

# Boyle Heights Community Plan Update

## *Actualización del Plan Comunitario de Boyle Heights*

City Council PLUM Committee  
*Comité PLUM del Concejal de la Ciudad*

# Components of the Plan Update

## Componentes de la actualización del plan

### Policy Document Documento de política

#### GOALS AND POLICIES

##### MC GOAL 1

AN INTEGRATED STREET AND TRANSIT NETWORK THAT PROVIDES SAFE AND EFFICIENT MOBILITY OPTIONS FOR ALL USERS.

##### MC 1.1

Promote the establishment of Mobility Hubs at major transit stations and intersections in Boyle Heights to increase mobility options for residents and employees and to enhance first mile/last mile connections.

##### MC 1.2

Improve the function of Soto Street as the community's primary multimodal north-south corridor and promote establishment of Mobility Hubs at intersections with major east-west corridors.

##### MC 1.3

Ensure that major destinations within the community are sufficiently equipped with bicycle parking, bus shelters, safe pedestrian crossings, and wayfinding signage.

##### MC 1.4

Enhance connectivity around major transit stations and intersections by pursuing opportunities to provide efficient and intuitive pathways through large blocks that follow desired pedestrian routes.

##### MC 1.5

Improve the travel experience for bus riders by ensuring bus stops provide sufficient shelter and seating, and are equipped with real-time passenger information display systems.

##### MC 1.6

Encourage the development of dedicated bus lanes on Soto Street and Whittier Boulevard in order to improve transit reliability and efficiency.

##### MC 1.7

Redesign and improve streets in Boyle Heights with the primary objective of improving pedestrian and bicycle safety and mobility.

##### MC 1.8

Prioritize locations on the High Injury Network, as designated by LADOT, for safety improvements in order to achieve high-impact reductions in injuries and fatalities.

##### MC 1.9

Maximize pedestrian and bicycle safety around schools.

##### MC 1.10

Employ traffic calming measures along Collector Streets passing through neighborhoods to discourage vehicle traffic from traveling at unsafe speeds in predominantly residential areas.

##### MC GOAL 2

A STREET NETWORK THAT OFFERS SAFE AND PLEASANT WALKING ENVIRONMENT FOR ALL PEOPLE.

##### MC 2.1

Prioritize safe and comfortable pedestrian crossings at major intersections and along corridors by implementing improvements such as:

- leading pedestrian intervals
- scramble crosswalks
- right turn limitations for vehicles at red lights
- raised pedestrian crossings
- pedestrian crossing facilities at midblock locations

##### MC 2.2

Accommodate sidewalk widening through the reduction of vehicular lanes along street segments with high pedestrian volumes, as feasible.

### Land Use Map Mapa de uso de suelo



### Zoning & CPIO

#### Herramientas de zonificación y "CPIO"

FORM (HEIGHTS, STREETS) (USE, GROWTH)  
- Very Low-Limited-Narrow Form Districts -

SEC. 28.4.1. VERY LOW-LIMITED-NARROW 1 (V.L.N.1)

**A. Lot Parameters**

<b>1. LOT SIZE</b>	
Lot area (min)	5000 sf
Lot width (min)	40'
<b>2. COVERAGE</b>	
Building coverage (max)	65%
<b>3. BUILDING SETBACKS</b>	
Primary street (min)	see Frontage
Side street (min)	see Frontage
Side (min)	3'
Rear (min)	3'
Alley (min)	0'
Special lot line (min)	see Frontage
<b>4. AMENITY</b>	
Lot amenity space (min)	15%
Residential amenity space (min)	10%

**B. Bulk and Mass**

<b>1. FAR &amp; HEIGHT</b>	
Base FAR (max)	0.6
Height in feet (max)	35'
Height in Stories (max)	3
Bonus FAR (max)	1.0
<b>2. BULK AND MASS</b>	
Bulk Plane	
Origin height	24'
Angle	60°
<b>3. BUILDING MASS</b>	
Building width (min)	50'
Building break (min)	6'

Chapter 1 – FUNCTION OF THE CPIO | Page 1

Summer 2023

# Growth Projections

## *Proyecciones de crecimiento*

The approved Community Plan plans for...  
*El Plan Comunitario aprobado planea para...*

