

ZONING INFORMATION

Zoning Information NO. 2385
Effective Date: February 6, 2025
Ordinance NO. 188,426



Greater Downtown Housing Incentive

Area Council Districts: 9, 14

Comments:

On September 23, 2007, Ordinance No. 179,076 became effective, establishing the Greater Downtown Housing Incentive Area. The boundaries to the incentive area were amended to remove the Downtown Community Plan area (refer to Ordinance No. 188,426) and became effective on February 6, 2025 through Ordinance No. 188,474 (Zone Change Map and Matrices Ordinance).

This ZI shall apply to any Project located within the Greater Downtown Housing Incentive area.

Instructions:

The ordinance modified several code sections for projects within the Greater Downtown, as defined on the attached map, added a requirement for compliance with Design Guidelines, and established a floor area bonus for projects that voluntarily provide a prescribed percentage of units for affordable housing.

The following codes were modified for all projects within the boundaries of the Greater Downtown Housing Incentive Area:

- The maximum unit per lot area was eliminated; density is unlimited (within the relevant FAR)
- All yard requirements were eliminated
- Buildable Area is the same as Lot Area
- The percentages of private and common open space were eliminated; however the total per unit open space requirement shall still be provided
- Tract and parcel maps may include land set aside for street or alley purposes within the calculation of allowable floor area of a residential or mixed use building (including Apartment Hotels)

A floor area bonus system was established as follows:

Bonuses:

- 35% increase in total floor area
- The definition of “floor area” was modified to exclude public areas accessible to all residents, common areas that serve both residential and commercial uses, and any unenclosed architectural features (i.e halls, lobbies, porte-cocheres, etc.)
- Required open space may be reduced by one half, provided a fee is paid in lieu of providing the open space (the fee is the same as the relevant Quimby fee; however it is in ADDITION to the required Quimby fee)
- No parking spaces shall be required for dwelling units or guest rooms set aside for households earning less than 50% of the Area Median Income as determined by LAHD
- No more than one parking space shall be required for each dwelling unit (including spaces allocated for guest parking)

The following Affordable Housing Set-Aside shall be provided in order to utilize the Bonuses above:

- 5% of the total number of dwelling units shall be provided for Very Low Income households; and
- One of the following shall be provided:
 - 10% of the total number of units for Low Income households OR
 - 15% of the total number of units for Moderate Income households OR
 - 20% of the total number of units for Workforce Income households (150% of Area Median Income)

Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished shall be replaced on a one-for-one basis within the Community Plan Area.

Covenants shall be filed with the LAHD for all affordable units prior to the issuance of a building permit.

