

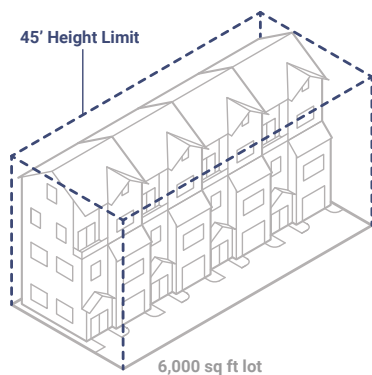
Neighborhood Identity



Enhance Elements of the Neighborhood and Buildings that Maintain the Unique Identity and Character of Boyle Heights

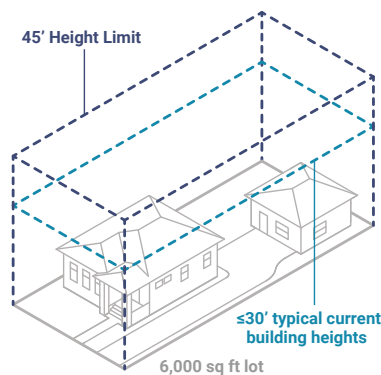
Zoning Tools that Safeguard Neighborhoods

Boyle Heights contains a variety of housing forms, from apartment buildings to craftsman homes, duplexes and four-plexes. The proposed zoning is designed to accommodate a range of multi-unit buildings, maintaining the height limit regulations and density in today's zoning. However, the Floor Area Ratio (FAR) has been decreased in the proposed zoning, from what is allowed today. Under the current zoning regulations, a residential property in Boyle Heights can build a building at 3 times the square footage of the lot size (3:1 FAR). Under the new "VLN1" and "VLN2" Form Districts, the FAR has been reduced to be compatible with the existing development patterns throughout Boyle Heights. In addition, these Form Districts introduce "bulk plane," requiring buildings to set back upper stories or have a pitched roof. The "bulk plane" tool regulates and shapes the volume of new buildings and limits impacts that new taller buildings might have throughout the residential neighborhoods.



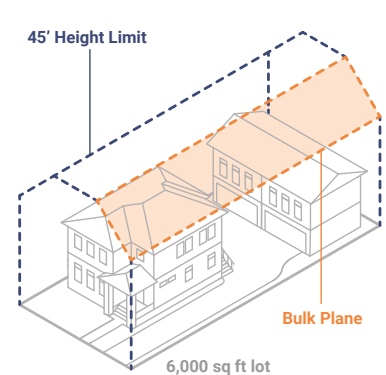
Current Zoning Allows:

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



Existing Built Conditions:

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



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

Continue to Accommodate Neighborhood Amenities in Residential Zones

The neighborhoods of Boyle Heights contain a number of non-residential uses today, including many corner stores, or “tienditas.” Under current zoning regulations in the residential neighborhoods of Boyle Heights, many of these uses are not allowed. The new zoning establishes the “RN2” and “RN3” Use Districts, which allow limited introduction of non-residential uses into the residential neighborhoods. These uses are subject to 1,500 square feet in size, limited hours of operation, and can only be on a corner property. Through the Alternative Typologies, these uses must adhere to stricter development standards and are intended to act as an amenity to surrounding residents. The Plan includes policies and programs to encourage these corner stores to provide fresh produce and groceries.

Land Use Policies 5.3 and 26.1

encourage corner stores to sell a variety of household goods, fresh produce, and groceries, to provide a direct service and resource to surrounding residents.



Program 3 and Program 22

provide support for future incentive programs or opportunities for fresh food and groceries in corner stores, through collaboration with other agencies.

Additional Design Regulations in Identified Historic Neighborhoods

Boyle Heights is home to many historic buildings and landmarks, many dating over a century old. The most notable historic commercial corridor is Cesar E. Chavez Boulevard, between Mott Street and Cummings Street. The building frontages here are designated as a Los Angeles Historic Cultural Monument (#590), historically known as the “Brooklyn Avenue Neighborhood Corridor.” The Plan recognizes the distinct character of this street and the historic role it has played through decades and generations of Boyle Heights’ residents and businesses. The Plan includes several policies to maintain the existing character found on Cesar E. Chavez Boulevard.

Land Use Policies 18.1 and 18.2

encourage the reuse of the existing buildings along Cesar E. Chavez, and ensure that new development is compatible with the existing character on the street.

In addition, the new zoning establishes design standards that will ensure new buildings along this stretch of Cesar E. Chavez are compatible with the existing buildings. This is done through the “LLM3” Form District, which applies a 2 story height limit; the “Character Commercial 1” Frontage, which requires facade elements such as vertical and horizontal banding, recessed windows, frequent entrances, and high transparency for the ground floor; and the “XN2”

Use District, which limits commercial establishments to 5,000 square feet, encouraging the pattern of small and frequent businesses that exists today.

The Community Plan Update also includes new zoning regulations that require design features for new residential buildings in neighborhoods of Boyle Heights identified as historic or potentially historic in the City’s SurveyLA. These zoning regulations, applied through a unique “Character Residential 1” Frontage, apply only to residential buildings in the area bounded by the 101 and Interstate 5 Freeways, and on certain streets near Hollenbeck Park. The design regulations include features such as a porch, windows and a door facing the street, and a pitched roof. In addition, the Plan contains a number of policies and future implementation programs to ensure that the history of these districts is recognized.

Land Use Policies 17.1–17.3

encourage preservation of resources in districts identified through Survey LA and other historic surveys as well as design standards to ensure new development reflects elements of the surrounding neighborhood.

Program 2

provides support for neighborhood efforts to establish a historic overlay with higher levels of review, such as an HPOZ.