

Los Angeles River and Adjacent Land



Promote Greater Connectivity and Access to the Los Angeles River and Increase Public Space Opportunities



Land Use Adjacent to the Los Angeles River

The existing industrial area near the Los Angeles River, primarily from 3rd Street to 7th Street, Clarence Street to the LA River, will be designated for “light industrial” uses which prohibits new heavier, noxious industrial uses from opening in the area. This enables the area to maintain its warehousing, storage, and distribution uses, as well as the office and limited commercial uses that exist today. This also helps to improve environmental quality for nearby existing residents by promoting cleaner industrial uses, as well as current and future River users, and allows for future opportunities for employment in a range of industries. As is allowed under today’s zoning regulations, live/work units are permitted only through the adaptive reuse of existing buildings.

Land Use Policies 12.1, 12.3 and 12.4

encourage investment near the Los Angeles River and surrounding the Pico/Aliso Metro Station as a suitable location for new employment generating uses, such as indoor agricultural practices in existing warehouse and industrial space. These policies ensure that continued investment in infrastructure and amenities along the Los Angeles River results in sustainable economic development with equitable outcomes for current residents of Boyle Heights

Improve Access to the Los Angeles River Area as a Public Space for Boyle Heights' Residents

The Community Plan seeks to improve access and connectivity to the Los Angeles River for Boyle Heights' residents through policies that build off of the existing LA River Revitalization Master Plan and fundamentals of the River Improvement Overlay (RIO) district. The Plan envisions the River and adjacent areas as a future recreational space for residents of Boyle Heights. The new zoning Frontage District requires that buildings have frequent breaks between them to increase pedestrian access as well as promote visual connections to the River. Landscaped buffers on frontages facing the River and transparency features embed existing regulations found in RIO into the zoning, and aim to bring more public green space to developments near the Los Angeles River.

Public Realm and Open Space Policies 3.1-3.4 promote the creation of a network of linked public spaces in areas along the rail-River corridor that provide safe and attractive public access to the Los Angeles River, with urban trails and paths that connect the eastside to the river adjacent areas using previous paving and native, drought-tolerant, and watershed friendly landscaping, while utilizing bridges spanning the Los Angeles River as gateways and opportunities for placemaking that highlight the history of the community's relationship to the River, and connectivity from nearby neighborhoods and transit stations to the River.

