

Boyle Heights Community Plan Update

Actualización del Plan Comunitario de Boyle Heights

City Council PLUM Committee
Comité PLUM del Concejal de la Ciudad

Presentation Outline

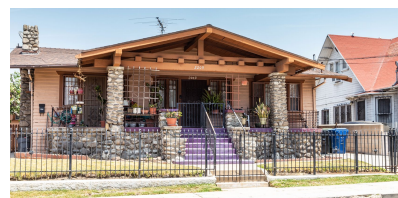
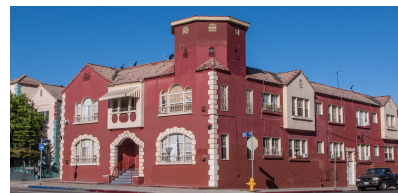
Esquema de la presentación

Overarching Themes / *Temas generales*

- Housing Strategies / Estrategias para viviendas
- Neighborhood Identity / Identidad del vecindario
- Environmental Justice / Justicia ambiental

Amendments to Consider

- River-Adjacent Industrial Area / Area industrial al lado del río
- Changes Described in Director's Technical Memo to PLUM / Cambios descritos en el Memorándum del Director para PLUM
- Additional Public Comments / Comentarios adicionales del público



Components of the Plan Update

Componentes de la actualización del plan

Policy Document

Documento de política

GOALS AND POLICIES

MC GOAL 1

AN INTEGRATED STREET AND TRANSIT NETWORK THAT PROVIDES SAFE AND EFFICIENT MOBILITY OPTIONS FOR ALL USERS.

MC 1.1

Promote the establishment of Mobility Hubs at major transit stations and intersections in Boyle Heights to increase mobility options for residents and employees and to enhance first mile/last mile connections.

MC 1.2

Improve the function of Soto Street as the community's primary multimodal north-south corridor and promote establishment of Mobility Hubs at intersections with major east-west corridors.

MC 1.3

Ensure that major destinations within the community are sufficiently equipped with bicycle parking, bus shelters, safe pedestrian crossings, and wayfinding signage.

MC 1.4

Enhance connectivity around major transit stations and intersections by pursuing opportunities to provide efficient and intuitive pathways through large blocks that follow desired pedestrian routes.

MC 1.5

Improve the travel experience for bus riders by ensuring bus stops provide sufficient shelter and seating, and are equipped with real-time passenger information display systems.

MC 1.6

Encourage the development of dedicated bus lanes on Soto Street and Whittier Boulevard in order to improve transit reliability and efficiency.

MC 1.7

Redesign and improve streets in Boyle Heights with the primary objective of improving pedestrian and bicycle safety and mobility.

MC 1.8

Prioritize locations on the High Injury Network, as designated by LADOT, for safety improvements in order to achieve high-impact reductions in injuries and fatalities.

MC 1.9

Maximize pedestrian and bicycle safety around schools.

MC 1.10

Employ traffic calming measures along Collector Streets passing through neighborhoods to discourage vehicle traffic from traveling at unsafe speeds in predominantly residential areas.

MC GOAL 2

A STREET NETWORK THAT OFFERS SAFE AND PLEASANT WALKING ENVIRONMENT FOR ALL PEOPLE.

MC 2.1

Prioritize safe and comfortable pedestrian crossings at major intersections and along corridors by implementing improvements such as:

- leading pedestrian intervals
- scramble crosswalks
- right turn limitations for vehicles at red lights
- raised pedestrian crossings
- pedestrian crossing facilities at midblock locations

MC 2.2

Accommodate sidewalk widening through the reduction of vehicular lanes along street segments with high pedestrian volumes, as feasible.

Land Use Map

Mapa de uso de suelo



Zoning & CPIO

Herramientas de zonificación y "CPIO"

FORM | FRONTAGE | STANDARDS | USE | DENSITY
~ Very Low-Limited-Narrow Form Districts ~

SEC. 2B.4.1. VERY LOW-LIMITED-NARROW 1 (VLN1)

A. Lot Parameters		B. Bulk and Mass	
1. LOT SIZE		1. FLOOR HEIGHT	
Lot area (min)	5000 sf	Base FAR (max)	0.6
Lot width (min)	40'	Height in feet (max)	33'
2. COVERAGE		Height in stories (max)	3
Building coverage (max)	65%	Base FAR (max)	1.0
3. BUILDING SETBACKS		2. UPPER-STORY BULK	
Primary street (min)	see Frontage	Bulk Plane	
Side street (min)	see Frontage	Origin height	24'
Side (min)	3'	Angle	60°
Base (min)	3'	3. BUILDING MASS	
Alley (min)	0'	Building width (max)	50'
Special lot line (min)	see Frontage	Building break (min)	6'
4. AMENITY			
Lot amenity space (min)	15%		
Residential amenity space (min)	10%		

Growth Projections

Proyecciones de crecimiento

The Community Plan plans for...
El Plan Comunitario planea para...

