

# CITY OF LOS ANGELES

CALIFORNIA

## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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### **Downtown Los Angeles Neighborhood Council (DLANC) Planning and Land Use Committee (PLUC) Guiding Principles for Evaluation of Proposed Projects**

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1. We believe that land use and planning issues have both economic and social impacts, and we will give equal weight to each in the decision-making process.
2. We believe that land use and planning decisions under our jurisdiction must be evaluated in regard to their potential impact on all residents of the Downtown Los Angeles community, and to all others who come to Downtown Los Angeles.
3. We believe that Downtown Los Angeles has great cultural and historic significance. Our decisions will be guided by the need to preserve the culture and history of Downtown Los Angeles' neighborhood districts, but also to welcome initiatives that add to the richness of life in Downtown Los Angeles.
4. We believe that the DLANC Planning and Land Use Committee (PLUC) can influence innovative and responsible land use planning that improves Downtown Los Angeles for all its residents, workers, and businesses, and for the City as a whole. We are committed to working at our greatest capacity to investigate, evaluate and recommend projects that promote and support these guiding principles.
5. The Planning and Land Use Committee is committed to preserving and building affordable housing in a diversity of housing types in the Downtown Los Angeles community. The preservation of existing affordable housing and the creation of new affordable housing should focus on home-ownership.
6. We believe that land use planning is directly correlated with transportation planning. As such, all development in Downtown Los Angeles should enhance the walkability of our community and reduce the dependence on the automobile.
7. We believe that all development should be built in a sustainable manner with an emphasis on the rehabilitation of existing structures, water and energy efficiency, waste reduction and recycling, multi-modal (pedestrian, bicycle, automobile, bus and rail) transportation accessibility, the use of recycled and renewable materials in construction, drought tolerant landscaping, and in-door air quality.
8. Downtown Los Angeles is an underserved community that is susceptible to urban blight, and we believe that neighborhood beautification should be a component of any development or redevelopment project. In addition, we encourage design elements that deter crime, graffiti and vandalism, littering and illegal dumping, and unnecessary abuse and neglect of our local environment.

## Criteria for Evaluation

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### *PLANNING & LAND USE MANAGEMENT*

#### **1. Complimentary Land Uses**

Downtown Los Angeles is a place that offers many choices and opportunities, a mix of activities and people. New uses should compliment existing uses by offering more, diverse, or distinct, but compatible uses.

#### **2. Design Excellence**

Excellence of design should be a high priority when considering any project and its possible variances in new development in Downtown Los Angeles. Downtown Los Angeles should welcome exciting, challenging design. These new designs should take cues from the existing neighborhood character as well as address existing building typologies, densities, and intensities of use.

#### **3. Area Enhancement**

New projects should work with adjacent buildings to form the public space of the city. The street level uses should be generally accessible and interesting to pedestrians and whenever feasible, new uses should be open nights and weekends. The provision of public plazas, esplanades, squares, and other urban open spaces with accompanying public amenities should be incorporated into the design of all new buildings.

Building form, surface, and scale should add to the interest of the area. Buildings of civic and community importance should be of an architecture appropriate to their importance to the community.

#### **4. Reference to Existing Plans**

Projects should be developed after referencing existing and current plans for their areas with particular emphasis to more recent plans that have had community involvement. But more importantly than the exact land uses proposed in these plans, the criteria used in making these plans and the criteria listed above should be the paramount consideration in the design of new projects.

