



DTLA 2040

Downtown Plan Concepts for the Fashion District

A GUIDE FOR THE NEXT 20 YEARS

Proposed Downtown Los Angeles Community Plan
Winter 2022

THE BIG PICTURE

Cities have rules about what can be built and where. These rules are called zoning regulations. This guide is meant to help understand the goals of the Downtown Community Plan, and the zoning regulations that will shape the future of Downtown once the Community Plan is adopted by the Los Angeles City Council.

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.

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

EQUITY IN THE PLANNING PROCESS

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. See the next page for further explanation of some approaches to address equity, health, and climate change.



Downtown Plan Strategies

TRANSIT PROXIMITY

Downtown is home to many transit stations, making it an important place to plan for future growth. 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 Downtown Plan also works to provide easy access to health care, food and open spaces. Allowing a mix of important, daily uses closer to where people live and work makes it easier to walk or bike.

HOUSING FOR ALL

There is an urgent need to build more housing in Los Angeles. Much of Downtown today does not allow for housing to be built. The Downtown Plan doubles the area in Downtown where housing can be built, and provides regulations to ensure that affordable housing and other community benefits are included. More neighbors will also mean support for more daycares, health facilities, grocery stores, and create small business opportunities.

SMALL BUSINESS PROTECTION

The Downtown Plan adds incentives for developments to provide tenant space and assistance for small businesses. Eligible small legacy and community-serving businesses can be supported with rent subsidies or grants for low-income run startups. The Downtown Plan also supports the creation of Sidewalk Vendor Commissaries. Work space in live/work units are required to support small scale creatives, manufacturers, and fabricators.

INDUSTRIAL PRESERVATION

Downtown has long been home to areas with industrial and manufacturing uses. Under the Downtown Plan, some of this area will be reserved for continued industrial use, to support employment, goods movement, and warehousing or the most intense industrial activities. Other areas will not allow for noxious industrial uses, and will allow for some housing uses, so long as there is space reserved for employment activities within the building.

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 Downtown Plan allows for new housing in a larger area of Downtown but still ensures that residential uses are not allowed near industrial uses known to be harmful to residents and workers.

SERVICES & AMENITIES

The Downtown Plan will offer incentives for development to provide space for social and health services, social enterprises, small business incubators, childcare, and public services. The Downtown Plan expands the areas where grocery stores, corner markets, and other neighborhood services can be built, especially within walking distance of housing and jobs.

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.

Fashion District Plan Strategies

+ The Downtown Plan emphasizes affordable housing, health, and safety while retaining industrial and manufacturing uses.

+ In industrial areas generally south of Olympic Boulevard and east of Stanford Street where light and heavy industrial uses occur, residential uses allowed today will be prohibited to separate noxious uses from where large groups of people live & work, creating a sanctuary for industrial uses.

+ Integrated activities that rely on each other to locate in the same area is promoted by allowing for a mix of different manufacturing, warehousing, office, and retailing activities in one place. This approach helps retain the Fashion District as the center of the fashion industry.

+ Industrial areas between Santee Street and San Pedro Street will allow new housing development if the same building includes space for office, manufacturing, wholesale, and/or distribution.

+ The Downtown Plan facilitates opportunities for spaces that are affordable and accessible to small businesses, and a range of business sizes and industry sectors.

+ Building design requirements include rules to encourage buildings designed for manufacturing activities.

Fashion District Zoning Strategies

This map and summary page highlights the zoning rules about "use" meaning what type of activities are generally allowed within the building today and what the Downtown Plan is introducing.

Strategy 1

What is Allowed Today (C2, M2):
Allows non-residential uses and light industrial uses, such as fabrication, warehousing, office, and other job-generating uses. Residential uses are permitted in existing buildings.

What the Plan is Introducing (CX2):
In addition to the uses listed above, the Downtown Plan introduces a wide range of housing types and commercial uses. Manufacturing uses posing health and safety risks to nearby residents and workers are prohibited. Ground floor businesses cannot be larger than 50,000 sf. Small scale fabrication is permitted in addition to a retail store. New large scale textile and apparel manufacturing prohibited.

Strategy 2

What is Allowed Today (Generally M2):
Allows light industrial uses, non-residential uses, production, fabrication, warehousing, office, and other job-generating uses. Residential uses are permitted in existing buildings.

