



BOYLE HEIGHTS COMMUNITY PLAN

PRESERVING THE PAST &
PLANNING FOR THE FUTURE

Update to Zoning
Advisory Committee

December 2016

DRAFT



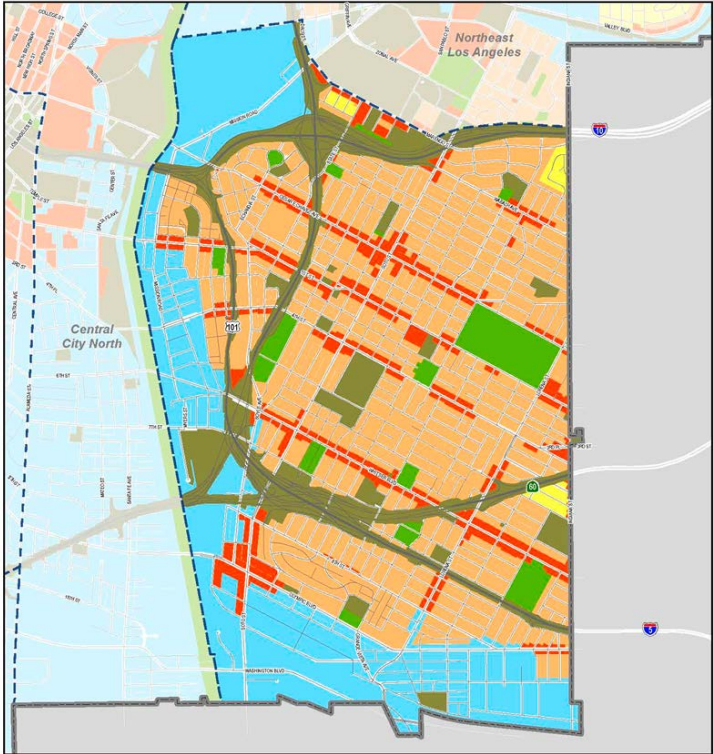
Boyle Heights Setting

Approximate Population:
85,000
Plan Area:
Approx. 6 square miles

Location:
Directly East of DTLA
LA River forms western border
Freeways bisect neighborhoods

Character:
Commercial Corridors
Multi-family Neighborhoods
Industrial Districts

Issues/Opportunities:
Housing Affordability
Displacement
Transit Oriented Development
Industrial Pollution
LA River Revitalization
Neighborhood Character



Generalized General Plan Land Use
Boyle Heights Community Plan Area





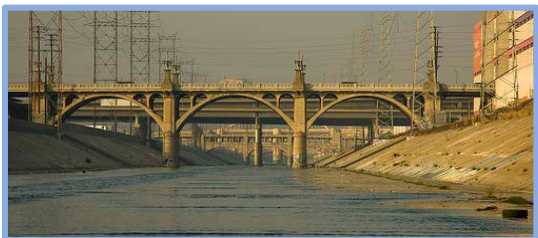
Boyle Heights Outreach



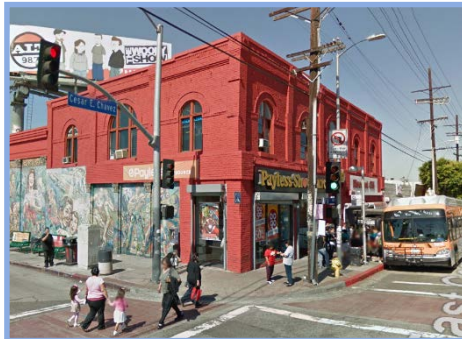


What does the Boyle Heights Community Plan propose to do?