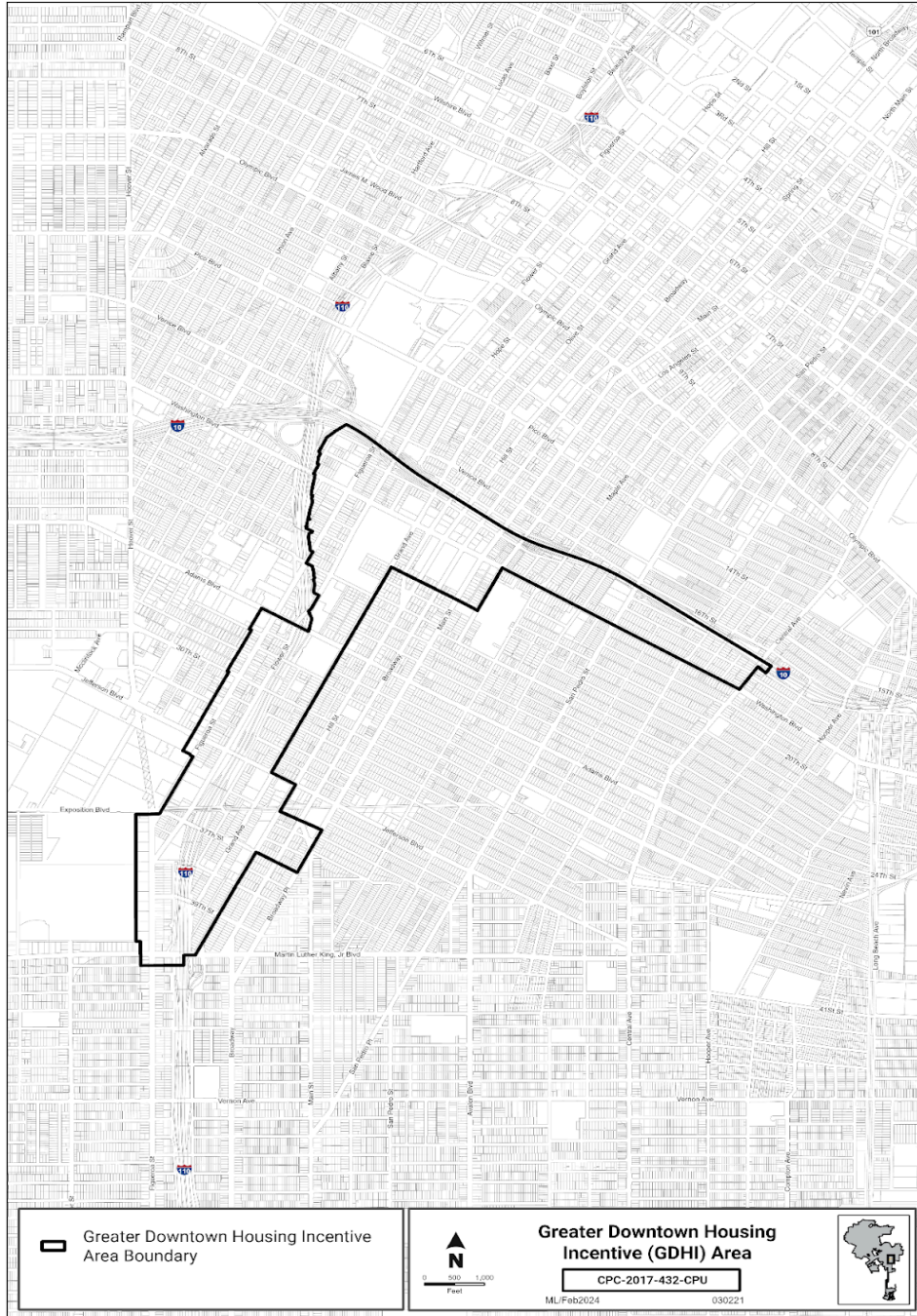
If you have any questions regarding this matter, please contact the South and Southeast Los Angeles Project Planning staff.

Attachments:

