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October 15, 2025

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:

**SUPPLEMENTAL REPORT FOR THE BOYLE HEIGHTS COMMUNITY PLAN; CF-23-0861; CASE NOS. CPC-2016-2905-CPU; ENV-2016-2906-EIR**

At its meeting on September 25, 2024, the Los Angeles City Council (City Council) voted unanimously to approve the Boyle Heights Community Plan Update. Upon completion of the Form & Legality process, the City Attorney will return the community plan's implementing ordinances to the City Council for final approval and adoption.

This report includes: 1) recommended modifications to the proposed ordinance amending Chapter 1A of the LAMC (New Zoning Code) for City Council consideration, and 2) recommended modifications to the draft Zoning Code Maps recommended by the City Planning Commission for Council Consideration. These recommended modifications are intended to align the ordinances for the Boyle Heights Community Plan with zoning provisions already established in the operative New Zoning Code; and to ensure that provisions are clear and unambiguous.

The Department of City Planning recommends that City Council requests the City Attorney to incorporate these modifications into the draft ordinance prepared during Form & Legality.

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## I. Technical Modifications to Ordinance Amending Chapter 1A of the LAMC for Council Consideration

This report includes, for City Council consideration, City Planning proposed revisions to the proposed ordinance amending Chapter 1A recommended by the City Planning Commission, as shown in the file titled, "Attachment to Transmittal dated 10/18/2023 - Exhibit E1. Ordinance Amending LAMC Chapter 1A" and submitted to Council File 23-0861. Revisions are organized by code Section with additions indicated by underlined text and deletions indicated by ~~strikethrough~~. Note that the text shown may also reflect non-substantive changes from the CPC recommended draft as a result of consistency edits during the on-going Form & Legality process. Where the text, "[Graphic]" is shown, no modifications are proposed to be made to the graphic included in the referenced Section.

### Article 1. (Introductory Provisions)

#### 1.1. Sec. 1.5.18.C. (Major Transit Stop Area Map)

Recommend a modification to the amendment section of the Major Transit Stop Area map to allow the Director to update the map when transit changes occur.

Amend Subsection C. (Amendments) of Section 1.5.18. (Major Transit Stop Area Map) as follows:

The Director shall prepare and publish the Major Transit Stop Area Map upon the adoption of this Section (Major Transit Stop Area Map) pursuant to the terms of this Section (Major Transit Stop Area Map). Thereafter, the Director shall be authorized to amend the map on an annual basis in order to align with updates to transit service and planned transit lines and headways. The Director shall have authority at any time to amend the Major Transit Stop Area Map to correct errors provided all other requirements of this Section (Major Transit Stop Area Map) are met. ~~The Major Transit Stop Area Map shall only be revised. Any other amendments to the Major Transit Stop Area Map shall be pursuant to Sec.~~

13B.1.3. (Zoning Code Amendment).

#### 1.2. Sec. 1.5.19. (Freeway Adjacency Map)

Recommend modification to enable a Freeway Adjacency Map within Division 1.5. (Zoning Code Maps) for ease of implementation to clarify which properties fall within the 1,000 foot radius of a freeway as specified by the standards of

Sec. 4C.13.2. (Freeway Adjacency). Add Section 1.5.19. (Freeway Adjacency Map) as follows:

Sec. 1.5.19. (Freeway Adjacency Map)

A. Purpose

The Freeway Adjacency Map identifies lots within close proximity of a freeway subject to additional regulations intended to protect properties from air pollution and inform users of government properties or public parks of the health risks associated with the nearby vehicle exhaust and fine and ultrafine particulate matter.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as falling within a 1,000 feet of a freeway, as shown in the shaded portion of the Freeway Adjacency Map.

C. Amendments

The Freeway Adjacency Map shall only be revised pursuant to Sec. 13B.1.3. (Zoning Code Amendment).

Article 2. (Form)

2.1. Sec. 2B.3.3. (House 3 (H3))

2.1.1. Recommend modification to the minimum lot area to be lowered to 4,000 square feet to be in line with other house scale districts.

Amend lot area (min) under Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) in Sec. 2B.3.3 as follows:

A. Lot Parameters

[GRAPHIC]		
<b>1. LOT SIZE</b>		<b>Div. 2C.1.</b>
A	<b>Lot area (min)</b>	4,000 sf <del>5,000 sf</del>
B	<b>Lot width (min)</b>	40'

- 2.1.2. Recommend modification to wall plate height to ensure buildings are tapered at the second story to align with the surrounding context.

Amend wall plate height (max) of Paragraph 3. (Upper-Story Bulk) of Subsection B. (Bulk and Mass) of Sec. 2B.3.3 as follows:

B. Bulk and Mass

[GRAPHIC]	
<b>3. UPPER-STORY BULK</b>	<b>Div. 2C.6.</b>
<b>B Wall plate height (max)</b>	<u>22'</u> 24'

2.2. Sec. 2B.4.1. (Very Low-Rise Narrow 1 (VN1))

- 2.2.1. Recommend modification from 5,000 square feet to 4,000 square feet to align with the typical lot size in the surrounding context.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.4.1. (Very Low-Rise Narrow 1 (VN1)) as follows:

A. Lot Parameters

[GRAPHIC]	
<b>1. LOT SIZE</b>	<b>Div. 2C.1.</b>
<b>A Lot area (min)</b>	<u>4,000 sf</u> <del>5,000 sf</del>

- 2.2.2. Recommend modification to wall plate height to ensure the buildings are tapered at the third story to align with surrounding context.

