

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to modifications to the Boyle Heights Community Plan Local Affordable Housing Incentive Program for the Boyle Heights Community Plan Update (BHCPU).

Recommendations for Council action:

1. INSTRUCT the Department of City Planning (DCP) to prepare a report with recommendations to justify the applicability of the Senate Bill 131 California Environmental Quality Act exemption to bonus height, floor area ratio, and density increase incentive modifications to “Low-Rise Mediums” (LM) Form Districts in the BHCPU, as identified in “Appendix B: Recommended New Zoning Code Edits for City Council Consideration” located in the “Boyle Heights CHIP Reconciliation Report” dated August 20, 2025, attached to Council file (CF) No. 23-0861-S1.
2. APPROVE the modifications to the Local Affordable Housing Incentive Program bonus Floor Area Ratio, height, and density increase standards for the LM Form Districts analyzed, as shown in Table 5 of the DCP report dated August 13, 2025, attached to the Council file.
3. REQUEST the City Attorney to prepare and present the following draft ordinances to the City Council:
 - a. The proposed Chapter 1A Ordinance, identified as “Exhibit E1. Ordinance Amending LAMC Chapter 1A” dated October 18, 2023, attached to CF No. 23-0861, with the modifications located in the “Supplemental Report from the Department of City Planning,” dated October 15, 2025, attached to CF No. 23-0861 and the modifications located in the “Boyle Heights CHIP Reconciliation Report” dated August 20, 2025, attached to CF No. 23-0861-S1.
 - b. The proposed Chapter 1A Zoning Code Maps ordinance, identified as “Exhibit E2. Zoning Code Maps,” dated October 18, 2023, attached to CF No. 23-0861, with the modifications in the “Report from the Department of City Planning”, dated October 15, 2025, attached to CF No. 23-0861.
4. REQUEST the City Attorney to include the following language within all ordinances prepared for the City Council’s review:

As deemed necessary by the Director, the DCP may prepare technical corrections to the ordinances adopted through CF Nos. 23-0861, 23-0861-S1 and 23-0861-S6 in order to correct citations and typographical errors that do not result in substantive changes to the policies adopted by the City Council for the BHCPU (CF Nos. 23-0861, 23-0861-S1 and 23-0861-S6) in the approval of the final ordinances, in consultation with the City Attorney.

- a. Such technical corrections may include:
 - i. Corrections to typographical errors and citations.
 - ii. Stylistic and formatting consistency edits.
 - iii. Corrections to ensure consistency between provisions.
 - iv. Corrections to clarify the implementation of a provision.
 - v. Corrections to illustrations or graphics to align with the text of the ordinance.
 - vi. Corrections to map errors.
- b. The DCP shall bring those corrections to City Council for final approval by Ordinance.

c. This section shall be effective for one year from the effective date of this Ordinance.

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At its regular meeting held on April 14, 2026, the PLUM Committee considered reports from DCP relative to recommended modifications to the Boyle Heights Community Plan Local Affordable Housing Incentive Program; and DCP recommended actions report dated March 13, 2026 relative to the Boyle Heights Community Plan Update. DCP provided amendments that were read into the record by the Chair, and are attached to the respective file. After an opportunity for public comment, the Committee recommended to approve the DCP reports as amended, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-