Greater Downtown Housing Incentive Area Ordinance Amendment No 188426

Greater Downtown Housing Incentive Area Ordinance No 179076

Greater Downtown Housing Incentive Area Map



188426
ORDINANCE NO. _____

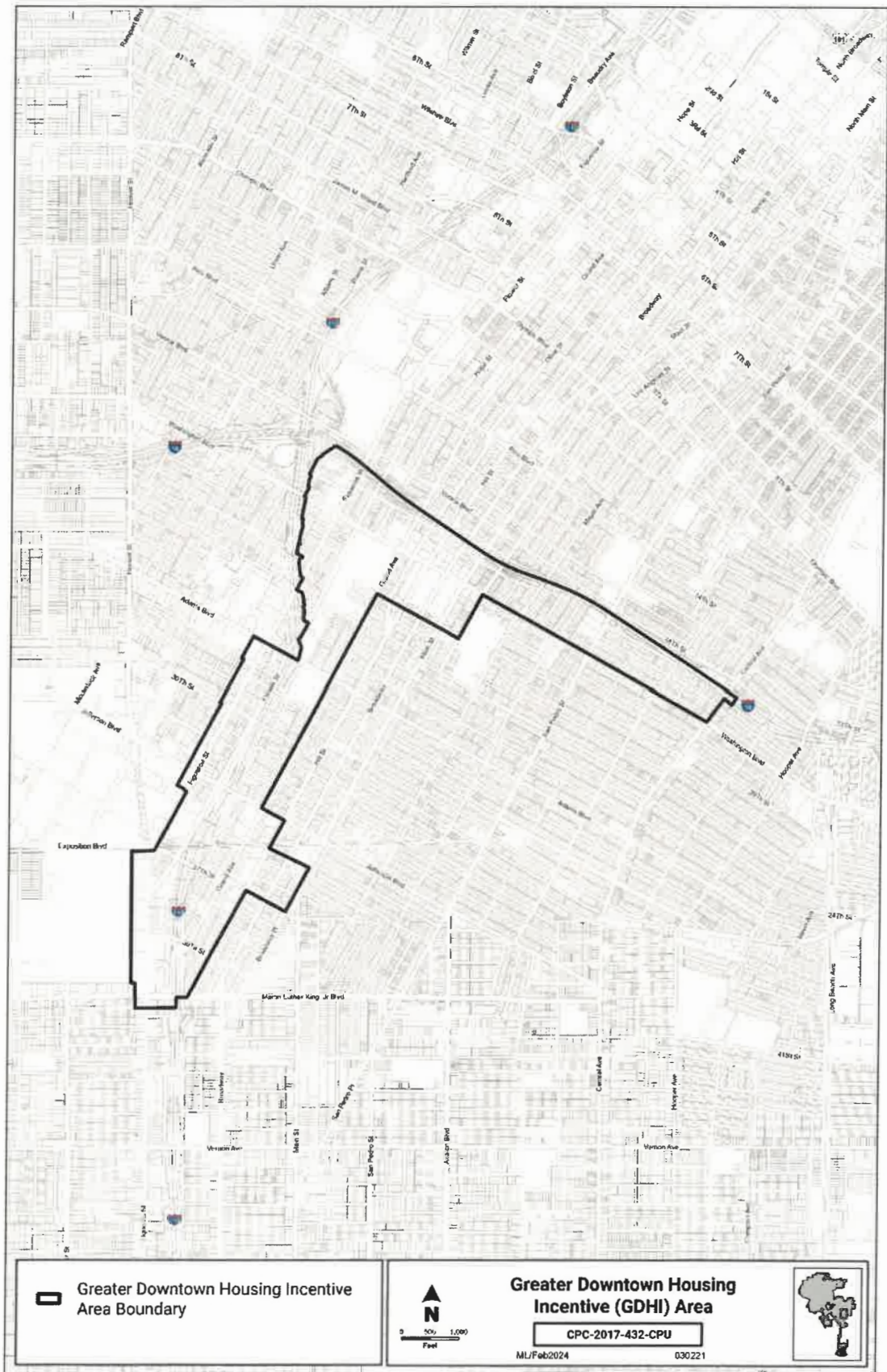
An ordinance to amend Ordinance No. 179,076, and to amend the definition of "Greater Downtown Housing Incentive Area" in Section 12.03 of the Los Angeles Municipal Code, and to remove areas of the Downtown Community Plan from the Greater Downtown Housing Incentive Area.


**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The definition of "Greater Downtown Housing Incentive Area" in Section 12.03 of the Los Angeles Municipal Code is amended to read as follows:

GREATER DOWNTOWN HOUSING INCENTIVE AREA. Those portions of the Southeast Community Plan Area generally bounded by I-10 freeway on the north, the I-110 freeway and Figueroa Street (south of Adams Boulevard) on the west, Grand Avenue (south of 21st Street) on the east, and Washington Boulevard and Martin Luther King Jr. Boulevard (west of Broadway Place) on the south, as shown in the map in Section 2 of Ordinance No. _____.

Sec. 2. Ordinance No. 179,076 is amended to modify the boundaries of the Greater Downtown Housing Incentive Area, to be as shown in the map below.



 Greater Downtown Housing Incentive Area Boundary



Greater Downtown Housing Incentive (GDHI) Area

CPC-2017-432-CPU

ML/Feb2024

030221




Sec. 3. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 4. This ordinance shall be operative on January 27, 2025.

Sec. 5. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney

By 
KATHRYN PHELAN
Deputy City Attorney

Date November 6, 2024

File No. 22-0617

Pursuant to Charter Section 559, I
approve this ordinance on behalf
of the City Planning Commission and
recommend that it be adopted.

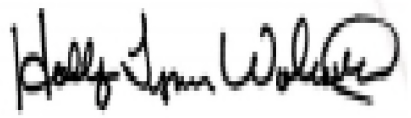

VINCENT P. BERTONI, AICP
Director of Planning

Date November 7, 2024

"M:\Real Prop_Env_Land Use\Land Use\Kathryn Phelan\Ordinances\DT Ordinances\Ordinances\Ready for Review\DT Housing Incentive Ord.docx"


The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK



Ordinance Passed December 4, 2024

MAYOR



Approved 12/06/2024

Ordinance Posted: 12/11/2024
Ordinance Effective Date: 01/20/2025
Ordinance Operative Date: 01/27/2025

ORDINANCE NO. 179076

An ordinance amending Sections 12.03, 12.22, 12.24, 16.05, 17.05, and 17.52 of the Los Angeles Municipal Code.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by adding a new definition for the term "Greater Downtown Housing Incentive Area" in proper alphabetical order to read:

GREATER DOWNTOWN HOUSING INCENTIVE AREA. Those portions of the Central City and Southeast Community Plan Areas generally bounded by the 101 Freeway on the north, the 110 freeway and Figueroa Street (south of Adams Blvd) on the west, Alameda and Grand Avenue (south of 21st Street) on the east, and Washington Boulevard and Martin Luther King Jr. Blvd (west of Broadway) on the south as shown in the shaded portion of Map A, dated January 23, 2007, attached to Council File No. 05-1173.

