

**Los Angeles City Council, Journal/Council Proceeding  
Wednesday, September 25, 2024**

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL 200 NORTH SPRING STREET, LOS ANGELES, CA 90012 - 10:00 AM

**SPECIAL COUNCIL MEETING**

(For further details see Official Council Files)

(For communications referred by the President see Referral Memorandum)

**Special Agenda**

**Roll Call**

**Members Present: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Park, Price Jr., Raman, Rodriguez, Soto-Martínez, Yaroslavsky (14); Absent: Padilla (1)**

**An Opportunity for Public Comment will be Provided for All Items on the Agenda, Regardless of Whether a Public Hearing has been Previously Held**

**Items for which Public Hearings Have Not Been Held - (10 Votes Required for Consideration)**

(44) **23-0861  
CD 14**

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 (SCH) No. 2016091010, Exhibit E.7 dated June 10, 2024, 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, identified as Revised Exhibit C.1: 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, 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, 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), attached to the Council file.

7. ADOPT the following action items submitted by Council District 14, 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)**

**12 VOTES REQUIRED**

**Adopted Item as Amended by Amending Motion 44A (De Leon – Lee) - SEE ATTACHED**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Park, Price Jr., Raman, Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays:(0); Absent: Padilla (1)**

(45) **23-0917  
CD 14**

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and RESOLUTION relative to extending the provisions of Ordinance No. 188333 imposing temporary interim regulations prohibiting the issuance of demolition permits on rent stabilized multifamily housing and covenanted affordable housing units in the Boyle Heights Community Plan area.

Recommendation for Council action, pursuant to Resolution (de Leon - Blumenfield):

1. ADOPT the accompanying RESOLUTION, attached to the Council file, extending the provisions of Ordinance No. 188333 imposing temporary interim regulations prohibiting the issuance of demolition permits on rent stabilized multi-family housing and covenanted affordable housing units in the Boyle Heights Community Plan area; for an extension period of 10 months and 15 days, inasmuch as the appropriate City agencies and officials are exercising due diligence and actively working towards the adoption of the appropriate permanent land use regulatory controls.

2. ADOPT the Department of City Planning (DCP) report dated September 3, 2024, attached to the Council file, describing the measures taken to alleviate the conditions which lead to the adoption of Ordinance No. 188333 and thereby satisfying the requirements of Government Code Section 65858.

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

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Park, Price Jr., Raman, Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Padilla (1)**

**Items Called Special**

**Motions have been Referred and will be Posted on the City Clerk's Website shortly after the Council Meeting**

**Council Adjournment**

**ENDING ROLL CALL**

Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Park, Price Jr., Raman, Rodriguez, Soto-Martínez, Yaroslavsky (14); Absent: Padilla (1)

**Whereupon the Council did adjourn.**

ATTEST: Holly L. Wolcott, CITY CLERK

By

Council Clerk

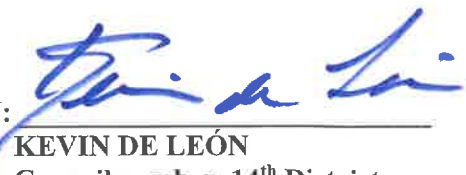
PRESIDENT OF THE CITY COUNCIL

MOTION

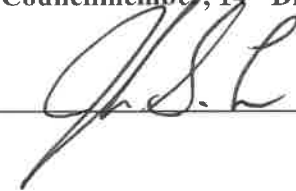
I MOVE that the matter of Environmental Impact Report (EIR), ENV-2016-2906-EIR, State Clearinghouse No. 2016091010, and related EIR Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program (MMP); Planning and Land Use Management (PLUM) Committee Report and Resolution relative to the Boyle Heights Community Plan Update and new Zoning Code, **Item 44 (CF 23-0861)** on today's Council Agenda, **BE AMENDED** to **ADOPT** the following **ADDITIONAL RECOMMENDATION**:

8. Instruct the Los Angeles Housing Department, in coordination with the Planning Department and the City Attorney, to prepare a study that would support an ordinance to establish a Local Preference Program for Affordable Housing Units, consistent with the Federal *Fair Housing Act*, that gives priority for affordable housing units to households in Boyle Heights in consideration of those households 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 freeways; or reside within households that were subject to redlining as delineated in the 1939 Home Owners Loan Corporation Map; prepare and present a proposed ordinance; and prepare a report with recommendations within 45 days.

PRESENTED BY:

  
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KEVIN DE LEÓN  
Councilmember, 14<sup>th</sup> District

SECONDED BY:

  
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ORIGINAL

September 25, 2024  
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