



Downtown Community Plan & New Zoning Code

PLANNING AND LAND USE MANAGEMENT COMMITTEE

LOS ANGELES
CITY PLANNING

April 24, 2023

Overview

Introduction

- Community Engagement
- Context and Background
- Plan Framework

Downtown Plan + New Zoning Code

- Goals and Objectives
- Plan Components

Neighborhood Level Topics

- Skid Row
- Fashion District



Contributions of Key Partners



CCA
White Paper

Micro-Units in DTLA

NEW HOUSING CHOICES FOR LA'S FASTEST GROWING NEIGHBORHOOD
MARCH 2018

THE VOICES OF CENTRAL CITY EAST IDEAS & IDEALS FOR OUR NEIGHBORHOOD

A response to the Los Angeles Department of City Planning's DTLA 2040 draft plans by the Central City East Association – informed by conversations with non-profit organizations and service providers in Central City East.



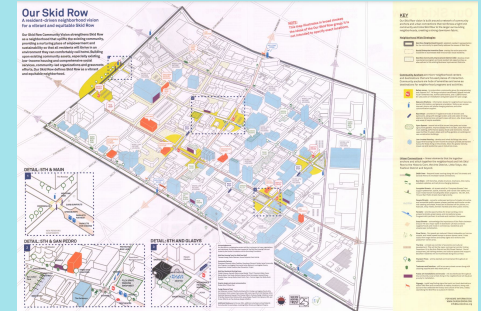
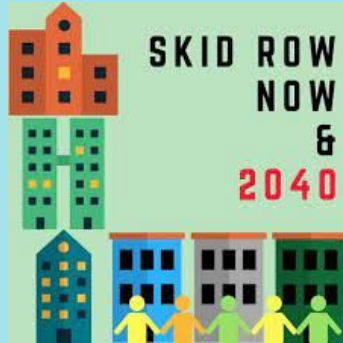
CCA
White Paper

Adaptive Reuse

Reimagining Our City's Buildings to Address Our Housing, Economic and Climate Crises
April 2021



In Partnership With
GILMORE ASSOCIATES | OMGIVING





The Downtown Community Plan envisions an equitable and sustainable future for our community.

Community Plan Components

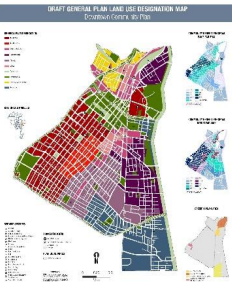
Policy Document

- Vision
- Policies
- Implementation Programs



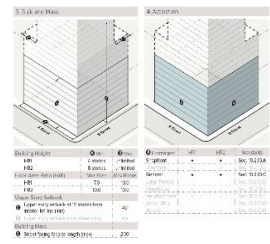
Plan Map

- 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



Fundamental Challenges

**Climate
Change**

**Access to
Housing**

Equity

**Shifting
Economy**

**Mobility &
Public Realm**

**Environmental
Justice**

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





This represents

20%

of the City's
household
growth in

1%

of the City's land area

Community Benefits Program

Examples of Eligible Community Benefits and Funding Uses



Programs to Support Affordable Housing

On-site affordable housing; extending expiring affordability covenants; land acquisition; acquisition of buildings; construction of new 100% affordable housing projects



Legacy and Community-serving Businesses

Rent subsidies; grants for low-income micro-entrepreneurs



Community Facilities

New construction or conversion of existing buildings for daycares, schools, community centers



Sidewalk Vendors

Design and procurement of vending carts for donation to low-income Sidewalk Vendors



Public Parks

New parks, existing park additions, improvements, and support for operations and maintenance



Support for People Experiencing Homelessness

Hygiene stations; drinking water fountains, shade structures, free no-fee ATMs, free wireless internet



Mobility and Street Improvements

Support for transit supportive infrastructure like access improvements to transit stations, protected bike lanes and crosswalks, enhanced bus stops and shelters

Plan Modifications

Skid Row

Recognizing Skid Row as a Neighborhood



Lamp Community



Downtown Women's Center



Skid Row Housing Trust

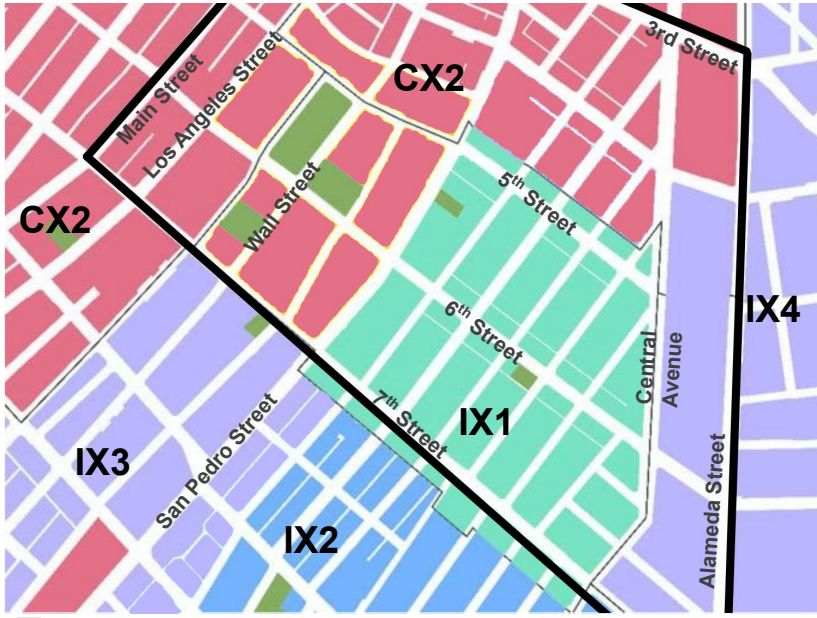
Proposed Zoning in Skid Row

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)

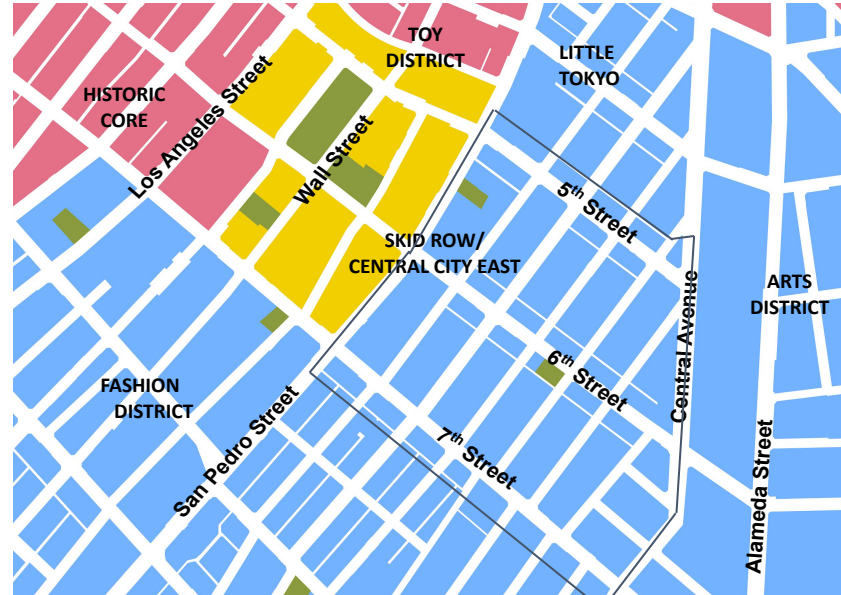
IX1, The Plan Introduces:
Restricted Affordable Units
Continues to Allow for:
Non-residential uses such as social services, production, fabrication, and other job-generating uses.

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.

Adopted Zoning in Skid Row

Adopted zoning

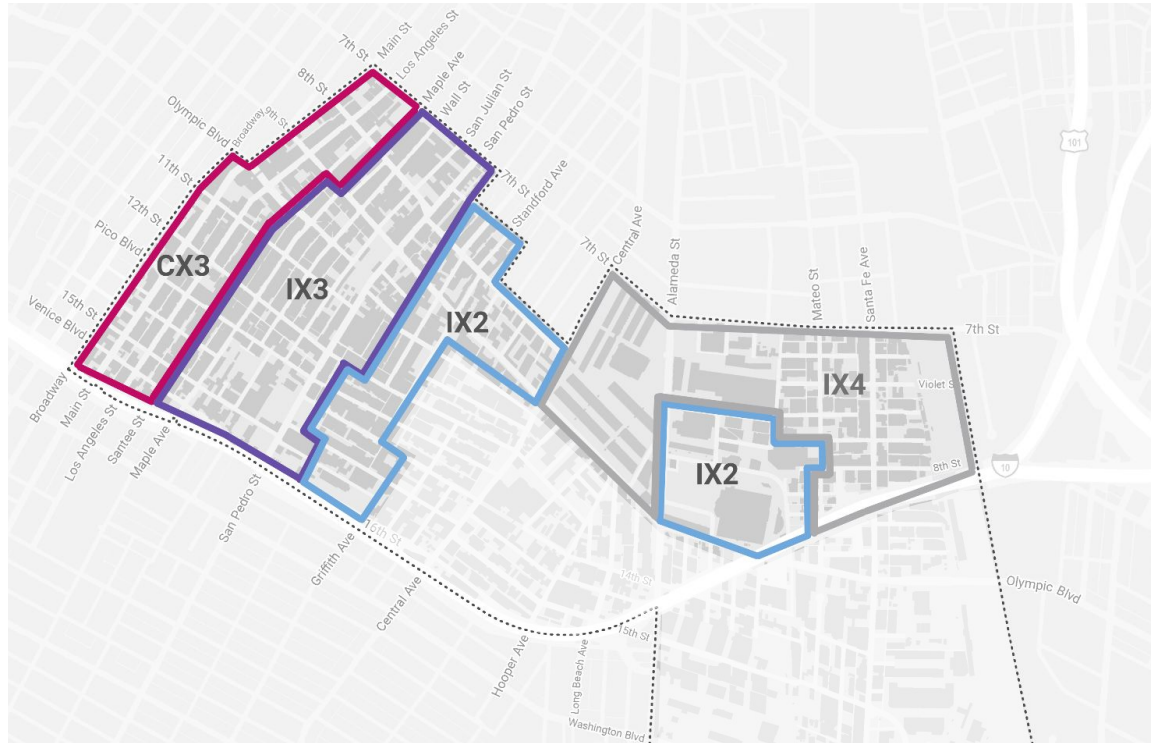
-  Limited commercial, limited manufacturing, multi-family, shelters
-  Multi-family residential, churches, schools, child care, shelters
-  Light industrial, commercial and manufacturing, clinics
-  IX1 Boundary



Fashion District



Proposed Zoning in Fashion District



Market Study Findings

HR&A Advisors, Inc. (HR&A) conducted a near-term market analysis to study the impact of new development in the Fashion District. Below is a summary of the study findings:

- Fashion District houses a thriving economy and plays a significant role in US manufacturing
- 83 percent of all domestic cut-and-sew manufacturing occurs in Los Angeles
- Sustaining the existing ecosystem is critical for the continued success and growth of the fashion industry
- Allowing for housing could lead to redevelopment of existing buildings potentially displacing existing fashion related businesses
- Increased construction costs make new Fashion District housing development infeasible for newly acquired sites. As a result, increased pressure on conversions is anticipated in the near term
- The 1 FAR of productive space for residential buildings in addition to inclusionary makes housing in the fashion district particularly infeasible for newly acquired sites. Reducing this requirement to 0.5 might help make it more feasible for projects that have been land banking

Fashion District Amendments

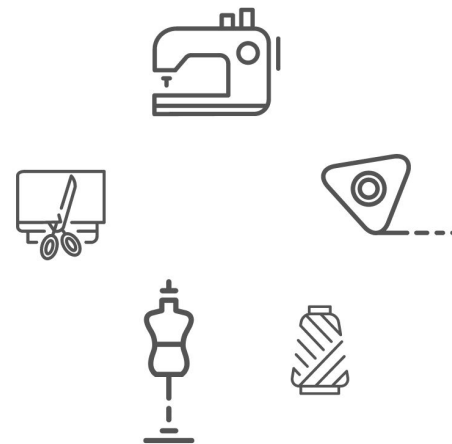
Allowing Garment Manufacturing more broadly by differentiating between

Garment & Accessory Manufacturing

Any light manufacturing use involving the cutting, stitching or assembly of materials to produce finished clothing, footwear, and accessories. Specific activities include but are not limited to sewing of finished textiles, printing or stenciling of designs on garments, assembly of accessories and footwear, and the knitting of finished garments....

Textile Manufacturing

Any light manufacturing use involving the large-scale mechanized production of fibers and fabrics used to create materials for the production of garments and accessories. Specific activities include but are not limited to textile spinning, weaving, dyeing, printing, and finishing....

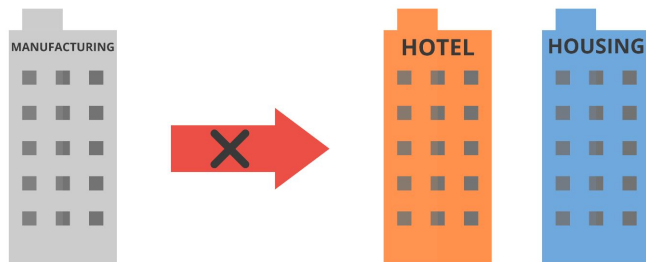


Fashion District Amendments

Garment Manufacturing Protections

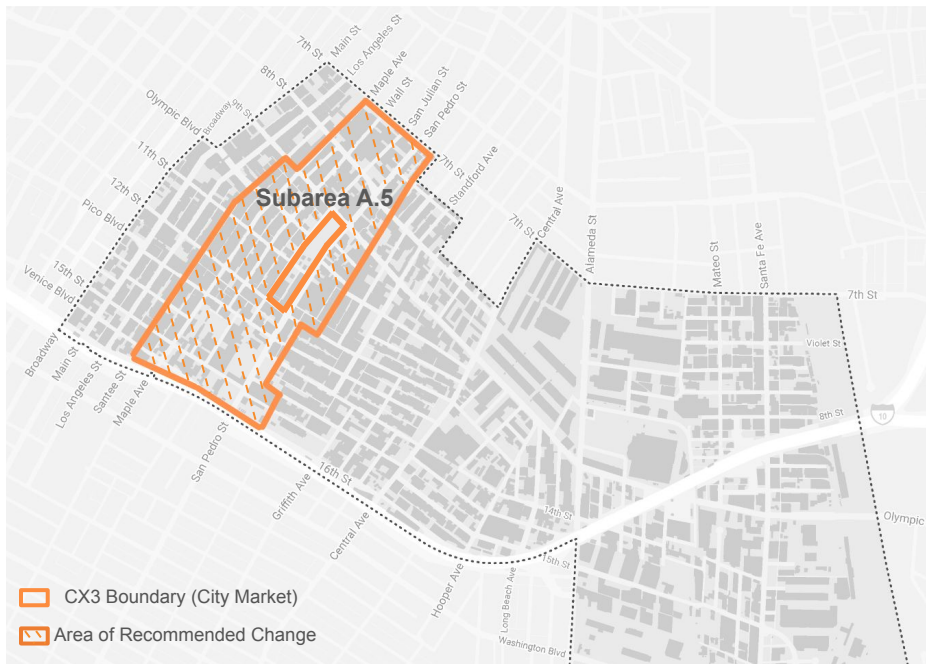
IX3 strategies to **preserve** manufacturing uses

- Prohibit conversion to Residential or Hotel in existing buildings
- Limit conversion to Office in existing buildings
- Require manufacturing space in new residential buildings



Fashion District Amendments

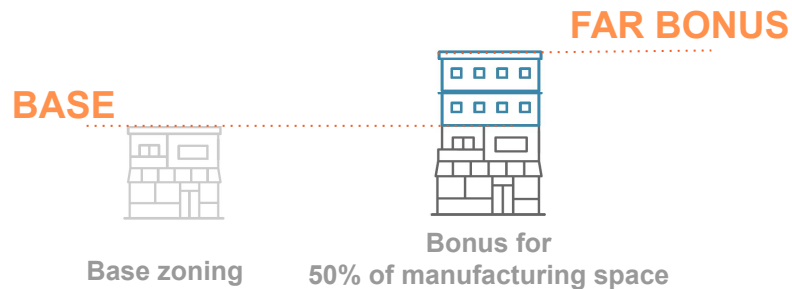
Garment Manufacturing Incentives



Strategies to **promote** manufacturing uses:

Employment Incentive Area (Subarea A.5)

Increased FAR from 3:1 of up to 4:1 when 50% of the project includes manufacturing space



Zoning Use Modifications

Existing Zoning



CPC Draft



Modifications

Permitted Uses

Broad Commercial Uses

Broad Commercial Uses

Broad Commercial Uses

+ Prohibition on conversion from manufacturing to hotel and office

Industrial Uses

Industrial Uses

+ Prevents toxic industrial uses

Industrial Uses

+ Prevents toxic industrial uses

+ Allows garment manufacturing in more areas

Housing Uses only in existing buildings, requires zoning administrator approval

Housing Uses in existing buildings
+ no required zoning administrator approval

+Housing Uses in new construction w/ 1 FAR of productive space

~~Housing Uses in existing buildings~~

+Housing Uses in new construction w/.5. FAR of limited use productive space

*~~Strikethrough~~ text: provision removed

Thank you!

Contact

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Informational Slides

September 2022 Memo Topics

Director of Planning's Memo to the PLUM Committee

CPC Directed Items

- Live-Work Units
- Fashion District Study & Modifications
- Housing Stability
- Adaptive Reuse

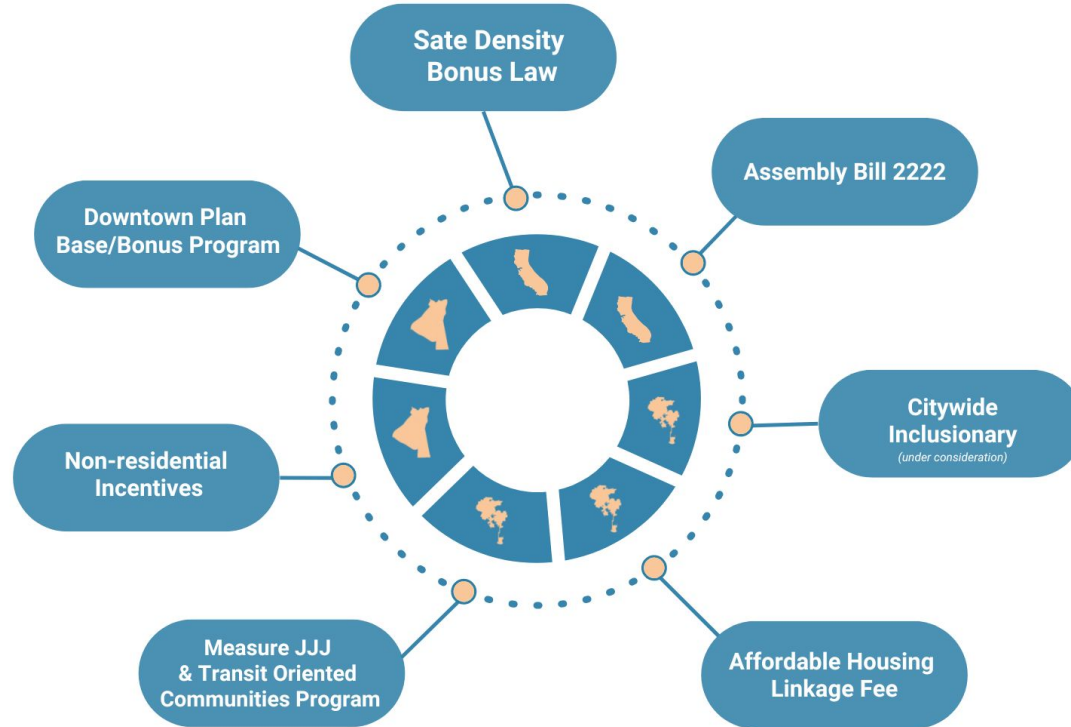
Additional Items for Consideration

- + Inclusionary Housing
- + Historic Protections; Civic Center
- + Restaurant Beverage Program Integration
- + Community Benefits Fee
- + Arts District Height Minimum; River Setback
- + Parking and Transit Hubs
- + Form Districts in Chinatown and Little Tokyo
- + Buildable Area Calculations for 100% Affordable Housing Projects
- + Project Review Thresholds

Inclusionary Housing



Inclusionary Housing

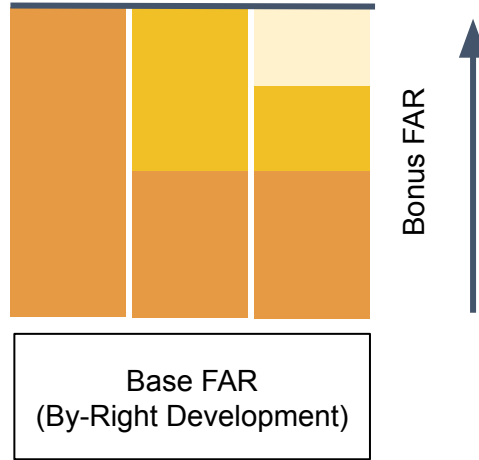


Downtown Plan Community Benefits Program

Housing Development Projects

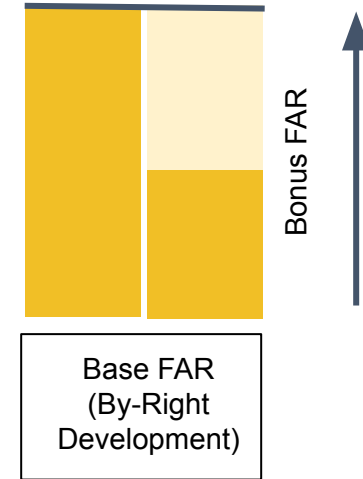


Scenario A *Scenario B* *Scenario C*



Non-Housing Development Projects

Scenario A *Scenario B*



Inclusionary Housing

Study Findings

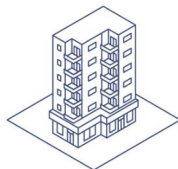
- Increased construction costs
- Inclusionary is feasible in a number of submarkets
- Absent an inclusionary requirement, it is unlikely that on-site affordable will be provided in the near-term



Graduated Inclusionary Housing

Larger Buildings provide more on-site affordable housing

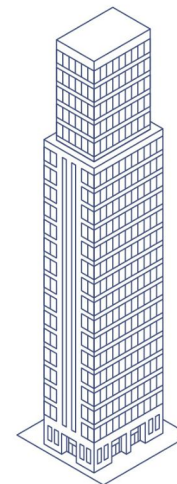
- Memo to PLUM outlines an option for a Graduated Inclusionary Program
- Ensures maximum affordable housing on-site in the near-term and long-term



3:1 FAR Building

Affordable Housing Requirement

- 8% Acutely Low Income
- 8% Extremely Low Income
- 10% Very Low Income
- 12% Low income
- 16% Moderate Income

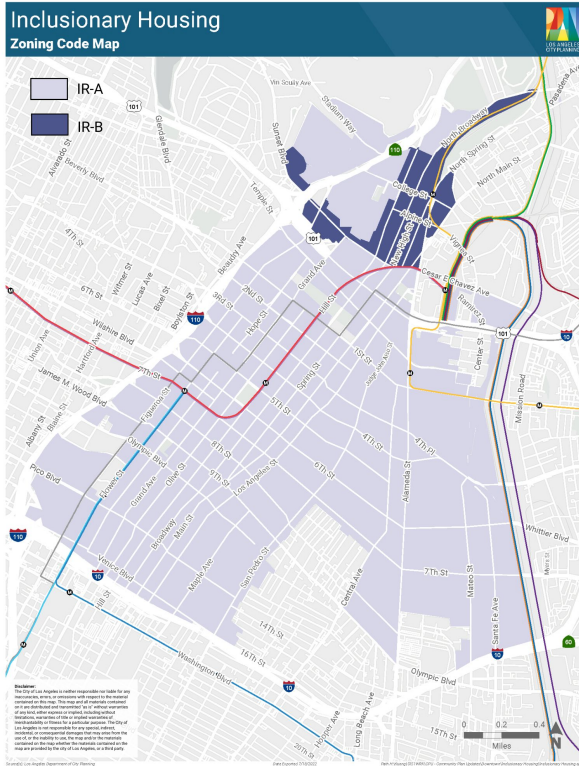


10:1 FAR Building

Affordable Housing Requirement

- 16% Acutely Low Income
- 17% Extremely Low Income
- 20% Very Low Income
- 35% Low income
- 55% Moderate Income

Inclusionary Housing



INCLUSIONARY AFFORDABILITY REQUIREMENT SETS					
Set	Affordability Requirements				
	ACUTELY LOW INCOME	EXTREMELY LOW INCOME	VERY LOW INCOME	LOWER INCOME	MODERATE INCOME
A	8%	8%	10%	12%	16%
B	12%	13%	15%	17%	28%

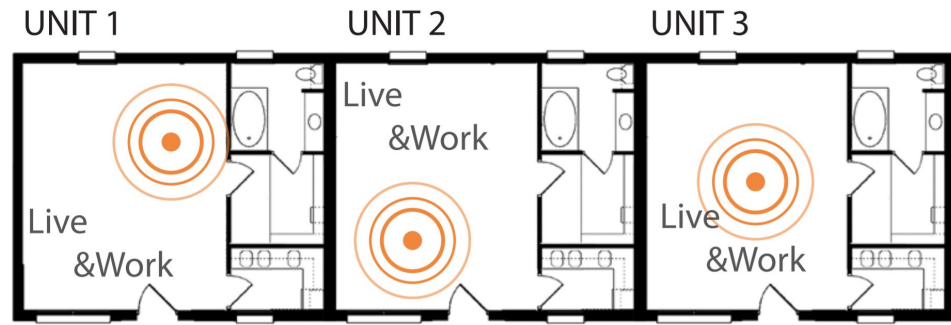
COMMUNITY BENEFITS PROGRAM AFFORDABILITY REQUIREMENT SETS					
Set	Affordability Requirements				
	ACUTELY LOW INCOME	EXTREMELY LOW INCOME	VERY LOW INCOME	LOWER INCOME	MODERATE INCOME
A	7%	8%	11%	20%	40%

Live-work Units

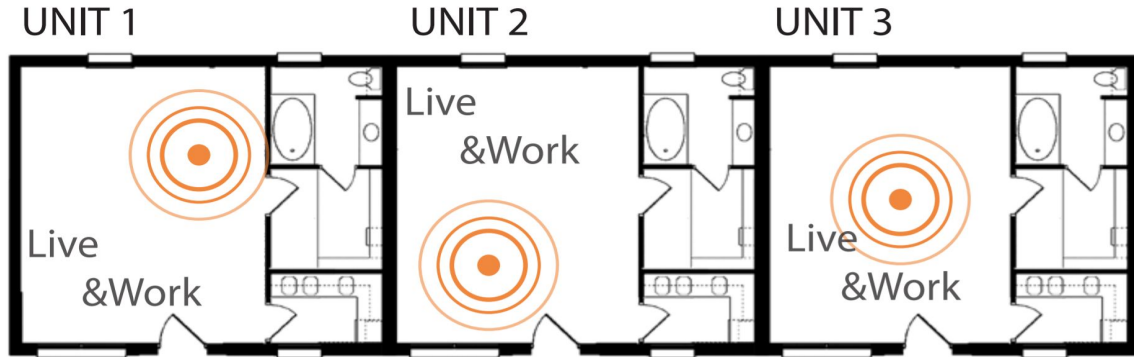


Arts District Summary

- 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)



Live-Work Units



- Housing for Residents at Lower-income Levels
- Feasibility Study Findings



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

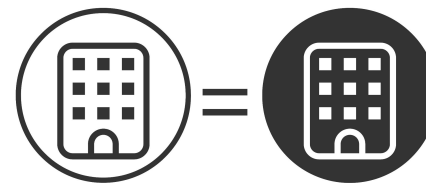
Proposed Affordable housing units for the Arts & the Entertainment Community

Housing Stability



Housing Stability

Low Income Replacement



“The housing development project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3), with the requirement that units occupied by persons or families above low-income be replaced according to Sec. 65915(c)(3)(C)(i) if the income level is not known or if the income is above low-income, or by persons or families of the same restricted affordable income level as existing tenants if the income is known.”

