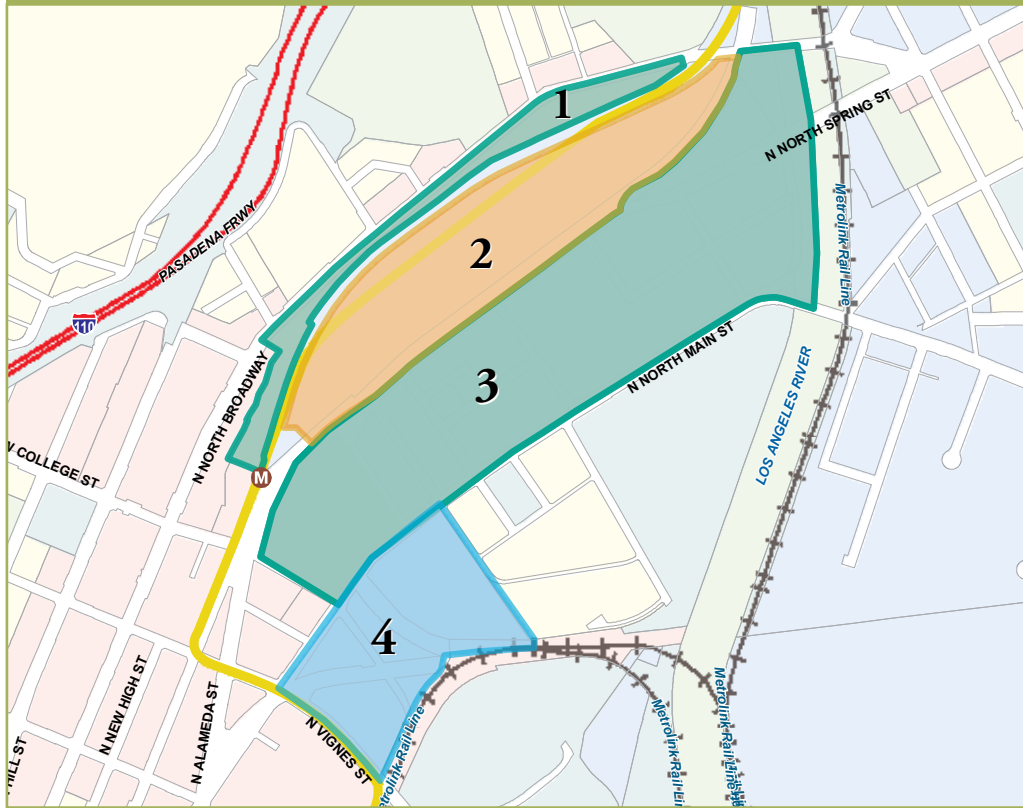


CENTRAL CITY NORTH - CHINATOWN

INDUSTRIAL AREA DIRECTIONS



SUMMARY STATISTICS

AREA TOTALS

ACRES	110
BUSINESSES	80
JOBS	767

ANALYSIS AREA 1 (TD)

Acres	8
Businesses	0
Jobs	0

ANALYSIS AREA 2 (CA)

Acres	32
Businesses	0
Jobs	0

ANALYSIS AREA 3 (TD)

Acres	53
Businesses	78
Jobs	734

ANALYSIS AREA 4 (EMP)

Acres	17
Businesses	2
Jobs	33

EMPLOYMENT PROTECTION DISTRICT (EMP):

Areas where industrial zoning should be maintained, i.e., where adopted General Plan, Community Plan and Redevelopment Plan industrial land use designations should continue to be implemented. Residential uses in these Districts are not appropriate.

INDUSTRIAL MIXED USE DISTRICT (IMU):

Areas that should remain as predominantly industrial/employment districts, but which may support a limited amount of residential uses.

TRANSITION DISTRICT (TD):

Areas where the viability of industrial use has been compromised by significant conversions and where this transition to other uses should be continued. Transition Districts have been identified in areas where "Alternate Policies" (AP) such as specific plans, Transit Oriented Districts (TOD) and other planning efforts are anticipated or in process. Unlike "Industrial Mixed Use Districts," stand-alone housing or mixed use developments containing housing and commercial uses may be appropriate in "Transition Districts."