Promote Vibrant Mixed-Use Corridors



Foster Thriving Transit Nodes

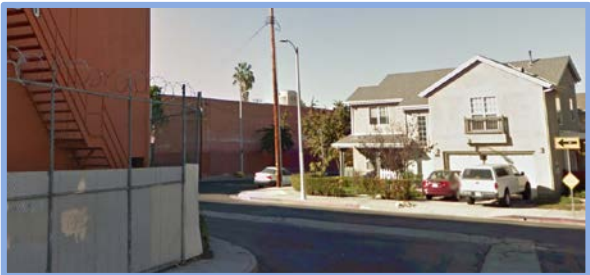


Improve Compatibility between Industrial Uses, Neighborhoods, and the Los Angeles River

Preserve Industrial Land for Jobs and Innovation



Conserve Neighborhood Character





Residential Neighborhoods

Theme: Complete Neighborhoods

- Neighborhoods with a complete range of services and amenities to satisfy residents' needs

Re:Code Zoning Tools:

- Limited use standards in neighborhoods to allow for corner shops or childcare with specified conditions
- Ability to regulate size of commercial tenant space

Theme: Conserving Neighborhood Character

- Architectural compatibility – appropriate building form, scale and orientation
- Front yard character – secure yet social – contribute to the social life of neighborhoods
- Conservation of Traditional Neighborhoods and Resources



Draft Zoning District	Zone Symbol
General-Scale Neighborhood 1	GSN
General-Scale Neighborhood 2	MSN
Low-Scale Neighborhood	LSN
Hillside-Scale	HSS
Historic-Scale Neighborhood	HSN





Draft Conservation District

Conservation of Traditional Neighborhoods and Resources

Additional Metrics for Conservation District:

- Maximum Lot Width
- Minimum Lot Depth
- Maximum Lot Depth
- Separation between two habitable structures on the same lot
- Ground to floor build-to-range

Additional Design Requirements for Eligible Planning and Historic Districts*:

- Roof pitch requirements
- Required Frontage Elements
- Porch Standards
- Building Material

*Planning and Historic Districts as identified in the [Survey LA Boyle Heights Results](#)



Address: 2113 E. 2nd St.
Date: 1897



Address: 2533 E. Michigan Ave.
Date: 1895



Address: 919 S. Concord St.
Date: 1917





Industrial Districts

Theme: Land Use Compatibility

- Forms and uses that provide a buffer between industry and neighborhoods
- Incorporate standards from the “Clean Up Green Up” Ordinance ([ZI-2458](#))

