

**APPENDIX 3:**  
**Impacts of Senate Bill (SB) 79 on Industrial Areas of Los Angeles**

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CPC-2026-1798-MS, CPC-2026-1797-CA

For consideration by City Planning Commission

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## **APPENDIX 3: IMPACTS OF SENATE BILL (SB) 79 ON INDUSTRIAL AREAS OF LOS ANGELES**

### I. Introduction

This appendix provides a summary and analysis of Senate Bill (SB) 79's potential impacts to industrial areas of Los Angeles within or near Transit Oriented Development (TOD) zones<sup>1</sup> as well as an overview of industrial areas that are eligible for exemption due to meeting the criteria for "industrial employment hubs". SB 79 (Government Code Section (GCS) 65912.155-162) intends to facilitate housing near transit and enables TOD housing developments on "any site zoned for residential, mixed, or commercial uses" that are located within a quarter mile or half mile of an eligible TOD stop. The bill does not explicitly prohibit eligibility in industrial zones, but cities may permanently exempt by ordinance sites meeting the criteria for industrial employment hubs (GSC 65912.160(e)(2)).

### II. Analysis

#### *Industrial Land in Los Angeles*

The Framework Element and Community Plans establish the City's goal to preserve industrial land for industrial uses, to attract new industries, and to address conflicts associated with allowing residential adjacent to industrial uses. Policy 3.14.4 of the Framework Element, which guides the City's long term growth and informs the City's Community Plans and zoning ordinances, expresses this policy intent and states "Limit the introduction of new commercial and other non-industrial uses in existing commercial manufacturing zones to uses which support the primary industrial function of the location in which they are located." Across Community Plans that comprise the City's Land Use Element that apply to areas with higher concentrations of industrial zoned sites, policy goals cite the intention to protect industrial land for the purpose of maintaining industrial uses, preserving industrial jobs, and promoting economic viability.<sup>2,3,4</sup>

The role of industrial land as an employment generating use and the importance of retaining and encouraging industrial economic activity was also highlighted by the Industrial Land Use Policy (ILUP) project<sup>5</sup> conducted by the Department. The ILUP assessed industrial land use and related policies in the City, highlighted the importance of industrial land to the local economy, and made recommendations related to retaining and encouraging industrial uses. In particular,

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<sup>1</sup> TOD zone refers to the half-mile radius of eligible sites around an eligible TOD stop.

<sup>2</sup> Downtown Community Plan Policy LU 48.1: Prioritize space for jobs by preserving existing industrial functions, allowing production sectors to cluster, and facilitating goods movement with access to freeways and transportation corridors.

<sup>3</sup> Southeast Los Angeles Community Plan Goal LU 14: Sufficient land is conserved for a variety of industrial uses with maximum employment opportunities.

<sup>4</sup> Van Nuys-North Sherman Oaks Community Plan Goal 3: Sufficient land for a variety of industrial uses with maximum employment opportunities for the community's workforce which are safe for the environment and which have minimal adverse impact on adjacent residential uses.

<sup>5</sup> [https://planning.lacity.gov/code\\_studies/landuseproj/Industrial\\_Files/Attachment%20B.pdf](https://planning.lacity.gov/code_studies/landuseproj/Industrial_Files/Attachment%20B.pdf)

the ILUP report highlights the strategic importance of downtown as a central point of connectivity for goods movement from the Ports of Long Beach and Los Angeles and designates areas of downtown as Employment Protection Districts<sup>6</sup>, where industrial zoning should be maintained.

The Community Plans also address the allowance of complementary uses and new, emerging technology in industrial zones as a way to adapt to changing industrial land use needs. At the same time, these plans acknowledge the incompatibility of residential and industrial uses and call to limit the negative impacts of industrial uses on adjacent residential uses through land use policy. Though impacts of this incompatibility result from existing industrial uses, negative health impacts may also persist in residential areas within close proximity to sites formerly occupied with industrial uses. Reporting<sup>7</sup> on a recent study conducted on and around a former battery plant in southeast Los Angeles County found that despite remediation efforts, many homes still had high lead levels exceeding safety thresholds recommended by the California Environmental Protection Agency. More recent General Plan documents, including the draft Health and Environmental Justice Element, proposed updated Boyle Heights Community Plan, and adopted Southeast Los Angeles Community Plan, address the history of environmental justice in communities and the resulting impacts of the long-standing conflict between residential and industrial uses through policies intended to minimize future harm.<sup>8,9,10</sup> One such example of this is the Southeast Los Angeles Community Plan Implementation Overlay industrial subareas, which were developed to protect residential and other sensitive uses and in certain areas, adjacent to residential, place limitations on allowed uses and require additional development standards.

