

EXHIBIT C.2:

CPC Approved Modifications to the Community Plan Text

Boyle Heights Community Plan Update

CF 23-0861; CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR

Recommended by the City Planning Commission on January 11, 2024

April 2024

The Boyle Heights Community Plan text is amended as follows:

1. Amend Chapter 1 under the description of the General Plan Land Use Designations, to read (underlined words added and ~~struckthrough~~ words deleted):

Low Neighborhood Residential

Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and House and buildings are typically oriented towards the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form is Very Low Rise and House. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.

Low Residential

Low Residential areas provide single unit housing, typically set away from centers of activity. The building form is ~~Very Low Rise~~ House. The minimum size of each lot is 5,000 square feet and residential density is limited to one unit per lot.

2. Amend Chapter 2 under the Goals and Policies section, Jobs and Economic Development, to read (underlined words added and ~~struckthrough~~ words deleted):

LU 10.2 Encourage mixed-use, hybrid industrial and commercial developments to provide commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses.

LU GOAL 12

~~INDUSTRIAL LAND SUPPORTS~~ING PRODUCTION AND DISTRIBUTION USES—IS PRESERVED AND IMPROVED AS A LOCAL SOURCE OF EMPLOYMENT OPPORTUNITY AND ECONOMIC PROSPERITY, WHILE INTRODUCING OPPORTUNITIES FOR NEW HOUSING IN PROXIMITY TO REGIONAL JOBS CENTERS AND INFRASTRUCTURE.

LU 12.1 ~~Maintain existing industrial land for both traditional and~~ Allow for housing to co-locate near emerging clean industries that provide sources of employment for the local workforce as well as opportunities for small business creation and expansion.

LU 12.2 Maintain industrial land, facilities, and infrastructure necessary for warehousing and distribution centers to serve the region expeditiously and reliably.

LU 12.3 ~~Support the continued use and function of industrial districts for wholesale activities~~
Establish the potential for vertical integration of industry and wholesale activities with commercial and residential uses to ensure that businesses in Boyle Heights and throughout Los Angeles have direct access to goods from around the world.

LU 12.4 Attract and sustain uses involved in textile manufacturing in support of the region's fashion industry and as a source of local jobs.

LU 12.5 Enhance the role food and beverage processors and distributors play locally by encouraging related businesses to cluster around a food hub that integrates growers, producers, wholesalers, retailers, and food markets within a publicly accessible setting.

LU 12.6 Ensure that industrial districts provide a balance of large facilities and small workplaces in order to accommodate a diverse set of industries and support businesses at all stages of growth.

LU 12.7 ~~Discourage uses that detract from the productive function of industrial districts, such as~~
Encourage mixed-use development along the Los Angeles River, including residential in combination with commercial, light industrial, manufacturing, and creative uses, in-lieu of single-use residential development and large, free-standing retail establishments.

LU 12.8 Discourage new distribution centers and other uses that generate high volumes of truck traffic from locating in areas without direct access to the Metro Countywide Significant Truck Arterial Network or near residential uses.

3. Amend Chapter 2 under the Goals and Policies section, Public Health, Wellness, and Sustainability, to read (underlined words added and ~~struckthrough~~ words deleted):

LU 23.6 Ensure that all new or rehabilitated industrial facilities permitted in conjunction with or near a residential use incorporate the appropriate screening, landscaping, and enclosure provisions necessary for preventing exposure to activities that generate odor, noise, dust, smoke, gas, fumes, cinder, or refuse matter.

LU 23.7 Encourage light industrial, manufacturing and commercial uses that are compatible with on-site housing in hybrid industrial projects to minimize any potential impacts on residential tenants.