

## Attachment 1

### **MODIFICATIONS TO THE BOYLE HEIGHTS COMMUNITY PLAN UPDATE BY THE CITY PLANNING COMMISSION ON APRIL 20, 2023 CPC-2016-2905-CPU**

1. **The City Planning Commission on April 20, 2023, moved to incorporate modifications presented as detailed in the Technical Modifications memo to CPC (Agenda Item No. 8) dated April 19, 2023, which included clarifications and corrections to be incorporated into the Proposed Boyle Heights CPIO District Map and Ordinance, Zoning and Land Use Maps and Matrices, Proposed Community Plan Text, and Proposed General Plan Land Use Map, as follows:**
  - a. Modification to Chapter II of the Boyle Heights Community Plan Implementation Overlay (CPIO) District (Exhibit B.1), to include the following under II-2. Eligibility:
    3. Dwelling Units. All units in an Eligible Housing Development shall meet the definition of a "Household Dwelling Unit" as defined in LAMC Ch. 1A Div. 14.2.
  - b. Modification to Chapter V of the Boyle Heights Community Plan Implementation Overlay (CPIO) District (Exhibit B.1), to include the following:
    1. Add parcels with Assessor Parcel Number 5172015900 to the Subarea D map.
    2. Add parcels with Assessor Parcel Numbers 5410009901 and 5410009907 to the Subarea D map.
    3. Add parcels with Assessor Parcel Numbers 5171015906 and 5171015905 to the Subarea D Map.
  - c. Revisions to the Zoning Map (Exhibit B.2):
    1. Change parcels with Assessor Parcel Number 5410009901 and 5410009907 from the zone [VF2-WH1-4][P1-FA][CPIO] to the zone [LM4-WH1-4][P2-FA][CPIO].
    2. Change the parcels with Assessor Parcel Number 5172015900 (361 S. Anderson Street) from the zone [VM2-WH1-4][IX5-FA][CPIO] to the zone [LM4-WH1-4][P2-FA][CPIO].
    3. Change parcels with Assessor Parcel Number 5171015906 and 5171015905 from the zone [VM1-GW1-3][IX5-FA][CPIO] to the zone [LM4-WH1-4][P2-FA][CPIO].
    4. Change parcels with Assessor Parcel Number 5180008908 (318 N. Mathews Street) from the zone [LN1-MU3-4][RX2-6][CPIO] to the zone [VF2-WH1-4][OS1-N][CPIO].
  - d. Revisions to the Proposed General Plan Land Use Map (Exhibit A.3):
    1. Change the Land Use Designation of the parcels with Assessor Parcel Number 5172015900 (361 S. Anderson Street) from Light Industrial to Public Facilities

3. Change the Land Use Designation of the parcels with Assessor Parcel Number 5171015906 and 5171015905 from Light Industrial to Public Facilities.
4. Change the Land Use Designation of the parcels with Assessor Parcel Number 5180008908 (318 N. Mathews Street) from Medium Neighborhood Residential to Open Space
- e. Where revisions to the General Plan Land Use Designation Map (Exhibit A.3) are made as noted in (5) above, revise the related inset maps, acreages, and percentages in the General Plan Land Use Descriptions section of Chapter 1 of the Community Plan Text (Exhibit A.1).

**2. The City Planning Commission on April 20, 2023 recommended the following substantive recommendations to the Proposed Plan (CPC modifications):**