### *SB 79 Applicability to Industrial Areas in Los Angeles*

As mentioned, SB 79 does not explicitly exclude industrial zones from eligibility and instead stipulates that SB 79 may apply on any site zoned for residential, mixed use, or commercial uses (GCS 65912.157(a)). The City's industrial zones permit commercial uses either primarily or as ancillary accompanying uses. As such, the Department has sought guidance from the California Department of Housing and Community Development (HCD) as to whether industrial sites which permit commercial uses are eligible for SB 79 incentives. As the city may be unable

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<sup>6</sup> [https://planning.lacity.gov/odocument/7428f2e2-b9cb-41dd-94a3-a199fba77b97/downtown\\_results.pdf](https://planning.lacity.gov/odocument/7428f2e2-b9cb-41dd-94a3-a199fba77b97/downtown_results.pdf), [https://planning.lacity.gov/odocument/5b6e7294-516e-4559-903b-e78cd98eee78/alameda\\_results.pdf](https://planning.lacity.gov/odocument/5b6e7294-516e-4559-903b-e78cd98eee78/alameda_results.pdf), <https://planning.lacity.gov/odocument/5549a8cb-1391-4a15-8d55-33912ef99cca/southeastla.pdf>,

<sup>7</sup> <https://laist.com/news/climate-environment/la-county-exide-cleanup-lead-uc-irvine-study>

<sup>8</sup> Draft Health and Environmental Justice Element Policy 3.3.4 Land Use Conflicts: Reduce or limit conflicts between heavy commercial, industrial uses and other potentially noxious uses or activities, and sensitive receptors and uses by requiring compliance with environmental protection measures that focus on preventing adverse impacts or significant health and safety risks.

<sup>9</sup> Boyle Heights Community Plan LU Goal 23: Industrial land uses are sited and designed in a manner that prioritizes the health and safety of local residents.

<sup>10</sup> Southeast Los Angeles Community Plan Policy LU16.4 Minimize Incompatibilities. Minimize residential-industrial land use incompatibilities and prohibit noxious industrial uses adjacent to residential.

to prohibit SB 79 broadly across industrial zoned sites, establishing the industrial employment hub exemption areas is essential for health and job growth goals.

*Industrial Employment Hubs*

SB 79 allows cities to permanently exempt “industrial employment hubs” (GSC 65912.160(e)(2)) from eligibility through the adoption of an ordinance. Table 1 below provides a breakdown of the criteria industrial employment hubs must meet and describes the City’s methods to assess compliance with each. The analysis conducted is based on mapping analysis of the City’s industrial land as well as policy analysis of the City’s General Plan elements which speak to the intent and regulation of industrial land.

**Table 1. Industrial Employment Hub Requirements per GCS 65912.160(e)(2)**

<b>Requirement</b>	<b>Description</b>	<b>Methodology</b>
“A local government with at least 15 transit-oriented development stops designates the area as an industrial employment hub.”	Cities must have at least 15 TOD stops to designate areas as industrial employment hubs.	Conducted mapping to identify 145 TOD stops within the City.
“An industrial employment hub shall be a contiguous area of at least 250 acres designated in the jurisdiction’s general plan on or before January 1, 2025, as an employment lands area;”	Hubs must be a contiguous area of at least 250 acres of employment related land-uses..	Conducted mapping analysis to assess contiguity and reviewed Framework and Land Use Elements as well as the Industrial Land Use Policy.  Includes Industrial, and in limited instances, Commercial land uses intended for industrial employment growth.
“The parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121;”	Hubs must be primarily dedicated to industrial uses as defined by GCS 65912.121(f)(3) which defines “dedicated to industrial use” to mean any of the following:  (1) the square footage is currently being used as an industrial use,  (2) the most recently permitted use of the square footage is an industrial use, and the site has been occupied within the last	Assessed zoning and land uses within areas identified as contiguous, including sites across a right-of-way and the LA River. Existing uses verified on some sites.