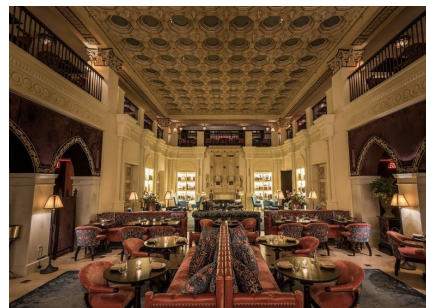
Adaptive Reuse



Adaptive Reuse

Feasibility of requiring affordable units for Adaptive Reuse projects

- Program expansion
- Market feasibility analysis results
- Mandate for onsite affordable housing



Adaptive Reuse Updates

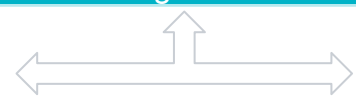
Applies to Both Downtown and Citywide

- 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
- Buildings 10 years or older eligible with ZAD

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

Applies to Both Downtown and Citywide

- Rolling eligibility dates
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- Addition of one story exempt from floor area & height restrictions
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Downtown



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affordable units

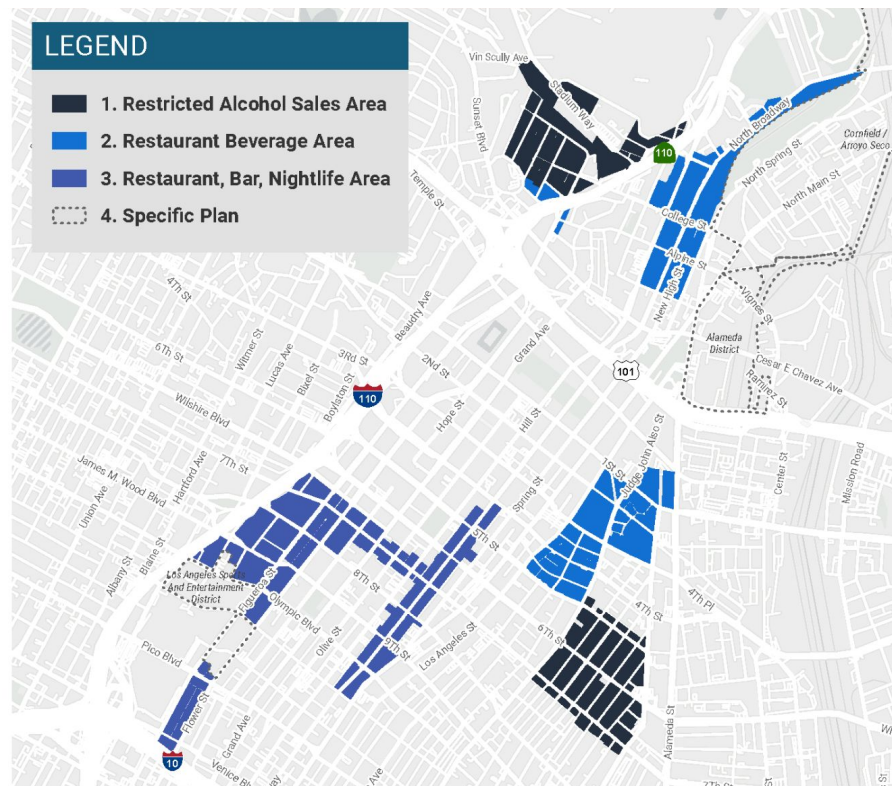
Parking structures eligible
(min 10 years old; exceeds min parking)

Restaurant Beverage Program



Restaurant Beverage Program Integration

- + Creates pathway for future modifications via Resolution
- + Carries forward Downtown Plan alcohol streamlining into coordinated framework



Community Benefit Fund



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



Community Benefits Fee

Downtown Community Benefits Fee Ordinance Updates

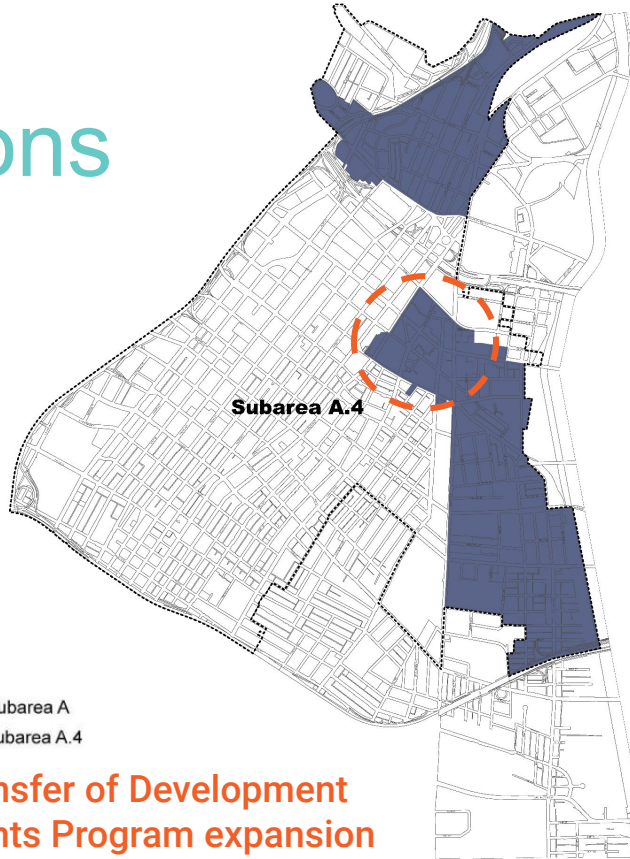
- **New Programs:**
Can be recommended by the Downtown Community Benefit Trust Fund Oversight Committee
Are subject to resolution by the City Council
- **Added Clarification:**
If funds are not disbursed within five years after receipt they shall be reallocated evenly between the Affordable Housing Trust Fund and Park Fee Fund



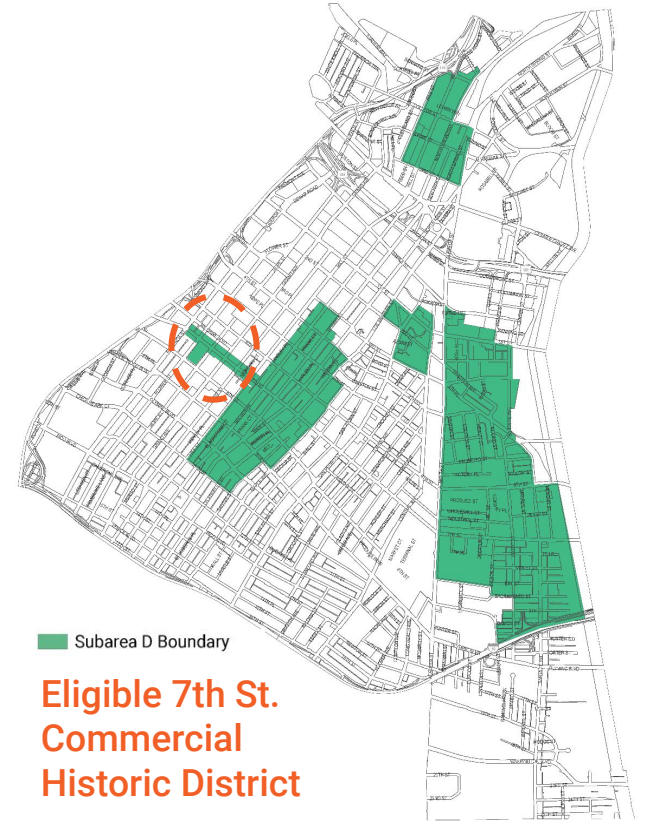
Historic Protections & Civic center



Historic Protections



Transfer of Development Rights Program expansion



Eligible 7th St. Commercial Historic District

Civic Center

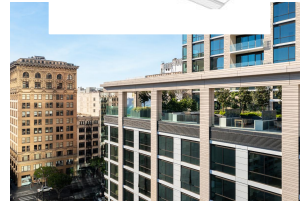
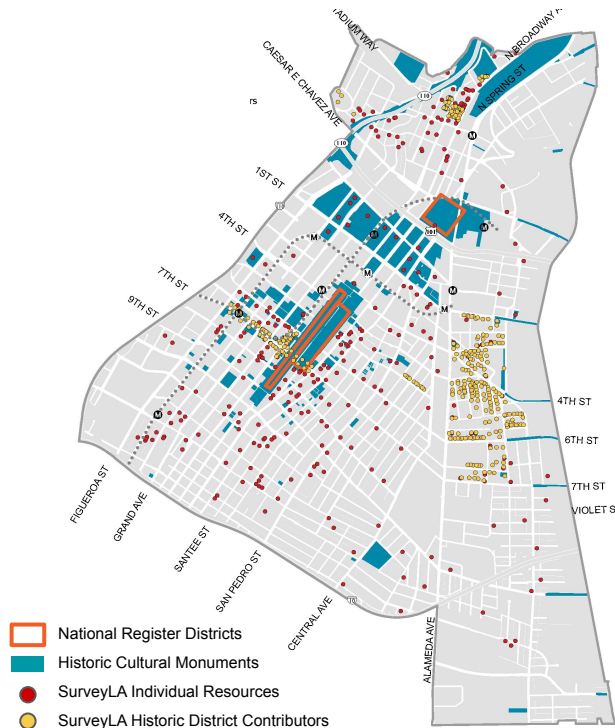
Downtown CPIO Subarea C

Affordable housing
development on
publicly owned sites

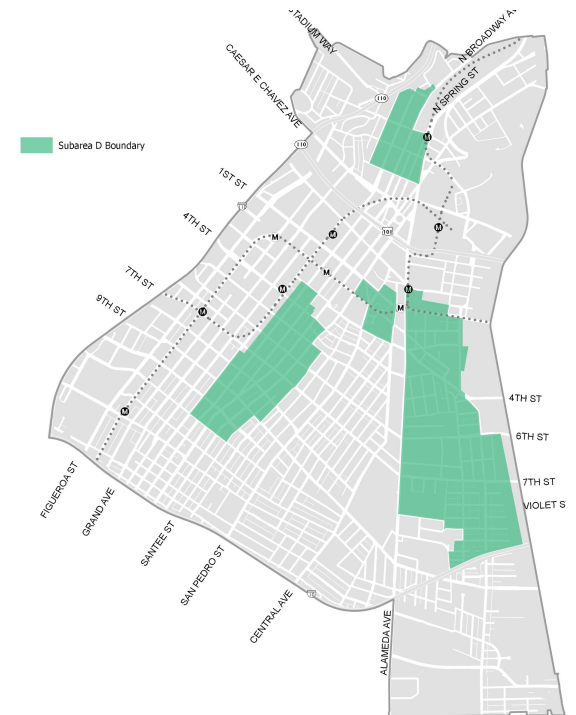


Historic Core Resources and Preservation Areas

Historic Resources



Preservation Areas

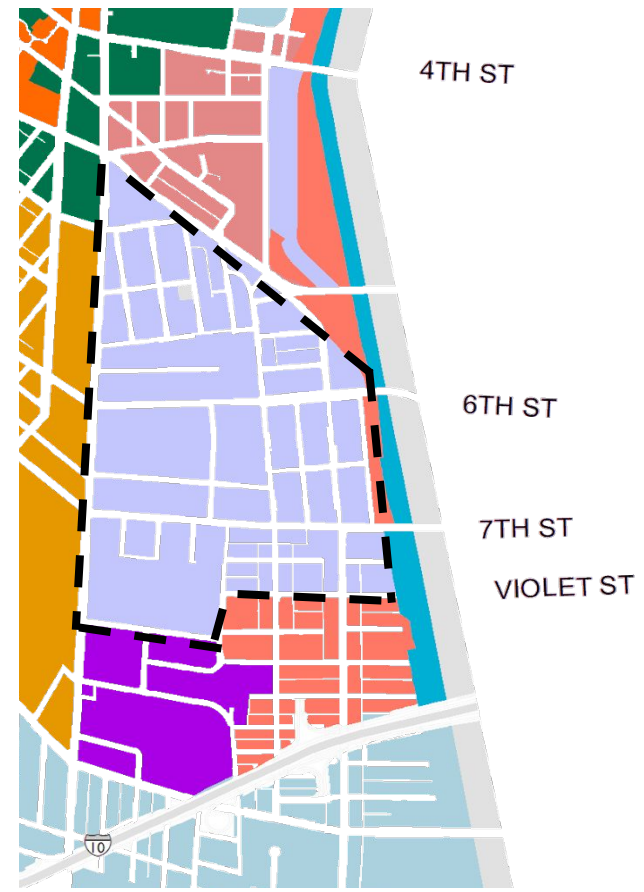


Arts District Height Minimum & Open Space

Arts District Height Minimum

High density development on opportunity sites in the Arts District

Minimum height of 10 stories for Form District MB3

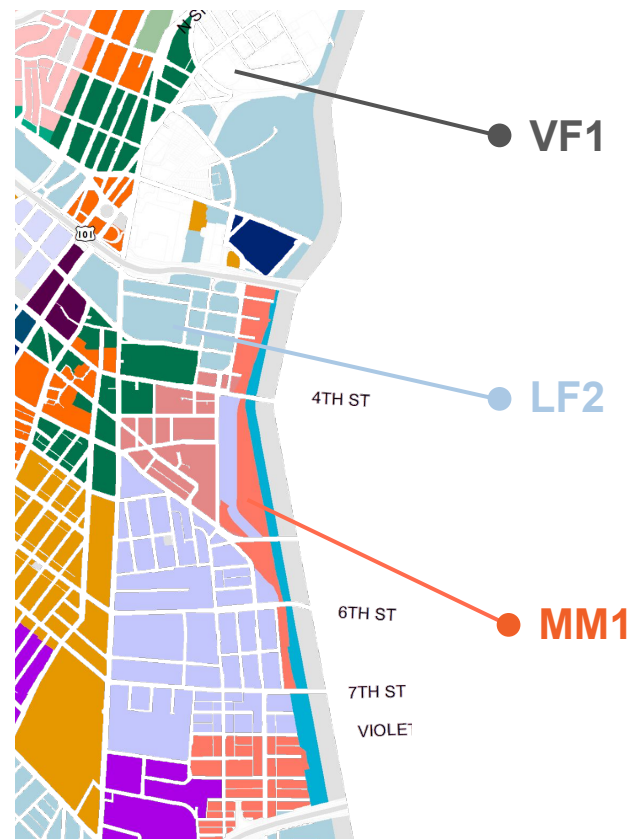


Los Angeles River Setback

Zoning to support non-traditional open space design

Reduce the minimum Los Angeles River setback from 20 feet to 10 feet in the VF1, LF2, and MM1 Form Districts

Deviation from a required setback along a special lot line that abuts a public right-of-way or public open space may be requested



Above Grade Parking



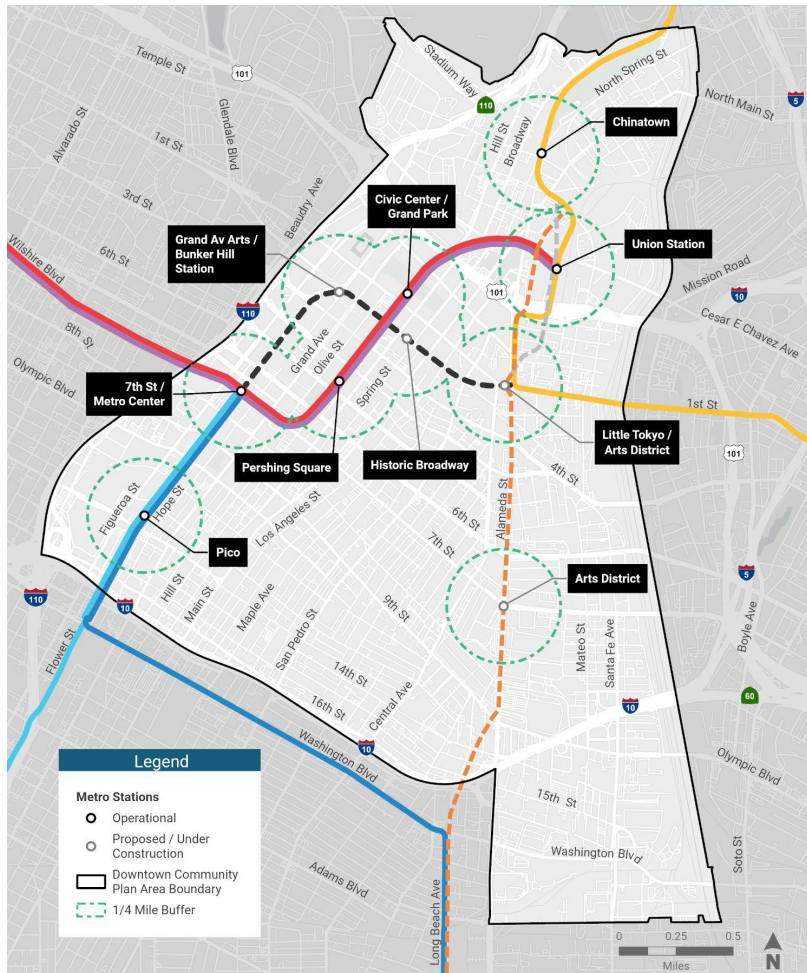
Parking and Transit Hubs

Count above grade parking towards FAR

- Update Floor Area rules of measurement to specify that above-grade parking is counted towards FAR in certain areas
- Allow active ground floor area to be discounted when within a quarter mile of a rail station
- Clarify that floor area exemptions for detached garages are intended for House Form Districts rather than RG Use Districts

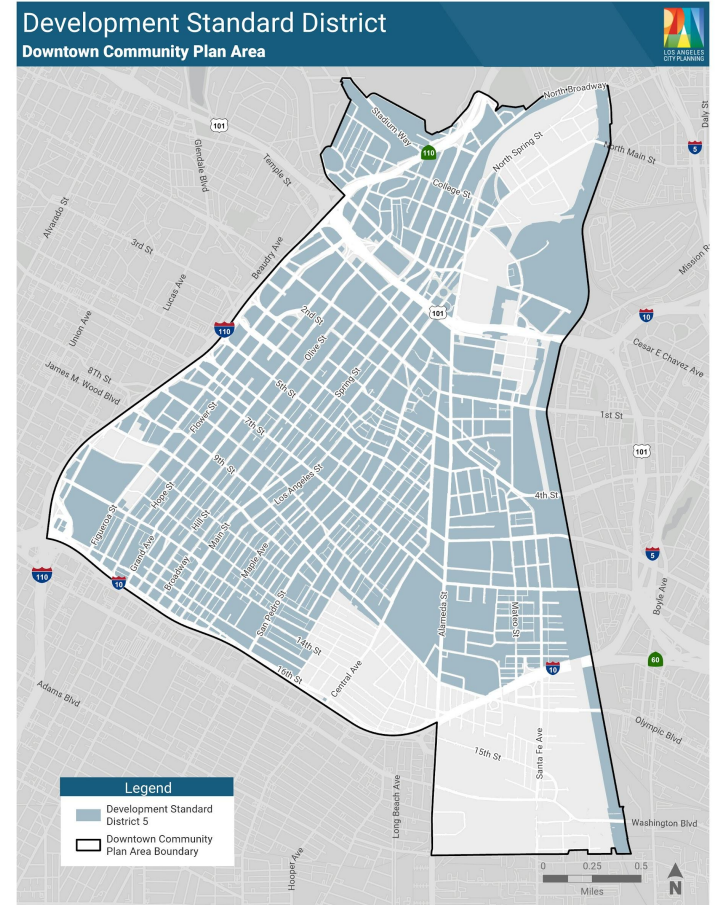
Downtown Transit Buffers

Existing and Proposed
Metro Rail Stations
with 1/4 Mile Buffer



Parking and Transit Hubs

Development Standard District 5



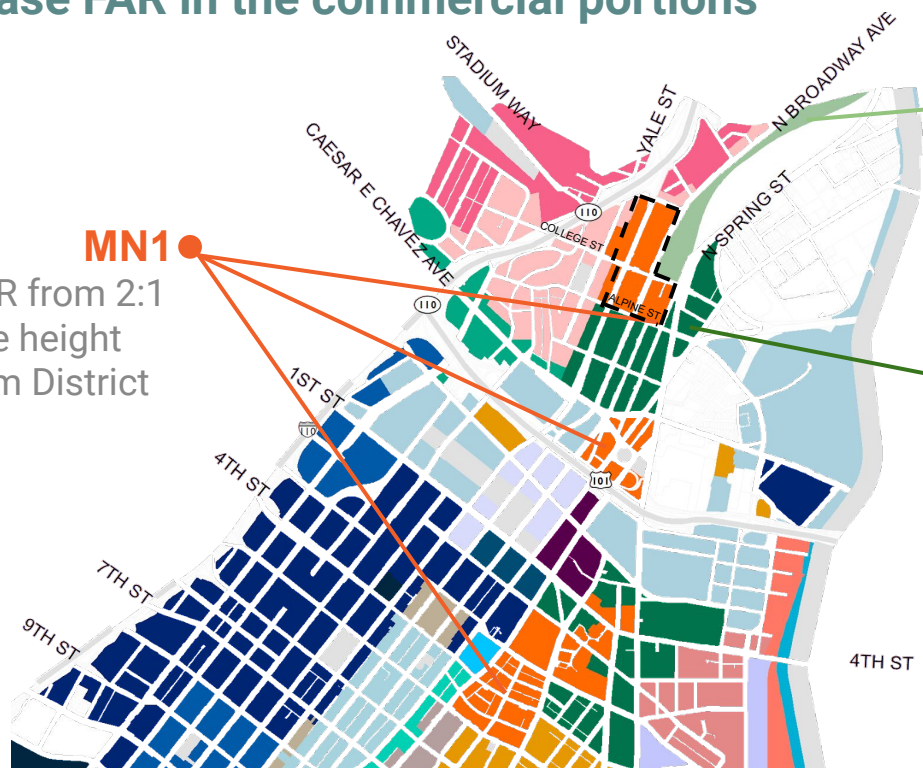
Form Districts in Chinatown & Little Tokyo

The background of the slide is a blue-tinted photograph of a city skyline. In the foreground, a large, white, classical-style building with two prominent dark domes is visible, situated on a hillside. The building has a central entrance and several windows. The city skyline in the background consists of numerous skyscrapers of varying heights, some with distinctive architectural features like setbacks and spires. The overall scene is captured from an elevated perspective, looking down at the building and across the city.

