

EXHIBIT C.3:

CPC Approved Modifications to the General Plan Framework Amendments

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 Framework Element is amended as follows:

1. Amend Chapter 3 under the Land Use section, Industrial policies, to add the following language after policy 3.14.9 to read (underlined words added):

3.14.10 Within the Downtown Community Plan Area and in portions of the Boyle Heights Community Plan Area adjacent to the Los Angeles River, promote the development of a mix of uses to facilitate innovation, development of new markets, and accommodate evolving industries over time, including clean technology, creative office uses, and other emerging industries that create new jobs.

3.14.11 Promote the development of hybrid industrial uses in the Downtown Plan Area and in portions of the Boyle Heights Community Plan Area adjacent to the Los Angeles River that provide an opportunity for local employees to live and work in close proximity and thereby further the sustainability goals of the City, while safeguarding space for employment, including light industrial, commercial, manufacturing, and creative office uses.

2. Amend Appendix A: LAMC Chapter 1A Land Use Designations Table to the Framework Element to read (underlined words added and ~~strikethrough~~ words deleted):

Amend the description for “Low Neighborhood Residential” as follows:

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.

Amend the description for “Low Medium Residential” as follows:

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.

Amend the description for “Low Residential” as follows:

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.

Amend the description for “Hybrid Industrial” as follows:

Hybrid Industrial

 Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density ranges from 1 unit per 400 square feet of lot area to being generally is limited by floor area.

- 3. Amend Appendix A of Framework Element to amend the tables following “Zoning Correspondence”:

Amend Table 3-3a to read as follows (underlined words added and ~~strikethrough~~ words deleted):

Table 3-3a Framework Land Use Category: Multi-Family Residential (Implements Policy 3.7.1)

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Medium Neighborhood Residential	Low-Rise*, Very-Low Rise*	Residential-Mixed, Residential	FA, 6, 8
Medium Residential	Very-Low Rise*	Residential	8
Low Neighborhood Residential	Very Low Rise*, <u>House*</u>	Residential-Mixed	15, 2L
Low Medium Residential	Very Low Rise*, <u>House*</u>	Residential	15, 2L

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

Amend Table 3-2a to read as follows (underlined words added and ~~strikethrough~~ words deleted):

When using LAMC Chapter 1A, refer to the following Table 3-2a in place of Framework Element Table 3-2.

Table 3-2a Framework Land Use Category: Single-Family Residential (Implements Policy 3.5.1)

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Low Residential	Very Low Rise House * <u>House</u> *	Residential	1L

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

Amend Table 3-9a to read as follows (underlined words added and ~~striketrough~~ words deleted):

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Hybrid Industrial	Mid-Rise, Low-Rise	Industrial Mixed	<u>4, 8, FA</u>
Markets	Moderate-Rise, Mid-Rise	Industrial Mixed	FA
Light Industrial	Very-Low Rise	Industrial-Mixed, Industrial	FA, N
Production	Mid-Rise*	Industrial	N
Industrial	Very-Low Rise	Industrial	N

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.