

Downtown Core Breakout Sessions:

- What income standards are used for low-income housing; what affordability level is targeted?
- Industrial vs. retail wages were discussed, where did the figures come from and where are L.A.'s industrial jobs going to go in the future?

Southeast Los Angeles Breakout Sessions:

- Does the affordable housing component carry through all areas of recommended up-zoning? Some areas recommended for change do not include affordable housing language, was this an oversight, or will only some areas include affordable housing?
- How were zones in Southeast Los Angeles changing to residential, but in Downtown you're saying keep areas industrial even though the mix of uses appears to be similar in both areas?
- What methodology was used for the recommendations; what was the rationale for the thought process? We hear recommendations but don't know how they were developed.
- Affordability components should be added to all areas that are up-zoned.
- Past practice was to move residential uses downtown and the Planning Department encouraged this practice, but now you're going to change that?
- (Councilman Huizar's Office): the Councilman will put forth a motion to extend the public comment period for at least another month and to add another public meeting.
- Are you now going to be rezoning entire areas instead of doing things on a case-by-case basis?
- What is the timeframe for the community plan update?
- The purpose of the plan and planning in general is for the public good. Why add special interests to the process, such as affordable housing groups? Affordable housing is not in the public interest.
- What do you mean by "special conditions" along Central Avenue?
- Some industrial zones limit FAR. Will FAR limits be removed so businesses can expand to add new, larger machinery?
- Will all of this information be put on your website? Will it be on CRA's website also?
- Will changes take advantage of established Enterprise and Empowerment Zones?
- Areas appropriate for industrial vs. residential are talked about. What about live/work in Downtown and Southeast Los Angeles?
- The Alameda Corridor abuts the City of Vernon, will you do joint planning to take advantage of mutual interests?
- Is City Hall listening to the recommendations coming out of this study?

- How is the CD9 RFP affected by this process?
- Can we build up, with higher densities, like Asian cities? Can we be three-dimensional instead of two-dimensional like we are now?
- Can we get affordable, or workforce housing?
- Can we "layer" uses, such as commercial/industrial/retail topped by residential?
- If a proposal is brought now for a project, what timeframe are we talking about for approval?
- The fear is losing industrial land to residential. Is anyone looking at what the industrial uses are and what will be happening in the future with respect to the industrial sector?
- Manufacturing is going towards warehousing, what will happen in the future, are we preparing for change?
- Allowing wholesale activities in industrial areas saves jobs. We should keep allowing this, like in the Fashion District. Vernon taxes wholesale in industrial areas and is losing businesses because of it. Los Angeles should keep things as they are with respect to wholesale operations.
- Wholesale/retail/commercial in industrial areas should be allowed and the market will dictate where change should take place.
- We should decide what types of jobs we want. We had good-paying manufacturing jobs in the past, but now we have low-end jobs, such as service jobs. We want higher-end manufacturing jobs back.
- Staff has not recognized joint live/work enough. If a building is functionally obsolete, it should be allowed to go to live/work. Not "yuppie residential," but actual live work. This should apply everywhere.
- Has there been a discussion to strengthen the live/work ordinance?
(Related to Artist District)
- In the Artist District you talk about keeping the scale. Are you talking only about low rise, low density? **(Related to Artist District)**
- What consideration has been given to industrial live/work, or changes in zoning with respect to introducing children into industrial areas? Also, what about schools and the need for schools in new residential areas?
- What is happening with industrial properties south of Slauson Ave.? Will this process affect other areas not studied yet?
- Conceptually, how do you envision filling areas with thriving businesses? What is the economic development plan?

Alameda/ Chinatown/Boyle Heights Break-out Sessions

- [D] in existing M zones; this limits FAR, but we need more FAR - according to the Community Plan Update.
- What Public Benefits would be required in Alameda 2?

- Is the Chinatown map inclusive?
- What is the process?
- The park is isolated. How will it be connected to the community?
- Aren't higher property values a public benefit?
- Alameda 6th Street boundary – should be 7th; that is the Artist District boundary.
- Protecting the river and industrial doesn't make sense.
- Shouldn't recommendations allow commercial in all industrial areas?
- Are we downsizing to light industrial?
- Alameda 5 should be part of the Artist District.
- What is the process for individual application in the interim?
- Need for more meetings and public comments.
- How do you set a time-frame? – Need to guarantee overtime (*more time for input*)
- What are the City's Priorities? – Is it to preserve industrial for the sake of it?
- Shouldn't projects be considered based on jobs provided?
- How did you determine residential and industrial are incompatible?
- Do you have cost-estimate data on improving the infrastructure?
- Do you know where the workers live and spend their money?
- Consider those who will lose their jobs.
- It is good to increase jobs and infrastructure, but you should allow upper floor live/work uses.
- The ratio of jobs per acre is a concern.
- Keeping area as-is, conversion causes homelessness to move (*homeless population to migrate elsewhere*). We need educational improvements.
- Industries have a goods-movement problem and if the City does not help them, they cannot survive.
- Artist district doesn't end at drawn 6th boundary; it goes further south.
- Recently Artist District BID all the way to 7th was established.
- What is the community plan process?
- This approach is isolated; it needs a larger context.

Closing Public Comment Period

- Current proposals miss the opportunity to create new land use policy. The City should look at ground floor commercial/industrial/retail with live/work above. The City should look at the "Big Picture" – the City as a whole, not small zones. We can get more job density that way.
- Did your job counts really count live/work people? You should do a live/work analysis to capture these jobs.
- What is the process for m-zoned owners to use their properties as live/work in the interim, before the recommendations are final?

- Initial adaptive reuse didn't specify use on different floors, such as commercial on the ground, residential above. Can you focus more on ground floor uses and allow other uses above?
- In the Artist District, since it is already vibrant on its own, why do you need to "study" the area and be careful there? Case-by-case approval of projects was working, why change?
- We should look towards the future with respect to infrastructure, both for housing and industrial uses.
- Recommendations are being put forth to be reacted to instead of the public being a part of the process from the start. The public should have been consulted with earlier.
- A recent community planning meeting at Sciarc (Southern California Institute of Architecture) was more of a community-driven process. Are those recommendations from that meeting in the current recommendations?
- How do you address the boundary issues, specifically in the Artist District?
- CRA and the Planning Department toured the Artist District and saw nodes of artist activity at 7th Street. Why are you keeping the line at 6th Street when it is obvious that entrepreneurs have invested more south?
- With any changes, how will CEQA compliance be taken into account?
- The Little Tokyo Community Council would like a presentation. How will you provide notification for future meetings?
- In Alameda there is a separation in areas 3 and 5. Why?
- You should check the number of jobs per acre in the Artist District. Live/work produces jobs. Switching zoning doesn't necessarily remove jobs. Sometimes live/work creates more jobs than was there previously.