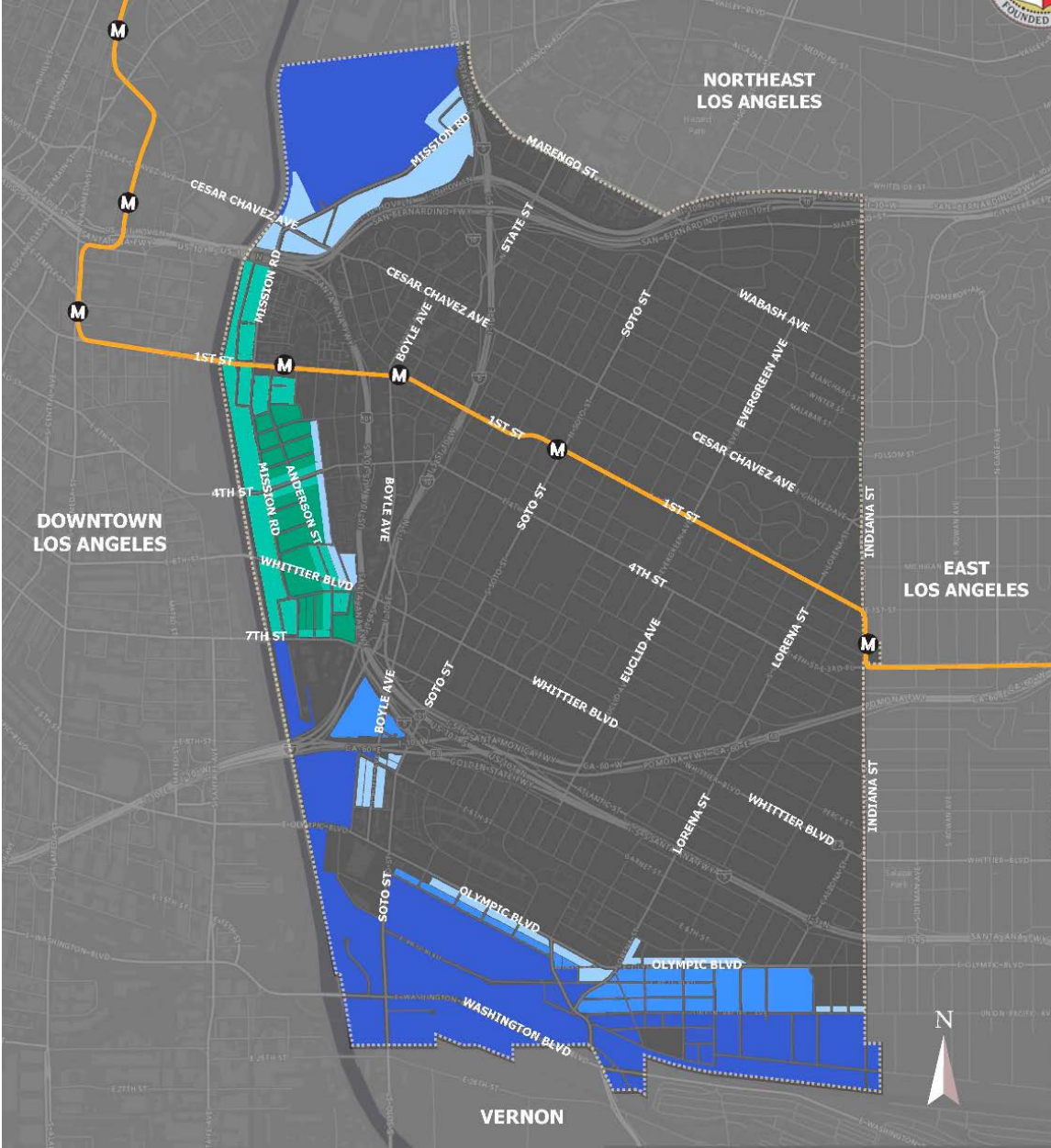


Re:Code Zoning Tools:
 Adjacency standards limiting scale
 Active frontages
 Tailored use districts that prohibit hazardous uses:

- electroplating,
- battery rebuilding
- automotive painting
- Asbestos products manufacturing
- Babbitt metal manufacturing



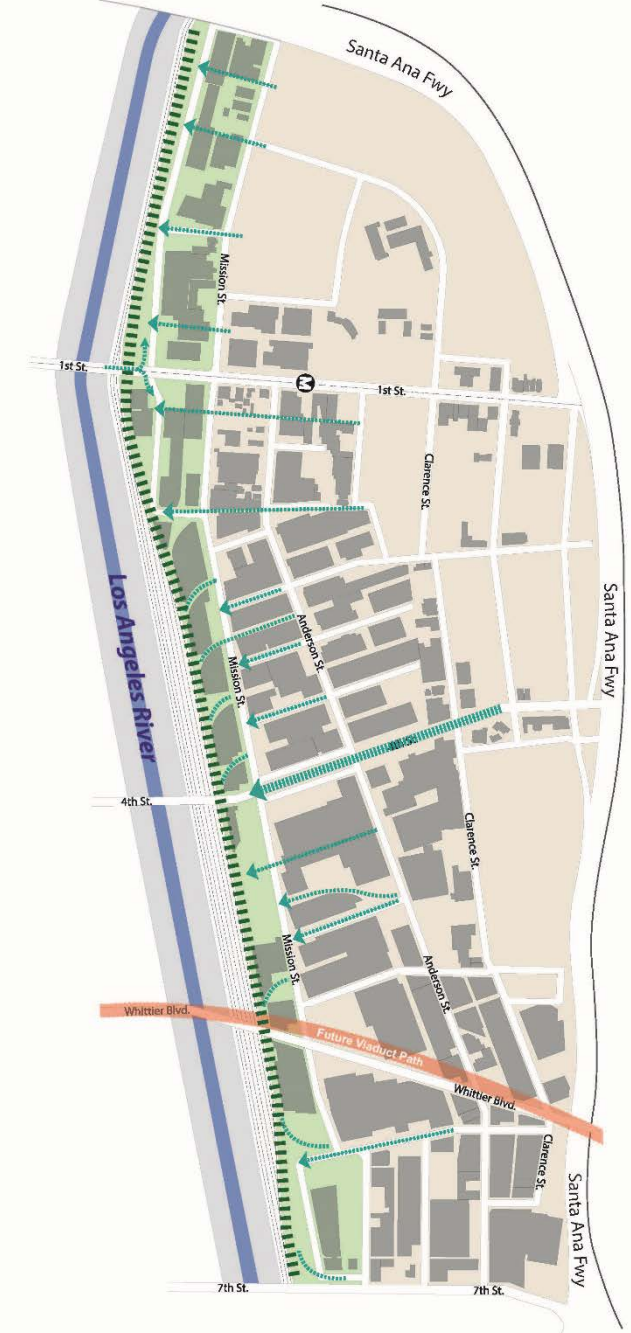
Draft Zoning District	Zone Symbol
River District Scale 1	RDS 2
River District Scale 2	RDS 1
Production Scale 3 (Heavy Industrial)	PS3
Production Scale 2 (Light Industrial)	PS2
Production Scale 1 (Limited Industrial)	PS1