Sec. 2. Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended by adding a new Subdivision 29 to read:

29. Floor Area Bonus for the Greater Downtown Housing Incentive Area.

(a) Definitions.

Area Median Income (AMI) - the median income in the Los Angeles County as determined annually by the United States Department of Housing and Urban Development (HUD), or any successor agency, adjusted for household size.

Floor Area Bonus - an increase in floor area greater than the otherwise maximum allowable floor area, as set forth in Section 12.21.1 of the Code.

Income, Very Low, Low or Moderate - annual income of a household that does not exceed amounts designated for each income category as determined by HUD, or any successor agency.

Income, Workforce - the annual income of a household that does not exceed 150% of the Area Median Income as determined by HUD, or any successor agency.

Restricted Affordable Unit - a residential unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Very Low, Low, Moderate or Workforce Income households, as determined by the Los Angeles Housing Department.

(b) **Eligibility for Floor Area Bonus.** A residential (including Apartment Hotel and mixed-use) building in the Greater Downtown Housing Incentive Area containing the requisite number of Restricted Affordable Units as determined by the Department of City Planning and as set forth in Subparagraphs (1), (2) and (3) below shall be granted the following incentives in accordance with Paragraph (c) below:

(1) 5% of the total number of dwelling units shall be provided for Very Low Income households; and

(2) One of the following shall be provided:

(i) 10% of the total number of dwelling units for Low Income households; or

(ii) 15% of the total number of dwelling units for Moderate Income households; or

(iii) 20% of the total number of dwelling units for Workforce Income households.

(3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

(4) Fractional Units. In calculating Restricted Affordable Units, any number resulting in a fraction shall be rounded up to the next whole number.

(c) **Incentives.**

(1) A 35% increase in total floor area. In computing the total floor area of a residential building or residential portion of a building, any public area accessible to all residents, including public common areas that serve both residential and commercial uses, and any unenclosed architectural features and areas of a building shall not be considered part of the total floor area of a residential or residential portion of a building. The floor area shall be measured to the center line of partitions separating public and non-public common areas.

(2) The open space required pursuant to Section 12.21 G of this chapter for all dwelling units shall be reduced by one-half, provided that a fee equivalent to the amount of the relevant Quimby park and recreation fee shall be paid for all dwelling units in a project regardless of whether a park and recreation fee is otherwise required. This in-lieu fee shall be placed in a trust fund with the Department of Recreation and Parks for the purpose of acquisition, development and maintenance of open space and/or streetscape amenities within the Greater Downtown Housing Incentive Area, and within the Community Plan Area in which the project is located.

(3) No parking space shall be required for dwelling units or guest rooms dedicated to or set-aside for households that earn less than 50% of the Area Median Income as determined by the Los Angeles Housing Department.

(4) No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit.

(d) **Covenant.** Prior to issuance of a building permit to create a residential or mixed-use building or an Apartment Hotel, the following shall apply:

(1) For any project qualifying for a Floor Area Bonus that contains rental housing for Low, Very Low, Moderate or Workforce Income households, a covenant acceptable to the Los Angeles Housing Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.

(2) For any project qualifying for a Floor Area Bonus that contains for-sale housing for Moderate or Workforce Income households, a covenant acceptable to the Los Angeles Housing Department and consistent with the for-sale requirements of California Government Code Section 65915(c)(2) shall be recorded with the Los Angeles County Recorder.

(3) If the duration of affordability covenants provided for in this subdivision conflicts with the duration for any other government requirement, the longest duration shall control.

Sec. 3. Subdivision 3 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read:

3. Incentives to Produce Housing in the Greater Downtown Housing Incentive Area. Notwithstanding any other provision of this chapter to the contrary, for lots in the R4, RAS4, R5, CR, C2, C4, and C5 zones in the Greater Downtown Housing Incentive Area, the following shall apply:

(a) No yard requirements shall apply except as required by the Urban Design Standards and Guidelines, prepared by the Community Redevelopment Agency and approved by the City Planning Commission. The Director of Planning or his/her designee shall stamp and sign the plans showing the required yards. The applicant shall submit the stamped and signed plans to the Department of Building and Safety along with the plans submitted for a building permit.