Amend row in Paragraph 3. (Upper-Story Bulk) of Subsection B. (Bulk and Mass) of Sec. 2B.4.1. (Very Low-Rise Narrow 1(VN1)) as follows:

B. Bulk and Mass

[GRAPHIC]	
<b>3. UPPER-STORY BULK</b>	<b>Div. 2C.6.</b>
<b>B Wall plate height (max)</b>	<u>34'</u> <del>36'</del>

2.3. Sec. 2B.5.1. (Very Low-Rise Medium 1 (VM1))

Recommend modification to facilitate minimum lot access and street frontage requirements by including a 20-foot minimum lot width requirement.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.5.1. (Very Low-Rise Medium 1 (VM1)) as follows:

A. Lot Parameters

[GRAPHIC]		
<b>1. LOT SIZE</b>		<b>Div. 2C.1.</b>
A	<b>Lot area (min)</b>	None
B	<b>Lot width (min)</b>	<u>20'</u> None

2.4. Sec. 2B.5.2. (Very Low-Rise Medium 2 (VM2))

Recommend modification to facilitate minimum lot access and street frontage requirements by including a 20-foot minimum lot width requirement.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.5.2. (Very Low-Rise Medium 2 (VM2)) as follows:

A. Lot Parameters

[GRAPHIC]		
<b>1. LOT SIZE</b>		<b>Div. 2C.1.</b>
	<b>Lot area (min)</b>	None
	<b>Lot width (min)</b>	<u>20'</u> None

2.5. Sec. 2B.7.2. (Very Low-Rise Full 2 (VF2))

Recommend modification to facilitate minimum lot access and street frontage requirements by including a 20-foot minimum lot width requirement.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.7.2. (Very Low-Rise Full 2 (VF2)) as follows:

A. Lot Parameters

[GRAPHIC]		
<b>1. LOT SIZE</b>		<b>Div. 2C.1.</b>
	<b>Lot area (min)</b>	None
A	<b>Lot width (min)</b>	<u>20'</u> None

2.6. Sec. 2B.9.3. (Low-Rise Medium 3 (LM3))

Recommend modification to facilitate minimum lot access and street frontage requirements by including a 20-foot minimum lot width requirement.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.9.3. (Low-Rise Medium 3 (LM3)) as follows:

A. Lot Parameters

[GRAPHIC]		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
A	Lot width (min)	<u>20'</u> None

2.7. Sec. 2B.9.4. (Low-Rise Medium 4 (LM4))

Recommend modification to remove 1,000 square foot lot area minimum to maintain consistency with other Low-Rise Medium Form Districts.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.9.4. (Low-Rise Medium 4 (LM4)) as follows:

A. Lot Parameters

[GRAPHIC]		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	<u>None</u> <del>1,000 sf</del>
A	Lot width (min)	20'

2.8. Sec. 2B.9.5. (Low-Rise Medium 5 (LM5))

2.8.1. Recommend modification to facilitate minimum lot access and street frontage requirements by including a 20-foot minimum lot width requirement.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.9.5. (Low-Rise Medium 5 (LM5)) as follows:

A. Lot Parameters

[GRAPHIC]		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
A	Lot width (min)	<u>20'</u> None

2.8.2. Recommend modification to regulate maximum height in stories instead of feet for consistency with other Low-Rise Medium Form Districts.

Amend Paragraph 1. (FAR & Height) of Subsection B. (Bulk & Mass) Sec. 2B.9.5. (Low-Rise Medium 5 (LM5)) as follows:

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
<b>Floor area ratio (FAR)</b>	
Base (max)	2.0
Bonus (max)	4.0
<b>Height in <u>stories</u> feet (max)</b>	
Base (max)	<u>7</u> 75'
Bonus (max)	<u>11</u> 420'

- 2.8.3. Recommend modification of the Height Transition rule under the Upper-Story bulk rule category to include height transition requirements for consistency with other Form Districts that allow four or more stories.

Amend Paragraph 3. (Upper-Story Bulk) of Subsection B. (Bulk and Mass) of Sec. 2B.9.5. (Low-Rise Medium 5 (LM5)) as follows:

B. Bulk and Mass

[GRAPHIC]	
3. UPPER-STORY BULK	Div. 2C.6.
<b>Height Transition</b> Not-applicable	<u>Required</u>

- 2.9. Sec. 2B.9.6. (Low-Rise Medium 6 (LM6))

Recommend modification to remove 1,000 square foot lot area minimum to maintain consistency with other Low-Rise Medium Form Districts.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.9.6. (Low-Rise Medium 6 (LM6)) as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
<b>Lot area (min)</b>	<u>None</u> 1,000-sf
<b>Lot width (min)</b>	20'

- 2.10. Sec. 2B.9.7. (Low-Rise Medium 7 (LM7))

Recommend modification to remove 1,000 square foot lot area minimum to maintain consistency with other Low-Rise Medium Form Districts.

Amend Paragraph 1. (Lot Size) of Subsection A. (Lot Parameters) of Sec. 2B.9.7. (Low-Rise Medium 7 (LM7)) as follows:

A. Lot Parameters

[GRAPHIC]	
<b>1. LOT SIZE</b>	<b>Div. 2C.1.</b>
Lot area (min)	None 1,000-sf
Lot width (min)	20'

2.11. Sec. 2C.6.3. (Wall Plate Height)

Recommend modification to facilitate steeper pitched roofs to meet the wall plate height standard, particularly to enable narrower buildings to achieve the maximum allowable height in feet with a pitched roof.