What the Plan is Introducing (IX3):
In addition to the uses listed above, the Plan introduces new residential buildings only when projects have reserved approximately one story for job productive uses such as office or apparel manufacturing. Manufacturing uses posing health and safety risks to nearby residents and workers are prohibited. Textile and apparel manufacturing are permitted.

Strategy 3

What is Allowed Today (M2, M3):
Allows light industrial uses, non-residential uses, production, fabrication, warehousing, office, and other job-generating uses.

What the Plan is Introducing (IX2):
To accommodate light industrial uses, office space, and research and development activity, this use district allows a mix of commercial and manufacturing uses. Residential units are only allowed when existing buildings are adaptively reused and new residential is not permitted. This area does not allow heavy industrial use or other noxious uses.

Strategy 4

What is Allowed Today (M2, M3):
Allows limited or light industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (I1):
Ensures that opportunity exists for the future location of industrial spaces. To keep and grow jobs in goods movement and warehousing, and preserve land strictly for industrial, manufacturing, and other similar uses with supporting commercial use, this district allows limited commercial and light industrial uses. Housing is not permitted as this area is where harmful manufacturing may be occurring or where large trucks and distribution facilities can be built.

Strategy 5

What is Allowed Today (M3):
Allows heavy industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (I2):
To support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses, this area is proposed to remain industrial and continues to allow heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. Residential uses are prohibited to ensure that opportunity exists for the future location of industrial spaces.

Strategy 6

What is Allowed Today (M2, M3):
Allows limited or light industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (IX4):
This area continues to focus on job production while also allowing limited residential uses as live/work units and adaptive reuse of household dwellings in existing structures. This Use District is intended to promote productive industries, entrepreneurial activities and supports office and commercial uses, as well as research and development, wholesale, and light industrial uses.


Strategy 7

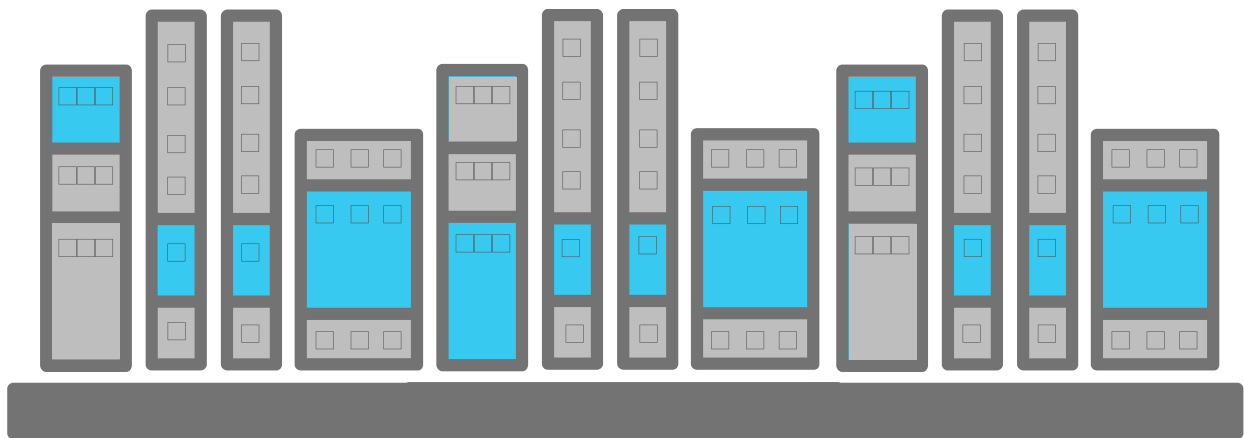
City Market Project Site (C2)
This site is a major development project that allows commercial uses with residential dwelling units. Examples include offices, hotels, theatres, and retail that can be paired with limited manufacturing that is an integral part of retail business. The Downtown Plan does not propose any changes to this project.



