

- DTLA 2040 -

Neighborhood Profile: Chinatown West

Each week, we will highlight an area with distinct zoning characteristics contained in [DTLA 2040](#), which is the community plan for Downtown that will establish the blueprint for new development for the next 20 years. DTLA 2040 is currently underway and City Planning's next project milestone is the release of the Draft EIR, expected in spring 2020.

This week we are highlighting **Chinatown West**, an area approximately bounded by Cesar E. Chavez Avenue, Hill Street, 110 Freeway and Bernard Street.

DTLA 2040 is the first community plan to implement the City's new form-based code which means all new zoning is organized in the following manner: **[Form-Frontage-Standards]** **[Use-Density]** **[Overlay]**.

- **Form** directly relates to the allowable building size.
- **Frontage** dictates how a building will appear when viewed from the street.
- **Standards** reflect if the area is auto or pedestrian-orientated.
- **Use** controls what type of activity inside the building is allowed.
- **Density** governs how many homes can be built within the building envelope.
- **Overlay** is a catch-all that regulates anything beyond the zoning code. In the case for DTLA 2040, the overlay provision implements the Community Benefits Program, Downtown Design Guidelines and existing area focused overlays.

As proposed in DTLA 2040, **Chinatown West** is primarily characterized by the following zoning:

[LLM2-MU2-5] **[RN1-FA]** **[CPIO]**

[Low-Limited-Medium 2, Multi-Unit 2, District 5] **[Residential Neighborhood Amenity-Limited by Floor Area]**

The maximum FAR in this area is 3:1 and the maximum height is 8 stories. This area is zoned primarily for residential uses, but also allows for limited commercial uses that are generally restricted to 1,500 SF in size per tenant space. There are restrictions proposed in this area that limit the hours of operation for an eating or drinking establishment and other businesses such as a fitness gym from 6 am to 10 pm.

Like the rest of DTLA, under the proposed plan, Chinatown West does not have density limitations and above-grade parking is counted toward project FAR. Additionally, above-grade integrated parking must be wrapped on the ground story and upper stories facing primary street. Upper stories for parking must also be adaptable for future uses. **Please note not all parcels within Chinatown West are this proposed zoning. To review parcel by parcel zoning designations as proposed by DTLA 2040 please click [here](#).*

CCA is concerned about the commercial restrictions in this area. Limiting establishments to 1,500 SF is arbitrary and does not speak to the unique needs that individual businesses will have. If the intent is to preserve mom-and-pop ownership by limiting square footage, we have learned from past practices that this is a failed approach. In fact, many major retailers are using smaller format models. We are also concerned that limiting eating and drinking establishments to close by 10 pm will make them less competitive with similar establishments in the surrounding area and is out of character with the vision for DTLA as a vibrant, 24/7 and urban environment.

In addition, CCA is concerned about the impact of counting above-grade parking towards project FAR. City Planning has removed all parking requirements in DTLA 2040 and is counting parking towards project FAR to encourage subterranean parking. However, we know that subterranean parking is very expensive and will further increase the cost of building housing in DTLA. It is one of CCA's primary advocacy objectives for DTLA 2040 to maximize opportunities for housing, including workforce housing, and we will continue to evaluate the plan through that lens.