**+29,000** new residents  
*nuevos residentes*  
**+11,000** housing units  
*unidades de vivienda*  
**+13,000** jobs  
*trabajos*

...by the year 2040  
*...para el año 2040*

VS

The Community Plan (Alternative 3) plans for...  
*El Plan Comunitario (Alternativa 3) planea para...*

**+38,000** new residents  
*nuevos residentes*  
**+14,000** housing units  
*unidades de vivienda*  
**+12,000** jobs  
*trabajos*

...by the year 2040  
*...para el año 2040*

# Objectives of the Plan Update

## Objetivos de la actualización del plan

**Housing Opportunities Near Transit**  
*Oportunidades para viviendas cerca de tránsito*



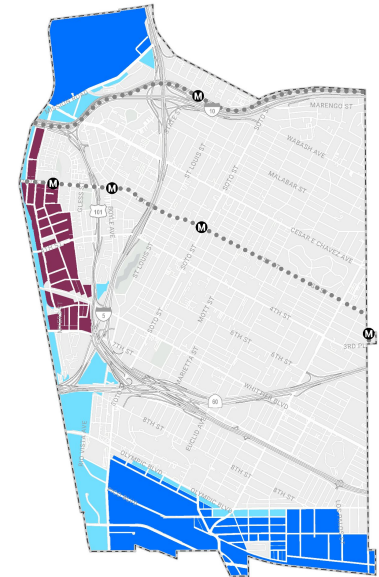
- Community Center/ Centro comunitario
- Neighborhood Center/ Centro vecinal
- Medium Neighborhood Residential/ Vecindario residencial mediano
- Hybrid Industrial/ Industrial híbrido

**Safeguard Residential Neighborhoods**  
*Mantener vecindarios residenciales existentes*



- Low to Medium Residential / Residencial bajo a mediano

**Preserve Industrial Land**  
*Preservar suelo industrial*



- Light Industrial/ Industria ligera
- Heavy Industrial/ Industria pesada
- Hybrid Industrial/ Industrial híbrido

# Community Benefits Program

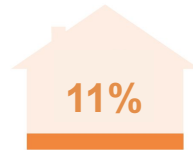
## Programa de beneficios comunitarios

How many Affordable Units are required?  
*¿Cuántas unidades asequibles se requieren?*



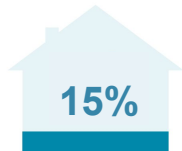
**Acutely Low Income**  
*Ingresos extraordinariamente bajos*

or



**Extremely Low Income**  
*Ingresos extremadamente bajos*

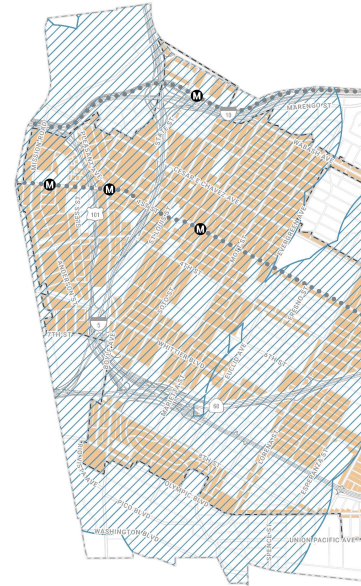
or





**Very Low Income**  
*Ingresos muy bajos*



**Lower Income**  
*Ingresos bajos*



-  **Community Benefits Program**  
*Programa de Beneficios Comunitarios*
-  **Existing TOC Tiers**  
*Programa de Comunidades Orientadas al Transporte (TOC)*

# Addressing Housing Issues

## *Abordar problemas de vivienda*

**Reflect Existing Development Patterns**  
*Refleja los patrones de desarrollo actuales*



Low to Medium Residential /  
 Residencial bajo a mediano

**Allow for More Housing**  
*Permite más viviendas*



Community  
 Center/ Centro  
 comunitario

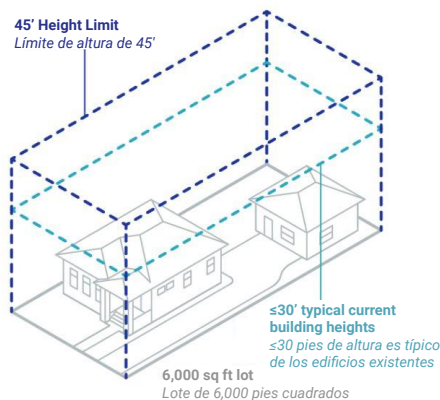
Neighborhood  
 Center/ Centro  
 vecinal

