

Welcome  
*Bienvenidos*



# Boyle Heights Community Plan Update

## *Actualización del Plan Comunitario de Boyle Heights*

City Planning Commission Hearing  
*Audiencia Pública de la Comisión de Planeación de la Ciudad*

CPC-2016-2905-CPU- M1

LOS ANGELES  
CITY PLANNING

January 11, 2024 | *11 de enero de 2024*

# Presentation Outline

## *Esquema de la Presentación*

- **Overview of the Plan Update**

*Plan recomendado de la CPC*

- **Modifications to the CPC Recommended Plan**

*Modificaciones al Plan Recomendado por la CPC*

- **Modifications Approved by City Council**

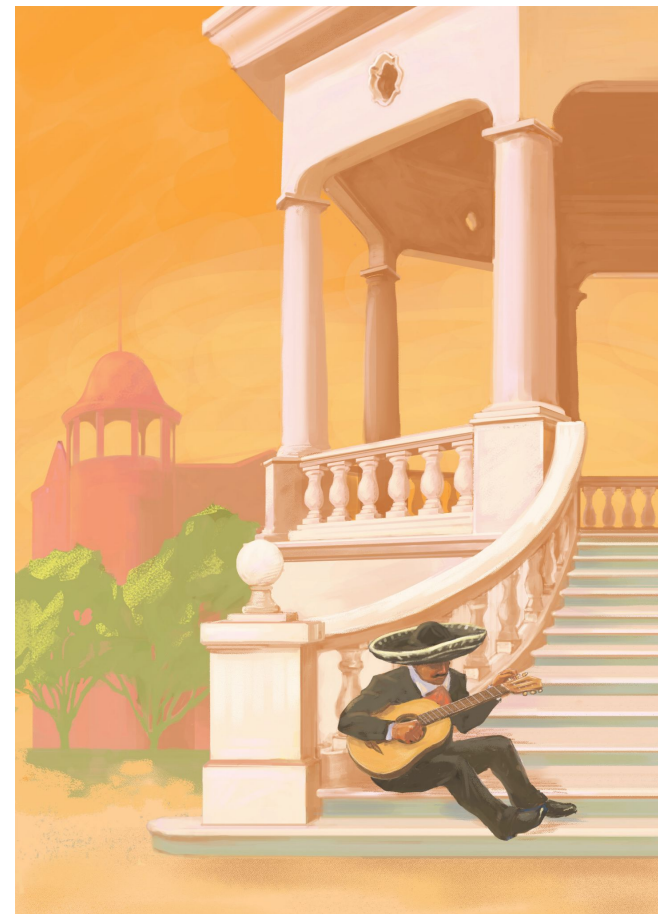
*Modificaciones aprobadas por el Consejo de la Ciudad*

- **Items for consideration by the CPC**

*Temas para consideración de la CPC*

- **What's Next?**

*¿Que sigue?*



# Recap of Milestones

## *Resumen de Hitos*

- **Proposed Plan City Planning Commission (CPC) Public Hearing - April 20, 2023**

*Audiencia Pública del Comisión de Planeación (CPC) del Plan Propuesto - 20 de Abril 2023*

- Additional analysis and recommendations requested

*Solicitaciones de análisis y recomendaciones adicionales*

- **Planning and Land Use Management Committee (PLUM) Public Hearing - December 5, 2023**

*Audiencia Pública del Comité de Planeación y Gestión de Uso de Suelo (PLUM) - 5 de Diciembre 2023*

- Additional analysis and recommendations requested

*Solicitaciones de análisis y recomendaciones adicionales*

- **City Council Public Hearing - December 12, 2023**

*Audiencia Pública del Consejo de la Ciudad - 12 de Diciembre 2023*

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# Overview of the Plan Update

## *Resumen de la Actualización del Plan*

# Components of the Plan Update

## Componentes de la actualización del plan

### Policy Document

#### Documento de política

#### GOALS AND POLICIES

##### MC GOAL 1

AN INTEGRATED STREET AND TRANSIT NETWORK THAT PROVIDES SAFE AND EFFICIENT MOBILITY OPTIONS FOR ALL USERS.

##### MC 1.1

Promote the establishment of Mobility Hubs at major transit stations and intersections in Boyle Heights to increase mobility options for residents and employees and to enhance first mile/last mile connections.

##### MC 1.2

Improve the function of Soto Street as the community's primary multimodal north-south corridor and promote establishment of Mobility Hubs at intersections with major east-west corridors.

##### MC 1.3

Ensure that major destinations within the community are sufficiently equipped with bicycle parking, bus shelters, safe pedestrian crossings, and wayfinding signage.

##### MC 1.4

Enhance connectivity around major transit stations and intersections by pursuing opportunities to provide efficient and intuitive pathways through large blocks that follow desired pedestrian routes.

##### MC 1.5

Improve the travel experience for bus riders by ensuring bus stops provide sufficient shelter and seating, and are equipped with real-time passenger information display systems.

##### MC 1.6

Encourage the development of dedicated bus lanes on Soto Street and Whittier Boulevard in order to improve transit reliability and efficiency.

##### MC 1.7

Redesign and improve streets in Boyle Heights with the primary objective of improving pedestrian and bicycle safety and mobility.

##### MC 1.8

Prioritize locations on the High Injury Network, as designated by LADOT, for safety improvements in order to achieve high-impact reductions in injuries and fatalities.

##### MC 1.9

Maximize pedestrian and bicycle safety around schools.

##### MC 1.10

Employ traffic calming measures along Collector Streets passing through neighborhoods to discourage vehicle traffic from traveling at unsafe speeds in predominantly residential areas.

##### MC GOAL 2

A STREET NETWORK THAT OFFERS SAFE AND PLEASANT WALKING ENVIRONMENT FOR ALL PEOPLE.

##### MC 2.1

Prioritize safe and comfortable pedestrian crossings at major intersections and along corridors by implementing improvements such as:

- leading pedestrian intervals
- scramble crosswalks
- right turn limitations for vehicles at red lights
- raised pedestrian crossings
- pedestrian crossing facilities at midblock locations

##### MC 2.2

Accommodate sidewalk widening through the reduction of vehicular lanes along street segments with high pedestrian volumes, as feasible.

### Land Use Map

#### Mapa de uso de suelo



### Zoning & CPIO

#### Herramientas de zonificación y "CPIO"

FORM REVISION: 07/2020 (1) (06 - 03/07)  
 - Very Low-Limited-Narrow Form Districts -

SEC. 28.4.1. VERY LOW-LIMITED-NARROW 1 (VLN1)

**A. Lot Parameters**

1. LOT SIZE	
Lot area (min)	5000 sf
Lot width (min)	40'
2. COVERAGE	
Building coverage (max)	65%
Building setbacks	
Primary street (min)	see Frontage
Side street (min)	see Frontage
Rear (min)	3'
Alley (min)	0'
Special lot line (min)	see Frontage
3. AMENITY	
Lot amenity space (min)	15%
Residential amenity space (min)	10%

**B. Bulk and Mass**

1. FAS HEIGHT	
Base FAS (max)	0.6
Height in feet (max)	33'
Height in stories (max)	3
Bonus FAS (max)	1.0
2. UPPER-STORY BULK	
Bulk Plane	24'
Origin height	60"
Angle	60°
3. BULK INCREASE	
Building width (max)	50'
Building break (min)	6'

# The Community Plan Addresses

## *El Plan Comunitario Aborda*

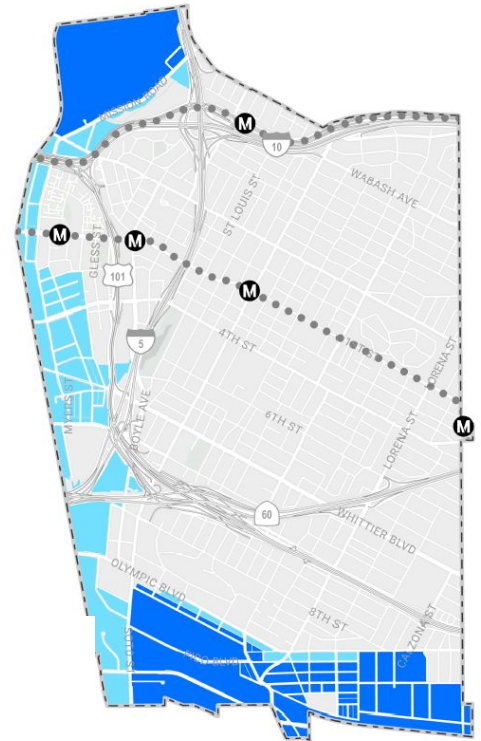
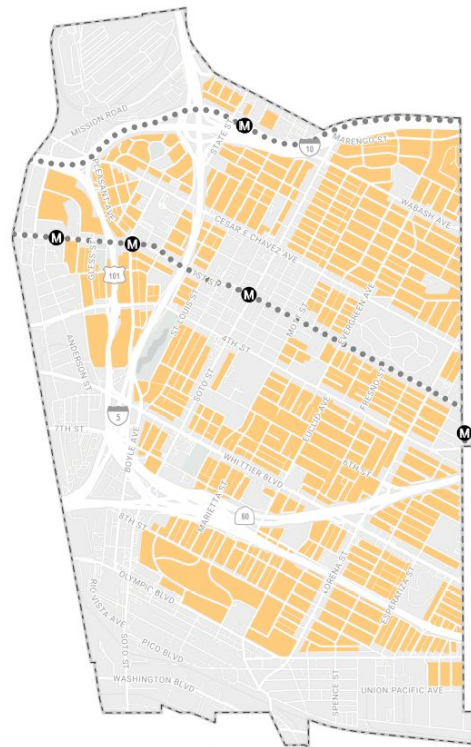
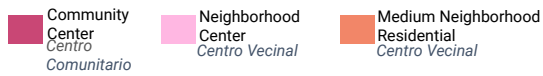
- **The rich cultural history and neighborhood identity of Boyle Heights**  
*La historia cultural rica y la identidad del vecindario de Boyle Heights*
- **Community health and environmental injustice**  
*Los problemas de salud comunitaria e injusticia ambiental*
- **Climate change**  
*Los problemas del cambio climático*
- **The housing needs of current and future residents**  
*Las necesidades de vivienda de los residentes actuales y futuros*
- **Local jobs and small businesses**  
*Los empleos locales y las pequeñas empresas*



