

To: The Council

Date: 05/30/2024

From: Mayor

Council District: 14

BOYLE HEIGHTS COMMUNITY PLAN UPDATE; CPC-2016-2905-CPU-M1;  
ENV-2016-2906-EIR; CF-23-0861

I herewith approve the City Planning Commission's action and  
transmit this matter for your consideration.



KAREN BASS  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

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

VINCENT P. BERTONI, AICP  
DIRECTOR

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DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

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DEPUTY DIRECTOR

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April 30, 2024

The Honorable Karen Bass  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Bass:

**BOYLE HEIGHTS COMMUNITY PLAN UPDATE; CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR; CF-23-0861**

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is (1) the City Council's December 12, 2023 proposed modification to the City Planning Commission's (CPC) April 20, 2023 recommendation on General Plan amendments to the Boyle Heights Community Plan and the Framework Element; and (2) the CPC's January 11, 2024 actions on the City Council's December 12, 2023 modification. In its December 12, 2023 action on the Boyle Heights Community Plan Update, the City Council proposed a modification to the recommended General Plan Amendments to expand the Hybrid Industrial land use designation to properties along the Los Angeles River that were proposed for Light Industrial, and make related to amendments to the Framework Element (hereinafter, Option 1). At the January 11, 2024 hearing, the CPC recommended disapproval of the City Council's modifications expanding the Hybrid Industrial land use designation to the entire geography near the Los Angeles River. The CPC recommended an alternative to the City Council's modification that would maintain most of the geography near the Los Angeles River as Light Industrial, with the exception to amend a group of parcels near the Metro E Line Pico/Aliso station from Community Center to Hybrid Industrial (hereinafter, Option 2). As such, City Planning presents the City Council's Option 1 modification and the CPC's Option 2 modification for the Mayor's consideration. Alternatively, the Mayor may consider recommending a third option that would combine the City Council's December 12, 2023 proposed modifications with the CPC's January 11, 2024 proposed modifications (hereinafter, Option 3).

The CPC, as evidenced by the attached linked Findings, has determined that the proposed General Plan amendments to the Boyle Heights Community Plan text, General Plan Land Use Map, General Plan Framework Element, including the modifications in Options 1, 2, and 3 related to designating parcels near the Los Angeles River as Hybrid Industrial, as well as the adoption of ordinances to implement the Boyle Heights Community Plan, including amendments to the New Zoning Code, New Zoning Code Maps, the zoning map, a new Boyle Heights Community Plan Implementation Overlay (CPIO), and Zoning Code Maps will be consistent with the City's General Plan.

The proposed General Plan amendments to the Boyle Heights Community Plan, and related amendments to the Framework Element, are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code and City Charter Section 555.

## **RECOMMENDATION**

That the Mayor recommend the City Council adopt one of the following three options:

### Option 1: Approval of City Council's December 12, 2023 modification to the CPC's recommended General Plan amendments to the Boyle Heights Community Plan, Framework Element, Community Plan Text, General Plan Map Land Use Change and Matrices.

1. Recommend that the City Council adopt the City Council's December 12, 2023 modifications to the Boyle Heights Community Plan Resolution, Community Plan (Policy Document), the General Plan Land Use Change Maps and Matrices, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes (see Exhibits C.1, C.2, C.3, D.1, and D.2), amending the Boyle Heights Community Plan and Framework Element as part of the General Plan Elements of the City of Los Angeles.
2. Recommend that the City Council adopt the attached Findings of the CPC relative to the General Plan amendments; and
3. Recommend that the City Council direct staff to take actions to revise the following plan documents as they were originally recommended by the CPC on April 20, 2023 to be modified to reflect the actions taken in Action Item 1: the General Plan Land Use Maps for the Boyle Heights Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature, and the General Plan Land Use Change Maps and Matrices, and the Citywide General Plan Framework.

### Option 2: Approval of the CPC's January 11, 2024 recommendation on the City Council's December 12, 2023 modifications (including CPC's new modifications):

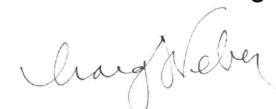
1. Recommend the City Council take the following actions recommended by the CPC on January 11, 2024:
  - a. Adopt the CPC's January 11, 2024 proposed modification to the Boyle Heights Community Plan and Framework Element amendments, as shown in Exhibits C.1, C.2, C.3, C.4, and C.5, and
  - b. Do Not Adopt the City Council's December 12, 2023 proposed modification to the General Plan amendments for the Boyle Heights Community Plan, as shown in Exhibits D.1 and D.2; and
2. Recommend that the City Council adopt the attached Findings of the CPC relative to the General Plan amendments; and
3. Recommend the City Council direct staff to take actions to revise the following plan documents as they were originally recommended by the CPC on April 20, 2023 to be modified to reflect the actions taken in Action Item 1: the General Plan Land Use Maps for the Boyle Heights Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature, and the General Plan Land Use Change Maps and Matrices, and the Citywide General Plan Framework Element.

