

EXHIBIT C5:

General Plan Framework Amendments

Boyle Heights Community Plan Update

CF 23-0861; CPC-2016-2905-CPU; ENV-2016-2906-EIR

Recommended by the City Planning Commission on April 20, 2023

September 2023

The Framework Element is amended as follows:

1. Amend Chapter 1 of Framework Element on pages I-8 and I-9, make the following amendments (underlined words added and ~~struckthrough~~ words deleted):

5. Zoning Approvals and Zoning Consistency

The community plans and their implementing zoning set forth how property may be used and form the basis for decisions on discretionary permits. The community plans are the primary point of reference for determining compliance with Government Code Section 65860 (d).

Zoning, specific plans and other discretionary approvals and designations are implementing tools of the general plan as reflected in the community plans. These implementing tools include The City Charter and the Los Angeles Municipal Code provide for variances, specific plan exceptions, exceptions, ~~nonconforming rules,~~ and other tools to provide a means for relieving hardships from strict adherence to the zoning regulations or particular general plan policies, ~~or dealing~~ to deal with special situations, such as state or local density bonus programs (e.g. Measure JJJ) which implement general plan policies to provide housing opportunities to people at all incomes levels.

2. Amend Chapter 1 of Framework Element at page I-9 to add the following language after the paragraph below “12. Redevelopment Plans”:

13. Development Project Approvals and Consistency

The General Plan Land Use Map and the applicable Community Plan objectives, goals, and policies are the primary point of reference for land use general plan consistency findings if required for a development project by the City Charter, the LAMC, a specific plan or overlay, or State law. To the extent any State or City law authorizes or mandates development rights based on density limitations in a general plan, the density provisions, if any, in the applicable Community Plan shall be used. Nothing in the Framework Element is intended to establish a minimum or maximum density limitation or otherwise mandate any use or development standard for any parcel in the City.

3. Amend Figure 3-1 of the Framework Element to remove the Regional Center at Soto Street and Olympic Boulevard from the Long-Range Land Use Map.
4. Amend Appendix A to the Framework Element to read (underlined words added and ~~struckthrough~~ words deleted):

Amend the description for “Community Center” to read:

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from Low-Rise to Moderate-Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses.

The residential density is ranges from 1 unit per 400 square feet of lot area to being limited by floor area.

Add the following language after the description for “Villages”:

Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form is Low Rise and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 400 square feet of lot area.

Amend the description for “Medium Neighborhood Residential” as follows:

Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is ranges from Very-Low Rise to Low-Rise and buildings are typically oriented toward the street. The residential density of Medium Neighborhood Residential is ranges from 1 unit per 800 square feet to being limited by floor area.

Add the following language after the description for “Medium Neighborhood Residential”:

Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form is Very Low Rise. Supportive institutional uses may also be provided in certain Residential Use Districts. The residential density is 1 unit per 800 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and buildings are typically oriented towards the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form is Very Low Rise. The residential density generally ranges from 2 units per lot to 1 unit per 1,500 square feet of lot area.

Low Residential

Low Residential areas provide single unit housing, typically set away from centers of activity. The building form is Very Low Rise. The minimum size of each lot is 5,000 square feet and residential density is limited to one unit per lot.

Add the following language after the description for “Markets”:

Light Industrial

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form is Very-Low Rise and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Add the following language after the description for “Production”:

Industrial

Industrial areas are centers of industrial activity while serving as a regional jobs base. The building form is Very-Low Rise. Site layout and development in these areas are flexible to accommodate a range of vehicles, equipment, and industries. Uses include office, warehouse, distribution, heavy manufacturing, recycling and waste transfer, utilities, and mining. The Industrial designation does not allow residential uses.

Amend the description for “Public Facilities” as follows:

Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form varies in size and structure, ranging from Very-Low Rise to High-Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, ~~and service systems, and housing.~~ In areas where housing is permitted, the density is limited by floor area. ~~Housing is not typically associated with Public Facilities but may be permitted on a limited basis.~~

Add the following language after the description for “Public Facilities”:

Public Facilities – Freeways

Public Facilities - Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).