	<p>three years, or</p> <p>(3) the sites was designated for industrial use in the latest version of a local government’s general plan adopted before January 1, 2022, and residential uses are not principally permitted on the site.</p>	
<p>“...Housing shall not be a permitted use on any of the sites so excluded.”</p>	<p>Hubs cannot include sites which permit housing per the underlying zoning.</p>	<p>Assessed industrial zoning within areas to identify permitted uses, including residential</p>

The bill requires industrial hubs to be designated as “employment lands areas”, and in order to determine how the City’s industrial land is aligned with this designation, the Framework Element<sup>11</sup> was reviewed for applicable goals and policies. The Framework Element provides policy direction to guide land use citywide and across General Plan Elements, including the Land Use Element which is made up of 35 Community Plans. The Community Plans then assign specific locations land use designations and corresponding zones tailored to the community plan area. In analyzing the Framework Element, the employment producing nature of the City’s industrial land is repeatedly stated. The Framework Element establishes various land use categories, including industrial districts which are designated by the Community Plans for the purpose of “[supporting] economic development and jobs generation” (page 3). The Framework Element goes on to define industrial land uses as intending to “preserve industrial lands for the retention and expansion of existing and attraction of new industrial uses that provide job opportunities for the City’s residents” (page 3-32). This definition is further supported by Goal 3J that states “Industrial growth that provides job opportunities for the City’s residents and maintains the City’s fiscal viability,” and Objective 3.14 to “provide land and supporting services for the retention of existing and attraction of new industries.” These goals and objectives of the Framework Element acknowledge the role of industrial land in maintaining existing industrial uses and jobs, but also emphasize the use of this land for the expansion of new industries and job growth. The Framework Element underscores industrial land use as a valuable source of employment opportunities which are to be supported and grown when possible, and as such, it can be determined that industrial land within the City meets the criteria of employment lands areas.

Industrial employment hubs must also be primarily dedicated to industrial use as defined in GCS 65912.121(f)(3). Mapping analysis was based on zoning and General Plan Land Use Designations within the industrial areas identified as 250 contiguous acres. The City’s Community Plans assign land use designations geographically, and each land use has corresponding zone(s) which further regulate the use and development of sites. Figure 1 below from the Framework Element provides a description of the typical uses and characteristics for

<sup>11</sup> [https://planning.lacity.gov/odocument/513c3139-81df-4c82-9787-78f677da1561/Framework\\_Element.pdf](https://planning.lacity.gov/odocument/513c3139-81df-4c82-9787-78f677da1561/Framework_Element.pdf)

different industrial land use designation. As shown, these industrial land use categories are intended primarily for industrial uses. Commercial uses may be used within these categories as an ancillary use to the main industrial uses, but maintaining industrial use is the focus of these designations. The Downtown Community Plan applies the City’s new Zoning Code (Chapter 1A) and introduces a new industrial land use designation, Production. The Production land use category intends to “preserve and sustain industrial activity while serving as a regional jobs base,” and its “uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities” (page 15, Downtown Community Plan)

**Figure 1. Excerpt of Table 3-1 Land Use Standards and Typical Development Characteristics**

<i>Industrial</i>	
<b>Industrial-Light</b>	<ul style="list-style-type: none"> <li>● Industrial uses with potential for a low level of adverse impacts on surrounding land uses</li> <li>● Increased range of commercial uses that <i>support</i> industrial uses (through zoning amendments)</li> <li>● Possible consideration for other uses where parcels will not support viable industrial uses (determined by community plan)</li> </ul>
<b>Industrial-Heavy</b>	<ul style="list-style-type: none"> <li>● Industrial uses</li> <li>● Possible consideration for other uses where parcels will not support viable industrial uses (determined by community plan)</li> </ul>
<b>Industrial-Transit</b>	<ul style="list-style-type: none"> <li>● Industrial uses with higher levels of employment that would benefit from proximity to public transit</li> <li>● Increased range of commercial uses that <i>support</i> industrial uses (through zoning amendments)</li> </ul>

With regard to the requirement that housing shall not be a permitted use within industrial employment hubs, only industrial parcels which do not permit residential uses are eligible for the industrial employment hub exemption. To understand which zones meet this criteria, the Department analyzed industrial zones and use permissions and found that all industrial zones except for CM and other hybrid industrial zones meet the use limitations of the requirements and no commercial zones meet the use limitations. A breakdown of industrial zones and their permitted uses is included in Table 2 below.

