



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

LOS ANGELES
CITY PLANNING

APRIL 20 | *20 DE ABRIL 2023*

Project Team

Equipo del proyecto



Priya Mehendale (she/her/ella)
Senior City Planner



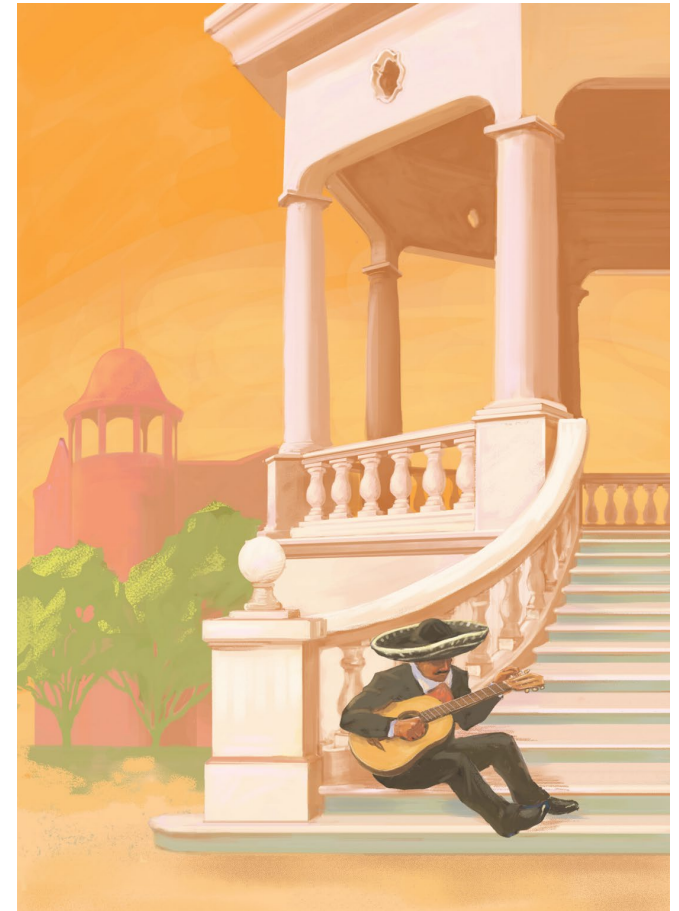
Kiran Rishi (she/her/ella)
City Planner



Maren Gamboa (she/her/ella)
City Planning Associate



Ernesto Gonzalez (he/him/el)
City Planning Associate



Presentation Outline

Esquema de la presentación

Introduction & Overview

- Introduction to Community Planning
- Introduction to Boyle Heights
- Outreach & Plan Progress

Proposed Plan

- Land Use Designation Changes
- Zoning & Policy Recommendations
 - New Zoning Code
 - Neighborhood Identity
 - Jobs & Economic Development
 - Environmental Justice
 - Housing Strategies
- Draft EIR & Next Steps
- Recommended Actions

Introducción y Resumen

- Introducción a la Actualización del Plan
- Introducción a Boyle Heights
- Alcance y el Proceso de Actualización del Plan

Plan Propuesto

- Cambios en la designación del uso de suelo
- Recomendaciones de la zonificación y las políticas
 - Código de zonificación nuevo
 - Identidad del vecindario
 - Empleos y desarrollo económico
 - Justicia ambiental
 - Estrategias de vivienda
- Borrador del “EIR” y los próximos pasos
- Acciones recomendadas

Introduction to Community Planning

Introducción a planeación comunitaria



CLIMATE CHANGE
CAMBIO CLIMÁTICO



HOUSING
VIVIENDAS



EQUITY
EQUIDAD

Community Plans are Updated to...

Planes comunitarios se actualizan para...

Listen to the community to identify issues and opportunities, and establish a vision for the future

Escuchar a la comunidad para identificar problemas y oportunidades, y establecer una visión para el futuro

Implement the community's vision through zoning and land use changes

Implementar la visión de la comunidad mediante cambios de zonificación y uso de suelo

Accommodate the projected population and job growth for the Community Plan Area in a meaningful and equitable way

Alojar el crecimiento proyectado de la población y empleos en el área del plan comunitario en una manera significativa y equitativa

Growth Projections

Proyecciones de crecimiento

SCAG projects the need for ...

SCAG proyecta...

+7,000 new residents
nuevos residentes

+5,000 housing units
unidades de vivienda

+9,000 jobs
trabajos

By the year 2040
para el año 2040



Growth Projections

Proyecciones de crecimiento

The Community Plan plans for...

El Plan Comunitario 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



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 (FRONTAGE - STANDARD) USE - DENSITY
- 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. BUILDING

● Building coverage (max)	65%
● Building setbacks	see Frontage
● Fronting street (min)	see Frontage
● Side street (min)	see Frontage
● Side (min)	3'
● 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. FLOOR HEIGHT	
● Base FAR (max)	0.6
● Height in feet (max)	33'
● Height in Stories (max)	3
● Bonus FAR (max)	1.0

2. UPPER-STORY BULK

● Bulk Plane	24'
● Origin height	24'
● Angle	60°

3. BUILDING MASS

● Building width (max)	50'
● Building break (min)	6'

Community Plan Process

Cronograma del proceso del Plan

WE ARE HERE ESTAMOS AQUI



Listen
Eschuchar



Share
Compartir



Consult
Consultar



Refine
Refinar



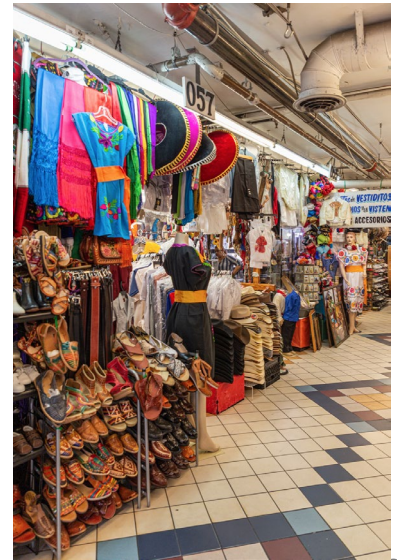
Adopt
Aprovar

**Hearings at City Planning
Commission and City Council**
*Audiencias Públicas de Comisión de
Planeacion y el Consejo Municipal*

Public Comment on proposed Plan & Zoning
Comentario público en el Plan propuesto y la zonificación

Introduction to Boyle Heights

Introducción a Boyle Heights





Boyle Hotel



Hollenbeck Park



6th Street Viaduct



Sears Building



LAC + USC Medical Center



El Mercado



Wyverwood Garden Apartments

Existing Land Uses

Usos del suelo de hoy dia



42% Residential
Residencial



8% Commercial
Comercial



26% Industrial
Industrial



5% Open Space
Espacio Abierto



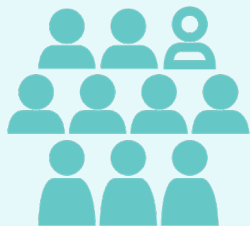
11% Public Facilities
*Instalaciones
Públicas*



7% Freeway
Autopistas

Boyle Heights at a Glance

Un vistazo de Boyle Heights



Approximate Population

Población aproximada

82,000

93% Latina/o



\$47,079*

Median

Household Income

Ingreso medio de hogares



3.42 Persons

personas

Average

Household Size *Promedio de personas en un hogar*

***\$91,100 LA County AMI**

Ingreso medio del área del Condado de Los Ángeles

Information based on Census 2020
Información basado en el Censo del 2020
planning4la.org/bhplan | boyleheightsplan@lacity.org

Boyle Heights at a Glance

Un vistazo de Boyle Heights

6 square miles

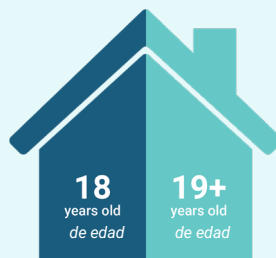
Approximate Plan Area *Millas cuadradas aproximadamente*

24,000

Approximate number of dwelling units *número de viviendas aproximadas*



44% of households have 1 or more people under 18 years old
de los hogares tienen uno o más personas menores de 18 años



75% of households are occupied by renters
de hogares están ocupados por inquilinos



Outreach

Enlace comunitario

Why is this Plan being updated now?

¿Por qué se está actualizando el plan ahora?

- The Boyle Heights Community Plan was last updated in 1998
- City Planning has been conducting outreach and engagement for the past several years
- *El Plan Comunitario de Boyle Heights se actualizó por última vez en 1998*
- *El Departamento de Planeación ha llevado a cabo actividades de divulgación y participación durante los últimos años*



Key Past Outreach Events

Eventos pasados de participación



75+
Public
Events
*Eventos
publicos*

1,600+
Stakeholder
Engagements
*Enlaces
comunitarios*

Spanish & English Language Access

Acceso en español e inglés

Website

Sitio web

Interactive Map

Mapa interactivo

Video Series

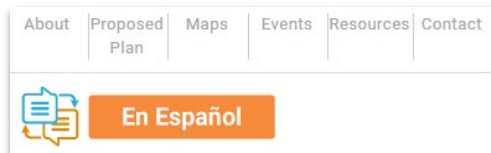
Serie de video

Handouts

Hojas informativas

Public Meetings

Reuniones publicas



For Reference Only – Not an Official Document
Solo para referencia – No es un documento oficial

Departamento de Planeación de la Ciudad de Los Ángeles

Plan Comunitario de Boyle Heights

Plan Propuesto - Adopción Pendiente
Primavera 2023

Past Outreach & Plan Progress

Enlace comunitario y progreso del plan

2013-2014: Workshops & Focus Groups | *Talleres y grupos de enfoque*

2015: Share Initial Draft Concepts | *Compartir borradores de los conceptos iniciales*

2016: Notice of Preparation & Scoping Meeting | *Aviso de preparación y reunión de alcance*

2017-2018: Draft Land Use Map, Policy Document, & Zoning Concepts released; 3 Open Houses/Workshops Held | *Borrador del mapa de uso de suelo, Documento de políticas, y conceptos de zonificación compartido; Tres “jornadas de puertas abiertas” y Talleres comunitarios*

2019: Focus Groups with Neighborhood Council Committees, Community Workshop Held
Grupos de enfoque con el Concejal Vecinal, Talleres con grupos comunitarios

Past Outreach & Plan Progress

Enlace comunitario y progreso del plan

2020: Updated Draft Policy Document, Land Use Map, Zoning, and CPIO Released; Office Hours and Community Presentations | *Borrador revisado del documento de políticas, mapa del uso de suelo, zonificación, y “CPIO” publicado; Horas de Oficina y presentaciones a grupos comunitarios*

2021: 4-Part Video Series Published; CEQA 101 Workshop | *Serie de videos publicado; Taller de “CEQA 101”*

2022: Community Workshop held; Draft Environmental Impact Report Released; Updated draft Policy Document, Land Use Map, Zoning, and CPIO Released; Public Hearing; Cultural Heritage Commission | *Taller comunitario se llevó a cabo; Informe Inicial de Impacto Ambiental (DEIR) Publicado; Borrador revisado del documento de políticas, mapa del uso de suelo, zonificación, y “CPIO” publicado; Audiencia Publica; Comisión de recursos históricos*

What We've Heard

Lo que hemos escuchado



Proposed Plan

El Plan Propuesto

The Community Plan Addresses...

- The housing needs of current and future residents
- The rich cultural history and neighborhood identity of Boyle Heights
- Local jobs and small businesses
- Community health and environmental injustice
- Climate change



El Plan comunitario aborda...

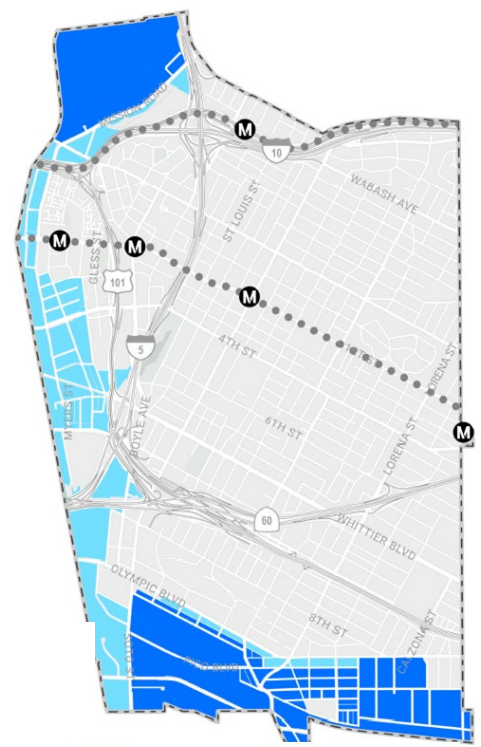
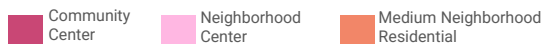
- *Las necesidades de vivienda de los residentes actuales y futuros*
- *La rica historia cultural y la identidad del vecindario de Boyle Heights*
- *Los empleos locales y las pequeñas empresas*
- *Los problemas de salud comunitaria e injusticia ambiental*
- *Los problemas del cambio climático*



Housing Opportunities Near Transit
Oportunidades para viviendas cerca de tránsito

Safeguard Residential Neighborhoods
Mantener vecindarios residenciales existentes

Preserve Industrial Land
Preservar suelo industrial



Existing Land Use

Uso de suelo actual

Proposed Land Use

Uso de suelo propuesto



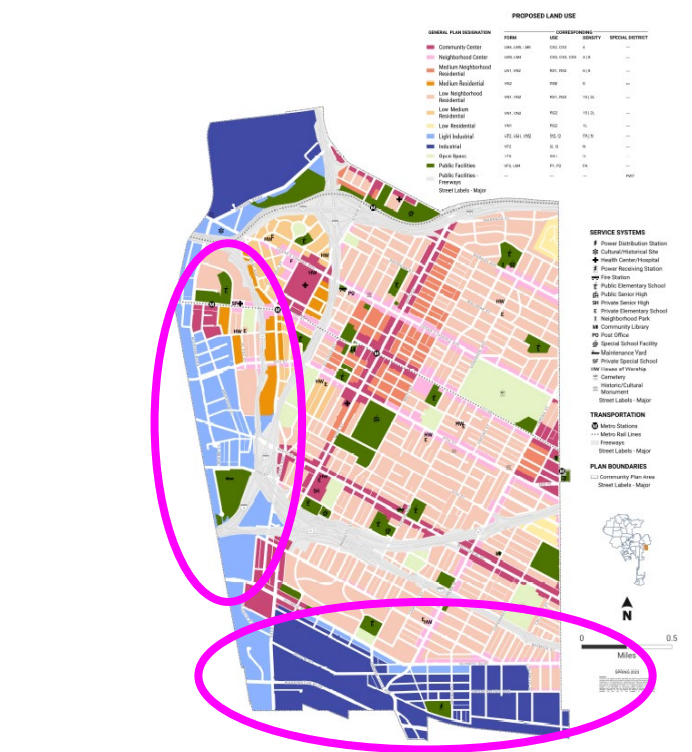
Existing Land Use

Uso de suelo actual



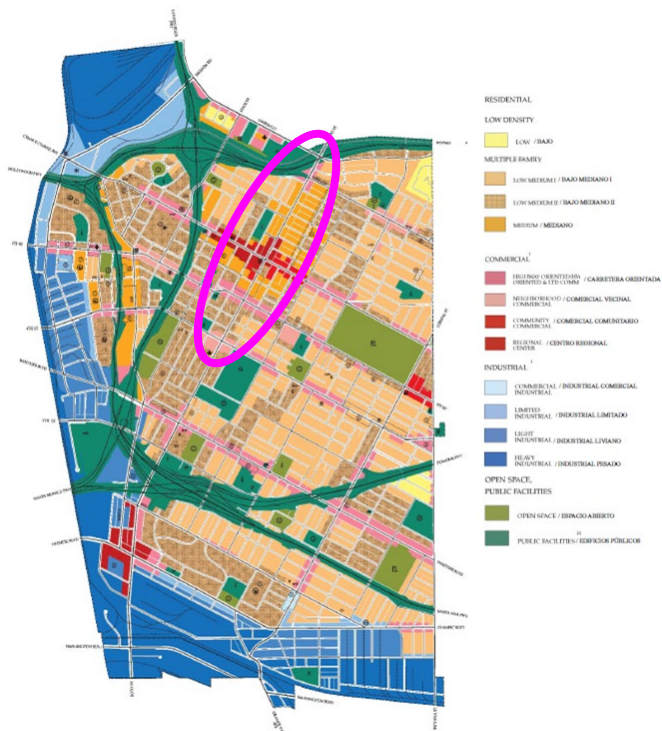
Proposed Land Use

Uso de suelo propuesto



Existing Land Use

Uso de suelo actual



Proposed Land Use

Uso de suelo propuesto

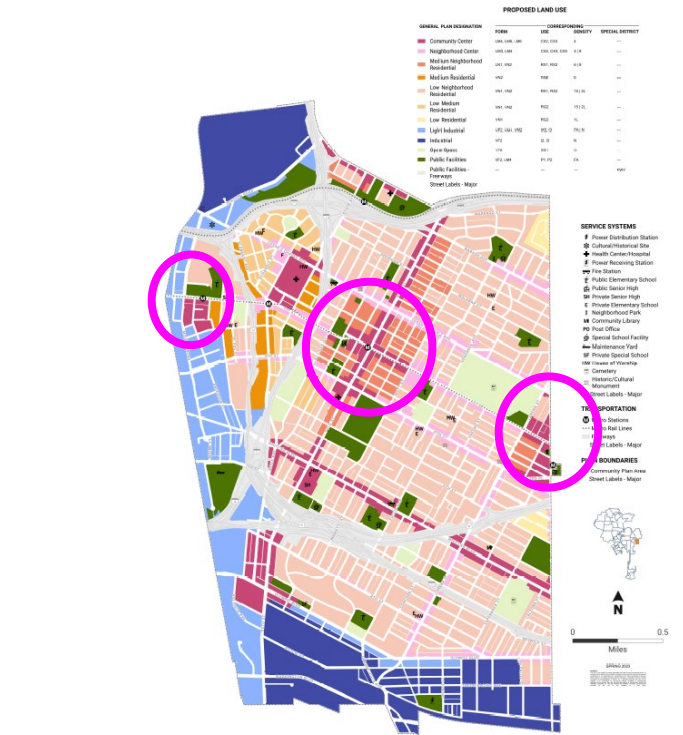


Existing Land Use

Uso de suelo actual

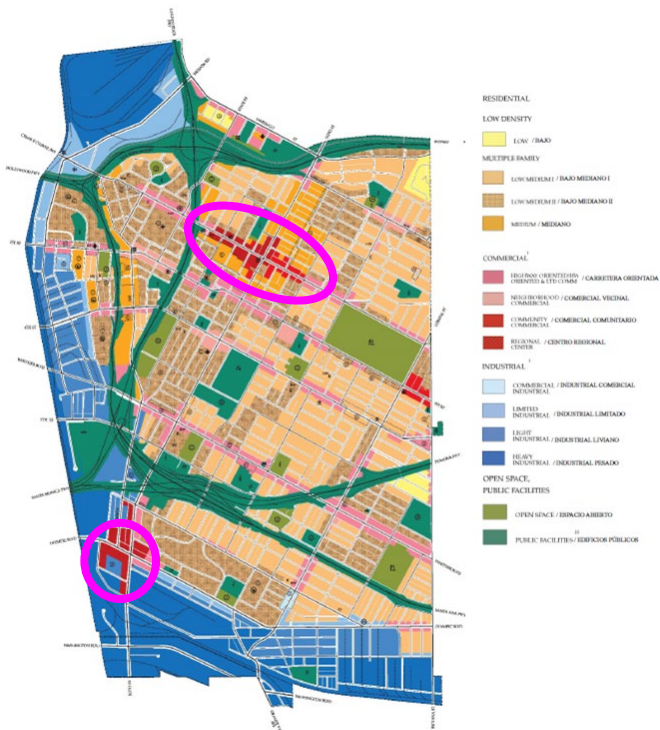
Proposed Land Use

Uso de suelo propuesto



Existing Land Use

Uso de suelo actual



Proposed Land Use

Uso de suelo propuesto



Zoning & Policy Recommendations

*Recomendaciones de la
zonificación y las políticas*

Policy Overview and Zoning Tools

Resumen de las políticas y herramientas de zonificación

The **Plan Text** is comprised of **Goals, Policies, and Programs**

*El **documento de políticas** está compuesto de **metas, políticas y programas***

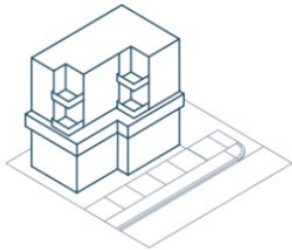
The **New Zoning Code** implements the Plan's goals and policies

*El **nuevo código de zonificación** implementa las metas y políticas de plan*



[LM6 - SH3 - 4]

[CX2 - 4]



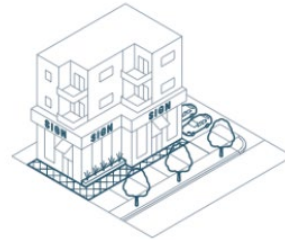
[FORM

Building Size/
Tamaño del edificio



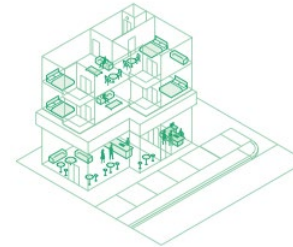
FRONTAGE

Relationship to
the Street/
Relación a la calle



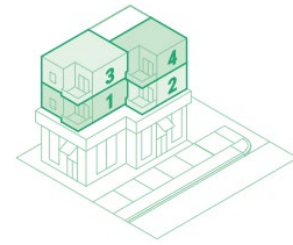
STANDARDS]

Development
Standards/
*Estándares de
desarrollo*



[USE

Permitted Uses/
Usos permitidos



DENSITY]

Number of Units/
*Cantidad de
unidades*

Built Environment/ Entorno construido

Activity/ Actividad

New Zoning

Nueva zonificación

Articles *artículos*

Article 1. Introductory Provisions

Article 2. Forms

Article 3. Frontages

Article 4. Development Standards

Article 5. Uses

Article 6. Density

Article 7. Alternate Typologies

Article 8. Specific Plans/Supplemental Districts

Article 9. Public Benefits Systems

Article 10. Streets & Parks

Article 11. Division of Land

Article 12. Nonconformities

Article 13. Administration

Article 14. Definitions & Measurements

New Zoning

Nueva zonificación

Articles *artículos*

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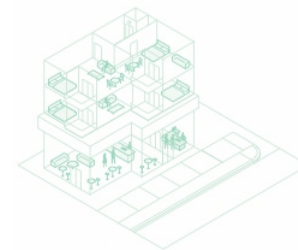
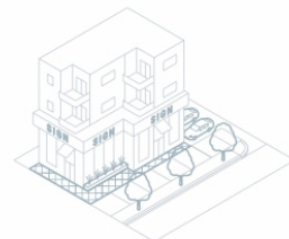
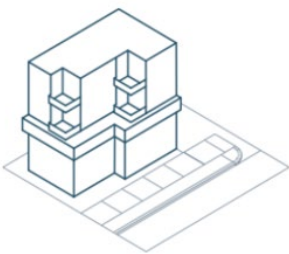
Article 12. Nonconformities

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[LM6 - SH3 - 4]

[CX2 - 4]



[FORM

Building Size/
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Activity/ Actividad

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

[FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]

Form Districts

Distritos de forma

Form Districts regulate features such as the **width** and **height** of a building, building breaks, Floor Area Ratio (FAR), and bulk plane.

