

# Craig Lawson & Co., LLC

Land Use Consultants

September 19, 2024

## **Electronic Mail Submittal**

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**  
**PLUM Committee**  
**Meeting:** **September 17, 2024, Agenda Item No. 12**  
**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 Road (**“GRP Property”**))

Honorable Councilmember Harris-Dawson and Committee Members:

I would like this letter entered into the public record for consideration by Councilmember de Leon and the City Council.

On Tuesday, September 17, 2024, I requested to speak at the Planning and Land Use Management (“PLUM”) Committee meeting on the above referenced matter but was informed that I would not be able to testify as the time for public testimony was limited due to the large number of people who submitted speaker cards. I would like to supplement my client’s September 12, 2024 letter, included in Council File No. 23-0861, as set forth below in the testimony I was prepared to present during the recent PLUM Committee meeting.

My client, the Greenberg-Rosen Partnership, owns properties in the block bounded by Azusa Street, Anderson Street, 3<sup>rd</sup> Street and Mission Road in Boyle Heights as referenced above. They have owned and operated their properties for more than 60 years for warehouse and other light industrial uses.

My client supports the Hybrid Industrial land use designation recommended by Councilmember De Leon in his September 13, 2024 letter, subject to the modification set forth below.

Under the provisions of the IX6 Use District of the Hybrid Industrial use designation, a Conditional Use Permit ("CUP") will be required for any new warehouse building or "change of use" of an existing light industrial building for warehouse uses. We believe such a CUP process would make it impossible to secure a warehouse tenant. No potential tenant will wait one (1) year for an approval from the City Planning Commission.

We would respectfully request that the PLUM Committee and/or Councilmember de Leon instruct the City Planning Department to recommend to the City Council on how warehouse uses might be permitted without having to obtain a CUP. One such approach might be to exempt a CUP in existing light industrial buildings that are 30,000 square feet or smaller. Such an exemption is currently a provision in the IX4 Use District that is included in the Downtown Community Plan Update and would apply to properties on the westside of the Los Angeles River.

As long term stakeholders in the Boyle Height community, my client would like to work with City Planning to explore ways and means to make such an approach work for all interested parties. We believe such a resolution is achievable.

Thank you for considering these comments.

Sincerely,



Andie Adame  
Craig Lawson & Co., LLC

CC:

- Councilmember Kevin de Leon, Council District 14 (Attn: Mr. Gerald Gubatan)
- Office of the City Clerk, PLUM Committee Legislative Assistant, Ms. Candy Rosales