**Table 2. Industrial and Hybrid Industrial Zones Summary**

<b>Zone Class</b>	<b>Notes on Permitted and Restricted Uses</b>	<b>Corresponding Land Uses</b>	<b>Permits Residential</b>
CM (Commercial Manufacturing) <sup>12</sup>	<ul style="list-style-type: none"> <li>● C2 commercial uses permitted.</li> <li>● Residential uses permitted.</li> </ul>	Commercial Manufacturing, Hybrid Industrial, Limited Industrial	Yes
MR1 (Restricted Industrial)	<ul style="list-style-type: none"> <li>● Zone Purpose - LAMC 12.17.5 A.1: To protect industrial land for industrial use, and prohibit unrelated commercial and other non-industrial uses.</li> <li>● Zone Purpose - LAMC 12.17.5. A.3(a): To upgrade industrial development standards, to protect industrial investment against incompatible residential, commercial and industrial uses.</li> <li>● Residential uses limited to “guard or caretaker unit” only as an accessory building. Residential otherwise not permitted.</li> <li>● C2 commercial uses permitted as ancillary to primary industrial/manufacturing, or tech/media office use (this includes office and restaurant uses).</li> </ul>	Limited Industrial	No
M1 (Limited Industrial) <sup>12</sup>	<ul style="list-style-type: none"> <li>● Residential uses limited to “guard or caretaker unit” only as an accessory building. Residential otherwise not permitted.</li> <li>● Commercial uses permitted.</li> </ul>	Limited Industrial	No
MR2 (Restricted Light Industrial)	<ul style="list-style-type: none"> <li>● Zone Purpose - LAMC 12.18 A.1: To protect industrial land for industrial use, and prohibit unrelated commercial and other non-industrial uses.</li> <li>● Residential uses limited to “guard or caretaker unit” only as an accessory building. Residential otherwise not permitted.</li> <li>● Commercial uses permitted as ancillary to primary industrial/manufacturing use.</li> </ul>	Light Industrial	No
M2 (Light Industrial) <sup>12</sup>	<ul style="list-style-type: none"> <li>● Prohibited Use - LAMC 12.19 A.1.5(b): Any building containing dwelling units or guest rooms.</li> <li>● Commercial uses permitted.</li> </ul>	Light Industrial	No
M3 (Heavy Industrial) <sup>12</sup>	<ul style="list-style-type: none"> <li>● Prohibited Use - LAMC 12.20 A.1.5(b): Any building containing dwelling units or guest rooms.</li> <li>● Commercial uses permitted.</li> </ul>	Heavy Industrial	No
IX1 (Industrial-	<ul style="list-style-type: none"> <li>● Use Class Intent Sec. 5B.6.1.A: To accommodate a</li> </ul>	Markets	Yes

<sup>12</sup> Note that this zone does not have a Zone Purpose subsection in the LAMC.

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Zone Class	Notes on Permitted and Restricted Uses	Corresponding Land Uses	Permits Residential
Mixed Use District)	<p>wide variety of employment, cultural, and recreational opportunities while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.</p> <ul style="list-style-type: none"> <li>● Limited residential uses permitted.</li> <li>● Commercial uses permitted.</li> </ul>		
IX2 (Industrial-Mixed Use District)	<ul style="list-style-type: none"> <li>● Use Class Intent Sec. 5B.6.2.A: To accommodate light industrial uses, office space, and research &amp; development activity. This district also allows a wide range of commercial uses as well as Joint Living &amp; Work Quarters.</li> <li>● Limited residential uses permitted.</li> <li>● Commercial uses permitted.</li> </ul>	Markets	Yes
IX3 (Industrial-Mixed Use District)	<ul style="list-style-type: none"> <li>● Use Class Intent Sec. 5B.6.3.A: To promote a mix of uses that support creative production industries, accommodate a wide variety of employment, cultural and recreational opportunities, while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.</li> <li>● Limited residential uses permitted.</li> <li>● Commercial uses permitted.</li> </ul>	Markets, Hybrid	Yes
IX4 (Industrial-Mixed Use District)	<ul style="list-style-type: none"> <li>● Use Class Intent Sec. 5B.6.4.A: Supports office and commercial uses, as well as research &amp; development, wholesale, and light industrial uses.</li> <li>● Limited residential uses permitted.</li> <li>● Commercial uses permitted.</li> </ul>	Hybrid	Yes
I1 (Industrial 1)	<ul style="list-style-type: none"> <li>● Use Class Intent Sec. 5B.7.1.A: Allows heavy commercial uses, and light industrial uses as well as a limited amount of commercial activity. This District intends to support employment, goods movement, and warehousing.</li> <li>● Residential uses not permitted.</li> <li>● Heavy commercial<sup>13</sup> uses permitted.</li> </ul>	Production	No
I2 (Industrial 2)	<ul style="list-style-type: none"> <li>● Use Class Intent Sec. 5B.7.2.A: Allows heavy commercial uses, light industrial uses, and heavy industrial uses as well as a limited amount of commercial activity. This District is intended to support</li> </ul>	Production	No

