

GREENBERG-ROSEN PARTNERSHIP (GRP)
441 N. Beverly Drive
Beverly Hills, CA 90210
Email: ron@rlaw.pro (Tel) 310-278-8855
September 12, 2024

Hon. Marqueece Harris-Dawson, Chair
Planning and Land Use Management Committee
Los Angeles City Council
200 N. Spring Street, Room 450
Los Angeles, CA 90012

Re: **Boyle Heights Community Plan Update**
Council File No.: **23-0861**
CPC Case No.: CPC-2016-2905-CPU-M1 (ENV-2016-2906-EIR)
GRP Properties: Within the block of properties bounded by Azusa St., Anderson St., E.3rd St.,
and Mission Rd. (GRP Properties include 251 S. Anderson Street and
238 S. Mission Rd (“**GRP Property**”))

Honorable Councilmember Harris-Dawson and Committee Members:

GRP PREFERENCE NO. 1: Light Industrial
(as shown on attached Map #4)

Request: If PLUM is considering adopting the Light Industrial Option #2 (aka Mayor’s Plan and the City Planning Commission’s (CPC) Modified Plan of January 2024) as set forth on attached Map #2, we would respectfully request our one block of GRP Property be CHANGED BACK to Light Industrial as originally recommended by the Planning Staff and the Original CPC Plan on April, 2023 as shown on attached Map #4. The designation of the map numbers herein correspond to Options #1, #2 and #3, respectively, referenced in City Planning’s April 30, 2024 letter to the Mayor.

Reason: When the CPC adopted its Modified Plan on January 11, 2024 (now also known as the Mayor’s Plan) as set forth on attached Map #2, it inadvertently changed our GRP Property from Light Industrial as shown on Map #4 to Hybrid Industrial on Map #2. Our Property was the ONLY Property out of more than 100 properties that was not re-designated as Light Industrial under the CPC Modified Plan on Map #2 compared to the Staff and Original CPC Plan of April 2023 (in CPC Letter of Determination) as set forth on Map #4. We were told this was an oversight and was not intentional. Moreover, our Property as shown on Map #4 has received formal EIR review as set forth in the May 2024, "Errata to Environmental Impact Report" from the Planning Staff.

History: For the past 60 years, the Greenberg-Rosen families have owned the above-described GRP Property. Our properties have only been used for Light Industrial uses including Wholesale Trade, Warehousing, Light Manufacturing, and Textile and Apparel uses, depending upon the market demand by the nearby downtown businesses.

GRP PREFERENCE NO. 2: Hybrid Industrial
(as shown on attached Map #3)

Request: If PLUM is considering adopting Hybrid Industrial for the properties previously designated by the CPC as Light Industrial, we would request that the GRP Property be designated as Hybrid Industrial as recommended by City Planning Staff in the attached Option #3 Map, which would make its zoning similar to adjoining properties.

Reason: The Hybrid Industrial land use designation, while not as desirable as the Light Industrial land use designation, would allow Greenberg-Rosen Partnership some ability to use their property for Light Industrial uses, but with conditions that could affect the ability to rent to warehouse tenants as it has for the past 60 years.

**COMMUNITY CENTER LAND USE DESIGNATION IS AN EXISTENTIAL THREAT
TO OUR 60 YEAR HISTORY OF LIGHT INDUSTRIAL USES**

Request: PLEASE DO NOT DESIGNATE THE GRP PROPERTY AS COMMUNITY CENTER LAND USE DESIGNATION.

Reason: If PLUM is considering designating our GRP Property as Community Center land use designation as shown on attached Map #1, this would prohibit all Light Industrial uses and make all the uses on our property ILLEGAL. We strongly request that our PROPERTY NOT be Community Center but be designated as Light Industrial as shown on Map #4, or alternatively as Hybrid Industrial land use as shown on Map #3. Our GRP Property, originally recommended by the Planning Staff and by CPC in April 2023 as Light Industrial as shown on attached Map #4, was the only property out of more than 100 properties that was not changed to Hybrid Industrial. We plan on continuing the Light Industrial uses.