CORRECTION AREA (CA):

Areas where earlier land use decisions resulted in inappropriate land use conflicts. A change in zoning and land use designations to correct existing land use conflicts is deemed appropriate and should be encouraged.

CENTRAL CITY NORTH - CHINATOWN: ANALYSIS AREA 2

CORRECTION AREA

Survey Land Use

Industrial

- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage
- Heavy Industrial and Manufacturing
- Entertainment / Production

Commercial

- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail
- Adult

Infrastructure

- Parking / Associated Parking
- Railroad
- Bridges / Streets / other ROWs

Misc. / Other

- Institutional
- Residential
- Vacant
- Other / Unknown

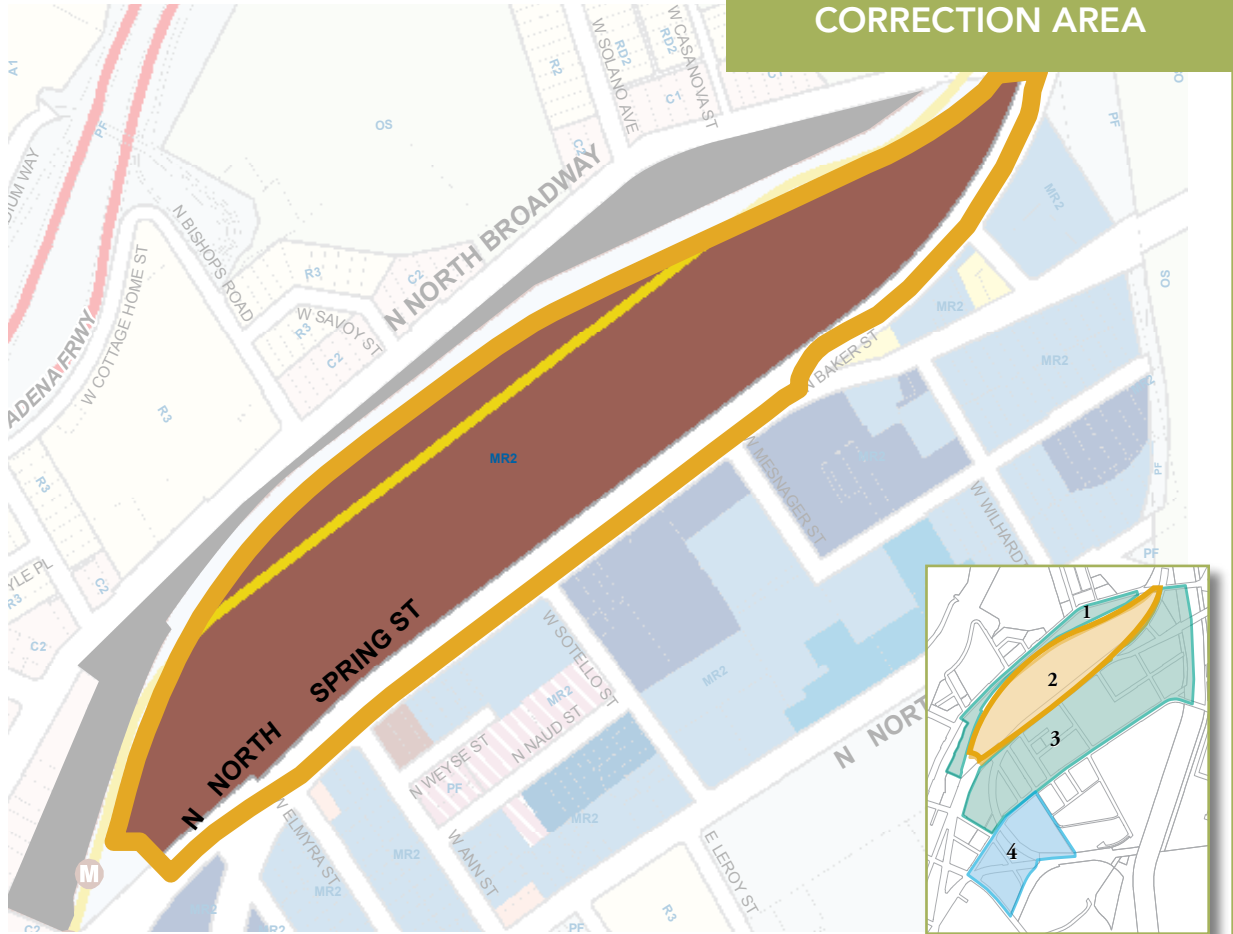
ZONE CATEGORY

Generalized Zoning

- Residential
- Commercial
- Industrial
- OS / PF

Transit Stops and Lines

- Metro Rail Stations
