



Chapter 3: Land Use Policies and Programs

Chapter III

LAND USE POLICIES AND PROGRAMS

This chapter contains goals, objectives, policies and programs for all appropriate land use issues, including residential, commercial, and industrial, as well as public and institutional service system categories. The Planning Department has jurisdiction over the goals, objectives, policies of the plan although other agencies may be involved in its implementation. Priorities for short-term development actions are also emphasized along with their urban design and transportation implications.

PLAN POPULATION AND DWELLING UNIT CAPACITY

Residential Category	Net Acres	Dwelling Units/Acre	No. Of Dwelling Units	2010 Persons Per Dwelling Unit	2010 Reasonable Expected Population
High Medium	40	82 (55+-109)	3,280	1.89	6,199
High	68	163.5 (109+-218)	11,118	1.89	21,013
TOTAL	108		14,398		27,212*

*This number does not include the number of dwelling units expected to be developed in commercial areas. When counting the number of dwelling units forecasted to be developed in commercial areas, the reasonable expected population is estimated to be 34,765.

RESIDENTIAL

Central City is overwhelmingly a governmental, commercial and manufacturing center. Residentially zoned land accounts for less than 5% of the total land area. According to the 2000 census, there are 11,713 households in the area (dwelling units only). The majority live in the periphery, in mostly low income, over crowded neighborhoods. Three primary residentially zoned areas, zoned High Medium Density Residential and High Density Residential) are in South Park , Bunker Hill, and Central City East. Economic and demographic shifts in Central City as well as the Los Angeles region have played a part in a 18.6 % decline in Central City's population during the 1980s.

The continued economic and social viability of Central City depends on the contributions of a stable population and vibrant, cohesive neighborhoods. Therefore, a primary objective of the Central City Plan is to facilitate the expansion of housing choices in order to attract new and economically and ethnically diverse households.

To this end, the Community Redevelopment Agency plays an active role in addressing housing needs in Central City. Through several CRA assisted

programs, the supply of rehabilitated and new housing, including replacement housing for previously demolished housing, have increased. Half of all the Single Room Occupancy units have been rehabilitated in the 1980's including the Downtown Women's Center, Genesis Hotel, and the Pershing-Roma Hotel. Non-SRO projects have included Ballington Plaza, Hope Manor, Metropolitan, and the Van Nuys Building.

Objective 1-1

To promote development of residential units in South Park.

Policies

1-1.1 Maintain zoning standards that clearly promote housing and limit ancillary commercial to that which meets the needs of neighborhood residents or is compatible with residential uses.

Program: The Central City Community Plan designates much of South Park and Bunker Hill as High Density Residential with corresponding residential zoning.

Program: Designate the Land Use for South Park for residential in all future redevelopment plans.

Program: Implement the Los Angeles Sports and Entertainment District Specific Plan.

Program: Implement new housing ordinances and policies as appropriate that encourage multiple family residential development and promote transit-oriented, mixed-income and mixed-use neighborhoods downtown, including the proposed Residential/Accessory Services Zone and the ordinances that would eliminate the habitable room requirements in calculating density.

Objective 1-2

To increase the range of housing choices available to Downtown employees and residents.

Policies

1-2.1 Promote the development of neighborhood work/live housing.

Program: Utilize all available funds to expand housing choices including the rehabilitation of historic buildings into live/work units.

Program: The Adaptive Reuse Ordinance for Central City permits residential and commercial uses in older buildings.

Objective 1-3

To foster residential development which can accommodate a full range of incomes.

Policies

1-3.1 Encourage a cluster neighborhood design comprised of housing and services.

Program: Cluster community facilities, such as elementary schools, day care centers, supermarkets, community police stations, meeting halls, and neighborhood parks to attract residents to Downtown and to create focal points for each neighborhood.

Objective 1-4

To facilitate the conversion of historic buildings in the Historic Core to housing, office, art, and cultural uses in order to attract new residents.

Policies

1-4.1 Encourage the rehabilitation and adaptive reuse of historic buildings for housing, artist lofts and live-work units.

Program: implementation of the Adaptive Reuse Ordinance in Central City will facilitate the renovation of historic buildings.

Objective 1-5

To preserve the existing low-income housing stock, including single room occupancy (SRO) units.