+29,000 new residents
nuevos residentes

+11,000 housing units
unidades de vivienda

+13,000 jobs
trabajos

By the year 2040
para el año 2040



Primary Components

Componentes primarios

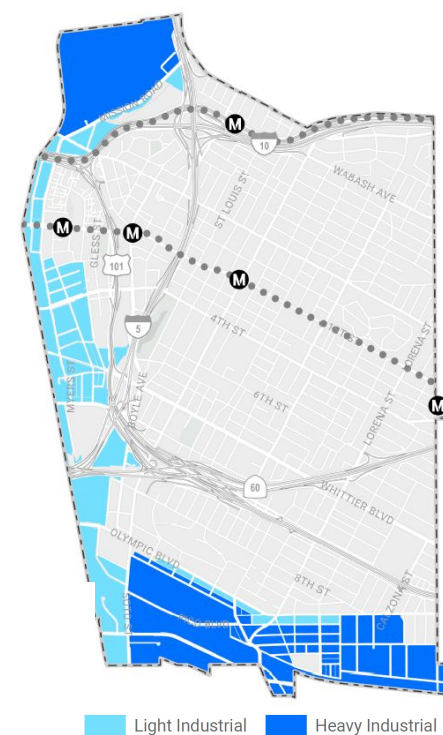
Housing Opportunities Near Transit
Oportunidades para viviendas cerca de tránsito



Safeguard Residential Neighborhoods
Mantener vecindarios residenciales existentes



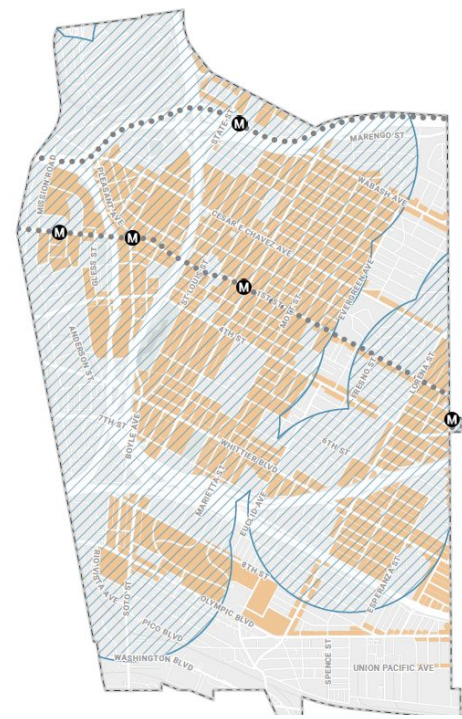
Preserve Industrial Land
Preservar suelo industrial



Community Benefits Program

Programa de beneficios comunitarios

How many Affordable Units are required?
¿Cuántas unidades asequibles se requieren?



Community Benefits Program
Programa de Beneficios Comunitarios



Existing TOC Tiers
Programa de Comunidades Orientadas al Transporte (TOC)

Addressing Housing Issues *Abordar problemas de vivienda*

Reflect Existing Development Patterns
Refleja los patrones de desarrollo actuales