**Housing Opportunities Near Transit**  
*Oportunidades para viviendas cerca de tránsito*

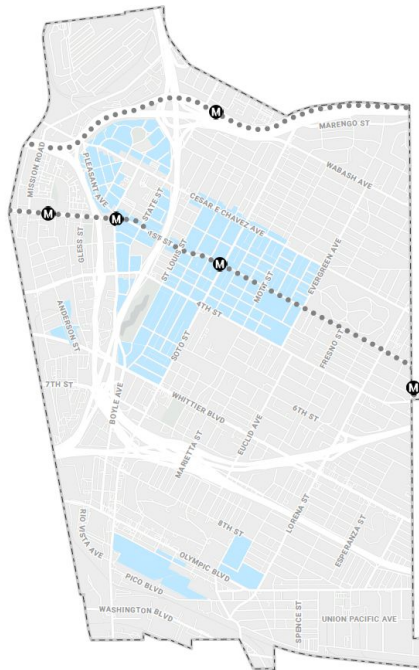
**Safeguard Residential Neighborhoods**  
*Mantener vecindarios residenciales existentes*

**Preserve Industrial Land**  
*Preservar areas industriales*

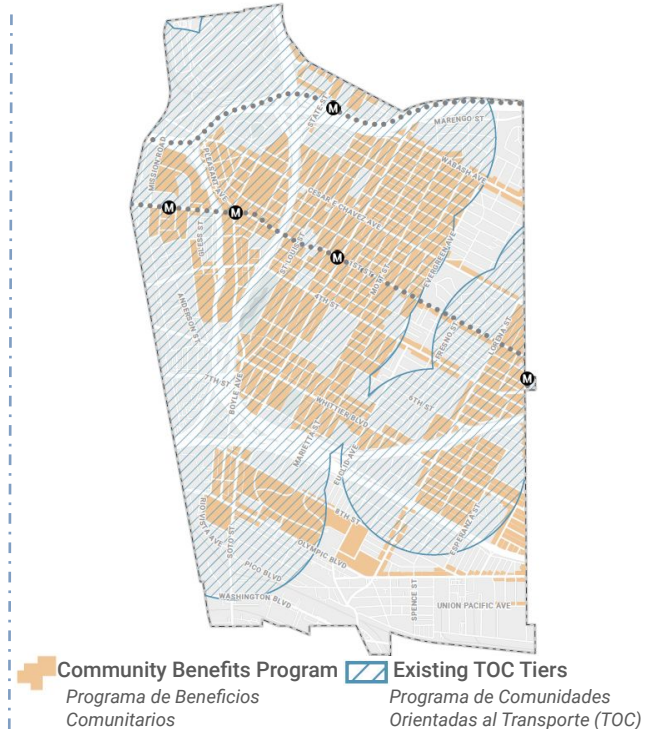


# Highlighted Features of the Plan Update

## Características de la Actualización del Plan Destacadas



Subarea B - Historic Resources  
Recursos Historicos



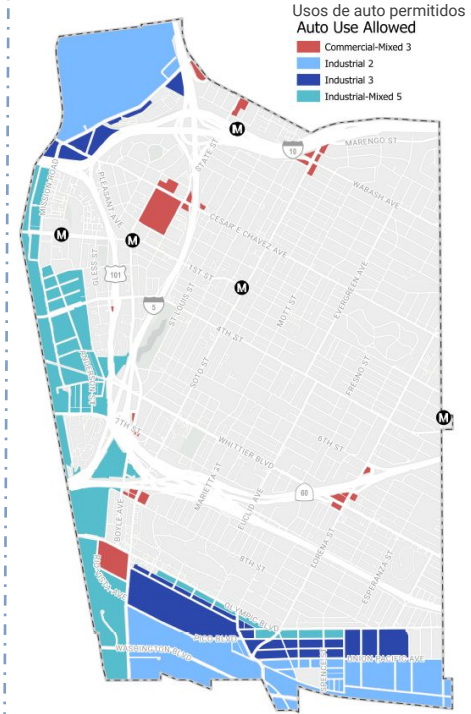
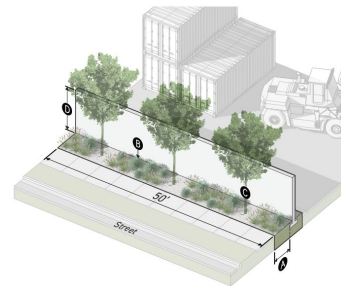
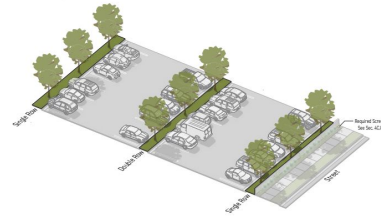


# Highlighted Features of the Plan Update

## Características de la Actualización del Plan Destacadas



Subarea C - Soil Sampling  
Analises de tierra



Usos de auto permitidos  
Auto Use Allowed

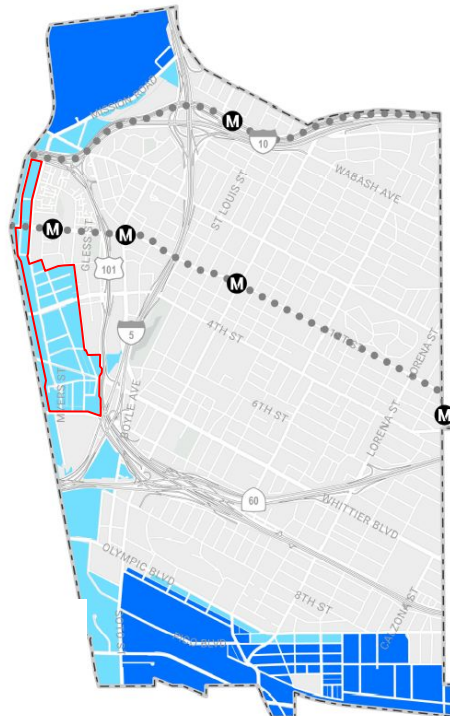
- Commercial-Mixed 3
- Industrial 2
- Industrial 3
- Industrial-Mixed 5

# Maintain Industrial Land for Jobs

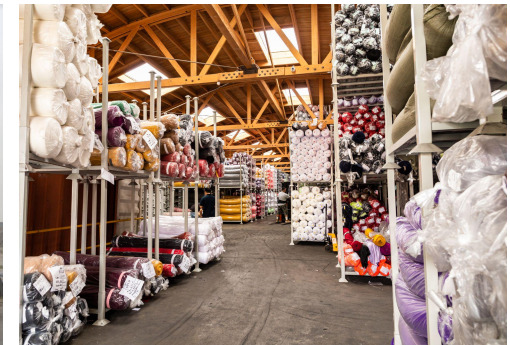
## *Mantener uso de suelo para empleos*

### CPC Recommended Industrial Land

*Uso de suelo industrial recomendado por la CPC*



Light Industrial *Industria ligera*      Heavy Industrial *Industria pesada*



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# Modifications to the CPC Recommended Plan

## *Modificaciones al Plan Recomendado por la CPC*

# Recommendations Approved by City Council

## *Recomendaciones aprobadas por el Consejo de la Ciudad*

- **Recommendations in the Director of Planning Technical Memo to PLUM Committee (Exhibit B.4)**  
*Recomendaciones en el Memorando Técnico del Director de Planeación al Comité PLUM (Anexo B.4)*
- **Council District 14 requests made at PLUM Committee and City Council (Exhibit B.5)**  
*Recomendaciones de parte del Distrito 14 presentadas ante el Comité PLUM y el Consejo de la Ciudad (Anexo B.5)*



# Items for Consideration by the CPC

## *Temas para consideración del CPC*

1. **Allow Hybrid Industrial uses within an industrial district adjacent to the Los Angeles River**  
*Permitir usos industriales híbridos dentro de un distrito industrial adyacente al río Los Ángeles*
2. **Clearly delineate where specific Density Districts apply within their respective Land Use Designation**  
*Delinear más claramente dónde se aplican Distritos de Densidad específicos dentro de su respectiva Designación de Uso de Suelo*
3. **Technical changes to zone district nomenclature**  
*Cambios técnicos a los nombres utilizados en distritos de zonificación*