Policies

1-5.1 Monitor the supply of low-income housing stock to guard against loss of units through demolition, conversion, and deterioration of units.

Program: Utilize all available funds to rehabilitate and/or construct low income housing or subsidize rents.

Objective 1-6

To support additions to the housing stock in Little Tokyo.

Policies

1-6.1 Encourage housing for all income levels in Little Tokyo.

Program: Utilize all available funds to expand housing choices including the rehabilitation of historic buildings.

COMMERCIAL

Downtown Los Angeles is the most prominent and diverse business and corporate center on the Pacific Rim. The leading finance, insurance, real estate and law firms in the region are located here. Municipal, county, state and federal government services are concentrated in and around the Civic Center. Downtown has a great capacity for further growth, and access by mass transit is unequalled in the region. Intense suburban and peripheral Downtown competition threatens the retention of current business by offering greater amenities.

Central City has a vibrant commercial sector. Due to the natural access and function of a downtown, a significant portion of commercially zoned land is zoned as regional center commercial. A fifth of total land area or 440 acres are dedicated to this use. Community commercial comprises another 5.3% of land area, the majority of which is utilized for ethnic markets and pedestrian-oriented garment, flower, jewelry, toy and consumer electronics markets.

Traditional retail is declining due to limited patronage by office workers and a very small resident population. The lack of well marketed and mixed retail and commercial services make it difficult to attract potential residents, consumers, and tourists.

Tourism and entertainment play a significant role in the commercial activity of Los Angeles and Central City. Downtown Los Angeles offers a variety of attractions for both residents and visitors alike. Arts and cultural institutions such as the Music Center with the addition of the Disney Concert Hall, the Cathedral of Our Lady of the Angels, the Museum of Contemporary Art, as well as historic ethnic neighborhoods and markets, and architecturally significant buildings both historic and modern can be found within the boundaries of Central City. The Convention Center and the Staples Arena add significantly to the draw of downtown for visitors. Several major hotels are located in Central City with more anticipated after the completion of the Staples Arena. The completion of the Staples Arena could dramatically impact the hotel and entertainment component in Downtown.

Grand Avenue between the Cathedral of Our Lady of the Angels at Temple Street, south to the Central Library on Fifth Street has become the "Cultural Corridor" of downtown Los Angeles. This section contains not only the Cathedral and the Central Library but also the Music Center with three performance venues, the Museum of Contemporary Art, the Colburn School of Performing Arts, and the future site of the Walt Disney Concert Hall. Future renovation of the Music Center and the expansion of the Colburn School will increase the role of Grand Avenue as the city's cultural center. The street however lacks a pedestrian friendly environment and the Community Redevelopment Agency will conduct future studies to make recommendations for the streetscape design of the Grand Avenue Cultural Corridor.

The Community Redevelopment Agency has prepared an economic development strategy for Figueroa Street known as the "Figueroa Corridor" which stretches along Figueroa Street from Fifth Street in downtown south to Vernon Avenue near Exposition Park in South Central Los Angeles. The Figueroa Corridor has been divided into six segments, two of which are located in Central City. The Financial District segment is located between Fifth Street and Ninth Street, and the Downtown Events Center segment is located between Ninth Street and the Santa Monica Freeway. The four mile section through downtown Los Angeles contains a number of important institutions and activity centers including hotels, office towers, Seventh Street Marketplace, Staples Arena, and the Convention Center. There is a significant number of employees, students, and visitors along this stretch with considerable spending power. The area however lacks consumer awareness, and there is a perception of a lack of security and crime in the

area. The objective of the economic development strategy for the Figueroa Corridor is to capture the strengths of the corridors resources and to raise the awareness of the corridor as a vital regional destination for business, education, culture, and entertainment.

Objective 2-1

To improve Central City's competitiveness as a location for offices, business, retail, and industry.

Policies

2-1.1 To reinforce Bunker Hill and the Financial Core Districts as dominant centers for legal, financial and other corporate services for Southern California and the Pacific Rim.

Program: Promote and actively market investment downtown Los Angeles through public offices such as the Mayor's Office and the Community Redevelopment Agency, or through private business associations and organizations.

2-1.2 To maintain a safe, clean, attractive, and lively environment.