Amend Paragraph 2. of Subsection C. (Standards) of Sec. 2C.6.3. (Wall Plate Height) as follows:

C. Standards

- 2. Buildings may continue in height up to the maximum height in feet specified by the applied Form District (Part 2B.) when set within a pitched roof having a minimum pitch of 3:12 (three inches of vertical rise for every 12 inches of horizontal span) and a maximum pitch of 42:16:12 (42 16 inches of vertical rise for every 12 inches of horizontal span).

Article 3. (Frontage)

3.1. Sec. 3B.2.3. (Multi-Unit 3 (MU3))

Recommend modification to reduce minimum required transparency in order to align with multi-family building facades commonly seen throughout the City.

Amend “Ground story (min)” and “ Upper stories (min)” standard specifications in Paragraph 1. (Transparency) of Subsection B. (Facade) of Sec. 3B.2.3. (Multi-Unit 3 (MU3)) as follows:

B. Facade

[GRAPHIC]		
	Primary	Side
<b>1. TRANSPARENCY</b>	<b>Div. 3C.4.</b>	
<b>Transparent area</b>		
A Ground story (min)	<u>12%</u> 30%	<u>10%</u> 20%

B	Upper stories (min)	<u>15%</u> 20%	<u>12%</u> 20%
C	<b>Active wall spacing (max)</b>	20'	30'

3.2. Sec. 3B.4.3. (Shopfront 3 (SH3))

Modify pedestrian amenity allowance maximum to allow for greater flexibility for building design and street activation, rather than prioritizing a prominent street wall.

Amend the pedestrian amenity allowance (max) standard specified in Paragraph 1. (Build-to) of Subsection B. (Lot) of Sec. 3B.4.3. (Shopfront 3 (SH3)) as follows:

B. Lot

[GRAPHIC]			
		Primary	Side
<b>1. BUILD-TO</b>		Div. 3C.1.	
	<b>Applicable stories (min)</b>	1	1
A	<b>Build-to depth (max)</b>	5'	10'
B	<b>Build-to width (min)</b>	90%	50%
C	<b>Pedestrian amenity allowance (max)</b>	<u>100%</u> 20%	<u>100%</u> 0%

3.3. Sec. 3B.8.3. (Greenway 1 (GW1))

Recommend modification to the primary frontage lot line ground story minimum transparency to calibrate for hybrid industrial land use, including live/work and light industrial uses.

Amend Paragraph 1. (Transparency) of Subsection B. (Facade) of Sec. 3B.8.3. (Greenway 1 (GW1)) as follows:

B. Facade

[GRAPHIC]				
		Special	Primary	Side
<b>1. TRANSPARENCY</b>		Div. 3C.4.		
	<b>Transparent area</b>			
A	Ground story (min)	20%	<u>40%</u> <u>20%</u>	20%
B	Upper stories (min)	20%	20%	20%
C	<b>Active wall spacing (max)</b>	30'	20'	30'

3.4. Sec. 3D.11.1. (Roof Form)

Recommend modification to facilitate steeper pitched roofs to meet the pitched roof character frontage standard, particularly to enable projects to comply with the standard through a wider variety of roof forms, reflecting the variety that exists throughout the City's historic districts.

Amend Subparagraph b. (Pitched) of Paragraph 2. (Roof Form Options) of Subsection C. (Standards) of Sec. 3D.11.1. (Roof Form) as follows:

b. Pitched

[Graphic]

A roof composed of two or more sloping planes where all roof planes slope up from the exterior perimeter of the building or structure and connect with another roof plane at a central ridge. All roof planes shall have a minimum pitch of 3:12 (three inches of vertical rise for every 12 inches of horizontal span) and a maximum pitch of 16:12 (16 inches of vertical rise for every 12 inches of horizontal span).

Article 4. (Development Standards)

Sec. 4C.13.2. (Freeway Adjacency)

Recommend modification to the applicability of the freeway adjacency standards to reference the Freeway Adjacency Map for clarity in implementation of the standards.

Amend Subsection B. (Applicability) of Sec. 4C.13.2. (Freeway Adjacency) as follows:

B. Applicability

Freeway Adjacency standards apply to all new construction and site modification within areas identified within the 1,000 Foot Freeway Buffer identified pursuant to Sec. 1.5.19. (Freeway Adjacency Map). ~~4,000 feet of a freeway.~~

Article 5. (Use)

5.1 Sec. 5B.5.5. (Commercial-Mixed 5 (CX5))

5.1.1. Item D13 of the document titled "Attachment to Supplemental Report dated 11-29-23 - Technical Memo" and submitted to Council File 23-0861 erroneously modified the Preschool/Daycare use permission to "--" that was intended to be shown as an edit within Sec. 5B.6.5. (Industrial-Mixed 5

(IX5)). The City Planning Commission recommended draft, as shown in the file titled, "Attachment to Transmittal dated 10/18/2023 - Exhibit E1. Ordinance Amending LAMC Chapter 1A" and submitted to Council File 23-0861 specified the Preschool/Daycare day use permission as "P". Recommend modification to correct this error.