# Items for Consideration by the CPC

## *Temas para consideración del CPC*

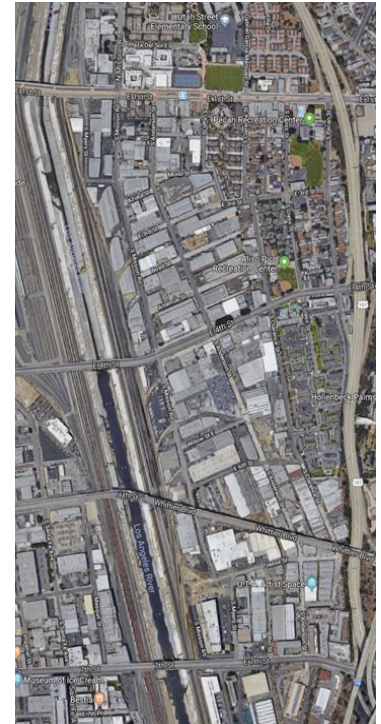
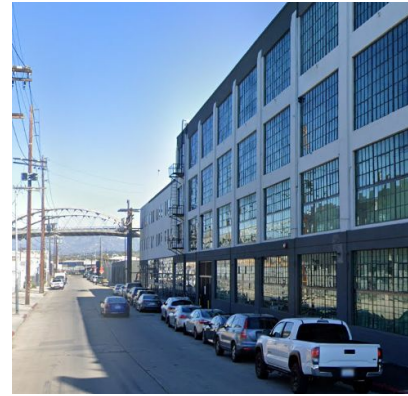
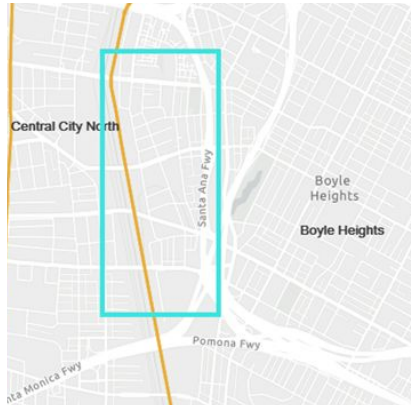
1. Changes to the General Plan Land Use Map and Community Plan text, and Framework Element, to allow Hybrid Industrial uses within an industrial district adjacent to the Los Angeles River (Exhibits A.2-A.5)

*Cambios al mapa de uso de suelo del Plan General y al documento de políticas del plan comunitario, y al elemento de marco, para permitir usos industriales híbridos dentro de un distrito industrial adyacente al río Los Ángeles (Anexos A.2-A.5)*



# “Land Use Mix” Alternative 3

## Alternativa 3 de “uso de suelo mixto”

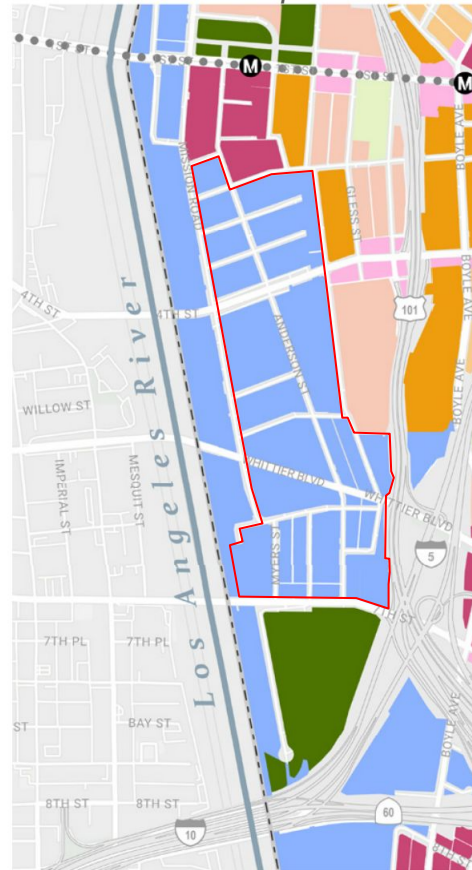


# Alternative 3 (April 2023)

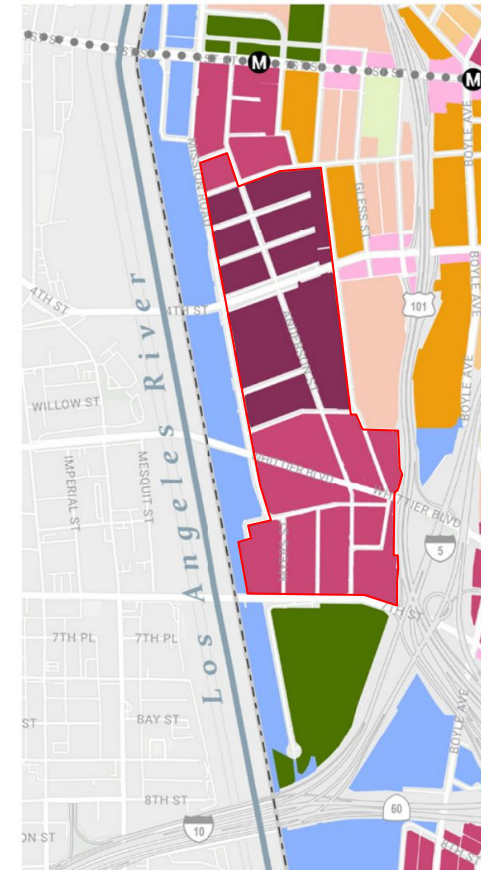
## Alternativa 3 (Abril 2023)

- Community Center / Centro Comunitario
- Neighborhood Center / Centro Vecinal
- Medium Neighborhood Center / Vecindario Mediano
- Medium Residential / Mediano
- Low Neighborhood Residential / Vecindario Bajo
- Low Medium Residential / Bajo Mediano
- Low Residential / Residencial Bajo
- Light Industrial / Industrial Ligera
- Industrial / Industrial
- Hybrid Industrial / Industrial Hibrido
- Open Space / Espacio Público
- Public Facility / Instalacion Pública
- Freeway / Carretera

**CPC Recommended Plan**  
*Plan recomendado por la CPC*



**Alternative 3**  
*Alternativa 3*



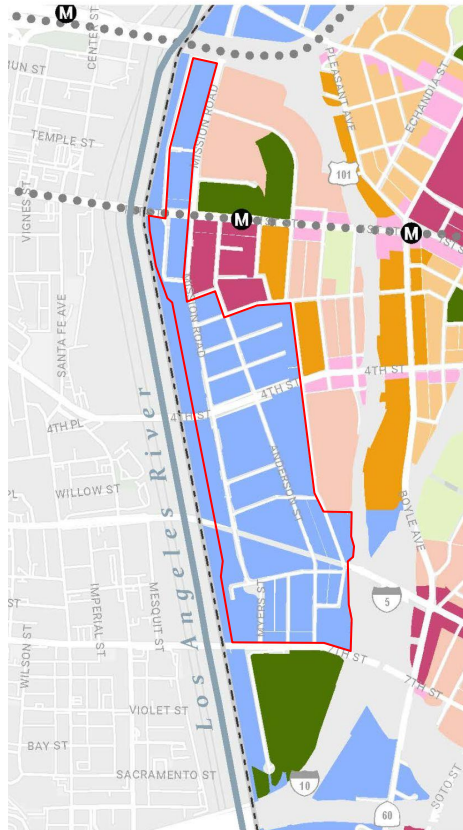


# Council Approved Plan (December 2023)

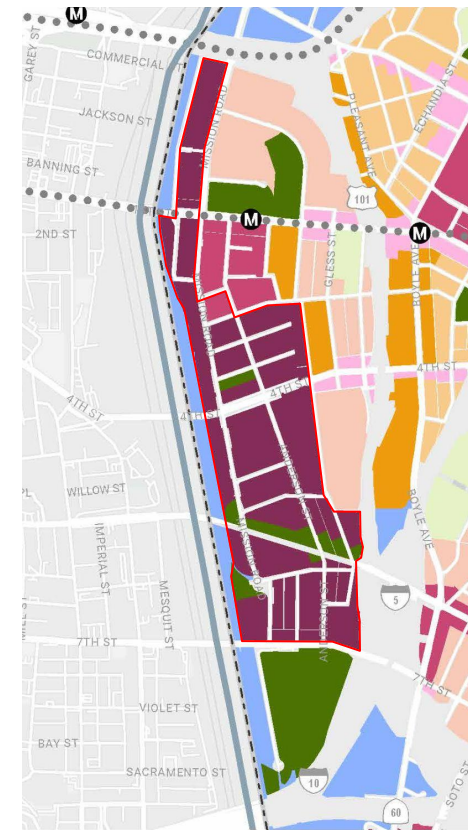
*Plan Aprobado  
por el Consejo  
(Diciembre 2023)*

- Community Center / Centro Comunitario
- Neighborhood Center / Centro Vecinal
- Medium Neighborhood Center / Vecindario Mediano
- Medium Residential / Mediano
- Low Neighborhood Residential / Vecindario Bajo
- Low Medium Residential / Bajo Mediano
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- Light Industrial / Industrial Ligera
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- Public Facility / Instalacion Pública
- Freeway / Carretera

**CPC Recommended Plan**  
*Plan recomendado por la CPC*



**Council Approved Plan**  
*Plan aprobado por el consejo*



# Growth Projections

## Proyecciones de Crecimiento

The approved Community Plan plans for...  
*El Plan Comunitario aprobado planea para...*

**+29,000** new residents

*nuevos residentes*

**+11,000** housing units

*unidades de vivienda*

**+13,000** jobs

*trabajos*

...by the year 2040  
 ...para el año 2040

**VS**

The Community Plan (Alternative 3) plans for...  
*El Plan Comunitario (Alternativa 3) planea para...*