Program: To continue the on-going efforts of the Business Improvement Districts (BID's) and the formation of new BID's that are funded by the local businesses.

Program: Create and coordinate an Adopt-a-Sidewalk program for adjacent businesses and property owners that encourages the planting and maintenance of trees, shrubs and flowers.

Objective 2-2

To retain the existing retail base in Central City.

Policies

2-2.1 Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force, and businesses.

Program: Actively market Downtown's retail uses to a broad range of shoppers and encourage restaurants and cafes along the street to attract office workers and tourists.

Program: Support efforts of local business groups to establish incubator facilities that provide space, funds, and technical help to small and start-up businesses.

Program: Link together and unify the retail plazas on Bunker Hill to establish a retailing/services district that extends from California Plaza to Library Tower.

2-2.2 To encourage pedestrian-oriented and visitor serving uses during the evening hours especially along the Grand Avenue cultural corridor

between the Hollywood Freeway (US 101) and Fifth Street, the Figueroa Street corridor between the Santa Monica Freeway (I-10) and Fifth Street and Broadway between Third Street and Ninth Street.

Program: Implement the recommendations of the Economic Development Strategy for the Figueroa Corridor and offer economic incentives that will stimulate development.

Program: Prepare and implement streetscape and urban design plans for the Grand Avenue Cultural Corridor that will encourage a more pedestrian friendly environment.

Program: Implement the Los Angeles Sports and Entertainment District Specific Plan and streetscape improvements planned for Figueroa Street from Seventh Street to Venice Boulevard.

Program: Develop a plan and otherwise facilitate the development of night-time entertainment uses, such as night clubs, bars, comedy clubs, dance clubs, restaurants and theaters in the vacant portions of the historic buildings on Broadway and in the Broadway National Register Historic District which will rehabilitate the structures, revitalize the district and foster a 24-hour downtown.

Program: Work with downtown stakeholders to institute a way finding signage program for parking, transit and pedestrian facilities that will improve mobility and pedestrian circulation among downtown neighborhoods.

2-2.3 Support the growth of neighborhoods with small, local retail services.

Program: In the residential neighborhoods of South Park and Bunker Hill, the current zone permits certain restricted commercial uses in the residential zone.

Objective 2-3

To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Policies

2-3.1 Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.

Program: Implement the Los Angeles Sports and Entertainment District Specific Plan.

Objective 2-4

To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Program: Implement the Los Angeles Sports and Entertainment District Specific Plan to foster the development of entertainment, hotel, and residential land uses.

Program: Develop a plan and otherwise facilitate the development of the Broadway Theater Entertainment District which would include both the Broadway National Register Historic District and areas of Broadway to the north and south of the district.

Policies

2-4.1 Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

Program: Encourage adaptive reuse of historic buildings as restaurant and entertainment uses, museums, galleries, live/work, and premium quality housing. Promote the use of historic theaters as venues for entertainment and other related functions.

Program: Prepare a plan to develop Broadway as a night-time entertainment destination.

Program: Implement the Los Angeles Sports and Entertainment District Specific Plan and streetscape improvements planned for Figueroa Street from Seventh Street St. to Venice Boulevard.

Objective 2-5

To increase specialty and ethnic markets in order to foster a diverse range of retail and commercial uses in Central City.

Policies

2-5.1 Make Downtown a tourist destination by combining its cultural and commercial offerings with those of the ethnic communities surrounding it.

Program: Implement the Metropolitan Transit Authority's Angel's Walk Master Plan which connects the different historic and ethnic neighborhoods through clearly identifiable pedestrian ways.

Program: Develop a marketing plan to promote the existing unique retail districts such as the Flower Mart, Produce Market, and the Garment District.

INDUSTRIAL

Central City contains a large number of existing small and moderate-sized companies which make up Downtown's manufacturing, wholesale and distribution components of such industries as cold storage, apparel, produce, seafood, toys, flowers, small electronics and import/export businesses. These small and medium-sized individual businesses offer continued economic vitality and job growth opportunities despite an often

blighted and uninviting work environment, aging and inadequate buildings and infrastructure, insufficient parking as well as strong regional and international competition. Although the area is generally prospering, there is strong competition from other areas. To retain existing industry and attract new ones, Downtown must become more competitive with other localities and provide a safe and clean environment.

