

ENVIRONMENTAL IMPACT REPORT (EIR), ENV-2016-2906-EIR, STATE CLEARINGHOUSE NO. 2016091010, AND RELATED EIR FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, and MITIGATION MONITORING PROGRAM (MMP); PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and RESOLUTION relative to the Boyle Heights Community Plan Update and new Zoning Code.

Recommendations for Council action:

1. FIND that the Los Angeles City Planning Commission (LACPC) has reviewed and considered the Draft EIR, City EIR No. ENV-2016-2906-EIR and State Clearinghouse No. 2016091010, Exhibit E.7 dated June 10, 2024, and attached to the Council file.
2. INSTRUCT the Director of City Planning to amend the Environmental Protection Measures (EPMs) pursuant to Division 4C.12 (Environmental Protection) of the proposed New Zoning Code, attached to Council file No. 22-0617, as appropriate to implement the MMP.
3. ADOPT the accompanying Resolution dated September 19, 2024, and identified as, Revised Exhibit C.1 – CPC Approved Modifications to the Draft Resolution Certifying the EIR and adopting the General Plan Elements, MMP, and California Environmental Quality Act (CEQA) Findings of Facts, Statement of Overriding Considerations, and Boyle Heights Community Plan Update Errata to the EIR, and attached to the Council file, to do the following:
 - a. Certify the EIR (Exhibit E.7), attached to the Council file and adopt the EIR Findings, Statement of Overriding Considerations, and the MMP.
 - b. Approve the proposed General Plan text and map amendments, as recommended by the LACPC on April 20, 2023 and January 11, 2024, and Council's modifications to the LACPC's recommendations as shown under Option 3 of the Director of Planning Technical Memo dated June 6, 2024, and attached to the Council file, to: a) the Boyle Heights Community Plan (Land Use Element); b) the Framework Element; and c) the Mobility Plan 2035 (Circulation Element).
4. ADOPT the Staff Recommendation Report dated January 11, 2024, identified as, Exhibit A - Staff Recommendation Report and Technical Modifications, and ADOPT the Findings dated January 11, 2024, identified as Exhibit B - City Charter, Los Angeles Municipal Code (LAMC), and General Plan Findings, as the Council's Findings, and attached to the Council file.
5. INSTRUCT the Department of City Planning (DCP) to prepare and present a draft ordinance amending the Zoning Map, dated April 20, 2023, identified as, Exhibit D2 - Zone Change Map and Matrices, and attached to the Council file, to reflect the Council approved the modification as identified in, Exhibit E.4 - Director of Planning Technical Memo to the PLUM Committee for Consideration of Amendments to the Recommended Boyle Heights Community Plan (Fall 2023), and to also include the LACPC 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 Street, Utah Street, 3rd Street, and Mission Road:

- a. General Plan Land Use: Hybrid Industrial
- b. Form District: LM6 (4:1 Max FAR)
- c. Frontage District: G2

- d. Development Standards District: 4
 - e. Use District: IX6
 - f. Density District: 4
6. REQUEST the City Attorney to prepare and present the following ordinances amending the proposed Chapter 1A Zoning Code ordinance, identified as Exhibit E1. Ordinance Amending LAMC Chapter 1A and attached to the Council file; and the proposed Chapter 1A Zoning Code Maps, dated April 20, 2023, identified as Exhibit E2. Zoning Code Maps, and attached to the Council file, 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 as the Director of Planning Technical Memo to PLUM Committee For Consideration of Amendments to the Recommended Boyle Heights Community Plan (Spring 2024), and attached to the Council file.
7. ADOPT the following action items submitted by Council District 14, and attached to the Council file:
- a. Request the City Attorney in consultation with the DCP to prepare modifications to the Boyle Height Community Plan Implementation Overlay District (CPIO) to allow a Local Affordable Housing Incentive Program project within the IX6 Use District with existing densities of 4 (one unit per 400 square feet of lot area) and density 8 (one unit per 800 square feet of lot area) to instead utilize a bonus density of “Limited by Floor Area (FA).”
 - b. Request the City Attorney, in consultation with the DCP, to prepare an amendment to the zoning code to change the “special lot line” setback in Form Districts LM4 and LM6 from 15 feet to 10 feet.
 - c. Request the City Attorney, in consultation with the DCP to prepare modifications to the Boyle Height CPIO to include an incentive for projects within the IX6 Use District and Form Districts LM4 and LM6 that are fully utilizing density bonuses to receive a reduction in Lot amenity space (minimum) from 20 percent to 15 percent as an on-menu incentive.
 - d. Instruct the DCP to provide a report outlining how the incentives for affordable housing provided under the Boyle Heights Community Plan align with recently established Density Bonus incentives established under State Law, and with incentives that are proposed under the forthcoming the Citywide Housing Incentive Program; and provide options for modification to any Boyle Heights ordinances to ensure that the Boyle Heights incentive system is the most viable.

Case No. CPC-2016-2905-M1

Environmental No. ENV-2016-2906-EIR; SCH No. 2016091010

Related Case: CPC-2016-2905-CPU

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

TIME LIMIT FILE – SEPTEMBER 27, 2024

(LAST DAY FOR COUNCIL ACTION – SEPTEMBER 27, 2024)

Summary:

At a regular meeting held on September 17, 2024, the PLUM Committee considered a draft EIR, ENV-2016-2906-EIR and State Clearinghouse No. 2016091010, and related EIR Findings, Statement of Overriding Considerations, MMP, Resolution to amend the General Plan, including the Boyle Heights Community Plan, Framework Element and Mobility Plan and proposed Ordinances relative to the Boyle Heights Community Plan Update and New Zoning Code. DCP staff provided an overview of the matter. A representative from Council District 14 provided comments recommending additional modifications to the implementing ordinances; and as listed in the letter from Council District 14 dated September 13, 2024. After an opportunity for public comment, the Committee moved to approve the recommendations contained in the September 11, 2024 Revised Letter to the City Council as amended; directed the DCP to prepare modifications related zone change ordinances and to request the City Attorney to prepare and present the following ordinances with modifications: a) Boyle Heights Community Plan Implementation Overlay District Ordinance, as amended; and b) Ordinance Amending Chapter 1A of the LAMC, and instructed the DCP to prepare reports back on various related matters. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
LEE:	YES
PADILLA:	YES
HUTT:	YES
YAROSLAVSKY:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-