- a. Introduce a category for 10% Acutely Low Income units to Set B of the Local Affordable Housing Incentive Program in Article 9 of Chapter 1A.
- b. Amend Subarea B of the Boyle Heights CPIO District to include Estrada Courts properties.
- c. Change the zoning on the south side of 1st Street between Mathews Street and Fickett Street from [LM6-SH3-4][CX2-4][CPIO] to [LM6-SH3-4][CX5-4][CPIO].
- d. Change the zoning for the parcels at 2900 Calle Pedro Infante from [VN1-MU3-3][RX2-2L][CPIO] to [LM3-G2-4][CX2-8][CPIO], and change the Land Use Designation from Low Neighborhood Residential to Neighborhood Center.
- e. Update the historical development patterns timeline on pages 11-12 of the Plan Text to more clearly reflect the displacement caused by Metro rail construction.
- f. Add new policy PO 1.9 to read “Enforce Park Codes. Provide adequate staffing to supervise park activities and promote enforcement of codes restricting illegal activity.”
- g. Add new policy PO 1.10 to read “Maintain and Improve Existing Facilities. Ensure the preservation, maintenance, and enhancement of current park spaces and recreational facilities.”
- h. Add new policy LU 2.8 to read “Encourage an increase in resources for tenants’ rights education, enforcement, and protections, including training, education, legal representation, RSO monitoring and enforcement, and tracking of evictions and tenant buyout agreements in RSO units.”
- i. Add new policy LU 2.9 to read “Support tracking and monitoring of existing covenanted affordable housing units and RSO units and seek to recover any lost to increase the baseline of affordable units in Boyle Heights.”
- j. Add new policy LU 2.10 to read “Support the training of tenants, property owners, and property managers on tenants’ rights to live in habitable housing and the health effects and management of environmental hazard exposure, such as lead and asbestos, to prevent tenant exposure. Include programs to monitor environmental hazard exposure and ensure tenants receive meaningful relocation assistance and compensation.”

- k. Add new policy LU 3.10 to read “Facilitate the renewal of existing affordable housing covenants and promote opportunities for acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to preserve affordability.”
  - l. Update policy LU 3.7 as follows: “Develop strategies to assist community land trusts and affordable housing developers with property acquisitions, including surplus public land.”
  - m. Update LU Goal 13 as follows: “INDUSTRIAL LAND LOCATED ADJACENT TO THE LOS ANGELES RIVER RAIL AREAS PROVIDES A DYNAMIC CONCENTRATION OF “HIGH ROAD CAREER LADDER” AND LOCAL JOBS AND SMALL BUSINESSES.
  - n. Add new Program 27 to read “Coordinate with the Bureau of Street Services to develop regulations to require the planting of 36" box trees in the public right of way when the sidewalk and parkway width is 8' or greater.”
  - o. Add new Program 28 to read “Coordinate with the Bureau of Street Services to identify areas where "Cool Pavement" can be applied to a whole street grid to reduce temperatures across a large area.”
  - p. Add new Program 33 to read “Coordinate with the Department of Transportation to identify streets, particularly Boulevards, Avenues, or Collectors, that can be downgraded in order to reduce posted speed limits and targeted operating speeds.”
  - q. Add new Program 34 to read “Coordinate with the Department of Transportation to develop policy recommendations to require projects to upgrade existing marked crosswalks with traffic control devices if the crosswalk is located on the same block as the development. The recommendations should consider how developers can be required to install new marked crosswalks with traffic control devices on their block if the development is within one-quarter mile of a school or park.”
  - r. Add new Program 38 to read “Coordinate with the Bureau of Street Lighting to develop regulations to require that new projects provide pedestrian and street lighting.”
  - s. Add new Program 39 to read “Coordinate with the Department of Recreation and Parks, to identify all areas of Boyle Heights with high or very high need of a park as identified in the 2016 LA County Park Needs Assessment and identify government-owned properties and right-of-ways of at least 5,000 square feet that could be used for public park space.”
  - t. Add new Program 40 to read “Coordinate with the Bureau of Engineering, Bureau of Sanitation, and Bureau of Street Services to develop policies and standards that require, whenever a development abuts an alleyway, the construction of green alleyways adjacent to all developments that are not 100% affordable housing projects or single family residences.”
- 3. In addition, the City Planning Commission on April 20, 2023 recommended additional study for the following:**
- a. Study the feasibility of increasing the CPIO Subarea A requirement to provide units with 2 or more bedrooms from 30% to 40%.

- b. Study the feasibility of the CPIO Subarea A requirement to provide units with 2 or more bedrooms for housing for veterans, housing for seniors, and supportive housing, and possibilities to exempt certain housing types.
- c. Study the feasibility using LAHD Land Use Rent Schedule 6 (HCD) compared to LAHD Land Use Rent Schedule 1 (HUD) for the Boyle Heights Community Benefits Program and the impact each would have on applicants choosing to use the Community Benefits Program versus Density Bonus.
- d. Study the possibility of a local hire requirement for projects and developments adjacent to the Los Angeles River.
- e. Study the possibility of a local preference program for affordable housing units in Boyle Heights.