The economic vitality of the South Markets is essential to the revitalization and prosperity of the rest of Downtown. A central focus project could help anchor and bring identity to the concentration of unique regional markets associated with each of the wholesale industries of Downtown. The markets provide activity that can bring new life to Downtown and arrest the physical decay of Central City.

Objective 3-1

To strengthen, retain and expand the existing industrial base as well as attract new industries to the Central City Area.

Policies

3-1.1 Maintain and expand the toy, garment, small electronics, and other import/export wholesale industries.

Program: Update existing, outdated industrial facilities and to improve access, loading and parking in the industrial area and support improvements that will implement the Alameda Corridor Project. Expand safe, convenient, and affordable parking for employees and customers.

3-1.2 Encourage development and public improvements in the Fashion District and South Markets area that enhance the pedestrian environment, improves pedestrian circulation within the area and provides pedestrian linkages to other downtown activity centers, particularly the Broadway retail and theater district.

3-1.3 Encourage the refurbishment of the old produce terminal for more efficient wholesale activities and office uses.

Objective 3-2

To study the possibility of developing “artist-in-residence” districts, where appropriate and feasible, in industrial areas where the development of joint live/work units would continue to improve the jobs/housing ratio, respond to market demands, complement surrounding uses and maintain and enhance the viability of industrial lands as the space needs of manufacturers evolve.

GOVERNMENT AND PUBLIC FACILITIES

CIVIC CENTER DISTRICT

City Hall is located at the crossroads of the four distinct historic topographic appearances on the City’s first official map in 1848. These were 1) the clay slopes of Bunker Hill; 2) the vineyards and cornfields of the Los Angeles Riverbed; 3) the buildings and plazas of the original Pueblo de Los Angeles,

and; 4) the unbuilt flat-lands platted with blocks and lots of the New American Town. City Hall is also at the center of the concentration of government facilities most of which are within a 10-minute walk ("10 minute diamond"). The County government is located on the "Hill"; Federal government has predominately located along the "River bed"; and State government has concentrated along Spring Street and Fourth Street in the "Town"; and the City government is clustered near the "Pueblo", the site of the origin of the city.

Three fundamental concepts provide direction and focus for the Civic Center.

- Shared Facilities - The first concept is that an economic benefit can be realized by sharing facilities among levels of government. Benefits can be derived by sharing some existing facilities but an even greater opportunity exists for sharing facilities in the future. However, sharing future facilities will require coordinated planning, creative thinking and innovative management. The sharing of future facilities also provides an opportunity to plan facility location so that these facilities support the urban design goals of this Plan.
- C Mix of Uses - The second concept is that a "civic center" must be a mix of uses and include governmental offices and agencies as well as retail, cultural and residential uses to be a center of activity during business hours, evenings and weekends.
- C Pedestrian Orientation - The civic center should be a pedestrian-oriented district used by visitors, workers and residents. Enhancement within the public realm must be made including an open space network which links elements within the Civic Center as well as connecting the Civic Center to surrounding districts.

The existing Central City community plan is the only plan in the City that contains a Civic Center land use designation. The designation previously applied to all property from Sunset Boulevard on the north, First Street on the south, the Pasadena Freeway on the west and Alameda street on the east. The Civic Center designation includes government activities on publicly owned land, and activities and uses related to the governmental complex such as office space, retail stores, and restaurants on privately owned land. The properties designated with the Civic Center land use designation have been changed to a Public Facilities land use designation with the accompanying PF zone.

Whereas, the Public Facilities zone was primarily adopted in order to accommodate governmental buildings, structures, offices and service facilities, it also allows joint public and private development permitted in the most restrictive adjoining zones, if approved by the Director of Planning. The Civic Center is a unique land use situation since the entire Civic Center has been zoned and planned for Public Facilities. The Director of Planning is encouraged to give additional consideration to projects which may include retail, cultural, and residential uses that would promote the continued economic health of the downtown area.

