Spring 2023 Updates to the Proposed Boyle Heights Community Plan

Introduction
This document outlines revisions to the Boyle Heights Community Plan since the previous draft was released in the Summer of 2022. These updates were informed by community and stakeholder feedback, including feedback received during the comment period for the October 27, 2022 Public Hearing. If you would like to view more information about the Boyle Heights Community Plan Update (BHCPU) and related materials, please visit our website at www.planning4la.org/bhplan.

Updates
The Spring 2023 release includes the following changes:

- Updates to the BHCPU Proposed Policy Document

- Updates to Proposed Zoning and General Plan Land Use Map

- Updates to the Community Plan Implementation Overlay (CPIO), including the Community Benefits Program

BHCPU Policy Document

Updates to Proposed Policies

Underlined text indicates updated language.

- **MC 1.3:** Ensure that major destinations, including public facilities and open spaces, within the community are sufficiently equipped with bus shelters, safe pedestrian crossings, bicycle parking, and wayfinding signage.

- **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.

**Updates to Proposed Programs**

- **Program 18 identifying the need for a future Housing Market Study** was replaced because a market study was conducted since the last draft was released. It was replaced with:

  **Program 18:** Inventory of Affordable Housing: Monitor the inventory of units that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income, subject to the Rent Stabilization Ordinance, and/or occupied by Lower-Income or Very Low-Income households.

**Zoning & Land Use Changes**

**Article 1 - Changes to Introductory Provisions:**

- Introduce definition and Zoning Code Map of areas within ½ mile radius of a Major Transit Stop
- Change the provision for annexed or unzoned parcels to be classified as [VN1-MU3-3][RG2-1L]

**Article 2 - Changes to Form Districts:**

- **VN1:** Removed bonus FAR because this Form District is only applied to 1L and 2L densities, which are not eligible for the Community Benefits Program.

**Article 3 - Changes to Frontage Districts:**

- **Shopfront Frontages:** Change Shopfront Districts to allow A2 fence type (up to 3.5 feet)
- **Frontage Yard Fence & Wall:** updated subsection where fences and walls provided within the frontage yard shall not include barbed wire or concertina

**Article 4 - Changes to Standards Districts:**

- **Transition Screens:** Updated standards for any required Transition Screen to not allow barbed wire or concertina
- **Outdoor Storage Screening Types:** Standards updated to require that fences and
walls in S-Screens shall be constructed of non-combustible materials

- **Outdoor Storage Screening Types:** S-Screen Type 2 updated to require outdoor storage be covered and to increase fence/wall height to 8’ minimum

- **District 4:** Updated to Parking Set A (no parking required), and updated intent statement to reflect requirements from AB 2097

- **Freeway Adjacency Section Added to the Environmental Protections section:** Inform the public of health risks associated with vehicle exhaust and particulate matter; applicability to all new construction and site modification. This carries forward a requirement from the Clean Up Green Up Ordinance.

**Standards:**

1. **Required Signs**

   Any government owned, leased or operated building, or public park located within 1,000 feet of a freeway shall post a sign to notify the public as follows:

   a. "NOTICE: Air pollution studies show a strong link between the chronic exposure of populations to vehicle exhaust and particulate matter from major roads and freeways and elevated risk of adverse health impacts, particularly in sensitive populations such as young children and older adults. Areas located within 500 feet of the freeway are known to experience the greatest concentration of ultrafine particulate matter and other pollutants implicated in asthma and other health conditions."

   b. The sign shall be posted at a shared main entrance or shared facility. Public parks shall post signage in restrooms. The sign must meet the following requirements:

      (1) A minimum size of 8.5" x 11"
      (2) Garamond bold condensed font type at 28 point size
      (3) English or English and Spanish
      (4) Durable sign made from plastic or aluminum or other hard surface, and
      (5) Fixed to a wall, door, or other physical structure

2. **Required Screening**

   Any property abutting a freeway is subject to the screening requirements specified in Sec. 4C.8.2.C.2. (Freeway Screening).
D. Measurement
Reserved.

E. Relief
1. Deviation from any freeway adjacency standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).
2. Deviation from freeway screening requirements may be requested as specified in Sec. 4C.8.2.E. (Relief).

Article 5 - Changes to Use Districts:

- **IX5:** Added two supplemental procedures to Use Standard for Joint Living & Work Quarters (JLWQ):

  **Joint Living & Work Quarters**
  a. In addition to the findings otherwise required by Sec. 13.B.2.1. (Class 1 Conditional Use Permit), the Zoning Administrator shall also find:

    i. that the uses of property surrounding the proposed location of the joint living and work quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of prospective residents of the quarters; and

    ii. that the proposed joint living and work quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses.

  b. The Zoning Administrator shall also require:

    i. that the authorized use shall be of no force and effect unless and until satisfactory evidence is presented to the Zoning Administrator for review and attachment to the file that a business tax registration certificate has been issued to each tenant by the Office of Finance pursuant to Los Angeles Administrative Code Section 21.03 permitting those persons to engage in business as artists or artisans; and

    ii. that one or more signs or symbols of a size and design approved by the Fire Department shall be placed by the applicant at designated locations on the exterior of each building approved as joint living and work quarters to indicate that these buildings are used for residential purposes.

- **RG, RX, CX, and IX Districts:** Recycling Facilities-Collection changed from C2* to P* permission level
- **Updated table for IX and I Districts:** Ensures Use Standard for fully indoor enclosures applies to all Light Industrial Uses regardless of abutting use

- **Motor Vehicles Services Uses:** “General Motor Vehicle Services“use group is now broken down into light and heavy uses

- **Across Use Districts:** Add “Residential-Mixed Use Districts“ into use/building separation requirements whenever we have a “Residential Use District” listed

**Changes to Density Districts:**

- **Density Changes to Lot Based Districts for Efficiency Dwelling Units:**

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<th><em>CPC 2023 Draft-Updates to Lot Area per Efficiency Dwelling Units (min. SF) Sec. 6C.1.3.</em></th>
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### Changes to Zoning Application:

- Evergreen Ave. and Blanchard St. is changed from RX2 to RX1 to allow for existing restaurant uses
- Southern side of Olympic Blvd. is changed from LM4 to VM2 to maintain 1.5:1 Base FAR and no height limit but remove option for a FAR Bonus; this Form District is paired with a Use District that does not permit new ground up residential development
- Technical Correction to Low Residential area south of 60 freeway near 6th Street and Indiana Street from VN2 to VN1
- Southern side of 2nd Street between Chicago St. to Breed St. is changed from Density District 8 to Density District 6 for consistency with adjacent blocks
- Development Standards District 4 is expanded to apply to all properties within a ½ mile radius of a Metro L or J Line Station

### Community Plan Implementation Overlay (CPIO) District Changes

#### Changes to Subarea A:

Create exemption so projects that are 100% affordable, exclusive of a manager’s unit, do not have to meet the requirement to provide 30% of the units in a project with 2 or more bedrooms.

#### Changes to Subarea B:

- Expand Subarea B to include properties within the Historic Brooklyn Avenue Neighborhood Corridor (HCM #590) to Subarea B
- Expand Subarea B to include properties within the Hostetter and Anderson Industrial Tracts to Subarea B
- Expand Subarea B to include additional residential parcels generally bounded by 6th Street, Boyle Avenue, Whittier Blvd, and Soto Street