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**NOTICE OF AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT  
Boyle Heights Community Plan Update  
City EIR No. ENV-2016-2906-EIR  
CPC -2016-2905-CPU  
State Clearinghouse No. 2016091010**

**TO:** Affected Agencies, Organizations and Other Interested Parties

**DATE:** July 28, 2022

**PROJECT NAME:** Boyle Heights Community Plan Update (Proposed Plan)

**COMMENT REVIEW PERIOD:** July 28, 2022 to September 26, 2022

**PROJECT LOCATION:**

The Boyle Heights Community Plan Area (CPA) is located immediately east of Downtown and the Los Angeles River and rail corridor and flanks the eastern boundary of the City of Los Angeles. Its boundaries are approximately defined by the San Bernardino Freeway/Interstate 10 (10 Freeway) and Marengo Street on the north, the Union Pacific and Santa Fe Railroad tracks on the south, Indiana Street on the east, and the Union Pacific and Santa Fe Railroad tracks and the Los Angeles River on the west. The southern and eastern borders of the CPA align with the city limits of Los Angeles; the City of Vernon is located to the south and the unincorporated community of East Los Angeles is located to the east of the CPA respectively, while the Los Angeles communities of Lincoln Heights and El Sereno are located to the north, and the industrial districts of Downtown are located to the west. The CPA is approximately 6.67 square miles.

**COUNCIL DISTRICT:** 14 (De León)

**PROJECT DESCRIPTION:**

The Proposed Plan includes amending both the text of the Boyle Heights Community Plan and the General Plan Land Use Map of the Boyle Heights Community Plan. The Proposed Plan would also

adopt several zoning ordinances to implement the updates to the Community Plan, including rezoning all parcels in the CPA to regulate specific uses and apply development standards (including height of structures, Floor Area Ratios, site configuration) using the New Zoning Code. Additional zoning ordinances include a Community Plan Implementation Overlay (CPIO) District. The Proposed Plan will accommodate forecasted housing, population, and employment growth in the CPA for the next 20 years. The Proposed Plan directs future growth to already urbanized areas of the CPA. The proposed changes largely follow the current pattern of land use development reflecting City policies to direct growth where it can be supported by existing transportation infrastructure. The Proposed Plan promotes a balance of housing units and jobs near transit where different types of land uses (e.g., commercial and residential) can be provided to reduce the length and number of vehicle trips.

The table below identifies the reasonably anticipated population, housing, and employment of the Proposed Plan and compares this to the 2016 Baseline, Existing Plan, and Southern California Association of Governments (SCAG) 2040 projections.

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**2040 REASONABLY ANTICIPATED DEVELOPMENT OF THE BOYLE HEIGHTS  
COMMUNITY PLAN**

	<b>2016 Baseline/a/</b>	<b>Existing Plan Reasonably Anticipated Development/b/</b>	<b>Proposed Plan Reasonably Anticipated Development/b/</b>	<b>SCAG 2040 Growth Forecast/c/</b>
Housing	22,000	28,000	33,000	27,000
Population	86,000	98,000	115,000	93,000
Employment	26,000	32,000	39,000	35,000

*/a/ 2016 Baseline – SCAG 2016-2020 RTP/SCS  
/b/ LADCP - 2018  
/c/ SCAG 2016-2020 RTP/SCS  
Note: Numbers are rounded to the nearest thousand.*

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Project Objectives:

The primary objectives of the Proposed Plan are to:

- Accommodate projected population, housing, and employment growth and focus growth into Framework identified centers and corridors located near transit, through a diverse housing

typologies and income levels to discourage the displacement of existing residents and communities;

- Reduce greenhouse gas emissions and promote enhanced multi-modal transportation opportunities for bicyclists, pedestrians and transit users. Reduce vehicle miles traveled to meet the requirements of Senate Bill 375, Senate Bill 743, and California Assembly Bill 32;
- Maintain existing affordable housing units and promote the creation of more affordable housing units for residents with incomes below the Area Median Income (AMI);
- Strengthen vibrant mixed-use areas near transit that encourage a strong jobs/housing balance and support increased ridership, and walkability; and
- Preserve community character and neighborhood identity by strengthening and maintaining traditional character of notable residential and commercial neighborhoods and preserving stable low density neighborhoods.
- Promote a mix of compatible land uses that foster sustainability, equity, and healthy living.
- Support sustainable urban design strategies that positively contribute to an urban tree canopy across the entire plan area, and supports publicly accessible open space as the area evolves.