Generally, plans that are the result of extensive community involvement and review should be respected and implemented. Current plans known to be relevant to Downtown Los Angeles include:

- **City of Los Angeles General Plan** (Department of City Planning, adopted by the Los Angeles City Council in 2001)
- **Central City Community Plan** (Currently undergoing an update, last update in 2003)
- **Westlake Community Plan** (Currently undergoing an update, last update in 1997)
- **Central City North Community Plan** (Adopted by City Council in 2000)
- **Los Angeles South Community Plan** (Currently undergoing an update, last update in 2000)
- **Los Angeles Southeast Community Plan** (Currently undergoing an update, last update in 2000)
- **Industrial Land Use Policy Memorandum** (CRA/LA & the Department of City Planning, released in 2008, policy guidance and interpretation based on existing land use and zoning)
- **Los Angeles Community Redevelopment Agency (CRA/LA) Bunker Hill Redevelopment Plan** (CRA/LA, adopted by the CRA/LA Board of Commissioners in 1967)
- **Los Angeles Community Redevelopment Agency (CRA/LA) Central Business District Redevelopment Plan** (CRA/LA, adopted by the CRA/LA Board of Commissioners in 1975)

- **Los Angeles Community Redevelopment Agency (CRA/LA) Central Industrial Redevelopment Plan** (CRA/LA, adopted by the CRA/LA Board of Commissioners in 2002)
- **Los Angeles Community Redevelopment Agency (CRA/LA) City Center Redevelopment Plan** (CRA/LA, adopted by the CRA/LA Board of Commissioners in 2002)
- **Los Angeles Community Redevelopment Agency (CRA/LA) Council District 9 Corridors South of the Santa Monica Freeway Recover Redevelopment Plan** (CRA/LA, adopted by the CRA/LA Board of Commissioners in 1995)
- **Los Angeles Community Redevelopment Agency (CRA/LA) Bunker Hill Redevelopment Plan** (CRA/LA, adopted by the CRA/LA Board of Commissioners in 1967).

## *TRANSPORTATION*

### **5. Appropriate Accessibility**

Properties should always be accessible to pedestrians and bicyclists from the sidewalks, and places that accommodate significant density should be in proximate relation to mass transit systems (bus or rail). An emphasis on universal design should encourage accessibility for persons, especially those with extra needs like the young, disabled, and the elderly. Traffic calming initiatives and management techniques should be employed to increase the safety of pedestrians and encourage a multi-modal transportation system.

## *ENVIRONMENTAL MANAGEMENT*

### **6. Sustainability**

Projects within Downtown Los Angeles should also seek to attain Leadership in Energy and Environmental Design (LEED) certification or other comparable standards. The development, revitalization and rehabilitation of Downtown Los Angeles Neighborhoods should be conducted in a manner that increases the sustainability of our community and our City. Accordingly, all development should seek to reduce vehicle miles traveled, employ the use of recycled materials, utilize drought tolerant landscaping, follow Low Impact Development (LID) best management practices by maximizing permeable surfaces to reduce urban stormwater run-off, eliminate the waste stream, maximize energy efficiency, promote alternative energy sources, secure the highest in-door air quality, eliminate the use of toxic materials, and add public amenities.

## *COMMUNITY WELL-BEING*

### **7. Sense of Place**

In districts of distinct character and quality, new projects and their landscaping should reinforce and extend such character.

Both the City of Los Angeles and Downtown Los Angeles have traditionally been diverse and eclectic communities, and that tradition of architectural and social diversity should be encouraged as our neighborhoods develops and mature.

The Downtown Los Angeles community identity should be protected, enhanced, and further developed in a manner that increases social interaction and promotes healthy lifestyles (i.e. promotes walkability, affordability, healthy dietary choices, reduction of pollutants, and access to parks and recreation).

## *BEAUTIFICATION*

### **8. A Collaborative Community Beautification Effort**

Events, projects, and a diversity of educational and awareness building programs will be continuously developed and encouraged to involve the greater community in its beautification. This should be done

through such activities as tree planting projects, clean-up days, educational fares, intensive community outreach efforts, and a community mural program.

## *ECONOMIC DEVELOPMENT*

### **9. Equity, Prosperity, and Opportunity**

The economic prosperity of the community depends on the opportunity for people to stay in Downtown Los Angeles to live, work, and play. Economic sustainability and self-sufficiency should be promoted through job growth and expansion, cultural tourism, and the sensitive management of new development in order to minimize the negative effects of gentrification. In short, new development should benefit all, especially the existing community.