**+38,000** new residents

*nuevos residentes*

**+14,000** housing units

*unidades de vivienda*

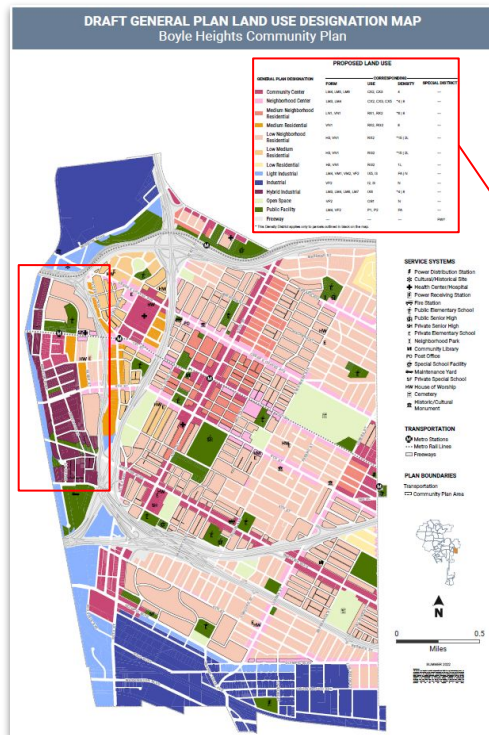
**+12,000** jobs

*trabajos*

...by the year 2040  
 ...para el año 2040

# Recommended Land Use Map Revisions (Exhibit A.4)

## Revisiones Recomendadas al Mapa de Uso del Suelo (Anexo A.4)



PROPOSED LAND USE				
GENERAL PLAN DESIGNATION	FORM	USE	DENSITY	SPECIAL DISTRICT
Community Center	LM4, LM5, LM6	CX2, CX3	4	---
Neighborhood Center	LM3, LM4	CX2, CX3, CX5	*4   8	---
Medium Neighborhood Residential	LN1, VN1	RX1, RX2	*6   8	---
Medium Residential	VN1	RX2, RG2	8	---
Low Neighborhood Residential	H3, VN1	RX2	*15   2L	---
Low Medium Residential	H3, VN1	RG2	*15   2L	---
Low Residential	H3, VN1	RG2	1L	---
Light Industrial	LM4, VM1, VM2, VF2	IX5, I3	FA   N	---
Industrial	VF2	I2, I3	N	---
Hybrid Industrial	LM3, LM4, LM6, LM7	IX6	*4   8	---
Open Space	VF2	OS1	N	---
Public Facility	LM4, VF2	P1, P2	FA	---
Freeway	---	---	---	FWY

\* This Density District applies only to parcels outlined in black on the map.

# New Zoning for the Hybrid Industrial Designation

## Nueva Zonificación para la Designación Industrial Híbrida

### Use District Industrial Mixed-use (IX6)

#### Distrito de Uso Industrial Mixto (IX6)

- Dwelling uses in conjunction with Productive Space and/or Legacy Small Business (Sec. 5C.4.6.)

*Usos de la vivienda en conjunto con espacio productivo y/o pequeñas empresas de legado (Sec. 5C.4.6.)*

- Non-residential Community Benefits Program

*Programa de beneficios comunitarios no residenciales*

(FORM - FRANKING - SIGNATURE) USE - DENSITY  
- Industrial-Mixed Districts -

**SEC. 5B.7.6. INDUSTRIAL-MIXED, TRANSITION (IX6)**

**A. Intent**  
Reserved.

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min) Heavy Industrial Relief (see Residential)	SP C1
Dwelling	S*	In conjunction with:  Floor Area (min) Inclusionary Housing Program	Manufacturing, Light: General, Artistic & Artisanal, and/or Garment & Accessory and/or Legacy Small Business (Sec. 5C.4.6.)  0.5 FAR Sec. 5C.4.5.
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	Hours of operation (early/late) Client visits per-hour (max) Supplemental standards	8AM/8PM 1 Sec. 5B.7.6.C.1.
Home Sharing	P*	In conjunction with: Special use program (see Residential)	Dwelling Sec. 5C.4.4.
Joint Living & Work Quarters	P*	Designated work space: Work space area (min/ft <sup>2</sup> ) (see Residential)	20%
Live/Work	S*	Designated work space Work space dimensions (min)	Depth: 20' Width: 15' (frontage) Height: 14'
Mobilehome Park	--	Location Inclusionary Housing Program	Ground floor Sec. 5C.4.5.
Supportive Housing:			
General	P*	(see Residential)	
Medical Care	P*	Restricted affordable units (see Residential)	100%

KEY: "P\*" - Permitted Use; "S\*" - Special Use Program; "--" - Not Permitted; "\*" - Use Standard Applies; "C1" - Approval by Zoning Administration; "C2" - Public Hearing by Zoning Administration; "C3" - Review by City Planning Commission

Boyle Heights Community Plan DRAFT November 2023 LOS ANGELES ZONING CODE | 5-235

# New Zoning for the Hybrid Industrial Designation

## Nueva Zonificación para la Designación Industrial Híbrida

### Use District Industrial Mixed-use (IX6)

Distrito de Uso Industrial Mixto (IX6)

- **Inclusionary housing obligation (Sec. 5C.4.5.)**  
*Obligación de vivienda inclusiva (Sec. 5C.4.5.)*



or



or



FORM: FRONTAGE - STREETSIDE | **USE: DENSITY 1**  
- Industrial-Mixed Districts -

SEC. 5B.7.6. **INDUSTRIAL-MIXED, TRANSITION (IX6)**

**A. Intent**  
Reserved.

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial Relief (see Residential)	50' C1
Dwelling	S*	In conjunction with:	Manufacturing, Light-Geners, Artistic & Artisanal, and/or Garment & Accessory and/or Legacy Small Business (Sec. 5C.4.5.)
		Floor Area (min)	0.5 FAR Inclusionary Housing Program (see 5C.4.5.)
Household Business:			
Family Child Care	P**	In conjunction with:	Dwelling
Home Occupation	P**	In conjunction with:	Dwelling
		Hours of operation (early/late) (Client visits per hour (max))	8AM/8PM 1
Home Sharing	P**	Supplemental standards	Sec. 55.7.6.C.1.
		In conjunction with:	Dwelling
Joint Living & Work Quarters	P**	Special use program (see Residential)	Sec. 5C.4.4.
		Designated work space:	
Live/Work	S*	Work space area (min/max)	20%
		Designated work space	
		Work space dimensions (min)	Depth: 20' Width: 15' (frontage)
		Work space dimensions (max)	Height: 12'
Mobilehome Park Supportive Housing:	--	Location	Ground floor
		Inclusionary Housing Program	Sec. 5C.4.5.
General	P*	(see Residential)	
Medical Care	P**	Restricted affordable units (see Residential)	100%

KEY: "P": Permitted Use; "S": Special Use Program; "\*" - Use Not Permitted; "\*\*" - Use standard applies; "C1": Approval by Zoning Administrator; "C2": Public Hearing by Zoning Administrator; "C3": Review by City Planning Commission

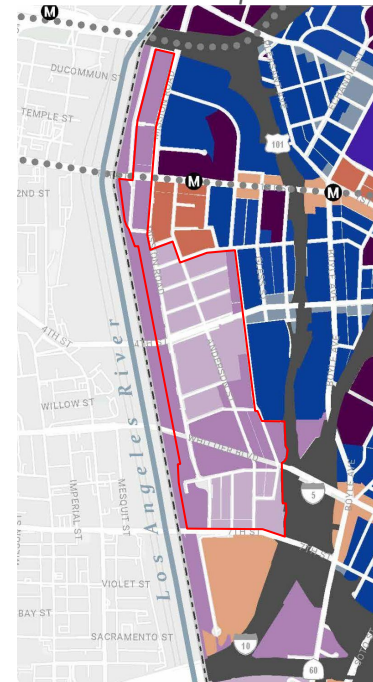
Boyle Heights Community Plan **DRAFT November 2023** LOS ANGELES ZONING CODE | 5-255

# New Zoning for the Hybrid Industrial Designation

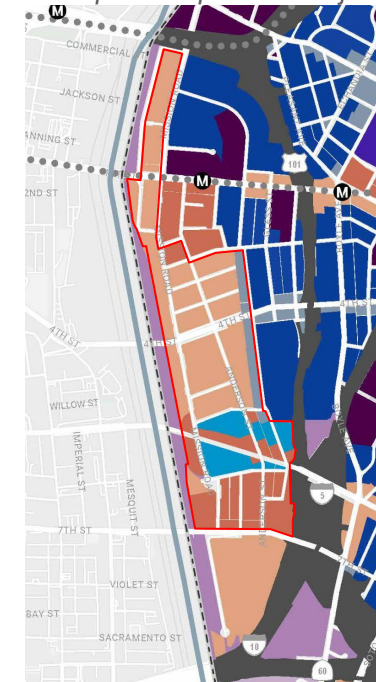
## Nueva Zonificación para la Designación Industrial Híbrida

Form District <i>Distrito de forma</i>	Base FAR <i>FAR de base</i>	Bonus FAR <i>FAR de bono</i>	Base Height <i>Altura de base</i>	Bonus Height <i>altura de bono</i>	Transitional Height <i>Altura de transición</i>
<b>Council Approved Plan</b> <i>Plan aprobado por el consejo</i>					
LM3	1.5	2.5	2 stories/ <i>pisos</i>	4 stories/ <i>pisos</i>	Yes/Sí
LM4		3.0			
LM6		4.0	N/A	N/A	
LM7					
<b>CPC Recommended Plan</b> <i>Plan recomendado por la CPC</i>					
VM1	1.5	N/A	45 ft/ <i>pies</i>	N/A	N/A
VM2			65 ft/ <i>pies</i>		

**CPC Recommended Plan**  
*Plan recomendado por la CPC*



**Council Approved Plan**  
*Plan aprobado por el consejo*



# New Zoning for the Hybrid Industrial Designation

## Nueva Zonificación para la Designación Industrial Híbrida

### Form District LM3 “upper-story bulk” standards

### Estándares para “bulto del piso superior” del Distrito de Forma LM3



**B. Bulk and Mass**

1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		
	1.5	
A Base height in stories (max)		
	2	
Bonus FAR		
	2.5	
B Bonus height in stories (max)		
	4	
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
C	Stories without step-back (max)	2
D	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	n/a

FORM PREVIOUS EDITIONS USE PREVIOUS EDITIONS - Low-Rise Medium Form Districts -

SEC. 28.9.3. LOW-RISE MEDIUM 3 (LM3)

**A. Lot Parameters**

1. LOT SIZE		Div. 2C.1
1	Lot area (min)	n/a
2	Lot width (min)	n/a
2. COVERAGE		Div. 2C.2
3	Building coverage (max)	100%
Building setbacks		
4	Primary street (min)	0'
5	Side street (min)	0'
6	Side (min)	0'
7	Rear (min)	10'
8	Alley (min)	0'
9	Special: All (min)	0'
3. AMENITY		Div. 2C.3
10	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

