

- DTLA 2040 -

Neighborhood Profile: Southeast DTLA

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 **Southeast DTLA**, an industrial area south of the 10 Freeway and north of the city of Vernon (approximately bounded by 10 Freeway, LA River, 25th Street and Alameda 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, **Southeast DTLA** is primarily characterized by the following zoning:

**[LUF1-WH1-6] [MH1-N]
[Low-Unspecified-Full 1-Warehouse 1-District 6] [Heavy Industrial 1-Not Permitted]**

The LUF1 form district allows for a max of FAR of 3:1 and unlimited building height. The MH1 use district allows heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. It does not allow for residential uses or K-12 schools.

Like the rest of DTLA above-grade parking is counted towards project FAR in Southeast DTLA. **Please note not all parcels within Southeast DTLA are this proposed zoning. To review parcel by parcel zoning designations as proposed by DTLA 2040 please click [here](#).*

We are very concerned that the proposed zoning for Southeast DTLA is static and freezes this underutilized area in time. We believe the zoning should be more dynamic and look towards the future by accommodating a wider range of uses such as housing, commercial and educational facilities.

DTLA's economic success over the past two decades has been defined by increased livability with much more housing, transit, open space and community serving amenities such as places to shop and eat. The success of Downtown has not been due to the preservation of industrial land. In fact, between 2002 to 2017, manufacturing jobs decreased by 64 percent while jobs in wholesale trade increased by only six percent within the Downtown Community Plan area.

As those jobs shrunk between 2002 to 2017, jobs have increased by 14 percent in information industries; 24 percent in professional, scientific and technology services; 44 percent in arts and entertainment; 72 percent in accommodation and food services and 119 percent in health care industries. We should continue to build on this success and inject new uses into areas where jobs have declined, not perpetuate the decline of those areas by freezing the allowable land uses.

CCA is a strong advocate for an inclusive DTLA that includes housing for all income levels and provides neighborhood features like schools that will help attract and retain families over the long-term. We will continue to advocate for a DTLA 2040 plan that does not include areas zoned exclusively for industrial uses, and that these areas should instead provide more flexible zoning to allow them to gradually convert to other uses, including housing.