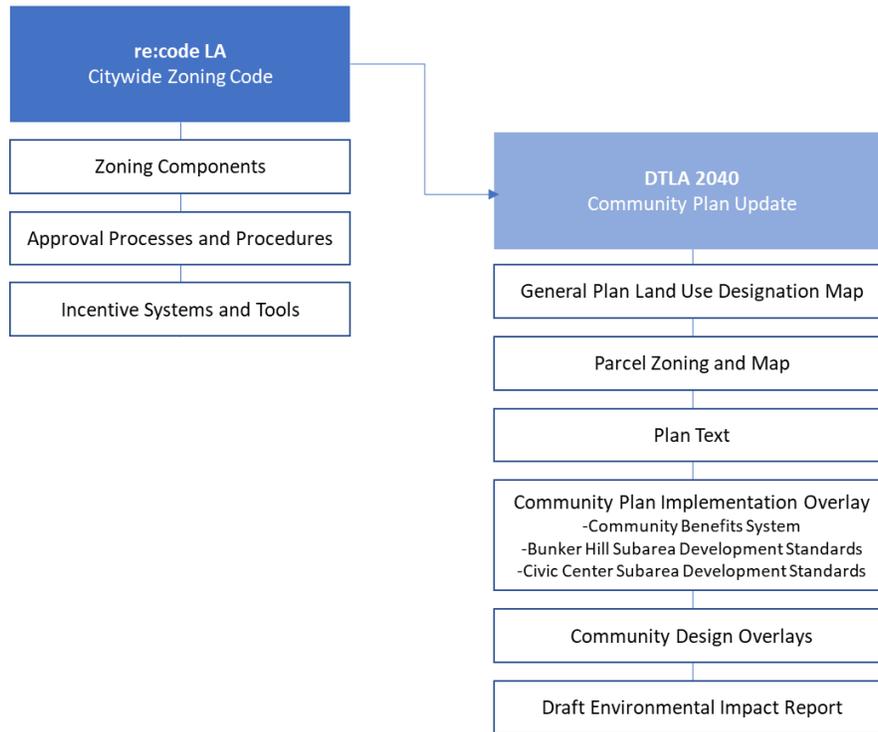




Key Components of the DTLA 2040 Community Plan Update



Summary of Components

The DTLA 2040 Community Plan Update is the first Community Plan to implement the new citywide zoning code that is being simultaneously created by the re:code LA project. The new zoning code established by re:code LA will provide the framework for every community plan in the city, and will be implemented with the adoption of each new community plan. This makes DTLA 2040 more complicated than typical Community Plan updates and it has multiple interrelated components that are important to understand for how it will all work together to guide future development in Downtown.

Components of re:code LA

- **Zoning Components (Articles 2-6):** A set of form, frontage, development standards, land use, and density provisions that set the parameters for possible zoning configurations. These act as building blocks that are combined to form zoning strings that set the zoning for individual parcels.
- **Approval Processes and Procedures (Article 13):** This article of the zoning code is being approved separately and is known as the Processes and Procedures Ordinance. This establishes and clarifies project approval and appeal processes and respective decisionmakers for every approval type, including alternative compliance, variances, zone changes and general plan amendments.
- **Incentive Systems and Tools (Article 9):** This article of the code contains citywide incentive tools like the Affordable Housing Density Bonus and Transit Oriented Communities programs, and also provides the basic framework for which incentives systems may be created and tailored for specific areas through Community Plan Implementation Overlays.



Components of DTLA 2040

- **General Plan Land Use Designation Map**: Establishes broad, overarching land use characterizations for different areas, which corresponds with a set of specific zoning form and use districts.
- **Parcel Zoning & Map**: Implements re:code LA in the DTLA 2040 plan area and provides specific parcel by parcel zoning information.
- **DTLA 2040 Plan Text**: Provides narrative of land use and policy goals for DTLA and each neighborhood within plan area.
- **Community Plan Implementation Overlay (CPIO)**: Acts as an additional layer of zoning that establishes:
 - **Community Benefits System**: Creates a base and bonus system that projects may choose to utilize in seeking additional development rights (i.e., floor area and height) in exchange for the provision of community benefits like on-site affordable housing, and their associated review and approval processes.
 - **Bunker Hill Subarea Development Standards**: Imposes conditions on developments in the Bunker Hill area to maintain the unique pedestrian linkages within the neighborhood.
 - **Civic Center Subarea Development Standards**: Sets specific form and massing requirements in the Civic Center Area to ensure development is respectful of City Hall's prominence as an iconic building.
- **Community Design Overlays**: Sets design guidelines in specific parts of the plan area such as the Broadway corridor, Chinatown and Little Tokyo.
- **Draft Environmental Impact Report (DEIR)**: Evaluates the plan's capacity for growth and potential impacts on the area.