DTLA2040 began in 2014, and the Plan is expected to begin the adoption process in late 2017, following a period of State-required Environmental analysis and review.

#### PUBLIC PARTICIPATION PROCESS



### HOW WILL IT AFFECT ME?

The Plan will be intended for use by all members of the community, including residents, Neighborhood Councils, business owners, property owners, developers, and public officials. It is important to note that the Plan’s policies, guidelines, and implementation programs are not created in isolation, but rather, developed collectively to address community issues in a comprehensive manner.

**FOR RESIDENTS & NEIGHBORHOOD COUNCILS:**

The Community Plan identifies the type and scale of land uses permitted, describes changes that may affect neighborhoods, and explains the policies, design guidelines, and implementation programs that guide decisions about future development.

**FOR PUBLIC OFFICIALS:**

The Community Plan is a part of the citywide General Plan, which is the basis for land use decisions by the City Planning Commissions, other boards and commissions, and the City Council.

**FOR BUSINESSES:**

The Community Plan identifies land use measures that support businesses and encourage future success. The Plan includes policies to support and enhance commercial and industrial development.

**FOR PUBLIC AGENCIES:**

The Community Plan is intended to help agencies contemplate future actions in the City, such as transportation infrastructure improvements, parks, and schools. The policies located throughout the Plan are interrelated and should be examined comprehensively when making planning decisions.

**FOR DEVELOPERS & PROPERTY OWNERS:**

The Community Plan introduces the community and provides background information. Developers should review all maps, policies, design guidelines, and implementation programs throughout the document to better understand what type of development can occur, and where.

### HOW DO I GET INVOLVED?

PARTICIPATION OPPORTUNITIES

Oral comment may be delivered to the court reporter at Station 5

Sign up for program updates at [www.dtlA2040.org](http://www.dtlA2040.org), or sign-in at our welcome table

Written comment forms are available at today’s meeting, and can be mailed or emailed to DCP staff

Speak with DCP staff at today’s meeting to learn more!