<sup>13</sup> Heavy commercial uses include motor vehicle services, fueling station, motor vehicle sales and rental, indoor storage, and outdoor storage.

Zone Class	Notes on Permitted and Restricted Uses	Corresponding Land Uses	Permits Residential
	employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses. <ul style="list-style-type: none"> <li>● Residential uses not permitted.</li> <li>● Heavy commercial<sup>13</sup> uses permitted.</li> </ul>		

*Mapping Methodology*

After identifying eligible land use types and zones that fit the industrial employment hub criteria the Department began mapping areas meeting the eligibility criteria beginning with qualifying zone classes. Mapping includes sites located in the MR1, M1, MR2, M2, M3, I1, I2, and LAX zones, and select PF zoned sites with known industrial uses (approximately three sites). Residential uses in the MR1, M1, MR2, and M2 zones, residential uses are only permitted as an accessory use for a guard or caretaker unit (including the guard’s or caretaker’s family) for an industrial development or of a permitted use that requires 24-hour supervision, and is located on the same lot with the development or use. Analysis excludes sites located in the CM, IX, or industrial zones of the Exposition Corridor Transit Neighborhood Plan (Expo TNP). The CM (Commercial Manufacturing) zone is a hybrid industrial zone and IX (Industrial-Mixed Use) is a hybrid industrial use district in Chapter 1A of the LAMC, both of which allow residential, commercial, and industrial uses. Several other hybrid industrial zones were established in the Expo TNP, including “NI(EC)” New Industry Zone, “HJ(EC)” Hybrid Industrial: Jobs Emphasis Zone, and “HR(EC)” Hybrid Industrial: Residential Emphasis Zone. Each of these zones permits a tailored mix of uses including residential uses. Due to the allowance of residential uses in these hybrid industrial zones, sites in these zones do not meet the criteria for industrial employment hubs and therefore were not included in the analysis.

Following the determination of which zones to include as hubs, industrial areas were assessed for contiguity. Sites were considered to be contiguous if located across the right-of-way (including streets, freeways, and open space for the LA River), having a shared property line, or across a common corner. Based on staff analysis, parcels separated by residential, commercial, and open space uses are *not* considered contiguous for purposes of meeting the 250 contiguous acre threshold. Sites not meeting the contiguity or industrial land use criteria were not included in the acreage analysis. Additionally, only industrial sites located within the City were included within the mapped industrial employment hubs.

Analysis indicates that the city has six areas which meet the criteria of the industrial employment hubs, which are located in Downtown/Southeast Los Angeles, Pacoima, Van Nuys, Atwater/Cypress Park, and Los Angeles International Airport (LAX). For additional information on the city’s industrial employment hubs, please see Table 3 and Map 1 below. As discussed above, based on an assessment of the City’s industrial land use policies and the bill’s requirement for designation as an “employment lands area”, the identified hubs are intended to

function as areas for industrial job growth in alignment with the bill's provisions. These areas have industrial General Plan Land Use Designations, and their industrial land use is supported by accompanying policies of the applicable Framework Element and Community Plans which address the City's policy priority to support industrial jobs, maintain industrial land, and protect incompatible residential uses from negative impacts of industrial uses. The various elements of the General Plan make clear that these lands provide valuable employment opportunities that are critical to the region's economic activity and serve as employment land areas.