Form Districts Chinatown & Little Tokyo

Increase base FAR in the commercial portions

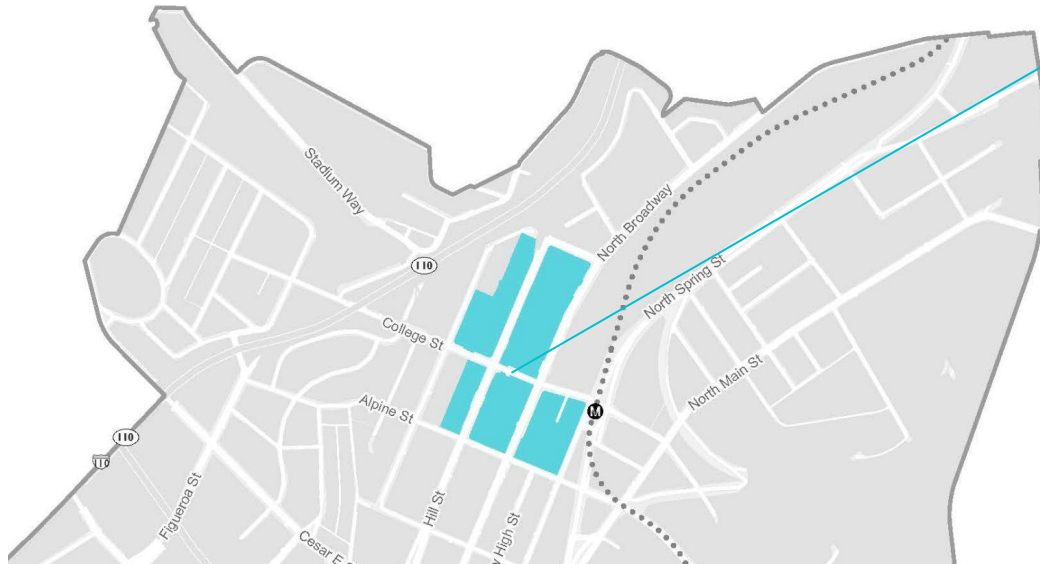
MN1
Increase base FAR from 2:1 to 3:1 and remove height limitations in Form District MN1



DM5
Remove Base height in stories (max) and Bonus height in stories (max)

DM2
Increase base FAR from 2:1 to 3:1

Height Limits



Proposed FAR

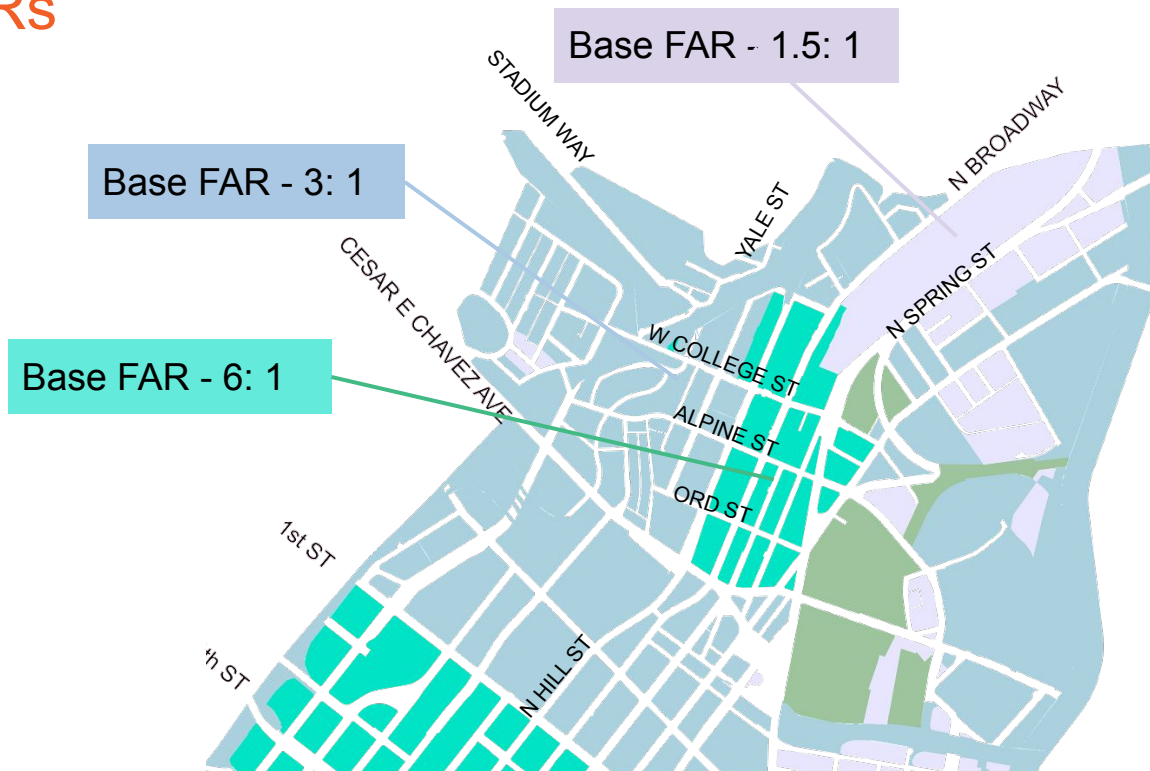
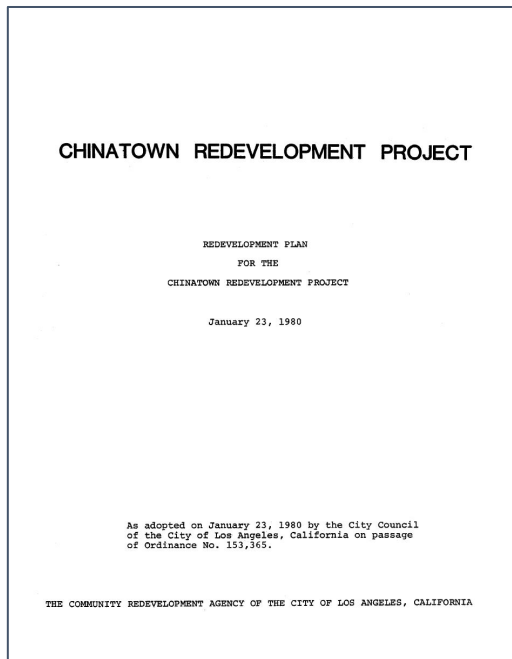
Base FAR - 2: 1
Base Ht - 3 Stories

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



CRA Base FARs in Chinatown

Currently Adopted FARs



FAR & Height Limits in Chinatown CPC Draft



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

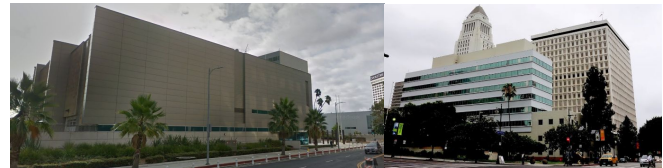
Bonus Max FAR - 8.0: 1
Bonus Max Ht - No limit



FAR & Height Limits in Little Tokyo CPC Draft



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**



Supplemental Memo Topics

Director of Planning's Supplemental Memo Topics

Additional Items for the consideration of the PLUM Committee

- Buildable Area Calculations for 100% Affordable Housing Projects
- Project Review Thresholds
- Zoning Map Database and Section Guide Maps
- Garment & Accessory use in Joint Live Work Quarters in IX4
- Council Authorization: New Zoning Code Intent and Applicability Statement Revisions
- New Zoning Code Technical Modifications
- New Zoning Code Entry Feature Clarifications
- New Zoning Code Recycling Collection Use Edits
- New Zoning Code Motor Vehicle Services
- New Zoning Code Use Applicability & Related Standards Clarifications

Buildable Area



Director of Planning's Supplemental Memo Topic

Buildable Area Calculations for 100% Affordable Housing Projects

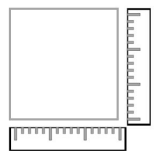
- Addition of 100% affordable housing projects to an existing incentive
- Offers increased development incentives for 100% affordable housing projects



Project Review Thresholds

Director of Planning's Supplemental Memo Topic

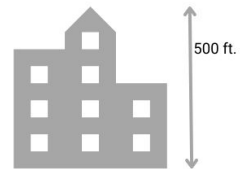
Extends Higher Project Review Thresholds to all projects below



500,000 square feet of nonresidential floor area



500 dwelling units



Height of 500 feet or taller

Additional Informational Slides

Downtown Community Benefits Program - Summary

Community Plan Implementation Overlay District (CPIO)

Key Components:

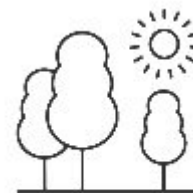
- Community Benefits Program Map & Menu
- Historic Preservation of Eligible Historic Resources
- Civic Center Transfer of Development Rights System
- Bunker Hill Pedway Preservation
- Best Practices
- Downtown Street Standards

What are “Community Benefits?”

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

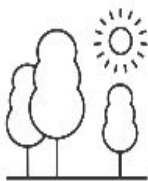
The Plan creates clear expectations on how new developments in the Plan area need to contribute to the community.

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

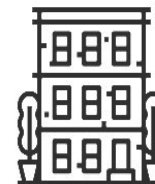
Incentive Programs



Greater Downtown Housing Incentive (Density Bonus)



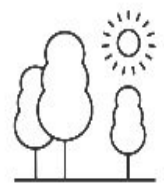
Transit Oriented Communities (TOC) Guidelines



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

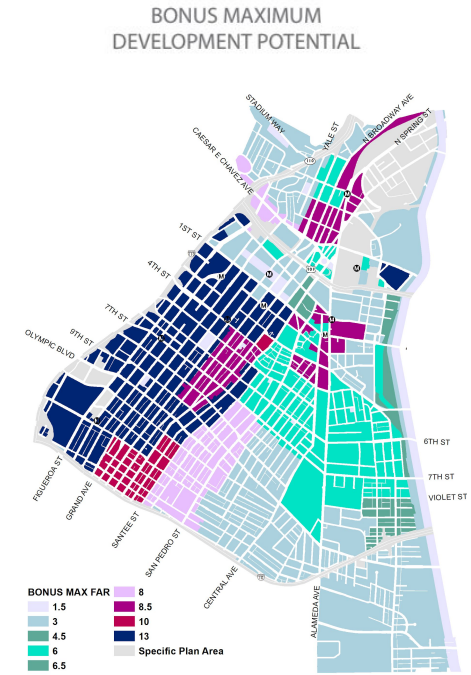
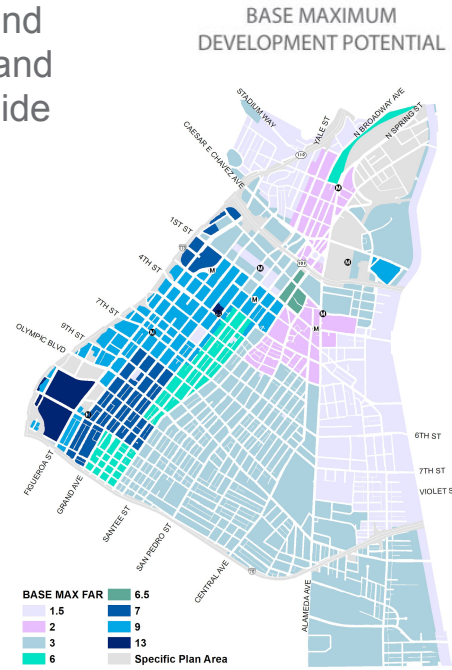
Downtown Plan Community Benefits Program

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.

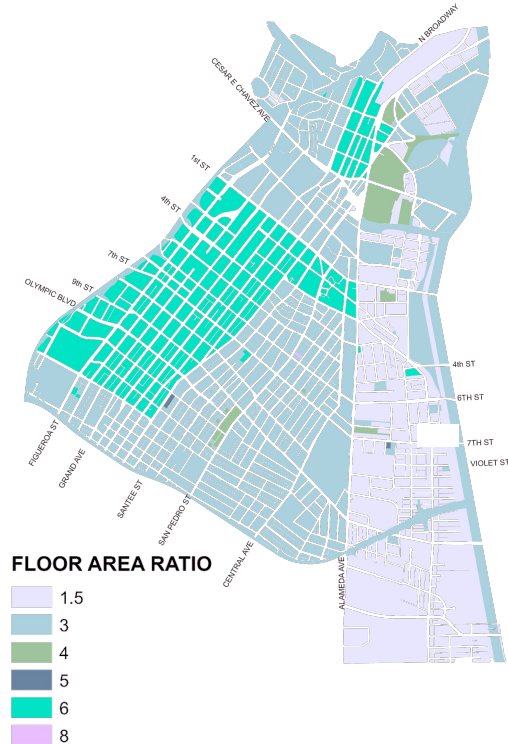
- **Transparent and predictable**
- **Prioritizes affordable housing**
- **Prioritizes on-site benefits**
 - Public Open Space
 - Community Facilities
 - Historic Preservation
- **Streamlines approvals to better facilitate Downtown investment**

Implemented directly through zoning vs today's complex TFAR process

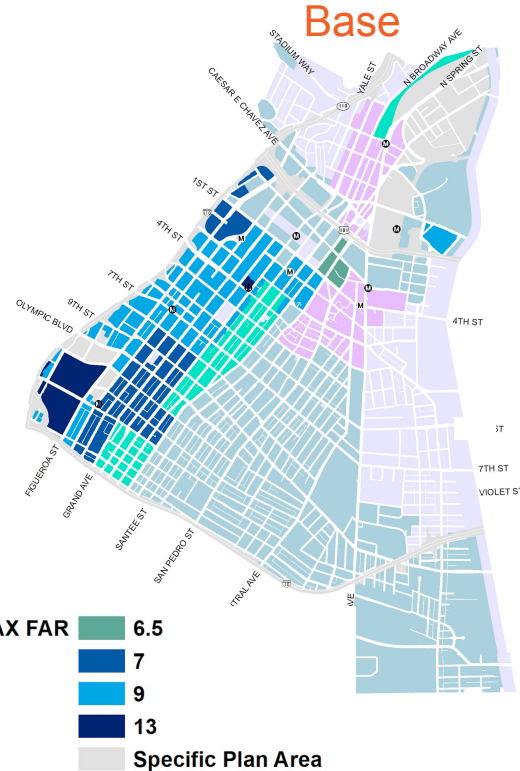


Base Development Potential

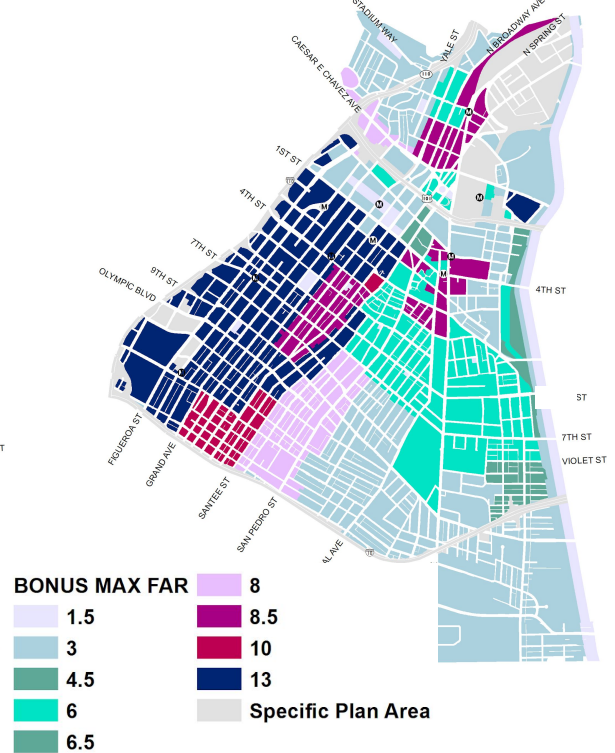
Adopted FARs



Proposed FARs

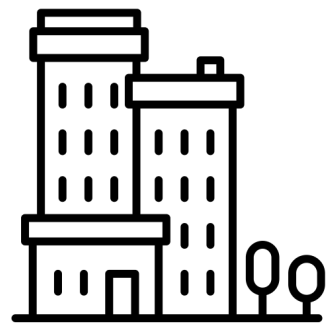


Max Bonus



Downtown Plan Community Benefits Program

Program Structure for **Housing Development Projects**



Projects with 5 or more housing units are eligible

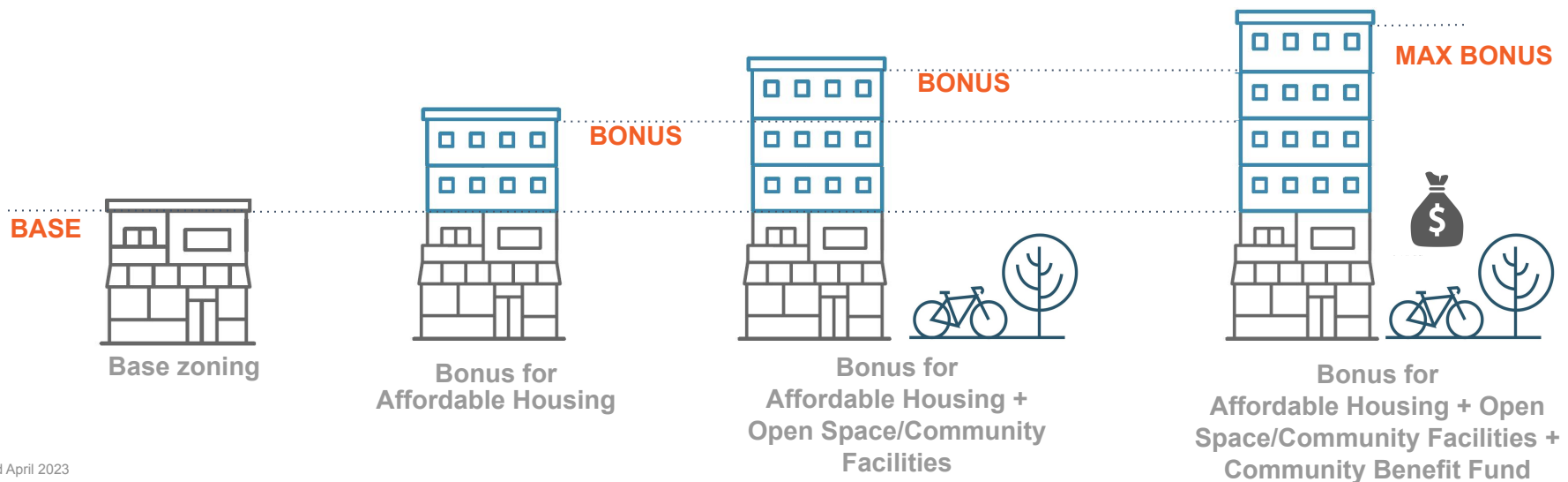
Must include a percentage of total units as affordable units

Prioritizes affordable housing over other community benefits

Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

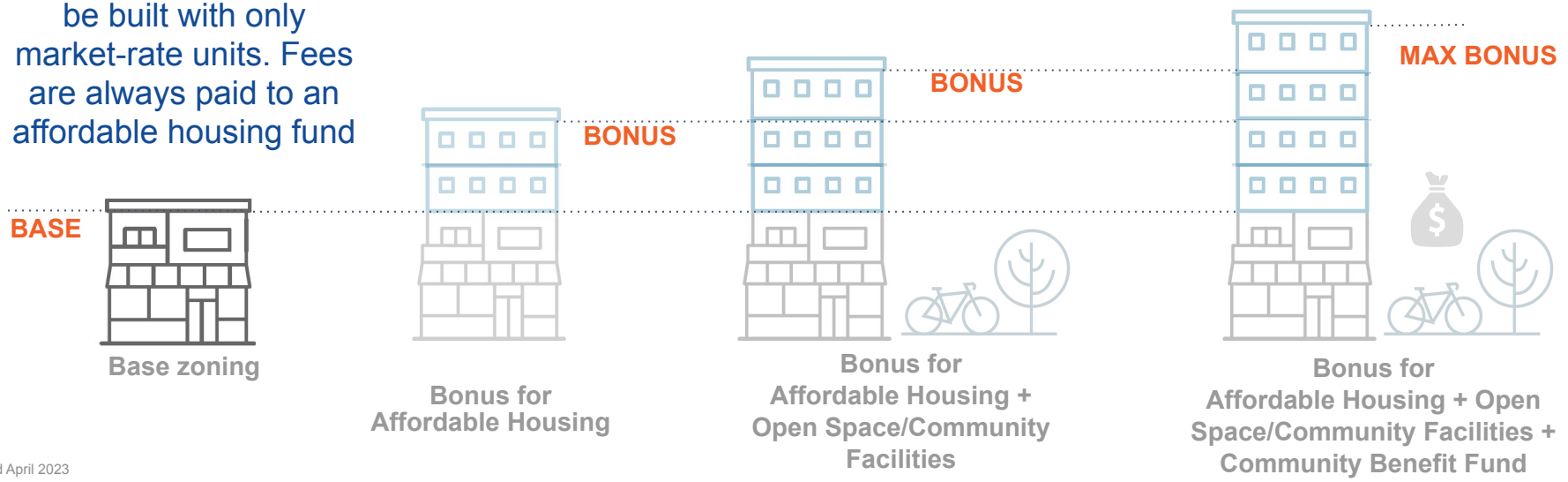
A 3-Level incentive structure, where required amount of community benefits increase in proportion to the building size above the base zoning



Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

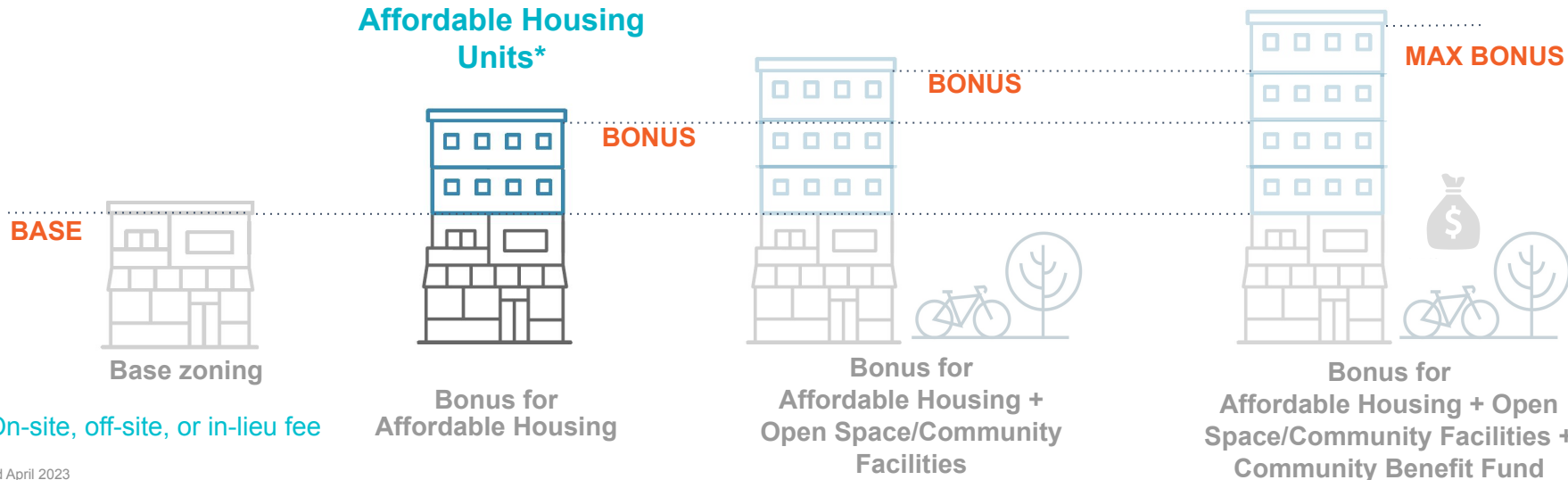
Base zoning regulations allow for a certain height, and floor area, and can be built with only market-rate units. Fees are always paid to an affordable housing fund



Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

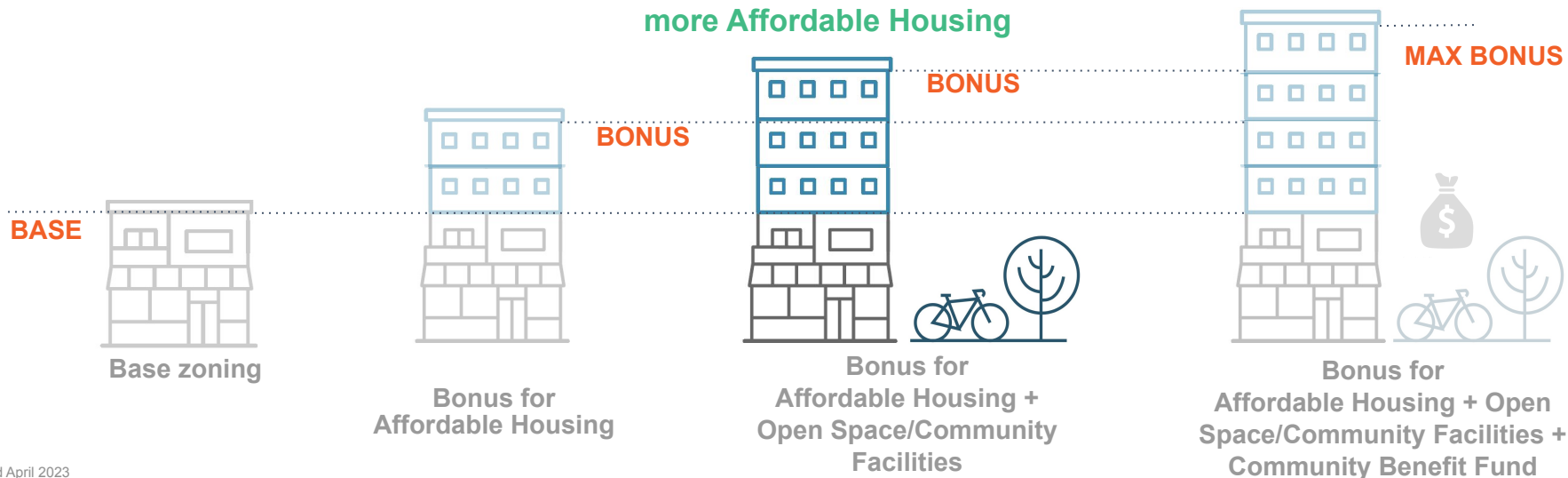
40% additional FAR is available for projects that provide **Affordable Housing Units***



Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

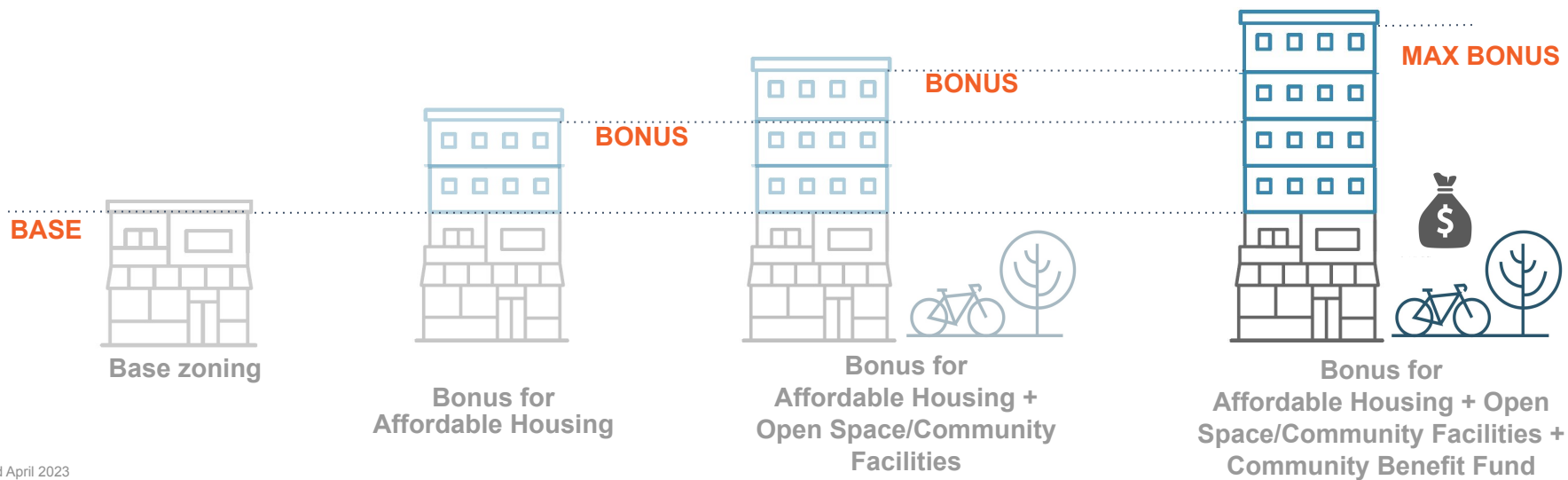
50% of remaining “bonus” floor area is available for projects that provide **Publicly Accessible Open Space, or Community Facilities or more Affordable Housing**