Distritos de forma regulan características como el **ancho** y la **altura** de un edificio, remetimiento de la edificación, plano de volumen y el coeficiente de utilización de suelo (FAR).



[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

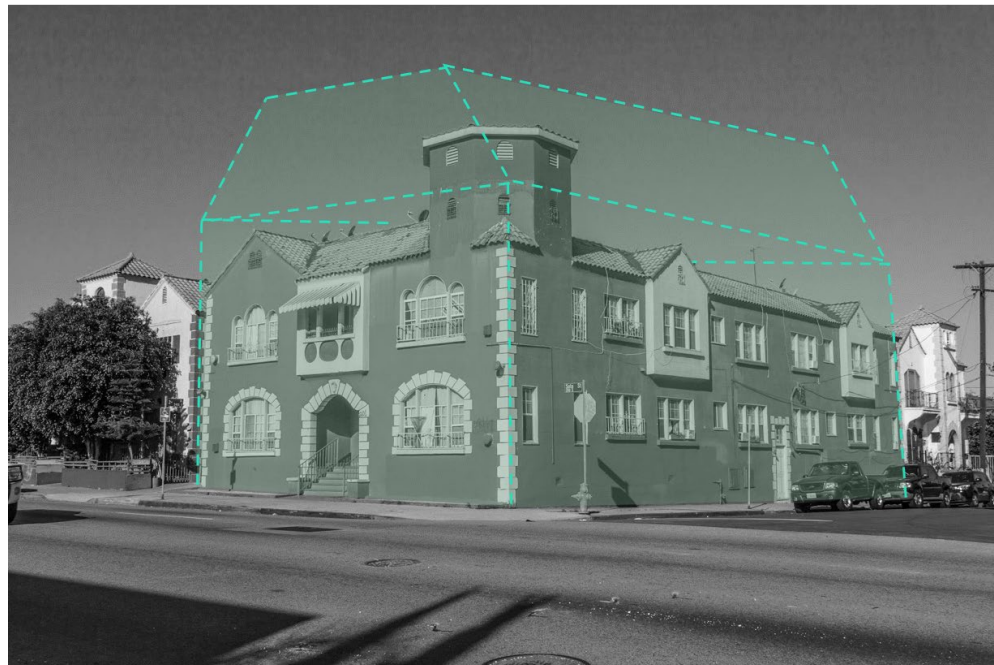
[FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]

Form Districts

Distritos de forma

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***Distritos de forma** regulan características como el ancho y la altura de un edificio, remetimiento de la edificación, plano de volumen y **el coeficiente de utilización de suelo (FAR)**.*



[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

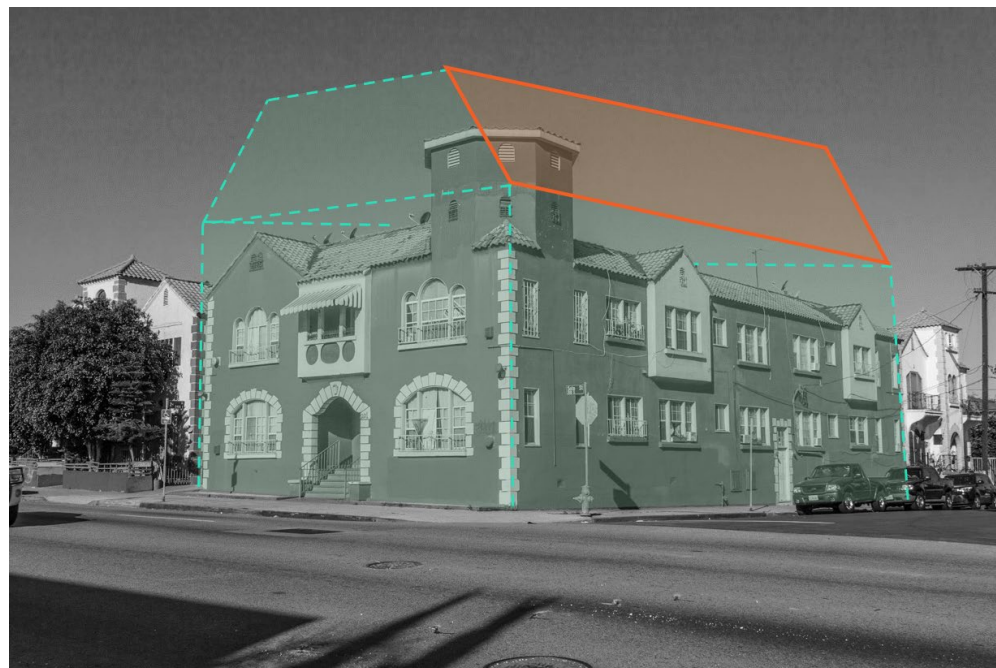
[FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]

Form Districts

Distritos de forma

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Distritos de forma regulan características como el ancho y la altura de un edificio, remetimiento de la edificación, **plano de volumen** y **el coeficiente de utilización de suelo (FAR)**.



Form Districts

Distritos de forma

Form Districts also regulate features such as lot coverage, which limits how much of a property can be built on.

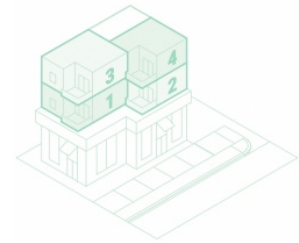
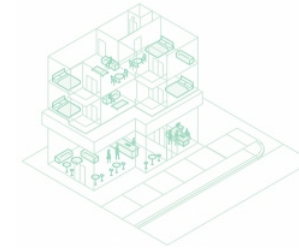
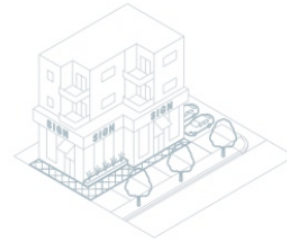
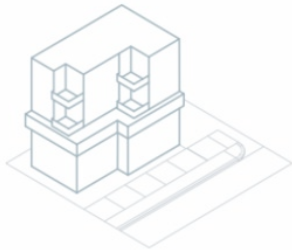
***Distritos de forma** también regulan características como la cobertura de lote, que limita la cantidad de propiedad en la que se puede construir.*

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
[FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]



[LM6 - SH3 - 4]

[CX2 - 4]



[FORM

Building Size/
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FRONTAGE

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Relación a la calle

STANDARDS]

Development
Standards/
*Estándares de
desarrollo*

[USE

Permitted Uses/
Usos permitidos

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Activity/ Actividad
planning4la.org/bhplan | boyleheightsplan@lacity.org

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
 [FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]

Frontage Districts

Distritos de fachada

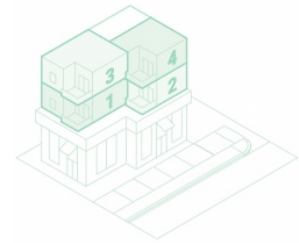
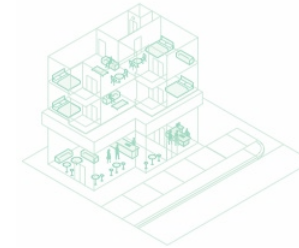
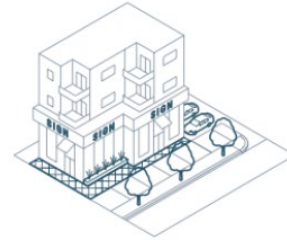
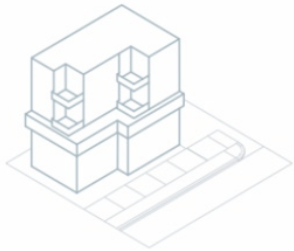
Frontage Districts determine how buildings are oriented in relation to the street, and how they interact with the public realm.

Distritos de fachada determinan cómo se orientan los edificios en relación con la calle y cómo interactúan con el entorno público.



[LM6 - SH3 - 4]

[CX2 - 4]



[FORM

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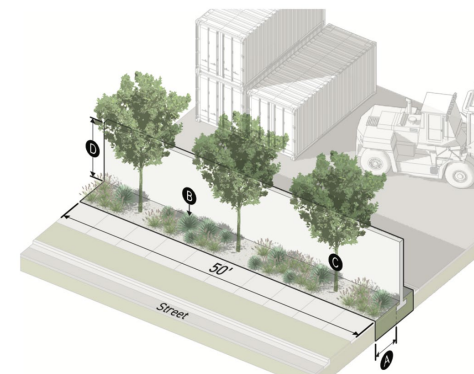
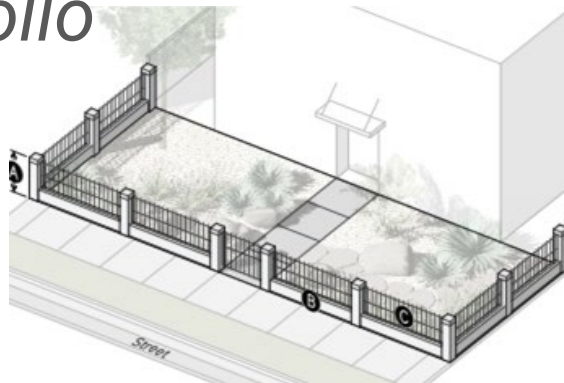
Activity/ Actividad
planning4la.org/bhplan | boyleheightsplan@lacity.org

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 [FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]

Development Standards

Estándares de desarrollo

Development Standards outline regulations related to parking, **screening**, signs, landscaping, and pedestrian access.



Estándares de desarrollo describen las regulaciones relacionadas con el estacionamiento, **pantallas**, letreros, paisajismo y el acceso peatonal.



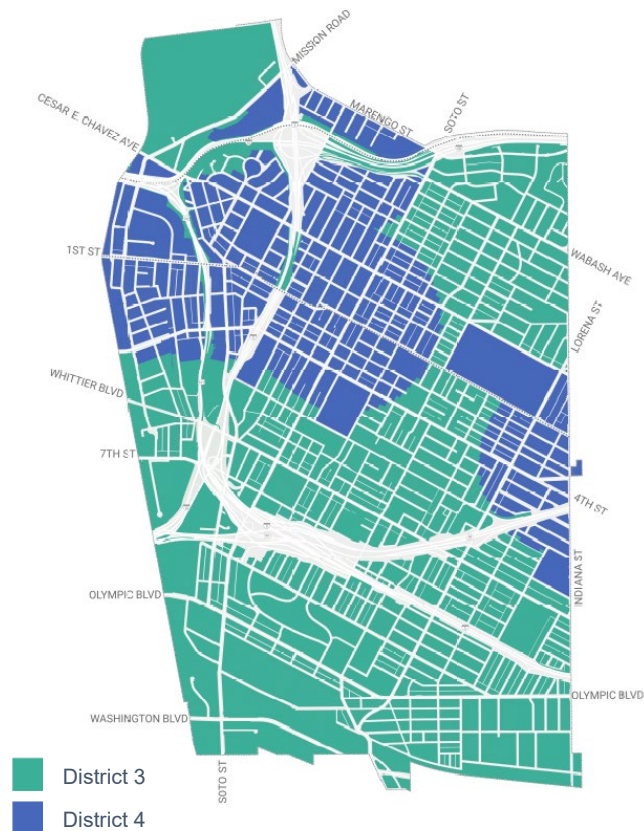
Development Standards

Estándares de desarrollo

Development Standards outline regulations related to **parking**, screening, signs, landscaping, and pedestrian access.

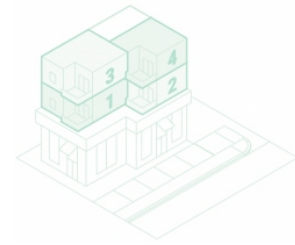
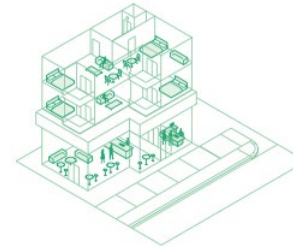
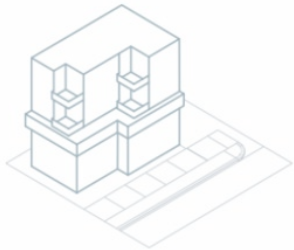
Estándares de desarrollo describen las regulaciones relacionadas con el **estacionamiento**, pantallas, letreros, paisajismo y el acceso peatonal.

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
[FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]



[LM6 - SH3 - 4]

[CX2 - 4]



[FORM

Building Size/
Tamaño del edificio

FRONTAGE

Relationship to
the Street/
Relación a la calle

STANDARDS]

Development
Standards/
*Estándares de
desarrollo*

[USE

Permitted Uses/
Usos permitidos

DENSITY]

Number of Units/
*Cantidad de
unidades*

Built Environment/ Entorno construido

Activity/ Actividad

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
 [FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]

Use Districts

Distritos de uso

Use Districts outline the types of activities and uses that occur within a building or on the site.

Distritos de uso describen los tipos de actividades y usos que ocurren dentro de un edificio o sitio.



Use Districts

Distritos de uso

Use District Categories

Categorías de distritos de uso

Open Space - OS1

Espacio Abierto

Residential - RG2

Residencial

Residential-Mixed - RX1, RX2

Residencial Mixto

Commercial-Mixed - CX2, CX3, CX5

Commercial Mixto

Industrial-Mixed - IX5

Industrial Mixto

Industrial - I2, I3

Industrial

Public - P1, P2

Publico

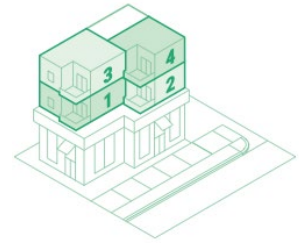
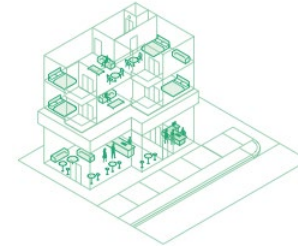
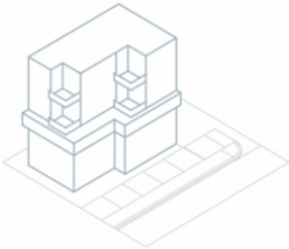
- Open Space 1
- Residential 2
- Residential-Mixed 2
- Residential-Mixed 1
- Commercial-Mixed 5
- Commercial-Mixed 2
- Commercial-Mixed 3
- Industrial-Mixed 5
- Industrial 3
- Industrial 2
- Public 1
- Public 2

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
 [FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]



[LM6 - SH3 - 4]

[CX2 - 4]



[FORM

Building Size/
Tamaño del edificio

FRONTAGE

Relationship to
the Street/
Relación a la calle

STANDARDS]

Development
Standards/
*Estándares de
desarrollo*

[USE

Permitted Uses/
Usos permitidos

DENSITY]

Number of Units/
*Cantidad de
unidades*



Built Environment/ Entorno construido



Activity/ Actividad

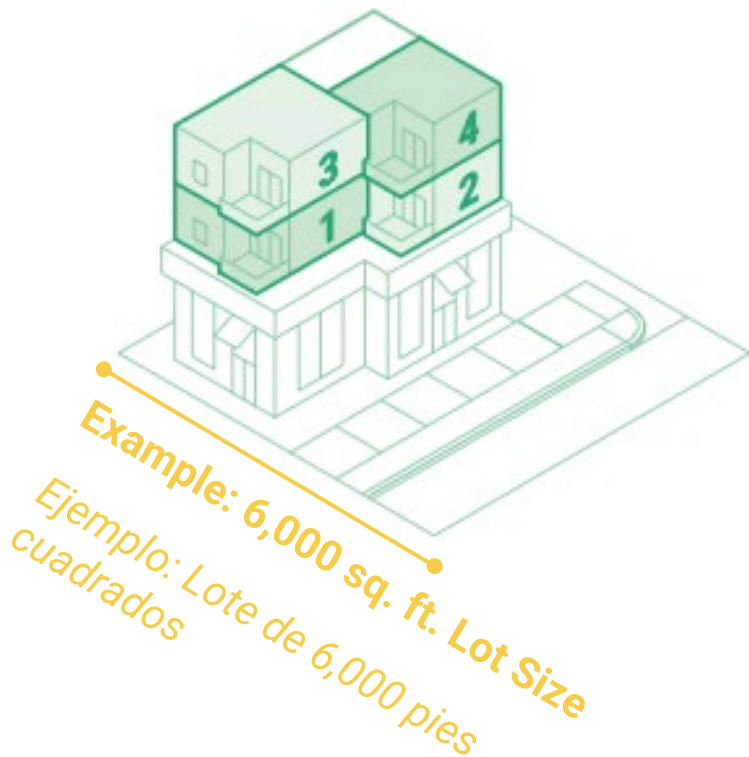
[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
[FORMA - FACHADA - ESTÁNDARES] [USO - DENSIDAD]

Density Districts

Distritos de densidad

Density Districts regulate the **number of housing units** allowed on a site.

Distritos de densidad regulan el **número de unidades** de vivienda permitidos en una propiedad.



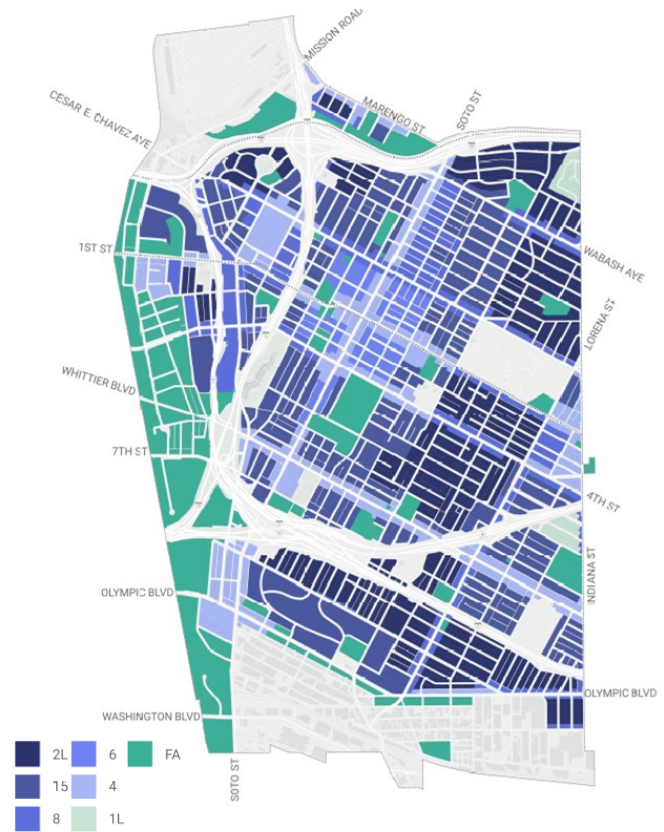
Density Districts

Distritos de densidad

Density Districts regulate the **number of housing units** allowed on a site.