**Table 3. Industrial Employment Hubs**

<b>Name/Location</b>	<b>Acreage</b>	<b>Zones<sup>14</sup></b>	<b>General Plan Land Uses<sup>15</sup></b>
LAX	3623	LAX, MR1, M1, M2, PF	Airport Airside, Airport Landside, Airport Landside Support, General Commercial, LAX Airport Northside, Light Industrial, Light Manufacturing, Limited Industrial, Limited Manufacturing, Public Facilities, Public Facilities - Freeways, Regional Commercial
Van Nuys	2383	MR1, M1, MR2, M2	Commercial Manufacturing, General Commercial, Light Industrial, Light Manufacturing, Limited Industrial, Limited Manufacturing, Low Medium II Residential, Low Residential, Medium Residential, Open Space, Parking Buffer, Public Facilities - Freeways, Regional Commercial
Downtown / Southeast Los Angeles	1758	CM <sup>16</sup> , MR1, M1, MR2, M2, M3, I1, I2	Heavy Industrial, Heavy Manufacturing, Highway Oriented and Limited Commercial, Hybrid Industrial, Light Industrial, Light Manufacturing, Limited Industrial, Limited Manufacturing, Open Space, Production, Public Facilities, Public Facilities - Freeways
Chatsworth	1282	CM <sup>16</sup> , MR1, M1, MR2, M2	Commercial Manufacturing, Community Commercial, Highway Oriented Commercial, Light Manufacturing, Limited Manufacturing, Public Facilities
Pacoima	664	MR1, M1, MR2, M2,	Heavy Manufacturing, Light Industrial, Light

<sup>14</sup> This column shows simplified zone classes and is not indicative of the complete zone and height district.

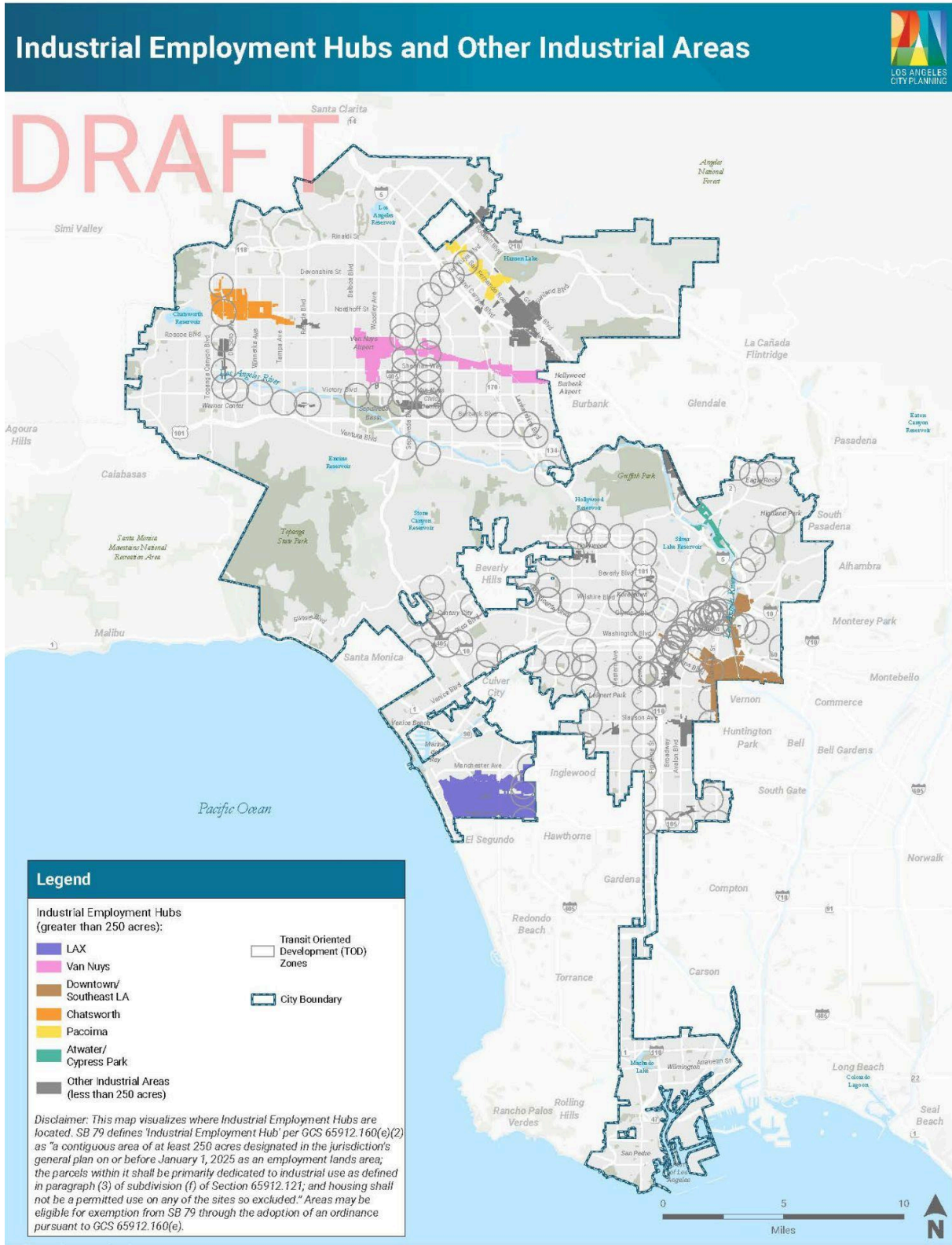
<sup>15</sup> Note that the industrial employment hubs include a limited number of sites in industrial zones with multiple General Plan Land Use Designations, including non-industrial designations. For the purpose of this analysis, hubs with these sites still meet the criteria for employment lands areas and are still considered to be primarily for industrial use consistent with GCS 65912.121(f)(3) as described in Table 1 of this appendix.

