

Los Angeles River and Adjacent Land



Promote Greater Connectivity and Access to the Los Angeles River and Opportunities to Increase Public Space

Improve Access to the Los Angeles River Area as a Public Space for Boyle Heights' Residents

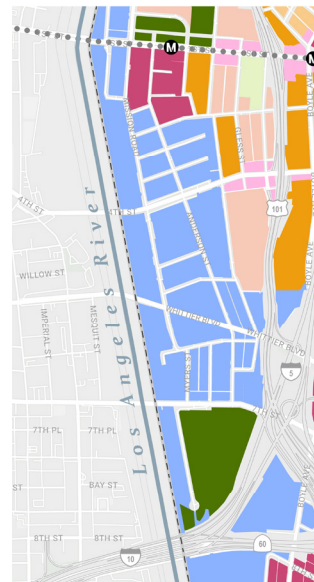
The Community Plan seeks to improve access and connectivity to the Los Angeles River for Boyle Heights' residents through policies that build off of the existing LA River Revitalization Master Plan and fundamentals of the River Improvement Overlay (RIO) district. The Plan envisions the River and adjacent area as a future recreational space for residents of Boyle Heights. The new zoning Frontage District requires that buildings have frequent breaks between them to increase pedestrian access to the River adjacent area and to promote visual connections to the River. Landscaped buffers on frontages facing the River and transparency features embed existing regulations found in RIO into the zoning, and aim to bring more public green space to developments near the Los Angeles River.

Land Use Options for the Los Angeles River Area

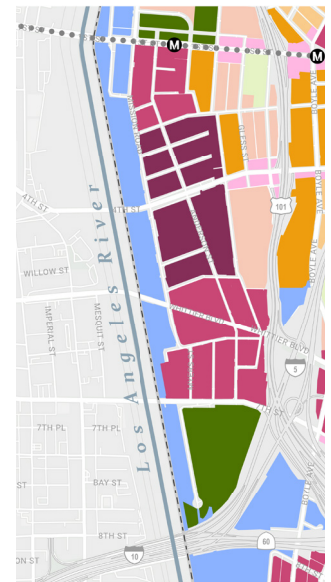
Throughout the community planning process, a wide range of input has been given on the area adjacent to the Los Angeles River and existing railroad tracks. The area is currently designated for Light and Heavy Industrial uses, and is developed predominantly with lower-scale warehouse-type buildings with uses such as offices, textile manufacturing, and food processing. Over the past several years of outreach feedback on the future vision for this area has been mixed. Some have affirmed the area's role in providing opportunities for future employment, while others have hoped to see housing, including affordable housing developed in the future.

City Planning is seeking continued input on the future vision for this area within Boyle Heights. Currently, City Planning has proposed the continuation of light industrial activities within this area, and this is reflected within the Draft EIR for the Boyle Heights Community Plan. In addition, the Draft EIR also analyzes a scenario, or "Alternative" where housing and more conventional commercial uses are permitted. This scenario is discussed in Alternative 3 in the Draft

Proposed Plan



Project Alternative



- | | |
|------------------------------|-------------------|
| Community Center | Light Industrial |
| Neighborhood Center | Industrial |
| Medium Neighborhood Center | Hybrid Industrial |
| Medium Residential | Open Space |
| Low Neighborhood Residential | Public Facility |
| Low Medium Residential | Freeway |
| Low Residential | |

EIR. As we continue the community plan process, we encourage stakeholders to continue to provide feedback on how they envision the future of this area.

Proposed Plan: Maintain Light Industrial Zoning

The existing industrial area near the Los Angeles River, primarily from 3rd Street to 7th Street, Clarence Street to the LA River, will be designated for “light industrial” uses which promotes a range of employment opportunities such as warehousing, storage, and distribution uses, as well as office and limited commercial uses. This is a reinforcement of many of the land uses that exist today. Under this proposal, new heavier industrial, and noxious uses would be prohibited from opening in the area. This proposal seeks to improve the environmental quality for nearby residents by promoting cleaner industrial and employment-focused uses. Similar to today, the only housing uses that would be allowed would be through the adaptive reuse of existing buildings, through a Conditional Use process.

Project Alternative: Expand Housing Opportunities through Mixed-Use and Hybrid Industrial Zoning

Under Alternative 3 in the Draft EIR, the existing industrial area near the Los Angeles River will be changed to a combination of “Hybrid Industrial” and “Mixed-Use” zoning and land use, reflecting the need for additional housing throughout all parts of the Community Plan area, and recognizing the proximity to existing residential uses as well as the major employment center of Downtown LA.

The “mixed-use” area is proposed for the area immediately adjacent to the in-progress 6th Street PARC Project, bounded by 6th Street to 7th Street, and Mission Street to Clarence Street. This area would allow traditional mixed-use buildings with uses such as office, retail, restaurants, and housing of all types.

The “hybrid industrial” area, which would span between 3rd Street and 6th Street, from Mission Street to Clarence Street, would allow uses such as light industrial, office, limited commercial, as well as market rate and affordable housing in buildings that also have employment-focused spaces.

Both the Proposed Plan and the Project Alternative would include various obligations for new projects to support affordable housing including:

- Payment into the Affordable Housing Trust Fund (Housing Linkage Fee)
- Obligations to provide affordable housing units onsite
- Development incentives for projects that provide specified amounts of affordable housing.

At a Glance Comparison

	Proposed Plan: Light Industrial	Project Alternative: Mixed-Use and Hybrid Industrial
Allows Light Industrial Uses (ex: warehousing, storage, distribution)	✓	✓
Allows Office Uses	✓	✓
Allows Commercial Uses (including restaurants, retail, hotels, grocery stores)	✓	✓
Allows Adaptive Reuse of Existing Buildings to Live/Work Units	✓	✓
Allows Construction of New Housing	No	✓
Offers incentives for Affordable Housing	No	✓
Requires Open Space in Development Projects	✓	✓