**B. Bulk and Mass**

1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		
	1.5	
A Base height in stories (max)		
	2	
Bonus FAR		
	2.5	
B Bonus height in stories (max)		
	4	
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
C	Stories without step-back (max)	2
D	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	n/a
3. BUILDING MASS		Div. 2C.6.
Building width (max)		
	110'	
Building break (min)		
	15'	

BOYLE HEIGHTS - POST CPC DRAFT - SUMMER 2023

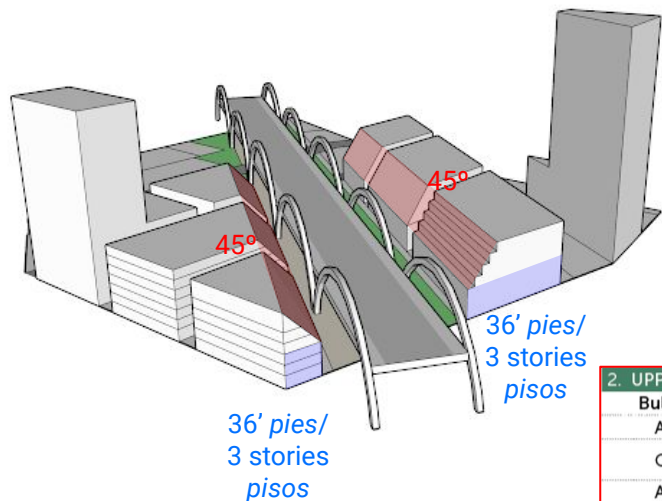
City of Los Angeles Zoning Code | 2-19

# New Zoning for the Hybrid Industrial Designation

## Nueva Zonificación para la Designación Industrial Híbrida

### Form District LM7 “bulk plane” standards

Los estándares de “plano de volumen” del Distrito de Forma LM7



2. UPPER-STORY BULK		Div. 2C.5.
<b>Bulk plane</b>		
Applicable lot line		Special
Origin height		36' / 3 stories
Angle		45°

FORM - FRONTAGE STANDARDS (USE - DENSITY)  
- Low-Rise Medium Form Districts -

SEC. 2B.97. LOW-RISE MEDIUM 7 (LM7)

A. Lot Parameters

B. Bulk and Mass

1. LOT SIZE		Div. 2C.1.
Lot area (min)	1,000 sf	
Lot width (min)	20'	

2. COVERAGE		Div. 2C.2.
Building coverage (max)	100%	
<b>Building setbacks</b>		
Primary street (min)	0'	
Side street (min)	0'	
Side (min)	0'	
Rear (min)	0'	
Alley (min)	0'	
Special: All (min)	15'	

3. AMENITY		Div. 2C.3.
Lot amenity space (min)	20%	
Residential amenity space (min)	10%	

1. FAR & HEIGHT		Div. 2C.4.
FAR (max)	1.5	
Height (max)	none	
Bonus FAR (max)	4.0	

2. UPPER-STORY BULK		Div. 2C.5.
<b>Bulk plane</b>		
Applicable lot line		Special
Origin height		36' / 3 stories
Angle		45°
<b>Transitional height</b>		
Applicability: max allowed height of adjoining district		36' / 3 stories
Street setback (min)		10'
Rear/side setback (min)		10'
3rd story setback (min)		20'
6th story setback (min)		30'

3. BUILDING MASS		Div. 2C.6.
Building width (max)	140'	
Building break (min)	15'	

BOYLE HEIGHTS- POST CPC DRAFT - FALL 2023

City of Los Angeles Zoning Code | 2-23



# New Zoning for the Hybrid Industrial Designation

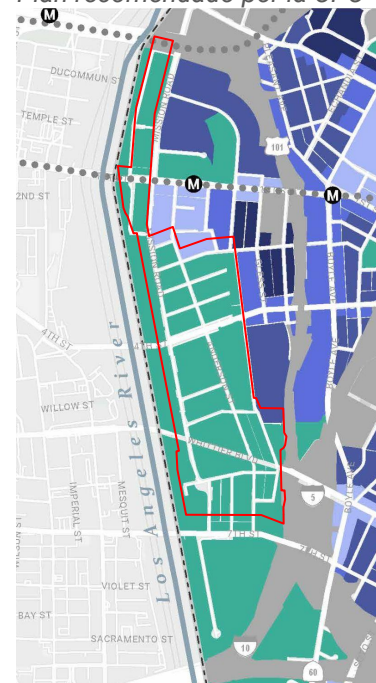
## Nueva Zonificación para la Designación Industrial Híbrida

### Density Districts

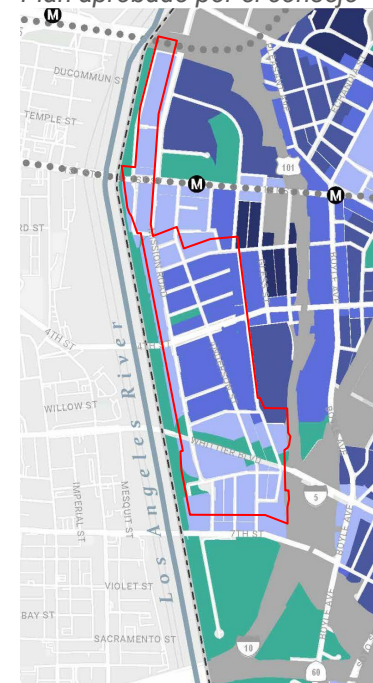
#### Districtos de densidad

Density District Distrito de densidad	Lot Area per Household Dwelling Unit (min SF) Área de lote por unidad de vivienda (mín. pies cuadrados)
FA	Limited by Floor Area <i>Limitado por area de piso</i>
4	400
8	800

**CPC Recommended Plan**  
*Plan recomendado por la CPC*



**Council Approved Plan**  
*Plan aprobado por el consejo*



# Recommended Community Plan Text Revisions (Exhibit A.2)

*Revisiones Recomendadas al Documento de Políticas del Plan Comunitario (Anexo A.2)*

## Summary of Amendments to the Boyle Heights Community Plan text:

*Resumen de Enmiendas al Documento de Políticas del Plan Comunitario de Boyle Heights:*

<b>Chapter &amp; Section</b> <i>Capítulo y sección</i>	<b>Modifications</b> <i>Modificaciones</i>
<p><b>Chapter 1</b> General Plan Land Use Designations <i>Capítulo 1</i> <i>Designaciones de uso de suelo del plan general</i></p>	<p><b>Low Neighborhood Residential, Low Medium Residential, Low Residential</b> <i>Vecindario Residencial Bajo, Residencial Bajo Medio, Residencial Bajo</i></p>
<p><b>Chapter 2</b> Goals and Policies section, Jobs and Economic Development <i>Capítulo 1</i> <i>Sección de metas y políticas, Empleos y desarrollo económico</i></p>	<p><b>LU 10.2, LU GOAL 12, LU 12.1, LU 12.3, LU 12.7, LU 12.8, LU 23.6, LU 23.7 (new/nuevo)</b></p>

# Recommended Framework Element Revisions (Exhibit A.3)

## Revisiones Recomendadas al Elemento del Marco (Anexo A.3)

### Summary of Amendments to the Framework Element:

#### Resumen de Enmiendas al Elemento marco:

Chapter & Section <i>Capítulo y sección</i>	Modifications <i>Modificaciones</i>
<p><b>Chapter 3</b> Land Use section, Industrial policies Sección de uso de suelo, Políticas industriales</p>	<p>3.14.10, 3.14.11</p>
<p><b>Appendix A</b> Anexo A</p>	<p>Table 3-2A, Table 3-3A, Table 3-9A</p>
<p><b>Appendix A</b> LAMC Chapter 1A Land Use Designations Table to the Framework Element Anexo A Capítulo 1A de LAMC Tabla de designaciones de uso de suelo para el Elemento de marco</p>	<p><b>Low Neighborhood Residential, Low Medium Residential, Low Residential, Hybrid Industrial</b> <i>Vecindario Residencial Bajo, Residencial Bajo Medio, Residencial Bajo, Industrial Híbrido</i></p>

# Items for Consideration by the CPC

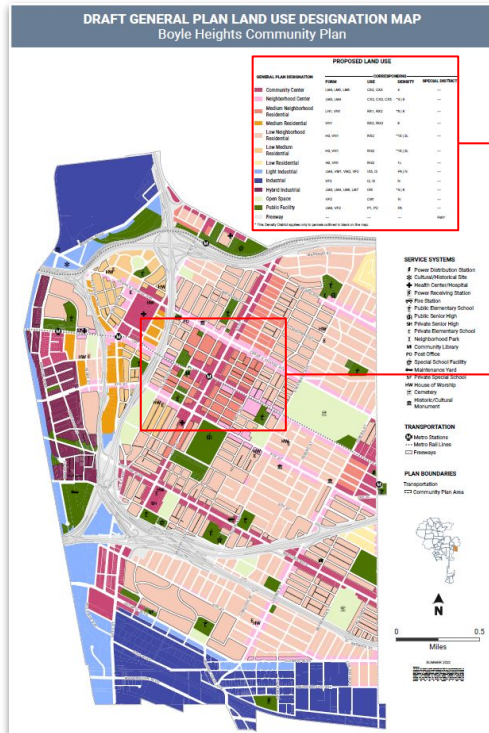
## *Temas de Consideración por la CPC*

2. **Changes to the General Plan Land Use Map, to more clearly delineate where specific Density Districts apply within their respective Land Use Designation**  
*Cambios al Mapa de Uso de Suelo del Plan General, para delinear más claramente dónde se aplican Distritos de Densidad específicos dentro de su respectiva Designación de Uso de Suelo*