- Transit Stops
- MetroLink Lines
- Metro Blue Line
- Metro Gold Line and Extension
- Metro Red Line
- Metro El Monte Busway
- Metro Harbor Transit Way
- Metro Rapid Lines



TOTAL ACRES - 32

TOTAL BUSINESSES - 0

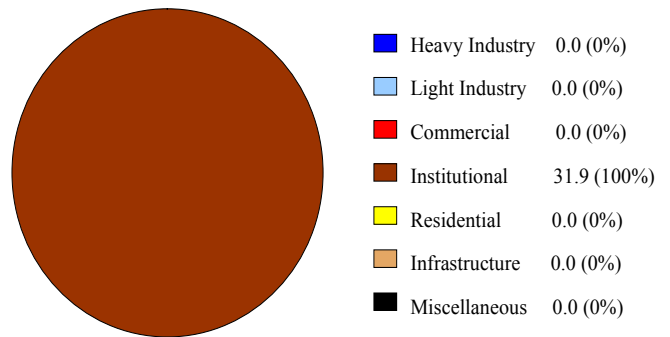
TOTAL JOBS - 0

STAFF DIRECTIONS:

Recommend change in land use designation and zoning to reflect the new Los Angeles State Historic Park. Prior to change in land use designation and zoning, explore mechanisms to reserve development capacity for potential floor area ratio transfer to Analysis Areas 3 and 4 and other appropriate locations in Chinatown.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



PLAN OVERLAYS & SPECIAL DISTRICTS

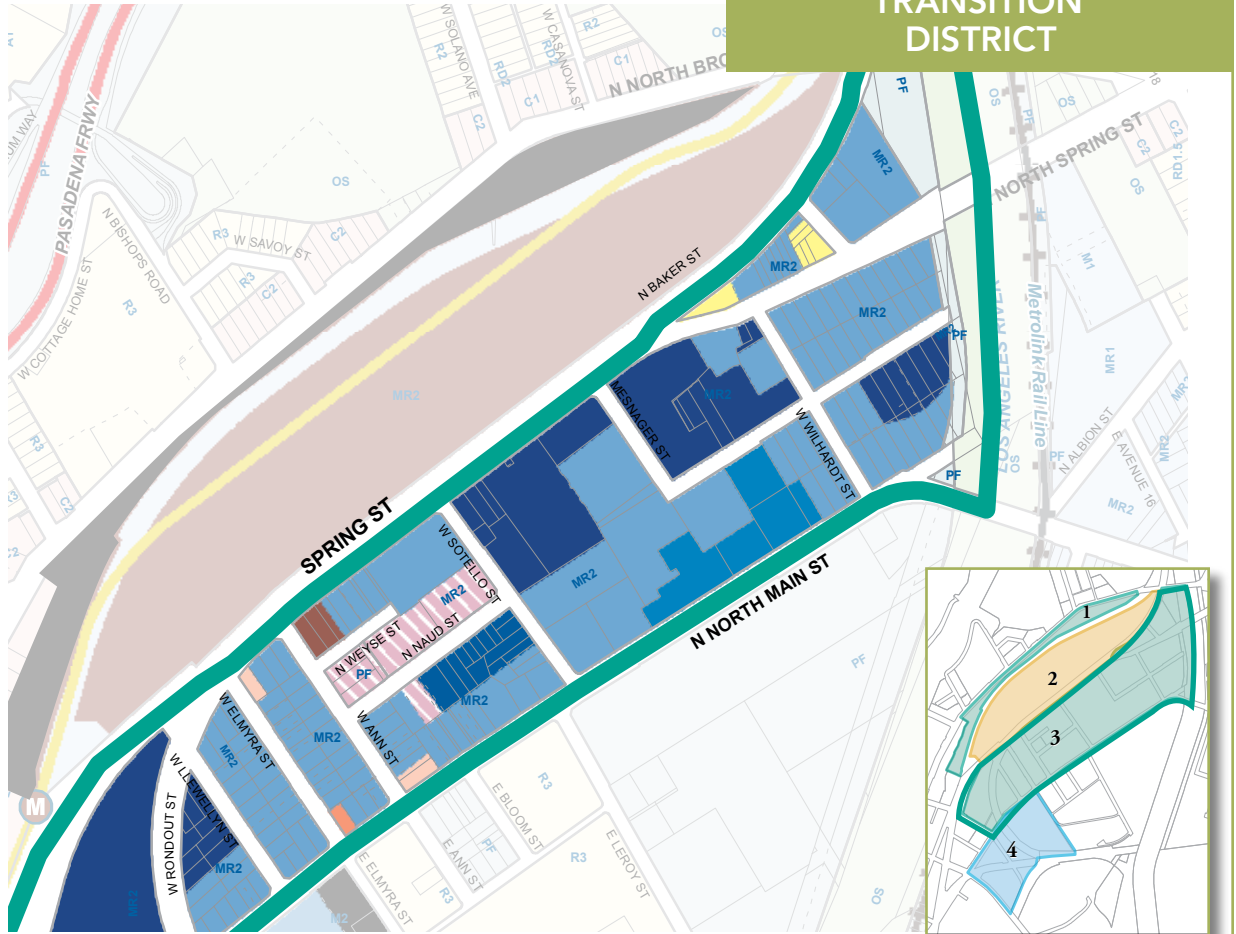
- ✗ Enterprise Zone
- ✗ Empowerment Zone
- ✗ Overlay (TOD, Master Plan, etc.)
- ✗ Specific Plan
- Redevelopment Project Area
- Design for Development