**Elements of the Proposed Plan to implement these objectives include the following:**

- Amendments to the General Plan, consisting of the Boyle Heights Community Plan text and land use maps (including changes to the footnotes and map symbols);
- Code amendments to the LAMC to include relevant portions of the New Zoning Code (Municipal Code Chapter 1A) to implement the Boyle Heights Community Plan;
- Amendment of the Zoning Map to rezone the Boyle Heights CPA with zone classifications from the New Zoning Code;
- Adoption of the Boyle Heights Community Plan Implementation Overlay (Boyle Heights CPIO) District;
- Minor amendments to the Clean Up/Green Up (CUGU) Overlay and the Los Angeles River Improvement Overlay (RIO) to address consistency with the New Zoning Code;
- Amendments to the Adelante-Eastside Redevelopment Plan to clarify its relationship to the Boyle Heights Community Plan and its implementing provisions and ordinances;
- Amendments to the General Plan Framework, Circulation Map, Mobility Plan and other Citywide General Plan Elements, and ordinances, as necessary;
- Amendments to all other relevant ordinances and actions as necessary to ensure consistency of regulations and implementation of the Community Plan amendments.

## ANTICIPATED SIGNIFICANT IMPACTS

Based on the analysis in the DEIR, the Proposed Plan would result in significant impacts (project and cumulative) in the following categories:

- Air Quality (**construction NOx, operational VOC, sensitive receptors**)
- Cultural Resources (**historical resources**, archeological resources)
- Geology and Soils (paleontological resources)
- Hazards and Hazardous Materials (transport, use or disposal; upset and accident conditions; hazardous materials within one-quarter mile of a school; be located on a hazardous materials site)
- Noise (**temporary noise increases during construction, construction vibration**)
- Recreation (**deterioration of neighborhood parks**)
- Transportation and Traffic (**off ramp queuing on State highway facilities**)
- Tribal Cultural Resources (adverse change in a tribal cultural resources)

Many of these impacts can be reduced to less than significant levels with the incorporation of mitigation measures identified in the DEIR. However, those impacts listed in **bold** were found to be significant and unavoidable even with mitigation incorporated or because no feasible mitigation was identified.

Government Code Section 65962.5 Notice: The Project area includes sites listed under Government Code Section 65952.5. These are described in Section 4.8 of the Draft EIR, Hazards, Existing Setting.

**COMMENT PERIOD:      START DATE AND TIME: July 28, 2022, at 9:00 A.M.**

**END DATE AND TIME: September 26, 2022, at 5:00 P.M.**

The Draft EIR and all documents referenced in the EIR are available for public review and a 60-day comment period. At this time, there are no scheduled public hearings on the Proposed Plan. Future hearings by the City Planning Commission and the City Council will be held before the Proposed Plan can be approved.

## DOCUMENT AVAILABILITY

If you wish to review a copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles Department of City Planning at 200 N. Spring Street Room 667, Los Angeles. Appointments must be made in advance by emailing [boyleheightsplan@lacity.org](mailto:boyleheightsplan@lacity.org) or calling (213) 978-1304.

Copies are also available at the following library branches:

- 1) Los Angeles Central Library, 630 West 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) Robert Louis Stevenson Branch Library, 803 Spence Street, Los Angeles, CA 90023
- 3) Malabar Branch Library, 2801 Wabash Avenue, Los Angeles, CA 90033

For an electronic copy, the Draft EIR can be downloaded or reviewed at the Department of City Planning's website at: <https://planning.lacity.org/development-services/eir>.

The DEIR is available on the City of Los Angeles website at:

**Project Website:** <https://planning.lacity.org/plans-policies/community-plan-update/boyle-heights-community-plan-update>

**Sitio Web del Proyecto:** <https://planning.lacity.org/plans-policies/community-plan-update/boyle-heights-community-plan-update-es>

## **SUBMITTAL OF WRITTEN COMMENTS**

If you wish to submit comments on the Draft EIR, please submit written comments (including a name, telephone number, and contact information and the following file number ENV-2016-2906-EIR) during the Comment Period, July 28, 2022, to September 26, 2022, via mail or e-mail to the following addresses:

**Mail:**

City of Los Angeles Department of City Planning  
ATTN: Ernesto Gonzalez  
Case Numbers: CPC-2016-2905-CPU and ENV-2016-2906-EIR  
200 N. Spring Street, Room 667  
Los Angeles, CA 90012

**E-mail:** [boyleheightsplan@lacity.org](mailto:boyleheightsplan@lacity.org)

Comments that are sent to the City before or after the Comment Period provided above or that fail to comply with the above instructions for the manner or submission of comments may not be included in the Final EIR and receive a response to comments under CEQA Guidelines Section 15088.