Option 3: Approval of City Council's December 12, 2023 modification plus CPC's January 11, 2024 new modifications:

1. Recommend the City Council take the following actions:
  - a. Adopt the CPC January 11, 2024 proposed modifications to the CPC's April 20, 2023 recommendation on the Boyle Heights Community Plan amendments to redesignate the area bound by 1st Street, Utah Street, 3rd Street, and Mission Road on the General Plan Land Use Map from Community Center land uses to Hybrid Industrial land uses, as shown in Exhibits C.4 and C.5, and
  - b. Adopt the City Council's December 12, 2023 modification to the CPC's April 20, 2023 recommendation on the Boyle Heights Community Plan amendments, as shown in Exhibits D.1 and D., and
  - c. Adopt the City Council's December 12, 2023 modifications to the Framework Element amendments recommended by the CPC on April 20, 2023, as shown in Exhibit C.3, and
  - d. Adopt the CPC's January 11, 2024 proposed modifications to the General Plan amendments for the Boyle Heights Community Plan recommended by the CPC on April 20, 2023, as shown in Exhibits C.1, and C.2; and
2. Recommend that the City Council adopt the attached Findings of the CPC relative to the General Plan amendments; and
3. Recommend that the City Council direct staff to take the actions to revise the following as originally recommended by the CPC on April 20, 2023 to be modified to reflect the actions taken in recommended Action Item 1: the General Plan Land Use Maps for the Boyle Heights Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature, and the General Plan Land Use Change Maps and Matrices, and the Citywide General Plan Framework Element.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Craig Weber  
Principal City Planner

VPB:SMMB:cw:ug:ap:eg:og

Enclosures

1. [A - Staff Recommendation Report and Technical Modifications](#)
2. [B - City Charter, LAMC, and General Plan Findings](#)
3. [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 and Statement of Overriding Considerations](#)
4. [C.2 - CPC Approved Modifications to the Community Plan Text](#)
5. [C.3 - CPC Approved Modifications to the General Plan Framework Amendments](#)
6. [C.4 - CPC Recommended Modifications to City Council's Modifications to the Proposed General Plan Land Use Map](#)
7. [C.5 - CPC Recommended Modifications to City Council's Modifications to the General Plan Land Use Change Maps and Matrices](#)

8. [D.1 - City Council Proposed Modifications to the Proposed General Plan Land Use Map](#) (disapproved by the CPC)
9. [D.2 - City Council Proposed Modifications to the General Plan Land Use Change Maps and Matrices](#) (disapproved by the CPC)
10. [E.1 - Full Community Plan Text](#)
11. [E.2 - Existing General Plan Land Use Map](#)
12. [E.3 - Boyle Heights Community Plan Implementation Overlay \(CPIO\) District](#)
13. [E.4 - Director of Planning Technical Memo to PLUM Committee for Consideration of Amendments to the Recommended Boyle Heights Community Plan \(Fall 2023\)](#)
14. [E.5 - Council Action Items \(Planning and Land Use Management Committee Approved Items and Amending Motion 67A\)](#)
15. [E.6 - Staff Recommendation Report and Technical Modifications Recommended by the City Planning Commission on April 20, 2023](#)
16. [E.7 - Environmental Impact Report, Technical Appendices and CEQA Findings](#)

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April 30, 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 Reports, 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 January 11, 2024 and identified as, "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 and Statement of Overriding Considerations," 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 January 11, 2024, and identified as, "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 and Statement of Overriding Considerations," 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, 2024 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:

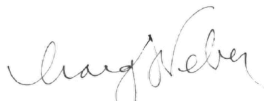
- General Plan Land Use: Hybrid Industrial
- Form District: LM6 (4:1 Max FAR)
- Frontage District: G2
- Development Standards District: 4
- Use District: IX6
- Density District: 4

6. **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

VPB:SMMB:cw:ug:ap:eg:og