Boyle Heights Setting

Approximate Population: 85,000
Plan Area: Approx. 6 square miles
Location: Directly East of DTLA
LA River forms western border
Freeways bisect neighborhoods
Character: Commercial Corridors
Multi-family Neighborhoods
Industrial Districts
Issues/Opportunities: Housing Affordability
Displacement
Transit Oriented Development
Industrial Pollution
LA River Revitalization
Neighborhood Character
Boyle Heights Outreach

2006-2009
2013
2014
2015
2016

DRAFT
What does the Boyle Heights Community Plan propose to do?

- Promote Vibrant Mixed-Use Corridors
- Foster Thriving Transit Nodes
- Improve Compatibility between Industrial Uses, Neighborhoods, and the Los Angeles River
- Conserve Neighborhood Character
- Preserve Industrial Land for Jobs and Innovation
Residential Neighborhoods

Theme: **Complete Neighborhoods**
- Neighborhoods with a complete range of services and amenities to satisfy residents’ needs

Re:Code Zoning Tools:
- Limited use standards in neighborhoods to allow for corner shops or childcare with specified conditions
- Ability to regulate size of commercial tenant space

Theme: **Conserving Neighborhood Character**
- Architectural compatibility – appropriate building form, scale and orientation
- Front yard character – secure yet social – contribute to the social life of neighborhoods
- Conservation of Traditional Neighborhoods and Resources

<table>
<thead>
<tr>
<th>Draft Zoning District</th>
<th>Zone Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>General-Scale Neighborhood 1</td>
<td>GSN</td>
</tr>
<tr>
<td>General-Scale Neighborhood 2</td>
<td>MSN</td>
</tr>
<tr>
<td>Low-Scale Neighborhood</td>
<td>LSN</td>
</tr>
<tr>
<td>Hillside-Scale</td>
<td>HSS</td>
</tr>
<tr>
<td>Historic-Scale Neighborhood</td>
<td>HSN</td>
</tr>
</tbody>
</table>
Draft Conservation District

Conservation of Traditional Neighborhoods and Resources

Additional Metrics for Conservation District:
- Maximum Lot Width
- Minimum Lot Depth
- Maximum Lot Depth
- Separation between two habitable structures on the same lot
- Ground to floor build-to-range

Additional Design Requirements for Eligible Planning and Historic Districts*:
- Roof pitch requirements
- Required Frontage Elements
- Porch Standards
- Building Material

*Planning and Historic Districts as identified in the Survey LA Boyle Heights Results
**Industrial Districts**

**Theme: Land Use Compatibility**
- Forms and uses that provide a buffer between industry and neighborhoods
- Incorporate standards from the “Clean Up Green Up” Ordinance ([ZI-2458](#))

**Re:Code Zoning Tools:**
- Adjacency standards limiting scale
- Active frontages
- Tailored use districts that prohibit hazardous uses:
  - electroplating,
  - battery rebuilding
  - automotive painting
  - Asbestos products manufacturing
  - Babbitt metal manufacturing

<table>
<thead>
<tr>
<th>Draft Zoning District</th>
<th>Zone Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>River District Scale 1</td>
<td>RDS 2</td>
</tr>
<tr>
<td>River District Scale 2</td>
<td>RDS 1</td>
</tr>
<tr>
<td>Production Scale 3 (Heavy Industrial)</td>
<td>PS3</td>
</tr>
<tr>
<td>Production Scale 2 (Light Industrial)</td>
<td>PS2</td>
</tr>
<tr>
<td>Production Scale 1 (Limited Industrial)</td>
<td>PS1</td>
</tr>
</tbody>
</table>
Theme: Riverside Access and Activation
• Projects are required to dedicate a min. percentage of lot area for Outdoor Amenity Space
• Provided in the form of:
  • Courtyard
  • Plaza
  • Park
  • Paseo

• Projects are required to include frontages along the Riverside.

• Required building breaks to allow views and access to the Riverside. Activation of building breaks with paseo or active alleyway.

