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January 14, 2020

Shana M.M. Bonstin
Deputy Director,
Community Planning Bureau
Los Angeles Department of City Planning
200 North Spring Street
Los Angeles, California 90012

RE: Draft DTLA 2040 Plan Documents; DLANC Comments as of January 29, 2019

Dear Ms Bonstin:

At a specially held public meeting on January 29, 2020, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to provide the following comments below pursuant to the motion passed on December 17, 2019, by DLANC’s Planning & Land Use Committee (“PLUC”).

Affirmed Comments:

DLANC conditionally supports the implementation of the DTLA 2040 Plan. DLANC support is conditioned on incorporation of the following stipulations and comments below for the plan. DLANC support may include other items of stipulation and additional comments as the 2040 process progresses and the draft document is modified.

COMMENT 1: The DLANC Board requests to increase the height, base and bonus max FAR of the “Traditional Core” Land Use Designation in the DTLA2040 plan. Additionally, the DLANC Board requests that the City maintain and preserve the incentives currently available to owners of historic properties to utilize the TFAR program. The DLANC Board does support the proposed CPIO for the historic core and “Form” category of the ReCodeLA.

COMMENT 2: The DLANC Board supports level 1 of the community benefits program provision for affordable housing in the DTLA 2040 plan, which requires the option for on-site, in-lieu fee, off-site and off-site acquisitions, all located in Downtown LA.

COMMENT 3: The DLANC Board rejects the DTLA2040 plan’s proposed exclusion of market rate housing and rejects the requirement of 100% affordable housing in any one specific area/land use designation in downtown.

COMMENT 4: The DLANC Board rejects the average unit size of 1,000 SF in any area within Downtown.

COMMENT 5: The DLANC Board requests that the area identified as the “Markets” land use designation, west of San Pedro, allow for all types of residential development and not just live-work units.



DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

COMMENT 6: The DLANC Board requests a proposal that allows any area within ¼ mile radius of an existing or planned Metro station, including the location at 7th and Alameda, to have the “Transit Core” FAR and land use designation.

COMMENT 7: The DLANC Board requests to change the land use designation at N. Fremont Ave. and W. Temple St. from “Community Center” to “Transit Core” and increase the allowable FAR to match the “Transit Core” land use designation.

Please provide a digital copy of your responses to these comments and any decisions on any actions taken based on these comments in a letter by mail to planning@dlanc.com. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON January 29, 2020***

Patricia Berman
DLANC President

Beverly Christiansen / Ryan Afari
DLANC Planning & Land Use Committee Chairs

CC: Jose Huizar (Council District 14) (via email)
Gil Cedillo (Council District 1) (via email)
Curren Price (Council District 9) (via email)