



Los Angeles City Council Action on the Boyle Heights Community Plan Update

City Council Adoption

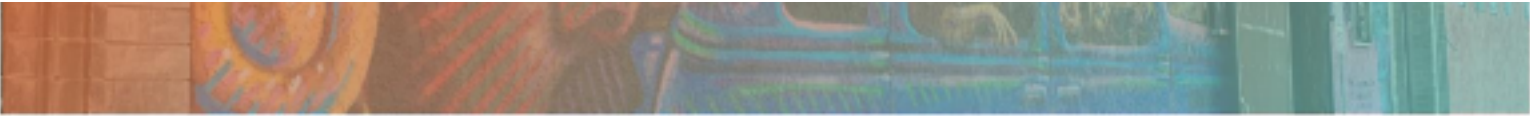
On December 5, 2023, the City Council's Planning and Land Use Management (PLUM Committee) Committee [recommended approval](#) of the Boyle Heights Community Plan Update (BHCPU) with amendments, and on December 12, 2023 the City Council approved the recommendations of the PLUM Committee, with additional amendments. Amendments recommended by the PLUM Committee include those set forth in the [Director of Planning Technical Memo to PLUM Committee](#) letter dated November 28, 2023, that were outlined as Options II.A through II.E, as well as [additional recommendations](#) submitted by Council District 14 (CD 14) at the PLUM Committee and City Council meetings. A summary of additional modifications approved at the PLUM Committee meeting are as follows:

Adopted General Plan and Ordinance Amendments to allow for the Land Use Mix Alternative (Los Angeles River-Adjacent Industrial Alternative)

The area adjacent to the Los Angeles River and existing railroad tracks within the Plan area is currently designated for Light and Heavy Industrial uses and developed primarily with lower-scale warehouse uses. The area is generally bounded by the 101 Freeway to the north, Mission Road, Utah Street and Clarence Street to the east, 7th Street to the South, and the Los Angeles River and Myers Street to the west. The City Planning Commission had recommended a Light Industrial land use designation for this area, in effort to continue to allow for employment focused land uses.

During the outreach process, consensus was mixed on the future vision for this area. The Draft Environmental Impact Report included an "Alternative 3 - Land Use Mix Alternative" scenario where the land use designations would be changed to a combination of "Hybrid Industrial" and "Community Center", both of which would allow for residential uses. The City Council approved the use of Hybrid Industrial designations for this area, with a number of accompanying policy, zoning, and CPIO changes, including:

- Refinement of General Plan Land Use and zoning to allow for Hybrid Industrial/Industrial Mixed-use designations that allow for ongoing light industrial uses and new housing;
- The establishment of an inclusionary housing obligation in Hybrid Industrial land uses;
- An expanded set of public benefits for non-residential projects within the Community Benefits Program, including new development incentives for Legacy Small Business, and expanded Social Services;

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- The Industrial Mixed-use 6 (IX6) Use District would be introduced to correspond to the Hybrid Industrial land use designation that allows for a broad range of light industrial, commercial, and residential activities. IX6 allows for housing uses both through the adaptive reuse of existing buildings and through new construction. New housing structures would be required to provide 0.5 Floor Area Ratio (FAR) toward either a Productive Space (i.e. light manufacturing, artisanal manufacturing, or office uses), or through the re-homing of a Legacy Small Business.
 - The LM3, LM4, LM6, and LM7 Form Districts would be introduced to correspond to the Hybrid Industrial land use designation and tailored to allow building scales that are compatible with potential future housing development. The creation of the new LM7 Form District includes “bulk plane” requirements that are intended to address how new buildings relate to the adjacent Sixth Street Viaduct and Sixth Street PARC Project.
 - The 4 and 8 Density Districts would be introduced to correspond to the Hybrid Industrial land use designation. These districts allow for residential densities that are compatible with future housing development within the subject area, at one unit per 400 square feet of lot area, and 800 square feet per lot area, respectively.

Inclusionary Housing

CD 14 requested at the City Planning Commission hearing on April 20, 2023 that City Planning conduct an [economic analysis](#) to determine the extent to which affordable housing units could be required as part of any new housing development within the River-adjacent area, were the City to allow housing uses. Based on the initial economic analysis, the following maximum set-aside percentages and Area Median Income levels for an inclusionary housing were recommended: 13 percent Acutely Low Income, 15 percent Extremely Low Income, 17 percent Very Low Income, and 22 percent Low Income. On December 5, 2023, this aforementioned recommendation was amended by CD 14 to change the mandatory inclusionary housing set-aside requirements for Low Income Households from 22 percent to 50 percent in the River-adjacent area utilizing LAHD's Rent Schedule 6.

Clarification to Density Districts in the General Plan Land Use Designation Map

The New Zoning Code establishes multiple new “zoning districts” that correspond to the Proposed Plan’s General Plan Land Use Designation Map. Under the New Zoning Code, the Proposed Plan enables a range of permitted densities (“Density Districts”) within a single land-use designation. The City Council requested that City Planning provide greater specificity to delineate specific parcels applicable to the respective Density Districts on the General Plan Land Use Designation Map.

Legacy Small Business Incentives

Several strategies are being considered that would provide incentives to include Legacy Small Businesses (LSB) for incorporation in the BHCPU, as all Form Districts across the Plan Area are being modified so that any new building that incorporates a space to “re-home” a LSB may exempt the floor area for that business from its overall floor area calculation. The IX6 Use District previously mentioned would allow for the location of a LSB to count towards the 0.5 FAR Productive Space requirement that is required of new residential development projects in that zoning district. The Community Benefits Program is also being expanded to allow for non-residential projects to achieve bonus floor area by providing space for LSB within the IX6 Use District.



Expansion of CPIO Historic Resources Subarea B

In order to protect historic resources in Boyle Heights, several stakeholders requested that Subarea B be expanded to include numerous additional sites, primarily concentrated within the area bounded by Boyle Avenue, Cesar E. Chavez Avenue, Evergreen Street, and 4th Street.

Additional Requests from CD 14 presented at the PLUM Committee on December 5, 2023

- Amend the Boyle Heights Community Plan Implementation Ordinance (CPIO) to increase the requirement that 100% affordable housing developments provide a minimum of 30% of the total units with two-bedrooms or more (excluding projects for veterans, seniors, transition age youth and permanent supportive housing) to 60%;
- Prepare an ordinance that would establish a Local Preference Program for Affordable Housing Units for Boyle Heights residents;
- Prepare necessary ordinances to establish the same same codified measures in tenant protections relative to Right-of-Return, RSO Unit Replacement and Tenant Anti-Harassment protection measures;
- Conduct a parking study of the Plan Area, including for the river adjacent area;
- Conduct a study on how to retain local businesses vulnerable to displacement resulting from market pressures;
- Incorporate urban design safety interventions and strategies along with other security operational conditions on the river adjacent area;
- Conduct a study on the interface between the river adjacent area and the residential areas on promoting compatible building scale, massing, spacing, facade modulation and community benefits;
- Prepare a report with recommendations on options to implement Local Hire for Major Projects that require discretionary review and P2 Public Facilities project in the Plan area; and
- Require that development projects that are within the adopted 6th Street Viaduct Underground Utility District ([CF 17-0724](#)) provide the necessary onsite connections to receive underground power and telecommunications when performing work on or adjacent to their properties

Overall, City Council's vote affirms the fundamental strategies of the Community Plan to address housing security and displacement, bolster the production of mixed-income and affordable housing near transit and employment, especially around the River-adjacent area of Boyle Heights, and address long-standing environmental justice issues, all while protecting the cultural identity of the Plan area.