



The information provided in this handout illustrates proposed land use regulations for Downtown Los Angeles, including Skid Row and adjacent neighborhoods. These draft concepts were developed in partnership with the Skid Row Community following years of engagement and outreach. Information represents draft policy concepts proposed as part of the update to the Downtown Community Plan. This document was designed to be printed on 11x17 paper. For a digital copy of this document or to learn more information regarding the Community Plan, visit [www.dtl2040.org](http://www.dtl2040.org)!

## Proposed as part of the update to the Downtown Community Plan

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# DTLA 2040 DRAFT PLAN CONCEPTS FOR SKID ROW

### Stay in touch & Share your ideas!

Planning staff will continue to take comments up until the final plan adoption by City Council. To stay up to date on the Community Plan update, sign up for our mailing list. You can sign up for updates via the Plan website ([www.dtl2040.org](http://www.dtl2040.org)) or reach out to City Planning Staff directly via mail, phone, or e-mail.

Once released, the draft Community Plan will be available on the Community Plan website ([www.dtl2040.org](http://www.dtl2040.org)) or at the following libraries:

- Los Angeles Central Library
- Little Tokyo Library
- Chinatown Branch Library

### Will the Plan change existing housing programs?

Existing City programs that preserve existing and support new affordable housing will continue under the Plan.

- Newly adopted Affordable Housing Linkage fee requires all new development to pay a fee that is used to build new affordable housing
- Residential Hotel Ordinance and the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas (applicable only to Downtown) ensures that existing affordable Single Room Occupancy (SRO) units are protected and replaced on a one-for-one basis, if redevelopment is proposed.
- The newly adopted Permanent Supportive Housing (PSH) and Interim Motel Conversion (IMC) ordinances facilitate the provision of permanent supportive housing targeting the homeless population.
- The Rent Stabilization Ordinance limits the amount rents can be increased for multi-family units built before October 1, 1978.

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

The Plan sets the range of uses and the size of new development allowed in the Plan Area and does not propose any projects. Under the Plan, each proposed project will continue to go through specific development permitting processes.

### When will new development projects be subject to the updated Community Plan?

New development projects will be subject to the Downtown Community Plan policies and zoning regulations after the Plan Text, Zoning Ordinance, and Environmental Impact Report (EIR) are adopted by the City Council. Based on previous Community plan updates this adoption process can range anywhere from 9-24 months.

# Frequently Asked Questions

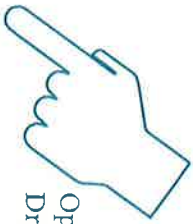
The Downtown Community Plan update, also known as DTLA 2040, is the update to two community plans, Central City and Central City North, which comprise Downtown Los Angeles. The Downtown Community Plan will describe a collective vision for Downtown's future and include policies, plans, programs and zoning updates that frame the City's long-term priorities.

To form the draft plan, the Department of City Planning held and attended numerous outreach events over five years, including specific events with the Skid Row community such as the Festival for All Skid Row Artists. There will continue to be opportunities to engage in the update of the Plan.

There will be several opportunities to learn about the Plan and give feedback before a final Plan is brought to City Council for adoption. Have questions or comments about the draft Plan? Join us at a Department event or reach out to us via mail, phone, or e-mail. Staff contact information is located on the last page of this pamphlet.

### How can the Community Plan promote affordable housing?

- Expanding areas where housing is permitted, including permanent supportive and affordable housing. The Plan proposes to expand the area where housing can be built by approximately 33%
- Introducing a community benefits program that incentivizes on-site Affordable Housing in development projects
- Accommodating a wide range of housing types for people of all income levels
- Moderating how much market-rate housing can be built in and around Skid Row



Open document to see  
Draft Plan Concepts



# Community Outreach Process

**Outreach Focus**

Listen

Share

Consult

REFINE  
We are here!

Adopt

**Planning Tasks**  
Conduct background research, field visits, land use surveys, data collection, and gather initial input

Further develop the plan policy document, select new zones, and draft the environmental document (EIR)

**Future Outreach Events**

To form the draft plan, the Department of City Planning held and attended numerous outreach events over five years, including specific events with the Skid Row community such as the Festival for All Skid Row Artists.

**Commissions, Committee, and Council Hearings**

Appointed and elected officials will review the proposed Community Plan and make final decisions regarding recommended policy and zoning recommendations. These meetings will be open to the public and community members will have the opportunity to provide comments.

**Open Houses / Public Hearings**

In the coming months you will have the opportunity to review the draft policy document and land use changes followed by the zones and Draft EIR. The Department of City Planning will hold public events for members of the public to provide formal comments.



## Draft Plan concepts for the Skid Row area

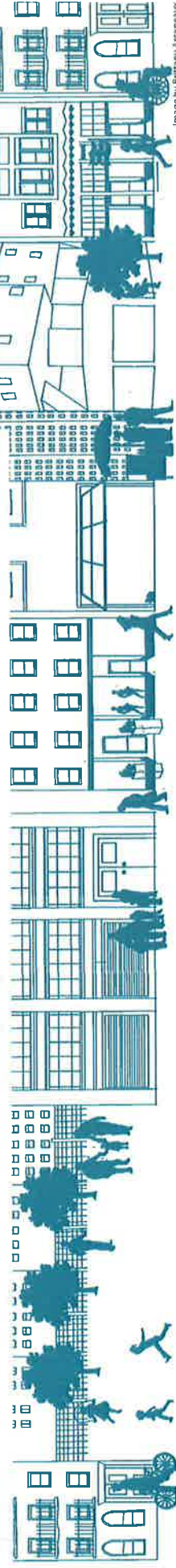


Image by SkidRow/Arceaeux



### OVERVIEW

The map above shows Plan Areas, which are based on draft zoning regulations. Draft regulations are informed by existing zoning and were developed in partnership with the Skid Row Community following engagement and outreach. These strategies are intended to improve access to jobs, open space, services, and cultural resources; and to provide housing for all income levels. Plan Areas do not correspond to neighborhood boundaries.

#### PLAN AREA 1

**What is Allowed Today:** Allows for buildings to have all types of housing, including Affordable, family, live/work, supportive, senior, and market-rate.

Allows for a range of neighborhood-serving non-residential uses including social services.

**What the Plan is Introducing:** Incentivizes larger buildings where builders have dedicated space for Affordable Housing.

#### PLAN AREA 2

**What is Allowed Today:** Allows non-residential uses such as social services, in addition to production, fabrication, warehousing and other job-generating uses.

**What the Plan is Introducing:** In addition to the uses listed above, the Plan allows restricted Affordable units for Deeply Low, Extremely Low, Very Low, Low, and Moderate income households, in addition to supportive housing uses. Market-rate housing is not allowed.

Off-site alcohol sales and smoke shops are not allowed.

#### PLAN AREA 3

**What is Allowed Today:** Allows non-residential uses such as social services, in addition to production, fabrication, warehousing and other job-generating uses.

**What the Plan is Introducing:** In addition to the uses listed above, the Plan allows for live/work housing through reuse of existing buildings, where space is also dedicated to commercial or industrial job-generating uses. Live/work housing may range from Affordable to market-rate.

#### PLAN AREA 4

**What is Allowed Today:** Allows non-residential uses such as social services, in addition to production, fabrication, warehousing and other job-generating uses.

**What the Plan is Introducing:** In addition to the uses listed above, the Plan allows for live/work housing, where space is also dedicated to commercial or industrial job-generating uses. Live/work housing may range from Affordable to market-rate.

Incentivizes larger buildings where builders have dedicated space for Affordable Housing.