Distritos de densidad regulan la cantidad de unidades de vivienda permitidas en cualquier sitio.

[FORM - FRONTAGE - STANDARDS] [USE - **DENSITY**]
 [FORMA - FACHADA - ESTÁNDARES] [USO - **DENSIDAD**]



Key Issues

Cuestiones clave



**Neighborhood
Identity**
*Identidad del
vecindario*



**Environmental
Justice**
*Justicia
ambiental*



**Jobs & Economic
Development**
*Empleos y
desarrollo
económico*



Housing
Viviendas

Neighborhood Identity

Identidad del vecindario

Character Frontages

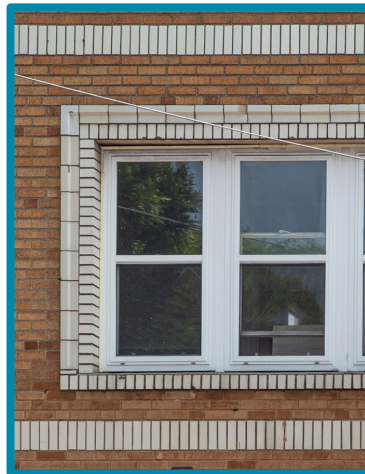
Fachadas de carácter

Character Frontages include features such as:

Fachadas de carácter incluyen características tal

como:

- **Street facing entrance**
Entradas que dan a la calle
- **Upper story window recession**
Recesión de las ventanas en el piso superior
- **High transparency**
Transparencia alta
- **Primary Materials**
Materias primas
- **Design Features**
Características de diseño



Survey LA Residential Neighborhoods

Vecindarios residenciales de Survey LA

Areas with proposed Residential Character Frontages

Áreas propuestas para fachadas de carácter residencial

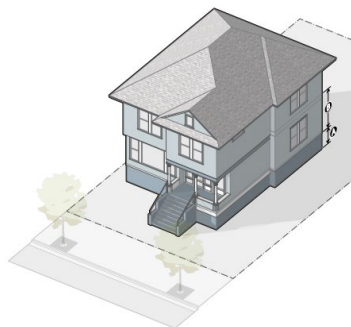


Character Frontages: Residential

Fachadas de carácter: Residencial

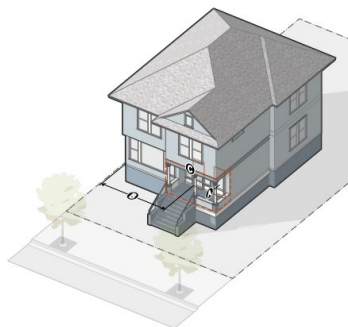
- Standards for roof, and entry features such as a covered front porch
Normas para el techo, y elementos de entrada como un porche delantero cubierto

C. Stories



	Primary	Side
GROUND FLOOR ELEVATION	Div. 3D.4.	
A Ground floor elevation (min/max)	1.5/5'	1.5/5'
STORY HEIGHT	Div. 3D.5.	
B Ground story height (min)	n/a	n/a

D. Doors



	Primary	Side
ENTRANCES	Div. 3D.8.	
A Street-facing entrance	Required	n/a
B Entrance spacing (max)	50'	50'
Entry feature	Required	n/a
Options	• Porch	
C Focal entry feature	n/a	n/a

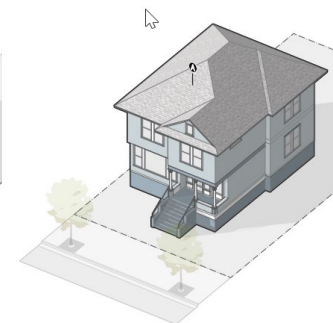
E. Windows



	Primary	Side
TRANSPARENCY	Div. 3D.9.	
A Ground story (min/max)	10%/35%	7%/35%
Active wall spacing (max)	10'	15'
Window recession (min)	1'	1'
B Upper stories (min/max) *	10%/35%	7%/35%
Window recession (min)	1'	1'

* Applicable for first 3 stories

F. Roof



	Primary	Side
ROOF DESIGN	Div. 3D.11.	
A Roof form (options)	• Pitched	
Overhang (min)	10'	

Character Frontages: Residential

Fachadas de carácter: Residencial

Required elements:

Elementos requeridos:

- **Pitched Roofs**
techo inclinado
- **Porches**
porches
- **Recessed Windows**
ventanas empotradas



Accommodate “tienditas” in Residential Zones

Acomodar “tienditas” en zonas residenciales



Existing Tienditas in Boyle Heights

Tienditas existentes en Boyle Heights

Use Limitations:

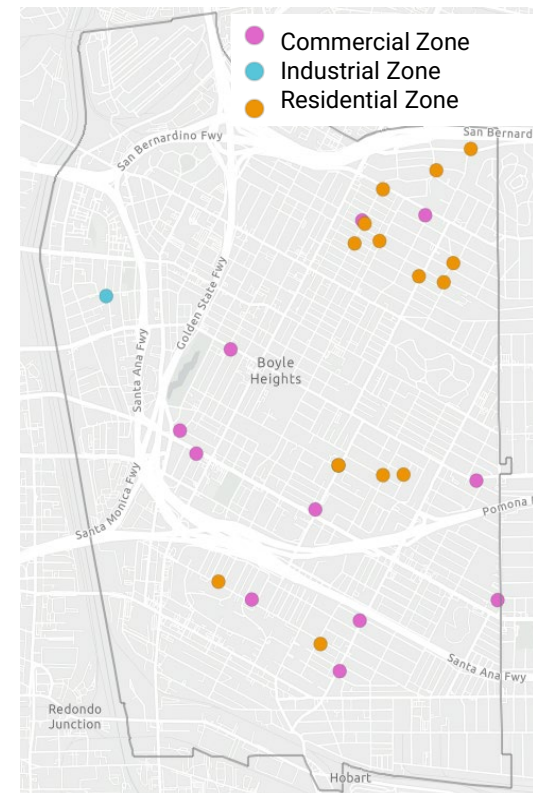
- 1,500 square feet maximum
- Located on a corner lot
- Limited hours of operation
- No alcohol sales permitted*

*Does not apply to existing permitted alcohol sales

Limitaciones de uso:

- 1,500 pies cuadrados máximo
- Ubicado en un lote de esquina
- Horas limitadas de operación
- No se permite la venta de alcohol*

*No se aplica a las ventas permitidas existentes



Jobs & Economic Development

*Empleos y Desarrollo
Económico*

Support for Street Vending

Apoyando vendedores ambulantes



Maintain Spaces for Small Businesses/

Mantener espacios para pequeñas empresas



5,000 Square Foot tenant size limit
Límite de 5,000 pies cuadrados



50,000 Square Foot tenant size limit
Límite de 50,000 pies cuadrados



Maintain Industrial Land for Jobs

Mantener uso de suelo para empleos

Existing Industrial Land

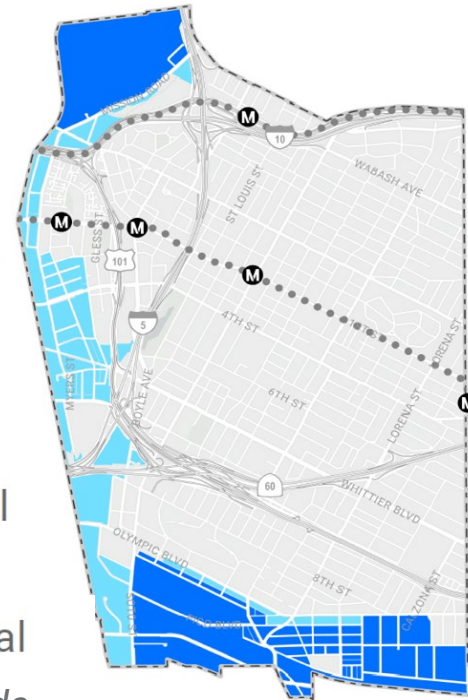
Uso de suelo industrial actual



-  Light Industrial
Industria ligera
-  Heavy Industrial
Industria pesada

Proposed Industrial Land

Uso de suelo industrial propuesto

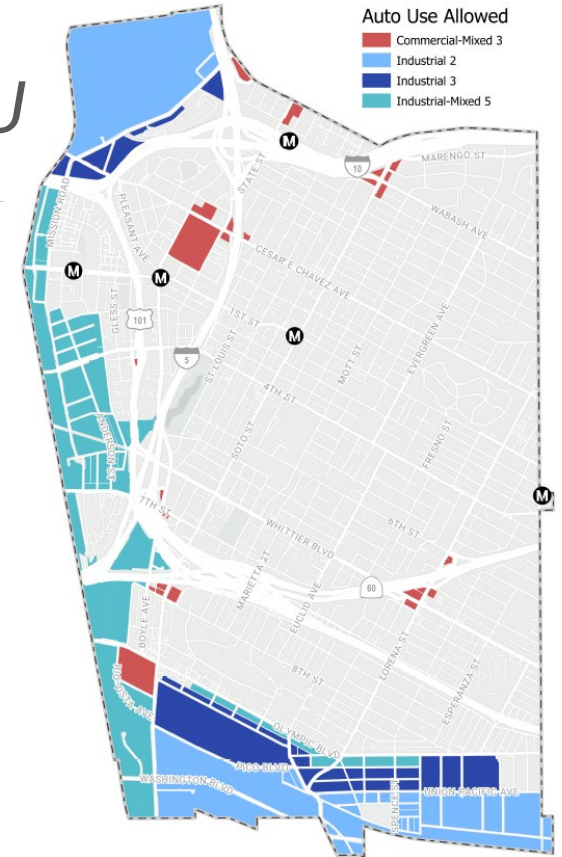
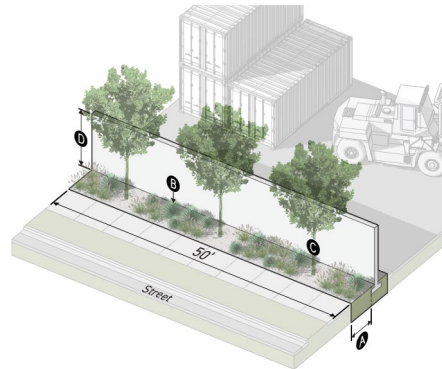
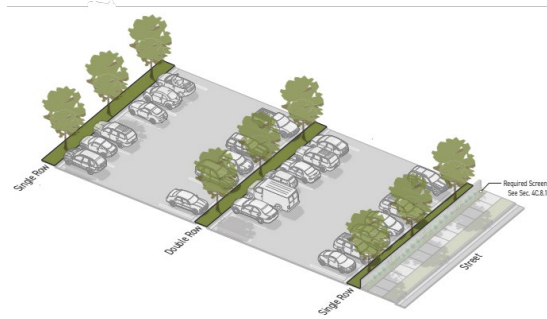


Environmental Justice

Justicia Ambiental

Incorporating CUGU Regulations

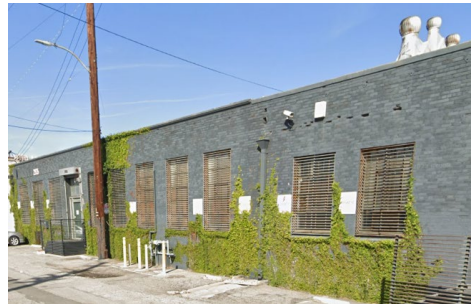
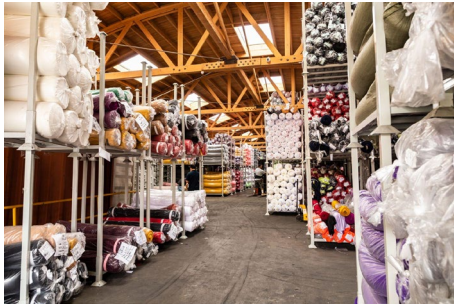
Incorporando los regulaciones de CUGU



- Auto Use Allowed
- Commercial-Mixed 3
 - Industrial 2
 - Industrial 3
 - Industrial-Mixed 5

Light Industrial Uses

Usos industriales ligeros



Heavy Industrial Uses

Usos industriales pesados



Housing Strategies

Estrategias de vivienda

Reflect Existing Development Patterns

Refleja los patrones de desarrollo actuales



Allow for More Housing

Permite más viviendas



Rent Stabilized Units in Boyle Heights

Propiedades sujeto a la Ordenanza de Estabilización de Alquiler (“RSO”)

~15,000 units unidades

in Boyle Heights are subject to RSO
unidades “RSO” en Boyle Heights

Over 65% of all units

in Boyle Heights are subject to RSO

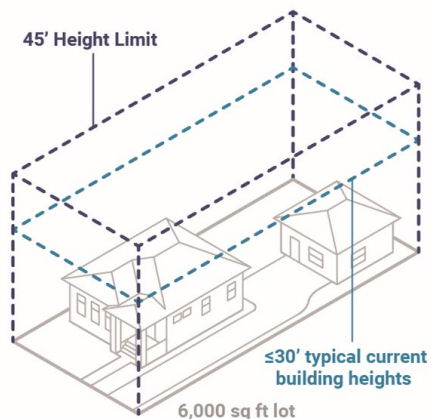
Mas de 65% de unidades

en Boyle Heights son unidades “RSO”



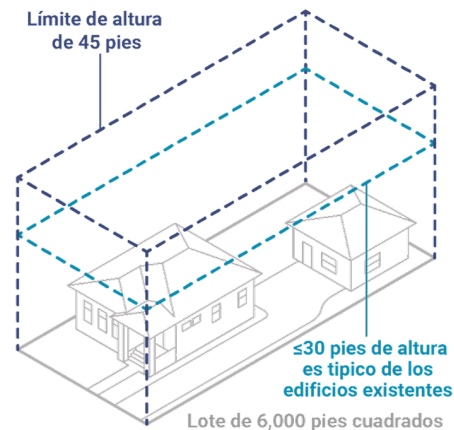
Reflecting Existing Development Patterns

Reflejando los patrones de desarrollo actuales



Existing Built Conditions:

- 2 Units
- 0.3:1 Floor Area Ratio (FAR)
- 1,700 sq ft of building
- 30' Height

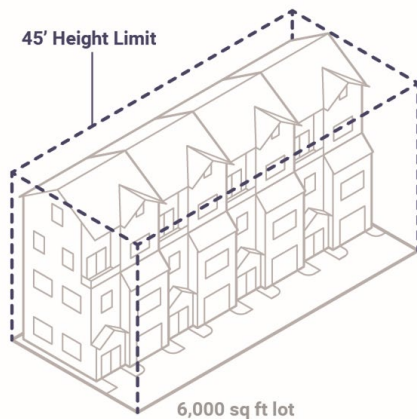


Condiciones construidas actuales:

- 2 unidades
- coeficiente de utilización de suelo de 3:1
- 1,700 pies cuadrados edificados
- Altura de 30 pies

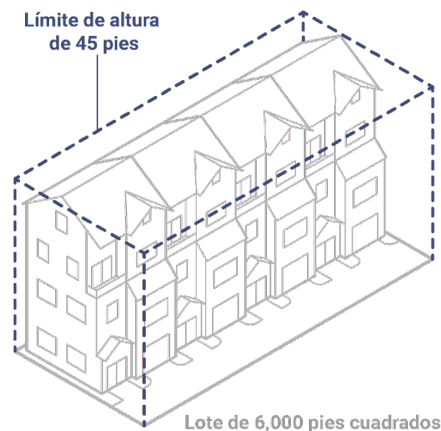
Reflecting Existing Development Patterns

Reflejando los patrones de desarrollo actuales



Current Zoning Allows:

- 4 Units
- 3.0:1 Floor Area Ratio (FAR)
- 18,000 sq ft of building
- 45' Height

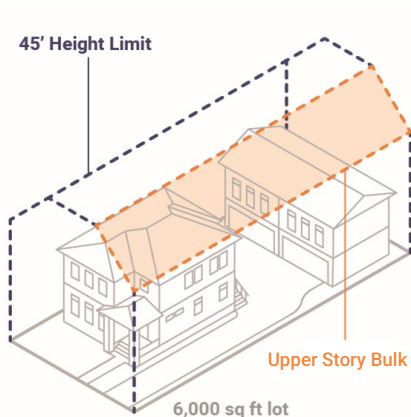


La zonificación actual permite:

- 4 unidades
- coeficiente de utilización de suelo de 3:1
- 18,000 pies cuadrados edificados
- Altura de 45 pies

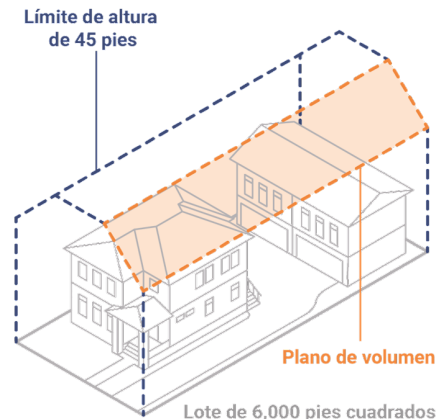
Reflecting Existing Development Patterns

Reflejando los patrones de desarrollo actuales



Proposed Zoning Allows:

- 4 Units
- 1.0:1 Floor Area Ratio (FAR)
- 6,000 sq ft of building
- 45' Height
- Bulk Plane shapes building envelope

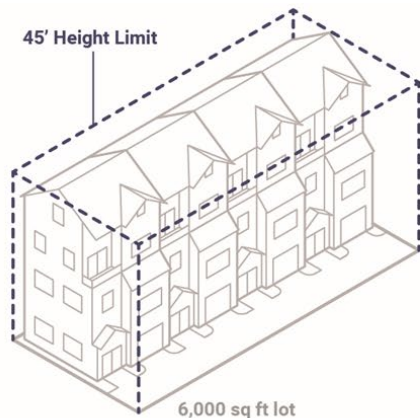


La zonificación propuesta permite:

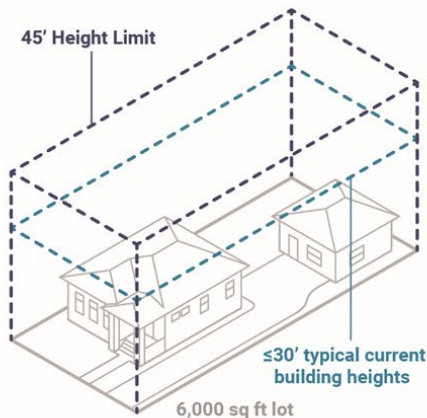
- 4 unidades
- coeficiente de utilización de suelo de 1:1
- 6,000 pies cuadrados edificados
- Altura de 45 pies
- Plano de volumen da forma al edificio

Reflecting Existing Development Patterns

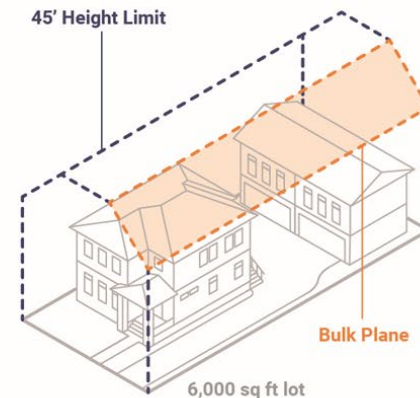
Reflejando los patrones de desarrollo actuales



Current Zoning
Zonificación actual



Existing Built Conditions:
Desarrollo actual



Proposed Zoning
Zonificación propuesta

Zoning to Provide New Infill Opportunities

Zonificación para permitir el desarrollo de viviendas adicionales

Existing Regulation
Regulaciones de hoy día



15'
Rear Yard
Setback
*Restricción
posterior*

Proposed Regulation
Regulaciones propuestas



3'
Rear Yard
Setback
*Restricción
posterior*

Additional Existing Housing Protections

Protecciones de vivienda existentes



Local Protections

Protecciones locales

- Rent Stabilization Ordinance (RSO) *Ordenanza de Estabilización de Alquiler*
- Just Cause Eviction Ordinance *Ordenanza de Desalojo con Causa Justa*
- City of Los Angeles' Condominium Conversion Regulation *Reglamento de conversión de condominios de la ciudad de Los Ángeles*



State Protections

Protecciones estatales

- SB 330
- SB 8
- AB 2222
- Ellis Act

Housing & Complete Neighborhoods

Viviendas y vecindarios completos

Directing future housing towards transit served mixed-use corridors


Dirigiendo viviendas futuras hacia corredores de uso mixto servidos por tránsito

- **Medium Neighborhood Residential | Vecindario mediano**
 - Up to 3:1 FAR | *hasta 3:1 FAR*
 - 1/600 Density | *1/600 de densidad*
 - 3 - 6 Stories | *3 a 6 pisos*
- **Neighborhood Center | Centro Vecinal**
 - Up to 3:1 FAR | *hasta 3:1 FAR*
 - 1/800 - 1/400 Density | *1/800 a 1/400 de densidad*
- **Community Center | Centro Comunitario**
 - Up to 4:1 FAR | *hasta 4:1 FAR*
 - 1/400 Density | *1/400 de densidad*

