

July 20, 2006

The following public comments were made at the July 20, 2006 Workshop.

Representative, Central City Association

- City policies have caused loss of industrial land-- gross recessive tax, housing crisis, and school crisis are driving business away
- Moratorium is disrupting development
- Concerned about jobs, but also housing and protecting neighborhoods from industrial
- Instead of tagging everything industrial, let's examine what's happened:
 - Pure industrial downtown, with rail, ports—protect these, not the Westside
 - Mixed-use—allow many uses (Westside)
 - All housing—where there is incursion (parts of the Westside)
 - Community believes industrial-only will not work

Representative, L.A. Business Council, representing Westside

- Lack of analysis of current industrial uses, which inefficiently use land and prevent a solution to the housing crisis; suggested waiting to study conflicts with City policy to support transit (TOD) on Sepulveda, Olympic, Bundy.
- There is a need for Microsoft –style jobs
- Industrial land is some of the cheapest for affordable housing; we need a mix, and an end to the moratorium.

Representative, Manat Tennessee Lofts

- Understand jobs are important, but these are small parcels, incapable of producing jobs.
- Sub area 2 is office/commercial and not viable for industrial.
- C2 zone allows auto body and public storage, which is the only use that is coming, and does not produce jobs. Originally, this was an M2 zone because of the freight line, but no longer.
- Now this will be transit and that should go to mixed-use dense areas.
- This is not an appropriate industrial area, as is evident in the existing parcelization and fragmentation of development.
- The Westside economy is an incubator for professionals; we don't need industrial.
- Offices create more traffic than housing; housing would bring people close to jobs and transit.

Developer, 20 years experience building in CD11

- Concern about considering policy for what West L.A. needs—activity, pedestrian uses, not traffic.
- 20 years from now this will all be office, so let's plan for that use.

23 year resident across from industrial Westside residents association

- Community supported public storage facilities because offices bring traffic.

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- Not sure if mixed-use will work. Preferable to keep offices out and do industry. Otherwise, prefer housing.

Representative, Colby/Federal/Olympic business owner since 1967

- Mixing with industrial is problematic. People complain about dogs, auto repair hours, noise, trucks, smells, garbage.
- Traffic congestion already a problem at Tennessee. Mixed-use is not the solution.
- Their tenants have office and warehouse and are considering moving due to cost, traffic.
- Although lots are small, there are often 50 employees working on a small lot.
- Workers make a valuable contribution to the city.
- Community needs good jobs, not \$8 an hour retail jobs.

Representative, City's Industrial Development Authority

- Entertainment industry is successful and pays good wages, can use small spaces and need industrially-zoned land.
- Most industry is evolving as high quality
- We don't have the old industry, but we still need industrial zones for new industrial.

Community member

- We need a vision for new, clean industry—let's incentivize.
- Developers need to know the rules and then they will comply.
- Community needs cohesiveness: walkability, transit, mix of uses-- not pockets of uses.

CD 11

- Look to the future and blend uses.
- Consider proposed expo line, which has a station at Corinth and Pico.
- SA2 needs TOD, where mixed use makes sense. We need to facilitate transit use.

Community member

- We have enough commuters, do not need more offices.
- Community needs a park.

Commercial/Industrial Developer

- These buildings are job-creation buildings and employment is a necessity.
- Overnight veterinarians and creative offices need M zones.
- Mix of residential and industrial does not work.
- With the current trend, we will lose all industrial land--Glencoe lost all of these.

Representative, Century Housing

- All housing is affordable to someone; we need more housing.
- Commercial uses, not housing, are consuming industrial land—they outbid.
- Westside has more jobs than housing.
- This is social engineering, and we need housing on the Westside.