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September 11, 2024

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; CASE NO. CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR**

On December 12, 2023, the City Council approved modifications to the Boyle Heights Community Plan Update recommended by the City Planning Commission (CPC) on April 20, 2023, including changes to Community Plan, and Framework Element policies, General Plan Land Use designations, and changes to zoning and other implementing ordinances. Consistent with Los Angeles Charter Section 555, the City Council's modifications to the Boyle Heights Community Plan were considered by the CPC on January 11, 2024. At that time, the CPC recommended approval of the modifications to the Community Plan policies and the Framework Element policies, and recommended disapproval, in part, of the General Plan Land Use designations that applied a Hybrid Industrial designation to various properties that had been previously recommended for a Light Industrial designation, and recommended approval of modifications to the General Plan Land Use Map to address the correspondence of various density districts to their respective land use designations. The CPC also recommended a separate modification of General Plan Land Use designations, modifying a designation from Community Center to Hybrid Industrial, near the Metro E Line Pico/Aliso transit station.

The CPC at its meeting on January 11, 2024, recommended for approval modifications the Boyle Heights Community Plan. The modifications include:

- CPC Approved Modifications to the Draft Resolution Certifying the EIR and adopting the General Plan Elements, Mitigation and Monitoring Program (MMP), CEQA Findings of Facts and Statement of Overriding Considerations, and Boyle Heights Community Plan Update Errata to Environmental Impact Report (Exhibit C.1)
- CPC Approved Modifications to the Community Plan Text (Exhibit C.2)
- CPC Approved Modifications to the General Plan Framework Amendments (Exhibit C.3)
- CPC Recommended Modifications to City Council's Modifications to the Proposed General Plan Land Use Map (Exhibit C.4)

- CPC Recommended Modifications to City Council's Modifications to the General Plan Land Use Change Maps and Matrices (Exhibit C.5)

Los Angeles City Planning has prepared the following list of recommended actions for the City Council to take. These actions would approve the modifications proposed by the City Council on December 12, 2023, and approve the proposed modifications made by the CPC on January 11, 2024, and together were presented for the Mayor's consideration as "Option 3: Approval of City Council's December 12, 2023 modification plus CPC's January 11, 2024 new modifications".

Below is a list of **recommended actions** on the Proposed Amendments to adopt Option 3:

1. **Adopt** the Findings in the Staff Recommendation Report, located in Council File No. 23-0861, in the document dated January 11, 2024, and identified as, "Exhibit A - Staff Recommendation Report and Technical Modifications," and the Findings located in the Council File document dated January 11, 2024, and identified as "Exhibit B - City Charter, LAMC, and General Plan Findings," as the Council Findings.

2. **Find** that the City Planning Commission reviewed the Draft Environmental Impact Report (City EIR No. ENV-2016-2906-EIR and State Clearinghouse No. 2016091010).

3. **Adopt** the Resolution located in the Council File in the document dated September 11, 2024, and identified as, "Revised Exhibit C.1 – CPC Approved Modifications to the Draft Resolution Certifying the EIR and adopting the General Plan Elements, Mitigation and Monitoring Program (MMP), and CEQA Findings of Facts, Statement of Overriding Considerations, and Boyle Heights Community Plan Update Errata to Environmental Impact Report," to certify the EIR (Exhibit E.7), and adopt EIR Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program;

4. **Instruct** the Director of City Planning to **amend** the Environmental Protection Measures (EPMs) pursuant to Division 4C.12 (Environmental Protection) of the New Zoning Code as appropriate to implement the MMP.

5. **Adopt** the Resolution located in the Council File in the document dated September 11, 2024, and identified as, "Revised Exhibit C.1 – CPC Approved Modifications to the Draft Resolution Certifying the EIR and adopting the General Plan Elements, Mitigation and Monitoring Program (MMP), and CEQA Findings of Facts, Statement of Overriding Considerations, and Boyle Heights Community Plan Update Errata to Environmental Impact Report," to do the following:

- a. Adopt the General Plan Land Use Map for the Boyle Heights Community Plan, as shown in the Council File document named "Director of Planning Technical Memo to Plum Committee for Consideration of Amendments to the Recommended Boyle Heights Community Plan (Spring 2024)", and identified as, "Exhibit MA.1 General Plan Land Use Map (Reconciled Council & CPC Recommendations)" attached to that document;
- b. Adopt the General Plan Land Use Change Maps and Matrices for the Boyle Heights Community Plan, as shown in the Council File document "Director of Planning Technical Memo to Plum Committee for Consideration of Amendments to the Recommended Boyle Heights Community Plan (Spring 2024)", and identified as, "Exhibit MA.2 General Plan Land Use Change Maps and Matrices (Reconciled Council & CPC Recommendations)" attached to that document;

- c. Amend the Boyle Heights Community Plan policy document, as shown in the Council File document dated January 11, 2024, and identified as, "Exhibit C.2 - CPC Approved Modifications to the Community Plan Text;"
  - d. Amend the Citywide General Plan Framework Element, as shown in the Council File document dated January 11, 2024, and identified as, "Exhibit C.3 - CPC Approved Modifications to the General Plan Framework Amendments."
6. Request City Planning to prepare and present a draft ordinance amending the Zoning Map, located in the Council File document dated April 20, 2023 identified as, "Exhibit D2 - Zone Change Map and Matrices" to reflect City Council approved modification as identified in, "E.4 - Director of Planning Technical Memo to PLUM Committee for Consideration of Amendments to the Recommended Boyle Heights Community Plan (Fall 2023)", and also include the CPC Hybrid Industrial recommendations to redesignate an area on the General Plan Land Use Map from Community Center land uses to Hybrid Industrial land uses, as follows:

Properties that were initially proposed to be designated Community Center between 1st St, Utah St, 3rd St, and Mission Rd:

- General Plan Land Use: Hybrid Industrial
- Form District: LM6 (4:1 Max FAR)
- Frontage District: G2
- Development Standards District: 4
- Use District: IX6
- Density District: 4

7. **Request** the City Attorney to prepare and present the following ordinances for the City Council adoption:
- a. Amend the proposed Chapter 1A Zoning Code ordinance, located in the Council File document dated April 20, 2023, and identified as "Exhibit E1. Ordinance Amending LAMC Chapter 1A;" and the proposed Chapter 1A Zoning Code Maps, located in the Council File document dated April 20, 2023, and identified as "Exhibit E2. Zoning Code Maps" to reflect additional changes to the zoning regulations for Legacy Small Business incentives in order to create more efficient standards and overall strategies that can also be implemented in other Community Plan areas across the City, and modifications to streamline transitional height and wall plate height standards to be more easily implemented, as identified in the Council File document named "Director of Planning Technical Memo to Plum Committee For Consideration of Amendments to the Recommended Boyle Heights Community Plan (Spring 2024)".

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Craig Weber  
Principal City Planner

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