

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

| CITY PLANNING CASE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL CASE: | COUNCIL DISTRICT:          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------|
| CPC-2016-2905-CPU<br>CPC-2016-2905-CPU-M1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ENV-2016-2906-EIR   | 14                         |
| RELATED CASE NOS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     | COUNCIL FILE NO:           |
| <input checked="" type="checkbox"/> 23-0861                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     | <input type="checkbox"/>   |
| PROJECT ADDRESS / LOCATION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |                            |
| <p>The Boyle Heights Community Plan Area (CPA) is located immediately east of Downtown Los Angeles and the Los Angeles River and rail corridor and encompasses an area of approximately 4,271 acres (approximately 6.67 square miles). The Boyle Heights CPA is roughly bounded by the San Bernardino Freeway (I-10 Freeway) and Marengo Street to the north, the Union Pacific and Santa Fe Railroad lines to the south, Indiana Street to the east, and the Los Angeles River to the west. The southern and eastern borders of the CPA align with the city limits of Los Angeles adjoining the City of Vernon located to the south and the unincorporated community of East Los Angeles located to the east of the CPA, with a small area of the Southeast corner of the CPA aligning with the City of Commerce. Located to the north are the Los Angeles communities of Lincoln Heights, El Sereno, and Ramona Gardens, and located to the west are the industrial districts and public facilities of Downtown, which includes the Arts District.</p> |                     |                            |
| APPLICANT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | TELEPHONE NUMBER:   | EMAIL ADDRESS:             |
| City of Los Angeles<br>200 N. Spring Street<br>Los Angeles, CA 90012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A                 | N/A                        |
| APPLICANT'S REPRESENTATIVE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TELEPHONE NUMBER:   | EMAIL ADDRESS:             |
| <input checked="" type="checkbox"/> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                            |
| APPELLANT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | TELEPHONE NUMBER:   | EMAIL ADDRESS:             |
| <input checked="" type="checkbox"/> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                            |
| APPELLANT'S REPRESENTATIVE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TELEPHONE NUMBER:   | EMAIL ADDRESS:             |
| <input checked="" type="checkbox"/> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                            |
| PLANNER CONTACT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TELEPHONE NUMBER:   | EMAIL ADDRESS:             |
| Ulises Gonzalez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | (213) 978-1205      | ulises.gonzalez@lacity.org |

**ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):**

☒ *City Council consideration of the Boyle Heights River Adjacent Interface Analysis report*

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:  
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

☒ N/A

**ITEMS APPEALED:**

☒ N/A

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL DOCUMENT:****REVISED:**

- ☐ Letter of Determination
- ☐ Findings of Fact
- ☐ Staff Recommendation Report
- ☐ Conditions of Approval
- ☐ T Conditions
- ☐ Proposed Ordinance
- ☐ Zone Change Map and Ordinance
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A – Plans
- ☐ Mailing List
- ☐ Interested Parties List
- ☐ Appeal
- ☐ Development Agreement
- ☐ Site Photographs
- ☒ Other: Boyle Heights River Adjacent Interface Analysis report

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- ☐ Categorical Exemption (CE)  
(Notice of Exemption)
- ☐ Statutory Exemption (SE)  
(Notice of Exemption)
- ☐ Negative Declaration (ND)
- ☐ Mitigated Negative Declaration (MND)
- ☐ Environmental Impact Report (EIR)
- ☐ Mitigation Monitoring Program (MMP)
- ☐ Sustainable Communities  
Project Exemption (SCPE)
- ☐ Sustainable Communities  
Environmental Assessment (SCEA)
- ☐ Sustainable Communities  
Environmental Impact Report (SCEIR)
- ☐ Appendices
- ☐ Other:

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**NOTES / INSTRUCTIONS:**

1. Create a new Council File by adding the "-S5" suffix to the existing Council File 23-0861.
2. Add and name the "Boyle Heights River Adjacent Interface Analysis" report to the new Council File 23-0861-S5.

**FISCAL IMPACT STATEMENT:**

☐ Yes

☒ No

\*If determination states administrative costs are recovered through fees, indicate "Yes."

|                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PLANNING COMMISSION:</b>                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> City Planning Commission (CPC)<br><input type="checkbox"/> Cultural Heritage Commission (CHC)<br><input type="checkbox"/> Central Area Planning Commission<br><input type="checkbox"/> East LA Area Planning Commission<br><input type="checkbox"/> Harbor Area Planning Commission | <input type="checkbox"/> North Valley Area Planning Commission<br><input type="checkbox"/> South LA Area Planning Commission<br><input type="checkbox"/> South Valley Area Planning Commission<br><input type="checkbox"/> West LA Area Planning Commission |
| <b>PLANNING COMMISSION HEARING DATE:</b>                                                                                                                                                                                                                                                                                | <b>COMMISSION VOTE:</b>                                                                                                                                                                                                                                     |
| April 20, 2023,<br>January 11, 2024                                                                                                                                                                                                                                                                                     | 6-0,<br>8-0                                                                                                                                                                                                                                                 |
| <b>LAST DAY TO APPEAL:</b>                                                                                                                                                                                                                                                                                              | <b>DATE APPEALED:</b>                                                                                                                                                                                                                                       |
| N/A                                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                         |
| <b>TRANSMITTED BY:</b>                                                                                                                                                                                                                                                                                                  | <b>TRANSMITTAL DATE:</b>                                                                                                                                                                                                                                    |
| Jaime Espinoza                                                                                                                                                                                                                                                                                                          | 8/20/25                                                                                                                                                                                                                                                     |