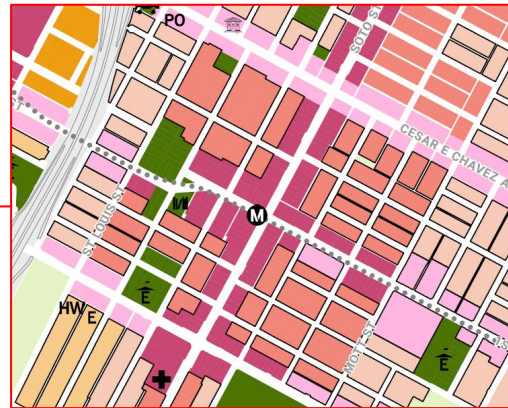


# Recommended Land Use Map Revisions (Exhibit A.4)

## Revisiones Recomendadas al Mapa de Uso Del Suelo (Anexo A.4)



PROPOSED LAND USE			
GENERAL PLAN DESIGNATION	FORM	USE	DENSITY
Community Center	LM4, LM5, LM6	CX2, CX3	4
Neighborhood Center	LM3, LM4	CX2, CX3, CX5	4, 8
Medium Neighborhood Residential	LN1, VN1	RX1, RX2	6, 8
Low Neighborhood Residential	H3, VN1	RX2	15, 2L
Low Medium Residential	H3, VN1	RG2	15, 2L
Low Residential	H3, VN1	RG2	1L
Light Industrial	LM4, VM1, VM2, VF2	IX5, I3	FA, N
Industrial	VF2	I2, I3	N
Hybrid Industrial	LM3, LM4, LM6, LM7	IX6	4, 8
Open Space	VF2	OS1	N
Public Facility	LM4, VF2	P1, P2	FA
Freeway	---	---	---



GENERAL PLAN DESIGNATION	FORM	CORRESPONDING		SPECIAL DISTRICT
		USE	DENSITY	
Community Center	LM4, LM5, LM6	CX2, CX3	4	---
Neighborhood Center	LM3, LM4	CX2, CX3, CX5	4, 8	---
Medium Neighborhood Residential	LN1, VN1	RX1, RX2	6, 8	---
Low Neighborhood Residential	VN1	RX2, RG2	8	---
Low Medium Residential	H3, VN1	RX2	15, 2L	---
Low Residential	H3, VN1	RG2	15, 2L	---
Light Industrial	LM4, VM1, VM2, VF2	IX5, I3	FA, N	---
Industrial	VF2	I2, I3	N	---
Hybrid Industrial	LM3, LM4, LM6, LM7	IX6	4, 8	---
Open Space	VF2	OS1	N	---
Public Facility	LM4, VF2	P1, P2	FA	---
Freeway	---	---	---	FWY

\* This Density District applies only to parcels outlined in black on the map.

# Items for Consideration by the CPC

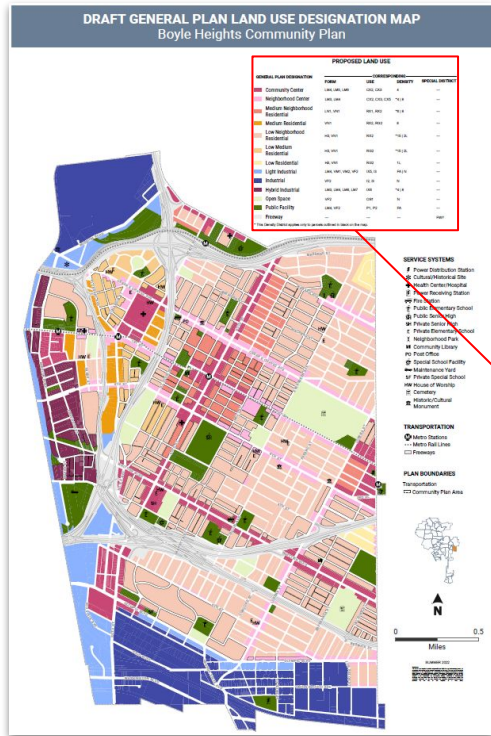
## *Temas de Consideración por la CPC*

3. Technical changes to zone district nomenclature, as articulated on the General Plan Land Use Map  
*Cambios técnicos a los nombres del distrito de zona, según articulado en el Mapa de Uso del Suelo del Plan General*



# Recommended Land Use Map Revisions (Exhibit A.4)

## Revisiones Recomendadas al Mapa de Uso del Suelo (Anexo A.4)



**Modified Corresponding Table**  
*Tabla correspondiente modificada*

GENERAL PLAN DESIGNATION	PROPOSED LAND USE			
	FORM	USE	DENSITY	SPECIAL DISTRICT
Community Center	LM4, LM5, LM6	CX2, CX3	4	---
Neighborhood Center	LM3, LM4	CX2, CX3, CX5	4   8	---
Medium Neighborhood Residential	LN1, VN1	RX1, RX2	6   8	---
Medium Residential	VN1	RX2, RG2	8	---
Low Neighborhood Residential	H3, VN1	RX2	*15   2L	---
Low Medium Residential	H3, VN1	RG2	*15   2L	---
Low Residential	H3, VN1	RG2	1L	---
Light Industrial	LM4, VM1, VM2, VF2	IX5, I3	FA   N	---
Industrial	VF2	I2, I3	N	---
Hybrid Industrial	LM3, LM4, LM6, LM7	IX6	*4   8	---
Open Space	VF2	OS1	N	---
Public Facility	LM4, VF2	P1, P2	FA	---
Freeway	---	---	---	FWY

\* This Density District applies only to parcels outlined in black on the map.

**Original Corresponding Table**  
*Tabla correspondiente original*

GENERAL PLAN DESIGNATION	PROPOSED LAND USE			
	FORM	USE	DENSITY	SPECIAL DISTRICT
Community Center	LM4, LM5, LM6	CX2, CX3	4	---
Neighborhood Center	LM3, LM4	CX2, CX3, CX5	4   8	---
Medium Neighborhood Residential	LN1, VN2	RX1, RX2	6   8	---
Medium Residential	VN2	RG2	8	---
Low Neighborhood Residential	VN1, VN2	RX1, RX2	15   2L	---
Low Medium Residential	VN1, VN2	RG2	15   2L	---
Low Residential	VN1	RG2	1L	---
Light Industrial	VF2, VM1, VM2	IX5, I3	FA   N	---
Industrial	VF2	I2, I3	N	---
Open Space	VF2	OS1	N	---
Public Facilities	VF2, LM4	P1, P2	FA	---
Public Facilities - Freeways	---	---	---	FWY

# Items for Consideration by the CPC

## *Temas de Consideración por la CPC*

### **Technical Modifications**

#### *Modificaciones técnicas*

- **Changes to the General Plan Land Use Map to expand the Hybrid Industrial designation to replace Community Center designated areas, and new Recommended Action**

*Cambios en el Mapa de Uso de Suelo del Plan General para ampliar la designación Industrial Híbrida para reemplazar las áreas designadas como Centro Comunitario y una nueva acción recomendada*



# Technical Modifications

## Modificaciones Técnicas

- Expansion of the Hybrid Industrial land use designation to replace areas with the Community Center land use designation

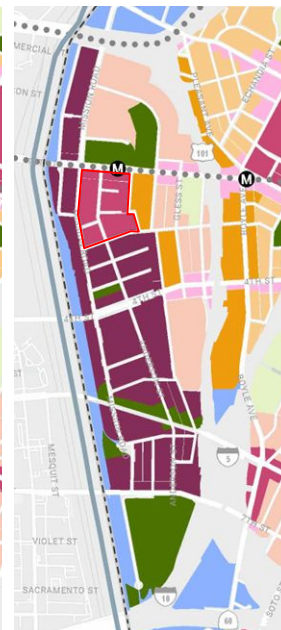
*Ampliación de la designación de uso de suelo industrial híbrido para reemplazar áreas con la designación de uso de suelo de centro comunitario*



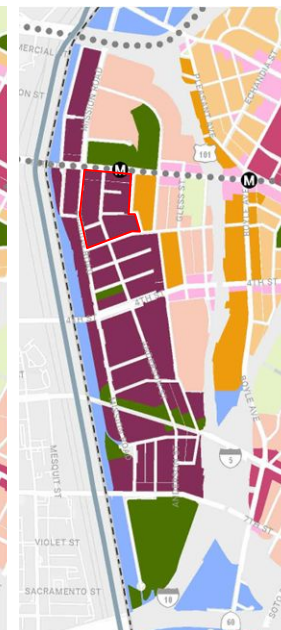
**CPC Recommended Plan**  
Plan recomendado por la CPC



**Council Approved Plan**  
Plan aprobado por el consejo



**Modified Staff Recommendation**  
Recomendación del personal modificada



Legend / Leyenda	
<span style="color: pink;">■</span>	Community Center
<span style="color: purple;">■</span>	Hybrid Industrial
<span style="color: blue;">■</span>	Light Industrial

# Technical Modifications

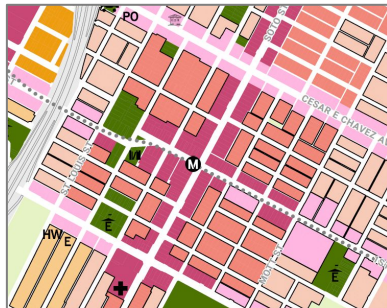
## Modificaciones Técnicas

- New Recommended Action to provide City Planning the discretion to make refinements to the General Plan Land Use Designation Map (Exhibit A.4)

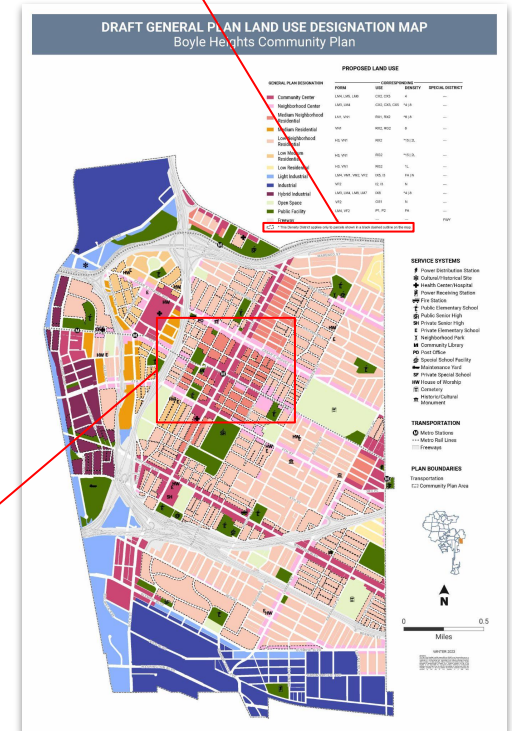
Nueva acción recomendada para brindarle al Departamento de Planeación la discreción de realizar mejoras al mapa de designación de uso de suelo del Plan General (Anexo A.4)

\* This Density District applies only to parcels shown in a black dashed outline on the map.