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**

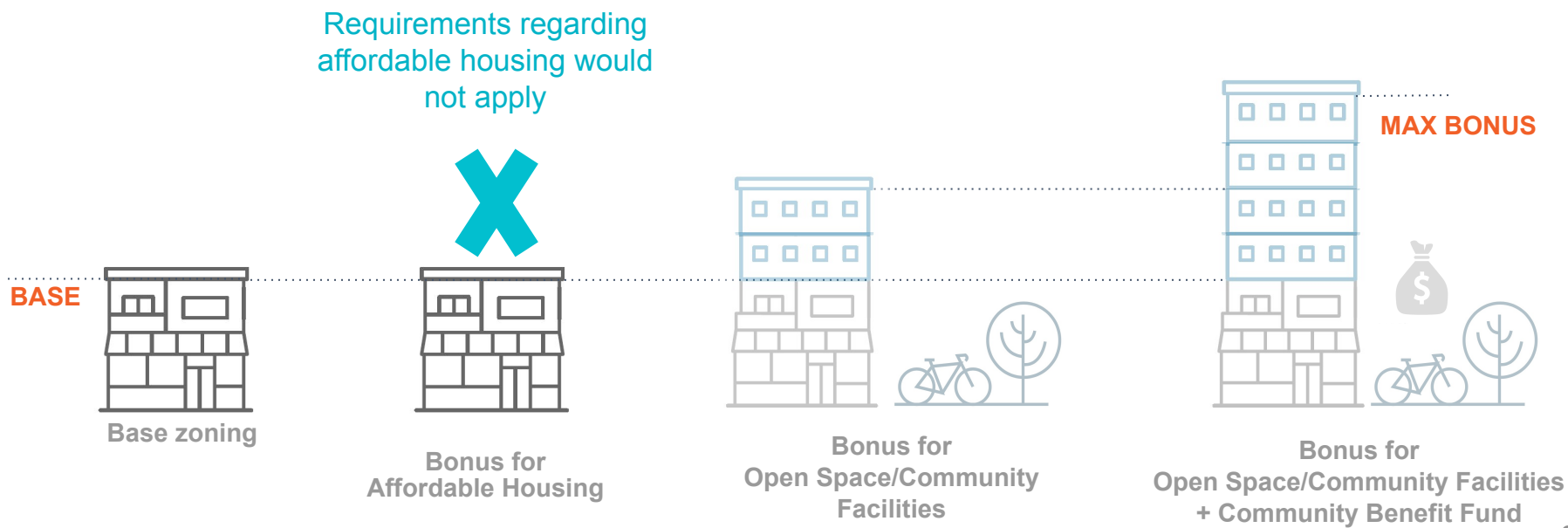


Any commercial, office or mixed use development project with less than 5 housing units are eligible

Must include a minimum amount of publicly accessible open space or community serving facilities

Downtown Plan Community Benefits Program

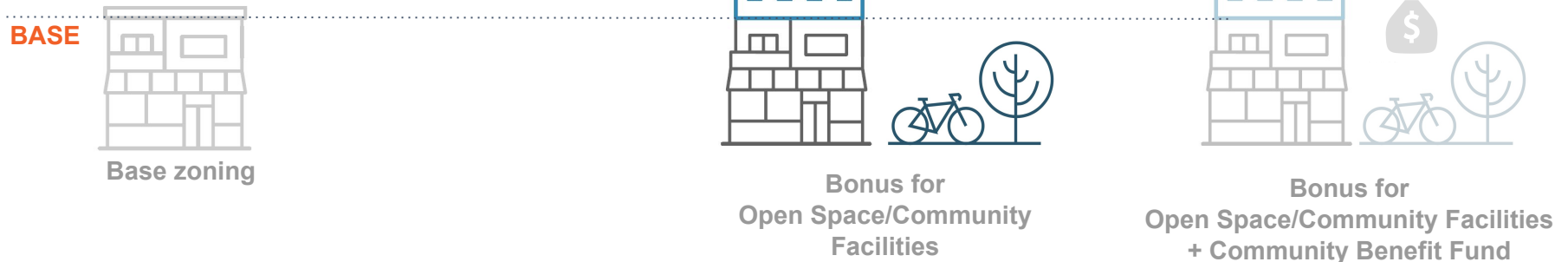
Program Structure for **Non-Housing Development Projects**



Downtown Plan Community Benefits Program

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

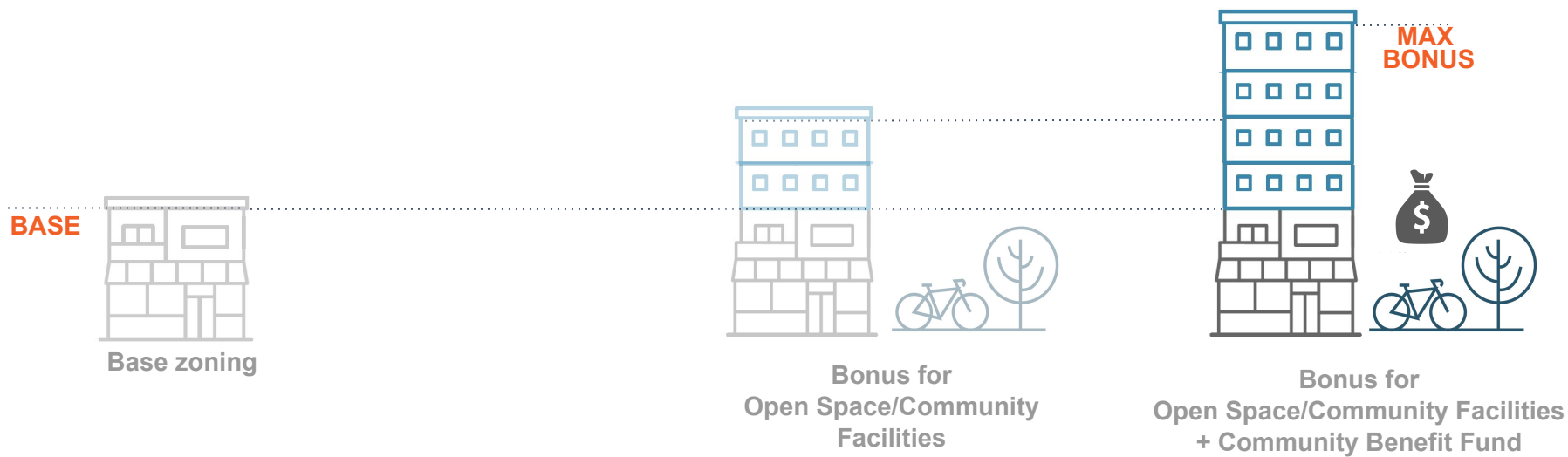
50% of “bonus” floor area is available for projects that provide **Publicly Accessible Open Space or Community Facilities**



Downtown Plan Community Benefits Program

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

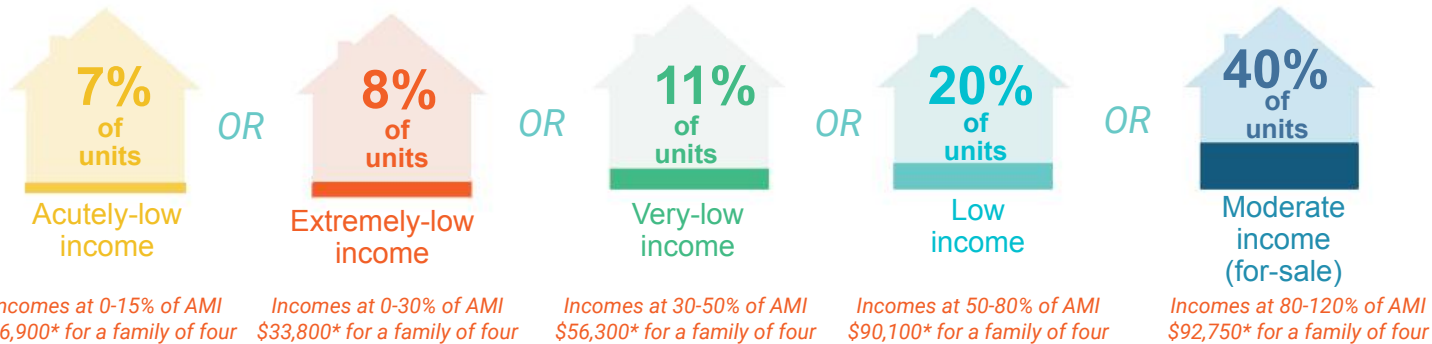
Projects can access the remaining bonus development potential by **providing on-site benefits** or paying into a **community benefit fund**



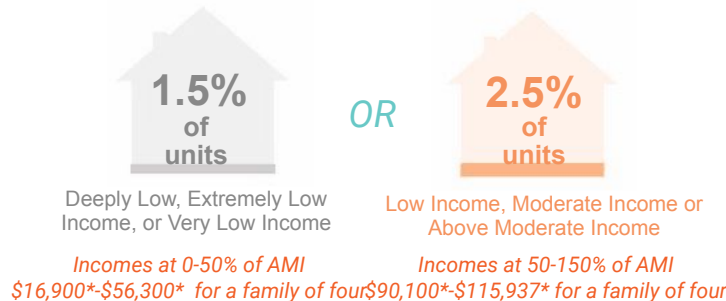
Downtown Plan Community Benefits Program

Affordable Units

A project utilizing the Affordable Housing Incentive must set aside for a term of **99 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

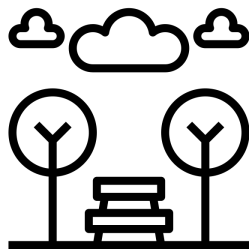


For every **1:1 Floor Area Ratio** of bonus development potential

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

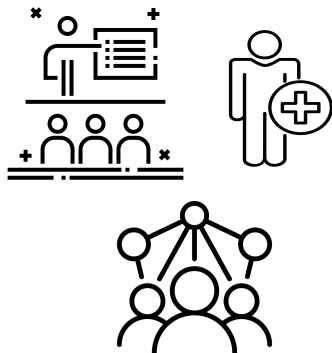


For every **1:1 Floor Area Ratio** of bonus development potential

Comply with inspection requirements

Choose from a menu of amenities

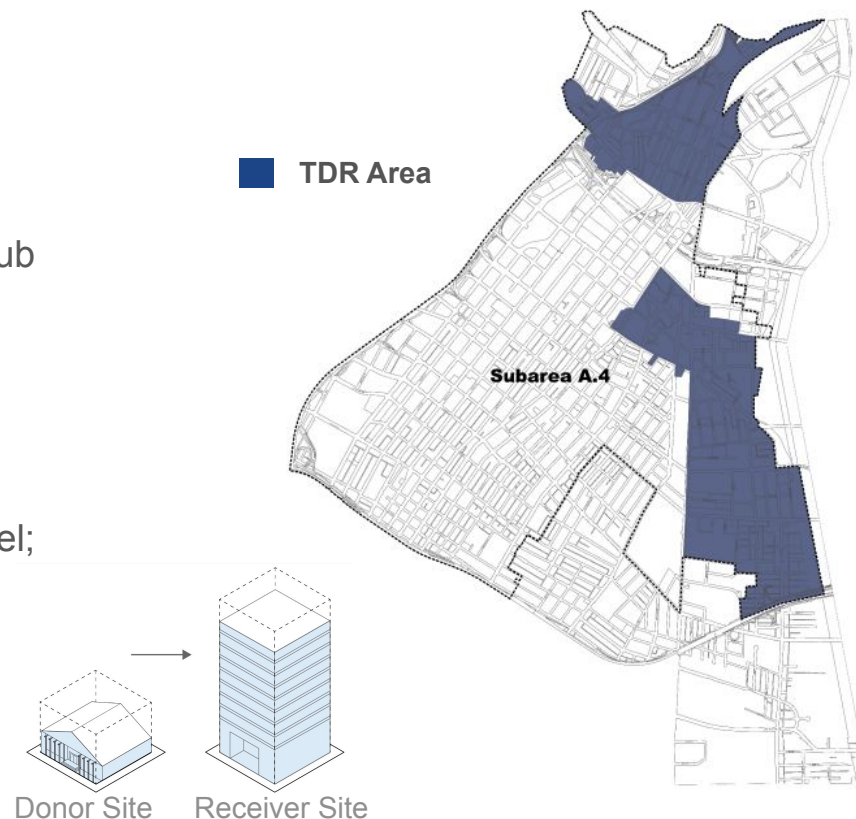
- Schools
- Social Services
- Public facilities
- Daycare Services
- Libraries



Downtown Plan Community Benefits Program

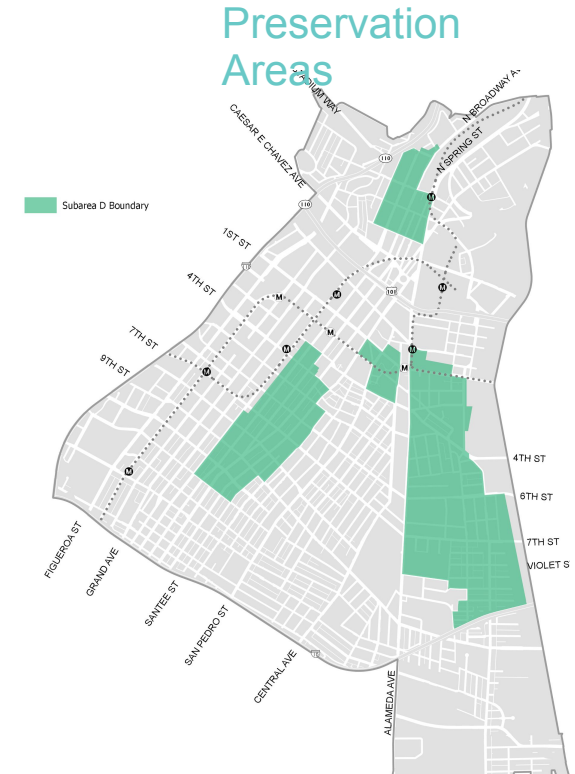
Transfer of Development Rights

- Transfer unused and bonus floor area from Donor sites to Receiver sites
- Donors and Receivers must both be in the sub area
- Receiver must provide on-site affordable housing if it is a “housing project”
- Eligible Donor: HCM’s, 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



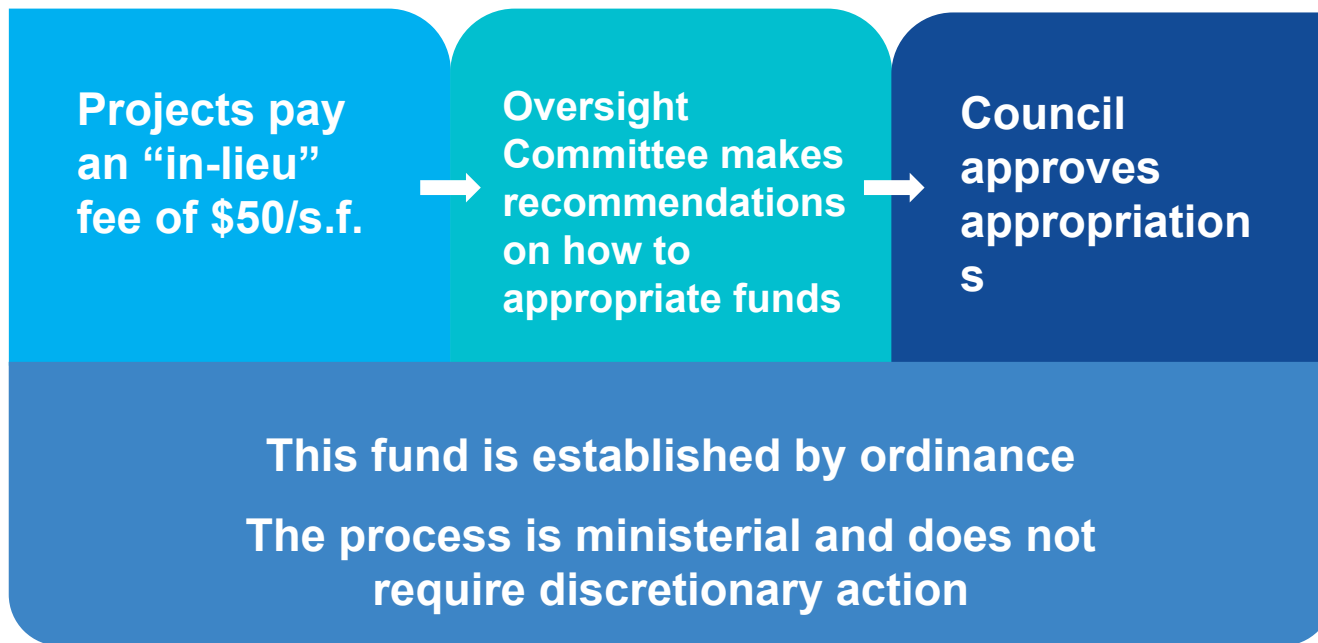
CPIO Preservation Areas

- Neighborhoods that have an abundance of historically and architecturally significant buildings
- Intended to maintain the eligibility of individual historic resources and historic districts
- CPIO process to guide maintenance and rehabilitation of historic structures.



Downtown Plan Community Benefits Program

Community Benefits Fund

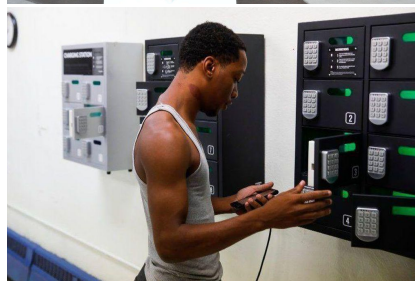


Downtown Plan Community Benefits Program

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

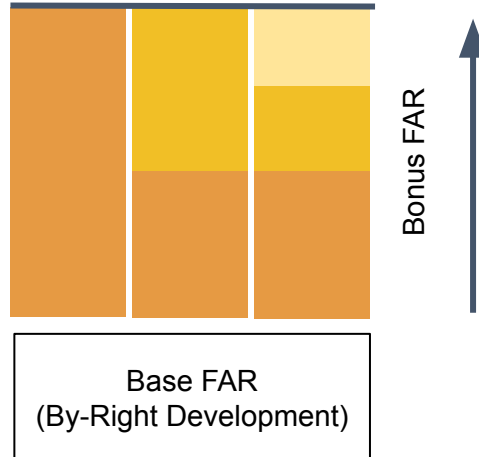


Downtown Plan Community Benefits Program

Housing Development Projects

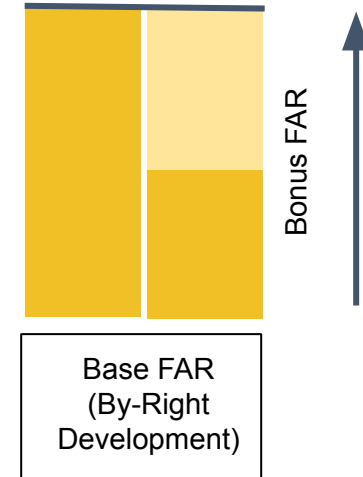


Scenario A *Scenario B* *Scenario C*



Non-Housing Development Projects

Scenario A *Scenario B*



TFAR & Community Benefits Fund

Downtown Community Benefits Program vs TFAR

Existing TFAR System

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

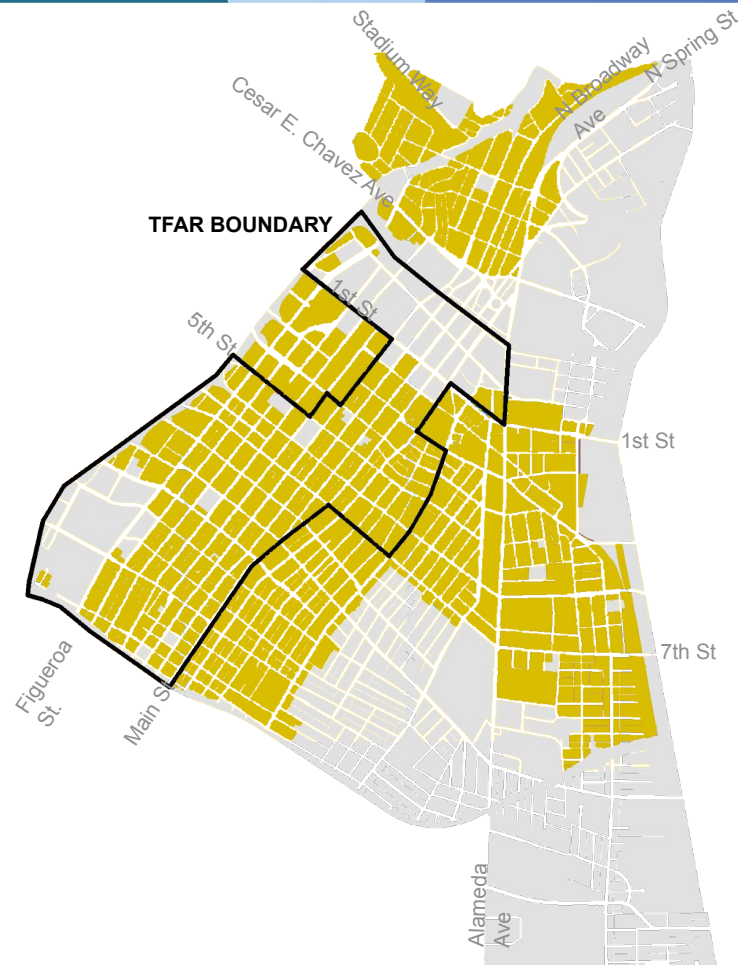
New Community Benefits System

- Transparent and predictable
- By-right process for most benefit options
- Non-transactional
- Prioritizes affordable housing
- Prioritizes on-site benefits like public open space and community facilities with clear standards
- Establishes oversight committee with community representatives, including those residents affected by the affordable housing and eviction crisis

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

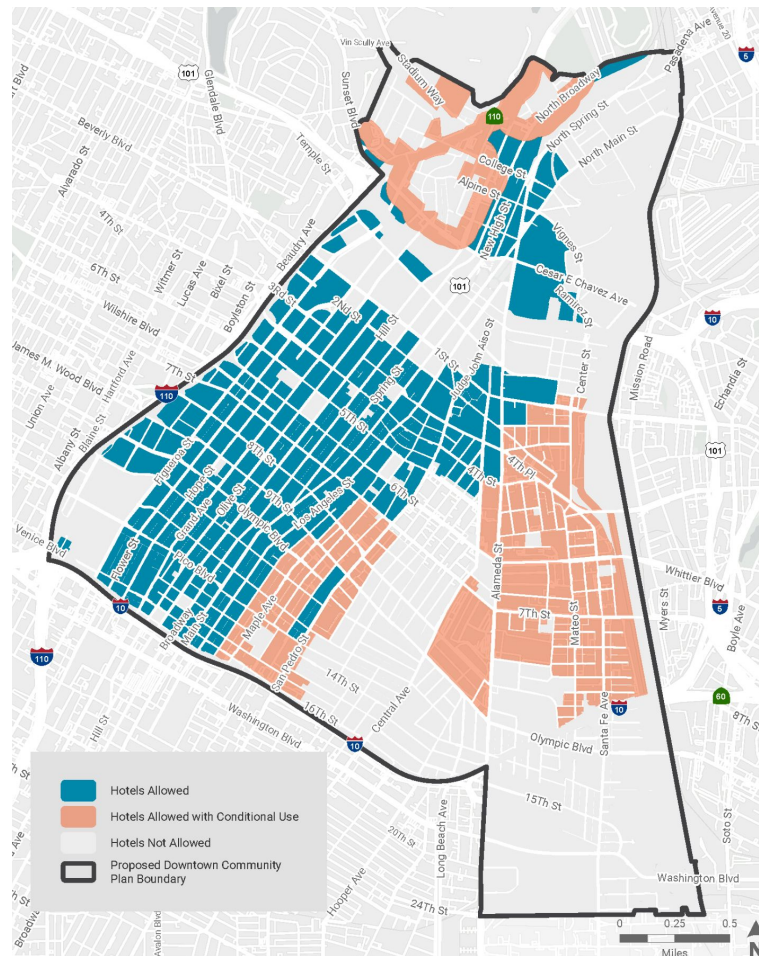
- TFAR does not require on-site affordable units
- 82.5% of public benefit trust fund and direct provision payments have gone to other public benefits (transportation, open space, community facilities)
- Between 2015-2018, **260 affordable units** could have been generated by a benefits system that prioritizes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

Hotels

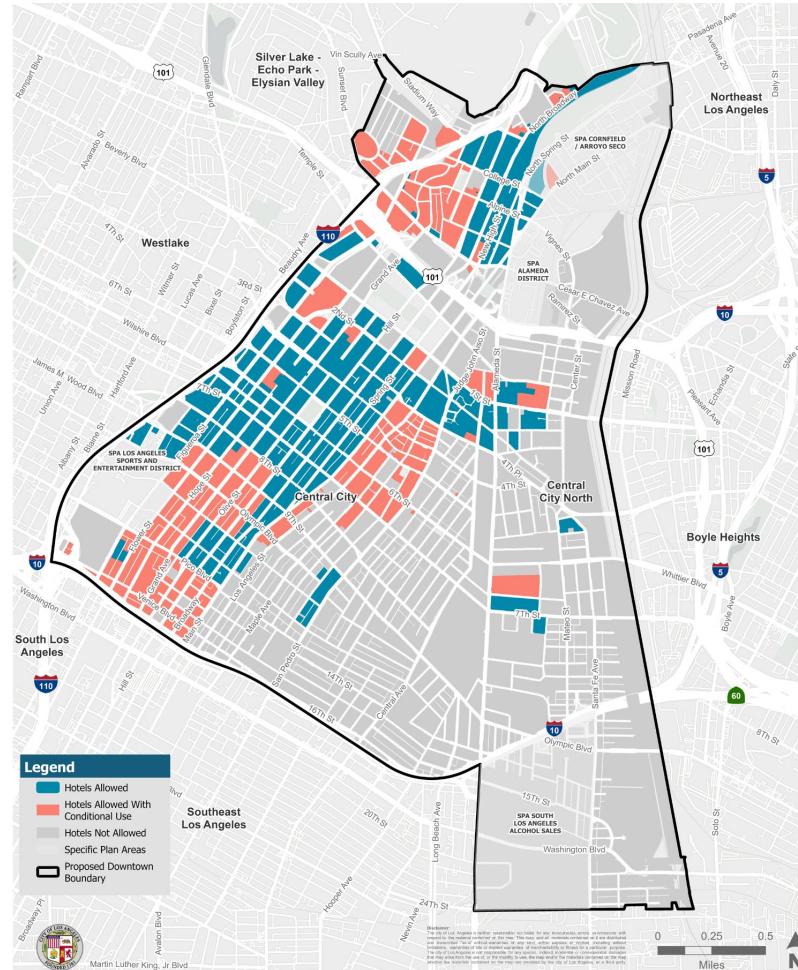


Hotels: Proposed Zoning & Conditional Use

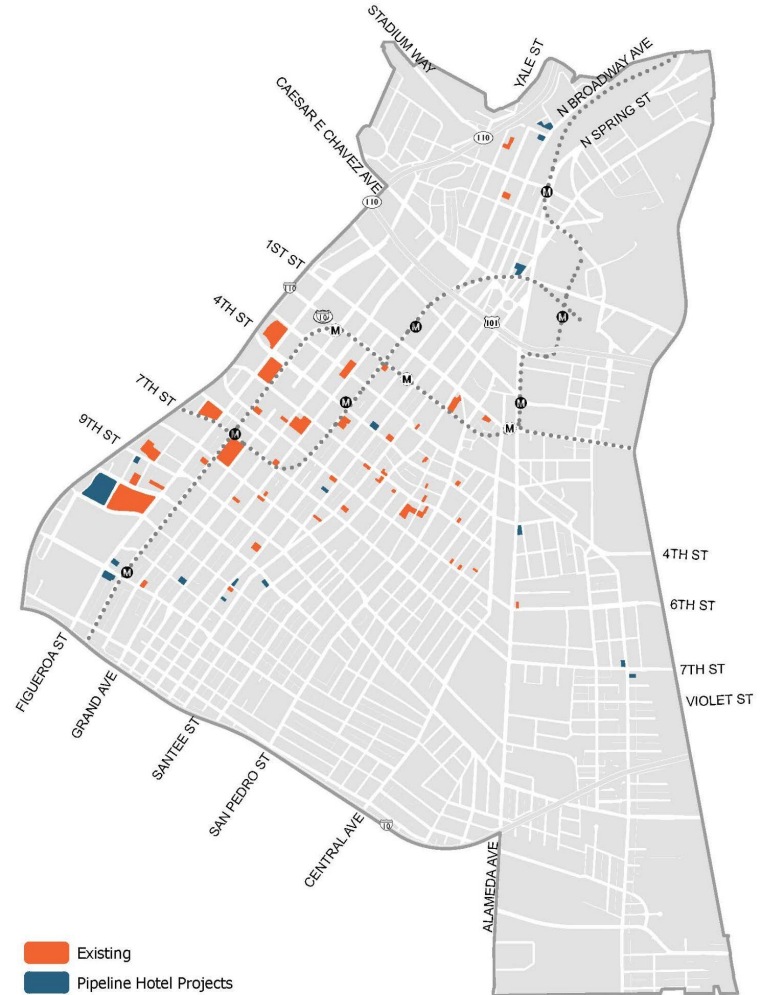
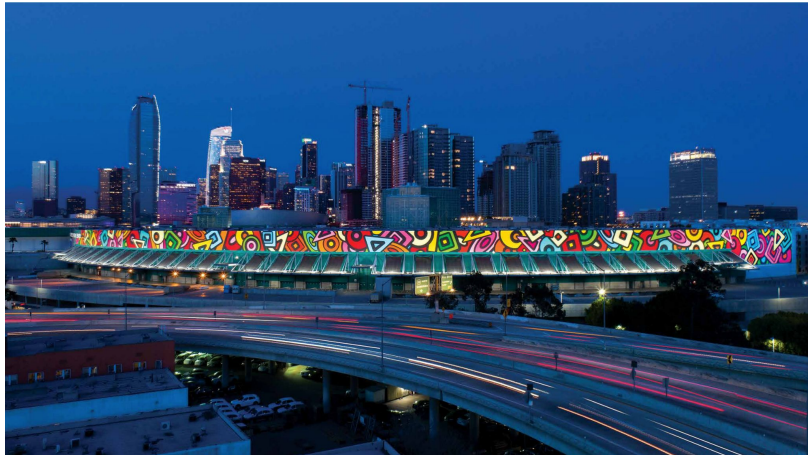
- A Conditional Use is required for hotels in Commercial districts, if proposed within 500 feet of a residential or agricultural use district, *unless* the hotel is within a Transit Core or Traditional Core General Plan land use designation
- Conditional Use is required for hotels and lodging in Industrial-Mixed 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 Allowances



Hotels: Existing & Proposed



EIR

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The scene is overlaid with a gradient from orange on the left to blue on the right, suggesting a sunset or sunrise. In the background, there are rolling hills and mountains under a clear sky.

