

What does the proposed Community Plan do?



The Plan meets the housing needs of current and future residents by...

- Maintaining existing multifamily housing units through new zoning tools that reflect existing development patterns
- Focusing new growth along corridors, away from existing neighborhoods and closer to transit, amenities, and jobs
- Establishing a Community Benefits Program tailored to the Boyle Heights Community that replaces existing TOC incentives for affordable housing in areas close to transit, and that expands affordable housing incentives throughout Boyle Heights

The Plan maintains the rich cultural history and neighborhood identity of Boyle Heights through...

- New zoning tools that allow new corner stores, or tienditas, to open in residential areas to provide neighborhood amenities for residents
- Design standards in the new zoning code that ensure new developments reflect existing elements of the surrounding neighborhood, particularly along Cesar E. Chavez Avenue and in areas identified as potentially historic through SurveyLA

The Plan promotes local jobs and small business through...

- Policies that protect existing locally owned businesses, and zoning that requires space for new small businesses on neighborhood corridors
- Draft zoning and land use regulations that maintain the majority of jobs-producing light and heavy industrial land found in the Boyle Heights area today
- Policies that support current street vending efforts and encourage cleaning, preparation and disposal facilities as part of future projects in the community

The Plan addresses issues of community health and environmental injustice by...

- Improving the compatibility between industrial land and residential uses by limiting new heavy industrial uses near residential neighborhoods
- Incorporating Clean Up Green Up (CUGU) regulations, adopted in 2016, into the new zoning regulations to address adjacency issues between industrial uses and sensitive uses
- Including policies to support safety enhancements on “High Injury Networks” and truck routes, as well as community initiatives such as “Great Streets” and “Safe Routes to School”

The Plan addresses issues of climate change through...

- Directing new housing growth near transit, bicycle, and pedestrian infrastructure to reduce reliance on automobiles and improve overall regional air quality
- Policies that encourage sustainable development and prioritize the wellbeing of residents
- Policies that promote the planting of shade trees and the adaptive reuse of buildings



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