Amend the Preschool/Daycare use within Paragraph 2. (Public & Institutional) of Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.5.5. (Commercial-Mixed 5 (CX5)) as follows:

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
<b>2. PUBLIC &amp; INSTITUTIONAL</b>			
<b>School:</b>			
Preschool/Daycare	<u>P</u> --		

5.1.2. Recommend modifications to correct error in which outdoor storage was accidentally listed as a permitted use and indoor storage was listed as not permitted within the CX5 Use District. The CX5 Use District is applied along Cesar Chavez Avenue where outdoor storage would not be an appropriate use.

5.1.2.i. Recommend modification to change Storage, Indoor: general use in the Heavy Commercial use category from "--" to "P\*". Indoor storage is defined as incidental to another use. This change would facilitate commercial uses to include inventory storage at the rear that is just less than 50% of the floor area occupied by the primary use.

Amend the Storage, Indoor: General use in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.5.5. (Commercial-Mixed 5 (CX5)) as follows:

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
<b>6. Heavy Commercial</b>			

<b>Storage, Indoor:</b>			
General	<u>P*</u> --	<b>Incidental to:</b>	<u>Other allowed use</u>

- 5.1.2.ii. Recommend modification to correct an inadvertent error permitting outdoor storage with screening standards.

Amend the Storage, Outdoor: General use in Paragraph 6. (Heavy Commercial) of Subparagraph B. (Allowed Uses & Use Limitations) of Sec. 5B.5.5. (Commercial-Mixed 5 (CX5)) as follows:

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
<b>6. Heavy Commercial</b>			
<b>Storage, Outdoor:</b>			
General	= <u>P*</u>	<b>Accessory to:</b>	<u>Other allowed use</u>
		<b>Screening:</b>	
		— Outdoor storage screening	S-Screen 1

- 5.1.3. Sec. 5B.5.5. (Commercial-Mixed 5 (CX5))  
 Recommend modification to the Animal Keeping: Bees use for the CX5 Use District to consistently allow the use with standards across CX Use Districts.

Amend the Animal Keeping: Bees use in Paragraph 9. (Agricultural) of Subparagraph B. (Allowed Uses & Use Limitations) of Sec. 5B.5.5. (Commercial-Mixed 5 (CX5)) as follows:

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
<b>9. AGRICULTURAL</b>			
<b>Animal keeping:</b>			
Bees	-- <u>P*</u>	<u>Accessory to:</u>	<u>Other allowed use</u>

		<u>Screening:</u>	
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.8.A.1.</u>

5.2. Sec. 5B.6.5. (Industrial-Mixed 5 (IX5))

- 5.2.1. Recommend modification to daycare permission in Industrial-Mixed 5 (IX5) to "--" to correct an error to meet the intent of item D-15 as identified in the Director of Planning Technical Memo to PLUM Committee For Consideration of Amendments to the Boyle Heights Community Plan (Spring 2024) report dated June 6, 2024, which was missing the original edit.

Amend the School: Preschool/Daycare use in Paragraph 2. of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.6.5. (Industrial-Mixed 5) of Sec. 5B.6.5. (Industrial-Mixed 5 (IX5)) as follows:

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
<b>2. PUBLIC &amp; INSTITUTIONAL</b>			
<b>School:</b>			
Preschool/Daycare	= P*	<b>Separation (min):</b>	
		Heavy industrial uses	50'
		Relief	CU2
		<b>Supplemental standards:</b>	Not required

- 5.2.2. Recommend modification to large vehicle, gas station, large vehicle use separation standard to 500' for consistency with the Downtown Community Plan and Clean Up Green Up standards.

Amend the Fueling Station: Gas Station, Large Vehicle in Paragraph 6. of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.6.5. (Industrial-Mixed 5) as follows:

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
<b>Fueling Station:</b>			
Gas Station, Large Vehicle	CU2*	<b>Separation (min):</b>	
		Sensitive use	<u>500'</u> 200'
		Residential, Residential-Mixed, or Agricultural Use District	<u>500'</u> 200'

5.3. Sec. 5B.6.6. (Industrial-Mixed 6 (IX6))

1) Correct an error within the permission level of Fueling Station: Gas Station, Standard Vehicle use and Fueling Station: Gas Station, Large Vehicle use in which the permissions for these two uses were accidentally reversed, and 2) modify the gas station, large vehicle use separation standard to 500' for consistency with the Downtown Community Plan and Clean Up Green Up requirements.

Amend the Fueling Station: Gas Station, Standard Vehicle and Fueling Station: Gas Station, Large Vehicle uses in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.6.6. (Industrial-Mixed 6 (IX6)) as follows. *(Note that the other use rows within the Fueling Station use group are not proposed to be modified with this edit):*

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
<b>Fueling Station:</b>			
Gas Station, Standard Vehicle	<u>P</u> *CU2*	<b>Separation (min):</b>	
		Sensitive uses	200'
		Residential, Residential-	200'

		Mixed, or Agricultural Use District	
		<b>Screening:</b>	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.
Gas Station, Large Vehicle	<u>CU2*P*</u>	<b>Separation (min):</b>	
		Sensitive uses	<u>500'</u> <u>200'</u>
		Residential, Residential- Mixed, or Agricultural Use District	<u>500'</u> <u>200'</u>
		Relief	CU2
		<b>Screening:</b>	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.