Final Environmental Impact Report - Process

- Draft EIR was published August 6, 2020
 - Comments were due by December 4, 2020 (extended comment period from 45 days to 120 days)
- Final EIR was published September 27, 2022, in advance of PLUM and full City Council
 - Modifications and Technical Corrections
 - Response to Comments
 - Revisions, Clarifications, and Corrections
 - Mitigation Monitoring Program

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

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

Zoning Comments

The background of the slide features a blue-tinted photograph of the Griffith Observatory in Los Angeles. The observatory's three large domes are prominent in the foreground, with the city skyline visible in the distance under a hazy sky.

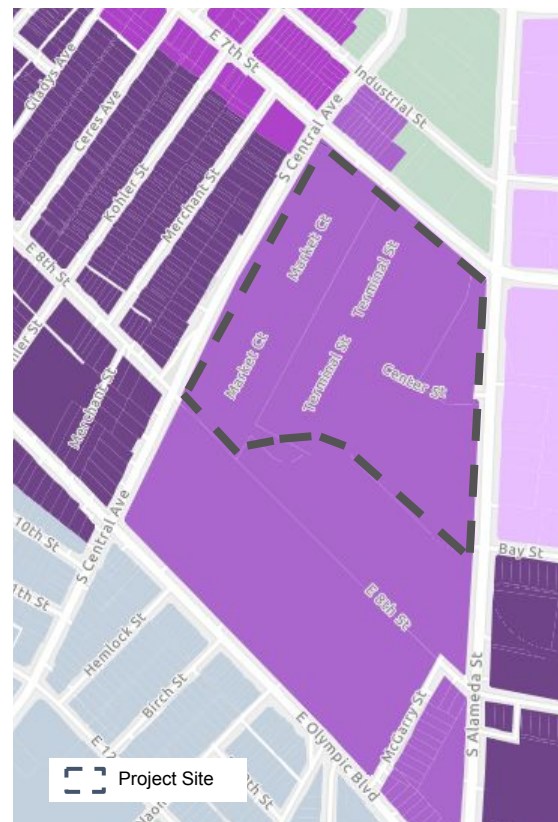
The ROW Project Site

Proposed Use District: IX4

- Allows live/work type of residential units
- Requires Minimum 1.5:1 FAR of Productive Space in residential projects

Requested Change to Use District IX3

- Allows all types of residential units
- Requires Minimum 1:1 FAR of Productive Space in residential projects per CPC Draft
(Requires 0.5:1 FAR of Productive Space in residential projects per Memo to PLUM)



Mesquit Project Site

Proposed Form District: MM1

- No minimum height requirement
- Maximum story-height limit:
15 Base/18 Bonus
- FAR limit: 1.5 Base/ 4.5 Bonus
- Requires a minimum 10' river setback

Requested Change to Form District MB3

- 10-story minimum height requirement for 50%+ residential projects
- No height limit
- FAR limit: 1.5 Base/ 6 Bonus



Project Site

Trees



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

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

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

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

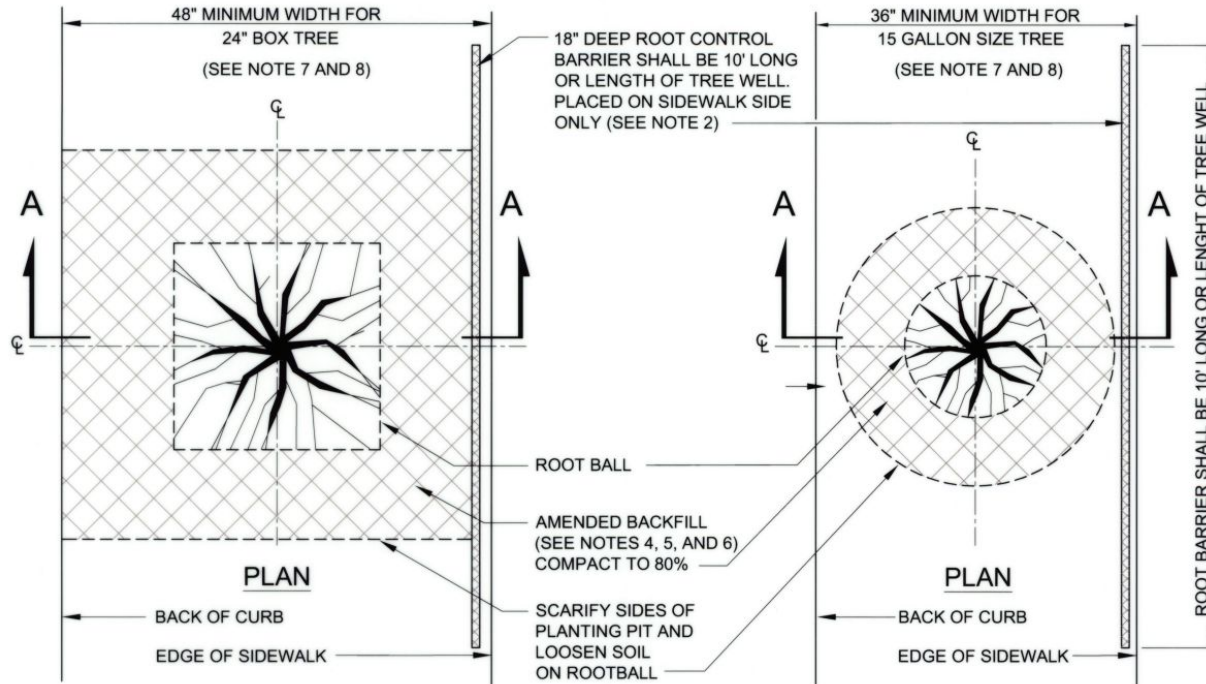


Changes Reflected in CPC Recommended Draft

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

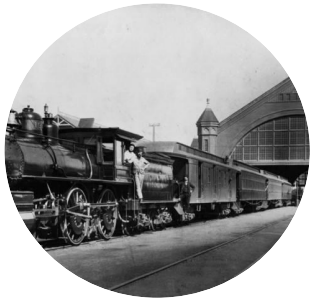
1 small /large tree planted in a pedestrian amenity space or public amenity space counts as 2 small /large required trees

BOE Tree Planting Standard Plan



Skid Row Additional Technical Slides

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

Skid Row Summary



Lamp Community



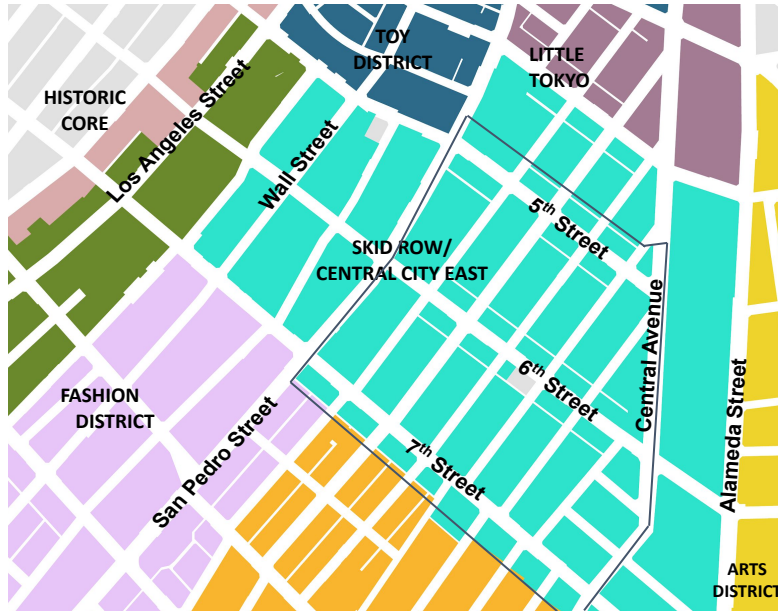
Downtown Women's Center



Skid Row Housing Trust

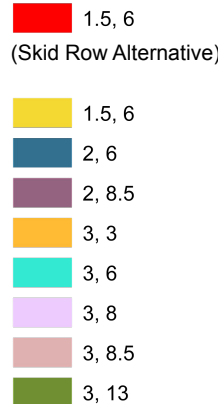
FAR in Skid Row - Proposed & Alternative

Plan Proposed FAR

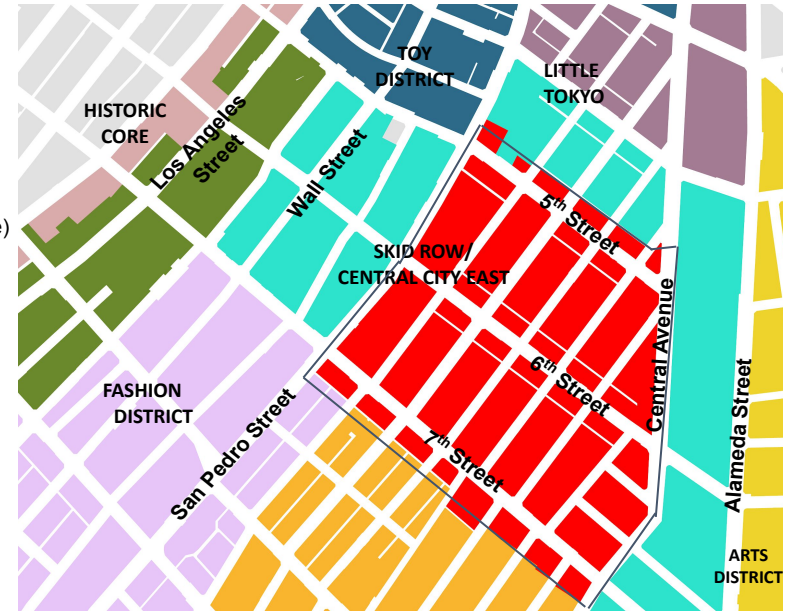


 IX1 Boundary

Base, Bonus FAR



Skid Row Alternative

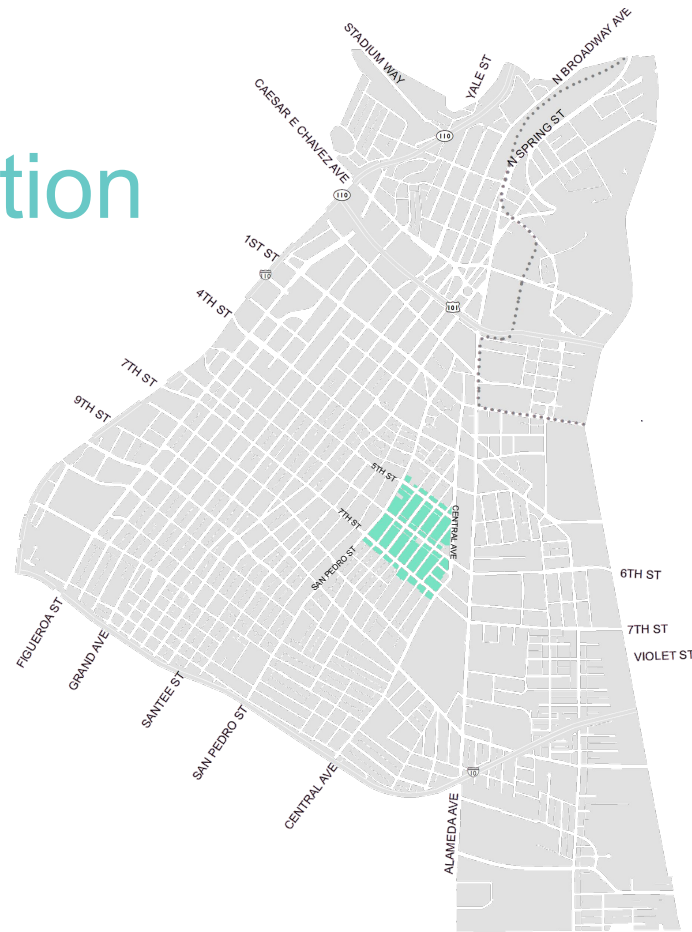


 IX1 Boundary

CPC Staff Report

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



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



Plan Timeline

Plan Process 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.

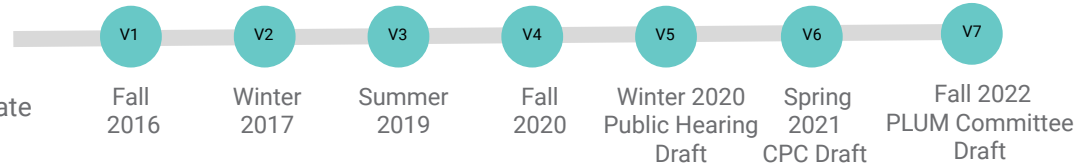


2021
Adopt

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

Plan Refinement Throughout Public Engagement Process

Plan Version evolved to incorporate community feedback



We are here

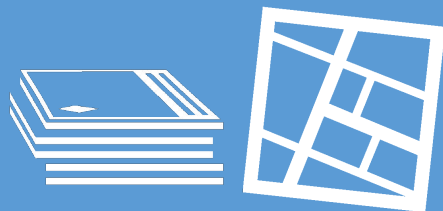
New Zoning Code

Background

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 word "Background" is written in large white letters across the top left, with a horizontal line above it. In the bottom right corner, the number "130" is visible.

The Vision and the Tools

PLANS



Created by Yamin Ahluwalia
from Noun Project

Created by Michel Beno
from Noun Project

- Engaged community vision
- Various types of plans (General, Community, Specific, etc.)
- Policies and implementation strategies
- Land Use and Zoning Maps

ZONING CODE

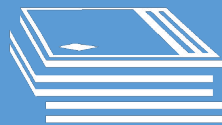


Created by Brian Ejar
from Noun Project

- Implementation tools for plans
- Regulations that control development
 - Use
 - Form
 - Intensity

Plan versus Code Example

PLANS



Created by Yamin Ahluwalia
from Noun Project



Created by Michel Beno
from Noun Project

- Expand areas where housing is allowed

ZONING CODE



Created by Brian Elar
from Noun Project

- New Code introduces wider range of mixed-use Districts
 - Residential-Mixed Districts
 - Commercial-Mixed Districts
 - Industrial-Mixed Districts

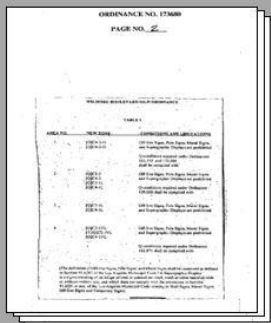
Background on Current Zoning Code

- Zoning Code last comprehensively updated in **1946**
- Regulations are scattered throughout the Code
- Our approach to zoning today:
 - Reactive instead of proactive
 - Ad hoc and incremental
 - Solutions to problems in one area may create new problems in others
 - Time-consuming
- Hinders our ability to implement adopted plans effectively



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

Objectives for the New Zoning Code

- Tools to implement wide range of community visions
- Structured to align with contemporary planning needs and objectives
- Adaptable to current and future policy needs
- Unbundling of regulations for built environment from activities allowed on a site and other requirements
- Primary source for zoning regulations
- Visual, easy to understand and navigate
- Incorporation of existing design guidelines into objective standards

Background on New Zoning Code

- Effort was initiated under the re:code LA Program in July 2013, and has been an engaged community process
- New Zoning Code will be applied through the Community Plan Update Process and new districts or provisions can be introduced as needed
- We will have 2 Zoning Codes until all property in the City is rezoned with the new Code

ZONING ADVISORY COMMITTEE

- Stakeholders representing different groups & regions of Los Angeles
(community activists, architects, professors, consultants, etc.)



TECHNICAL ADVISORY COMMITTEE

- Interdepartmental representatives



Overview of New Zoning Code

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The buildings are mostly light-colored with flat roofs. In the background, there are green hills under a clear sky. The image has a color gradient overlay, transitioning from orange on the left to blue on the right.

Translated Zoning

[Q]C2-2D-CDO



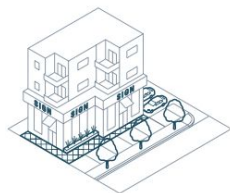
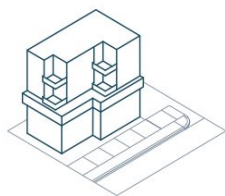
[MB3 - SH1-1] [CX3 - 4]

New Zoning System Facilitates Access to the Same Regulations

- centralized
- summarized (as little as 16 pages in this example)
- digestible
- easier to navigate
- design standards integrated into base zoning



New Zoning System



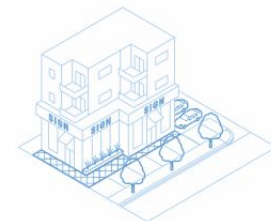
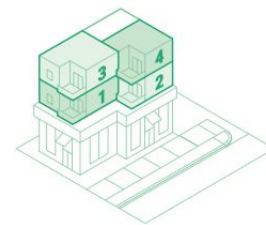
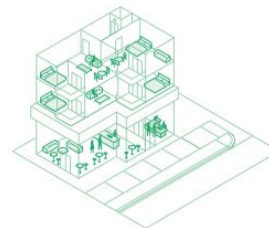
[FORM FRONTAGE STANDARDS]

Building Size

Relationship to the Street

Development Standards

Built Environment



[USE DENSITY]

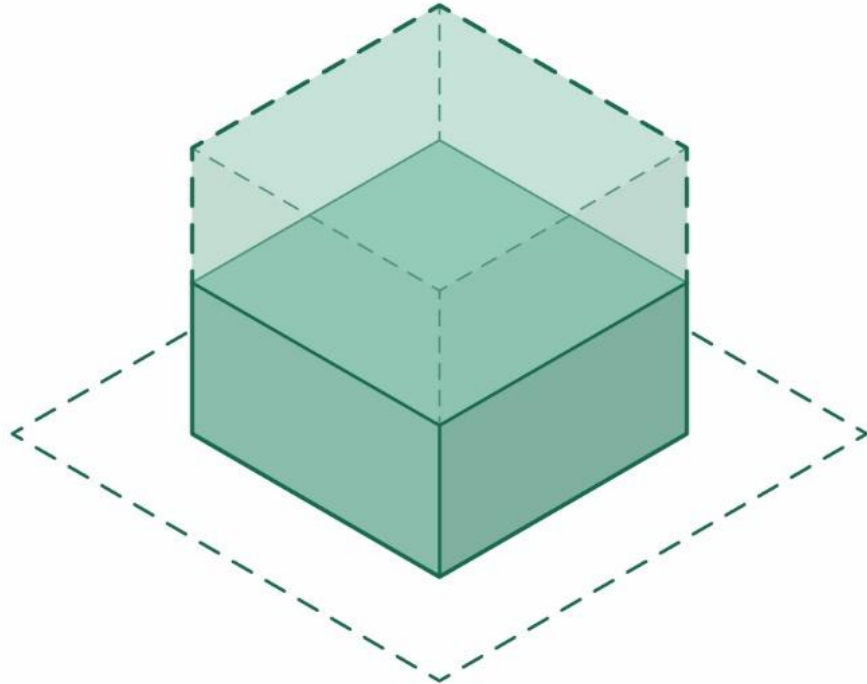
Permitted Uses

Number of Units

[OVERLAY]

Supplemental Standards

Activity



Form Districts

What should the scale of buildings be in the neighborhood?