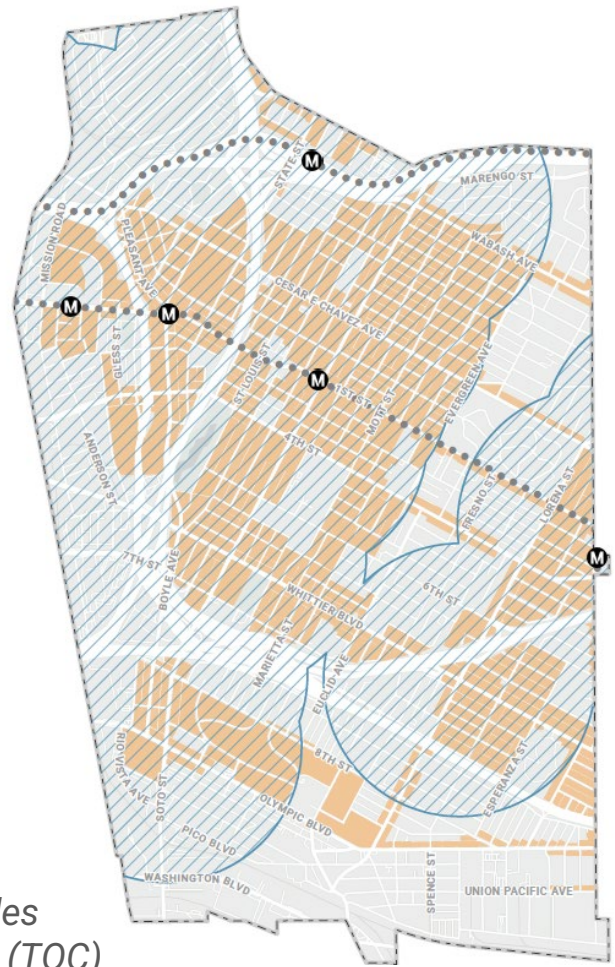


Proposed Boyle Heights Community Benefits Program

*Programa de beneficios
comunitarios de Boyle Heights
propuesto*

 Community Benefits Program
Programa de Beneficios Comunitarios

 Existing TOC Tiers
*Programa de Comunidades
Orientadas al Transporte (TOC)*



Community Plan Implementation Overlay District (CPIO)

Distrito de superposición de implementación del plan comunitario (CPIO)

The CPIO is another tool to implement the goals and policies of the Boyle Heights Community Plan

El CPIO es otra herramienta para implementar las metas y políticas del Plan Comunitario de Boyle Heights

CPC-2016-2905-CPU
City Planning Commission Draft

**Boyle Heights
Community Plan Implementation Overlay District**
(Boyle Heights CPIO District)

Ordinance No. _____
Effective Date XXXXX

TABLE OF CONTENTS

Chapter I	Function of the CPIO District
Chapter II	Community Benefits Program Subarea A
Chapter III	Historic Resources Subarea B
Chapter IV	Soil Sampling Subarea C
Chapter V	Public Lands Subarea D
Appendix A	Environmental Standards (Reserved)

City Planning Commission Draft – Spring 2023

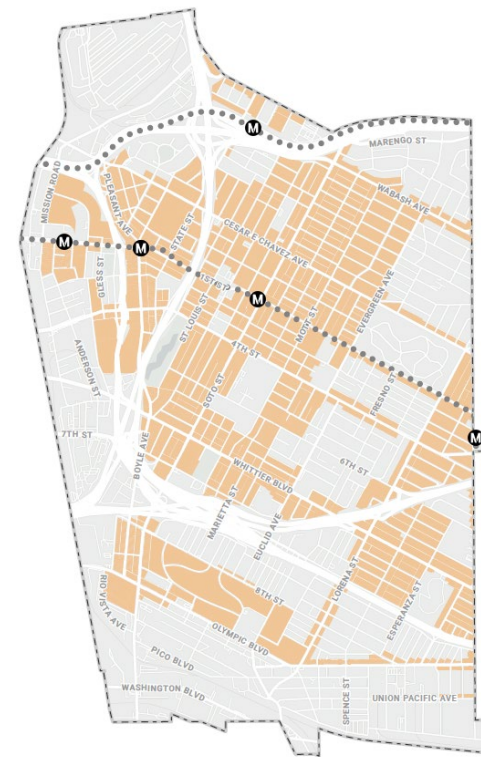
Chapter 1 – FUNCTION OF THE CPIO | Page 1

CPIO Subarea A: Community Benefits Program

CPIO subárea A

Subarea A creates a tailored program to incentivize affordable housing development in multi-unit areas

La Subárea A crea una programa para áreas que permiten el desarrollo residencial de unidades múltiples, con incentivas para el desarrollo de viviendas asequibles



■ CPIO Subarea A

Eligibility Requirements

Requisitos de elegibilidad

1. Include a percentage of the total units as **Affordable Units** for 99 years
*Incluye un porcentaje del total de unidades como **unidades asequibles** para 99 años*
2. Include at least 30% of total units with **2 or more bedrooms**, to accommodate various household sizes *Incluye al menos el 30% del total de las unidades de 2 o más recámaras para adaptarse a hogares de varios tamaños*
3. Include **5 or more units** in the project *El proyecto sea de 5 o más unidades*

What is considered “Affordable”?

¿Que es considerado “asequible”?

*For example, in 2022 a family of four with a combined household income under **\$35,750** would be eligible for an **“Extremely Low Income” (ELI) Unit**, with rents below \$658 for a 3-bedroom unit.*

*Por ejemplo, en 2022 una familia de cuatro con un ingreso familiar combinado de menos de **\$35.750** sería elegible para **una unidad de “ingresos extremadamente bajos” (ELI)**, con alquileres de menos de \$658 por una unidad de 3 recamaras.*

How many Affordable Units are required?

¿Cuántas unidades asequibles se requieren?



Extremely
Low Income
*Ingresos extremadamente
bajos*

Incomes at 0-30% of AMI
*Ingresos de 0-30% del medio
del área*

OR
o



Very Low
Income
Ingresos muy bajos

Incomes at 30-50% of AMI
*Ingresos de 30-50% del medio
del área*

OR
o



Lower
Income
Ingresos bajos

Incomes at 50-80% of AMI
*Ingresos de 50-80% del medio
del área*

Introducing an Acutely-Low Income Category

Introduciendo una categoría para ingresos extraordinariamente bajos



OR
0



OR
0



OR
0



Acutely Low
Income

*Ingresos extraordinariamente
bajos*

Extremely
Low Income

*Ingresos extremadamente
bajos*

Very Low
Income

Ingresos muy bajos

Lower
Income

Ingresos bajos

Incomes at 0-15% of AMI

*Ingresos de 0-15% del medio
del área*

Incomes at 0-30% of AMI

*Ingresos de 0-30% del medio
del área*

Incomes at 30-50% of AMI

*Ingresos de 30-50% del medio del
área*

Incomes at 50-80% of AMI

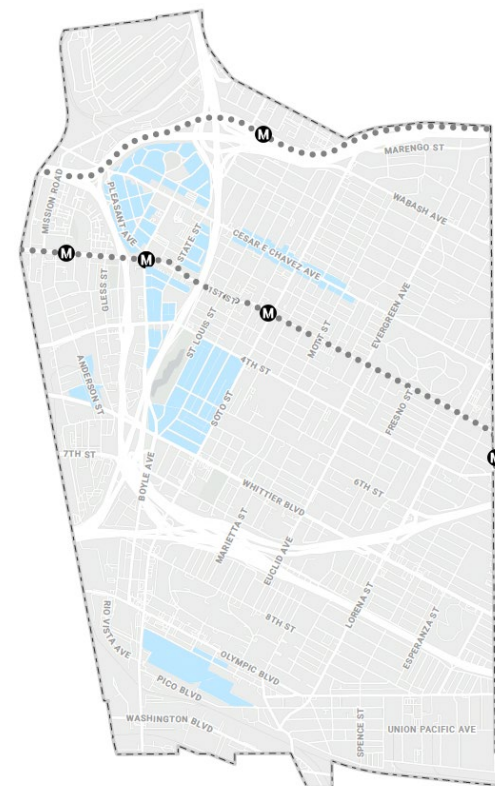
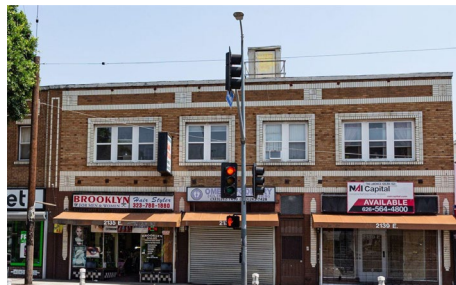
*Ingresos de 50-80% del
medio del área*

CPIO Subarea B: Historic Resources

CPIO subárea B

Subarea B adds additional review procedures for resources identified as potentially historic

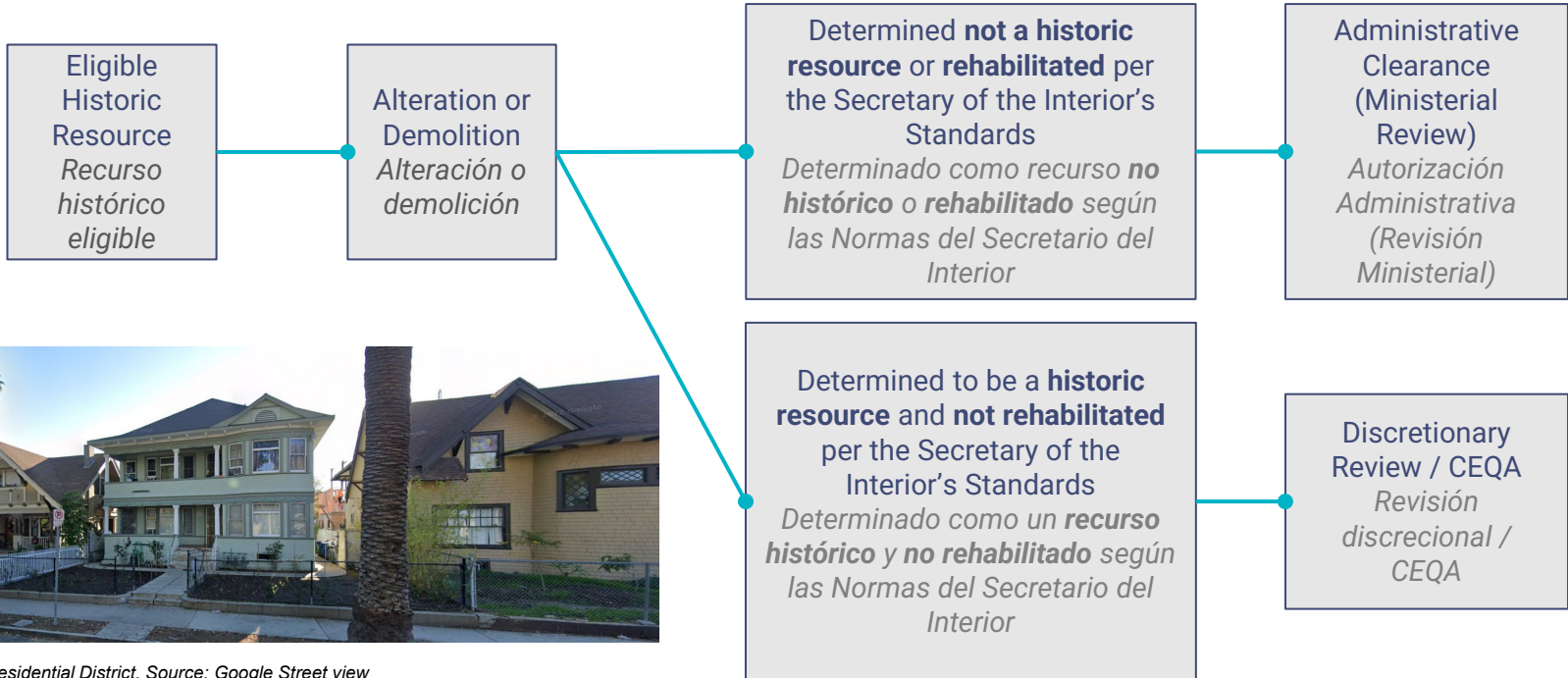
La Subárea B crea un nivel adicional de revisiones adicionales para recursos identificados como potencialmente históricos



Subarea B - Historic Resources

Development Review Process in the CPIO

Proceso de revisión de desarrollos del CPIO



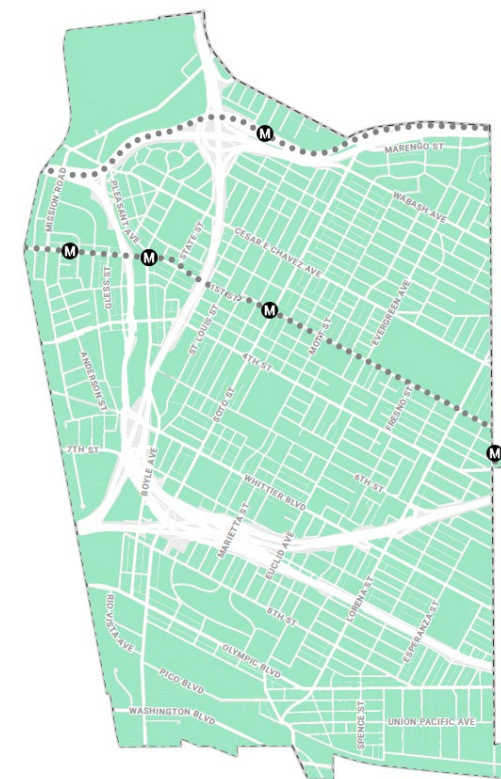
St. Louis-Chicago Residential District, Source: Google Street view

CPIO Subarea C: Soil Sampling

CPIO subárea C

Subarea C ensures that soil contaminants are identified and mitigated prior to ground disturbance

La Subárea C garantiza que los contaminantes del suelo se identifiquen y mitiguen antes de la alteración del suelo



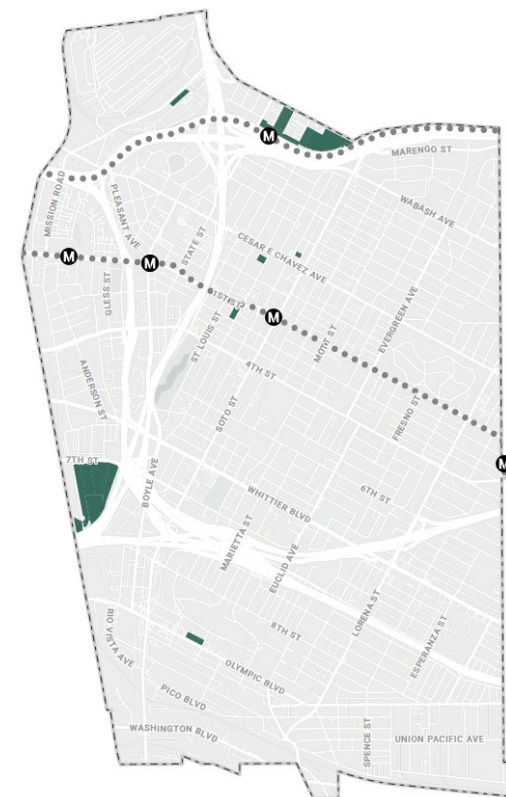
Subarea C - Soil Sampling

CPIO Subarea D: Public Lands

CPIO subárea D

Subarea D allows for floor area to be transferred between publicly-owned properties in the Community Plan Area, to support and facilitate public serving uses and affordable housing

*La **Subárea D** se permite la transferencia de area de piso desarrollable entre propiedades de propiedad pública en el Área del Plan Comunitario, para apoyar y facilitar usos de servicio público y viviendas asequibles*



Draft Environmental Impact Report (EIR) *Informe Inicial de Impacto Ambiental*

Environmental Analysis

Analisis ambiental



Aesthetics
Estética



Air Quality
Calidad del aire



Biological Resources
Recursos biológicos



Cultural Resources
Recursos culturales



Energy
Energía



Greenhouse Gas Emissions
Emissiones de gases de efecto invernadero



Hazards and Hazardous Materials
Peligros y materiales peligrosos



Hydrology/ Water Quality
Hidrología / calidad del agua



Geology and Soils
Geología y tierras



Land Use/Planning
La planificación del uso del suelo



Noise
Ruido



Population/Housing
Población / vivienda



Public Services
Servicios Públicos



Mineral Resources
Recursos minerales



Recreation
Recreación



Tribal Cultural Resources
Recursos culturales tribales



Utilities/ Service System
Utilidades / sistema de servicio



Transportation
Transporte

DEIR - Alternatives Analyzed

Alternativas analizadas del DEIR

Alternative 1 - Low Transit Oriented Development

Reduces the development potential around L Line stations

Alternative 2 - High Transit Oriented Development

Increases development potential around L Line stations

Alternative 3 - Land Use Mix

Mixed-use development permitted along western portion of the CPA near the Los Angeles River

Alternativa 1 - Bajo Potencial de Desarrollo Orientado al Tránsito

Reducir el potencial de desarrollo alrededor de las estaciones de la Línea L

Alternativa 2 - Alto Potencial de Desarrollo Orientado al Tránsito

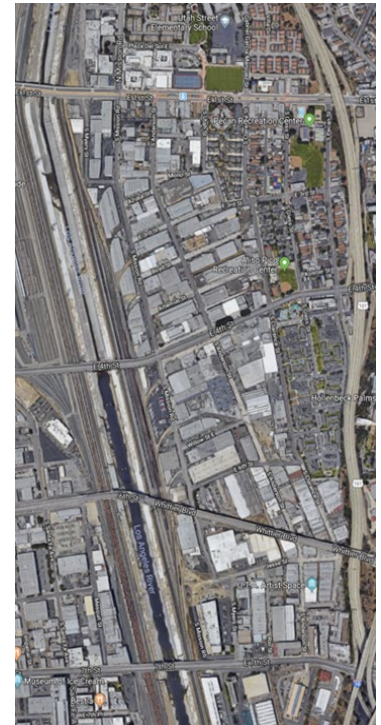
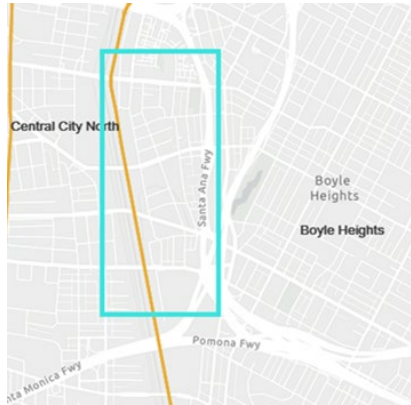
Mayor potencial de desarrollo alrededor de las estaciones de la Línea L

Alternativa 3 - Mezcla de uso de suelo

Desarrollo de uso mixto permitido a lo largo de la parte occidental de la CPA cerca del río Los Ángeles

“Land Use Mix” Alternative 3

Alternativa 3 de “uso de suelo mixto”



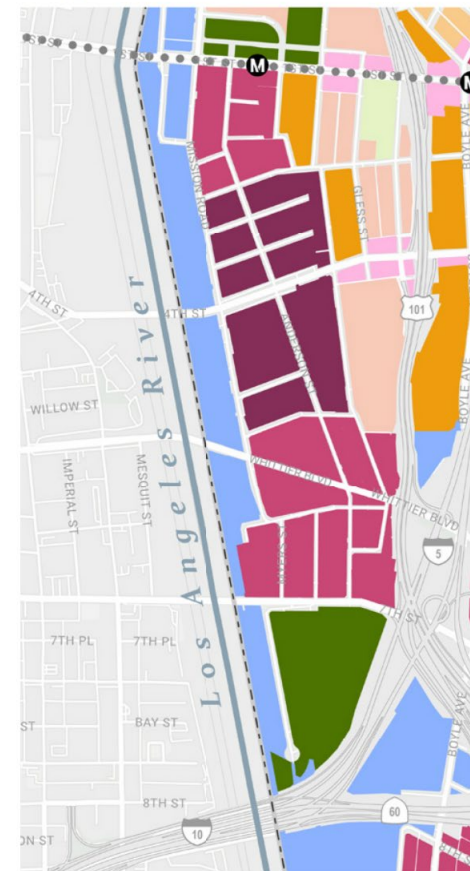
“Land Use Mix” Alternativa de “uso de suelo mixto”

- | | | |
|---|------------------------------|--------------------|
|  | 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 Liviano |
|  | Industrial | Industrial |
|  | Hybrid Industrial | Industrial Hibrido |
|  | Open Space | Espacio Abierto |
|  | Public Facility | Edificio Público |
|  | Freeway | Carretera |

Plan propuesto
 Proposed Plan



Alternativa
 Project Alternative



What's Next?

¿Qué es lo que sigue?