5.4. Sec. 5B.7.3. (Industrial 3 (I3))

5.4.1. Recommend modification to Industrial 3 (I3) Use district large vehicle use separation standard heavy commercial use group to 500' for consistency with the Downtown Community Plan and Clean Up Green Up buffer requirements.

Amend the Motor Vehicle Services: Large Vehicle use within Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.7.3. (Industrial 3 (I3)) as follows:

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
<b>Motor Vehicle Services:</b>			
Large Vehicle	P*	<b>Separation (min):</b>	

		Sensitive uses	<u>500'</u> <del>200'</del>
		Residential, Residential-Mixed, or Agricultural Use District	<u>500'</u> <del>200'</del>

- 5.4.2. Recommend modification to Industrial 3 (I3) Use District large vehicle use separation standard within the Heavy Industrial use group to 500' to facilitate consistency with the Downtown Community Plan Clean Up Green Up buffer requirements.

Amend The Fueling Station: Gas Station, Large Vehicle use within Paragraph 6. of Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.7.3. (Industrial 3 (I3)) as follows:

**B. Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
<b>Fueling Station:</b>			
Gas Station, Large Vehicle	P*	<b>Separation (min):</b>	
		Sensitive uses	<u>500'</u> <del>200'</del>
		Residential, Residential-Mixed, or Agricultural Use District	<u>500'</u> <del>200'</del>

- 5.4.3. Recommend modification to Industrial 3 Use District large vehicle use separation standard within Storage, Outdoor use group for consistency with the Downtown Community Plan and Clean Up Green Up buffer standards.

Amend the Storage Outdoor: Large Vehicle use within Paragraph 6. of Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.7.3. (Industrial 3 (I3)) as follows:

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
<b>Storage, Outdoor:</b>			
Large Vehicle	P*	<b>Separation (min):</b>	
		<i>Sensitive use</i>	<u>500'</u> 200'
		Residential, Residential- Mixed, or Agricultural Use District	<u>500'</u> 200'

5.5. Sec. 5C.1.4. (Size)

- 5.5.1. Recommend modification to allow for the total square footage of a use category to be regulated, and renumber subsequent paragraphs accordingly.

Renumber the existing Paragraphs 2. (Size, Tenant Space) and 3. (Size, Dwelling Unit Average), and add new Paragraph 2. (Size, Use Category) of Subparagraph C. (Standards) of Sec. 5C.1.4. (Size) as follows:

2. Size, Use Category

Where the Use District Table specifies "Size, use category" the total cumulative area dedicated to any combination of uses within the specified use category shall not exceed the specified square footage.

3 2. Size, Tenant Space

Where the Use District Table specifies "Size, tenant space", uses limited to a specified size per tenant space are allowed only when the ground floor area of an individual tenant space dedicated to the proposed use is less than or equal to the size maximum specified in the Use District table.

a. Multiple tenant spaces dedicated to the same subject use may be allowed on the same lot or within the same building, provided that each tenant space is less than or equal to the size maximum specified in the Use District table.

b. Upper story floor area is exempt from tenant space size limits.

#### 4 3. Size, Dwelling Unit Average

Where the Use District Table specifies "Size, dwelling unit average", dwelling uses required to conform to an average unit size are allowed only when the average floor area provided to dwelling units within the same building is equal to or greater than the average size specified in the Use District table.

5.5.2. A recommended modification to add the supporting rules of measurement for edit 5.7.1 above.

Renumber the existing Paragraphs 2. (Size, Tenant Space) and 3. (Size, Dwelling Unit Average), and add new Paragraph 2. (Size, Use Category) of Subsection D. (Measurement) of Sec. 5C.1.4. (Size) as follows:

#### 2. Size, Use Category

The use category size for a site shall be measured by calculating the cumulative area dedicated to each use within the specified use category that meets the following criteria:

- a. For uses located within a building, the total floor area shall be used to determine cumulative area.
- b. For uses not located within a building, the total square footage shall be used to determine cumulative area.

#### 3 2. Size, Tenant Space

The size of a tenant space shall be measured by calculating the floor area dedicated to the proposed use that meets the following criteria:

- a. Is located on the ground story of a building;
- b. Has a dedicated entrance, not shared with any other tenant space;
- c. Has no direct connections to another tenant space sharing a wall with the tenant space dedicated to the proposed use;

- d. Is not inclusive of common corridors and shared restrooms intended for all tenants of a building.

#### 4 3. Size, Dwelling Unit Average

The average dwelling unit size shall be measured by determining the total floor area dedicated to dwelling units within a building; then dividing the total floor area allocated to dwelling units by the total number of dwelling units within the building. The result will be the average dwelling unit size.

### Article 7. (Alternate Typologies)

#### Sec. 7B.3.1. (Small Lot 1)

Recommend modification to the Small Lot 1 Alternate Typology in order to remove redundant standards, to maintain consistency with related standards in the New Zoning Code, and to maintain consistency with the Small Lot Subdivision standards from Chapter 1 of the LAMC. The recommended modifications include:

- Updating the Eligible Districts for consistency with the eligibility of the Small Lot Subdivision provisions in Chapter 1 of the LAMC
- Utilizing the term “unified development” and introducing the term “interior side setbacks”, enabling projects which involve the creation of multiple new lots as part of a larger project site to provide zero lot line setbacks from other lots within the same project site, while still requiring side yard setbacks from abutting properties that are not a part of the unified development project.
- Removing sub-lot standards to facilitate implementation, defer to the definition of “lot” pursuant to Sec. 14.2.11. (Lot) in Chapter 1A.
- Requiring lot amenity space and specifying that it be provided at-grade to ensure that outdoor open space be provided as a shared common area that is accessible to all dwellings in the project, rather than private roof decks for consistency with other Form Districts applied in lower scale multi-family contexts. All lot amenity space provided may be credited toward the residential amenity space requirement, so this modification does not result in additional amenity space required, as the Small Lot Subdivision Alternative Typology already required residential amenity space.