Form Districts

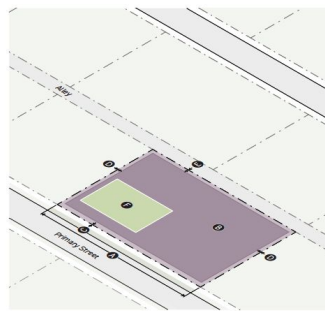
[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- 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 -

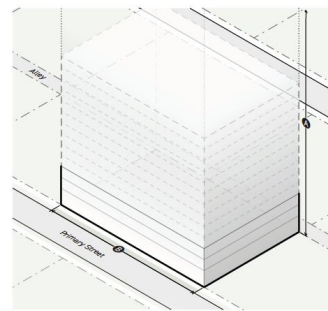
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

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

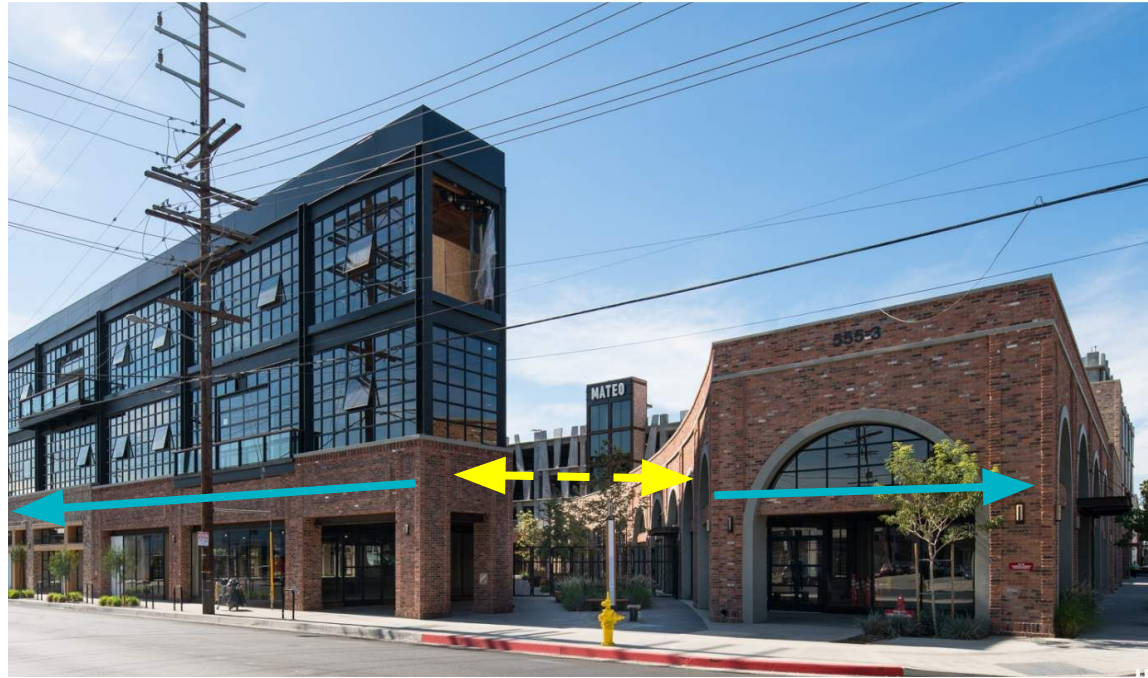


1. FAR & HEIGHT Div. 2C.4	
Base FAR (max)	1.5
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS Div. 2C.6	
B Building width (max)	280'
Building break (min)	25'

Form in DTLA



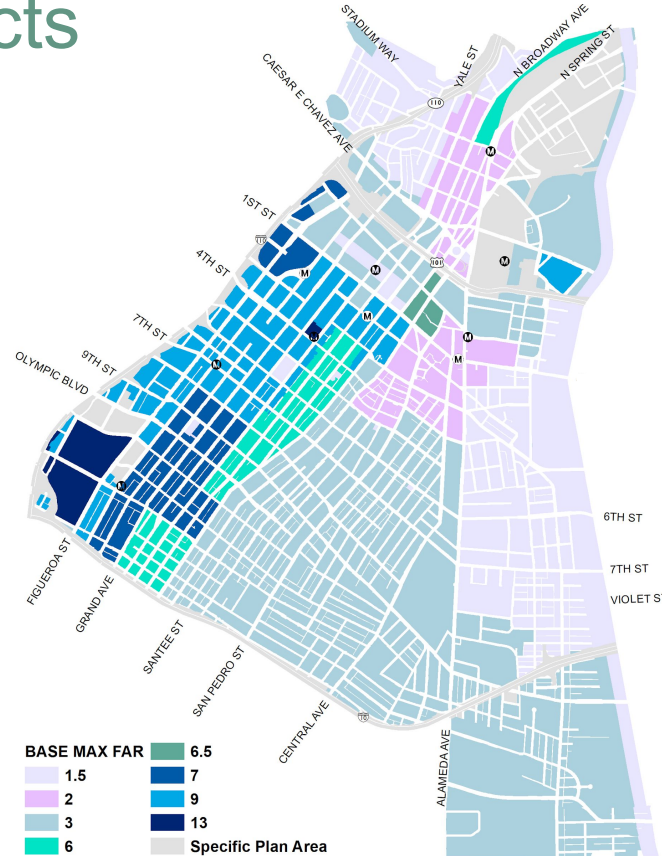
Upper Story Setbacks



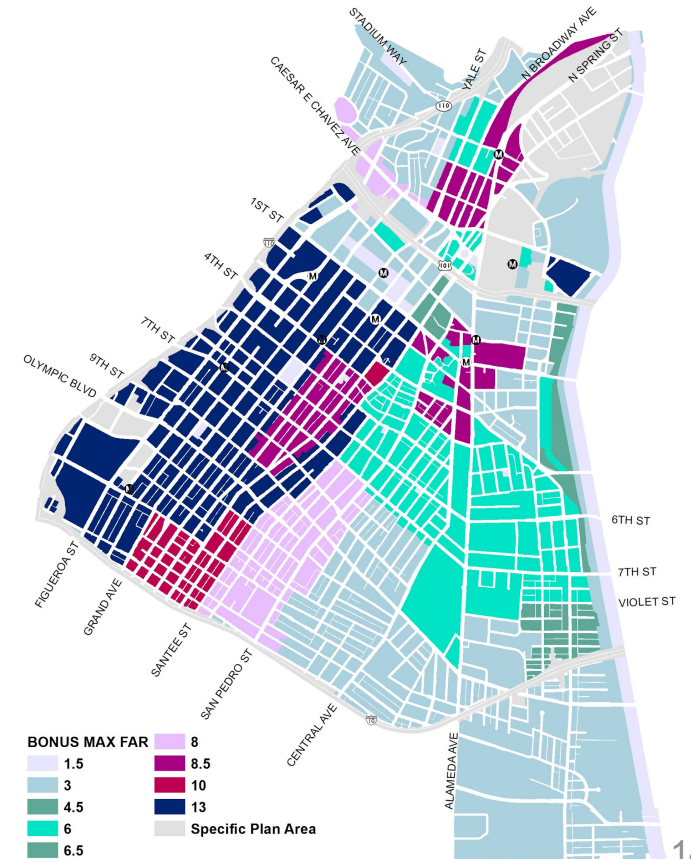
Building Breaks

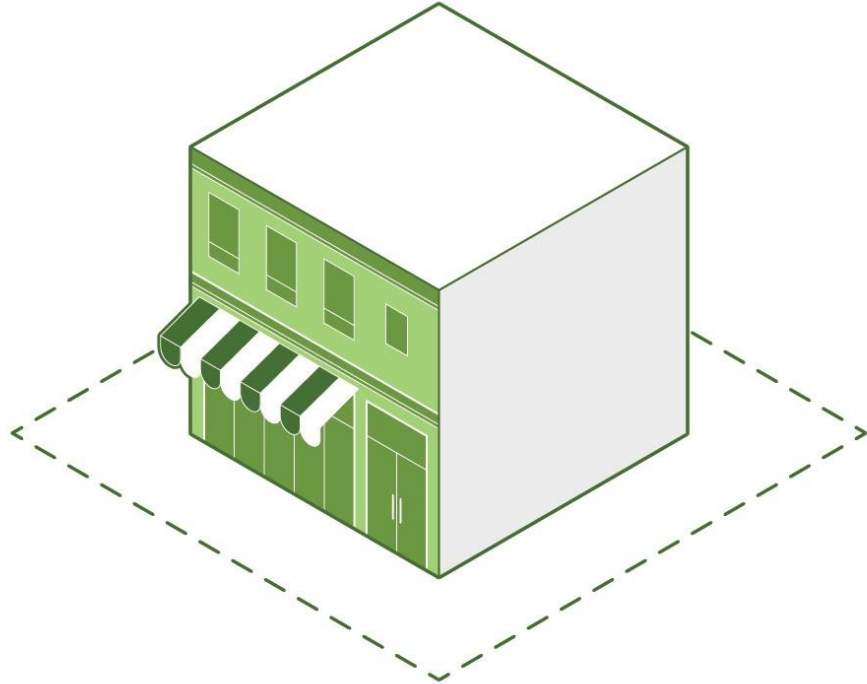
Form Districts

BASE MAXIMUM
DEVELOPMENT POTENTIAL



BONUS MAXIMUM
DEVELOPMENT POTENTIAL





Frontage Districts

How should buildings be experienced from the street?

Frontage Districts

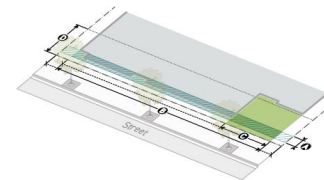
[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- 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



B. Facade



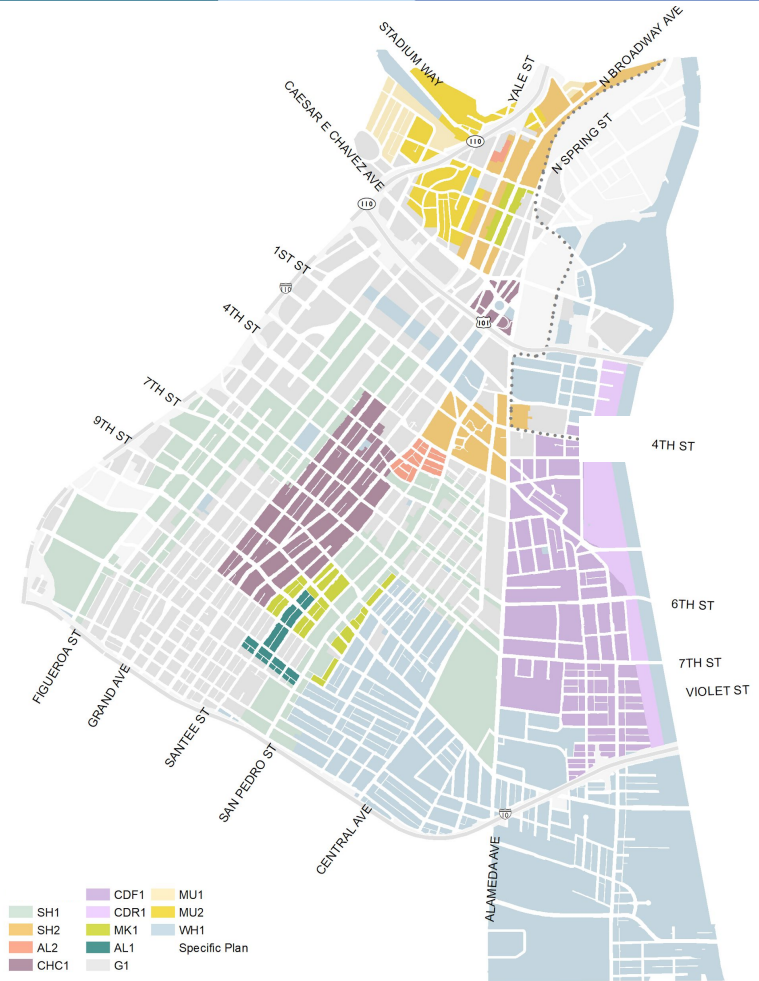
	Primary	Side
BUILD-TO Div. 3C.1		
Applicable stories (min)	5	5
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	20%	10%
PARKING Div. 3C.2		
D Parking setback (min)	20'	5'
LANDSCAPING Div. 3C.3		
Frontage planting area (min)	30%	30%
Frontage yard fence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

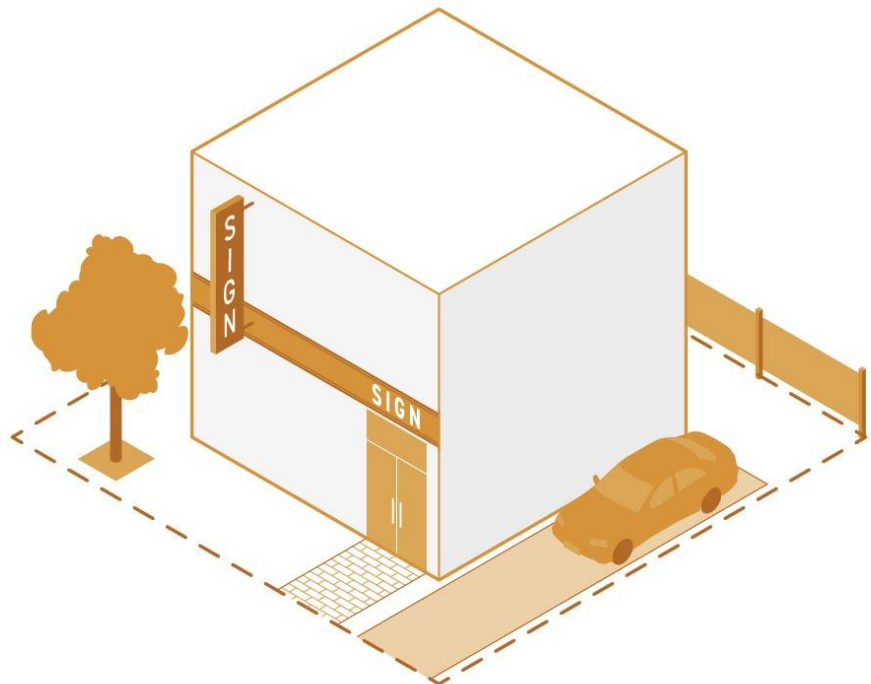
	Primary	Side
TRANSPARENCY Div. 3C.4		
A Ground story (min)	70%	50%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	15'	25'
ENTRANCES Div. 3C.5		
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
F Required entry feature	No	No
GROUND STORY Div. 3C.6		
G Ground story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

Development 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

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

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.

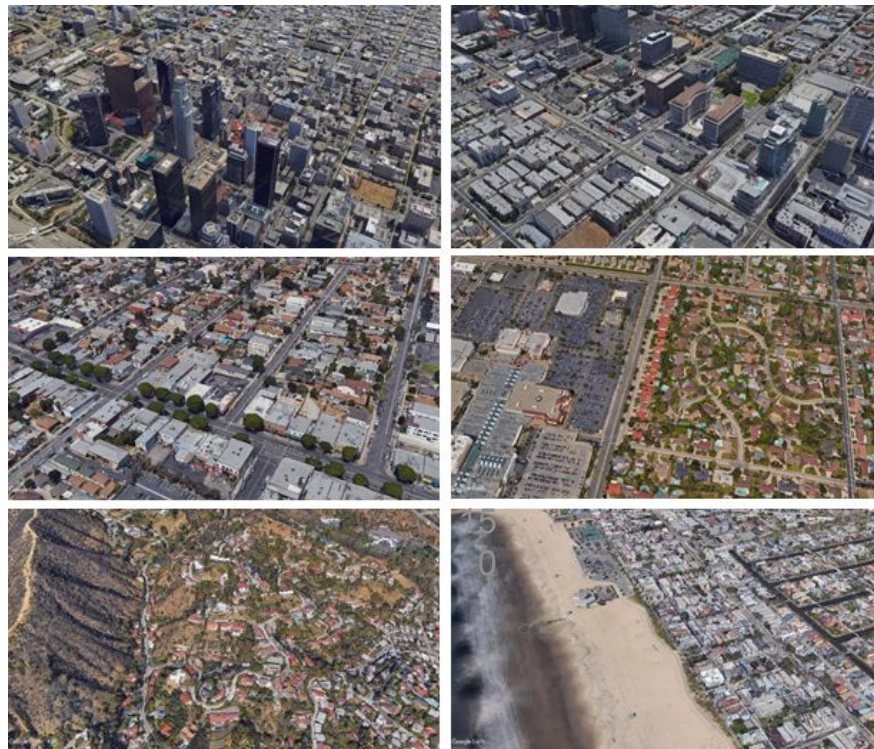
SEC. 4B.5.2. STANDARDS

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	

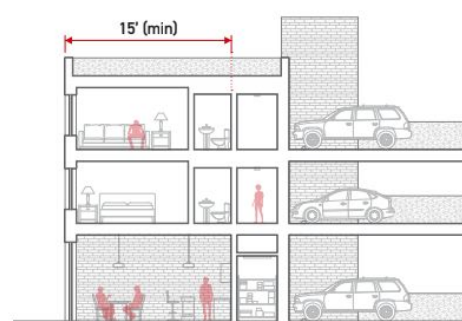
See Part 4C. (*Development Standards Rules*) for additional development standards that apply.

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

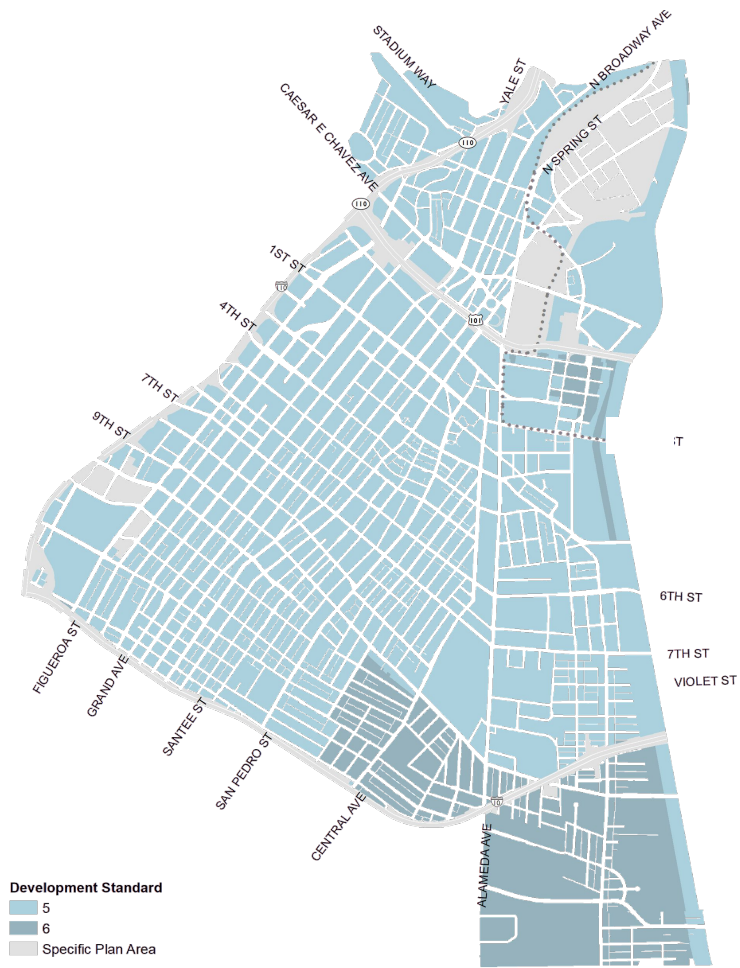


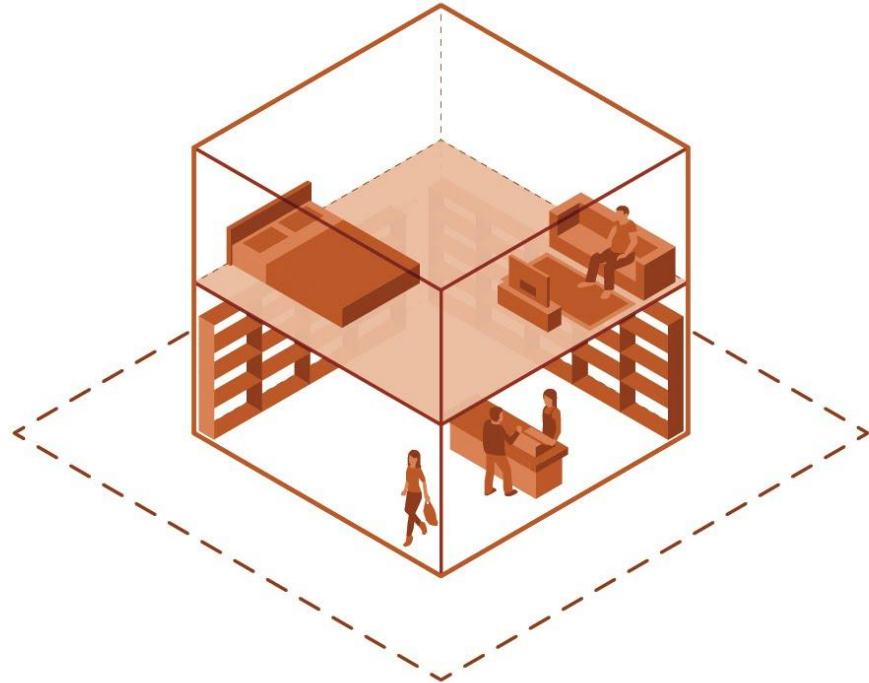
Development Standards in DTLA



Development Standards in DTLA

- Development Standards Districts 5 and 6 are applied Downtown
- District 5 supports an urban pedestrian focused environment
- District 6 in 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
 - Uses are only separated out if they are regulated differently
- Each Use District has permission levels for every use:
 - P Permitted
 - P* Permitted with Standards
 - C Conditional
 - Not Permitted
- Use standards organized into tables to reference a consistent set of rules - minimize unnecessary variation.

[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		

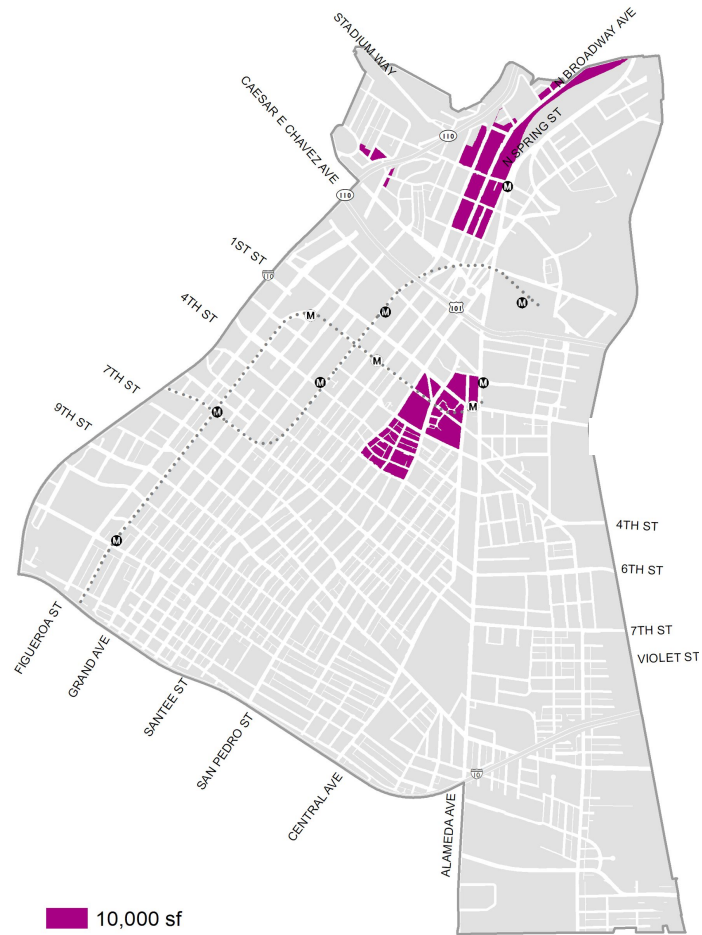
KEY: "P"= Permitted Use; "--"= Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

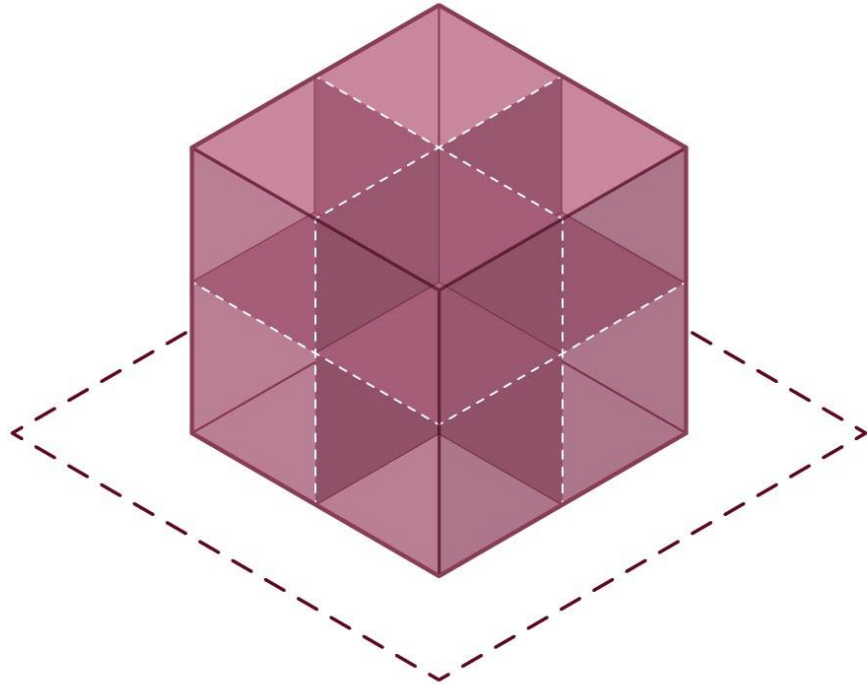
Use in DTLA



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

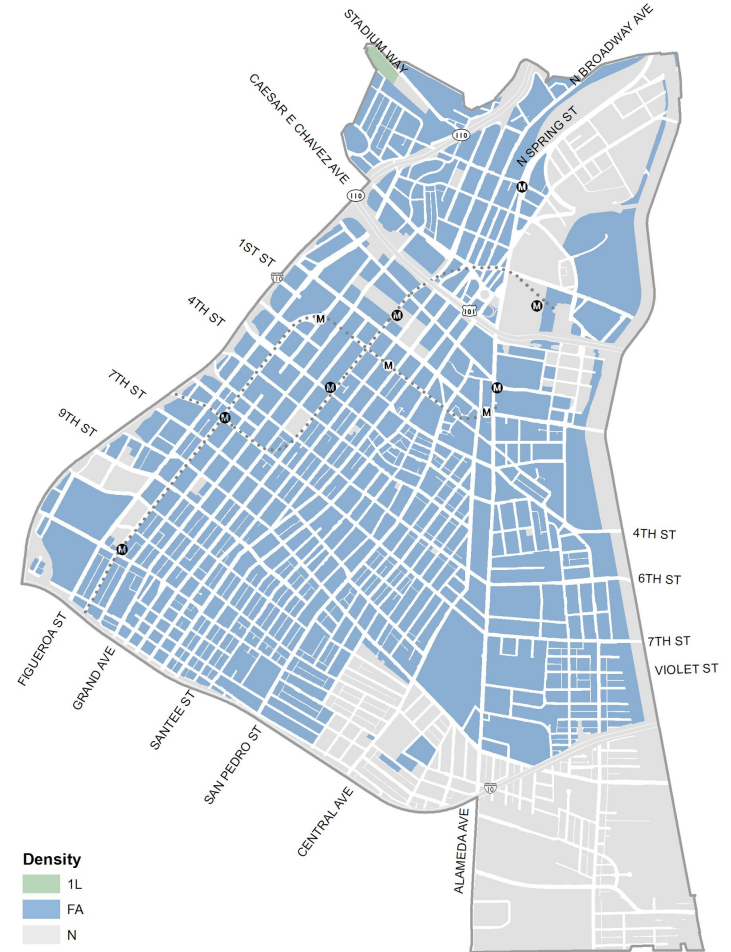
[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Maximum Density -

SEC. 6B.12. 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

Article 15. Fees

District Article Structure

PART A: INTRODUCTION

DIV. 2A.1 ORIENTATION

SEC. 2A.1.1 RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:



The Form District is a separate and independent component of each zone.

SEC. 2A.1.2 HOW TO USE ARTICLE 2 (FORM)

A. Identify the Applied Form District

The first component in a zone string identifies the Form District applied to a property.

B. Form District Standards

Form Districts standards are outlined in Part 2B. (Form Districts). Each Form District page identifies the standards specific to that Form District.

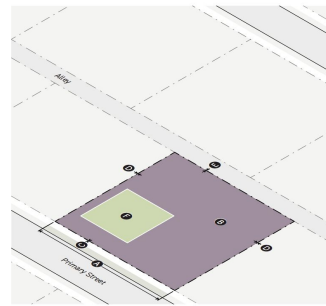
C. Interpreting Form District Standards

Each standard on a Form District page in Part 2B. (Form Districts) provides a reference to Part 2C. (Form Rules) where the standard is explained in detail.

PART B: DISTRICTS

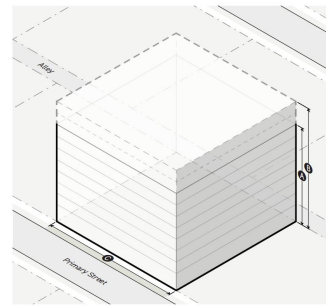
SEC. 2B.9.1. LOW-RISE MEDIUM 1 (LM1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1
Lot area (min)	n/a	
1 Lot width (min)	25'	
2. COVERAGE		Div. 2C.2
2 Building coverage (max)	100%	
Building setbacks		
3 Primary street (min)	0'	
4 Side street (min)	0'	
5 Side (min)	0'	
6 Rear (min)	0'	
7 Alley (min)	0'	
8 Special: All (min)	0'	
3. AMENITY		Div. 2C.3
9 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	
4 Base height in stories (max)	8	
Bonus FAR (max)	3.0	
5 Bonus height in stories (max)	10	
2. BUILDING MASS		Div. 2C.6
6 Building width (max)	160'	
Building break (min)	15'	

PART C: RULES

DIV. 2C.1 LOT SIZE

SEC. 2C.1.1 LOT AREA

The total area within the boundaries of a lot.

A. Intent

To ensure that newly established lots are consistent in size with surrounding lots.

