

ORDINANCE NO. _____

An ordinance amending the Redevelopment Plan for the Adelante Eastside Redevelopment Project Area pursuant to Los Angeles Municipal Code Chapter 1A Section 13B.12.6.

WHEREAS, the Redevelopment Plan for the Adelante Eastside Redevelopment Project was approved and adopted by City Council of the City of Los Angeles on March 24, 1999, by Ordinance No. 172,514, and was amended on October 31, 2003, by Ordinance No. 175,608 (pursuant to Senate Bill 1045), and on September 8, 2009, by Ordinance No. 180,879, (referred to as the Redevelopment Plan); and

WHEREAS, on June 27, 2012, the State enacted Assembly Bill 1484, which added, in part subdivision (i) to Section 34173 to the Health and Safety Code, which allows any city, county, or city and county, that did not elect to become the successor agency to its former redevelopment agency, to request the transfer of all land use related plans and functions of the former redevelopment agency; and

WHEREAS, the City of Los Angeles did not elect to be a successor agency to the Former Community Redevelopment Agency of the City of Los Angeles (CRA) after the passage of Assembly Bill X1 26, the Dissolution Law; and

WHEREAS, on September 24, 2019, the City Council of the City of Los Angeles adopted a resolution requesting transfer of all land use related plans and functions pursuant to Health and Safety Code Section 34173(i); and

WHEREAS, the City requested the transfer in part to streamline the approval of housing in the City as every project in a redevelopment plan area was required to be reviewed by the CRA/LA-DLA, in addition to review under City entitlement review; and

WHEREAS, the Adelante Eastside Redevelopment Project Area covers portions of the Boyle Heights Community Plan Area and the Northeast Los Angeles Community Plan Area; and

WHEREAS, the City initiated an update (Boyle Heights Community Plan Update) to the Boyle Heights Community Plan (Community Plan) to establish the City's goals, policies, and programs to implement the City's vision for the development of the Community Plan Area consistent with the Framework Element, the Mobility Plan, and the City's other General Plan elements; and

WHEREAS, the Boyle Heights Community Plan Update includes a comprehensive review and update to the Community Plan and all City zoning ordinances and other applicable land use plans that implement the updated Community Plan, including without limitation amendments to the Zoning Map to rezone the zone and height districts in the Community Plan Area, amendments to the River

Implementation Overlay District and the Clean Up Green Up Ordinance, and the adoption of the Boyle Heights Community Plan Implementation Overlay District; and

WHEREAS, the City Council adopts the findings in the City Council file dated June 10, 2024, titled "Attachment to Communication dated 6-10-24 – Exhibit B City Charter, LAMC, GP Findings," which among other things finds the Adelante Eastside Redevelopment Plan is in conflict with the Boyle Heights Community Plan Update by adding burdensome and unnecessary regulations and processes to the development of desirable housing and employment serving uses; and

WHEREAS, to the fullest extent of the City's authority over the land use related plans and functions of the former Community Redevelopment Authority, the City now desires to amend the Adelante Eastside Redevelopment Plan to make the Adelante Eastside Redevelopment Plan have no further force or effect in the the Boyle Heights Community Plan area.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Sec 1. The purpose of this Ordinance is to ensure that from the effective date of this Ordinance, the Adelante Eastside Redevelopment Plan shall not regulate or have any further force and effect over: (i) the use and development of land within the Boyle Heights Community Plan Area, and (ii) any other land use related plan or function within the Boyle Heights Community Plan Area.

Sec. 2. Notwithstanding anything to the contrary in the Adelante Eastside Redevelopment Plan, upon the effective date of this ordinance, the Land Use Related Plan or Function in the Adelante Redevelopment Plan, including but not limited to Sections 405, 405.1, 405.2, 405.3, 405.4, 406, 407, 407.1, 407.2, 407.3, 409, 409.1, 409.2, 409.3, 409.4, 500, 501, 502, 503, 503.1, 503.2, 503.3, 503.4, 503.5, 503.6, 504, 504.1, 504.2, 504.3, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 700, 800, 900, 1000, and 1100, shall be of no further force and effect in the Boyle Heights Community Plan area (as shown in the City of Los Angeles General Plan Land Use Map). This section shall be read liberally to fulfill the intended purpose expressed in Section 1.

Sec. 3. The Adelante Eastside Redevelopment Plan (adopted by Ordinance No. 172,514, and amended by Ordinance Nos. 175,608 and 180,879) is amended to add the following section 1:

§ 1 ORDINANCE NO. _____ - RESCINDING LAND USE PLANS AND FUNCTIONS IN THE BOYLE HEIGHTS COMMUNITY PLAN AREA.