- Amend Appendix A of the Framework Element to amend the second paragraph below “Relationship of Framework Element and New Land Use Designations” as follows:

Land Use Designations are introduced in Appendix A to differentiate those areas in the city that have adopted and implemented Chapter 1A of the LAMC and those that have not. These Land Use Designations shall only be for use and reference for properties where zoning districts established in LAMC Chapter 1A are adopted and implemented. This includes the following Community Plan or Specific Plan Areas:

- Downtown Community Plan Area
- Boyle Heights Community Plan Area

The Appendix A A Land Use Designations and LAMC Chapter 1A zoning standards shall be used in updates to community plans consistent with the Framework Element objectives and policies, including those found in Chapter 3. For purposes of Tables 3-3, 3-5, 3-9, and their associated policies, the following Appendix A Land Use Designations shall be consistent with the “Land Use Designations” in those tables. However, the appropriate uses and intensities for the Framework Element Land Use Categories is not limited to the Appendix A Land Use Designations identified in the table below under the “Land Use Designation” column, but shall be determined at the time of a Community Plan update consistent with the Framework Element’s intent to be a guiding document.

- Amend Appendix A of Framework Element to amend the tables following “Zoning Correspondence”:

Amend Table 3-5a to read as follows:

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Community Center	Moderate-Rise, Mid-Rise, Low-Rise*	Commercial-Mixed	FA_4

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

Below Table 3-5a, insert the following:

When using LAMC Chapter 1A, refer to the following Table 3-4a in place of Framework Element Table 3-4.

Table 3-4a Framework Land Use Category: Neighborhood Districts (Implements Policy 3.8.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
<u>Neighborhood Center</u>	<u>Low-Rise</u>	<u>Commercial-Mixed</u>	<u>4, 8</u>

Amend Table 3-3a to read as follows:

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
<u>Medium Neighborhood Residential</u>	<u>Low-Rise*, Very-Low Rise*</u>	<u>Residential-Mixed, Residential</u>	<u>FA, 6, 8</u>
<u>Medium Residential</u>	<u>Very-Low Rise*</u>	<u>Residential</u>	<u>8</u>
<u>Low Neighborhood Residential</u>	<u>Very-Low Rise*</u>	<u>Residential-Mixed</u>	<u>15, 2L</u>
<u>Low Medium Residential</u>	<u>Very-Low Rise*</u>	<u>Residential</u>	<u>15, 2L</u>

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

Below Table 3-3a, insert the following:

When using LAMC Chapter 1A, refer to the following Table 3-2a in place of Framework Element Table 3-2.

Table 3-2a Framework Land Use Category: Single-Family Residential (Implements Policy 3.5.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
<u>Low Residential</u>	<u>Very-Low Rise*</u>	<u>Residential</u>	<u>1L</u>

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

Amend Table 3-9a to read as follows:

<u>Appendix A</u>	<u>Corresponding Form</u>	<u>Corresponding Use</u>	<u>Corresponding</u>
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General Plan Land Use Designation	Districts	Districts	Density Districts
Hybrid Industrial	Mid-Rise, Low-Rise	Industrial Mixed	FA
Markets	Moderate-Rise, Mid-Rise	Industrial Mixed	FA
<u>Light Industrial</u>	<u>Very-Low Rise</u>	<u>Industrial-Mixed, Industrial</u>	<u>FA, N</u>
Production	Mid-Rise*	Industrial	N
<u>Industrial</u>	<u>Very-Low Rise</u>	<u>Industrial</u>	<u>N</u>

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

Amend the following table as follows:

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts
Open Spaces	Very Low-Rise	Agricultural, Open Space	1L, <u>N</u>

Amend the following table as follows:

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Corresponding Use Districts	Corresponding Density Districts	Corresponding Special Districts
Public Facilities	High-Rise, Moderate-Rise, Mid-Rise, Low-Rise, <u>Very-Low Rise</u>	Public	FA	
<u>Public Facilities - Freeways</u>				<u>FWY</u>