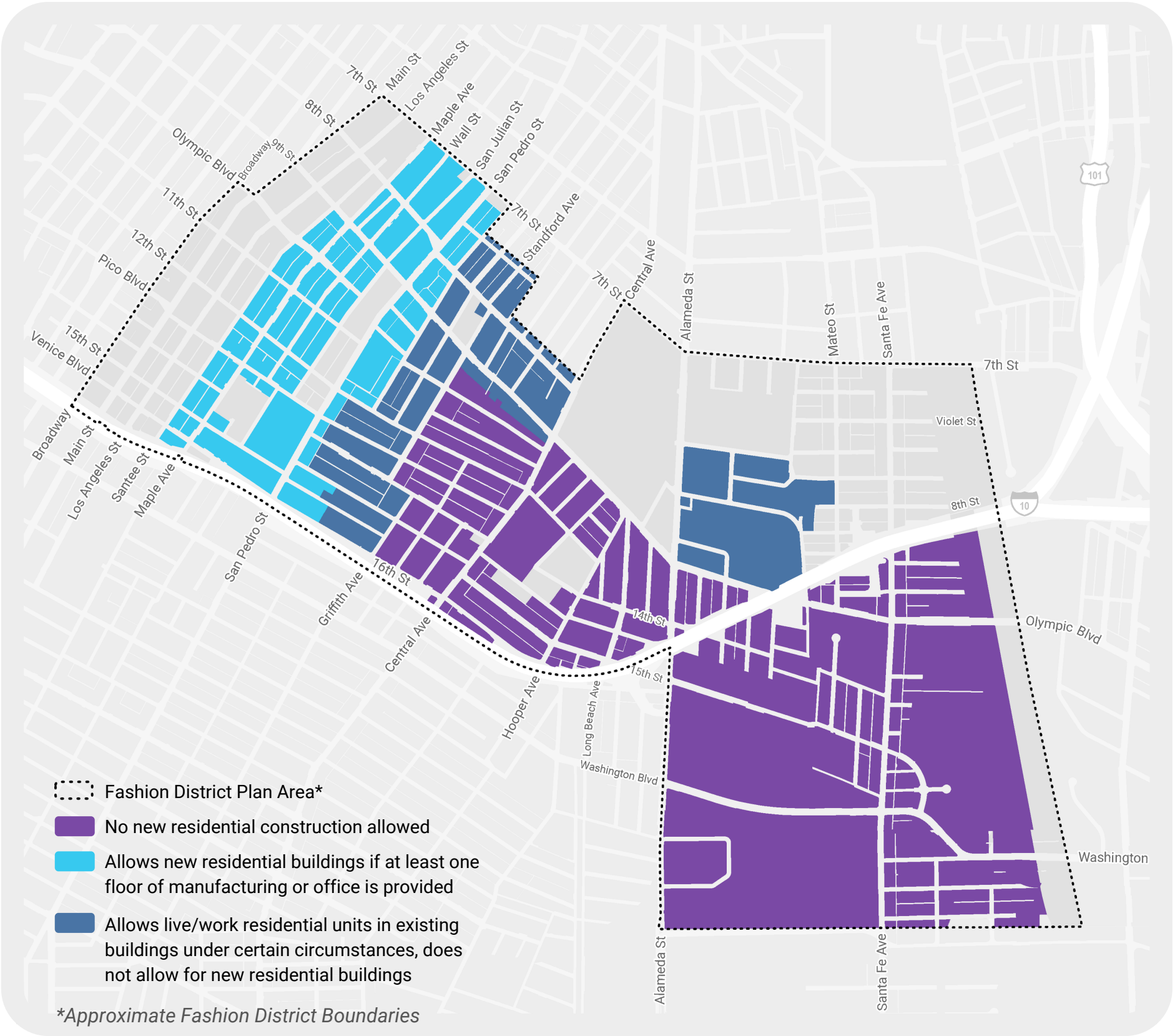
Prioritizing Space for Industry

The Fashion District is a network of bustling centers of commercial activity, each with its own mini-economy of specialized uses, including fabrication, manufacturing, retail, and wholesale. The Downtown Plan includes a number of strategies to prioritize manufacturing, office, and fabrication, highlighted in light blue, dark blue, and purple in the map below.