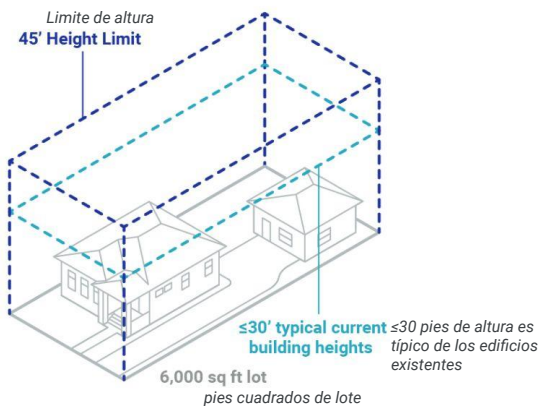


Allow for More Housing
Permite más viviendas

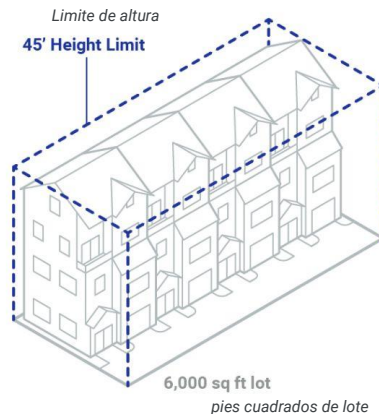


Reflecting Existing Development Patterns

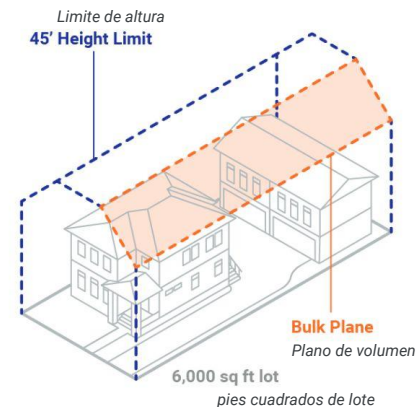
Reflejando los patrones de desarrollo actuales



Existing Built Conditions
Desarrollo actual



Allowed Under Current Zoning
Permitido bajo Zonificación actual



Proposed Zoning
Zonificación propuesta

Zoning to Provide New Infill Opportunities

Zonificación para permitir el desarrollo de viviendas adicionales



*Restricción posterior bajo la
zonificación actual*



*Restricción posterior bajo
la zonificación propuesta*

Neighborhood Identity

La identidad del vecindario

Historic Brooklyn Avenue Corridor

El corredor histórico de la “Avenida Brooklyn”

Character Frontages: Residential

Fachadas de carácter: Residencial

Maintain Spaces for Small Businesses

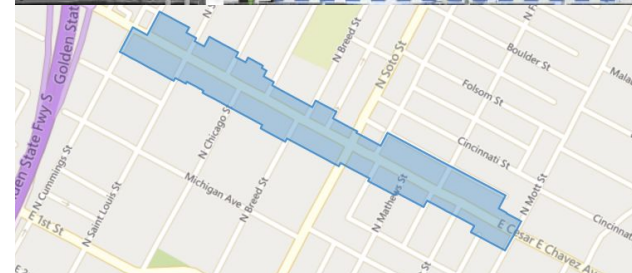
Mantener espacios para pequeñas empresas

Accommodate “tienditas” in Residential Zones

Acomodar “tienditas” en zonas residenciales

CPIO Subarea B - Historic Resources

Recursos Históricos - CPIO Súbarea B



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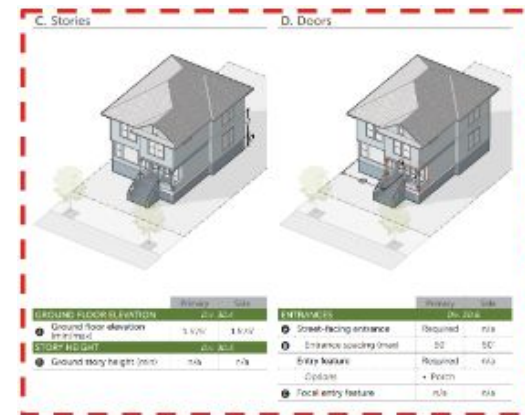
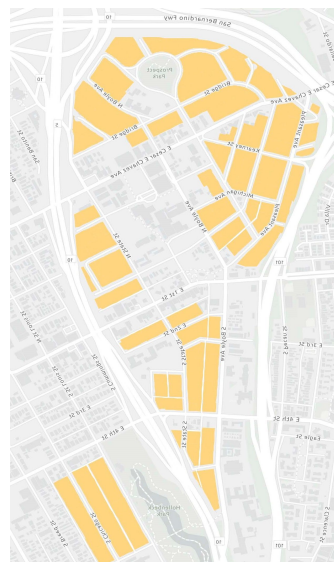
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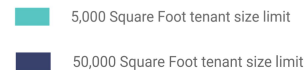
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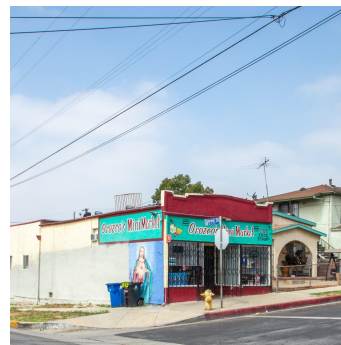
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Environmental Justice

Justicia Ambiental

Light industrial buffer zones to address incompatibility
Zona industrial ligera para abordar usos incompatibles

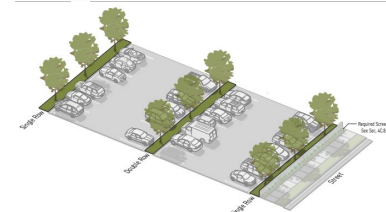
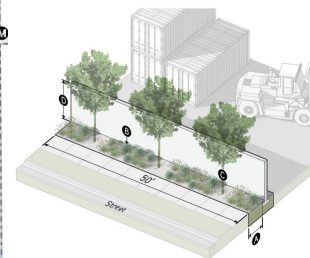
Incorporating CUGU Regulations
Incorporando los regulaciones de CUGU