Medium Neighborhood  
 Residential/ Vecindario  
 residencial mediano

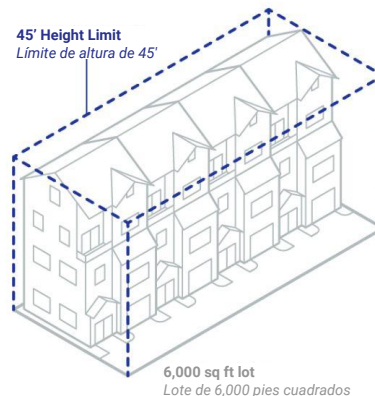
Hybrid  
 Industrial/  
 Industrial  
 hibrido

# Reflecting Existing Development Patterns

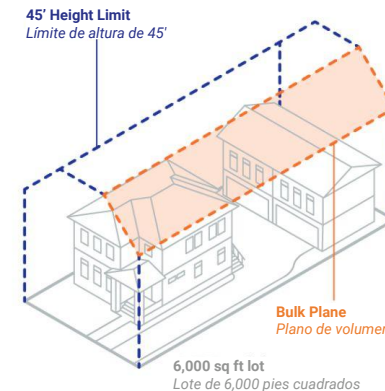
## *Reflejando los patrones de desarrollo actuales*



**Existing Built Conditions**  
*Desarrollo actual*



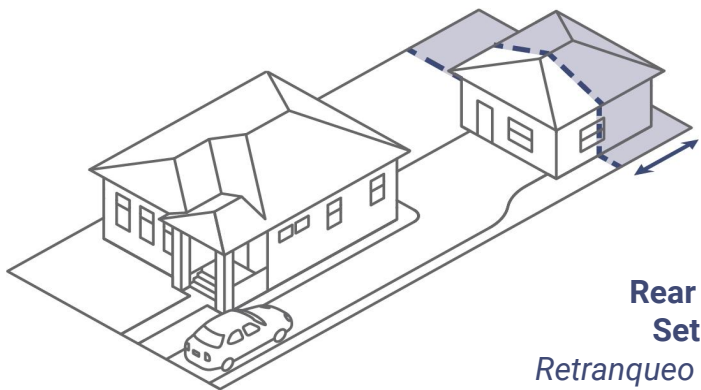
**Allowed Under Current Zoning**  
*Permitido bajo Zonificación actual*



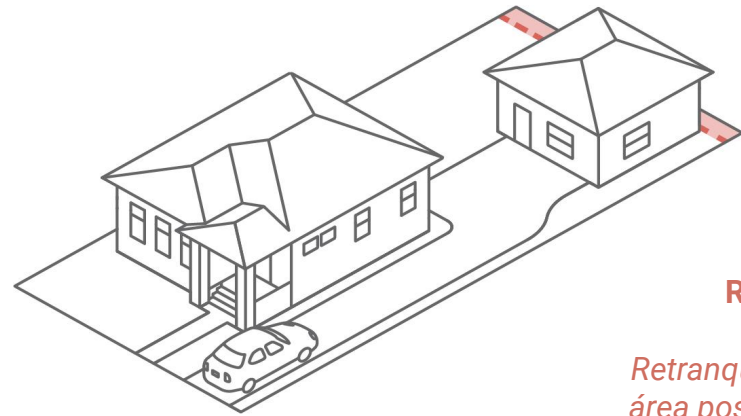
**Proposed Zoning**  
*Zonificación propuesta*

