

FIELD OBSERVATIONS FOR SURVEY AREA: WESTSIDE



Figure 1: Survey Area Map

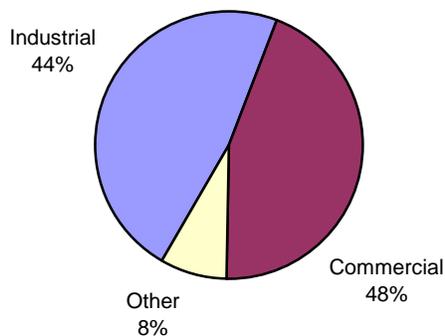
The Westside Industrial survey area lies in the center of the West Los Angeles Community Plan Area and a portion is covered by the Sepulveda Corridor Specific Plan and the Pico Blvd. Community Design Overlay. The survey area comprises 213 gross acres that are zoned for light and heavy industrial uses (M1 and M2 zones).

The survey area is loosely bound by Santa Monica Blvd. to the north, Sepulveda Blvd. to the east, Exposition Blvd. to the south, and Centinela Ave. to the west. Adjacent to the area are predominantly medium and low density residential neighborhoods.

The survey area is occupied by a variety of land uses and can be divided into the following three sub areas:

Sub Area	Industrial Use/ Zoned Acreage	Comments
Westside SA1	31/78 44%	Smaller parcels and collector streets along Sepulveda Blvd. Automotive related, entertainment and light industrial uses.
Westside SA2	20/49 47%	Mix of parcel sizes with commercial uses along Olympic Blvd. Automotive related, self-storage and light industrial uses.
Westside SA3	43/86 53%	Larger parcels west of Barrington Ave. Automotive related, entertainment and light industrial uses.

Westside Land Uses



Top 5 Land Uses in Survey Area

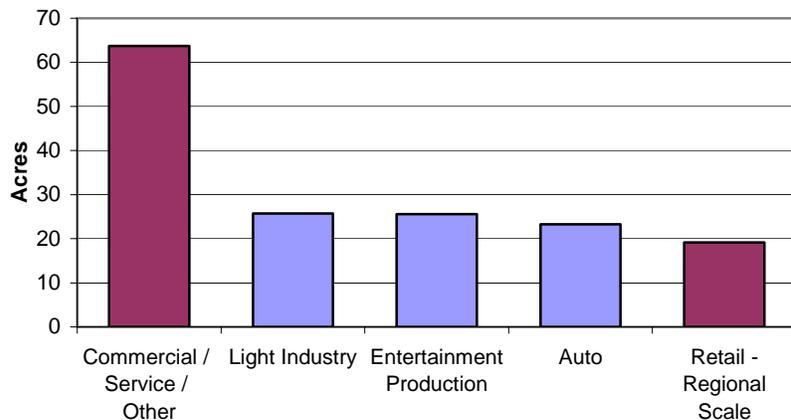




Figure 2: Veterinary use with surrounding commercial on Sepulveda Blvd.



Figure 3: Concrete batch plant found in SA1.



Figure 4: Regional retail uses along Sawtelle Blvd. in SA2.



Figure 5: Automotive repair (SA2) is found throughout the survey area.

OBSERVATIONS

Overall, the survey area contains a mixture of industrial and commercial uses. Industrial uses interspersed with retail, wholesale, and entertainment production line the smaller collector streets. For some blocks, such as along Olympic and Sepulveda Boulevards, the street is primarily a commercial corridor with retail stores such as Smart and Final, Linens and Things, and Starbuck's. Across the survey area there is little vacant or underutilized land, and only a few sites have current construction activity underway. There are, however, some recently constructed commercial uses, mainly along Olympic Blvd. east of Bundy Ave.

SA1: In general, commercial and office uses line Sepulveda Blvd. while collector streets are dominated by light industrial uses such as automotive repair, printing/graphics shops, and veterinary hospitals and kennels. Two large blocks south of Pico Blvd., along Sepulveda Blvd., contain several large parcels including a concrete manufacturing company (one of the few heavy industrial uses in the survey area), a music production complex, self-storage, and a lumber company.

SA2: This area contains a concentration of light industrial uses and a cluster of public storage facilities. Large commercial office buildings and a Best Buy are present, east of Colby Ave. and along Olympic and Sawtelle Blvds. Collector streets in the eastern portion of SA2 tend to be more walkable with their commercial character, than streets in the western portion, with light industrial and auto-related uses. A post office, a school and other institutional uses are present in this sub area.

SA3: Retail, office, light industrial and auto related uses are all found in this sub area. Entertainment production facilities, as well as related uses (e.g., offices for entertainment companies are coded as "Commercial/Service/Other" on the survey map) constitute a major portion of this sub area. There has been a significant amount of new office and commercial development surrounding Olympic Blvd. New development has been discussed for the large parcels west of Bundy Ave. There are no residential uses within SA3. A large Department of Water and Power sub station is situated on the westernmost parcels of SA3.



Figure 6: Self-storage facilities (SA3) are found throughout the survey area.



Figure 7: Loading and unloading often takes place on the public right of way abutting small lots.

ISSUES

The Westside of Los Angeles has seen a sharp increase in traffic congestion over the past several years. This can also be said of the 405 Freeway, which runs north-south through the survey area. This congestion, coupled with the narrow collector streets, presents truck access problems and could inhibit new and expanded industrial uses in the survey area. Sepulveda Blvd., a heavily traveled Major Highway, contains a mix of commercial services, retail and industrial uses but lacks a continuous sidewalk more typical of a commercial corridor.

Several MTA and Blue Bus routes run through the area. Exposition Blvd. runs along the southern edge of the survey area and there is the possibility that this will be the route for Phase Two of the Exposition Light Rail project (anticipated completion 2035). There is a critical mass of entertainment production and services, particularly in SA3, along with other industrial uses that provide an important employment base in West Los Angeles.

CONCLUSION

Industrial activity throughout the survey area appears financially successful and thriving, judging by the lack of vacant land, good condition of the building stock, and the presence of newer construction. The study area is also the only concentration of industrial uses in West Los Angeles and offers essential functions such as auto repair, public storage and veterinary clinics. Therefore, while commercial uses may complement industrial uses along major thoroughfares, the area does not appear appropriate for residential development.