Original Outline Esquema original



Revised Outline Esquema revisado



# What's Next?

## ¿Qué es lo Que Sigue?

- **City Council Planning and Land Use Management (PLUM) Committee**  
*Comité de Gestión de Planeación y Uso de Suelo (PLUM)*
- **City Council for Adoption**  
*Adopción por el Consejo de la Ciudad*
- **Form and Legality**  
*Forma y Legalidad*



---

# Thank you *Gracias*



**Ulises Gonzales (he/him/el)**  
Senior City Planner



**Andrew Pasillas (he/him/el)**  
City Planner



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City Planning Associate



**Osvaldo Garcia (he/him/el)**  
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[planning4LA.org/bhplan](http://planning4LA.org/bhplan)  
[planning4LA.org/bhplan-es](http://planning4LA.org/bhplan-es)

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# Additional Slides

## *Diapositivas adicionales*

# Modifications Approved by City Council

## *Modificaciones aprobadas por el Ayuntamiento*

1. Recommendations in the Director of Planning Technical Memo to PLUM Committee (Exhibit B.4)  
*Recomendaciones del Memorando Técnico del Director de Planificación al Comité PLUM (Anexo B.4)*
2. Council District 14 requests at PLUM Committee and City Council (Exhibit B.5)  
*Solicitudes del Distrito 14 del Consejo ante el Comité PLUM y el Ayuntamiento (Anexo B.5)*
  - Expansion of the Plan's two-bedroom requirement for 100% Affordable Housing projects from 30% to 60%  
*Ampliación del requisito de dos dormitorios del Plan para proyectos 100% de Vivienda Asequible del 30% al 60%*
  - Expansion of the inclusionary housing obligation for Low Income housing units as articulated under the Director of Planning memo, from 22% to 50%  
*Ampliación de la obligación de vivienda inclusiva para unidades de vivienda para personas de bajos ingresos, según lo articulado en el memorando del Director de Planificación, del 22% al 50%*

# Modifications Approved by City Council

## *Modificaciones aprobadas por el Ayuntamiento*

### 2. Council District 14 requests at PLUM Committee and City Council [Continued]

*Solicitudes del Distrito 14 del Consejo ante el Comité PLUM y el Ayuntamiento [Continuada]*

- Establishment of various tenant protective measures that had previously been adopted within the South Los Angeles CPIO

*Establecimiento de diversas medidas de protección a inquilinos que se habían adoptado previamente dentro del CPIO del Sur de Los Ángeles*

- Refinements to the Legacy Small Business qualifying criteria, as articulated under the Director of Planning memo

*Refinamientos a los criterios de calificación de Legacy Small Business, según lo articulado en el memorando del Director de Planificación*

# Modifications Approved by City Council

## *Modificaciones aprobadas por el Ayuntamiento*

### 2. Council District 14 requests at PLUM Committee and City Council [Continued]

*Solicitudes del Distrito 14 del Consejo ante el Comité PLUM y el Ayuntamiento [Continuada]*

- Establishment of a local preference system for affordable housing units established under the Plan (whereas the Director of Planning memo had not recommended such a program)  
*Establecimiento de un sistema de preferencia local para unidades de vivienda asequibles establecidas según el Plan (mientras que el memorando del Director de Planificación no había recomendado dicho programa)*
- Refinements to the Boyle Heights General Plan Land Use Map to more clearly delineate where Density Districts correspond to their respective Land Use Designation  
*Refinamientos al Mapa de Uso de Suelo del Plan General de Boyle Heights para delinear más claramente dónde corresponden los Distritos de Densidad a su respectiva Designación de Uso de Suelo*



# Modifications Approved by City Council

## *Modificaciones aprobadas por el Ayuntamiento*

### 2. Council District 14 requests at PLUM Committee and City Council [Continued]

*Solicitudes del Distrito 14 del Consejo ante el Comité PLUM y el Ayuntamiento [Continuada]*

- Establishment of various tenant protective measures that had previously been adopted within the South Los Angeles CPIO

*Establecimiento de diversas medidas de protección a inquilinos que se habían adoptado previamente dentro del CPIO del Sur de Los Ángeles*

- Refinements to the Legacy Small Business qualifying criteria, as articulated under the Director of Planning memo

*Refinamientos a los criterios de calificación de Legacy Small Business, según lo articulado en el memorando del Director de Planificación*

# New Zoning Tools for the Hybrid Industrial Designation

## Nuevas herramientas de zonificación para la designación industrial híbrida

### Use District Industrial Mixed-use (IX6)

#### Distrito de Uso Industrial Mixto (IX6)

- What qualifies as a Legacy Small Business?

- The legacy small business must have been within continuous operations within a 2 mile radius of the project site within the City for at least 20 years with no break in its operations exceeding two years, and meet at least two of the following four standards:
  - Has no more than 100 employees/shareholders;
  - The business includes employees that can serve multi-lingual members of the community;
  - Accepts government issued assistance such as Electronics Benefits Transfer (EBT);
  - Pays employees wages equivalent to or greater than those specified in Sec. 10.37.2 (Payment of Minimum Compensation to Employees) of Article 11 (Living Wage) of the Los Angeles Administrative Code.

(FORM - PROPOSAL - STANDARDS) USE - DENSITY  
- Industrial-Mixed Districts -

SEC. SB.7.6. INDUSTRIAL-MIXED, TRANSITION (IX6)

A. Intent  
Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min) Heavy Industrial Relief (see Residential)	SP C1
Dwelling	S*	In conjunction with:  Floor Area (min) Inclusionary Housing Program	Manufacturing, Light: General, Artistic & Artisanal, and/or Garment & Accessory and/or Legacy Small Business (see SC.4.6.)  0.5 FAR Sec. SC.4.5.
Household Business			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	Hours of operation (early/late) Client visits per-hour (max) Supplemental standards	8AM/8PM 1 Sec. SB.7.6.C.1.
Home Sharing	P*	In conjunction with: Special use program (see Residential)	Dwelling Sec. SC.4.4.
Joint Living & Work Quarters	P*	Designated work space: Work space area (min/max) (see Residential)	20%
Live/Work	S*	Designated work space Work space dimensions (min) Location Inclusionary Housing Program	Depth: 20' Width: 15' (frontage) Height: 14' Ground floor Sec. SC.4.5.
Mobilehome Park	--		
Supportive Housing:			
General	P*	(see Residential)	
Medical Care	P*	Retrofitted/affordable units (see Residential)	100%

KEY: "P\*", Permitted Use; "S\*", Special Use Program; "--", Use Not Permitted; "\*\*", Use Standard Applies; "C1\*", Approval by Zoning Administration; "C2\*", Public Hearing by Zoning Administration; "C3\*", Review by City Planning Commission

Boyle Heights Community Plan DRAFT November 2023

LOS ANGELES ZONING CODE | 5-235

# Recommended Community Plan Text Revisions (Exhibit A.2)

## Revisiones recomendadas del texto del plan comunitario (Anexo A.2)

### Amend the Boyle Heights Community Plan text as follows:

Modificar el texto del Plan Comunitario de Boyle Heights de la siguiente manera:

<p><b>Chapter 2</b> Goals and Policies section, Jobs and Economic Development</p>	<p><b>LU 10.2</b> Encourage mixed-use, <u>hybrid industrial</u> and commercial developments to provide commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses.</p>
	<p><b>LU GOAL 12</b> <del>INDUSTRIAL LAND SUPPORTING PRODUCTION AND DISTRIBUTION USES IS PRESERVED AND IMPROVED AS A LOCAL SOURCE OF EMPLOYMENT OPPORTUNITY AND ECONOMIC PROSPERITY, WHILE INTRODUCING OPPORTUNITIES FOR NEW HOUSING IN PROXIMITY TO REGIONAL JOBS CENTERS AND INFRASTRUCTURE.</del></p>
	<p><b>LU 12.1</b> <del>Maintain existing industrial land for both traditional and</del> <u>Allow for housing to co-locate near emerging clean</u> industries that provide sources of employment for the local workforce as well as opportunities for small business creation and expansion.</p>

# Recommended Community Plan Text Revisions (Exhibit A.2)

## *Revisiones recomendadas del texto del plan comunitario (Anexo A.2)*

**Amend the Boyle Heights Community Plan text as follows [continued]:**

*Modificar el texto del Plan Comunitario de Boyle Heights de la siguiente manera [continuación]:*