# Zoning to Provide New Infill Opportunities

*Zonificación para permitir el desarrollo de viviendas adicionales*



**15 ft  
Rear Yard  
Setback**  
*Retranqueo de el  
área posterior de  
15 pies*

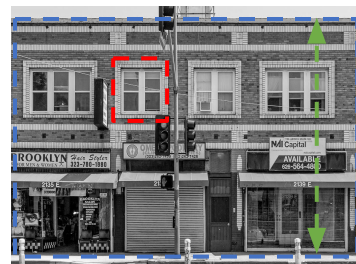


**3 ft  
Rear Yard  
Setback**  
*Retranqueo de el  
área posterior de  
3 pies*

# Neighborhood Identity

## *La identidad del vecindario*

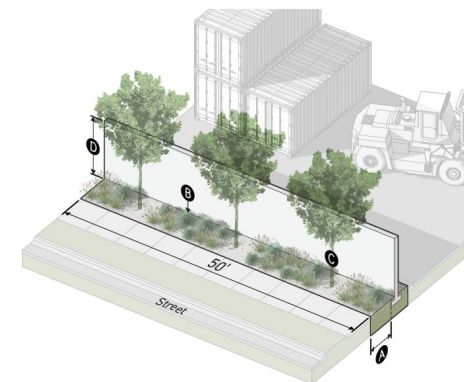
- **Historic Brooklyn Avenue Corridor**  
*El corredor histórico de la “Avenida Brooklyn”*
- **Character Frontages: Residential**  
*Fachadas de carácter: Residencial*
- **Maintain Spaces for Small Businesses**  
*Mantener espacios para pequeñas empresas*
- **Accommodate “tienditas” in Residential Zones**  
*Acomodar “tienditas” en zonas residenciales*
- **CPIO Subarea B - Historic Resources**  
*Recursos Históricos - CPIO Súbarea B*



# Environmental Justice

## *Justicia Ambiental*

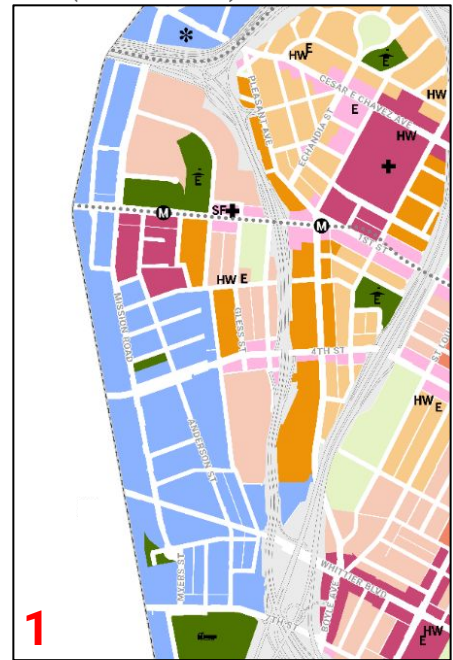
- **Light industrial buffer zones to address incompatibility**  
*Zona industrial ligera para abordar usos incompatibles*
- **Incorporating CUGU Regulations**  
*Incorporando los regulaciones de CUGU*
- **General and Air Filtering Tree requirements in the new code**  
*Requisitos generales de árboles y que también filtran el aire en el nuevo código*
- **CPIO Subarea C: Soil Sampling**  
*CPIO subárea C*
- **Limit new auto-related uses from locating near residential uses**  
*Limitar los nuevos usos relacionados con automóviles para que no se ubiquen cerca de usos residenciales*