• Incorporate Design Guidelines of the River Improvement Overlay (ZI-2358)
Community Corridors

Theme: Vibrant Community Corridors

Re:Code Zoning Tools:
- Frontage requirements
- Build-to-ranges
- Parking setbacks
- Street facing façade length (full building breaks)
- Outdoor amenity space
- Active alleys and arcades
- Maximum tenant space sizes
- Upper story stepbacks/adjacency standards

<table>
<thead>
<tr>
<th>Draft Zoning District</th>
<th>Zone Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mid-Rise 1 (Regional Center)</td>
<td>MR1</td>
</tr>
<tr>
<td>Transit Node 1 (Level 1 Node)</td>
<td>TN1</td>
</tr>
<tr>
<td>Transit Node 2 (Level 2 Node)</td>
<td>TN2</td>
</tr>
<tr>
<td>Community Corridor 1 (Level 1 Corridor)</td>
<td>CC1</td>
</tr>
<tr>
<td>Community Corridor 2 (Level 2 Corridor)</td>
<td>CC2</td>
</tr>
<tr>
<td>Neighborhood Corridor 1 (Brooklyn Corridor)</td>
<td>NC1</td>
</tr>
<tr>
<td>Neighborhood Corridor 2</td>
<td>NC2</td>
</tr>
</tbody>
</table>
Historic Brooklyn Corridor

HCM-590
**Draft Brooklyn Corridor Character Standards**

### Additional Design Standards

Measurable standards for additional architectural or urban design elements beyond those regulated in the form district. Based on existing character-defining development.

<table>
<thead>
<tr>
<th>Facade Articulation</th>
<th>Vertical Expression</th>
</tr>
</thead>
<tbody>
<tr>
<td>nidural</td>
<td>Require vertical change at 25-foot intervals (create traditional bay width)</td>
</tr>
<tr>
<td></td>
<td>Wall surface change or molding</td>
</tr>
<tr>
<td></td>
<td>Material change for full building height</td>
</tr>
<tr>
<td></td>
<td>Decorative band</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Horizontal Expression</th>
<th>Require horizontal change at the 2nd story</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cornice, molding</td>
</tr>
<tr>
<td></td>
<td>Change in materials</td>
</tr>
<tr>
<td></td>
<td>Change in color</td>
</tr>
<tr>
<td></td>
<td>Decorative band</td>
</tr>
<tr>
<td></td>
<td>Flush or band</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facade Height</th>
<th>Vary facade height to emphasize traditional bay width</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Example: Staircase Expression above)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entrance</th>
<th>Require the following entry:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>recessed entry</td>
</tr>
<tr>
<td></td>
<td>change in cornice line</td>
</tr>
<tr>
<td></td>
<td>Architectural detail above entry</td>
</tr>
<tr>
<td></td>
<td>Change in awning form above entry</td>
</tr>
<tr>
<td></td>
<td>Distinctive wall opening (such as an arch)</td>
</tr>
</tbody>
</table>

| Fenestration            | Inset all upper-story windows |

<table>
<thead>
<tr>
<th>Building Materials</th>
<th>Limit the palette of primary building materials</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum 70% of street-facing wall surface (excluding glass)</td>
</tr>
<tr>
<td></td>
<td>Genuine stucco</td>
</tr>
<tr>
<td></td>
<td>Brick</td>
</tr>
</tbody>
</table>
Chapter 3 – Land Use & Urban Form

3.1 Introduction – Overarching Vision

3.2 Diverse Housing Opportunities
3.3 Complete and Connected Neighborhoods
3.4 Conserving Neighborhood Character

Community Corridors
3.5 Vibrant Community Corridors
3.6 Mixed-Use Development Standards
3.7 Community Enhancement Opportunity Areas

Industrial Districts
3.8 Land for Industry, Innovation, and Jobs
3.9 Land Use Compatibility and Environmental Standards
3.10 Riverside Access and Awareness
Next Steps

Working with re:Code to:

• Finalize Use Districts

• Finalize and model metrics for Conservation Districts

• Create a process and procedure for Conservation District review without a discretionary approval

• Update to the Boyle Heights Neighborhood Council on re:Code Progress
Environmental & Public Review Process

**Fall Late 2016**
- Prepare Draft EIR
- Information Made Available online

**Early 2017**
- Draft EIR Released
- 45-day Public Comment Period

**Mid 2017**
- Prepare Responses to Comments / Final EIR
- Open House / Public Hearing

**Mid 2017**

**2018**
- City Planning Commission (CPC) Hearing
- Council Hearings
Questions? Contact us!

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Check out our new website and follow us on Facebook!

www.bhplan.org

www.facebook.com/boyleheightsupdate

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