



Downtown Community Plan Update

Summary

The Downtown Community Plan (DTLA 2040) lays out a sustainable, equitable, and inclusive future for the City’s urban core. The Plan promotes a dynamic, healthy, and sustainable Downtown core that is connected to and supports the City of Los Angeles and the region. DTLA 2040 will be the first Community Plan to apply new zoning developed as part of the comprehensive update of the City’s Zoning Code. DTLA 2040 describes a collective vision for Downtown’s future and includes policies, plans, programs, and zoning updates that set the framework for Los Angeles’s long-term priorities in our City’s center — honoring the diverse communities that share this space.

Background

Downtown is the birthplace of Los Angeles and the primary center of urban activity in the region. It remains the commercial, entertainment, cultural, and civic heart of Los Angeles. Now in the midst of a renaissance, Downtown is home to a diverse range of industries and a patchwork of distinct neighborhoods that sit at the center of an expanding regional transportation network. DTLA 2040 is a combined update to two existing Community Plans: Central City and Central City North. Launched in 2014, this effort has been a partnership with the Downtown community.

Key Provisions

The following core principles represent the long-term priorities for the Downtown Community Plan:

- Accommodate growth in an inclusive, equitable, sustainable, and healthy manner
- Support and sustain Downtown’s ongoing revitalization
- Reinforce Downtown’s jobs orientation
- Grow and support the residential base

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- Promote a transit-, bicycle-, and pedestrian-friendly environment
 - Strengthen neighborhood character
 - Create linkages between districts
 - Create a world-class public realm

Frequently Asked Questions

What are the components of a Community Plan?

A Community Plan is a document that represents the land use vision and values for an area. A main function of the Community Plan is to guide decision-making with respect to land uses. The Community Plan's importance lies in its ability to shape positive community change and foster sustainable land use patterns while balancing the character of the community with citywide policies and regional initiatives.

A Community Plan consists of a policy document and a land use map. The policy document lays out the community's goals, policies, and programs. The land use map identifies where certain uses (such as residential, commercial, and industrial) are permitted. Together, the policy document and land use map inform zoning. To learn more, watch the [Planning 101: Community Planning](#) video.

What is zoning?

Zoning regulates the size, shape, style, location, and land use of buildings on a given property. As the primary method for regulating development, zoning is the key implementation tool for a Community Plan. When applied to individual properties, zoning ensures that the use and development of land reflects the goals and policies established in the community plan.

The Downtown Community Plan is the first Community Plan to propose applying new zoning developed as part of the comprehensive update of the City's Zoning Code. The new zones are modular and allow use and form to be regulated distinctly, capabilities that will help implement each community's vision and goals. The proposed zones are comprised of multiple districts: Form, Frontage, Development Standards, Use, and Density. Each of these five districts can be tailored to achieve different outcomes. For more details, watch *The New Zoning String*.

How does the Plan support housing in Downtown?

The Plan nearly doubles the area where housing (including permanent supportive and affordable housing) is permitted, expanding from 33% of Downtown's total area to 60%.



It also expands the area where adaptive reuse is permitted to include the Fashion and Arts Districts and creates options for construction of live-work housing. The Plan expands the types of housing allowed to a wider variety of living situations, lifestyles, family structures, income levels, and age groups, so that Downtown remains a place for everyone. It also intensifies residential zoning in key areas, particularly near public transit stations.

Does the Community Plan promote affordable housing?

Yes, the Plan introduces a Community Benefits Program that incentivizes the development of Restricted Income Affordable Housing Units on-site and as part of new housing projects. It encourages a wide range of housing types for people of all income levels and moderates market-rate housing in and around Skid Row.

Existing programs that preserve affordable housing and support construction of new affordable housing will also continue under the Plan. These include the Affordable Housing Linkage Fee, the Permanent Supportive Housing Ordinance, the Interim Motel Conversion Ordinance, and the Rent Stabilization Ordinance. (For more information on Citywide Housing Policies, please click [here](#).) The Residential Hotel Unit Conversion and Demolition Ordinance, the Development Guidelines and Controls for Residential Hotels in the City Center, and Central Industrial Redevelopment Project Areas (applicable only to Downtown) will continue to ensure that existing affordable Single Room Occupancy units are protected and replaced on a one-for-one basis, if redevelopment is proposed.

