

- DTLA 2040 -

Neighborhood Profile: South Park

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 **South Park**, an area generally bounded by the 110 Freeway to the west, 8th Street to the north, Broadway to the east and the 10 Freeway to the south (note: these boundaries roughly align with the zoning for the area and are not contiguous with the boundaries of the South Park Business Improvement District).

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, **South Park** is primarily characterized by the following zoning:

[HUB3-G1-5] [XE1-FA] [CPIO]

[High-Unspecified-Broad 3, General, District 5] [Commercial-Mixed Entertainment 1, Limited by Floor Area]

[HUB2-SH1-5] [XC1-FA] [CPIO]

[High-Unspecified-Broad 2, Shopfront 1, District 5] [Commercial-Mixed Community 1, Limited by Floor Area]

[HUB1-G1-5] [XC1-FA] [CPIO]

[High-Unspecified-Broad 1, General, District 5] [Commercial-Mixed Community 1, Limited by Floor Area]

In general, the City's proposed zoning approach for South Park is to concentrate larger-scale and more intense development and uses closest to the Los Angeles Convention Center and STAPLES Center/LA LIVE, and taper off scale and intensity moving eastward toward the Fashion District and south of Pico Boulevard.

The Convention Center and STAPLES Center/LA LIVE is surrounded by the HUB 3 form district, which allows for a 9:1 base FAR and 13:1 FAR max through the Community Benefits System, and the XE1 use district which allows for a wide range of commercial and residential uses, and is intended to support activities that cater to tourism and entertainment. K-12 schools are only permitted by Conditional Use Permit (CUP) in this area.

The area between Flower Street and Grand Avenue and North of Pico Boulevard is largely zoned with the HUB 2 form district, which allows for a 7:1 base FAR and 13:1 FAR max through the Community Benefits System, and the XC1 use district, which allows for commercial uses generally within a max 50,000 square foot establishment size on the ground floor, as well as a wide range of housing types. Hotels are limited to 149 keys. The area east of Grand Avenue and South of Pico Boulevard is predominantly zoned with the HUB 1 form district, which allows for a 6:1 base FAR and 10:1 FAR max through the Community Benefits System, and also is largely zoned with the XC1 use district.

Like the rest of DTLA, above-grade parking is counted towards project FAR in South Park. There are no maximum building height limitations, but the respective form districts do impose minimum building heights – HUB 3: 10-stories, HUB 2: 6-stories, and HUB 1: 4-stories. **Please note not all parcels within South Park are this proposed zoning. To review parcel by parcel zoning designations as proposed by DTLA 2040 please click [here](#).*

The proposed zoning for South Park is flexible and permissive in comparison with proposed zoning for other areas of DTLA. However, CCA still has concerns about some provisions that appear arbitrary and may unduly hamper the ability for neighborhood development to meet the needs of its rapidly growing population.

We believe that there is no reason to limit ground-floor commercial establishments to 50,000 square feet or hotels to 149 keys. There are any number of large-format retailers like grocery or furniture stores that could be desirable tenants in South Park, and the 50,000 square foot limitation would unnecessarily limit these opportunities while providing no clear benefit otherwise. Additionally, hotels close to some of the city's highest-volume visitor destinations should not be capped at 149 rooms, especially as the city has a stated public objective of locating more hotel rooms within walking distance of the Convention Center.

We also believe that K-12 schools should be allowed by-right and not be required to obtain a CUP. South Park is DTLA's fastest growing residential area and needs community resources like schools within walking distance to continue to grow sustainably into the future. Additionally, schools are considered a Tier 2 public benefit within the Community Benefits System, and the City should therefore make provision of schools simple and easy, not impose additional approval processes.

We believe that minimum building heights, while well-intentioned, may have the unintended consequence of limiting near-term infill development. We want to see more high-rise development in DTLA, but don't believe that it's necessary to effectively prohibit 5- to 7-story developments that may be financially feasible and would add to DTLA's housing stock. Minimum building heights may also decrease the viability of schools, daycare and other neighborhood-serving uses that generally require 1- or 2-story buildings.