Notwithstanding anything to the contrary in this Redevelopment Plan, inclusive of all prior amendments, upon the effective date of Ordinance No. _____, the land use related plan or function in this Redevelopment Plan, including but not limited to Sections 405, 405.1, 405.2, 405.3, 405.4, 406, 407, 407.1, 407.2, 407.3, 409, 409.1, 409.2, 409.3, 409.4, 500, 501, 502, 503, 503.1, 503.2, 503.3, 503.4, 503.5, 503.6, 504, 504.1, 504.2, 504.3, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 700, 800, 900, 1000, and 1100, shall be of no further force and effect in the Boyle Heights Community Plan area (as shown in the City of Los Angeles General Plan Land Use Map). This provision shall be read liberally to meet its intended purpose to ensure that the Adelante Eastside Redevelopment Plan shall not regulate or have any further force and effect over: (i) the use and development of land within the Boyle Heights Community Plan Area, and (ii) any other land use related plan or function within the Boyle Heights Community Plan Area.

Sec. 4. Nothing in this ordinance is intended to rescind, affect or impair any authority or obligation of the City (including acting through LAHD under the CRL in the Adelante Eastside Redevelopment Plan within the Boyle Heights Community Plan area that is: (1) not a Land Use Related Plan or Function; or (2) an Enforceable Obligation; or (3) deemed necessary to the full satisfaction and payment of any Enforceable Obligation. If any section or provision of the Adelante Eastside Redevelopment Plan listed in Section 2 or Section 3 of this ordinance is found by a court of competent jurisdiction in any challenge to this ordinance to be: (1) not a Land Use Related Plan or Function; or (2) an Enforceable Obligation; or (3) deemed necessary to the full satisfaction and payment of any Enforceable Obligation, that section or that provision of the Adelante Eastside Redevelopment Plan shall be severed from Sections 2 and 3 in this ordinance.

Sec. 5. Nothing in this ordinance is intended to rescind, affect, or impair any authority or obligation of the City (including acting through the LAHD under the CRL), in the Adelante Eastside Redevelopment Plan that: (1) provides for or restricts the expenditure of moneys in LAHD's LMIH Asset Fund; or (2) provides for or restricts the disposition or use of any Housing Assets transferred from CRA/LA or the Former Agency to LAHD, or related proceeds from the sale or other disposition or use of such assets; or (3) provides for or restricts any provision of the Housing Transfer Agreement. If any section or provision of the Adelante Eastside Redevelopment Plan affected by Section 2 or Section 3 of this ordinance, is found by a court of competent jurisdiction in any challenge to this ordinance to do any of those things described in (1), (2), or (3) above, that section or provision shall be severed from Sections 2 and 3 in this ordinance.

Sec. 6. **DEFINITIONS.** The following definitions apply to this ordinance.

CRL – the Community Redevelopment Law, California Health and Safety Code Section 33000 et seq.

Enforceable Obligation – the meaning set forth in California Health and

Safety Code Section 34171, subdivision (d).

Former Agency – The Community Redevelopment Agency of the City of Los Angeles, California, which has been dissolved pursuant to California Health and Safety Code Section 34172, subdivision (a), subsection (1).

Housing Assets – all those items and interests of the Former Agency identified as "housing assets" in California Health and Safety Code Section 34176, subdivision (e), and which are set forth on the list of housing assets, as such list may be modified from time to time, submitted to and approved or deemed approved by the State of California Department of Finance pursuant to California Health and Safety Code Section 34176, subdivision (a), subsection (2).

Housing Transfer Agreement – the Agreement Regarding CRA/LA Affordable Housing Assets and Functions dated April 5, 2013, by and between the City of Los Angeles Housing Department and the CRA/LA-DLA.

LAHD – the City of Los Angeles Housing Department.

LAMC – the City of Los Angeles Municipal Code.

Land Use Related Plan or Function – as the term is used in California Health and Safety Code Section 34173, subsection (i).

LMIH Asset Fund – as the term is used in California Health and Safety Code subsection 34176(d).

Sec. 7. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 8. Any reference to a federal or state statute or regulation in this ordinance shall be to the statute or regulation as written and in effect on the date this ordinance is adopted.

Sec. 9. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By 
KATHRYN PHELAN
Assistant City Attorney

Date June 3, 2026

File No. 23-0861

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted.


VINCENT P. BERTONI, AICP
Director of Planning

Date 6-3-26

"M:\Real Prop_Env_Land Use\Land Use\Kathryn Phelan\Ordinances\Boyle Heights CPU\Drafts\Adelante Ord\kpAdelante Eastside Redevelopment Plan Amendment Ordinance - AD ACP.docx"

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____