- Deferring to the underlying Form District for building width and height transition standards to ensure that building scale matches the surrounding context.
- Prioritizing the feasibility of providing parking from the side street for consistency with typical Multi-Unit Frontages and access packages by increasing flexibility in the side street build-to and parking setback requirements
- Removing the parking between building & street specification and instead calibrating the parking setback with the build-to depth to avoid the use of redundant standards.
- Removing the distinction between residential and non-residential ground story height and ground floor elevation requirements for ease of implementation and consistency with Frontage District throughout the New Zoning Code.

Amend Section 7B.3.1. (Small Lot 1) as follows:

A. Eligibility

1. Eligible Districts

[GRAPHIC]

FORM	FRONTAGE	STANDARD	USE	DENSITY
V & L House, VLN, VLM, LN, & LM	MU, G, LF, & WH All	1, 2, 3, & 4 All	RG, RX, C, CX, & IX All	FA through 60 25

2. Eligible Projects Lots

~~Small Lot 1 Alternate Typology is eligible on lots having a lot width no greater than 80 feet. For lots greater than 80 feet wide, see Sec. 7B.3.2. (Small Lot Subdivision 2 Alternate Typology) (Sec. 7B.3.2.).~~

Projects that meet the definition of unified development and involve the creation of two or more lots provided to accommodate dwelling units are eligible for the Small Lot 1 Alternate Typology.

[GRAPHIC]

B. Intent

The Small Lot 1 Alternate Typology is intended to encourage infill housing that expands opportunities for the development of fee-simple property home ownership in a compact urban residential form. This

Alternate Typology ~~modifies standard subdivision rules~~ allows smaller lot sizes for unified developments in order to provide greater flexibility for infill housing, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable and human scale urban neighborhood environment.

C. Review

1. Administrative review is required pursuant to, see Sec. 14.5.1.13B.3.1. (Administrative Review).
2. If the project involves a subdivision it shall be reviewed pursuant to the applicable provisions of Article 11. (Division of Land).

D. Form Standards

1. Lot Parameters

[GRAPHIC]		
<b>a. LOT SIZE</b>		Sec. 7C.1.1
<b>A</b>	Lot area (min)	600 SF <del>5,000 SF</del>
<b>B</b>	Lot width (min)	50' 15'
<b>C</b>	Sub-lot area (min)	600 SF
	Sub-lot width (min)	48'
<b>b. COVERAGE</b>		Sec. 7C.1.1
<b>D</b>	Building coverage (max)	75%
<b>Building setbacks</b>		
<b>E</b>	Primary street	Set by Form District
	Side street (min)	Set by Form District
<b>F</b>	Side (min)	Set by Form District
	Side, interior (min)	0'
<b>G</b>	Rear (min)	Set by Form District
	Alley (min)	Set by Form District
	Special: All (min)	Set by Form District
<b>c. AMENITY</b>		Sec. 7C.1.1.
	Lot amenity space (min)	None 15%
	Required at grade (min)	100%
	Residential amenity space (min)	10%

2. Bulk and Mass

[GRAPHIC]		
<b>a. FAR &amp; HEIGHT</b>		Sec. 7C.1.1
	Floor area ratio (FAR)	Set by Form District
	Height in stories (max)	Set by Form District
<b>A</b>	Height in feet (max)	Set by Form District
<b>b. BUILDING MASS</b>		Sec. 7C.1.1
<b>B</b>	Building width (max)	Set by Form District <del>180'</del> 75'
	Building break (min)	6'
<b>C</b>	Façade width (max)	30'

<b>c. UPPER-STORY BULK</b>		Sec. 7C.1.1
	<b>Street step-back</b>	Set by Form District
	<b>District-boundary height <u>Height transition</u></b>	<u>Set by Form District Required</u>
	<del>Abutting district allowed height (max)</del>	<del>35'</del>
	<del>Stories without height transition (max)</del>	<del>2</del>
	<del>Transition depth (min)</del>	<del>40'</del>

3. Lot Amenity Space

When a project involves the creation of fewer than 20 lots as a part of the unified development, no lot amenity space is required.