Industrial Districts

Theme: Riverside Access and Activation

- Projects are required to dedicate a min. percentage of lot area for **Outdoor Amenity Space**
- Provided in the form of:
 - Courtyard
 - Plaza
 - Park
 - Paseo
- Projects are required to include **frontages along the Riverside.**
- **Required building breaks** to allow views and access to the Riverside. Activation of building breaks with paseo or active alleyway.
- Incorporate Design Guidelines of the River Improvement Overlay ([ZI-2358](#))





Community Corridors

Theme: **Vibrant Community Corridors**

Re:Code Zoning Tools:

- Frontage requirements
- Build-to-ranges
- Parking setbacks
- Street facing façade length (full building breaks)
- Outdoor amenity space
- Active alleys and arcades
- Maximum tenant space sizes
- Upper story stepbacks/adjacency standards

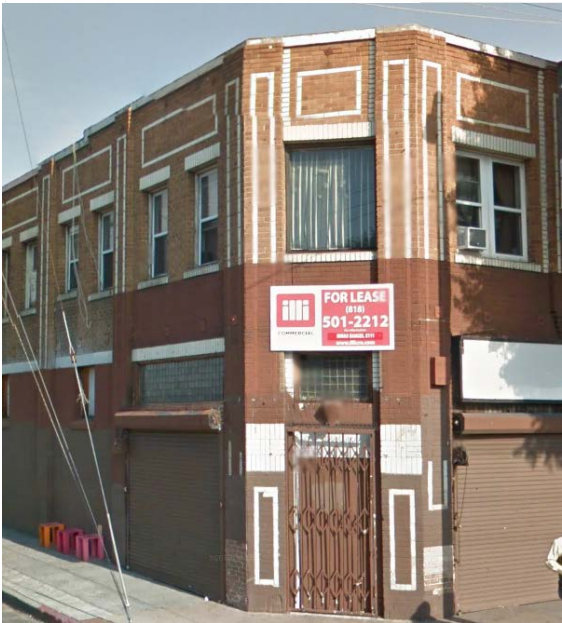


Draft Zoning District	Zone Symbol
Mid-Rise 1 (Regional Center)	MR1
Transit Node 1 (Level 1 Node)	TN1
Transit Node 2 (Level 2 Node)	TN2
Community Corridor 1 (Level 1 Corridor)	CC1
Community Corridor 2 (Level 2 Corridor)	CC2
Neighborhood Corridor 1 (Brooklyn Corridor)	NC1
Neighborhood Corridor 2	NC2