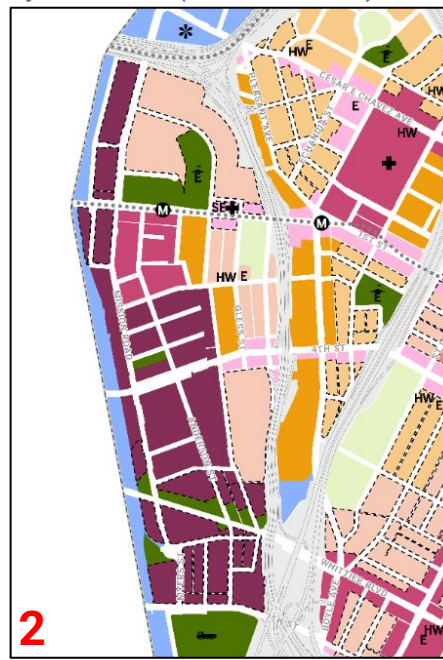
# GPLU Designation Map Timeline

## *Cronograma del mapa de uso de suelo*

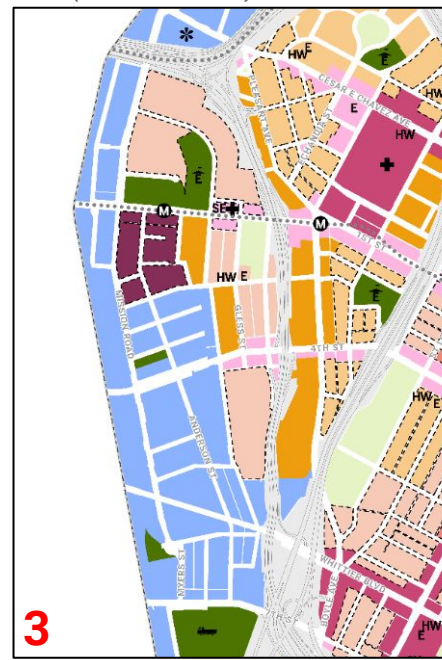
CPC (April 2023)  
CPC (abril de 2023)



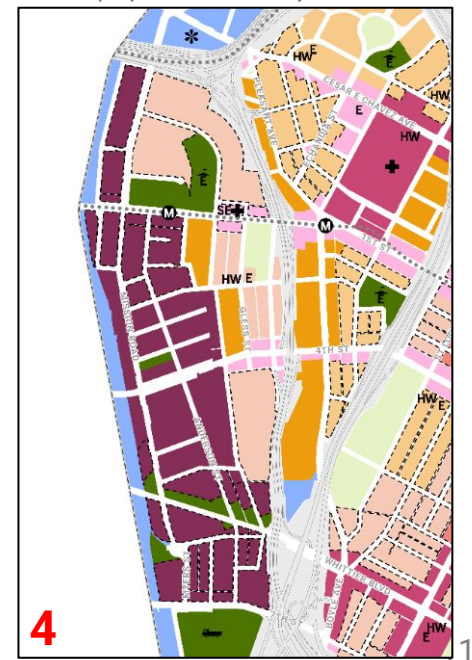
City Council (December 2023)  
Ayuntamiento (diciembre 2023)



CPC (January 2024)  
CPC (enero de 2024)



PLUM (September 2024)  
PLUM (septiembre 2024)



# Recommendations for the PLUM Committee

## *Recomendaciones para el Comité PLUM*

- **Approve the recommended actions on the Proposed Amendments to adopt “Option 3: Approval of City Council’s December 12, 2023 modification plus CPC’s January 11, 2024 new modifications” as outlined in the *Revised Letter to the City Council* dated September 11, 2024**

*Aprobar las acciones recomendadas sobre las Enmiendas Propuestas para adoptar la “Opción 3: Aprobación de la modificación del Concejo Municipal del 12 de diciembre de 2023 más las nuevas modificaciones del CPC del 11 de enero de 2024” como se describe en la Carta Revisada al Concejo Municipal con fecha del 11 de septiembre de 2024*

- **Adopt Exhibits MA.1 and MA.2 to expand the Hybrid Industrial land use designation**  
*Adoptar los Anexos MA.1 y MA.2 para ampliar la designación de uso de suelo industrial híbrido*
- **Request City Planning to prepare and present a draft ordinance amending the Zoning Map**  
*Solicitar al Departamento de Planeación que elabore y presente un proyecto de ordenanza que modifica el Mapa de Zonificación*

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**Thank you**  
*Gracias*

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Thank you' is in a bold, white, sans-serif font, and 'Gracias' is in a white, italicized serif font. A thin white horizontal line is positioned above the text.

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# Reference Slides

*Diapositivas de referencia*

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Reference Slides' is written in a bold, white, sans-serif font, and 'Diapositivas de referencia' is written below it in a white, italicized serif font. A short white horizontal line is positioned above the text.

# Reference Maps

## Mapas de referencia

**Maintain Spaces for Small Businesses**  
*Mantener espacios para pequeñas empresas*

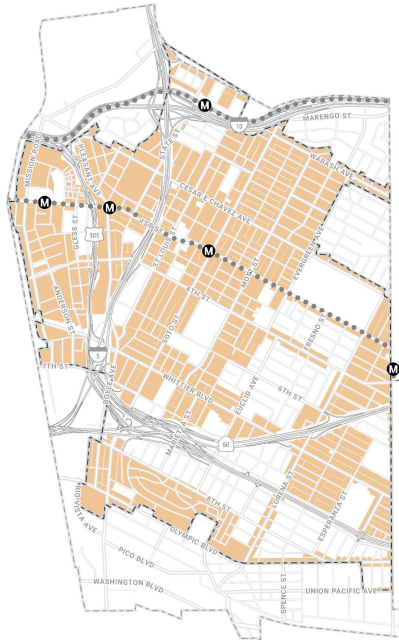


**Auto Uses Under the New Zoning**  
*Usos de automóviles bajo la nueva zonificación*



# CPIO Subarea Maps

## Mapas de subárea del CPIO



Subarea A - Community Benefits Program  
 Subárea A - Programa de Beneficios Comunitarios