The Civic Center Mall should be completed and transformed into a lush park-like setting to become the “Civic Gardens” extending from the Department of Water & Power down the hill to City Hall. The New Town Quarter, often referred to as the Center City/Historic Core, should evoke the graciousness of the original turn of the century urban form and to the east, in the “Riverbed Quarter”, the existing collection of parking lots, lawns, driveways should be redeveloped into a network of pedestrian passageways or “Paseos” linking existing Paseo with Little Tokyo and the Federal office building complex. The “Old Pueblo Quarter”, Main Street should become a continuous pedestrian promenade of storefronts and cafes from City Hall to Olvera Street and Union Station, beginning at the existing arcade, or “Portals”, of City Hall East through the Los Angeles Mall, over the Main Street bridge past Pico House, through the old Plaza and into Union Station.

OPEN SPACE AND RECREATION

Downtown Los Angeles has the least amount of public open space of any major U.S. urban center. Although a number of private building-related parks and plazas have been built in recent decades, deficiencies at every scale of public open space from large recreational areas to neighborhood parks and pedestrian friendly streets weaken the opportunity for social interaction and the strengthening of community identity and focus.

Central City contains a civic square, Pershing Square, and several neighborhood parks or centers, Sixth and Gladys St. Park, City Hall South Lawn Park, Grand Hope Park, Maguire Gardens at the Central Library, and Evergreen Recreation Center. Many of the large office and corporate buildings built in the last 20 years have also contributed open space by creating public plazas and landscaped gardens.

Streets or public rights-of-way improved with planting, paving, lighting, signage, and furnishings act as pedestrian friendly, open space corridors.

Objective 4-1

To encourage the expansion and additions of open spaces as opportunities arise.

Policies

4-1.1 Review existing open space standards in order to expand the range of potential open space resources at the neighborhood and community levels.

Program: Create or maintain public open space to serve as focal point in each of Downtown’s neighborhoods and districts.

Program: Implement the Los Angeles Sports and Entertainment District Specific Plan. Encourage use of the project’s public plaza as an identifiable focal point and gathering place for downtown residents and visitors.

Objective 4-2

To maximize the use of the City’s existing and envisioned open space network and recreation facilities by providing connections to the open space

system.

Policies

4-2.1 To foster physical and visual links between a variety of open spaces and public spaces Downtown.

Program: Implement the Civic Center Shared Facilities and Enhancement Plan.

Program: Implement the Metropolitan Transit Authority’s Angel’s Walk Pedestrian Master Plan.

Objective 4-3

To encourage increased use of existing park and recreational spaces.

Policies

4-3.1 Review existing park and recreational space usage in order to determine factors impacting low use of certain facilities.

Program: Conduct site analysis of existing and future spaces and determine any physical, social, or marketing modifications necessary to increase and maximize use of space.

Objective 4-4

To encourage traditional and non-traditional sources of open space by recognizing and capitalizing on linkages with transit, parking, historic resources, cultural facilities, and social services programs.

Policies

4-4.1 Improve Downtown’s pedestrian environment in recognition of its important role in the efficiency of Downtown’s transportation and circulation systems and in the quality of life for its residents, workers, and visitors.

Program: Develop and adopt “non-standard” alternatives to City requirements related to placement of street lights, street trees, sidewalk and other paving material, street furniture, bus shelters, and other features that enhance the pedestrian environment as their primary standard.

Program: Develop a coordinated team approach to assist property owners and assessment districts develop ongoing activities for necessary care of pedestrian/open space projects.

POLICE PROTECTION

Police protection services are provided by the Los Angeles Police Department (LAPD). Parker Center located at 150 North Los Angeles Street is the headquarters for the Los Angeles Police Department. The Central Bureau Station at 251 East Sixth Street is also located in Central City.

Objective 5-1

To provide adequate police facilities and personnel to correspond with population and service demands in order to provide adequate police protection.

Policies

5-1.1 Consult with the Police Department as part of the review of significant development projects and General Plan amendments affecting land use to determine the impact on law enforcement service demands.

Program: Require the decision-maker to include a finding which considers the impact on police service demands of the proposed project or land use plan change. Currently, the Police Department is consulted with regard to impacts of Plan amendment review process of the General Plan Advisory Board of which the Police Department is a member.

5-1.2 Promote the establishment of Police facilities and programs which provide police protection at a neighborhood level.

Program: Coordinate with Business Improvement District security patrols. Continue and expand bike patrols, neighborhood beats, or other community-based policing appropriate to the District.