- Final Environmental Impact Report
Informe de Impacto Ambiental Final
- City Council Planning and Land Use Management (PLUM)
Committee
Comite de Gestion de Planeacion y Uso de Suelo (PLUM)
- Full City Council for Adoption
Adopción por Consejo de la Ciudad entero

Recommended Actions Summary *Resumen de acciones recomendadas*

Approve

- Staff Recommendation Report as the Commission Report

Find

- CPC has reviewed the Draft EIR (Exhibit A7)

Approve and Recommend

- Findings in the Staff Recommendation Report and direct staff to prepare EIR findings, a Statement of Overriding Considerations and a Mitigation Monitoring Program for City Council consideration
- City Council adopt the Resolution to amend the Boyle Heights Plan (Policy Document and Land Use Map); the Mobility Plan 2035; Citywide General Plan Framework Element
- City Council adopt zoning map; amendments to the RIO Ordinance, CUGU Ordinance, and the Adelante-Eastside Redevelopment Plan

Authorize

- The Director of Planning to present the Resolution, proposed General Plan Amendments, and the proposed zoning ordinances to the Mayor and the City Council (Exhibits A-C)

Aprovar

- Informe de recomendación del personal como informe de la Comisión

Encontrar

- El CPC a revisado el Informe Inicial de Impacto Ambiental (DEIR) (Anexo A7)

Aprobar y Recomendar

- Hallazgos en el Informe de recomendación del personal y dirigir al personal para que prepare los hallazgos del EIR, una Declaración de consideraciones primordiales y un Programa de monitoreo de mitigación para la consideración del Concejo de la Ciudad
- El Concejo de la Ciudad adopte la Resolución para enmendar el Plan de Boyle Heights (Documento de Política y Mapa de Uso de suelo); el Plan de Movilidad 2035; el Elemento del marco del plan general de la ciudad
- Concejal de la Ciudad adopte el mapa de zonificación; enmiendas a la Ordenanza RIO, la Ordenanza CUGU y el Plan de Reurbanización Adelante-Eastside

Autorizar

- El Director de Planeación para presentar la Resolución, la Enmiendas propuestas al Plan General y las ordenanzas de zonificación al Alcalde y al Consejo de la Ciudad (Anexos A-C)

Thank you *Gracias*

boyleheightsplan@lacity.org
planning4LA.org/bhplan
planning4LA.org/bhplan-es

Additional Slides: Affordable Housing *Viviendas asequibles*

For Consideration: Introducing Acutely Low Income

Para consideración: introducción de viviendas para ingresos extraordinariamente bajos

1. Local Incentive Program Sets

a. Established

Local Incentive Program Sets A through G are established below, and define the minimum percentage of on-site restricted affordable units required.

LOCAL INCENTIVE PROGRAM SETS					
Set	Affordability Requirements				
	ACUTELY LOW INCOME	EXTREMELY LOW INCOME	VERY LOW INCOME	LOWER INCOME	MODERATE
A	n/a	11%	15%	25%	n/a
B	n/a	11%	15%	25%	n/a
C	n/a	10%	14%	23%	n/a
D	n/a	10%	14%	23%	n/a
E	n/a	9%	12%	21%	n/a
F	n/a	8%	11%	20%	n/a
G	7%	8%	11%	20%	40%

Amend Set B of Chapter 1A section 9.3.2.B.1.a to introduce a percentage of Acutely-Low Income units



Enmienda a Set B de Capítulo 1A sección 9.3.2.B.1. para introducir un porcentaje de viviendas para ingresos extraordinariamente bajos

HCD Income Limits 2022

Límites de ingreso para 2022

Number of Persons in Household:		1	2	3	4	5	6	7	8
Los Angeles County Area Median Income: \$91,100	Acutely Low	9550	10900	12300	13650	14750	15850	16950	18000
	Extremely Low	25050	28600	32200	35750	38650	41500	44350	47200
	Very Low Income	41700	47650	53600	59550	64350	69100	73850	78650
	Low Income	66750	76250	85800	95300	102950	110550	118200	125800
	Median Income	63750	72900	82000	91100	98400	105700	112950	120250
	Moderate Income	76500	87450	98350	109300	118050	126800	135550	144300

[Document Source](#)

Community Benefits Program Structure

El Marco del Programa de Beneficios Comunitarios

Regulation <i>Regulacion</i>	Regulation Location <i>Ubicación de regulación</i>
Floor Area (FAR) Increase <i>Bono de "FAR"</i>	Form District - "Bonus FAR" <i>Distrito de forma - "bono de 'FAR'"</i>
Height Increase <i>Bono de altura</i>	Form District - "Bonus Height" <i>Distrito de forma - "bono de altura"</i>
Incentives <i>Incentivos</i>	Article 9.3.2, New Zoning Code <i>Código de zonificación nuevo</i>
Affordable Housing Percentage Requirement <i>Requisito para porcentaje de viviendas asequibles</i>	Article 9.3.2, New Zoning Code <i>Código de zonificación nuevo</i>
99 Year Covenant Length requirement <i>Requisito de pacto de 99 años</i>	Article 9.3.2, New Zoning Code <i>Código de zonificación nuevo</i>
30% of Units with 2 or more bedrooms <i>El 30% de unidades con 2 o más recámaras</i>	Boyle Heights CPIO - Chapter II <i>Boyle Heights CPIO - Capítulo II</i>
Affordability Set Used <i>Conjunto de asequibilidad usado</i>	Boyle Heights CPIO - Chapter II <i>Boyle Heights CPIO - Capítulo II</i>

Inclusionary Zoning

Zonificación inclusionaria

Incentive Zoning/ *Zonificación de incentivo*

Incentive zoning offers additional development rights, such as more units or a taller building, to developers who include affordable units in a housing project

La zonificación de incentivos ofrece derechos de desarrollo adicionales, como más unidades o un edificio más alto, a los desarrolladores que incluyen unidades asequibles en un proyecto de vivienda

Inclusionary Zoning/ *Zonificación inclusionaria*

Inclusionary zoning requires affordable units to be built in a housing project, or an in-lieu fee to be paid

La zonificación inclusiva requiere que se construyan unidades asequibles en un proyecto de vivienda, o que se pague una tarifa en lugar de construir

Feasibility Testing *Análisis de viabilidad*

	Base Case <i>Caso De Base</i>	10% AL	11% EL	15% VL	25% L
Prototype Prototipo 1 Small-sized lot mixed-use <i>Usa mixto en un lote pequeño</i>	INF	LF	LF	LF	INF
Prototype Prototipo 2 Large-sized lot mixed-use <i>Usa mixto en un lote grande</i>	INF	F	F	INF	INF
Prototype Prototipo 3 Residential on a large lot <i>Residencial en un lote grande</i>	INF	INF	INF	INF	INF
Prototype Prototipo 4 Medium density on a small lot <i>Densidad medio en un lote pequeño</i>	INF	INF	INF	INF	INF

Legend *Leyenda*

LF - Likely Feasible *Posiblemente factible*

F - Feasible *Factible*

INF - Infeasible *inviabile*

Income Levels *Niveles de ingresos*

AL - Acutely Low *Extraordinariamente Bajo*

EL - Extremely Low *Extremadamente Bajo*

VL - Very Low *Muy bajos*

L - Low *Bajos*

Feasibility Testing *Análisis de viabilidad*

	Base Case <i>Caso De Base</i>	10% AL	11% EL	15%VL	25% L
Prototype Prototipo 1.B Small-sized lot mixed-use <i>Uso mixto en un lote pequeño</i>	LF	LF	LF	LF	INF
Prototype Prototipo 2.B Large-sized lot mixed-use <i>Uso mixto en un lote grande</i>	INF	LF	LF	INF	INF
Prototype Prototipo 3.B Residential on a large lot <i>Residencial en un lote grande</i>	INF	INF	INF	INF	INF
Prototype Prototipo 4.B Medium density on a small lot <i>Densidad medio en un lote pequeño</i>	INF	INF	INF	INF	INF

Legend *Leyenda*

LF - Likely Feasible *Posiblemente factible*

F - Feasible *Factible*

INF - Infeasible *inviabile*

Income Levels *Niveles de ingresos*

AL- Acutely Low *Extraordinariamente Bajo*

EL- Extremely Low *Extremadamente Bajo*

VL- Very Low *Muy bajos*

L- Low *Bajos*

Unit Replacement Requirements

- DTLA Community Plan and New Zoning Code established in Article 9.3.2.B.2 that all RSO units demolished must be replaced as lower-income units
- Replacement units must be at the income levels of tenants, if verifiable
- If incomes cannot be verified, units can be at any lower-income levels
- Replacement units may count towards required restricted units as part of the Local Affordable Housing Incentive Program

Example Development Scenario

- 12,000 square foot lot
- 5 existing RSO units on site
- Proposed Zoning:
 - 1.5 Base FAR
 - 4.0 Bonus FAR
 - “4” Density
 - CX2 Use District
- Boyle Heights Community Plan requires 11% ELI; 15% VLI; or 25% LI of the total units

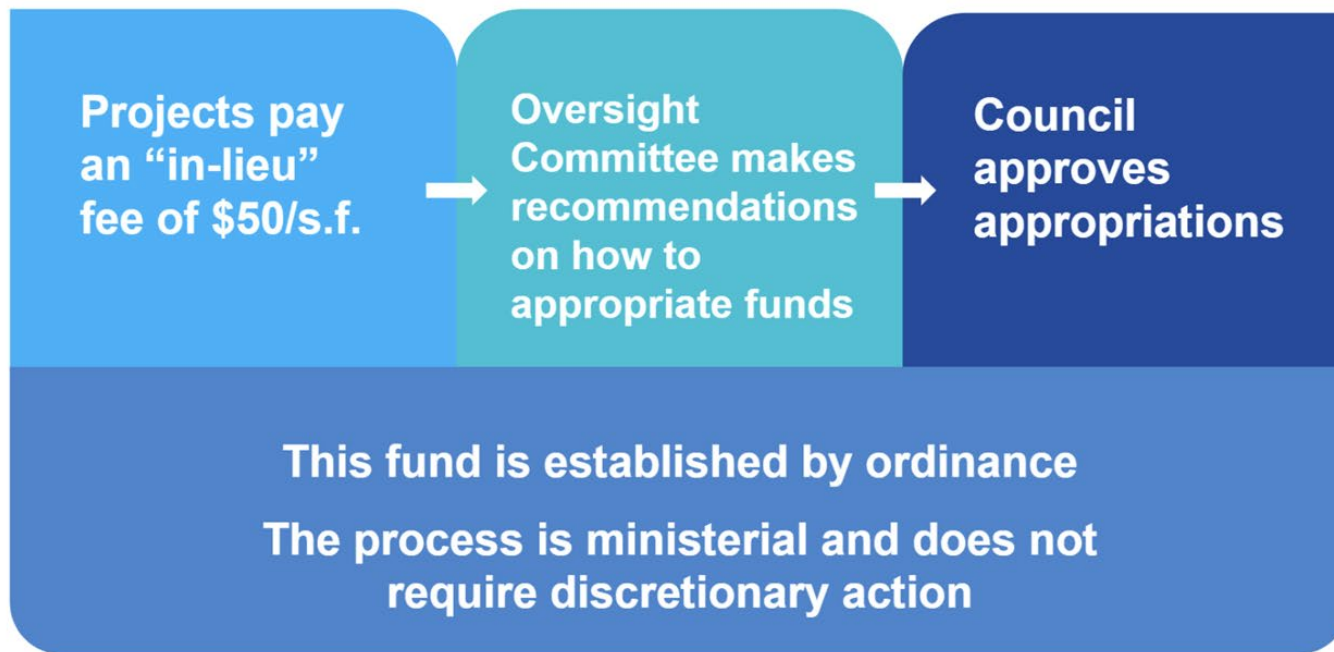
	Community Benefits Program	State Density Bonus
Base/By-Right Units	30 units	30 units
Total Units with Incentives	54 total units <i>(80% increase)</i>	41 total units <i>(35% increase)</i>
Required Affordable Units for Incentives	6 ELI units <i>(11% of total)</i>	4 VLI units <i>(11% of the base)</i>
Required Replacement Units for lower income households	11 lower income units <i>(20%)</i>	5 lower income units with the entire new building as RSO or 9 Low Income units <i>(20% of total)</i>
Total Affordable Units when Replacement Units may count towards Affordable Units	11 units (20% of total units)	5 Low Income units (11% of base units + 1 additional replacement) or 9 Lower Income units (20% of total)
Total Affordable Units when Replacement Units <i>may not</i> count towards Affordable Units*	17 units (31% of total units)	Not permitted under State Law

Additional Slides: Jobs & Economic Development

Empleos y desarrollo económico

Small Business Assistance

Community Benefits Fund



Small Business Assistance

Community Benefit Fund

Disbursement Geography

- Within the Downtown Community Plan Area + 1.5-mile radius
- Priority for underserved communities
- Programs to support affordable housing
- Mobility and street improvements
- Parks and open space
- Programs for small legacy and community-serving businesses
- Design and procurement of sidewalk vending carts
- Resiliency Centers (new or conversion)
- Amenities for people who are experiencing homelessness



Typical Retail Size

Tamaño típico de negocios comerciales

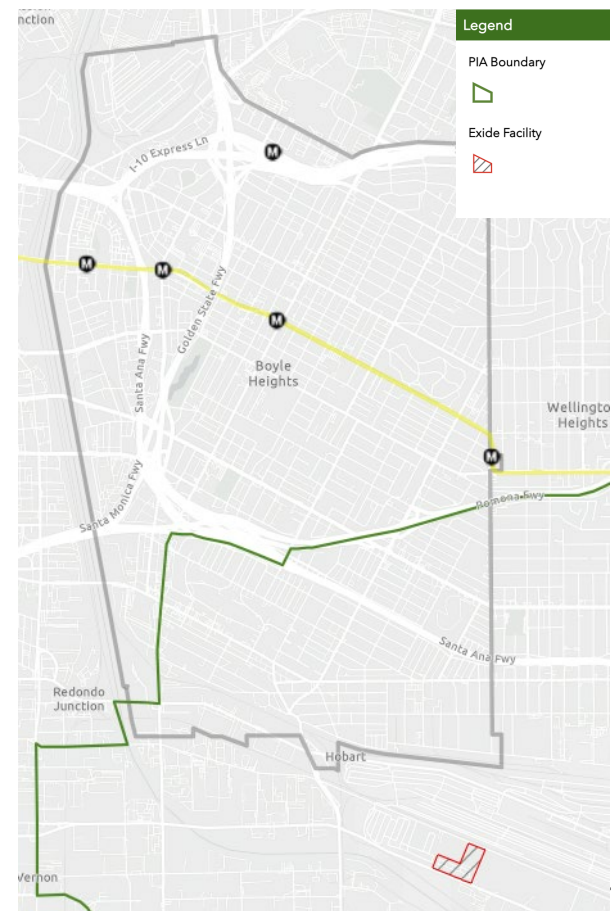
<i>Tipo de negocio</i>	<i>Ejemplos</i>	<i>Pies cuadrados promedio</i>
Type of Retailer	Examples	Average Square Footage
Suburban Supermarket	Wal-Mart, Target	150,000 – 250,000
Home Improvement	Home Depot, Lowe's, Menards	100,000 – 150,000
Grocery Store	Ralph's, Vons, Whole Foods	50,000 – 100,000
Sporting Goods	Dick's, Academy, Nike Factory	30,000 – 80,000
Department Store	Kohl's, T.J. Maxx, Marshalls	30,000 – 60,000
Urban Supermarket	Wal-Mart, Target, Whole Foods	20,000 – 50,000
Pet Store	PetSmart, Petco	12,000 – 20,000
Pharmacy	Walgreens, CVS, Rite Aid	12,000 – 15,000
Specialty Grocery	Trader Joe's, ALDI	10,000 – 15,000
Dollar Store	Dollar General, Dollar Tree, Family Dollar	7,000 – 10,000
Fast Food	McDonald's, Taco Bell, Popeye's	3,000 – 5,000
Local Retailer	<i>Market Specific</i>	2,000 – 5,000
Coffee Shop	Starbucks, Dunkin'	1,500 – 2,500

Additional Slides: Environmental Justice *Justicia Ambiental*

Exide Preliminary Investigation Area

Area de investigacion inicial de "Exide"

- **1.7 mile radius from former Exide Technologies facility**
- **Area of focused cleanup efforts from State DTSC**
- *El radio de 1.7 millas alrededor del sitio de Exide Technologies*
- *El área de enfoque para la limpieza de propiedades, que se llevó a cabo por el DTSC del estado*



Additional Slides: Zoning Districts











Distritos de zonificación

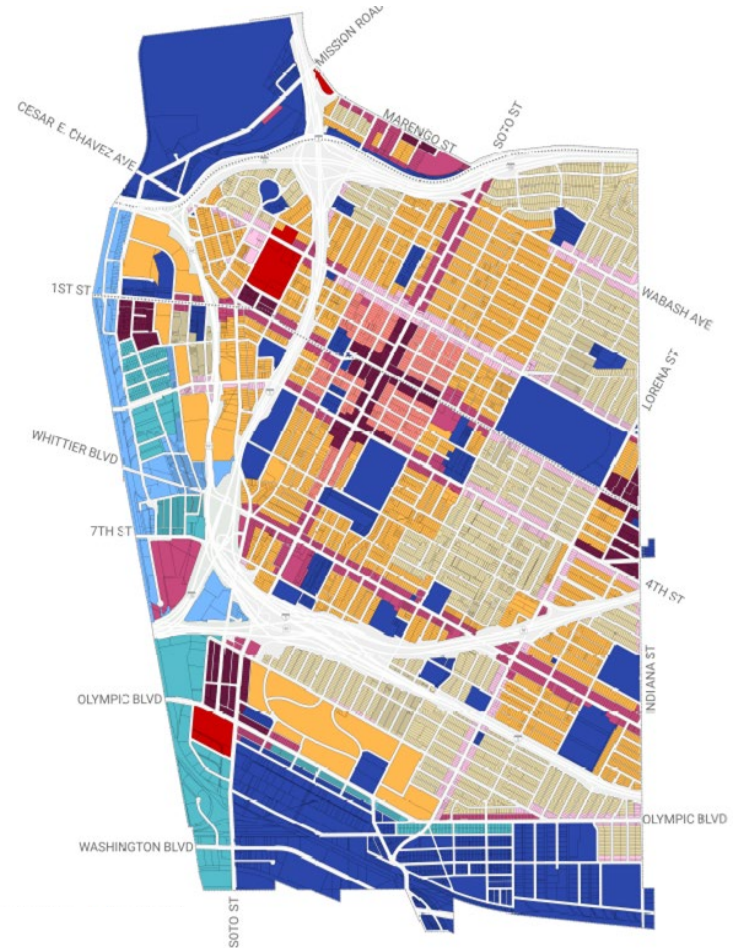
New Zoning

Nueva zonificación

Form Districts

Distritos de forma

	Low-Rise Medium 3		Very Low-Rise Full 2
	Low-Rise Medium 4		Very Low-Rise Medium 1
	Low-Rise Medium 5		Very Low-Rise Medium 2
	Low-Rise Medium 6		Very Low-Rise Narrow 1
	Low-Rise Narrow 1		Very Low-Rise Narrow 2

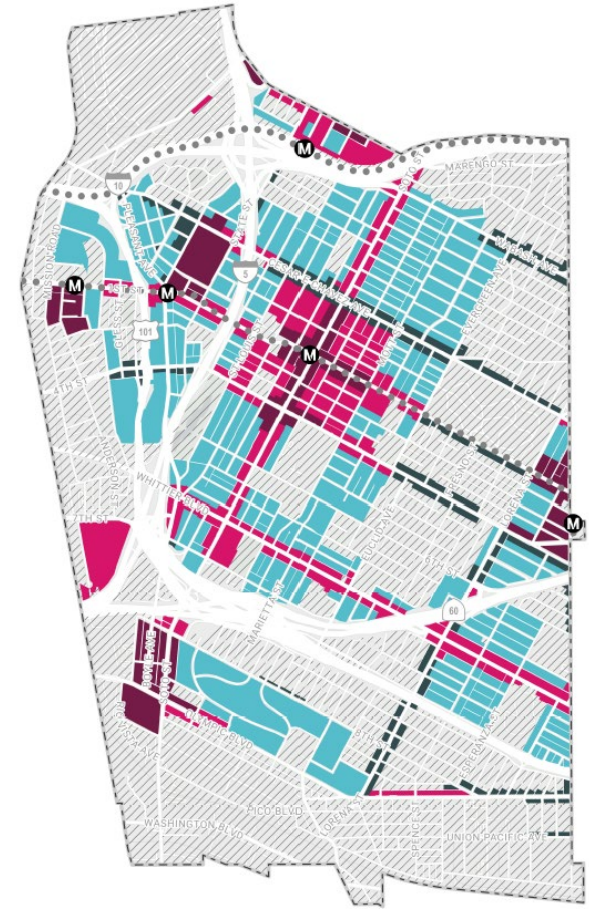


Base & Bonus FAR

FAR de Base y Bono

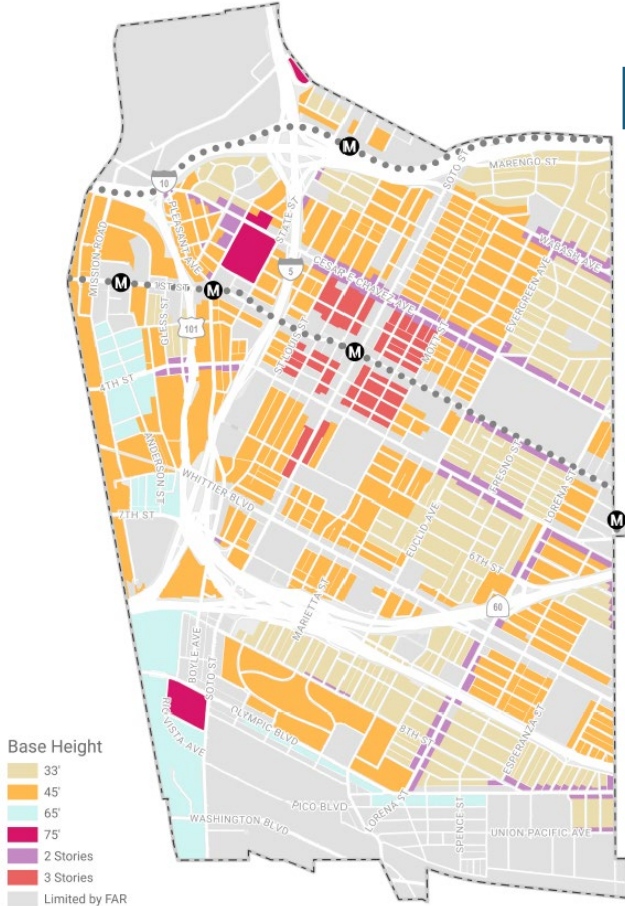
Legend / Leyenda

-  0.6 FAR
-  1.0 FAR
-  1.5 FAR
-  2.0 FAR
-  2.5 FAR
-  3.0 FAR
-  4.0 FAR
-  No Bonus Available / *Bono no está disponible*