General and Air Filtering Tree requirements in the new code
Requisitos de árboles generales y que filtran el aire en el nuevo código

CPIO Subarea C: Soil Sampling
CPIO subárea C

Limit new auto-related uses from locating near residential uses

Limitar los nuevos usos relacionados con automóviles para que no se ubiquen cerca de usos residenciales



Amendments to Consider

Enmiendas para considerar

Director of Planning Memo to the PLUM Committee

Memorándum del Director de Planeación al Comité PLUM

- **CPC Directed Items** | *Artículos dirigidos por CPC*
 - **2-bedroom set aside in Affordable Housing Projects** | *2 dormitorios reservados en proyectos de viviendas asequibles*
 - **Rent schedule 6 vs Rent Schedule 1** | *Programa de alquiler 6 vs Programa de alquiler 1*
 - **Local hire requirements** | *Requisitos de empleos locales*
 - **Local preference program for Affordable housing Units** | *Programa de preferencia local para unidades de vivienda asequible*

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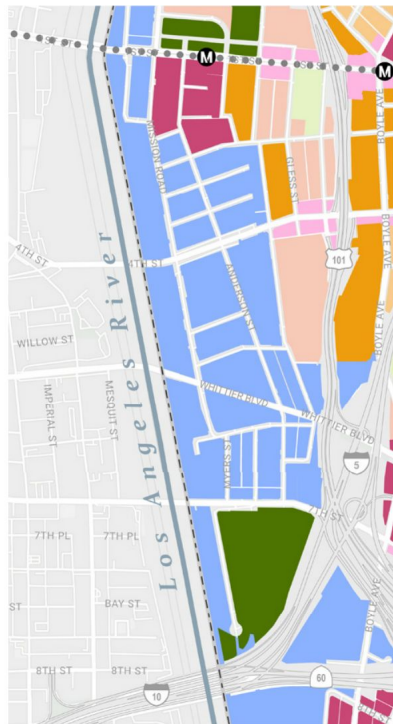
- **Additional Items for Consideration** | *Elementos adicionales a considerar*
 - Land Use Mix Alternative (Los Angeles River-Adjacent Industrial Alternative) / *Alternativa de uso de suelo mixto (Alternativa industrial al lado del Río de Los Ángeles)*
 - Legacy Small Business Incentives / *Incentivos para pequeñas empresas de legado*
 - Expansion of CPIO Historic Resources Subarea B / *Expansion de la Subárea B del CPIO para recursos históricos*
 - Technical Modifications to Chapter 1A of the Los Angeles Municipal Code / *Modificaciones técnicas al capítulo 1A del Código Municipal de Los Ángeles*
 - Technical Modification to General Plan Designations / *Modificaciones técnicas al las designaciones del Plan General*

Planning for River Adjacent Areas

Planeando en las áreas al lado del río

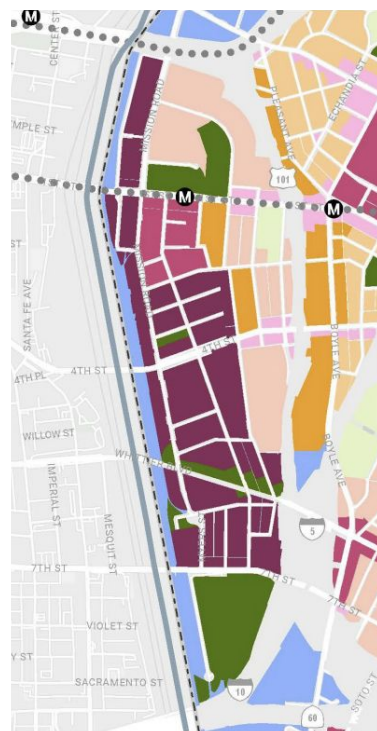
Proposed Plan Adopted by CPC

Plan propuesto adoptado por CPC



Modified Plan with Hybrid Industrial

Plan Modificado con usos Híbrido industrial



Highest inclusionary set-aside percentages proposed anywhere in the City

Los porcentajes más altos propuestos en cualquier lugar de la ciudad que requiere vivienda asequible

13%

Acutely Low Income

Ingresos extraordinariamente bajos

or
0

15%

Extremely Low Income

Ingresos extremadamente bajos

17%

Very Low Income

Ingresos muy bajos

or
0

22%

Lower Income

Ingresos bajos