How does the Plan support jobs and employment in Downtown?

The Plan requires a baseline of job-generating uses when introducing new housing in certain locations — areas where residential cannot be built without commercial. The Plan creates an industrial jobs sanctuary in the southeast portion of the Plan area, where heavy industry has existed and continues to be a necessary function. The Plan encourages synergies throughout Downtown by allowing for a greater mix of uses — increasing from 20% to 64% the areas of the Plan that allow for mixed use. The Plan prioritizes small and legacy businesses by establishing maximum tenant sizes in certain areas.

How does the Plan support community character throughout Downtown?

The Plan sustains and reinforces activities and industries that contribute to the cultural legacies throughout Downtown neighborhoods. It applies design guidelines to support



common design objectives while also allowing for innovative design. It applies building form regulations in a tailored manner to reinforce varying built environments. The Plan incentivizes reuse and preservation of structures that characterize unique neighborhood patterns.

How does the Plan enhance mobility?

The Plan promotes walking, rolling, cycling, and transit as the primary ways of getting around. It encourages high-intensity development in proximity to transit. It eliminates minimum parking requirements and discourages above-ground parking.

The Plan also includes strategies to expand the pedestrian network by requiring the provision of paseos and plazas for buildings that are located on large blocks. It encourages dedicated bicycle infrastructure and also supports an efficient goods movement system.

How does the Plan promote parks, greenspace, and outdoor places?

The Plan facilitates the provision of new public open space through the Community Benefits System. It supports a network of green pedestrian alleys and encourages ongoing City efforts to revitalize the River. It fosters public realm improvements that are sustainable investments. The zoning will also require more while allowing for more flexibility in the provision of open space on-site.

Will anything be built as a result of updating the Community Plan?

The Plan does not propose any specific projects, but it establishes expectations and sets the range of uses and the scale of future development allowed in the Plan Area. The Plan will allow for more development potential, in some portions, but any proposed development project must go through the required review and permitting process.

Which parts of the Plan have been released, and which parts are still pending?

In July 2019, City Planning shared key portions of the preliminary draft Downtown Community Plan document, including the goals, policies, and programs, the Land Use Map, and the Community Benefits Program Summary.

In October 2019, City Planning released the proposed zoning Form, Frontage, Development Standards, Use, and Density Districts, as well as an initially proposed



draft zoning map. City Planning staff held a series of open houses in November, as well as numerous “office hours” and other small-group engagements through May 2020.

In August 2020, City Planning released the remaining portions of the Preliminary Draft of the new Zoning Code. This new material addresses the more technical functions of the Zoning Code, such as the rules of measurement, applicability, and relief; procedures for the establishment of subdivisions; etc.

In the coming months, City Planning will be soliciting feedback on and further refining all of the draft community plan and zoning code components. In August, City Planning also released the Draft Environmental Impact Report. The public comment period is open through October 20, 2020 and a public hearing will follow.

Where can I get more information and provide input?

View the documents and online story map for the proposed Downtown Community Plan and zones at <http://www.planning4la.org/dtla2040>. City Planning is currently welcoming feedback on the proposed Downtown Community Plan. Feedback may be provided through email, phone, or letter, by attending outreach meetings, or by inviting us to your group meeting. Please note that we have shifted our public engagement online. We look forward to hearing from you!

To provide comments on the Preliminary Draft Zoning Code, please fill out the comment form [here](#).

To provide comments on the Draft Downtown Community Plan Text, Plan Map, or Zoning Map, please contact Brittany Arceneaux at brittany.arceneaux@lacity.org

More Information

For additional information, please contact Brittany Arceneaux at brittany.arceneaux@lacity.org or (213) 978-1911. Media inquiries should be directed to Nora Frost at planning.media@lacity.org or (213) 978-1248.