Objective 5-2

To inform developers, design professionals, and the public of the possible reduction of criminal opportunities when crime prevention principles are developed during the initial planning stages of a development.

Policies

5-2.1 Promote the safety and security of personal property through proper design and effective use of the built environment which can lead to a reduction in the incidence and fear of crime, reduction in calls for police service, and to an increase in the quality of life.

Program: Incorporate whenever possible the design guidelines contained in the City's Crime Prevention Through Environmental Design "Design Out Crime" Guidelines and published by the City Planning Department.

FIRE PROTECTION

Fire protection services are provided by the Los Angeles Fire Department. There are three fire stations located within Central City Plan area. Station No. 3 is located at 108 North Fremont Street, Station No. 9 is located at 430 East Seventh Street, and Station No. 10 is located at 1335 South Olive Street. The Fire Protection and Prevention Plan of the City of Los Angeles provides an official guide to City departments, other governmental agencies, developers, and interested citizens for the construction, maintenance, and operation of fire facilities. It is intended to minimize loss of life through fire prevention programs.

Objective 6.1

To ensure that fire facilities and protective services are sufficient for the existing and future population and land uses of Central City.

Policies

6.1.1 Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.

Program: Require the decision-maker to include a finding as to the impact on fire service demands of the proposed project or land use plan change. Currently, the Fire Department is consulted with respect to impacts of fire and life safety needs resulting from proposed subdivision of land or airspace. In addition, Plan amendments are also evaluated through the review process of the General plan Advisory Board of which the Fire Department is a member.

SCHOOLS/EDUCATION

Central City contains only one elementary school, the Ninth Street Elementary School. Residents of Central City are also served by Belmont High School in Westlake, and the planned Belmont Learning Center in Central City West, Castelar Elementary School in Chinatown, and Hollenbeck Junior High School in Boyle Heights. Other educational institutions located in Central City include the UCLA extension school at the World Trade Center, the Fashion Institute of Design Merchandising (FIDM) located in South Park, Los Angeles Trade and Technical School, and the Abraham Freidman Occupational Center.

Downtown also has a number of adult, technical, and trade school facilities and ample opportunities to capitalize on its wide array of industries to expand the concept of education. In recognition of this opportunity, the Downtown Strategic Plan recommended that a number of magnet, community college, or trade school facilities related to Downtown industries should be pursued, including:

- Apparel Technology Institute related to Downtown’s role as a garment manufacturing center and to complement the Fashion Institute of Design and Merchandising.
- Performing Arts Magnet School related to Downtown’s art and artist resources and to take advantage of the historic theater buildings along Broadway.
- Business and Finance School related to Downtown’s role as a primary center for business and finance.

Objective 7-1

To site schools in locations complementary to existing land uses, recreational facilities, and community identity and as a re-use of historic structures.

Policies

7-1.1 Encourage compatibility in school locations, site layout, and architectural design with adjacent land uses and community character and, as appropriate, use schools to create a logical buffer between different land uses.

Program: Require that the decision- maker involved in a discretionary review for a proposed school, adopt a finding which supports the application of this objective.

Program: The Los Angeles Unified School District and the City's Department of Recreation and Parks should develop programs for shared use of school sites for recreation and park sites for education.

7-1.2 Pursue planning and building_ code changes allowing the reuse of existing buildings for educational purposes.

LIBRARIES

Central City is served by two libraries, the Central Library and the Little Tokyo Branch Library. The Central Library, in the Financial District on Fifth Street, is a 540,000 square-foot facility containing approximately 2.2 million books and other materials. The Little Tokyo Branch Library is located at Alameda and Third Street. This 2,500 square-foot library contains books and materials in both English and Japanese.

Objective 8-1

To assist the City Library Department in providing adequate library service which responds to the needs of the community.

Policies

8-1.1 Encourage flexibility in siting libraries in mixed use projects, pedestrian oriented areas, transit oriented districts, and similarly accessible facilities.

Program: The Plan supports sites for new libraries as dictated by population demands and recommends that this policy be considered when the Library Department and decision-makers review potential sites for new libraries.

Program: Floor Area utilized for a library, within projects in pedestrian-oriented areas or in transit-oriented districts, should be exempt from the calculation of total floor area permitted.