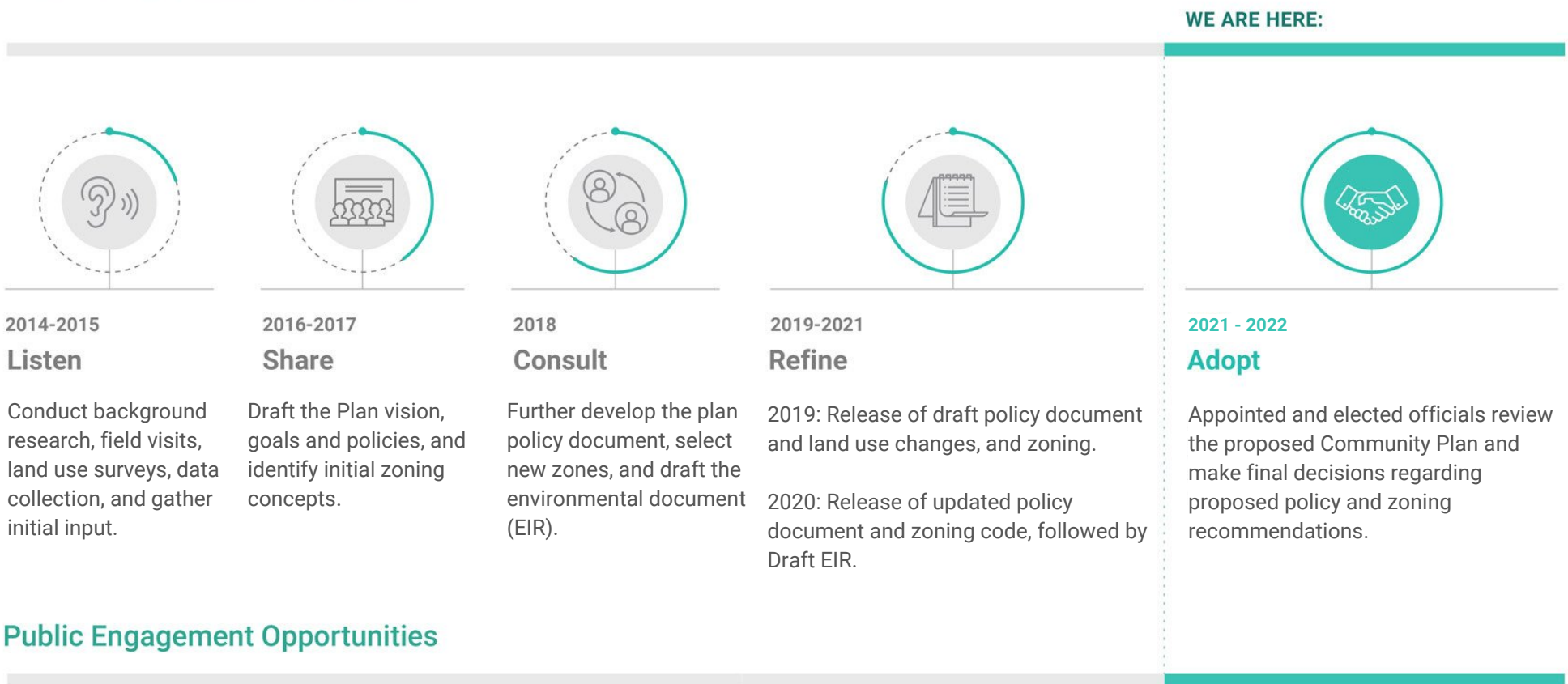
All new development in the area of light blue () must include space for employment. The space can be dedicated to office, manufacturing, or warehousing. Housing is allowed with limitations in certain areas and every residential building has to have at least one floor of manufacturing, warehousing, or office*. The diagram below illustrates how the manufacturing space can be located anywhere in the building. This flexibility allows for wholesale, manufacturing, office, retail, and live/work residential units - activities that support each other to all exist in the same building or close to each other.



*Eligible small business permitted by the zoning can receive financial assistance through the community benefits fund.



Plan Process Timeline



Public Engagement Opportunities

The Community Plan Update effort was launched in 2014. To form the draft plan, City Planning held and attended numerous outreach events over five years. A full list of previous engagement and outreach activities can be found at planning4la.org/dtla2040.

- Online Comments, Email, Phone, Outreach Events
- Stakeholder Presentations
- Public Open House/Hearing

Public comment period on the Draft EIR was open for 120 days following the release.

1. City Planning Commission (September 23, 2021)
2. City Council Planning and Land Use Management Committee
3. Full City Council

These meetings will be open to the public and community members will have the opportunity to provide comments.

Note: General public comments are welcome continually until the Plan is adopted by City Council. For more specifics on how to engage at each of the remaining steps of the process, visit planning4la.org/dtla2040. City Planning will provide both in-person and virtual outreach opportunities consistent with public health guidance.

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