



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

April 19, 2023

TO: City Planning Commission

FROM: Craig Weber, Principal City Planner

TECHNICAL MODIFICATION/CORRECTION TO THE AGENDA FOR THE APRIL 20, 2023 CITY PLANNING COMMISSION SPECIAL MEETING; STAFF RECOMMENDATION REPORT; AND EXHIBITS A.1, A.3, B.1, B.2 FOR CASE NO. CPC-2016-2905-CPU; ENV-2016-2906-EIR

The following technical modifications/corrections are to be incorporated into the special meeting agenda, the staff recommendation report, and Exhibits A.1, A.3, B.1, and B.2 to be considered at the City Planning Commission meeting of Thursday April 20, 2023, related to Item No. 8 on the meeting agenda.

Deleted text is shown in strikethrough and added text is shown in underline.

1. **Modification to the CPC Special Meeting Agenda** for April 20, 2023 to reflect a corrected time to act date, from ~~7-19-2023~~ to 6-28-2023.
2. **Modification to Chapter II of the Boyle Heights Community Plan Implementation Overlay (CPIO) District (Exhibit B.1)**, to include the following under II-2. Eligibility:
 3. Dwelling Units. All units in an Eligible Housing Development shall meet the definition of a "Household Dwelling Unit" as defined in LAMC Ch. 1A Div. 14.2.
3. **Modification to Chapter V of the Boyle Heights Community Plan Implementation Overlay (CPIO) District (Exhibit B.1)**, to include the following:
 - a. Add parcels with Assessor Parcel Number 5172015900 to the Subarea D map.
 - b. Add parcels with Assessor Parcel Numbers 5410009901 and 5410009907 to the Subarea D map.
 - c. Add parcels with Assessor Parcel Numbers 5171015906 and 5171015905 to the Subarea D Map.
4. **Revisions to the Zoning Map (Exhibit B.2):**

- a. Change parcels with Assessor Parcel Number 5410009901 and 5410009907 from the zone [VF2-WH1-4][P1-FA][CPIO] to the zone [LM4-WH1-4][P2-FA][CPIO].
- b. Change the parcels with Assessor Parcel Number 5172015900 (361 S. Anderson Street) from the zone [VM2-WH1-4][IX5-FA][CPIO] to the zone [LM4-WH1-4][P2-FA][CPIO].
- c. Change parcels with Assessor Parcel Number 5171015906 and 5171015905 from the zone [VM1-GW1-3][IX5-FA][CPIO] to the zone [LM4-WH1-4][P2-FA][CPIO].
- d. Change parcels with Assessor Parcel Number 5180008908 (318 N. Mathews Street) from the zone [LN1-MU3-4][RX2-6][CPIO] to the zone [VF2-WH1-4][OS1-N][CPIO].

5. Revisions to the Proposed General Plan Land Use Map (Exhibit A.3):

- a. Change the Land Use Designation of the parcels with Assessor Parcel Number 5172015900 (361 S. Anderson Street) from Light Industrial to Public Facilities
- b. Change the Land Use Designation of the parcels with Assessor Parcel Number 5171015906 and 5171015905 from Light Industrial to Public Facilities.
- c. Change the Land Use Designation of the parcels with Assessor Parcel Number 5180008908 (318 N. Mathews Street) from Medium Neighborhood Residential to Open Space

6. Where revisions to the General Plan Land Use Designation Map (Exhibit A.3) are made as noted in (5) above, revise the related inset maps, acreages, and percentages in the General Plan Land Use Descriptions section of Chapter 1 of the **Community Plan Text (Exhibit A.1)**.

7. Staff Report Corrections:

- a. Amend the Staff Recommendation Report dated 4/20/2023 to read as follows:
 - i. Page A-10: "...and ~~introduces~~ presents for Commission consideration a new income category for Acutely Low Restricted Affordable Units, for households making 0-15 percent of the Area Median Income (AMI). With nearly 23% of persons in Boyle Heights estimated to have incomes below the poverty level, compared to 16% citywide (ACS, 2021), this would ~~introduces~~ affordable housing that is more affordable and accessible to households in Boyle Heights."
 - ii. Page A-35: "Of note, the Plan presents for Commission consideration ~~CPIO would establish~~ an Acutely-Low Income category, which is intended to create new affordable housing units for households that earn 0-15 percent of Area Median Income."
 - iii. Page F-8: "The Proposed CPIO District's Community Benefits Program subarea introduces a requirement that mixed-income projects include 30 percent of units in a new development as 2 -bedroom units or greater and

presents for Commission Consideration introduces a new income category for Acutely Low Restricted Affordable Units, for households making 0-15 percent of the Area Median Income (AMI). This would introduces affordable housing that is affordable to households in Boyle Heights and requires new mixed-income developments utilizing the program to include units that can accommodate multi-generational and other larger household sizes.”

- iv. Page F-11: “Finally, the Proposed Plan Community Benefits Program introduces a requirement that projects include 30 percent of units in a new development as 2-bedroom units or greater and presents for Commission consideration introduces a new income category for Acutely Low Restricted Affordable Units, for households making 0-15 percent of the Area Median Income (AMI). This would introduces affordable housing that is affordable to households in Boyle Heights and requires new mixed-income developments utilizing the program to include units that can accommodate multi-generational and other larger household sizes.”