SOCIAL SERVICES

Downtown offers the largest concentration of social services in the region and has the largest concentration of homeless people. This population is attracted by these social services and the affordable housing resources available Downtown.

A large number of Single Room Occupancy buildings are situated in the Central City East District which is a center for social services including alcohol programs, mental health services, job training programs, transitional housing, homeless outreach, family and children's services, missions and aging programs.

Objective 9.1

To address the problems of the homeless population by creating a mix of policies, services and facilities that better serve their needs.

Policies

9-1.1 Preserve the existing affordable housing stock through rehabilitation and develop new affordable housing options.

Program: Retain and develop new supported housing opportunities for homeless people.

Program: Continue the rehabilitation of existing housing under non-profit ownership and management. In the area west of San Pedro Street, allow new housing which is affordable to neighborhood residents. Provide affordable infill housing east of San Pedro Street, in areas of existing housing clusters.

Objective 9.2

To provide the requisite services, housing opportunities, and community environments to allow the homeless to rejoin the workforce and lead more productive lives.

Policies

9-2.1 Establish a physical infrastructure capable of supporting a variety of human services, employment, residential and recreational opportunities for Central City East and other Downtown residents.

Program: Establish programs to promote residential stabilization of homeless people and provide them with job training and other services necessary to return them to productive role in society.

9-2.2 Provide opportunities for daytime activities for the neighborhood including day centers, job-training centers, libraries, etc. Provide programmed and managed open spaces for recreational, cultural and survival needs including restroom and storage facilities.

9-2.3 Provide free, secure, well-monitored, permanently plumbed toilets near residential and commercial areas throughout Downtown.

9-2.4 Establish a shuttle system which can connect people with services both inside and outside the neighborhood.

9-2.5 Coordinate among law enforcement, public agencies and social service providers to establish homeless services and programs that

harmonize the provision of such services with the safety, cleanliness and quality-of-life concerns of the growing downtown residential community, visitor and tourism industry and myriad commercial and manufacturing businesses.

- 9-2.6 Establish a town center or "common" that provides an open space, retail and other neighborhood services.

ARTS, CULTURE, AND ARCHITECTURAL HISTORY

Downtown has a significant stock of historic buildings and places. Deterioration of these resources affects the economic vitality, the social well being and the physical appearance of all of Downtown. The ability to renovate, restore and reuse these buildings can be accomplished with increased private- and public-sector commitment to creating regulatory and financial incentives for investment. Los Angeles and Central City is home to some of the most prominent cultural institutions in the nation. These institutions include the Music Center with the Dorothy Chandler Pavilion, Mark Taper Forum and the Ahmanson Theater; the proposed Disney Concert Hall; the Museum of Contemporary Art; the Colburn School of Performing Art; the Japanese American National Museum; the Japan America Theater; the Fashion Institute of Design and Merchandising; the Museum of Neon Art; the numerous historic theaters along Broadway; and the public art sculptures, water fountains, and "places" that adorn the plazas and courtyards of recent office buildings. Downtown Los Angeles also has three districts listed on the National Register of Historic Districts: Broadway, Little Tokyo, and Spring Street.

The arts have been a strong economic force and an integral component in downtown's revitalization and will greatly influence the overall image of Los Angeles to the world in years to come. Downtown's historic assets represent irreplaceable financial and cultural investments and are an important inventory of space in the center of the region.

Objective 10-1

To ensure that the arts, culture, and architecturally significant buildings remain central to the further development of downtown and that it remains clearly discernable and accessible to all citizens in and visitors to Los Angeles.

Policies

- 10-1.2 Promote the development of a "Cultural Corridor" along Grand Avenue and the First Street/Broadway "Arts T" as well as other complimentary visitor serving uses.
- 10-1.3 Promote the development of the night-time entertainment uses in the historic Broadway theater district.
- 10-1.4 Ensure that the Downtown circulation system serves the existing arts and cultural facilities with ease of accessibility and

connections.

Objective 10-2

To maintain and reuse one of the largest and most distinguished sets of under used historic buildings in the United States.

Program: Create a Historic Building Advocacy office to revitalize Downtown's history districts and other historic structures at and above street level.

Policies

10-2.1 Clearly designate those historic buildings which should be preserved and prioritized for available funding. Encourage both their rehabilitation and/or adaptive reuse and the development of adjacent available sites.