Base & Bonus Height

Base y Bono de altura










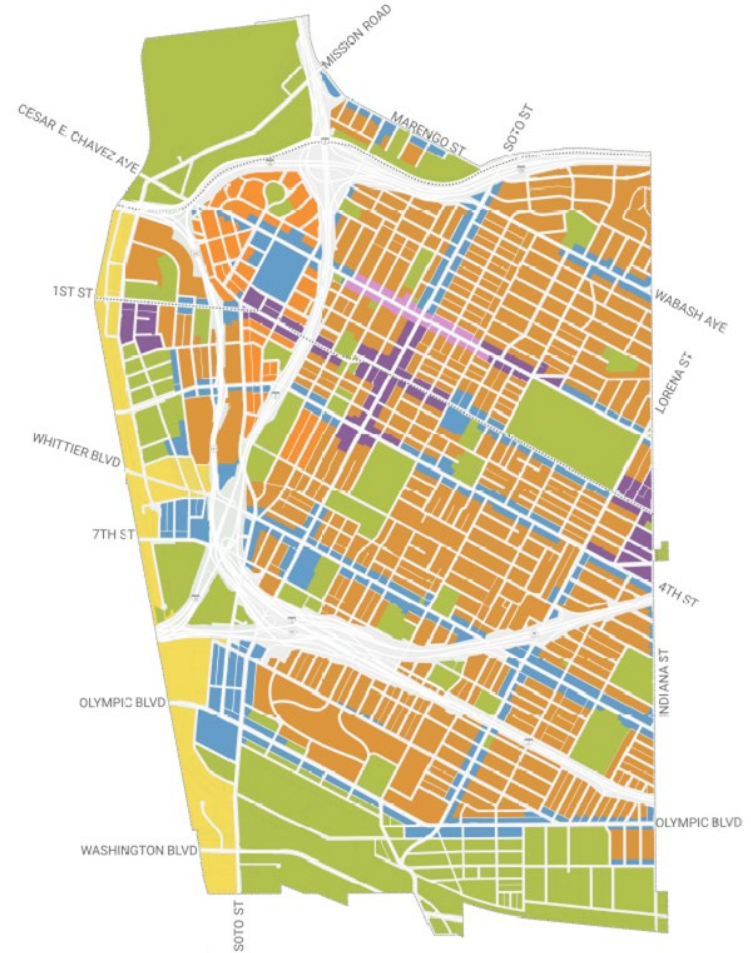
New Zoning

Nueva zonificación

Frontage Districts

Distritos de fachada

- | | | | |
|---|------------------------|---|-------------------------|
|  | Multi-Unit 3 |  | Greenway 1 |
|  | Shopfront 3 |  | General 2 |
|  | Warehouse 1 |  | Character Residential 1 |
|  | Character Commercial 1 | | |





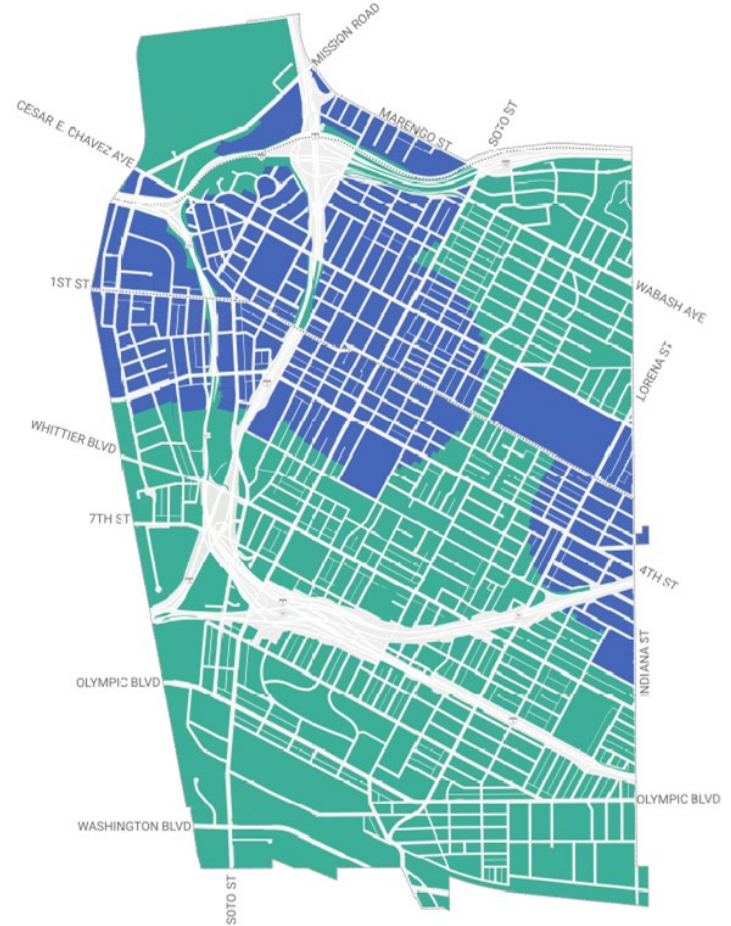
New Zoning

Nueva zonificación

Development Standards

Estándares de desarrollo

-  Standards District 3
-  Standards District 4



Base & Bonus Density

Densidad de base y bono



By-right (Base) Density <i>Densidad de base por derecho</i>	Density Increase (Bonus) Available through Community Benefits Program <i>Aumento de densidad (bono) disponible a través del Programa de Beneficios Comunitario</i>
1L	N/A - No Bonus Available- No hay bono
2L	N/A - No Bonus Available- No hay bono
15	40%
8	70%
6	70%
4	80%
FA	N/A - Density Limited by Floor Area

Density Districts

Distritos de densidad

- Efficiency Dwelling Unit has maximum of 455 sq. ft., may not include full kitchen
- Must have tenancy of 30 days or more
- Dwelling Units and Efficiency Dwelling Units may access Incentive Systems

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Changes highlighted in the table below are introduced with the Boyle Heights Community Plan.]

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) <i>Sec. 6C.1.2.</i>	Lot Area per Efficiency Dwelling Unit (min SF) <i>Sec. 6C.1.3.</i>
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	1000
12	1200	1200
15	1500	1500
20	2000	2000
25	2500	2500
30	3000	3000
40	4000	4000
50	5000	5000
60	6000	6000
N	Not Permitted	Not Permitted

Additional Slides: Additional Policy Approaches

Enfoques de política

“Land Use Mix” Alternative Alternativa de “uso de suelo mixto”

Comparison/ Comparación

Plan propuesto:
Industria ligera
Proposed Plan:
Light Industrial

**Alternativa del
proyecto: Uso mixto**
Project Alternative:
Mixed-Use and
Hybrid Industrial

Permite usos industriales ligeros (por ejemplo, almacenamiento y distribución)	Allows Light Industrial Uses (ex: warehousing, storage, distribution)	✓	✓
Permite usos de oficina	Allows Office Uses	✓	✓
Permite usos comerciales (incluyendo restaurantes, tiendas, hoteles, supermercados)	Allows Commercial Uses (including restaurants, retail, hotels, grocery stores)	✓	✓
Permite la reutilización adaptativa de edificios existentes para unidades para vivir y trabajar	Allows Adaptive Reuse of Existing Buildings to Live/Work Units	✓	✓
Permite la construcción de nuevas viviendas	Allows Construction of New Housing	No	✓
Ofrece incentivos para viviendas para personas de bajos ingresos	Offers incentives for Affordable Housing	No	✓
Requiere espacio abierto en proyectos de desarrollo	Requires Open Space in Development Projects	✓	✓

Land Use Mix Alternative

Recommended Actions for Consideration by CPC

Should CPC choose to recommend Land Use Mix Alternative 3, City Planning recommends the following actions:

1. Amend the General Plan Land Use Map (**Exhibit A3**)
2. Amend the General Plan Framework Amendments (**Exhibit A5**)
3. Amend the Community Plan Text (**Exhibit A1**)
4. Instruct Planning to Revise the DEIR (**Exhibit A7**) Project Objectives in the FEIR
5. Instruct City Planning to conduct a Feasibility Analysis for Inclusionary Zoning in the River Adjacent Industrial Land

Land Use Mix Alternative

Recommended Land Use Map Revisions (Exhibit A3)

Amend the General Plan Land Use Map to introduce Hybrid Industrial into the Correspondence Table, corresponding to Form District LM4, Use District IX3, and “8” Density

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
Street Labels - Major				



Land Use Mix Alternative

Recommended Framework Amendment Revisions (Exhibit A5)

1. Amend the Framework Amendments (**Exhibit A5**) to read:
 - a. In Chapter 3 of Framework Element under the Land Use section, Industrial policies, amend the following language after policy 3.14.9 to read:

3.14.10 Within the Downtown Community Plan Area and in portions of the Boyle Heights Community Plan Area adjacent to the Los Angeles River, 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.

3.14.11 Promote the development of hybrid industrial uses in the Downtown Plan Area and in portions of the Boyle Heights Community Plan Area adjacent to the Los Angeles River 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.
1. Amend the Framework Amendments (**Exhibit A5**) to introduce “8” density corresponding to the Hybrid Industrial Table 3-9a and amend the description of Hybrid Industrial to read “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 ranges from 1 unit per 800 square feet of lot area to being generally is limited by floor area.”

Land Use Mix Alternative

Recommended Plan Text Revisions (Exhibit A1)

1. Update the General Plan Land Use Designation table description, acreages, and inset map for Community Center; introduce a new description, acreages, and inset map for a Hybrid Industrial General Plan Land Use Designation
1. Amend the “Trends & Projections” page to reflect the anticipated growth under the Land Use Mix Alternative
1. Remove Program 21 for a future LA River Land Use Study

GENERAL PLAN LAND USE DESIGNATIONS

General Plan Land Use Designations express a variety of goals, policies, and zoning tools to support each condition. The proposed General Plan Land Use Designations reflect the relationship between land use, physical built form, and functional aspects that differentiate one area from another. Each designation includes a description of the range of intensity, height, density, and typical uses that characterize an area, contributing to its identity and sense of place.

Description

218
Net Acres
7%
of Plan Area

Community Center

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form is Low Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density allowed is 1 unit per 400 square feet of lot area.



TABLE 1.1: PROJECTIONS & PLAN CAPACITY*



*Plan capacity is the reasonable expected development anticipated to occur as a result of the Plan by the Plan's horizon year.

Land Use Mix Alternative

Recommended Plan Text Revisions (Exhibit A1)

LU GOAL 12

~~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.~~

~~LU 12.1~~ Maintain existing industrial land for both traditional and Allow for housing to co-locate near emerging clean industries that provide sources of employment for the local workforce as well as opportunities for small business creation and expansion.

~~LU 12.2~~ Maintain industrial land, facilities, and infrastructure necessary for warehousing and distribution centers to serve the region expeditiously and reliably.

~~LU 12.3~~ Support the continued use and function of industrial districts for ~~wholesale activities~~ Establish the potential for vertical integration of industry and wholesale activities with commercial and residential uses to ensure that businesses in Boyle Heights and throughout Los Angeles have direct access to goods from around the world.

~~LU 12.4~~ Attract and sustain uses involved in textile manufacturing in support of the region's fashion industry and as a source of local jobs.

~~LU 12.5~~ Enhance the role food and beverage processors and distributors play locally by encouraging related businesses to cluster around a food hub that integrates growers, producers, wholesalers, retailers, and food markets within a publicly accessible setting.

~~LU 12.6~~ Ensure that industrial districts provide a balance of large facilities and small workplaces in order to accommodate a diverse set of industries and support businesses at all stages of growth.

~~LU 12.7~~ Discourage uses that detract from the productive function of industrial districts, such as Encourage mixed-use development along the Los Angeles River, including residential in combination with commercial, light industrial, manufacturing, and creative uses, in-lieu of single-use residential development and large, free-standing retail establishments.

~~LU 12.8~~ 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 or near residential uses.

Land Use Mix Alternative

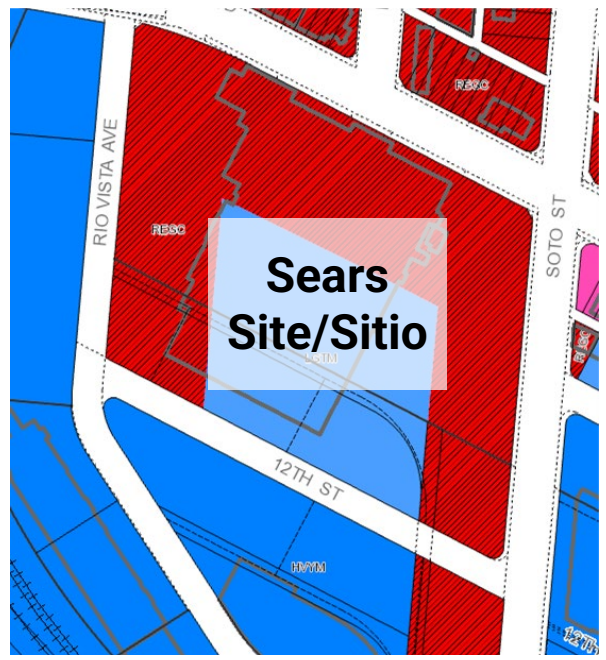
Additional Actions

1. Revise the Primary Project Objectives stated in the Draft Environmental Impact Report, as part of the preparation of the Final Environmental Impact Report
2. Instruct City Planning to conduct a feasibility analysis of inclusionary requirements for anywhere where housing might be allowed in the Land Use Mix Alternative 3, using a benchmark of 60% Mandatory Affordable Housing, but providing analysis for other percentages to increase feasibility.

Sears Site *Sitio de Sears*

Existing Land Use: Regional Center & Light Manufacturing

Uso de suelo actual: Centro regional y fabricación ligera



Proposed Land Use: Community Center

Uso de suelo propuesto: Centro comunitario



Extra slides (FAR examples)

Dispositivos extra (ejemplos de FAR)

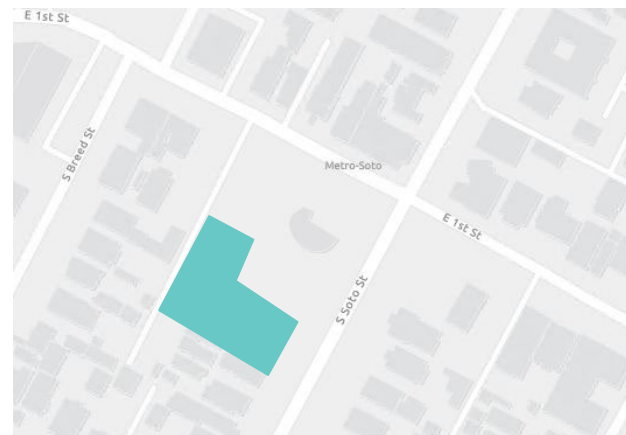
Sample FAR *Ejemplo de FAR*

1.65:1 FAR

Los Lirios: Under Construction
Bajo Construcción



Lot Area *area de lote:* 1.11 **Acres** *acres*
Height *altura:* 64.5' (5 **stories** *pisos*)
Total Units *unidades:* 64
Affordable Units: 98.4 %
Unidades asequibles



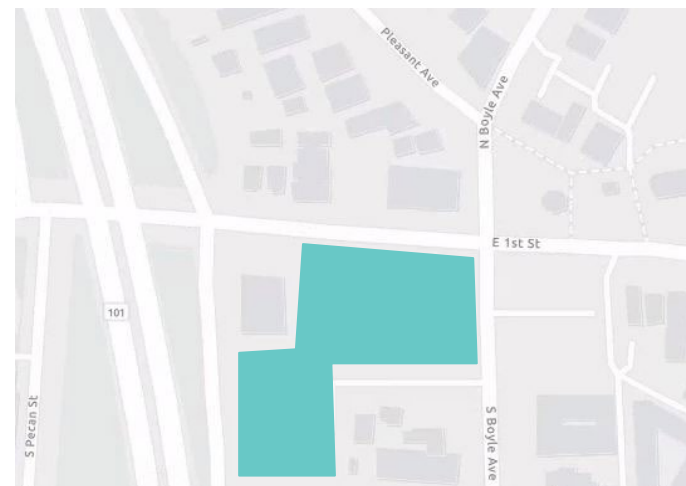
Sample FAR *Ejemplo de FAR*

1.5:1 FAR

Santa Cecilia Apts: Built
Construido



Lot Area *area de lote:* 1.47 **Acres** *acres*
Height *altura:* 56-58' (4 **stories** *pisos*)
Total Units *unidades:* 100
Affordable Units: 98 %
Unidades asequibles



Sample FAR *Ejemplo de FAR*

2.72:1 FAR

1st and Boyle (La Guadalupe): Approved *aprovado*

Lot Area *area de lote:* .34 **Acres** *acres*
Height *altura:* 68' (5 **stories** *pisos*)
Total Units *unidades:* 44
Affordable Units: 97.7 %
Unidades asequibles



Sample FAR *Ejemplo de FAR*

3:1 FAR

Cielito Lindo (ELACC): Built
Construido



Lot Area *area de lote:* .5 **Acres** *acres*
Height *altura:* 58.5' (5 **stories** *pisos*)
Total Units *unidades:* 50
Affordable Units: 98 %
Unidades asequibles



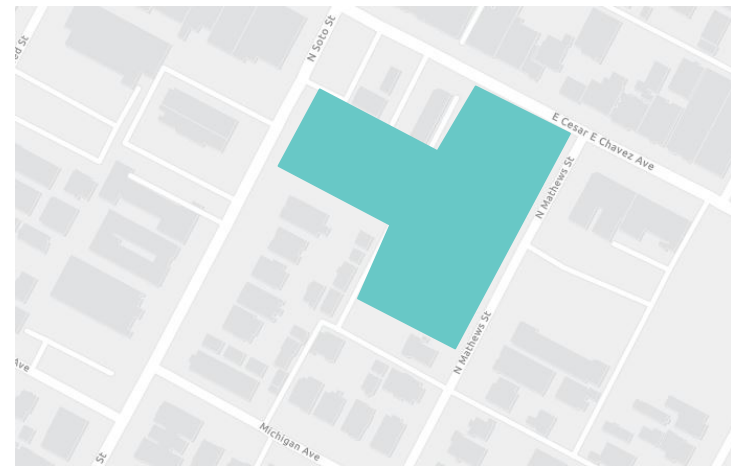
Sample FAR *Ejemplo de FAR*

1.5-3.0:1 FAR

La Veranda: *Under Construction*
Bajo Construcción



Lot Area <i>area de lote:</i>	1.96 Acres <i>acres</i>
Height <i>altura:</i>	53-65' (5 stories <i>pisos</i>)
Total Units <i>unidades:</i>	77
Affordable Units:	98.7 %
<i>Unidades asequibles</i>	



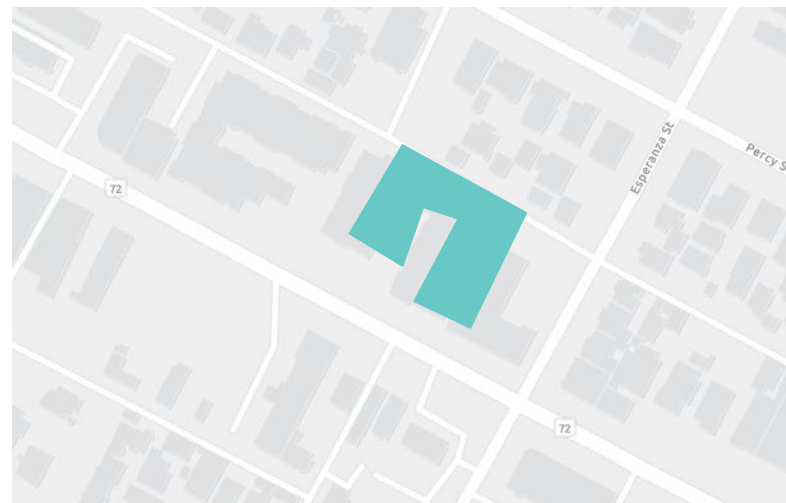
Sample FAR *Ejemplo de FAR*

2.63:1 FAR

The Whittier: Built
Construido



Lot Area *area de lote:* 1.16 **Acres** *acres*
Height *altura:* 69' (5 **stories** *pisos*)
Total Units *unidades:* 60
Affordable Units: 98.3 %
Unidades asequibles



Sample FAR *Ejemplo de FAR*

4:1 FAR (Hollywood example *ejemplo*)

The Rise Hollywood: Built
Construido



Source: Nadel Architects.

