



Department of City Planning

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

January 9, 2024

TO: City Planning Commission

FROM: Craig Weber, Principal City Planner

TECHNICAL MODIFICATIONS/CORRECTIONS TO THE STAFF RECOMMENDATION REPORT AND EXHIBITS A.4, A.5 FOR CASE NO. CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR

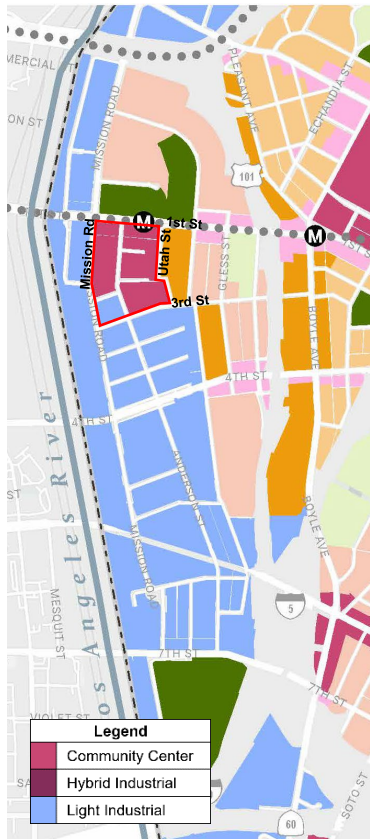
The following technical modifications/corrections are to be incorporated into the staff recommendation report and Exhibits A.4, A.5 to be considered at the City Planning Commission meeting of January 11, 2024, related to Item No. 07 on the meeting agenda.

Deleted text is shown in ~~strike through~~ and added text is shown in underline.

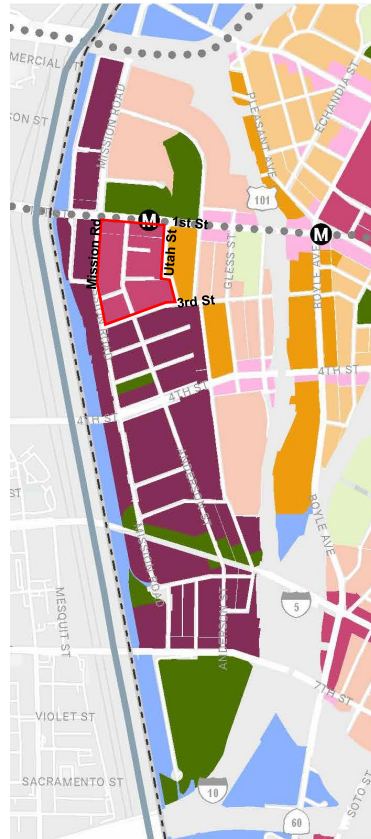
1. Modifications to the Proposed General Plan Land Use Designation Map (Exhibit A.4) and General Plan Land Use Change Maps and Matrices (Exhibit A.5):

- a. Consider the expansion of the Hybrid Industrial land use designation to replace areas with the Community Center land use designation in the industrial district near the Los Angeles River and Pico/Aliso Metro E Line station, specifically the areas bound by 1st St to the north, Utah St to the east, 3rd St to the south, and Mission Rd to the west (see Modified Staff Recommendation example outlined in red below).

CPC Recommended Plan



Council Approved Plan



Modified Staff Recommendation



City Planning staff recommends this change based on stakeholder input and concern over the potential for existing light industrial uses in this specific area to become legally non-conforming should their land use designations change to Community Center. Should the City Planning Commission choose to recommend this modification, City Planning staff recommends the following actions:

- i. Amend the General Plan Land Use Map to modify the described area from the Community Center land use designation with Form District LM6, Frontage District SH3, Development Standards District 4, Use District CX2, and Density District 4 to the Hybrid Industrial land use designation with Form District LM6, Frontage District G2, Development Standards District 4, Use District IX6, Density District 4.
- ii. Amend the General Plan Land Use Change Maps and Matrices to reflect the modifications outlined in “action 1.a.i.” above.

2. Revisions to the Staff Recommendation Report Recommended Actions:

- a. Amend the list of Recommended Actions found on page 2 of the Staff Recommendation Report as follows in order to provide City Planning with the discretion to make further refinements to the General Plan Land Use Map:

6. **Authorize** the Director of Planning to make refinements to the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes, and other geographic visual elements, as necessary.
67. **Approve** this Staff Recommendation Report as a portion of the Commission Report and reaffirm the Commission’s prior April 20, 2023 approval, except where superseded by this report.
78. **Approve** and **Recommend** that the City Council **Adopt** the attached **Findings**, as modified, and direct staff to prepare additional environmental findings for City Council Consideration.

3. Staff Recommendation Report Corrections:

- a. Amend the Staff Recommendation Report dated 1/11/2024 to read as follows:
- i. Page A-6: “The LM3, LM4, LM6, and LM7 Form Districts allow building scales that are compatible with potential future housing development within the subject area, including Base FARs of 1.5, and Maximum Bonus FARs of 2.5, 3.0, and 4.0.”
- ii. Page A-10: “Within the Boyle Heights General Plan Land Use Map, four land use designations allow for varied Density Districts: Neighborhood Center (4, and 8), Medium Residential (6, and 8), Low Neighborhood Residential (15, and 2L), and Low Medium Residential (15, and 2L), in addition to the newly approved Hybrid Industrial (4, and 8).”