Subarea B - Historic Resources  
 Subárea B- Recursos historicos



Subarea C - Soil Sampling  
 Subárea C- Muestras de suelo

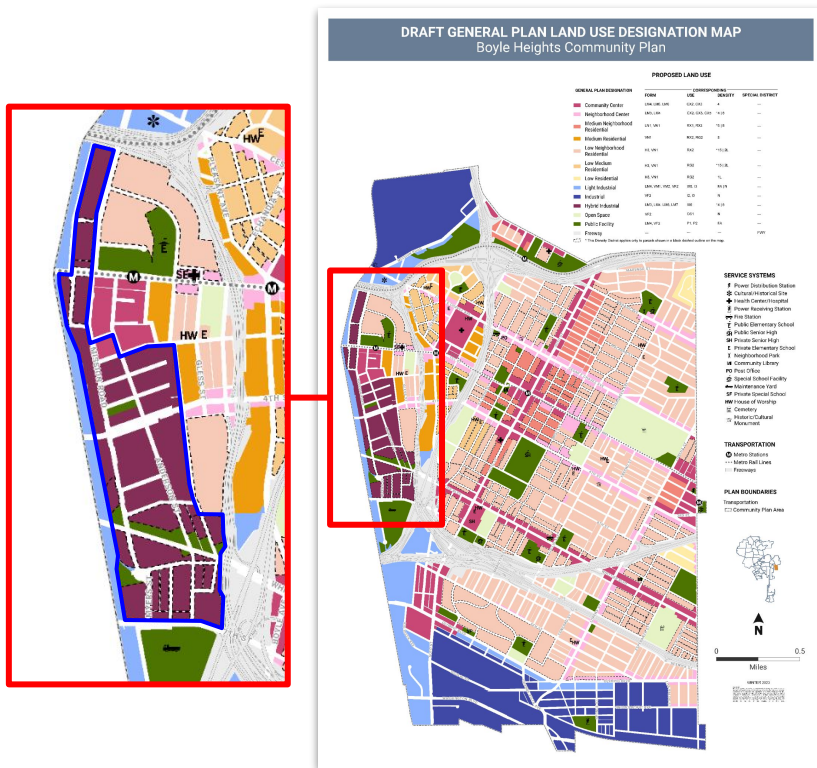


Subarea D - Public Lands TDR  
 Subárea D- Terrenos publicos TDR



# Council Approved Plan (December 2023)

## Plan Aprobado por el Consejo (Diciembre 2023)

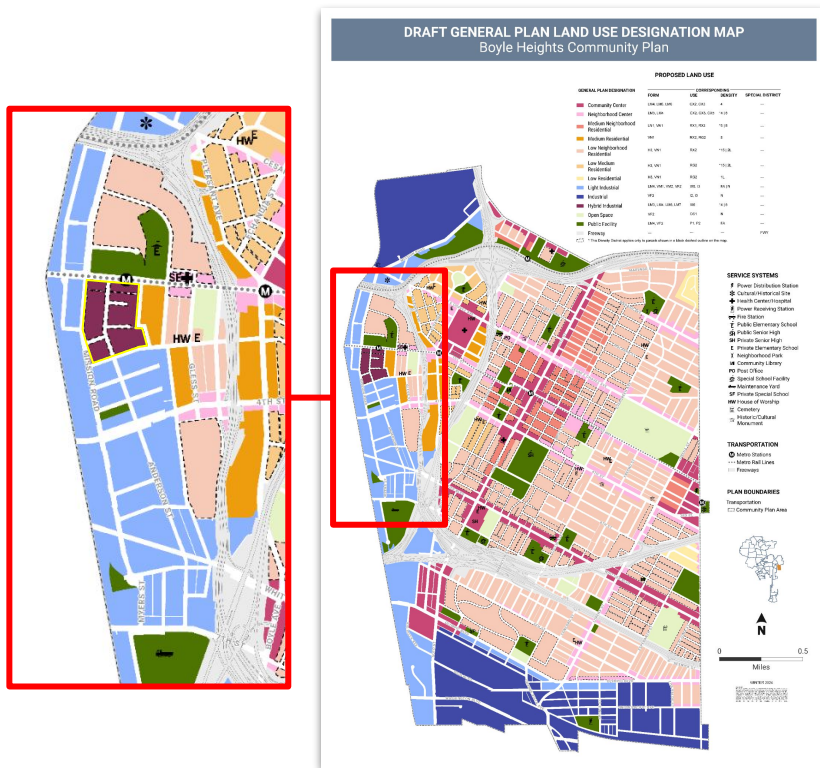


### Legend / Leyenda

- Community Center / Centro Comunitario
- Neighborhood Center / Centro Vecinal
- Medium Neighborhood Center / Vecindario Mediano
- Medium Residential / Mediano
- Low Neighborhood Residential / Vecindario Bajo
- Low Medium Residential / Bajo Mediano
- Low Residential / Residencial Bajo
- Light Industrial / Industrial Ligera
- Industrial / Industrial
- Hybrid Industrial / Industrial Hibrido
- Open Space / Espacio Público
- Public Facility / Instalacion Pública
- Freeway / Carretera

