



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

November 29, 2016

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

RE: Boyle Heights Community Plan Update ADDENDUM – City of Los Angeles – Notice of Preparation of a Draft Environmental Impact Report – CPC-2016-2905-CPU and ENV-2016-2906-EIR

Dear Ms. Urita-Lopez:

On October 5, 2016, the Los Angeles County Metropolitan Transportation Authority (Metro) sent the City of Los Angeles Department of Planning a response to the Notice of Preparation of a Draft Environmental Impact Report on the Boyle Heights Community Plan Update. This letter is an addendum to Metro's original letter response.

Project Description:

The proposed project is the update of the Boyle Heights Community Plan and the adoption of necessary updates to land use, zoning, plan text, and other ordinances to implement those updates. The Proposed Plan promotes a balance of housing units and jobs near transit where different types of land uses can be provided to reduce the length and number of vehicle trips. The Proposed Plan's policies complement the proposed zoning and land use designations; and they are geared towards the preservation of historic, low-density multi-family housing, the promotion of the Los Angeles River as a community amenity, the preservation of employment generating land uses, and the preservation and strengthening of commercial areas and neighborhood serving uses. Policies included in the Proposed Plan would also encourage the following goals: 1) protect historic structures; 2) preserve neighborhood character; 3) encourage well designed, quality development projects that complement and enhance the existing neighborhood character of the community; and 4) preserve the Boyle Heights mixed-density urban environment.

Addendum:

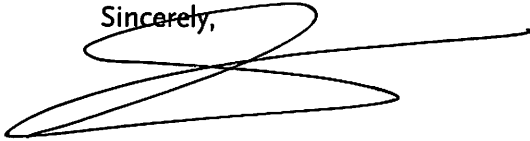
In an original letter response dated October 5, 2016, Metro included a *Land Use Recommendations* section regarding the Metro-owned properties immediately adjacent to Mariachi Plaza at the intersection of Pennsylvania Avenue and Bailey Street (attachment). Through an extensive community outreach process in 2016, the Boyle Heights community expressed a clear desire for affordable housing, locally-serving commercial uses, and additional open space to accommodate a street vendor hub at the Mariachi Plaza site.

In order to achieve these community goals for the Mariachi Plaza site and to promote a balance of housing and jobs near transit, Metro originally recommended rezoning the properties from the current zoning of RD 1.5 to R3-1. However, upon further evaluation of the existing land uses at Mariachi Plaza, Metro would like to amend this and instead recommend that the properties be rezoned as RAS-3 or a similar zone that supports mixed-use development. An RAS-3 zone accommodates the community's vision for both more affordable housing opportunities and locally-serving commercial uses, and supports Metro's goal of creating and enhancing Transit Oriented Communities.

If you have any questions regarding this response, please contact Elizabeth Carvajal at 213-922-3084 or by email at DevReview@metro.net. **Metro looks forward to reviewing the Draft EIR. Please send it to the following address:**

**Metro Development Review
One Gateway Plaza MS 99-23-4
Los Angeles, CA 90012-2952**

Sincerely,

A handwritten signature in black ink, appearing to be 'Elizabeth Carvajal', written over a horizontal line.

Elizabeth Carvajal
Sr. Manager, Transportation Planning

Attachments: Metro-Owned Property Maps: Mariachi Plaza