<p><b>Chapter 2</b> Goals and Policies section, Jobs and Economic Development</p>	<p><b>LU 12.3</b> <del>Support the continued use and function of industrial districts for wholesale activities</del> <u>Establish the potential for vertical integration of industry and wholesale activities with commercial and residential uses</u> to ensure that businesses in Boyle Heights and throughout Los Angeles have direct access to goods from around the world.</p>
	<p><b>LU 12.7</b> <del>Discourage uses that detract from the productive function of industrial districts, such as</del> <u>Encourage mixed-use development along the Los Angeles River, including residential in combination with commercial, light industrial, manufacturing, and creative uses, in-lieu of</u> single-use residential development and large, free-standing retail establishments.</p>
	<p><b>LU 12.8</b> Discourage new distribution centers and other uses that generate high volumes of truck traffic from locating in areas without direct access to the Metro Countywide Significant Truck Arterial Network <u>or near residential uses.</u></p>

# Recommended Community Plan Text Revisions (Exhibit A.2)

## *Revisiones recomendadas del texto del plan comunitario (Anexo A.2)*

**Amend the Boyle Heights Community Plan text as follows [continued]:**

*Modificar el texto del Plan Comunitario de Boyle Heights de la siguiente manera [continuación]:*

<p><b>Chapter 2</b> Goals and Policies section, Public Health, Wellness, and Sustainability</p>	<p><b>LU 23.6</b> Ensure that all new or rehabilitated industrial facilities permitted <u>in conjunction with or</u> near a residential use incorporate the appropriate screening, landscaping, and enclosure provisions necessary for preventing exposure to activities that generate odor, noise, dust, smoke, gas, fumes, cinder, or refuse matter.</p>
	<p><b>LU 23.7</b> <u>Encourage light industrial, manufacturing and commercial uses that are compatible with on-site housing in hybrid industrial projects to minimize any potential impacts on residential tenants.</u></p>

# Recommended Community Plan Text Revisions (Exhibit A.2)

## *Revisiones recomendadas del texto del plan comunitario (Anexo A.2)*

**Amend the Boyle Heights Community Plan text as follows [continued]:**

*Modificar el texto del Plan Comunitario de Boyle Heights de la siguiente manera [continuación]:*

<b>Chapter 1</b> General Plan Land Use Designations	<p><b>Low Neighborhood Residential</b></p> <p>Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise <u>and House</u> and buildings are typically oriented towards the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.</p>
	<p><b>Low Medium Residential</b></p> <p>Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form is Very Low Rise <u>and House</u>. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.</p>
	<p><b>Low Residential</b></p> <p>Low Residential areas provide single unit housing, typically set away from centers of activity. The building form is <del>Very Low Rise</del> <u>House</u>. The minimum size of each lot is 5,000 square feet and residential density is limited to one unit per lot.</p>

# Recommended Framework Element Revisions (Exhibit A.3)

## *Revisiones recomendadas de los elementos del marco (Anexo A.3)*

### Amend the Framework Element as follows:

*Modificar el elemento marco de la siguiente manera:*

<p><b>Chapter 3</b> Land Use section, Industrial policies</p>	<p><b>3.14.10</b> Within the Downtown Community Plan Area <u>and in portions of the Boyle Heights Community Plan Area adjacent to the Los Angeles River</u>, promote the development of a mix of uses to facilitate innovation, development of new markets, and accommodate evolving industries over time, including clean technology, creative office uses, and other emerging industries that create new jobs.</p>
	<p><b>3.14.11</b> Promote the development of hybrid industrial uses in the Downtown Plan Area <u>and in portions of the Boyle Heights Community Plan Area adjacent to the Los Angeles River</u> that provide an opportunity for local employees to live and work in close proximity and thereby further the sustainability goals of the City, while safeguarding space for employment, including light industrial, commercial, manufacturing, and creative office uses.</p>

# Recommended Framework Element Revisions (Exhibit A.3)

## *Revisiones recomendadas de los elementos del marco (Anexo A.3)*

**Amend the Framework Element as follows [continued]:**

*Modificar el elemento marco de la siguiente manera [continuación]:*

**Appendix A, Table 3-2A**

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Low Residential	<del>Very Low Rise</del> <u>House</u> *	Residential	1L

\*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.



# Recommended Framework Element Revisions (Exhibit A.3)

## *Revisiones recomendadas de los elementos del marco (Anexo A.3)*

**Amend the Framework Element as follows [continued]:**

*Modificar el elemento marco de la siguiente manera [continuación]:*

**Appendix A, Table 3-3A**

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Medium Neighborhood Residential	Low-Rise*, Very-Low Rise	Residential-Mixed, Residential	FA, 6, 8
Medium Residential	Very-Low Rise*	Residential	8
Low Neighborhood Residential	Very-Low Rise*, <u>House*</u>	Residential-Mixed	15, 2L
Low Medium Residential	Very-Low Rise*, <u>House*</u>	Residential	15, 2L

\*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

# Recommended Framework Element Revisions (Exhibit A.3)

## *Revisiones recomendadas de los elementos del marco (Anexo A.3)*

**Amend the Framework Element as follows [continued]:**

*Modificar el elemento marco de la siguiente manera [continuación]:*

**Appendix A, Table 3-9A**

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Hybrid Industrial	Mid-Rise, Low-Rise	Industrial Mixed	<u>4, 8</u> , FA
Markets	Moderate-Rise, Mid-Rise	Industrial Mixed	FA
Light Industrial	Very-Low Rise	Industrial-Mixed, Industrial	FA, N
Production	Mid-Rise*	Industrial	N
Industrial	Very-Low Rise	Industrial	N

# Recommended Framework Element Revisions (Exhibit A.3)

## *Revisiones recomendadas de los elementos del marco (Anexo A.3)*

### Amend the Framework Element as follows [continued]:

*Modificar el elemento marco de la siguiente manera [continuación]:*

<p><b>Appendix A:</b> LAMC Chapter 1A Land Use Designations Table to the Framework Element</p>	<p><b>Low Neighborhood Residential</b></p> <hr/> <p>Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise <u>and House</u> and buildings are typically oriented towards the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.</p>
	<p><b>Low Medium Residential</b></p> <hr/> <p>Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form is Very Low Rise <u>and House</u>. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.</p>

# Recommended Framework Element Revisions (Exhibit A.3)

## *Revisiones recomendadas de los elementos del marco (Anexo A.3)*

### Amend the Framework Element as follows [continued]:

*Modificar el elemento marco de la siguiente manera [continuación]:*

<b>Appendix A:</b> LAMC Chapter 1A Land Use Designations Table to the Framework Element	<p><b>Low Residential</b></p> <hr/> <p>Low Residential areas provide single unit housing, typically set away from centers of activity. The building form is <del>Very Low Rise</del> <u>House</u>. The minimum size of each lot is 5,000 square feet and residential density is limited to one unit per lot.</p>
	<p><b>Hybrid Industrial</b></p> <hr/> <p>Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density <u>ranges from 1 unit per 400 square feet of lot area to being</u> <del>generally is</del> limited by floor area.</p>

# Recommended Land Use Map Revisions (Exhibit A.4)

## *Revisiones recomendadas del mapa de uso del suelo (Anexo A.4)*

**Amend the Density column in the Corresponding table in the General Plan Designation Map as follows:**

*Modificar la columna Densidad en la tabla Correspondiente en el Mapa de Designación del Plan General de la siguiente manera:*

- **Add a "\*" symbol next to the following General Plan Designations and Density Districts: Neighborhood Center - 4, Medium Neighborhood Residential - 6, Low Neighborhood Residential - 15, Low Medium Residential - 15, Hybrid Industrial - 4.**

*Agregue un símbolo "\*" junto a las siguientes designaciones del Plan General y distritos de densidad: Vecindario Centro - 4, Vecindario Medio Residencial - 6, Vecindario Bajo - 15, Residencial Medio Bajo - 15, Industrial Híbrido - 4.*

- **Add a footnote below the Corresponding table that states "\*This Density District applies only to parcels outlined in black on the map."**

*Agregue una nota al pie debajo de la tabla correspondiente que diga "\*Este Distrito de Densidad se aplica solo a las parcelas delineadas en negro en el mapa".*

- **Add a black outline to groups of parcels where the above mentioned General Plan Designations and Density Districts are found on the General Plan Designation Map.**

*Agregue un contorno negro a los grupos de parcelas donde se encuentran las Designaciones del Plan General y los Distritos de Densidad mencionados anteriormente en el Mapa de Designación del Plan General.*

# Recommended Land Use Map Revisions (Exhibit A.4)

## *Revisiones recomendadas al mapa de uso del suelo (Anexo A.4)*

**Amend the Form column in the Corresponding table in the General Plan Designation Map as follows:**

*Modifique la columna Formulario en la tabla Correspondiente en el Mapa de Designación del Plan General de la siguiente manera:*

- **Delete the Form District VN1 label and replace it with the Form District H3 label**

*Elimine la etiqueta Form District VN1 y reemplácela con la etiqueta Form District H3*

- **Delete the Form District VN2 label and replace it with the Form District VN1 label**

*Elimine la etiqueta Form District VN2 y reemplácela con la etiqueta Form District VN1*

# Set-aside Percentage Comparison

## *Comparación del porcentaje de retirada de tierras*

Inclusionary Requirements	Acutely Low	Extremely Low	Very Low	Low	Moderate
Downtown	5%	6%	6%	7%	10%
Chinatown	10%	11%	14%	15%	25%
Boyle Heights River District	13%	15%	17%	50%	

TOC Tiers/ Local Incentives in Community Plans	Acutely Low	Extremely Low	Very Low	Low	Moderate
Tier 1 (Downtown)	7% <sup>(DT)</sup>	8%	11%	25%	40% <sup>(for sale)</sup>
Tier 2		9%	12%	21%	
Tier 3		10%	14%	23%	
Tier 4 (Boyle Heights & Hollywood)	10% <sup>(BH)</sup>	11%	15%	25%	