E. Frontage Standards

1. Lot

<b>[GRAPHIC]</b>			
		<b>Primary</b>	<b>Side</b>
<b>a. BUILD-TO</b>		Sec. 7C.1.2.	
	<b>Applicable stories (min)</b>	4	4
<b>A</b>	<b>Build-to depth (max)</b>	10'	40'-15'
<b>B</b>	<b>Build-to width (min)</b>	60%	60% 40%
	<b>Pedestrian amenity allowance (max)</b>	<u>Not required</u> n/a	<u>Not required</u> n/a
<b>b. PARKING</b>		Sec. 7C.1.2.	
<b>C</b>	<b>Parking setback (min)</b>	20' 15'	20' 5'
	<b>Parking between building &amp; street</b>	No	No
<b>c. LANDSCAPING</b>		Sec. 7C.1.2.	
	<b>Frontage planting area (min)</b>	30%	30%
	<b>Frontage yard fence &amp; wall type allowed:</b>	A2	A2

2. Facade

<b>[GRAPHIC]</b>			
		<b>Primary</b>	<b>Side</b>
<b>a. TRANSPARENCY</b>		Sec. 7C.1.2.	
	<b>Transparent area (min)</b>		
<b>A</b>	<b>Ground story (residential) (min)</b>	20% 12%	20% 10%
	<b>Ground story (non-residential)</b>	60%	60%
<b>A</b>	<b>Residential (min)</b>	20%	20%
	<b>Nonresidential (min)</b>	60%	60%
<b>B</b>	<b>Upper stories (min)</b>	20%	20%
<b>C</b>	<b>Active wall spacing (max)</b>	10'	10'

b. ENTRANCES		Sec. 7C.1.2.	
D	Street-facing entrance	Required	Required
E	Entrance spacing (max)	40'	40'
F	Entry feature	<u>Required</u> Yes	<u>Required</u> Yes
	Options	<ul style="list-style-type: none"> <li>• Porch</li> <li>• Raised entry</li> <li>• Forecourt</li> <li>• Recessed entry</li> <li>• Covered entry</li> </ul>	
c. GROUND STORY		Sec. 7C.1.2.	
	Ground story height (min)	10'	10'
	Residential	40'	40'
	Non-residential	44'	44'
	Ground floor elevation (min/max)	<u>2'5'</u>	<u>2'5'</u>
	Residential	-2'5'	-2'5'
	Non-residential	-2'2'	-2'2'

F. Development Standards

Development Standards are set by the applied Development Standards District (Part 4B.) except where modified by Paragraph 1. (Pedestrian Access) and Paragraph 2. (Side/Rear Yard Fence and Wall) below.

1. Pedestrian Access

In addition to any site access pedestrian standards specified by the applied Development Standards District (Part 4B.), small lot subdivisions shall be subject to the following ~~meet the following~~ pedestrian access standards:

- a. Small lot subdivisions shall provide a shared pedestrian accessway meeting the following standards:
  - i. Shall have the pedestrian accessway providing site access to any street-facing entrance required by the applicable Frontage District (Part 3B.) and be a minimum width of 4 four feet. All pedestrian accessways that are used for internal circulation, such as leading to other entrances or amenity spaces shall have a minimum width of three feet and shall be open to the sky.
  - ii. Shall connect from the sidewalk, or other publicly accessible pedestrian facility along the frontage lot line, to all common

- open spaces, mailboxes, trash enclosures, and each required pedestrian entrance.
- iii. Shall be accessible to users of all ~~sub~~-lots included in the small lot subdivision.
  - iv. Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle or driveway. Physical separation methods may include, curbs of no less than four 4 inches in height, a planting area having no horizontal dimension less than 18 inches, or bollards, raised planters or similar containment methods, no less than 12 inches in height and separated by no more than 5 five feet.
- b. Each unit that does not include a street-facing entrance accessible from a pedestrian accessway, shall provide a pedestrian entrance that meets the following standards:
- i. Shall face the required shared pedestrian accessway.
  - ii. Shall provide an entry feature meeting the standards for one of the allowed entry features options specified by ~~the~~ Sec. 7B.3.1.E. (~~Small Lot Subdivision 4 Frontage Standards table (Sec. 7B.3.1.E.)~~). For the purposes of meeting entry feature standards, a pedestrian access that faces a linked pedestrian accessway shall be considered a street-facing entrance.

## 2. ~~Additional Rules~~ Side/Rear Yard Fence and Wall

~~For additional Development Standards rules, see the applied Development Standard District (Part 4B.) and Development Standards Rules (Part 4C). All fences and walls provided shall not include barbed wire, or concertina.~~

### G. Use Standards

Set by the applied Use District (Part 5B.).

### H. Density Standards

Set by the applied Density District (Part 6B.).

## **II. Amendments to Zoning Code Maps for Council Consideration**

### **A. Hillside Area Map**

Request the City Attorney to prepare and present the amended Hillside Area Map for City Council adoption to include the areas shown in Exhibit A pursuant to Subsection C. (Amendments) of Sec. 1.5.6. (Hillside Area Map).

Parcels within the Boyle Heights Community Plan Area are located in the Hillside Area Map pursuant to Sec. 12.03 (Definitions) of Chapter 1 of the Los Angeles Municipal Code, which triggers development regulations for properties in the Hillside Area. City Planning recommends applying the same Boyle Heights Hillside Area Map boundaries from Chapter 1 into Chapter 1A of the LAMC in order to continue grading and retaining wall regulations, as well as subdivision standards (e.g., density calculations factoring in slope), and ADU fire sprinkler regulations for properties located within a hillside area. Updating the Chapter 1A Hillside Area Map to include the same Hillside Area Map designations within the Boyle Heights Community Plan Area as those within Chapter 1 will enable necessary regulations already in place for hillside areas and will ensure future development is compatible and supportive of the community plan's vision and goals of growing strategically and conserving existing residential neighborhoods.

**B. Freeway Adjacency Map**

Request the City Attorney to prepare and present the Freeway Adjacency Map as shown in Exhibit B for City Council adoption as noted in item 1.2. above.

