

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

PRISCILLA CHAVEZ  
MARTINA DIAZ  
SARAH JOHNSON  
PHYLLIS KLEIN  
BRIAN ROSENSTEIN  
JACOB SAITMAN  
ELIZABETH ZAMORA

City of Los Angeles  
CALIFORNIA



KAREN BASS  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

CRAIG R. WEBER  
DEPUTY DIRECTOR

March 13, 2026

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**PLUM COMMITTEE CONSIDERATION ITEMS FOR THE BOYLE HEIGHTS COMMUNITY PLAN; CF 23-0861; CF 23-0861-S1; CASE NO. CPC-2016-2905-CPU, CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR**

On September 25, 2024, the City Council approved the Boyle Heights Community Plan Update (BHCPU) and requested the City Attorney to prepare the implementing ordinances during form and legality review, including the proposed Chapter 1A Ordinance, located in the Council File No. 23-0861, posted on October 18, 2023, identified as "Exhibit E1. Ordinance Amending LAMC Chapter 1A" and the proposed Chapter 1A Zoning Code Maps ordinance, posted to the Council file on October 18, 2023 and identified as "Exhibit E2. Zoning Code Maps." Since that time the Department of City Planning (City Planning) has transmitted reports to Council File 23-0861 and Council File 23-0861-S1 with recommended modifications for incorporation into the implementing ordinances during form and legality. Both are summarized below followed by City Planning's recommended actions for City Council. Upon completion of the form and legality process, the City Attorney will return all implementing ordinances to the City Council for final approval and adoption.

Supplemental Modifications to Chapter 1A of the LAMC

The proposed modifications outlined in the Council File 23-0861 document posted on October 15, 2025, and named as "Report from Department of City Planning" would serve to align the ordinances for the BHCPU with zoning provisions already established in the operative Chapter 1A of the Los Angeles Municipal Code (LAMC), and to ensure that provisions are clear and unambiguous.

Modifications to Bonus Incentives for the "LM" Form Districts

The City Council approval of the BHCPU on September 25, 2024 included an instruction for City Planning to report on how incentives for affordable housing provided under the BHCPU Local Affordable Housing Incentive Program (LAHIP) align with recently revised Density Bonus incentives established under State law, as well as incentives under the recently adopted Citywide Housing Incentive Program (CHIP), and to provide options for modification to any ordinances to

ensure that the BHCPU LAHIP is the most viable. In response to the City Council request, City Planning posted a report on August 20, 2025 to Council File 23-0861-S1 that outlines proposed refinements to bonus height, floor area ratio, and density increase incentives for the "LM" Form Districts offered through the BHCPU LAHIP to ensure that this program provides viable incentives for the production of new market rate and affordable housing units, consistent with the policies and programs of the Housing Element, and to streamline implementation of Chapter 1A of the LAMC.

On June 30, 2025, the State of California approved California Senate Bill 131 (SB 131) that allows for any qualifying "rezoning", including modifications to the BHCPU, that implements the schedule of actions contained in an approved housing element to be considered statutorily exempt from the California Environmental Quality Act (CEQA) if the lead agency can demonstrate compliance. A justification can be made that the modifications to bonus incentives for the "LM" Form Districts are eligible for the CEQA exemption under SB 131, as they directly implement the schedule of actions in the Housing Element, specifically programs 48, 60, 65, and 81, which among other things include rezones to accommodate the RHNA.

### Recommended Actions

The Department of City Planning has prepared the following list of **recommended actions** for the City Council to take in support of the BHCPU modifications summarized above and previously requested.

1. **Request** the City Attorney to prepare and present the following draft ordinances to the City Council:
  - a. The proposed Chapter 1A Ordinance, located in the Council File No. 23-0861, posted on October 18, 2023, identified as "Exhibit E1. Ordinance Amending LAMC Chapter 1A", with the modifications in the "Report from the Department of City Planning," posted to Council File No. 23-0861 on October 15, 2025 and the modifications in the file posted to Council File No. 23-0861-S1 on August 20, 2025, titled "Boyle Heights CHIP Reconciliation Report".
  - b. The proposed Chapter 1A Zoning Code Maps ordinance, identified as "Exhibit E2. Zoning Code Maps, posted the Council File No. 23-0861 on October 18, 2023, with the modifications in the "Report from the Department of City Planning", posted to Council File No. 23-0861 on October 15, 2025.
2. **Request** the Department of City Planning to prepare a report with recommendations to justify the applicability of the Senate Bill 131 CEQA exemption to bonus height, floor area ratio, and density increase incentive modifications to "LM" Form Districts in the BHCPU, as identified in "Appendix B: Recommended New Zoning Code Edits for City Council Consideration" of the Council File No. 23-0861-S1 document posted on August 20, 2025, and named as "Boyle Heights CHIP Reconciliation Report".

PLUM Committee  
CF 23-0861  
Page 3

For questions regarding this report, please contact Ulises Gonzalez , Senior City Planner, at [ulises.gonzalez@lacity.org](mailto:ulises.gonzalez@lacity.org), in the Department of City Planning

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent P. Bertoni". The signature is written in a cursive style with several loops and flourishes.

VINCENT P. BERTONI, AICP  
Director of Planning

VPB:SMMB:ug:ap:eg:og

