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Comment/question:

As Chair of the Elysian Valley Riverside Neighborhood Council and Co-Chair of its Environment and Land Use Committee, I wholeheartedly support the contemplated reforms for three reasons:

1. The ability of such a system to define a more clear and efficient development process.
2. The ability of such a coordinated approach to improve the enforcement of zoning regulations.
3. The improved transparency and accessibility of consolidated services for community awareness, feedback and participation.

As a negative example, in our community we recently found that certain automobile dismantling business were continually expanding over a period of years. Despite being non-conforming and having very limited entitled rights, these businesses expanded far beyond their entitlements and in that culture also flourish criminal illegal activity, watershed violations, and parking violations. The properties are less than a block from the protected watershed of the LA River. This went on for years until a group of community member began to work on the issue. Most recently the same businesses expanded yet again onto a prior residential lot and then built a building for the dismantling purposes. Even under careful community scrutiny, the building was permitted without proper review of the Q conditions. The result has been a highly inefficient back and forth discussion between community members and various but somewhat uncoordinated inspection arms of LADBS. To this day, the issues are not yet resolved and the community remains greatly concerned that a building that simply does not comply with the community plan and Q conditions will be let stand. Not only would such an outcome be a failure of zoning but it would also have the affect of removing from the market a piece of land that might have been more appropriately developed, which is an economic and ecological loss of opportunity.

For all -- community, owner and those who might develop a more appropriate and legal use---this sequence of events is quite unfortunate. We would hope that by better coordinating and centralizing these processes that new, appropriate and efficient development can occur.