Lot Area *area de lote:* 2.15 **Acres** *acres*
Height *altura:* 110' (7 **stories** *pisos*)
Total Units *unidades:* 369
Affordable Units: 5.4 %
Unidades asequibles



Additional Slides: Historic Preservation & Subarea B

*Preservación histórico y la
Subárea B*

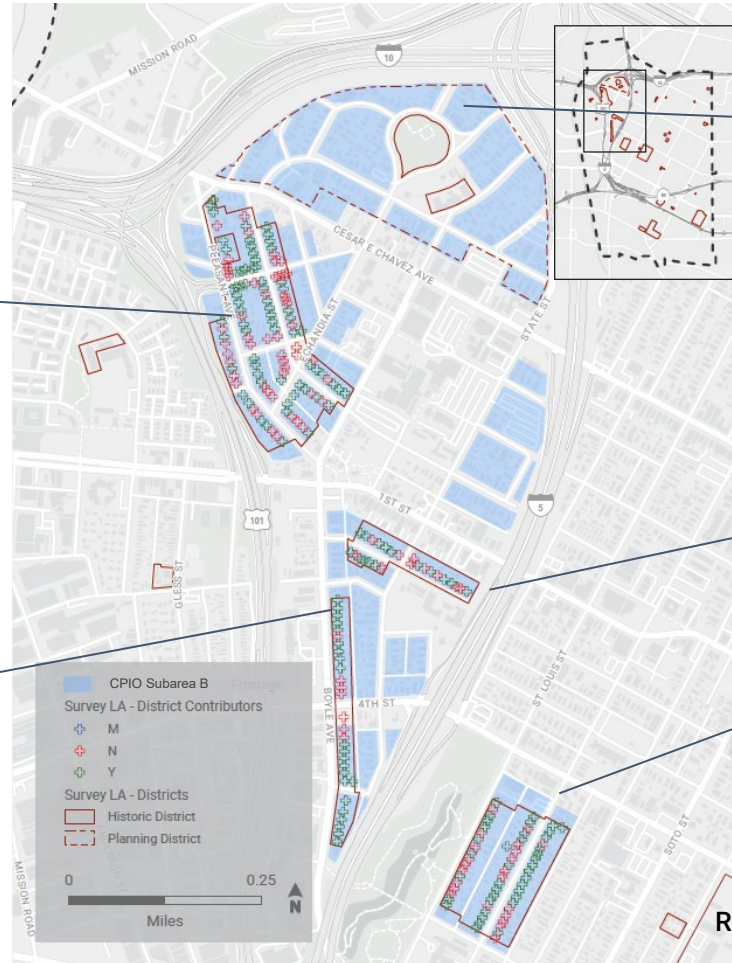
CPIO Subarea B



Mount Pleasant Residential Historic District



Boyle Avenue Residential Historic District



Brooklyn Heights Residential Planning District



2nd Street Residential Historic District



St. Louis-Chicago Residential Historic District

CPIO Subarea B



Cesar Chavez Business District



S. Anderson St. Industrial District



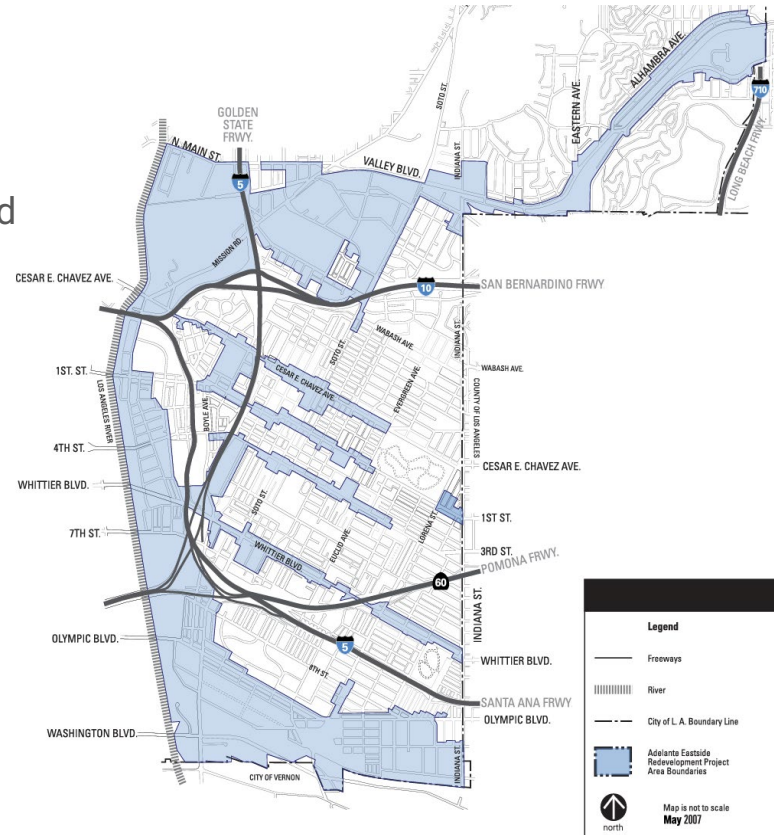
Hostetter Industrial District



Subarea B - Historic Resources

Adelante-Eastside Redevelopment Plan Area

- Redevelopment Plan adopted in 1999; last amended in 2009
- Redevelopment Plan expires in 2031



Designated Resources



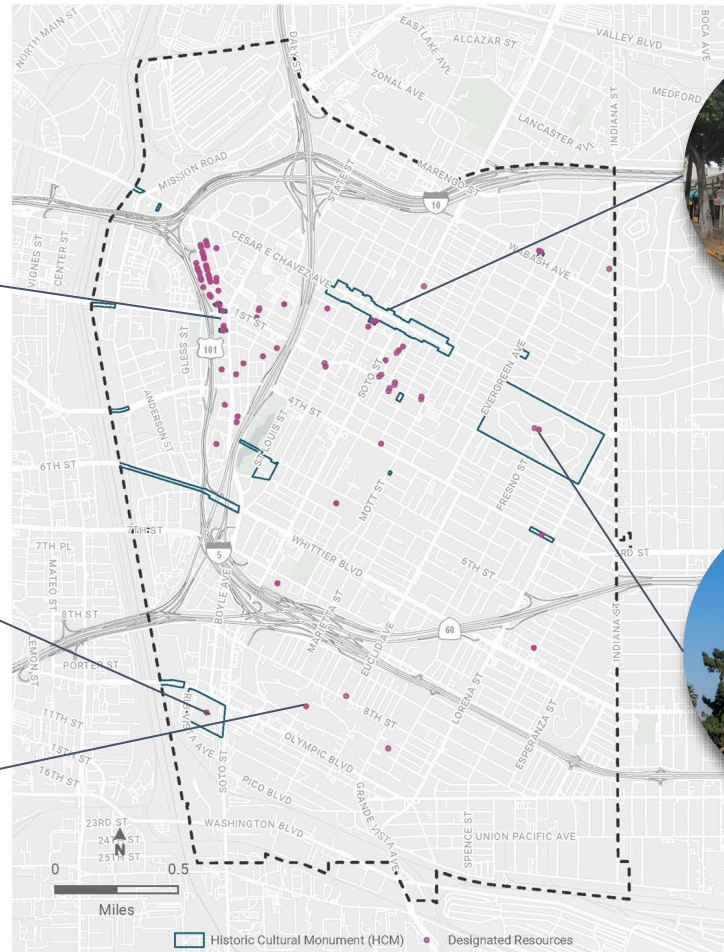
Sears Building



Boyle Hotel



Wyvernwood



Brooklyn Avenue



Evergreen Cemetery

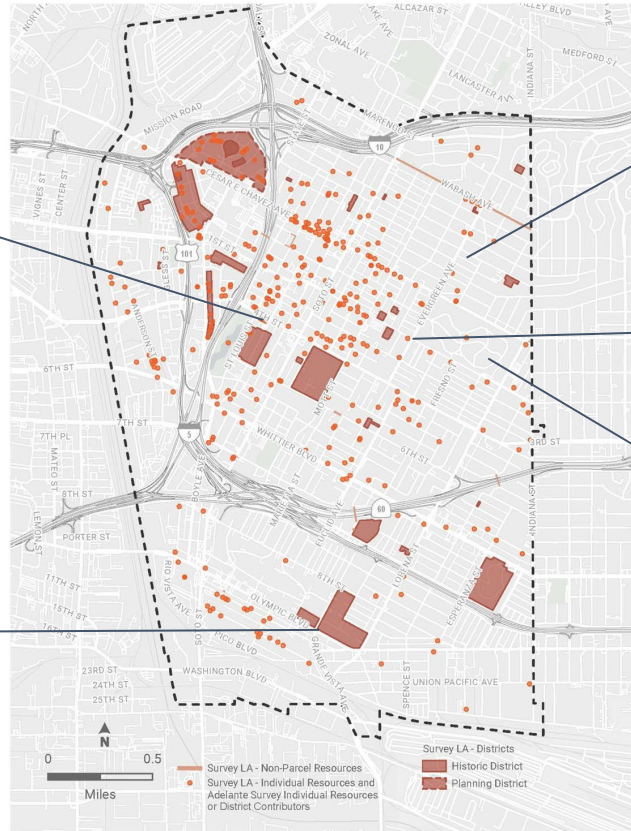
Eligible Resources



St. Mary's Catholic Church



Estrada Courts Extension



Forsythe Memorial School



Los Angeles Japanese Baptist Church

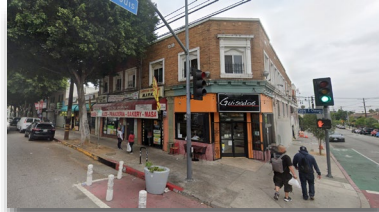


El Mercado

Adelante Survey Districts



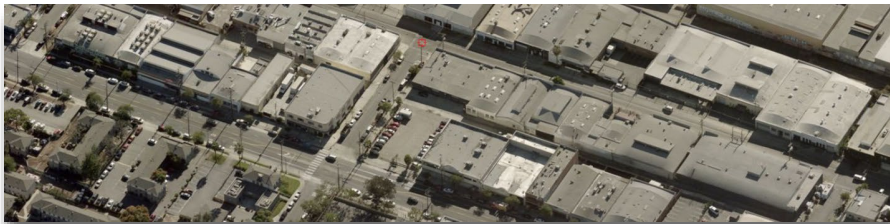
LA County-USC Medical Center District



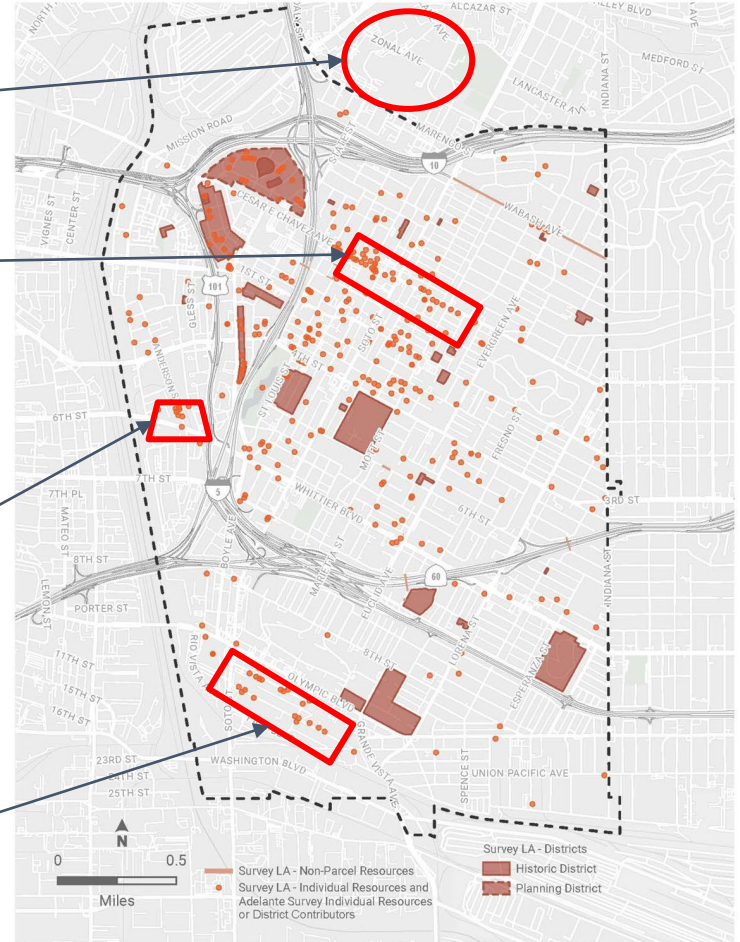
Cesar Chavez Business District



S. Anderson St. Industrial District

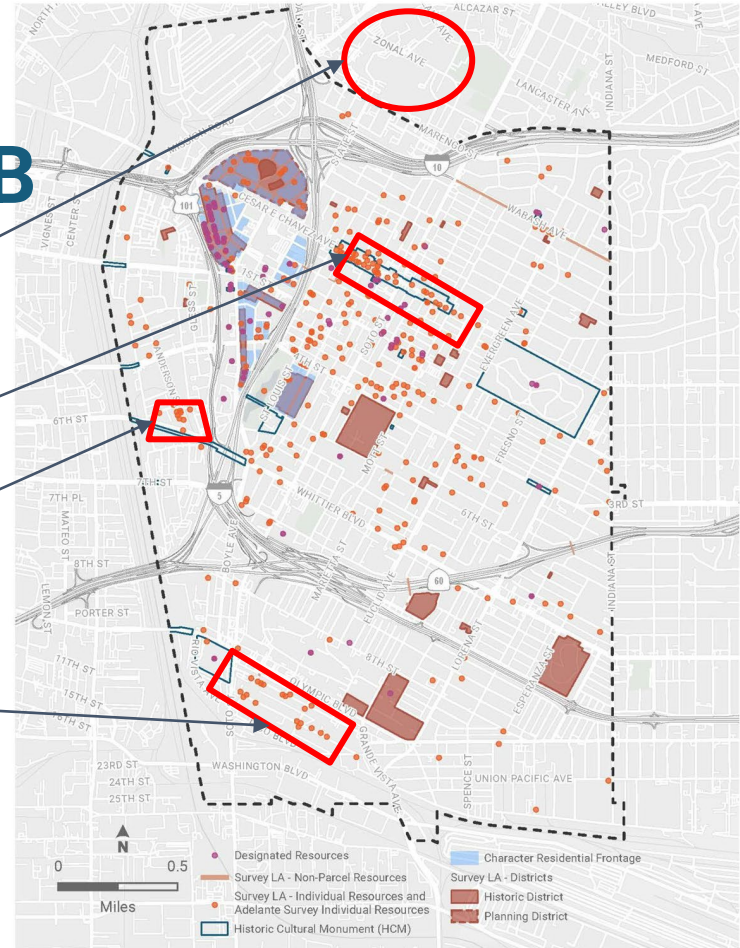


Hostetter Industrial District

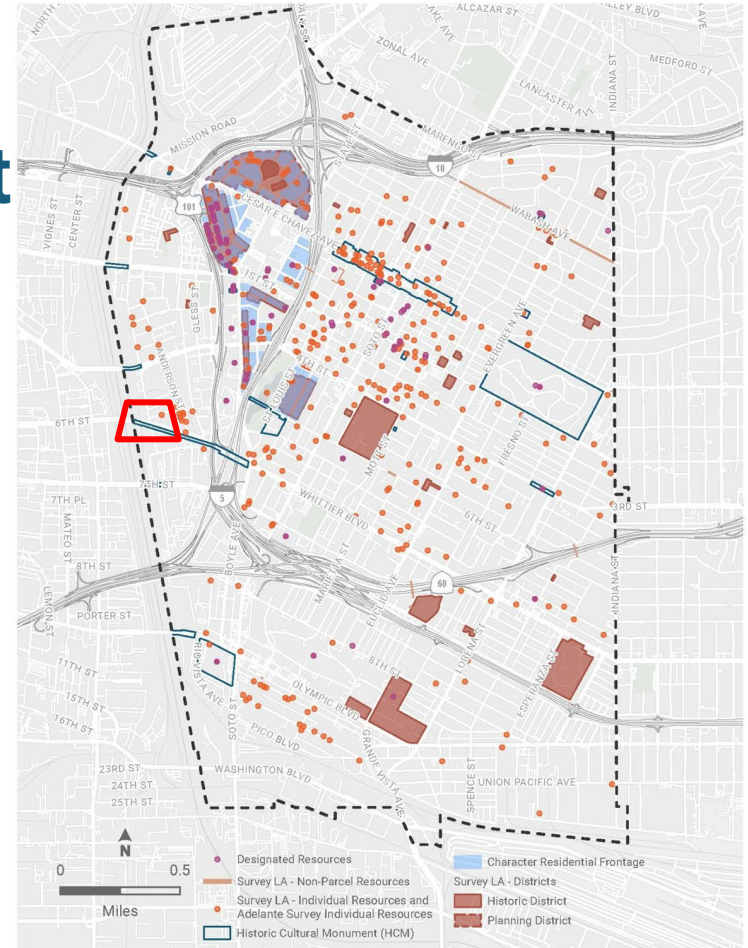
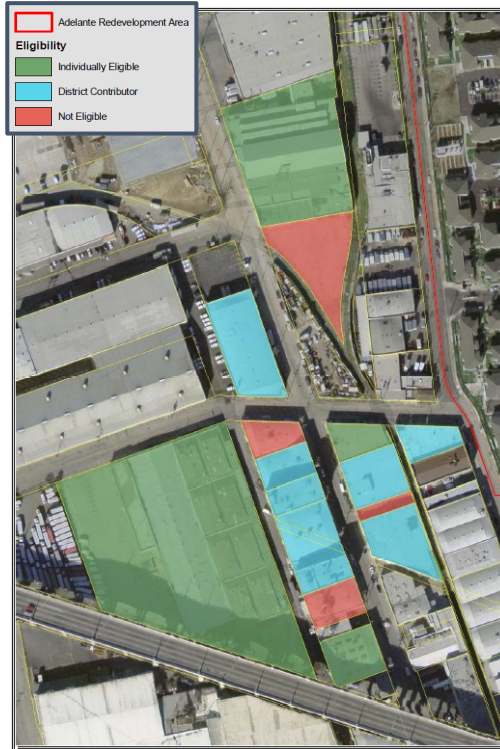


Adelante Survey Districts, HCMs, and CPIO Subarea B

- LA County-USC Medical Center District
- Cesar Chavez Business District
- S. Anderson St. Industrial District
- Hostetter Industrial District



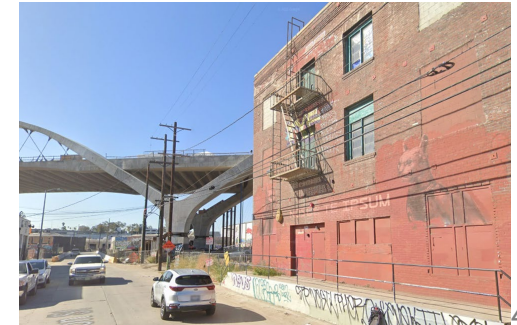
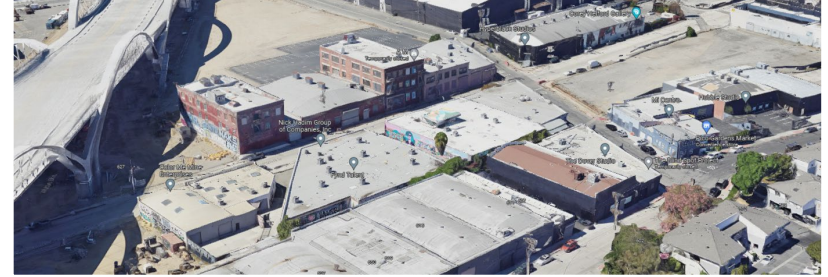
Adelante Survey Anderson Industrial District