B. Applicability

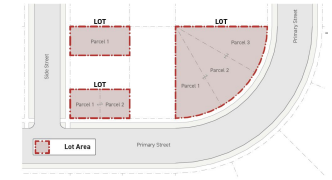
Minimum lot area requirements apply to all lots.

C. Standards

- No lot may have an area less than the minimum specified in the applied Form District (Part 2B).
- For the purpose of meeting minimum lot size standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Building and Safety.

D. Measurement

- Lot area is measured as the total area within the boundary of a lot, measured horizontally.
- Lot area includes all portions of a lot allocated for required easements.
- Lot area does not include portions of a lot required for land dedication with the exception of required street corner dedications and dedications for street widening according to Sec. 10.1.8 (Lots Affected By Street Widening).



Anatomy of a Rule

General Structure

A. Intent

B. Applicability

C. Standards

D. Measurement

E. Exceptions

F. Relief

[FORM - FRONTAGE - STANDARDS] | USE - DENSITY |
- Build-To -

SEC. 3C.1.2. BUILD-TO DEPTH

The depth of the build-to zone. The build-to zone is the area on a lot starting at the minimum building setback and continuing inward for the maximum build-to depth for the full width of the lot. A building is required to occupy the build-to zone for the required minimum build-to width.

A. Intent

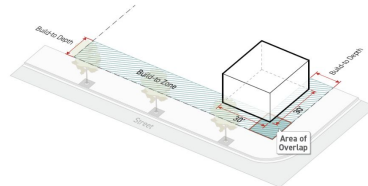
To regulate the placement of buildings along the public realm such that buildings frame the public realm with a consistent street wall.

B. Applicability

Build-to depth standards apply to all portions of buildings and structures required to satisfy minimum build-to width and applicable stories standards.

C. Standards

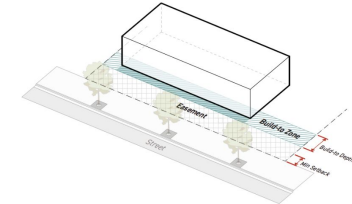
1. The build-to zone shall be no deeper than the maximum build-to depth specified by the applied Frontage District (Part 3B).
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.
3. Once the minimum build-to width standard has been satisfied, buildings and structures may occupy the area behind the build-to zone.
4. On a corner lot where intersecting frontage lot lines have build-to requirements, a building shall occupy the portion of the lot area where the build-to zones of the two intersecting frontage lot lines overlap, as described below:
 - a. The building shall occupy the build-to zones for both frontage lot lines for a minimum of 30 feet from the corner. Distance is measured away from the corner, starting at the edge of the building occupying the area of overlap, parallel to the frontage lot line. This building width counts toward the required build-to width for both frontage lot lines.
 - b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See Sec. 3C.2.4. (Pedestrian Amenity Allowance).



[FORM - FRONTAGE - STANDARDS] | USE - DENSITY |
- Build-To -

D. Measurement

1. The build-to depth is measured perpendicular to the frontage lot line starting from the minimum building setback and continuing inward away from the frontage lot line.
2. Where a lot includes an easement that abuts the frontage lot line and the easement is deeper than the minimum building setback, the applicant may choose to measure the required build-to depth from the interior edge of the easement rather than the lot line.



E. Exceptions

See Sec 3C.1.4. (Pedestrian Amenity Allowance).

F. Relief

1. To preserve existing trees, the Zoning Administrator may grant relief from the maximum build-to depth, increasing the build-to depth a maximum of 30 feet for the minimum width necessary to protect the tree, pursuant to Section 13B.5.2. (Adjustment).



2. An increase in build-to depth of 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
3. A deviation from maximum build-to depth may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

WebCode System

The screenshot shows the Los Angeles City Planning website's 'Zoning Code' page. The header includes the 'LOS ANGELES' logo, a '311' service icon, and search/menus icons. The main navigation bar features the 'CITY PLANNING' logo and links for 'ZONING CODE', 'BROWSE', 'REPORT', 'FAQS', and 'ABOUT', along with social media icons for search, Facebook, Instagram, Twitter, and YouTube. The breadcrumb trail reads 'City Planning > Zoning > Zoning Code'. Three main content cards are displayed: 1) 'Search the Zoning Code and common questions.' with a search input field containing a magnifying glass icon and the text 'Search the Zoning Code'. 2) 'Browse the Los Angeles Zoning Code.' with an orange 'BROWSE' button. 3) 'See the Zoning regulations for a specific property' with a location pin icon and an input field containing 'Example 421 N Vista St'.

LOS ANGELES 311

CITY PLANNING

ZONING CODE BROWSE REPORT FAQS ABOUT

City Planning > Zoning > Zoning Code

Search the Zoning Code and common questions.

Search the Zoning Code

Browse the Los Angeles Zoning Code.

BROWSE

See the Zoning regulations for a specific property

Example 421 N Vista St

Tailored Zoning Summaries

Form District

1 Page

Frontage District

1 Page

Development Standards District

1 Page

Use District

12 Pages

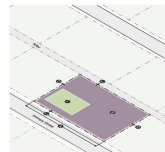
Density District

1 Page

FORM DISTRICT - STANDARDS (USE - DENSITY)
MID-RISE Broad Form Districts

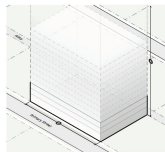
SEC. 28.4.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



Lot Area	Min. Lot Area
Lot area (sqft)	15
Lot width (feet)	15
Lot depth (feet)	6.2

B. Bulk and Mass



Setback	Min. Setback
Front setback (feet)	0
Side setback (feet)	0
Rear setback (feet)	0
Alley setback (feet)	0
Special Access	0

Requirement	Standard
Buildable area (sqft)	90%
Primary street (feet)	0
Side street (feet)	0
Rear street (feet)	0
Alley (feet)	0
Special Access	0

PERMITS

Requirement	Standard
Lot area (sqft)	15%
Residential amenity space (sqft)	10%

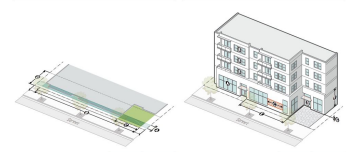
PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 3-45

FORM FRONTAGE - STANDARDS (USE - DENSITY)
Shopfront Frontages

SEC. 38.4.1 SHOPFRONT 1 (SH1)

A. Lot

B. Facade



Requirement	Standard
Buildable area (sqft)	90%
Primary street (feet)	0
Side street (feet)	0
Rear street (feet)	0
Alley (feet)	0
Special Access	0

PERMITS

Requirement	Standard
Lot area (sqft)	15%
Residential amenity space (sqft)	10%

PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 3-45

FORM FRONTAGE - STANDARDS (USE - DENSITY)
District 5

DEV. 48.5. DISTRICT 5

SEC. 48.5.1 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 the pedestrian experience 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. 48.5.2 STANDARDS

Requirement	Standard
Buildable area (sqft)	90%
Primary street (feet)	0
Side street (feet)	0
Rear street (feet)	0
Alley (feet)	0
Special Access	0

PERMITS

Requirement	Standard
Lot area (sqft)	15%
Residential amenity space (sqft)	10%

PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 4-11

FORM FRONTAGE - STANDARDS (USE - DENSITY)
Commercial Mixed Districts

SEC. 58.3.5 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	Permitted	Use Standard	Specification
Residential	P		
Home Occupation	P		
Home Sharing	P		
Joint Living & Work Quarters	P		
Live/Work	P		
Mobile/Work	P		
Mobile/Shop	P		
Supportive Housing	P		
General	P		
Medical Care	P		
Non-medical	P		
Transitional Shelter	P		

PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 5-43

FORM FRONTAGE - STANDARDS (USE - DENSITY)
Maximum Density

SEC. 68.1.2 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 residential dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of residential dwelling units and efficiency dwelling units.

Density District	Lot Area Residential Dwelling Units (sq. ft.)	Lot Area Efficiency Dwelling Units (sq. ft.)
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
5	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



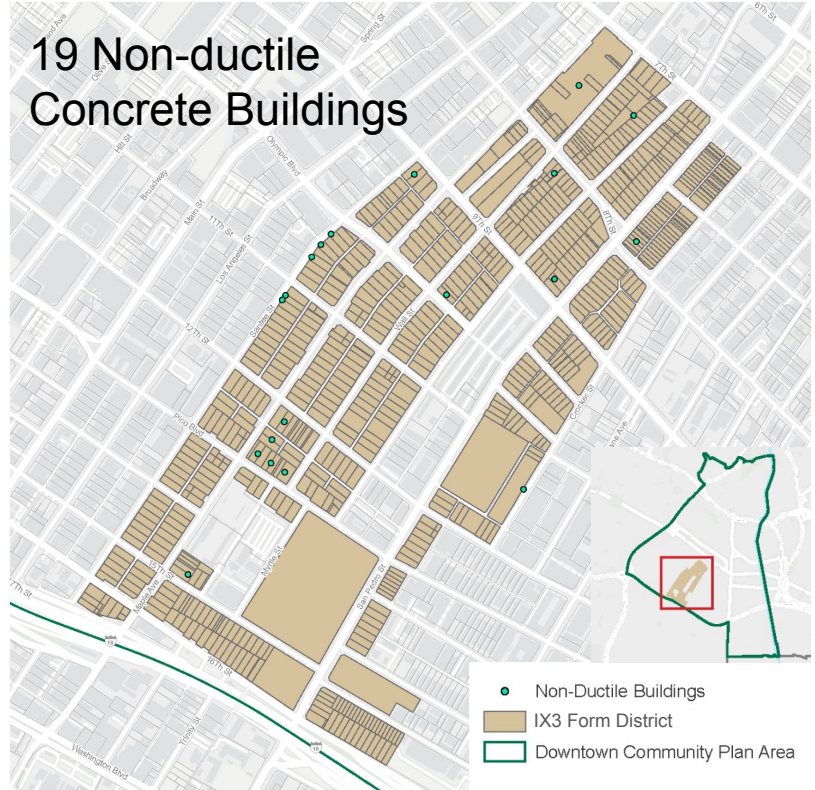
Additional Slides

Non-ductile Concrete Retrofit Program

LADBS has a mandatory [non-ductile concrete retrofit program](#), requiring building owners to retrofit within an allotted time period

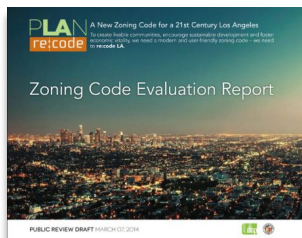
- LADBS identifies concrete buildings subject to the retrofit ordinance
- Building owner receives order to comply
- Has 3 years to submit for review to determine if building is non-ductile concrete
- Has 10 years to submit proof of retrofit, plans to retrofit or plans to demolish building
- 25 years to complete construction

Non-ductile Concrete Buildings in IX3



An Engaged Community Process

- Zoning Code Evaluation Report and Public Forums in 2014
- Outlined core values & strategies
- Guides the development of our new Zoning Code



1

DISTINCT NEIGHBORHOODS

+ Provide a clearer, more prescriptive approach to promoting and preserving neighborhood character

2

HOUSING AFFORDABILITY AND DIVERSITY

+ Expand housing options to provide for a more complete range of people and incomes

3

CENTERS AND CORRIDORS

+ Rethink commercial corridors and centers to focus on providing accessible and healthy environments to live, work, play, learn and thrive in

4

TRANSPORTATION CHOICE

+ Provide mobility choices that balance the needs and safety for all modes of transportation

5

JOBS AND INNOVATION

+ Retain jobs and attract industry to strengthen Los Angeles as a global center for employment and innovation

6

A STRONG CORE

+ Retool Downtown regulations to create a dense, livable pattern of development that supports a vibrant daytime and nighttime economy

7

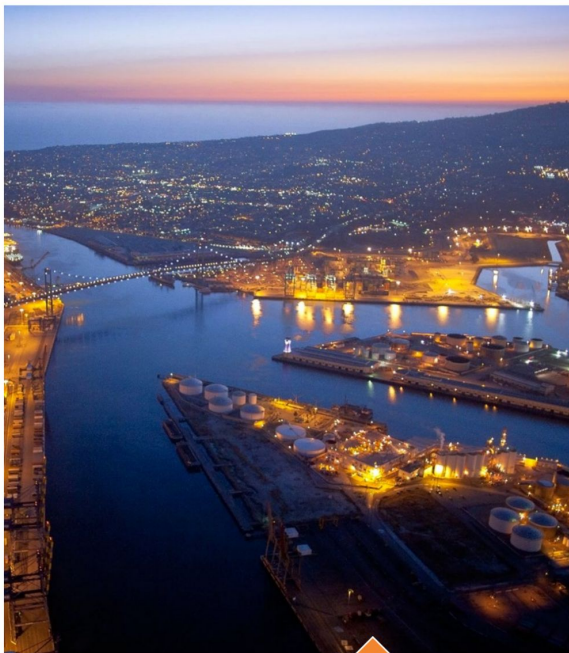
A HEALTHY CITY

+ Improve the community's health through greener, more resilient development

8

CODE DELIVERY

+ Ensure an open, transparent and responsive delivery and review process



The Port of LA is a significant industrial presence, generating jobs and spin-off activity.

5. JOBS AND INNOVATION

5.1. Create Industrial Sanctuaries to Meet Future Employment

Needs: Preserve job opportunities by revising the existing zones to help ensure available land for industrial, manufacturing and distribution purposes.

5.2. Prepare New Industrial Zones to Implement Community Plans:

New industrial zones that reflect the changing needs and character of industrial areas are needed.

5.3. Rezone Industrial Land Only Where Necessary:

Rezone industrial land only where corrections are needed and where industrial land is designated as being in transition in a Community Plan or Specific Plan.

5.4. Enhance the Jobs Housing Balance:

Increase the number of jobs in close proximity to housing.

Wireless Recommendations

- New Zoning Code generally carries over today's wireless regulations
- Any policy changes should be thought of comprehensively across both codes.
- Staff is currently coordinating with the Office of Zoning Administration to update the use list with regards to modern wireless telecommunications terminology, pertaining to both Chapter 1 and 1A.
- Chapter 1A will be updated for consistency with the latest FCC regulations during Form & Legality
- If necessary, Council could direct Planning to initiate a separate Code Amendment updating Chapter 1 and 1A in order to:
 - Utilize best practices for wireless uses
 - Meet the City's goals for upgrading infrastructure
 - Codify the most recent FCC regulations in Chapter 1

Monopole Permission Levels

	Zone	CH 1	CH 1A
Industrial	I1, I2 M1, M2, M3	P*	P*
Industrial	MR1, MR2	C2*	n/a
Industrial Mixed	IX1, IX2, IX3, IX4 CM	C2*	C2*
Commercial Mixed	CX1, CX2, CX3, CX4 CR, C1, C1.5, C2, C4, C5	C2*	C2*
Residential	CH1 and CH 1A R zones	C2*	C2*

Key

Red = CH1

Blue = CH 1A

P = Permitted

C2 = Class 2 CUP

* = standards apply

Rooftop Wireless Facilities Permission Levels

	Zone	CH 1	CH 1A
Industrial	I1, I2 M1, M2, M3	P*	P*
Industrial	MR1, MR2	C2*	n/a
Industrial Mixed	IX1, IX2, IX3, IX4 CM	P*	P*
Commercial Mixed	CX1, CX2, CX3, CX4 CR, C1, C1.5, C2, C4, C5	P*	P*
Residential	CH1 and CH 1A R zones	C2*	C2*

Key

Red = CH1

Blue = CH 1A

P = Permitted

C2 = Class 2 CUP

* = standards apply

Monopoles and Rooftop Wireless Facilities Standards

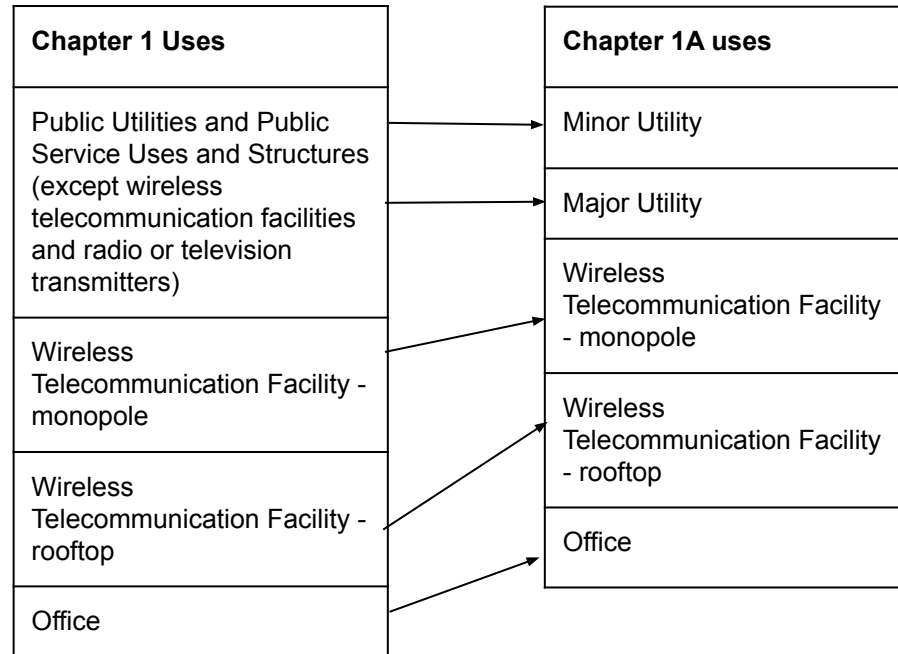
Standard	Chapter 1	Chapter 1A
Co-location of antenna	Required	Required
Rooftop Screening	Screened from adjacent property and rights of way	Screened on all sides, and 6 inches above equipment
Monopole Camouflage	Colors, textures compatible with surroundings	Colors, textures compatible with surroundings
Monopole Landscaping	Required	Required
Monopole Setback from sensitive uses	20% of monopole height	20% of monopole height or 35 feet whichever is greater

Wireless Regulations

Regulations in Chapter 1A are generally the same as Chapter 1.

- Differences can be contributed to matching the formatting and style of Chapter 1A

Example:



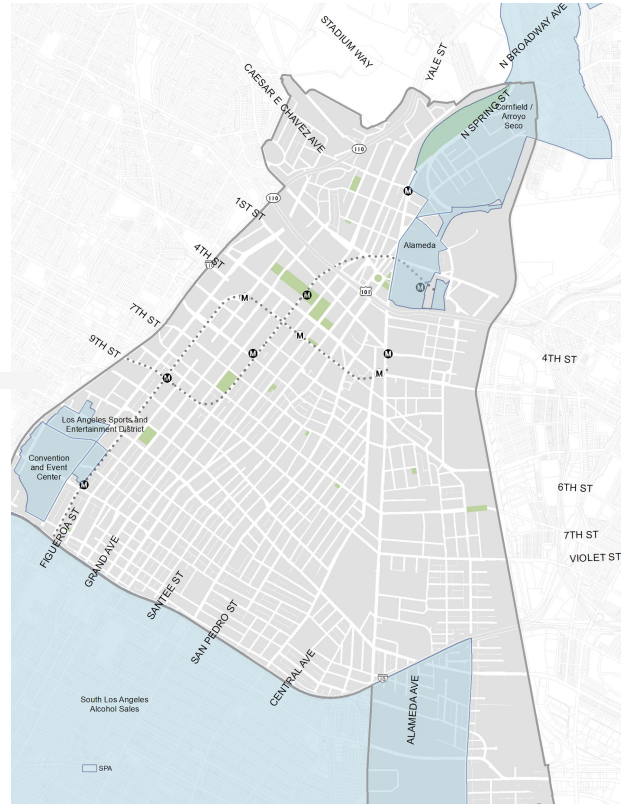
Wireless Regulations Continued

Example Site 800 South Hope

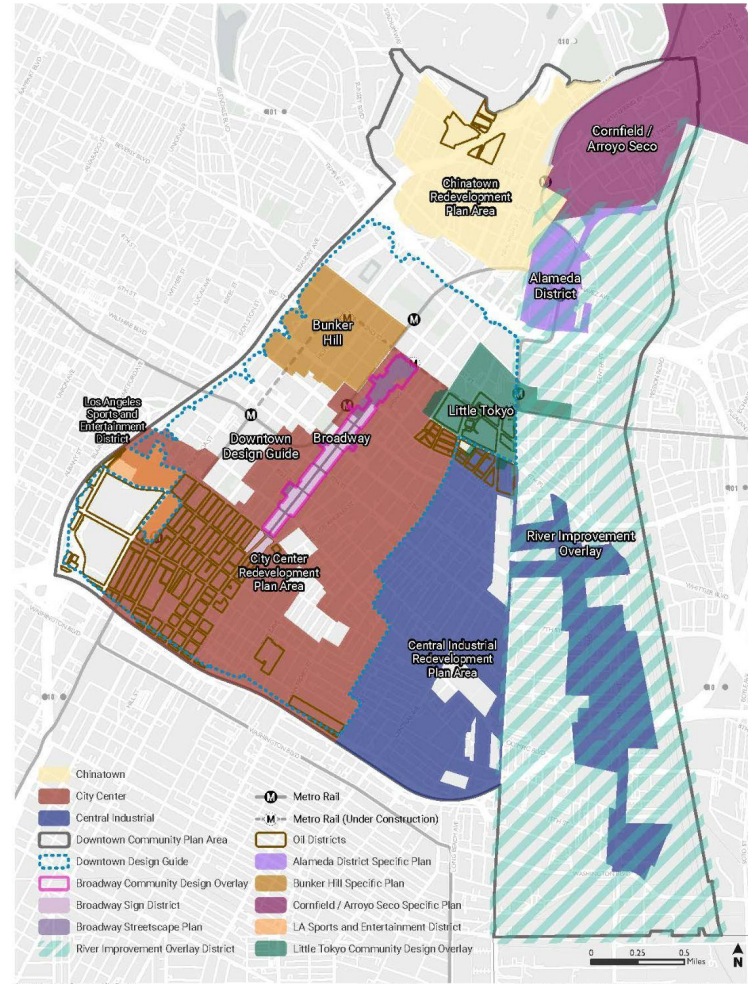
	Chapter 1	Chapter 1A
Zone	C2-4D	[HB3-SH1-5][CX3-FA] CPIO
Permission Utility Minor	Zone Variance/Public Benefit	Permitted with Standards
Permission Utility Major	Zone Variance/Public Benefit	Class 3 Conditional Use
Wireless Facility Monopole	Class 2 Conditional Use	Class 2 Conditional Use
Wireless Facility Rooftop	Class 2 Conditional Use	Permitted with Standards