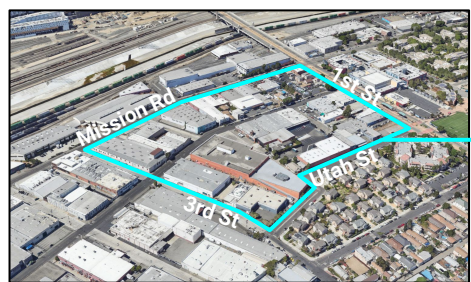
# CPC Recommendation (January 2024)

## Recomendación del CPC (enero de 2024)

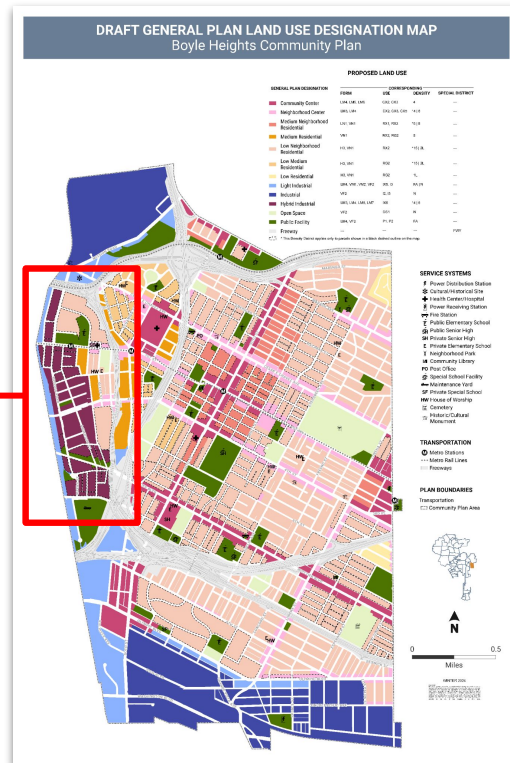


# Expansion of Hybrid Industrial

## Expansión de la industria híbrida



**Recommendation to further expand Hybrid Industrial**  
*Recomendación para seguir ampliando el uso de suelo industrial híbrido*



- Legend / Leyenda**
- Community Center / Centro Comunitario
  - Neighborhood Center / Centro Vecinal
  - Medium Neighborhood Center / Vecindario Mediano
  - Medium Residential / Mediano
  - Low Neighborhood Residential / Vecindario Bajo
  - Low Medium Residential / Bajo Mediano
  - Low Residential / Residencial Bajo
  - Light Industrial / Industrial Ligera
  - Industrial / Industrial
  - Hybrid Industrial / Industrial Híbrido
  - Open Space / Espacio Público
  - Public Facility / Instalacion Pública
  - Freeway / Carretera