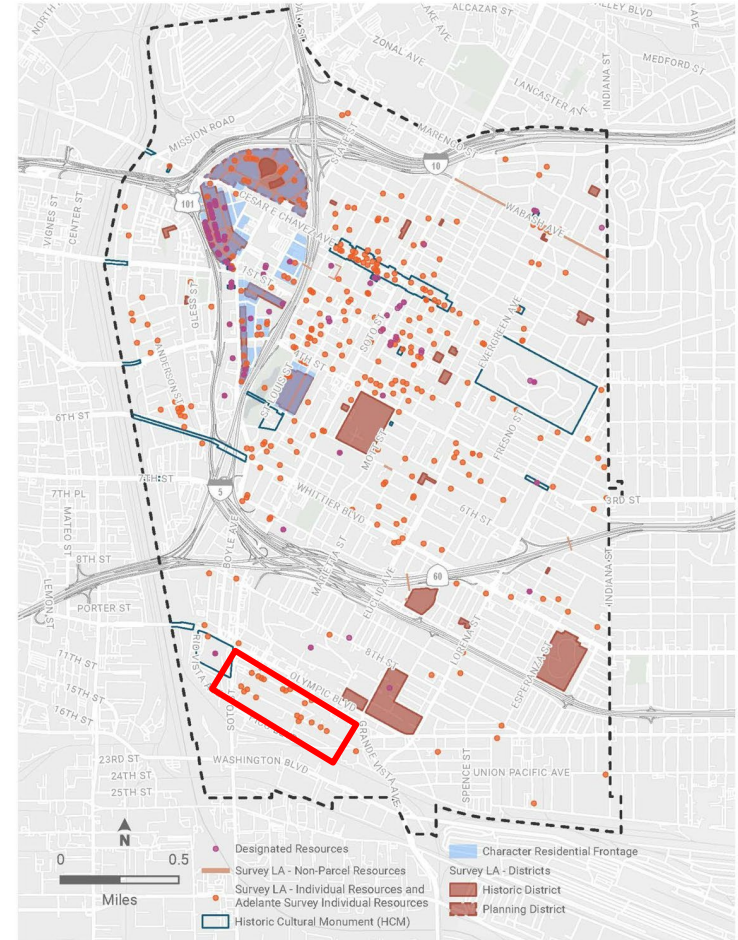
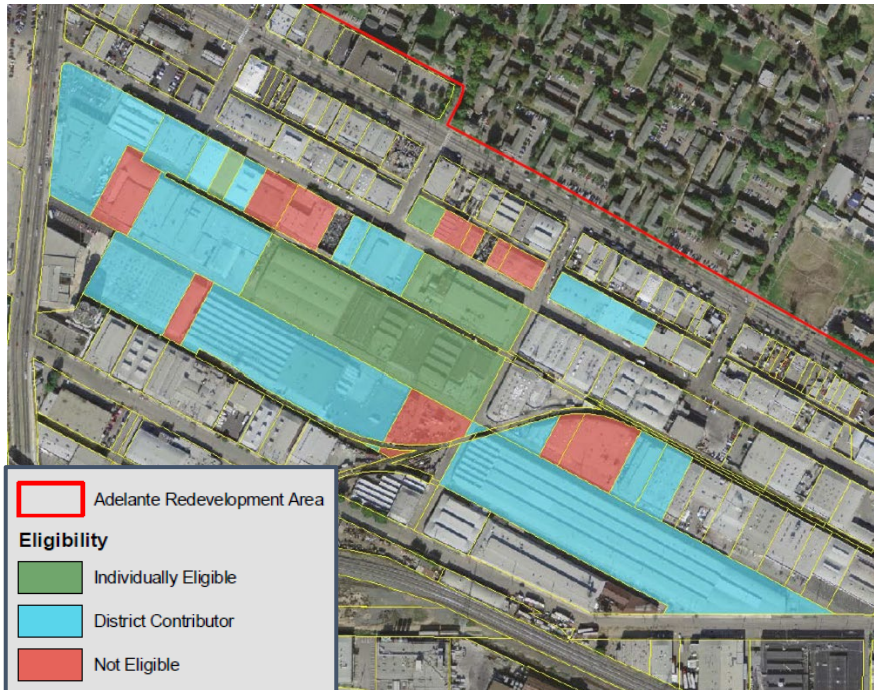
Adelante Survey Anderson Industrial Tract



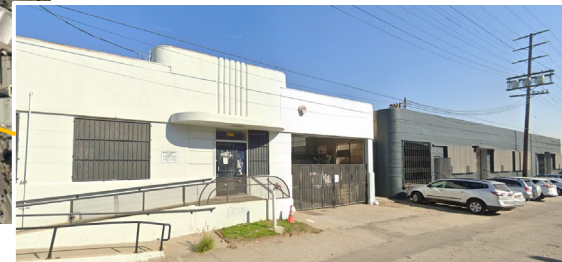
[VM1-GW1-3][IX5-FA][CPIO]



Adelante Survey Hostetter Industrial District

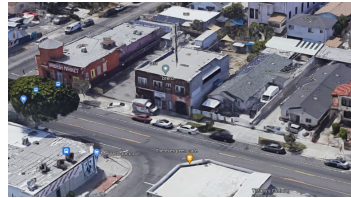


Adelante Survey Hostetter Industrial District

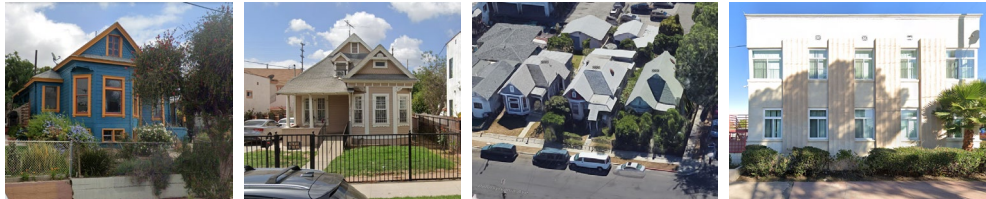


[VF2-WH1-3][I3-N][CPIO]

Eligible Resources



Wabash Ave Street Car Commercial



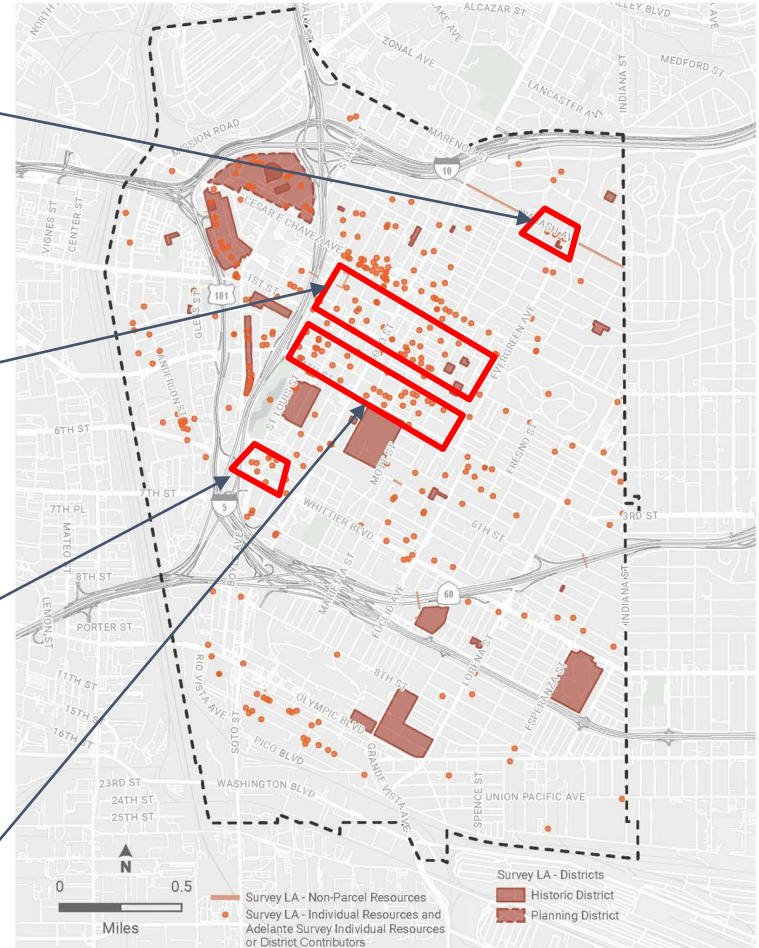
1st/Pennsylvania/Michigan - Queen Anne & Victorian Homes, Institutional, Small Business

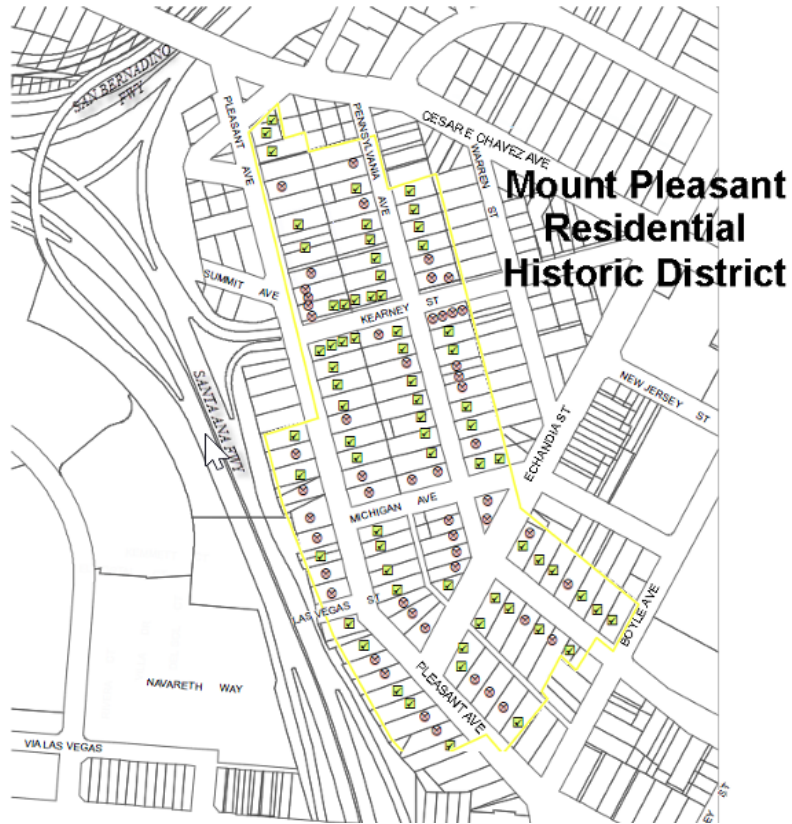


Chicago Street - Turn of the Century Craftsman, Foursquare, Victorian Homes

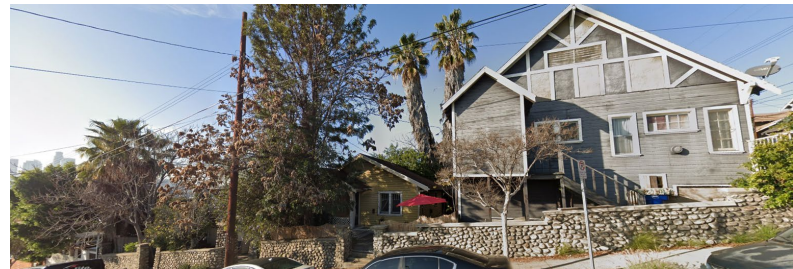


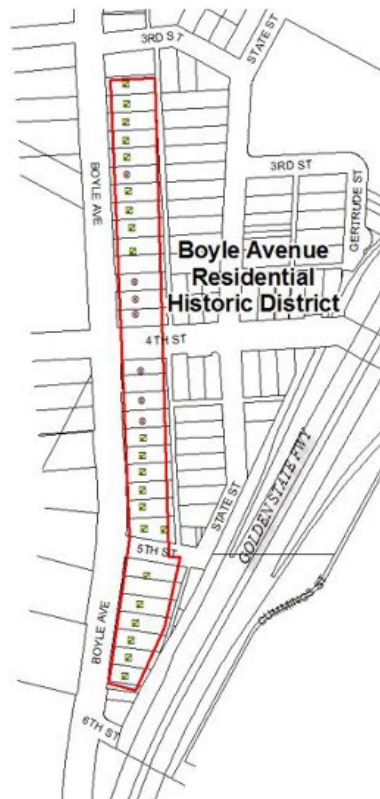
2nd/3rd/4th Street - Turn of the Century Queen Anne and Victorian homes





- Early example of streetcar suburbanization in Los Angeles.
- May not retain sufficient integrity for listing in the National Register.





- Example of a late 19th century streetcar subdivision
- Concentration of late 19th and early 20th century residential architecture, including Queen Anne, Craftsman, and various Period Revival styles

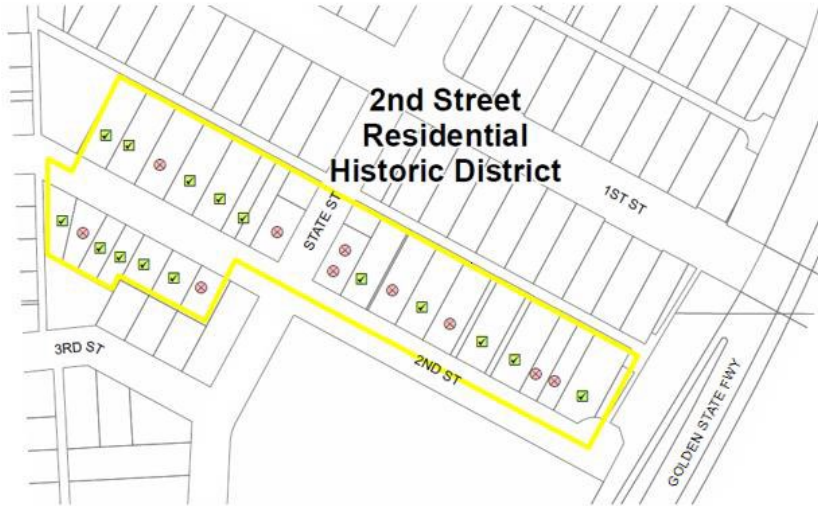


St. Louis-Chicago Residential Historic District

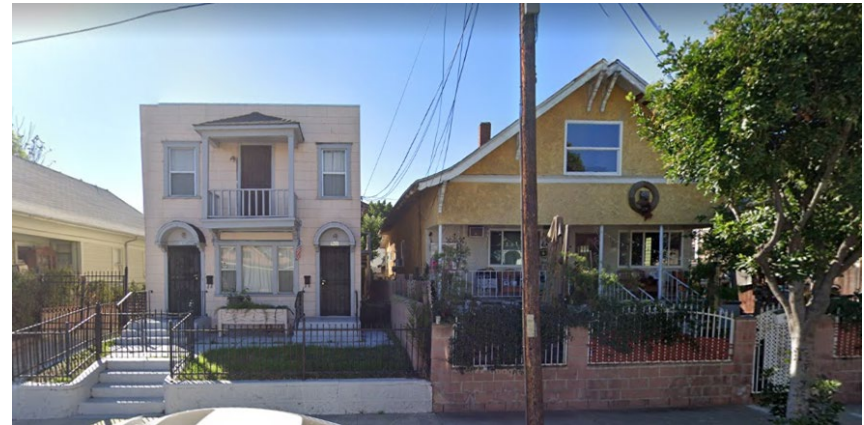


- Example of a late 19th century streetcar subdivision.
- May not retain sufficient integrity for listing in the National Register.





- Example of a late 19th century streetcar subdivision.
- May not retain sufficient integrity for listing in the National Register.





- Subdivided in 1876, it represents the earliest pattern of residential development east of the Los Angeles River.
- The subdivision does not meet eligibility criteria as a historic district.



- Example of an intact garden apartment complex developed by the Housing Authority of the City of Los Angeles (HACLA).
- Intact concentration of approximately 50 murals by notable Chicano artists associated with the Chicano civil rights and arts movements of the 1970s.



Additional Policies & Programs for Consideration

Community Land Trusts

LU 3.7

Develop strategies to assist community land trusts and affordable housing developers with property acquisitions.

- **Optional Amend LU 3.7** Develop strategies to assist community land trusts and affordable housing developers with property acquisitions, including surplus public land.
- **Optional New LU 3.10** Facilitate the renewal of existing affordable housing covenants and promote opportunities for acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to preserve affordability.

P17.

Community Land Trusts: A Community Land Trust is a community-based non-profit organization designed to ensure community stewardship of land by purchasing or holding land and removing it from the speculative real estate market. Encourage partnerships that seek to implement community land trust projects in Boyle Heights. Work with the community to develop programs and provisions that advantage efforts by local organizations to acquire land for the development of affordable housing and open space, or the protection of small businesses and renters.

LU 1.5; LU 3.7;
LU 10.3; LU
10.4; LU 10.5

Council Office,
CAO, DCP

LU GOAL 2

NEIGHBORHOODS CONTINUE TO PROVIDE AFFORDABLE AND SECURE HOUSING TO EXISTING AND FUTURE RESIDENTS.

LU 2.1

Discourage projects or renovations that decrease the number of existing residential units on site.

LU 2.2

Limit the conversion of existing affordable and rent stabilized units into for-sale units in order to avoid reducing the supply of affordable rental units locally.

LU 2.3

Discourage significant rent increases when not commensurate with substantial property improvements that result in improved living conditions for tenants.

LU 2.4

Prioritize preservation and maintenance of the existing multi-unit housing stock as the foundation of the community's affordable housing supply.

LU 2.5

Support property owners in their efforts to operate and maintain affordable housing units in good and safe condition.

LU 2.6

Support well-designed projects that modify, reconfigure, or add-on to existing residential buildings to accommodate additional housing units to alleviate overcrowding and avoid displacement.

LU 2.7

Foster effective collaboration and coordination between City departments and tenant organizations working in Boyle Heights to more quickly identify displacement and eviction threats and effectively respond with adequate resources and strategies.

Tenant Protections

- **Optional New LU 2.8** Encourage an increase in resources for tenants' rights education, enforcement, and protections, including training, education, legal representation, RSO monitoring and enforcement, and tracking of evictions and tenant buyout agreements in RSO units.
- **Optional New LU 2.9** Support tracking and monitoring of existing covenanted affordable housing units and RSO units and seek to recover any lost to increase the baseline of affordable units in Boyle Heights.
- **Optional New LU 2.10** Support the training of tenants, property owners, and property managers on tenants' rights to live in habitable housing and the health effects and management of environmental hazard exposure, such as lead and asbestos, to prevent tenant exposure. Include programs to monitor environmental hazard exposure and ensure tenants receive meaningful relocation assistance and compensation.

PO GOAL 1

PARKS AND GREEN SPACES PROVIDE EACH NEIGHBORHOOD WITH SCENIC NATURAL SETTINGS FOR RECREATION, RELAXATION AND SOCIAL GATHERING.

PO 1.1

Encourage parks to incorporate active and passive recreational features, including landscaped circuit paths for walking and exercise, play areas for children, open fields for sports, shaded tree groves for relaxation, and picnic areas for gathering.

PO 1.2

Encourage new development to create public and semi-public open space.

PO 1.3

Improve the safety, visibility and accessibility of parks and open spaces through enhanced wayfinding, handrails, pedestrian ramps, lighting at night, mobility network connections, and by ensuring that perimeters are free of obstructions like overgrown landscaping and fencing.

PO 1.4

Coordinate with local residents to provide culturally relevant and engaging recreational programming at public parks and open space facilities.

PO 1.5

Ensure that parks and open spaces are adequately equipped with public amenities such as drinking fountains and well maintained restrooms.

PO 1.6

Pursue opportunities to establish new public parks through partnerships with state and local agencies, and community-based organizations.

Public Realm

- **Optional New PO 1.7 Enforce Park Codes.** Provide adequate staffing to supervise park activities and promote enforcement of codes restricting illegal activity.
- **Optional New PO 1.8 Maintain and Improve Existing Facilities.** Ensure the preservation, maintenance, and enhancement of current park spaces and recreational facilities.

Additional Programs for Commission's Consideration

- New Mobility and Connectivity Programs
 - Coordinate with the Department of Transportation to identify streets, particularly Boulevards, Avenues, or Collectors, that can be downgraded in order to reduce posted speed limits and targeted operating speeds.
 - Coordinate with the Department of Transportation to develop policy recommendations to require projects to upgrade existing marked crosswalks with traffic control devices if the crosswalk is located on the same block as the development. The recommendations should consider how developers can be required to install new marked crosswalks with traffic control devices on their block if the development is within one-quarter mile of a school or park.

Additional Programs for Commission's Consideration

- New Public Realm and Open Space Programs
 - Coordinate with the Bureau of Street Services to develop regulations to require the planting of 36" box trees in the public right of way when the sidewalk and parkway width is 8' or greater.
 - Coordinate with the Bureau of Street Lighting to develop regulations to require that new projects provide pedestrian and street lighting.
 - Coordinate with the Department of Recreation and Parks, to identify all areas of Boyle Heights with high or very high need of a park as identified in the 2016 LA County Park Needs Assessment and identify government-owned properties and right-of-ways of at least 5,000 square feet that could be used for public park space.

Additional Programs for Commission's Consideration

- New Public Realm and Open Space Programs
 - Coordinate with the Bureau of Engineering, Bureau of Sanitation, and Bureau of Street Services to develop policies and standards that require, whenever a development abuts an alleyway, the construction of green alleyways adjacent to all developments that are not 100% affordable housing projects or single-family residences.
 - Coordinate with the Bureau of Street Services to identify areas where "Cool Pavement" can be applied to a whole street grid to reduce temperatures across a large area.