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May 26, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUMMARY OF TRANSMITTAL ITEMS FOR THE BOYLE HEIGHTS COMMUNITY PLAN UPDATE, DISCUSSION OF FINDINGS FOR COUNCIL MODIFICATIONS, AND CITY PLANNING'S RECOMMENDATIONS ON RECOMMENDED ACTIONS FOR CITY COUNCIL; COUNCIL FILE NOs. 23-0861, 23-0861-S1; CASE NOs. CPC-2016-2905-CPU, CPC-2016-2905-CPU-M1; ENV-2016-2906-EIR; ENV-2016-2906-EIR-ADD1

The City Council initially approved the Boyle Heights Community Plan Update (BHCPU) with proposed modifications on December 12, 2023. The proposed modifications required the BHCPU to return to the City Planning Commission for consideration on January 11, 2024. On September 25, 2024, the City Council adopted the BHCPU, including additional modifications to the initial modifications approved by the City Planning Commission on January 11, 2024, and requested the City Attorney to prepare and present the implementing draft ordinances. On April 29, 2026, the City Council approved further modifications for incorporation into the implementing draft ordinances during form and legality review. This memorandum provides a summary of transmittal items and synthesis of the findings for the BHCPU as they relate to modifications by the City Council and Electric Vehicle (EV) Charging Facilities. It also outlines recommendations by City Planning for the proposed City Council actions on the BHCPU.

Items transmitted to Council for consideration and final approval of the BHCPU are summarized below.

Summary of Amendments to the Zone Change Ordinance

A summary of amendments to the Zone Change Ordinance since it was initially recommended by the City Planning Commission on April 20, 2023, and modified by further City Planning Commission and City Council actions later in 2023 and 2024, in addition to technical corrections, is described in the document transmitted by City Planning to Council File (CF) No. 23-0861 in June 2026.

California Senate Bill 131 (SB 131) Statutory Exemption from the California Environmental Quality Act (CEQA)

Modifications to bonus height, floor area ratio, and density increase incentives for the "LM" Form Districts incorporated into the Proposed Chapter 1A Ordinance during form and legality review are eligible for statutory exemption from CEQA under SB 131. This exemption is described in the report transmitted by City Planning to CF Nos. 23-0861 and 23-0861-S1 in June 2026, which was prepared by City Planning in response to a request by the City Council approved on April 29, 2026.

Addendum to the Boyle Heights Community Plan Update Environmental Impact Report (EIR)

Proposed amendments for City Council consideration to the Mitigation & Monitoring Program (MMP) for the Boyle Heights Community Plan Update EIR first certified on September 25, 2024 are to add MM CR-4 and CR-5, and remove MM AQ-10. The proposed amendments are necessary to address the Housing Crisis Act (Government Code Sections 66300, et seq.) and provide clarification to the MMP, as described in the document transmitted by City Planning to CF No. 23-0861 in June 2026.

Regulations for Electric Vehicle (EV) Charging Facilities within Chapter 1A of the LAMC

The draft Chapter 1A Ordinance prepared and presented by the City Attorney to the City Council as posted to Council File No. 23-0861 (Proposed Chapter 1A Ordinance) incorporates EV regulations for Chapter 1A (New Zoning Code) of the Los Angeles Municipal Code (LAMC) that are compliant with State EV charging streamlining laws adopted through Assembly Bill (AB) 1236 (Chiu, 2015) and AB 970 (McCarty and Chiu, 2021). The Proposed Chapter 1A Ordinance demonstrates adherence with State EV charging streamlining laws by defining EV Charging Facilities as a primary use in order to permit the use in all Use Districts within the New Zoning Code, allowing existing parking spaces to be converted into EV charging spaces, and by applying objective standards necessary to ensure that Electric Vehicle Charging Facilities will not have a specific, adverse impact upon the public health or safety, as discussed and supported with findings in the document transmitted to CF No. 23-0861 by City Planning in June 2026.

