

UPDATED RECOMMENDATIONS

Council District 14 Recommendations to PLUM Committee

Boyle Heights Community Plan Update

Council File No. 23-0861

Item No. 21

December 5, 2023

Recommendations for Council action:

1. REQUEST the City Attorney, in coordination with the Housing Department and Planning Department, to prepare an ordinance that would establish a Local Preference Program for Affordable Housing Units, consistent with the federal Fair Housing Act (FHA), that gives priority for affordable housing units to households in Boyle Heights that have been or will be displaced from their homes within 12 months due to a natural disaster; have had their residence demolished; have been evicted due to Ellis Act provisions; live or work in the City of Los Angeles; have suffered a government ordered eviction; have been affected by the construction of the I-60 freeway, I-5 freeway, I-10 freeway, and 101 freeway, or reside within households that were subject to redlining as delineated in the 1939 Home Owners Loan Corporation map.
2. INSTRUCT the Planning Department to present amendments to the Community Plan to provide greater specificity to delineate specific parcels applicable to the respective Density Districts on the General Plan Land Use Designation Map, and present those amendments to the City Planning Commission.
3. REQUEST the City Attorney, in consultation with the Planning Department, to prepare amendments to the Boyle Heights Community Plan Implementation Ordinance (CPIO) to increase the requirement that 100% affordable housing developments provide a minimum of 30% of the total units as units with two-bedroom or more (excluding projects for veterans, seniors, transition age youth and permanent supportive housing) to 60%.
4. REQUEST the City Attorney, in consultation with the Planning Department, to prepare an amendment to the zoning code to change the mandatory inclusionary housing set-aside requirements for Low Income Households from 22% to 50% in the River-Adjacent Area utilizing LAHD's Rent Schedule 6.
5. REQUEST the City Attorney, in consultation with the Planning Department and Housing Department, to prepare the necessary ordinances to establish the same same codified measures in tenant protections relative to Right-of-Return, RSO Unit Replacement and Tenant Anti-Harassment protection measures enacted under CF 20-1265-S1 for application to the Boyle Heights Community Plan area.
6. INSTRUCT the Department of Transportation, in consultation with the Planning Department, Building and Safety Department and Housing Department, to conduct a

parking study of the Boyle Heights Community Plan Area that determines under-parked public streets based upon density, the number of housing units and bedrooms on a given block, street capacity and other factors including but not limited to recommendations on planning tools and modifications to the Boyle Heights Community Plan and zoning ordinance, to provide adequate parking in under-parked areas in the Community Plan Area and new development in the River-Adjacent Area.

7. INSTRUCT the Economic and Workforce Development Department in consultation with the Planning Department to conduct a study recommending effective policies, strategies and resources and modifications to the Boyle Heights Community Plan and zoning ordinance to retain local businesses vulnerable to displacement resulting from market pressures in the Boyle Heights Community Plan Area, including but not limited to regulating rent increases on commercial properties, a commercial property vacancy tax, or tax incentives to property owners to encourage business retention.

8. REQUEST the City Attorney, in consultation with the Planning Department, to prepare an amendment to the zoning code to create an incentive under Article 9's Community Facilities that allows youth, social services, educational and similar facilities to be an eligible use to qualify for increased density or floor area in new development in the Industrial Mixed Use 6 (IX6) District.

9. INSTRUCT the Planning Department to prepare and present a report with recommendations on amending the Community Plan and zoning ordinance to incorporate "Crime Prevention through Environmental Design" strategies and other security operational conditions in the land development review and approval process focused on the River-Adjacent Area.

10. INSTRUCT the Planning Department to conduct a focused study on the interface between the River-Adjacent Area and the residential areas designated for Low-Density and Medium-Density Residential land-uses to the east with an emphasis on promoting compatible building scale, massing, spacing, facade modulation and community benefits, such as usable open space, and to present amendments to the Community Plan and zoning ordinance as appropriate.

11. REQUEST the City Attorney, in consultation with the Planning Department, to prepare an amendment to the zoning ordinance to incorporate amendments to LAMC Chapter 1A, Article 5 (Use), Sec. 5C.4.6 Legacy Small Business Special Use Program adding language relative to intent, standards and lease agreements identified in the letter dated December 4, 2023, from the Los Angeles Conservancy.

12. INSTRUCT the Planning Department and Economic and Workforce Development Department to prepare and present a report with recommendations on options to implement Local Hire for Major Project Conditional Use Projects and P2 Public Facilities Projects in the Boyle Heights Community Plan area.