Program: Continue the 25% density bonus offered to historic buildings under the current TFAR program.

10-2.2 Adopt building, safety and zoning ordinances to respond to existing building conditions and to ensure predictability in the code's applications.

Program: Implement the city's Adaptive Reuse Ordinance that permits uses in older buildings that may not be permitted in other areas of the city.

Program: Use, as appropriate, the State Historical Building Code, the federal "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings or the voluntary *Historic Downtown Los Angeles Design Guidelines* to ensure architectural and historic integrity in the rehabilitation and re-use of historic structures.

10-2.3 Establish district-specific preservation policies and programs consistent with the goals of each area. Encourage a mix of uses in developing adaptive reuse projects.

10-2.4 Facilitate the construction of parking garages to support new and existing buildings in the Center City, encouraging shared parking between new development and historic buildings.

10-2.5 Encourage the transformation of Broadway Downtown to include the adaptive reuse of historic buildings for arts, cultural, entertainment, restaurant and retail uses as well as infrastructure improvements such as sidewalk rebuilding and streetscape and landscape improvements in conjunction with major public transit expenditures.

Program: Performing Arts College: Encourage the development of a performing arts community college and related facilities in suitable historic structure in the Center City/Historic Core that also provide for artist lofts and related uses.

Program: Broadway Theater Entertainment District: Establish a non-profit Downtown Entertainment Foundation to restore, operate, and program a major Broadway theater. In addition to being an entertainment venue, the theater should serve as the flagship and center for a coalition of Downtown entertainment committee of theater owners, merchants, representatives of the entertainment industry, and others who should develop a strategy and marketing plan to coordinate entertainment programming for all the Broadway theaters. This coalition should coordinate and integrate its programming with other entertainment events and venues such as the Music Center and Hollywood Theaters to create a mutually supportive and active regional entertainment policy. The foundation should also devise and facilitate funding for the renovation of the important theaters in the Broadway Entertainment District.

Program: Support and reinforce ongoing public and private initiatives to preserve and attract active and viable uses to the historic Broadway Theater District and the surrounding Historic Core, from Third Street to Ninth Street, through ordinance, specific plan and/or other regulatory tools.

- 10-2.6** Encourage the reuse of historic buildings as live/work offices, housing, retail, and educational facilities.

Program: Implement the city's Adaptive Reuse Ordinance that offers incentives for developers to rehabilitate older buildings.

Program: Use, as appropriate, the State Historical Building Code, the federal "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings or the voluntary *Historic Downtown Los Angeles Design Guidelines* to ensure architectural and historic integrity in the rehabilitation and re-use of historic structures.

- 10-2.7** Utilize historic buildings to accommodate office space within the Civic Center boundaries.

Program: Continue to provide an increase in density on sites where historic buildings are restored or adaptively reused.

- 10-2.8** Encourage the location of new government uses in historic buildings within the Civic Center boundaries.

- 10-2.9** Encourage an historic building advocacy office whose goal is to revitalize Downtown's historic districts and other historic structures at and above street level.

- 10-2.10** Provide one-stop technical assistance to property owners tenants, developers and designers to expedite approvals and negotiate code compliance.

TRANSFER OF FLOOR AREA RATIO (TFAR)

The Community Redevelopment Agency and the City Planning Commission have established standards and approval procedures for the transfer of floor area in the Central Business District Redevelopment Project Area (Los Angeles Municipal Code Section 14.5.1, added by Ordinance No. 163,617).

The TFAR allows the transfer of the unused allowable floor area of a lot from a donor site to a receiving site. Such a transfer can result in a project which exceeds the maximum floor area ratios and applicable height districts for receiving sites permitted by the zoning provided that the City Planning Commission can make the required findings.

The transfer of floor area between and among sites is an important tool for Downtown to direct growth to areas that can best accommodate increased density and from sites that contain special uses worth preserving or encouraging.

Donor sites include:

- c Historic preservation buildings
- c Residential developments
- c Private open space available for public use.
- c Public Facilities
- c Public transportation sites
- Other projects or facilities that benefit the public

The City Council, acting on recommendations of the City Planning Commission and the Redevelopment Agency Board, have the authority to grant transfers of floor area in excess of 50,000 square feet.