Findings for the BHCPU

City Planning reviewed the findings previously adopted by the City Council on September 25, 2024 and posted to CF No. 23-0861 on June 10, 2024, and determined that the previously adopted findings support the draft ordinances with the modifications to the BHCPU in the report approved by the City Council on April 29, 2026, and posted to CF No. 23-0861-S1 on August 20, 2025 and identified as "Boyle Heights CHIP Reconciliation Report," because the modifications support the policy intent of the ordinances, the Community Plan, and other General Plan policies, as discussed in the findings, to concentrate growth around transit nodes and corridors. City Planning also recommends that the City Council adopt a finding pursuant to Government Code Sections 65850.7 and 65850.71 supporting the adoption of objective standards on EV Charging Facilities necessary to ensure the protection of public health and safety as supported by the analysis and justifications detailed in the report posted to CF No. 23-0861 in June 2026.

Recommended Actions

City Planning has prepared the following list of **recommended actions** for the City Council to take to adopt the implementing ordinances and effectuate the BHCPU.

1. ADOPT FINDINGS attached to the Council File (CF) No. 23-0861, identified as, "Exhibit B City Charter, LAMC, and General Plan Findings," dated June 10, 2024; and FIND based upon the analysis and justifications in the memorandum attached to the CF No. 23-0861, identified as, "Chapter 1A EV Report", and dated June 2026: the objective standards applied to EV Charging Facilities in the proposed amendments to Chapter 1A of the LAMC, or the application of any analogous objective standards in Chapter I of the LAMC, are necessary to ensure that EV Charging Facilities do not cause a specific, adverse impact on the public health or safety.
2. APPROVE the Addendum, identified as, "Addendum to the BHCPU EIR," transmitted by the Department of City Planning in June 2026; and DETERMINE, based upon the whole of the administrative record including after the review of the EIR and the Addendum, in the independent judgement of the City Council, determine that the draft Ordinances were analyzed in the EIR as modified for the Boyle Heights Community Plan Plan Update, EIR Nos. ENV-2016-2906-EIR and Addendum No. ENV-2016-2906-EIR-ADD1 and no subsequent or supplemental EIR is required pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164; and ADOPT the modified Mitigation and Monitoring Program.
3. DETERMINE, based upon the whole of the record, including the report transmitted to the Council File titled, "Senate Bill 131 Report," that the modifications to the BHCPU approved by the City Council on April 29, 2026 are Statutorily Exempt under Public Resources Code Section 21080.85.

4. PRESENT and ADOPT the accompanying ORDINANCE, transmitted by the City Attorney, establishing the Boyle Heights Community Plan Implementation Overlay (CPIO) District for the Boyle Heights Community Plan area.
5. PRESENT and ADOPT the accompanying ORDINANCE, transmitted by the City Attorney, amending the Los Angeles River Improvement Overlay (RIO) District.
6. PRESENT and ADOPT the accompanying ORDINANCE, transmitted by the City Attorney, amending the Clean Up Green Up (CUGU) Supplemental Use District.
7. PRESENT and ADOPT the accompanying ORDINANCE, transmitted by the City Attorney, amending the Adelante Eastside Redevelopment Plan.
8. PRESENT and ADOPT the accompanying ORDINANCE, transmitted by the City Attorney, amending Chapter 1A of the Los Angeles Municipal Code (LAMC).
9. PRESENT and ADOPT the accompanying ORDINANCE, identified as, "Zone Change Ordinance," transmitted by the Department of City Planning in June 2026, by amending the zoning maps in Chapter I and Chapter 1A of the LAMC to remove the zones for the Boyle Heights Community Plan area from the Zoning Map for Chapter I of the LAMC and to add the zones for the Boyle Heights Community Plan area to the Zoning Map for Chapter 1A of the LAMC.

For questions regarding this report, please contact Kiran Rishi, Principal City Planner, at kiran.rishi@lacity.org, in the Department of City Planning.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

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