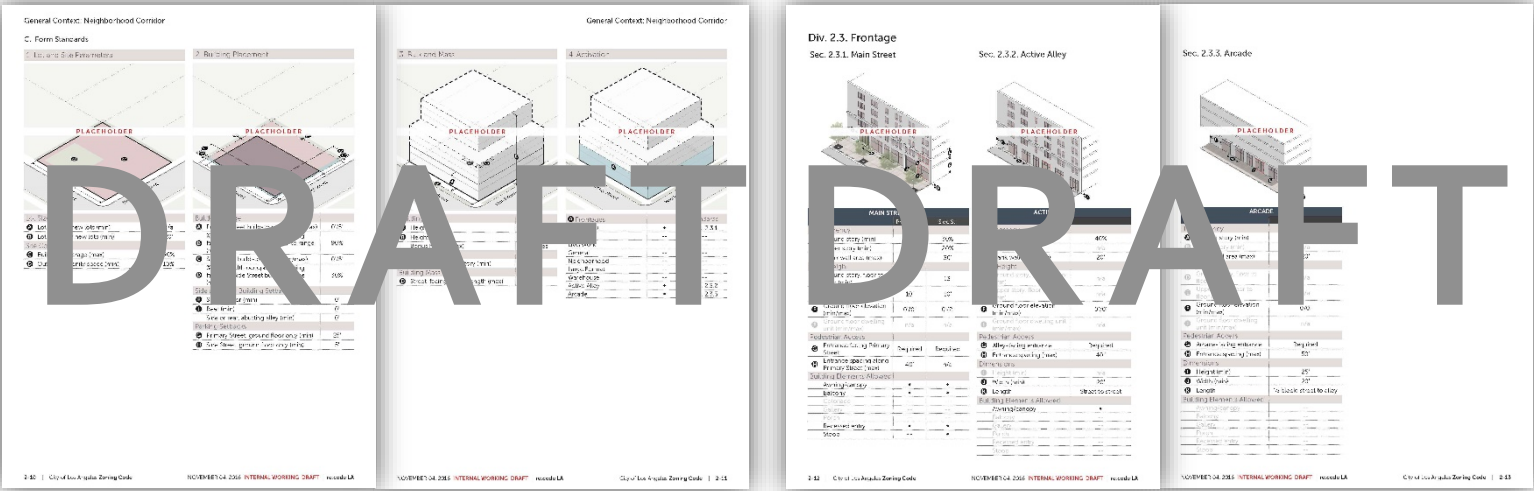


Historic Brooklyn Corridor





Draft Brooklyn Corridor Character Standards



Additional Design Standards	
Measurable standards for additional architectural or urban design elements beyond those regulated in the form district. Based on existing character-defining development	
Facade Articulation	
Vertical Expression	Require vertical change at 25-foot intervals (creating traditional bay widths) <ul style="list-style-type: none"> • Wall surface change or molding • Material change for full building height • Decorative band
Horizontal Expression	Require horizontal change at the 2nd story <ul style="list-style-type: none"> • Cornice, molding • Change in material • Change in color • Flush band • Flush band
Facade Height	Vary facade height to emphasize traditional bay width (see Horizontal Expression above)
Entrance	Emphasize the entrance: <ul style="list-style-type: none"> • Recessed entry • Change in cornice line • Architectural detail above entry • Change in awning form above entry • Distinctive wall opening (such as an arch)
Fenestration	Inset all upper-story windows
Building Materials	Limit the palette of primary building materials <ul style="list-style-type: none"> • Minimum 70% of street-facing wall surface (excluding glass) • Genuine stucco • Brick

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Updated Community Plan Text Draft Template

Chapter 3 – Land Use & Urban Form

3.1 Introduction – Overarching Vision

Neighborhoods

3.2 Diverse Housing Opportunities

3.3 Complete and Connected Neighborhoods

3.4 Conserving Neighborhood Character

Community Corridors

3.5 Vibrant Community Corridors

3.6 Mixed-Use Development Standards

3.7 Community Enhancement Opportunity Areas

Industrial Districts

3.8 Land for Industry, Innovation, and Jobs

3.9 Land Use Compatibility and Environmental Standards

3.10 Riverside Access and Awareness



Next Steps

Working with re:Code to:

- Finalize Use Districts
- Finalize and model metrics for Conservation Districts
- Create a process and procedure for Conservation District review without a discretionary approval
- Update to the Boyle Heights Neighborhood Council on re:Code Progress



Environmental & Public Review Process





Questions? Contact us!

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Check out our new website and follow us on Facebook!

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www.facebook.com/boyleheightsupdate