Recommend establishing a Freeway Adjacency Map within Division 1.5. (Zoning Code Maps) for ease of implementation to clarify which properties fall within the 1,000 foot radius of a freeway as specified by the standards of Sec. 4C.13.2. (Freeway Adjacency).

The Department of City Planning recommends that the City Council request the City Attorney to incorporate these modifications into the draft ordinance prepared during Form & Legality.

Sincerely,



VINCENT P. BERTONI, AICP  
Director of Planning

VPB:SB:cw:ec:rr:en

# **EXHIBIT A**

## **Hillside Area Map**

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### **Boyle Height Community Plan**

CF 23-0861; CASE NO. CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR

September 2025

# Hillside Area (Adopted)

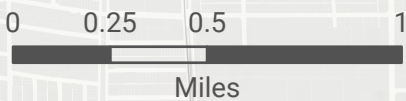
## Boyle Heights



- Hillside Areas
- Community Plan Area



The Hillside Area Map identifies lots with topographical features subject to additional regulations intended to address the specific nature of hillside development. This map is established pursuant to Section 1.5.1.B.1 (Adoption and Maintenance of Zoning Code Maps) of Chapter 1A of LAMC.



# **EXHIBIT B**

## **Freeway Adjacency Map**

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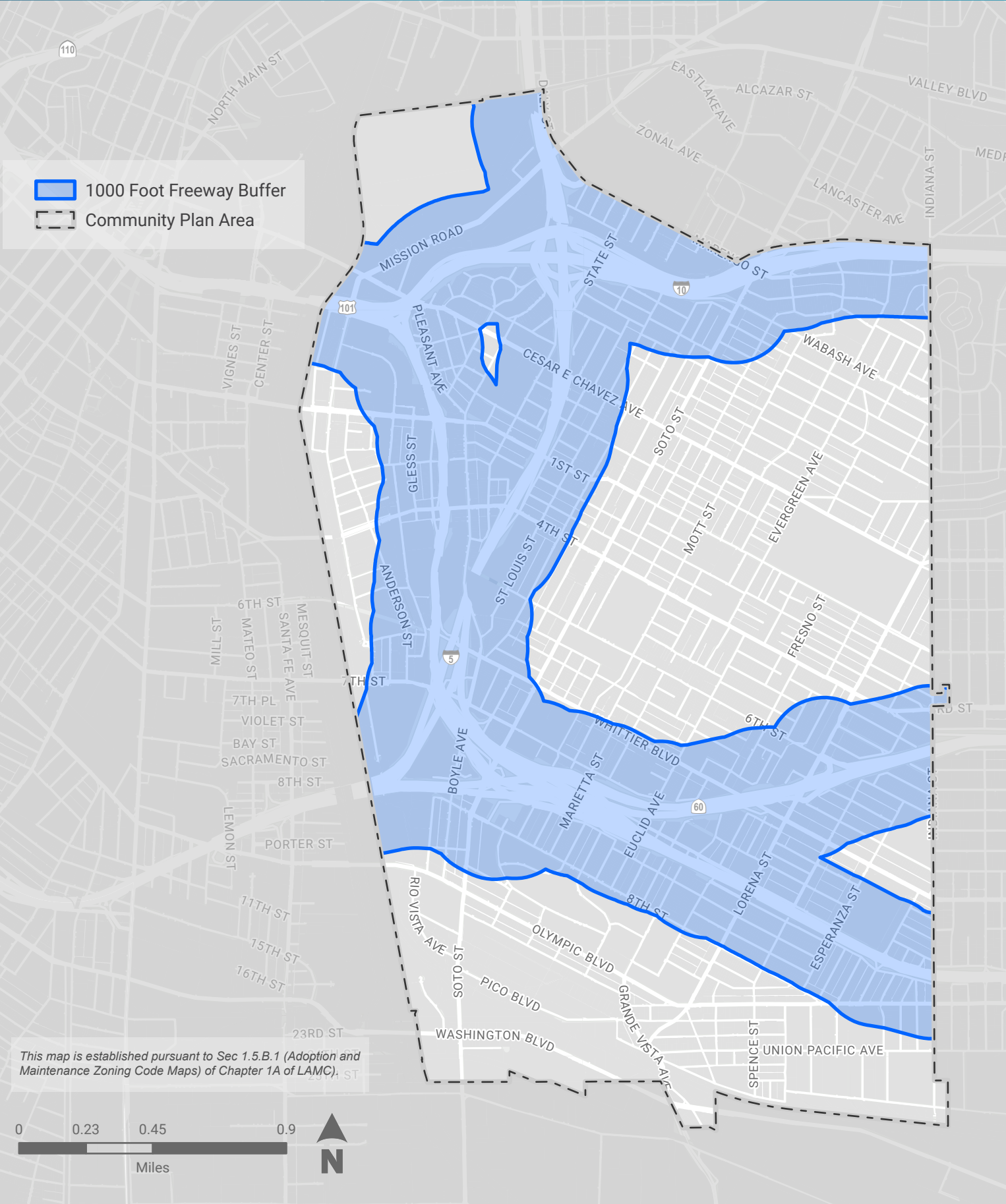
**Boyle Height Community Plan**

CF 23-0861; CASE NO. CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR

September 2025

# Freeway Adjacency

## Boyle Heights



This map is established pursuant to Sec 1.5.B.1 (Adoption and Maintenance Zoning Code Maps) of Chapter 1A of LAMC.