Informational Maps

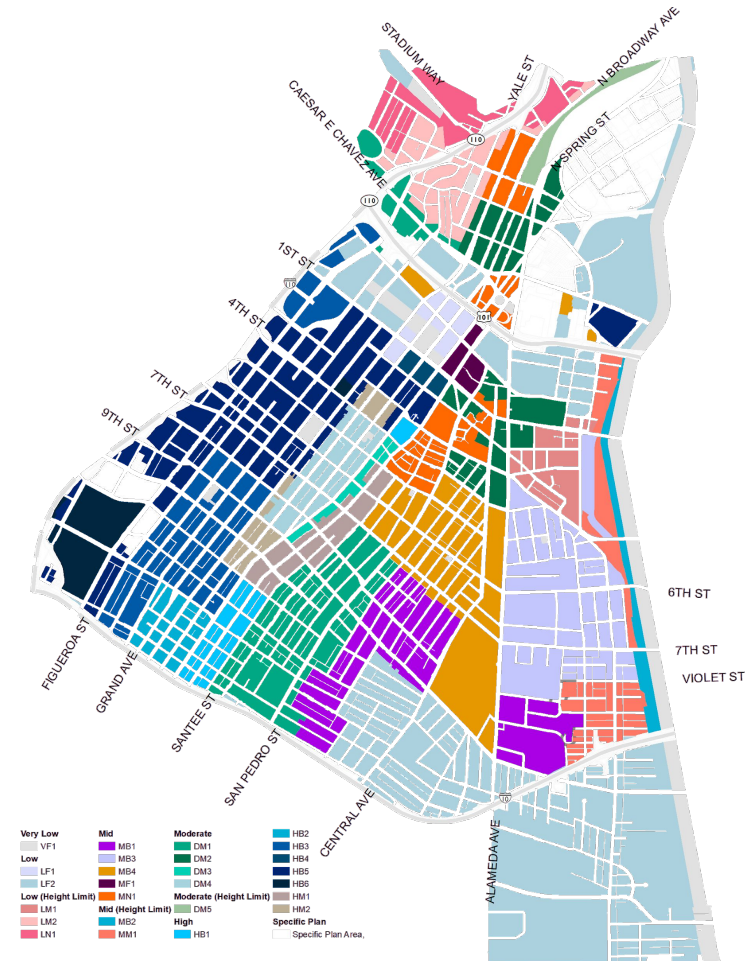
Remaining Specific Plan Areas



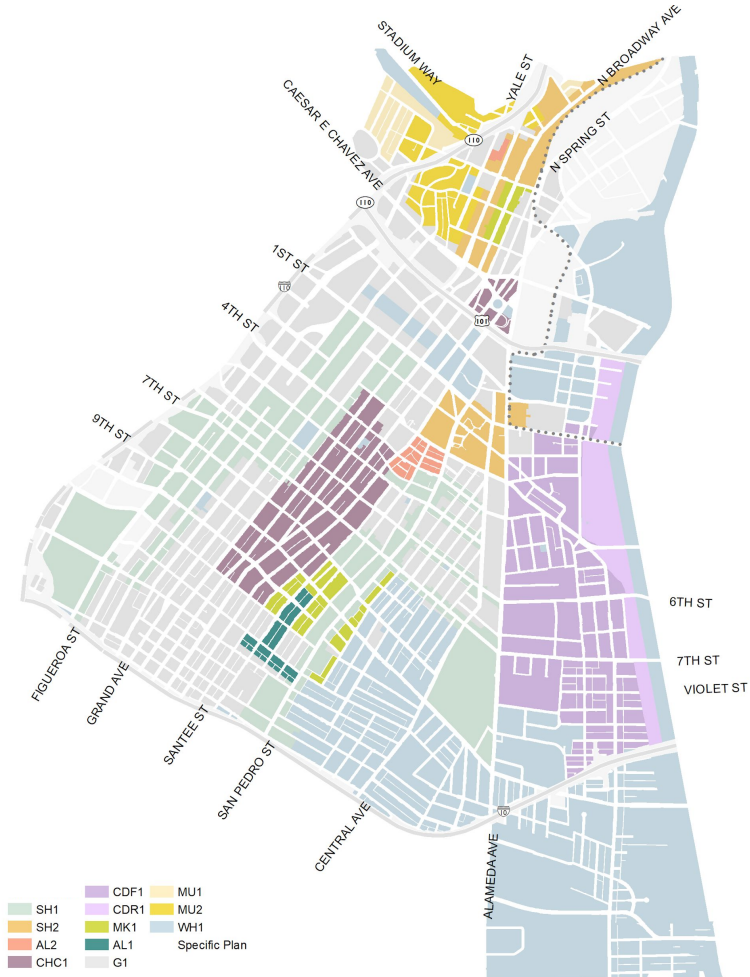
Adopted Specific Plans & Overlays



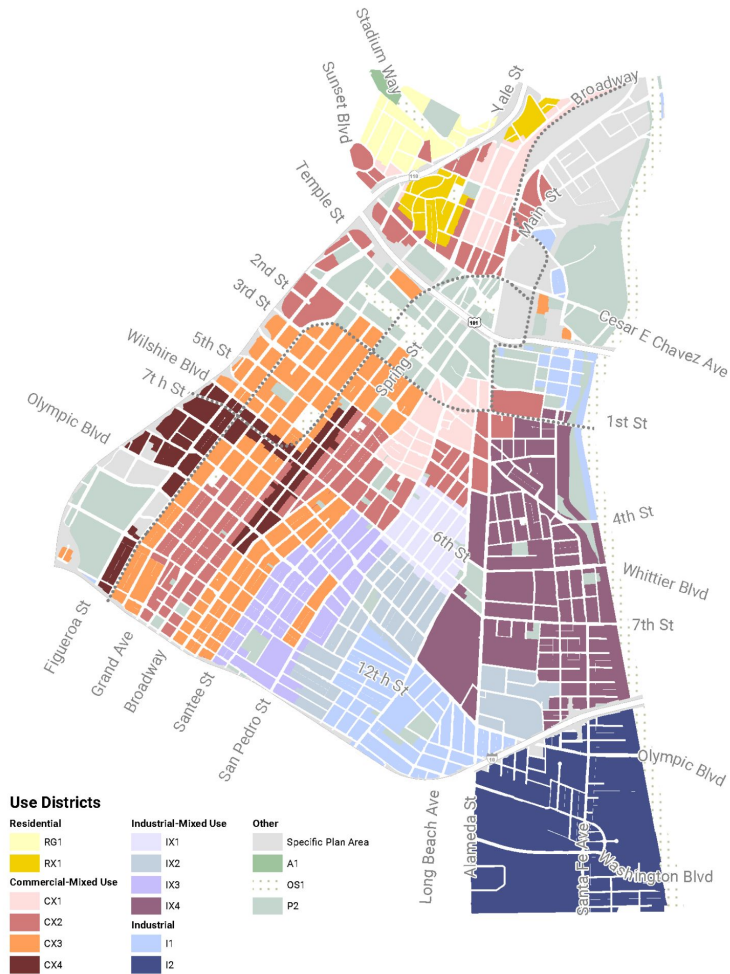
Form Districts



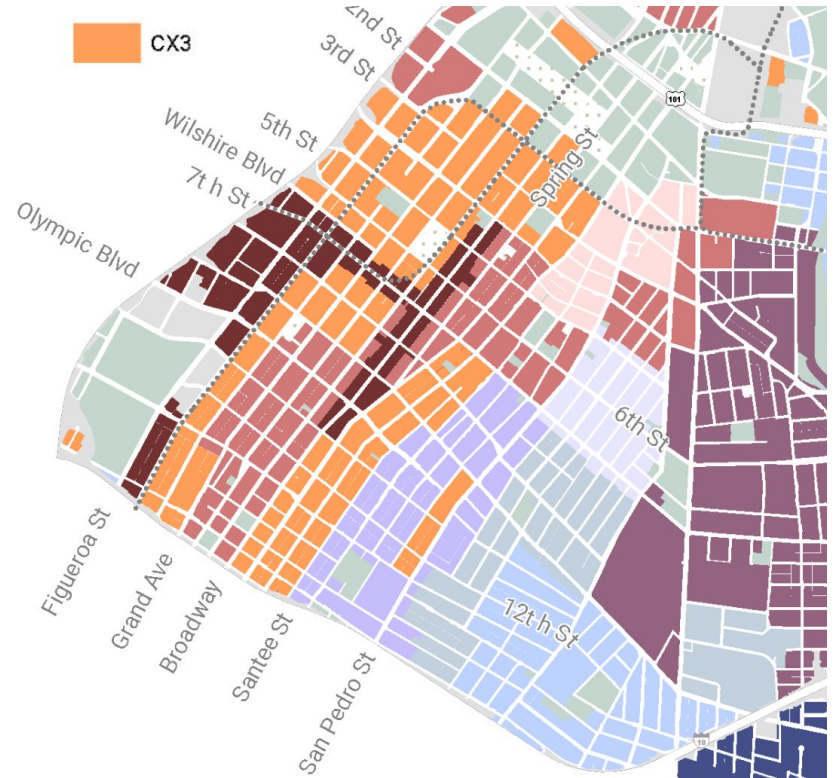
Frontage Districts



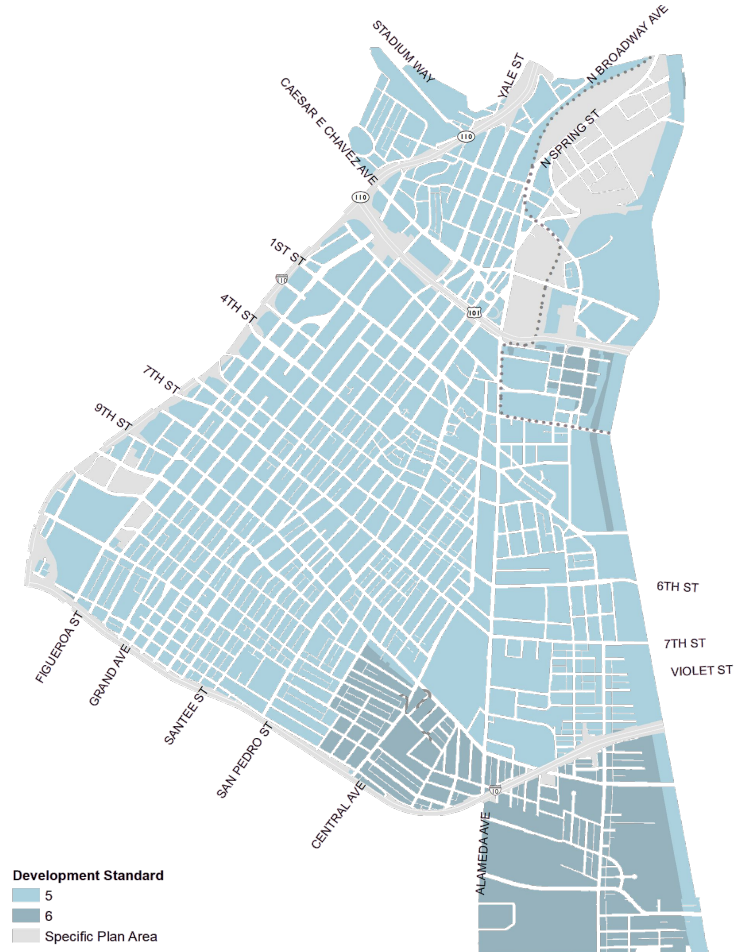
Use Districts



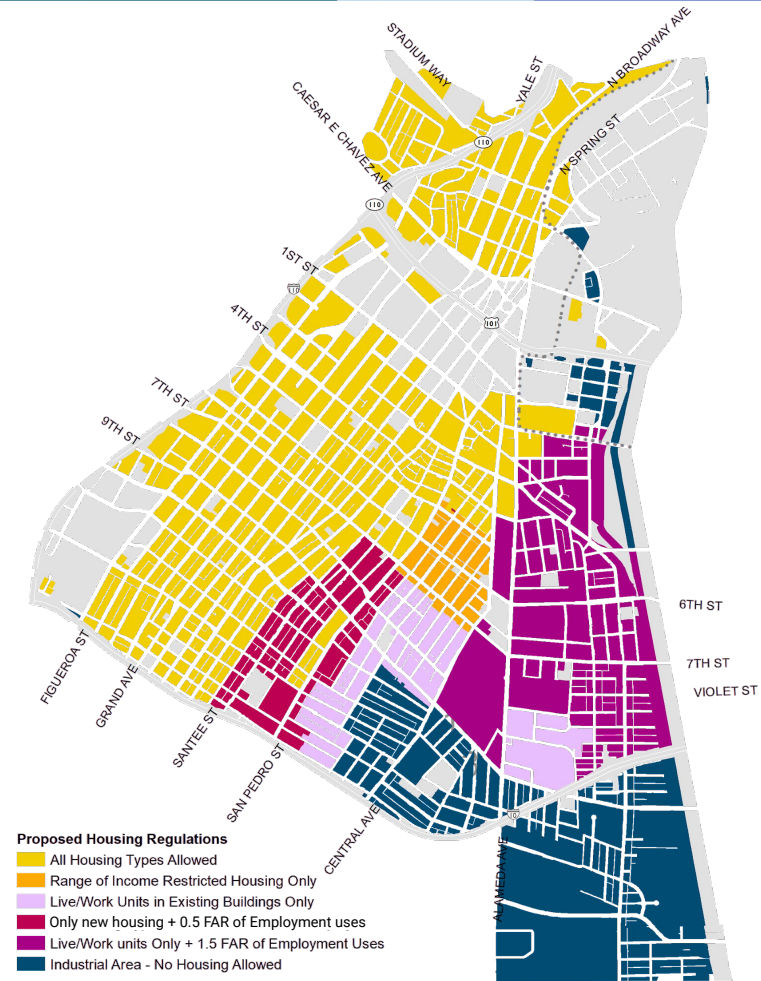
CX3 Use District



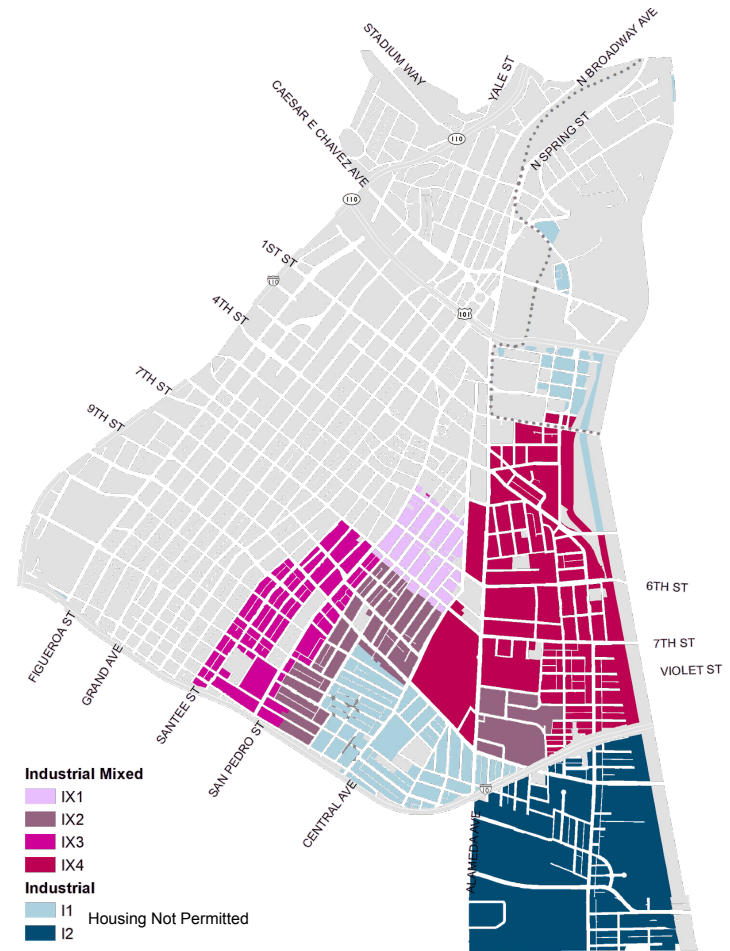
Development Standards Districts



Housing Types

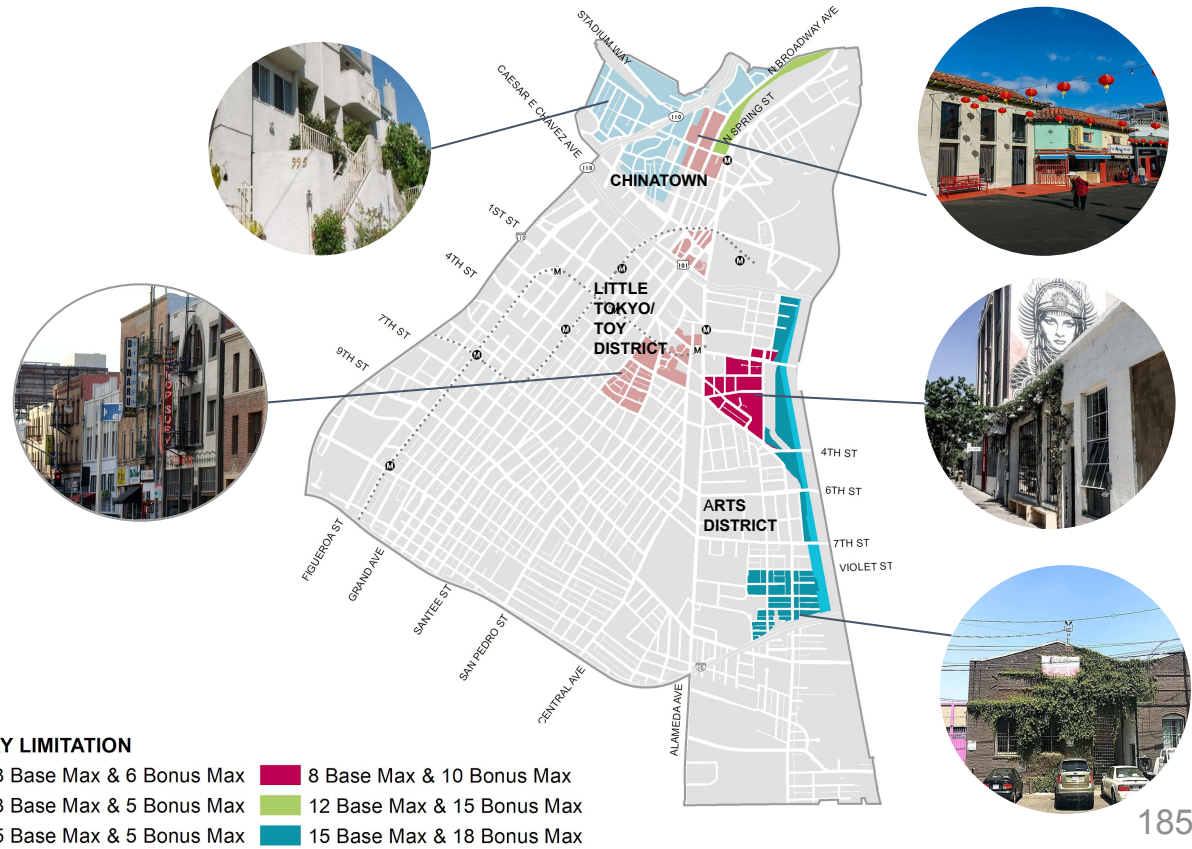


Industrial and Hybrid Industrial Land Uses



Form District - Story Limitations

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



Community Engagement - Plan & Code

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

Outreach Highlights



Zoning Advisory Committee
Forums, Workshops, and
Open Studio Events

OCT 2016	Shared draft plan and New Zoning Code concepts with weeklong public open studio "storefront"
FEB 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
NOV 2019	Series of public Open House events
JAN/FEB 2020	Office hours events, outreach at community events and meetings
FEB 2020 - JUL 2020	Preparation of Draft EIR
DEC 2020	Virtual Open House and Public Hearing
2013-2020	Held informational forums across the City to introduce and refine New Zoning Code concepts
DEC 2021 - 2022	Conducted outreach with garment workers and businesses in the Fashion District



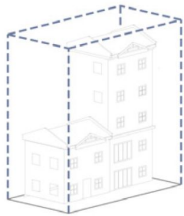
Chinatown



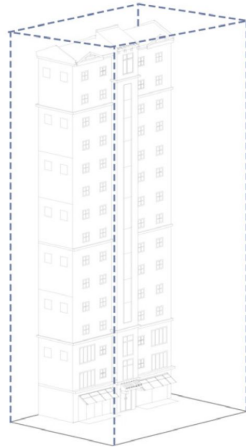
Form District Key Issues - Increase Base FAR in Chinatown



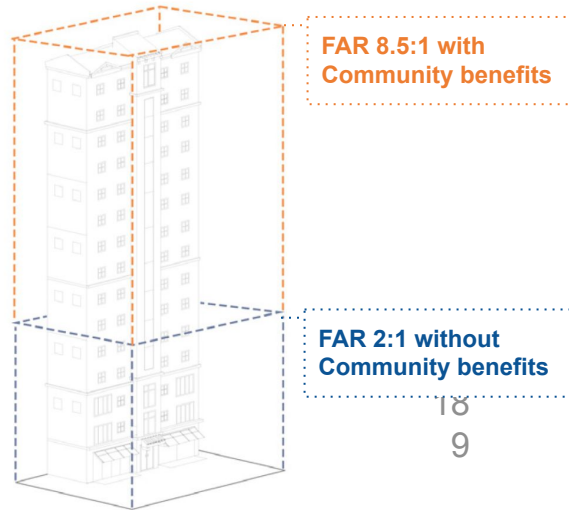
Form District Key Issues - Increase Base FAR in Chinatown



Existing Built Pattern
-Varies between 2 to 5 stories

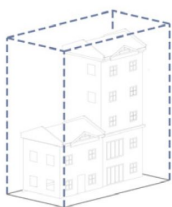


Adopted Zoning
-Maximum FAR 6:1,
no height limit

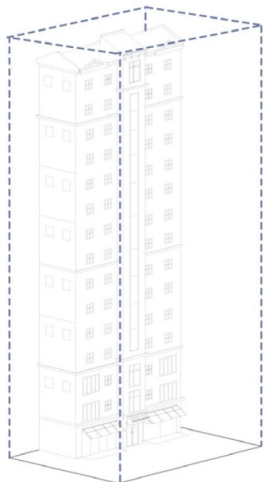


Proposed Zoning
-Base FAR 2:1, no height limit
-Maximum FAR 8.5:1, no height limit,
after community benefits

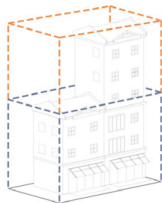
Form District Key Issues - Increase Base FAR in Chinatown



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



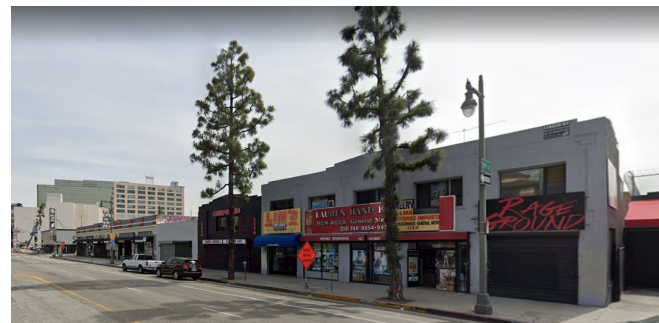
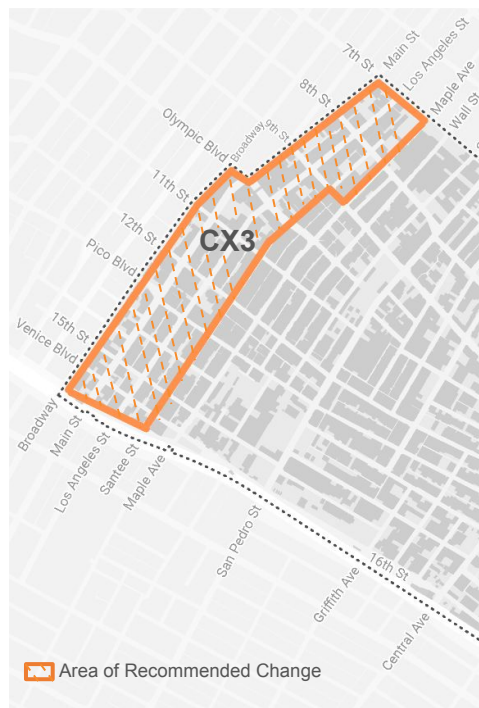
Fashion District



Fashion District Amendments

Garment Manufacturing Use Clarifications

Rezone Use District from CX2 to CX3 to allow continued garment manufacturing, without size limitations



Fashion District Amendments

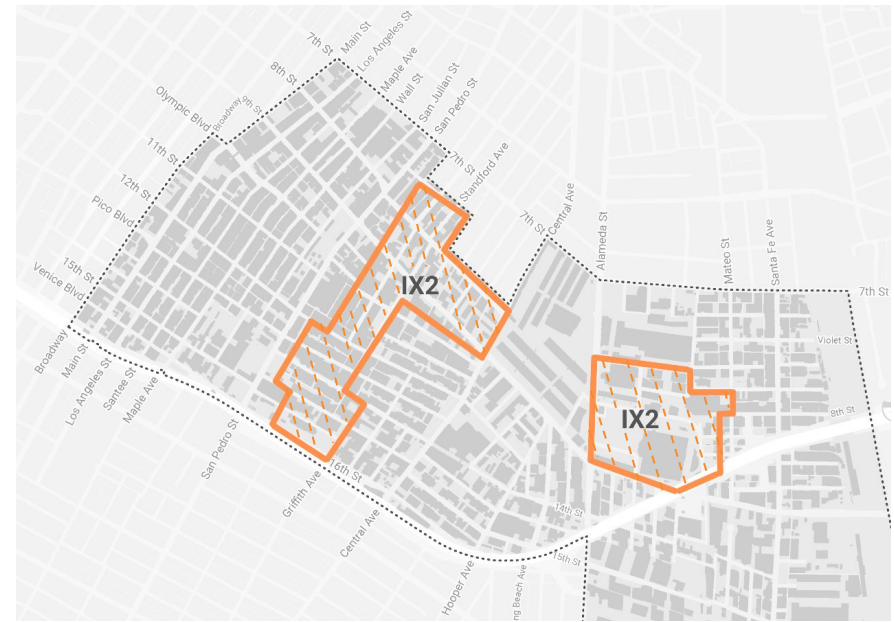
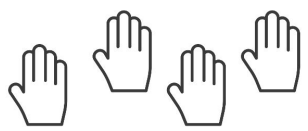
Garment Manufacturing Protections

Strategies to **preserve** existing manufacturing uses

IX2

Require public hearings for conversion of non residential uses to Joint Living & Work Quarters

CPC Draft prohibits hotels



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 title 'Zoning and Implementation' is centered in white text across the middle of the image.

Background

- Effort was initiated under the re:code LA Program in July 2013
- New Zoning Code was approved by CPC September 23rd, 2021 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

ZONING ADVISORY COMMITTEE

Stakeholders representing different groups & regions of Los Angeles

(community activists, architects, professors, consultants, etc.)



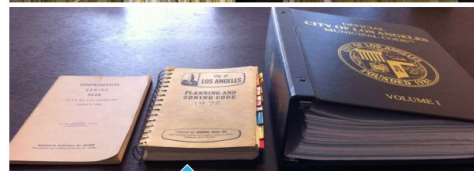
TECHNICAL ADVISORY COMMITTEE

Interdepartmental representatives



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
- Not accessible to the general public



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

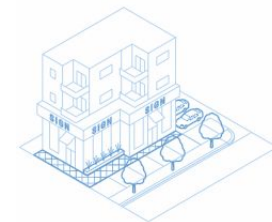
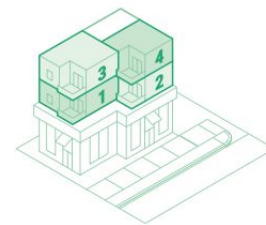
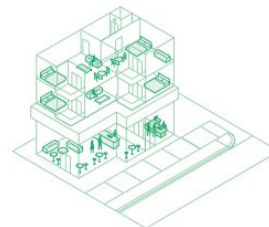
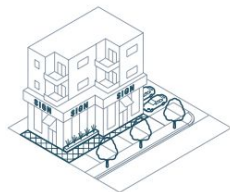
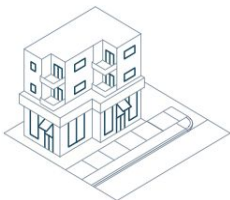
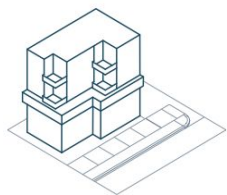


New Zoning Code Objectives

- 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 delivered online (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

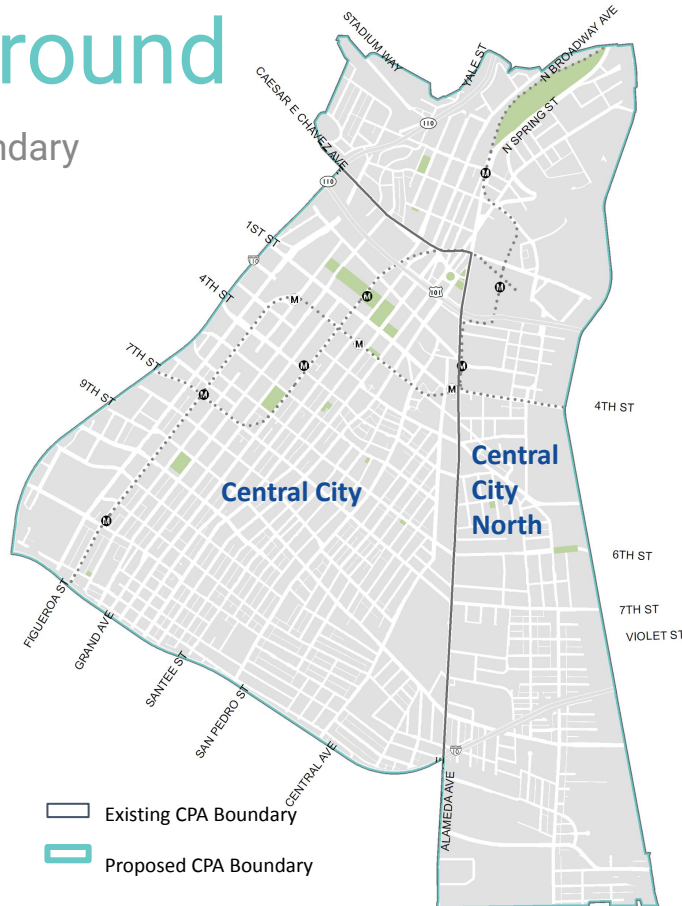
Activity

[OVERLAY]

Supplemental Standards

Background

Plan Area Boundary



Downtown Plan Area



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