(b) For the purpose of calculating the buildable area for residential (including Apartment Hotel or mixed-use) buildings, the buildable area shall be the same as the lot area.

(c) The maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions of this chapter so long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.

(d) Notwithstanding the provisions of Section 12.21 G 2 of this Code to the contrary, there shall be no prescribed percentage of the required open space that must be provided as either common open space or private open space.

Sec. 4. Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended by adding a new Subdivision 27 to read:

27. Floor area bonus for a residential (including Apartment Hotel and mixed-use) building in the Greater Downtown Housing Incentive Area where the floor area bonus exceeds that permitted pursuant to Section 12.22 A 29 of this Code.

(a) In addition to the other findings required by this section, the City Planning Commission shall make the following findings:

(1) That the residential (including Apartment Hotel and mixed-use) building is consistent with and implements the Housing Element of the General Plan, which includes objectives to encourage the availability of affordable dwelling units;

(2) That the residential (including Apartment Hotel and mixed-use) building is consistent with the applicable community plan; and

(3) That a residential (including Apartment Hotel and mixed-use) building in the Central City Community Plan area conforms with Urban Design Standards and Guidelines for the Central City Community Plan Area once those guidelines have been approved by the City Planning Commission.

Sec. 5. Subdivision 1 of Subsection C of Section 16.05 of the Los Angeles Municipal Code is amended by adding a new Paragraph (e) to read:

(e) Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area.

Sec. 6. Subdivision 3 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended by adding Paragraph (c) to read:

(c) the residential (including Apartment Hotel or mixed-use) building is within the Greater Downtown Housing Incentive Area and has been determined by the Community Redevelopment Agency (CRA) to

comply with the Urban Design Standards and Guidelines, prepared by the CRA and approved by the City Planning Commission when the City Planning Commission finds that the guidelines are consistent with the applicable community plans.

Sec. 7. The third unnumbered paragraph of Subsection C of Section 17.05 of the Los Angeles Municipal Code is amended to read:

Each Tentative Map shall substantially conform to all other elements of the General Plan. In computing the number of dwelling units, only the area being designated for residential use and land that is being dedicated for public uses shall be considered, excepting, however, land set aside for street purposes, or land required to be dedicated for park and recreation purposes pursuant to Ordinance 141,422. However, in the Greater Downtown Housing Incentive Area, the area used for computing the allowable floor area of a residential (including Apartment Hotel or mixed-use) building shall be the lot area including any land to be set aside for street purposes.

Sec. 8. Subsection H of Section 17.05 of the Los Angeles Municipal Code is amended by adding a new Subdivision 10 to read:

10. In calculating the allowable floor area of a subdivision proposed to be developed as a residential (including Apartment Hotel or mixed use) building in the Greater Downtown Housing Incentive Area, any land required to be dedicated for street purposes shall be included as part of the lot area of the subdivision.

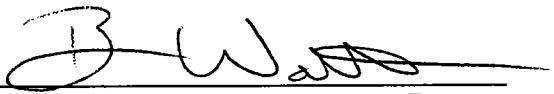
Sec. 9. Section 17.52 of the Los Angeles Municipal Code is amended by adding a new Subsection J to read:

J. Greater Downtown Housing Incentive Area. In calculating the allowable floor area of a parcel map proposed to be developed as a residential (including Apartment Hotel or mixed use) building in the Greater Downtown Housing Incentive Area, any land required to be dedicated for street purposes shall be included as part of the lot area of the parcel map.

Sec. 10. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of AUG 07 2007.

FRANK T. MARTINEZ, City Clerk


By  Deputy

Approved AUG 13 2007

 Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
SHARON SIEDORF CARDENAS
Assistant City Attorney

Date AUG 07 2007

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

August 7, 2007

See attached report.


S. Gail Goldberg
Director of Planning

File No(s). CF 05-1173; CPC-2005-1122,
CPC-2005-1124, CPC-2005-0361

DECLARATION OF POSTING ORDINANCE


I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 179076 - Amending Sections 12.03, 12.22, 12.24, 16.05, 17.05 and 17.52 of the Los Angeles Municipal Code - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **August 1, 2007**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **August 14, 2007** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on **August 14, 2007** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **14th** day of **August 2007** at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: September 23, 2007 Council File No. 05-1173