Schedule of Maps

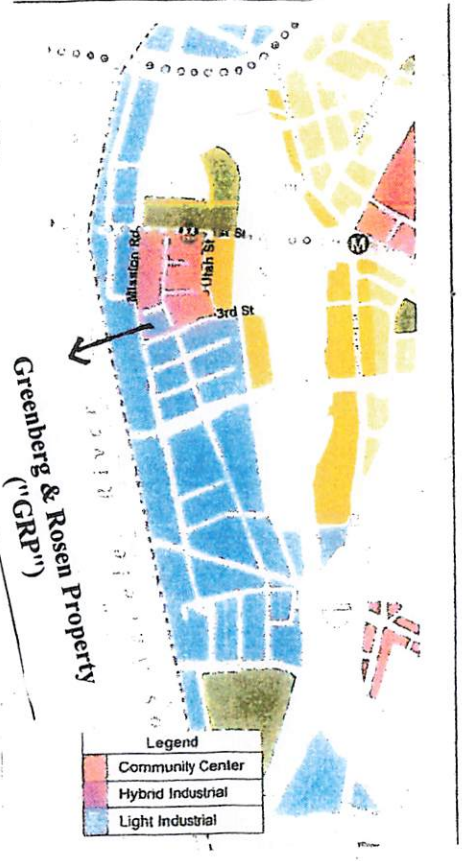
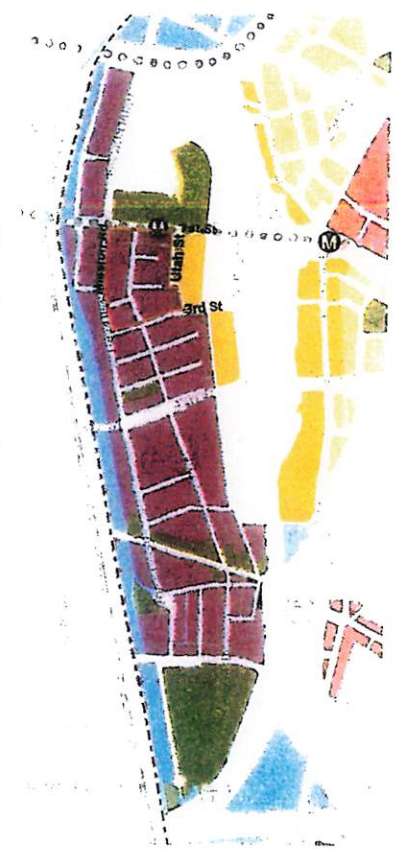
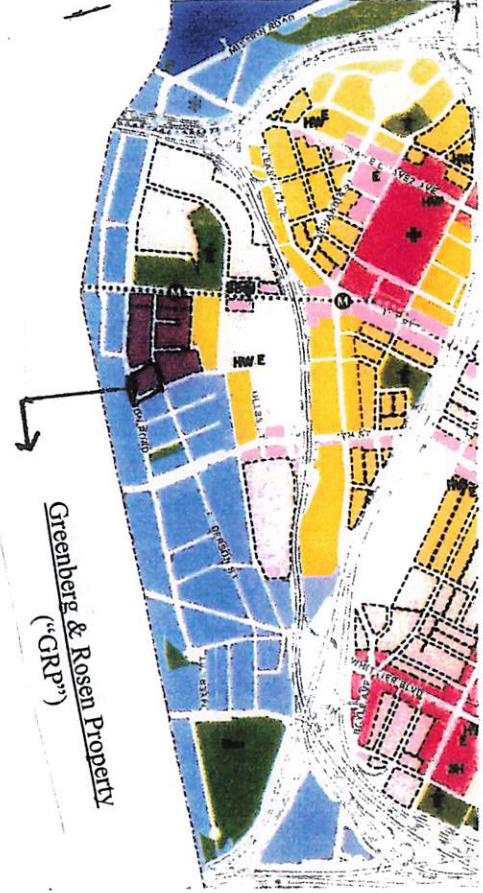
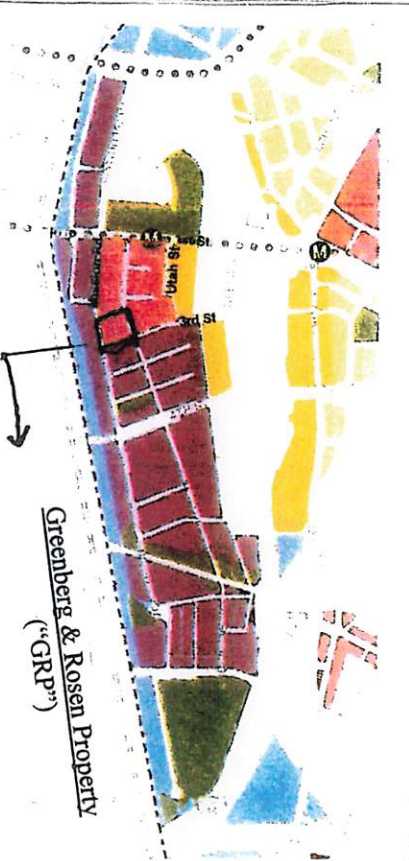
CF 23-0861

Map #1
City Council Plan
December 12, 2023

Map #2
CPC Modified Plan
January 11, 2024
(Also Mayor's Plan)

Map #3
Modified Staff Plan
January 11, 2024

Map #4
Original Staff and CPC Plan
April, 2023



SAME AS OPTION #1
referenced in City
Planning's 4/30/2024
Letter to the Mayor

SAME AS OPTION #2
referenced in City
Planning's 4/30/2024
Letter to the Mayor

SAME AS OPTION #3
referenced in City
Planning's 4/30/2024
Letter to the Mayor