<sup>16</sup> Note that the industrial employment hubs include a limited number of sites with split zoning, including sites in the CM zone. Sites that are wholly located within the CM zone are not included in the hubs.

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Name/Location	Acreage	Zones <sup>14</sup>	General Plan Land Uses <sup>15</sup>
		M3, PF	Manufacturing, Limited Industrial, Limited Manufacturing, Low Residential, Open Space, Public Facilities
Atwater / Cypress Park	312	MR1, M1, M2, M3	Commercial Manufacturing, Heavy Manufacturing, Light Industrial, Limited Industrial, Limited Manufacturing, Low Medium I Residential, Low Medium II Residential, Low Residential, Open Space, Public Facilities, Public Facilities - Freeways

Map 1. Industrial Employment Hubs and Other Industrial Areas



The city has other sizable industrial areas which were identified in the mapping analysis, but do not meet the criteria to be exempted as industrial employment hubs. In some instances, the industrial areas are too small in area and do not meet the 250 acre threshold. In other instances, industrial areas have a commercially zoned or open space parcel that interrupts industrial zones, thus making the area not contiguous. Additional information about these industrial areas which do not qualify can be found in Table 4 below. Due to these sites not meeting the criteria of industrial employment hubs, they may be considered eligible for SB 79. At the time of this report, further guidance from HCD is pending on the applicability of SB 79 on sites in industrial zones. Pending this guidance, the City’s capacity modeling accounts for the potential capacity of these sites. If these sites are eligible, the Department recommends incorporating processes to ensure environmental review and remediation for any site proceeding under SB 79 authority, including but not limited to establishing Discretionary processes and/or expanding environmental protection measures.

**Table 4. Industrial Areas Which Do Not Qualify as Industrial Employment Hubs**

<b>Name/Location</b>	<b>Acreage</b>	<b>Reason for Exclusion</b>
Atwater North	234	Does not meet acreage threshold. Industrial zones interrupted by non-industrial uses.
Canoga Park	183	Does not meet acreage threshold. Industrial zones interrupted by non-industrial uses.
South Central	163	Does not meet acreage threshold.
Van Nuys Civic Center	115	Does not meet acreage threshold. Industrial zones interrupted by non-industrial uses.
Hollywood	116	Does not meet acreage threshold.
West LA	79	Does not meet acreage threshold.
Lanzit	52	Does not meet acreage threshold.
Temple / Beverly	24	Does not meet acreage threshold.
Reseda	22	Does not meet acreage threshold. Industrial zones interrupted by non-industrial uses.

### III. Conclusion

The City’s policy approach to industrial land and housing intends to preserve industrial land for industrial uses and jobs and aims to reduce negative impacts of industrial uses on nearby residential uses, which can include adverse health effects. While industrial land is not broadly exempt from SB 79, the six areas of the City identified as meeting the criteria of industrial employment hubs are eligible for exemption from SB 79 through the proposed Phased

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Implementation Ordinance and in alignment with the City's policy goals. Capacity modeling to determine compliance with SB 79 excludes land within these industrial employment hubs, but remaining industrial sites that are unable to be exempted are accounted for in the Department's modelling of SB 79 capacity. These other industrial sites in the City will remain eligible for the bill unless amended or additional guidance from HCD becomes available.