

ILUP: PROJECT OVERVIEW

THE BIG QUESTION ABOUT INDUSTRIAL LAND

Industrially zoned land in Los Angeles and throughout the nation is shrinking. Today, of the City's 464 square miles, eight percent of this land is zoned for some form of industrial land use. This number becomes considerably smaller given the reality that a quarter of the City's industrially zoned land is being used for non-industrial activities. In an effort to simultaneously promote industrial activity within the City, and allow commercial and residential redevelopment in under-utilized industrial areas, we are left to consider three important questions:

1. *What should we keep?*

Which industrially zoned areas should be maintained, and how can we promote viable industrial activity in these areas?

2. *What should we modify?*

Which industrially zoned areas might successfully be used simultaneously for industrial land uses and compatible commercial and residential land uses and could benefit from being re-categorized?

3. *What should we change?*

Which industrially zoned areas are being marginally utilized as industrial land, have been significantly encroached upon by non-industrial activities and should be re-categorized for non-industrial activity?

THE ROLE OF THE LAND USE SURVEY

In February 2006, City staff began the process of surveying existing land uses within key industrial areas in the City. To date, industrial areas in Hollywood, West LA and the greater Downtown area have been surveyed. (For survey purposes, these areas have been named Hollywood, Westside, Downtown, Alameda, Boyle Heights and Chinatown). The industrial land use survey was undertaken to provide accurate information as to how the City's thousands of industrially zoned parcels are *actually* being used. With concrete information about existing uses, existing conditions and an understanding as to the character and vitality of these areas, it is now possible to begin to answer the questions listed above.

HOW IS THE SURVEY DATA USED?

The survey data provided by the City Planning Department is being used by various City Agencies (City Planning, Community Redevelopment Agency, Community Development, etc.) to answer the above questions and enable policy that will be appropriate for enhancing the existing industrial districts and allow for appropriate development within and around these areas. Through ongoing collaboration, these agencies are formulating professional land use policy recommendations.

ONLINE RESOURCES

The documents posted under the *Industrial Land Use Policy Project* will include public meeting/workshop notices, land use survey reports and background documents such as the Industrial Development Policy Initiative reports Phase 1 and 2, published by the Mayor's Office of Housing and Economic Development. Maps illustrating preliminary Staff recommendations for each survey area will be posted as data becomes available.

WHAT HAPPENS NEXT?

- The public comment period has been extended to February 15, 2007
- Revised policy recommendations will be available Spring 2007

Questions? Contact Conni Pallini-Tipton at conni.pallini-tipton@lacity.org or 213.978.1196