CENTRAL CITY NORTH - CHINATOWN: ANALYSIS AREA 3

TRANSITION DISTRICT

Survey Land Use

- Industrial**
- Research / Intellectual / Industry
 - Light Industry
 - Auto
 - Storage
 - Heavy Industrial and Manufacturing
 - Entertainment / Production
- Commercial**
- Grocery / Liquor / Convenience
 - Restaurant / Bar
 - Commercial / Service / Office
 - Retail
 - Adult
- Infrastructure**
- Parking / Associated Parking
 - Railroad
 - Bridges / Streets / other ROWs
- Misc. / Other**
- Institutional
 - Residential
 - Vacant
 - Other / Unknown
- ZONE CATEGORY**
- Generalized Zoning**
- Residential
 - Commercial
 - Industrial
 - OS / PF
- Transit Stops and Lines**
- Metro Rail Stations
 - Transit Stops
 - MetroLink Lines
 - Metro Blue Line
 - Metro Gold Line and Extension
 - Metro Red Line
 - Metro El Monte Busway
 - Metro Harbor Transit Way
 - Metro Rapid Lines



TOTAL ACRES - 53

TOTAL BUSINESSES - 78

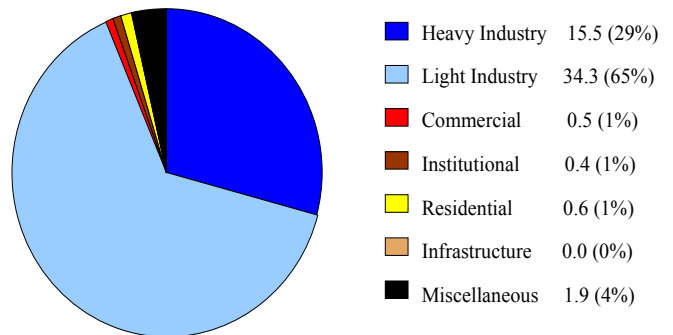
TOTAL JOBS - 734

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Central City North Community Plan pending completion of Cornfields Arroyo Seco Specific Plan and recent rezoning applications adjacent to the Chinatown Metro Gold Line Station. New specific plan should address LA River Revitalization Master Plan opportunity site/node, the two abutting Metro Gold Line stations and associated Transit Oriented Districts, and the Los Angeles State Historic Park.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



PLAN OVERLAYS & SPECIAL DISTRICTS

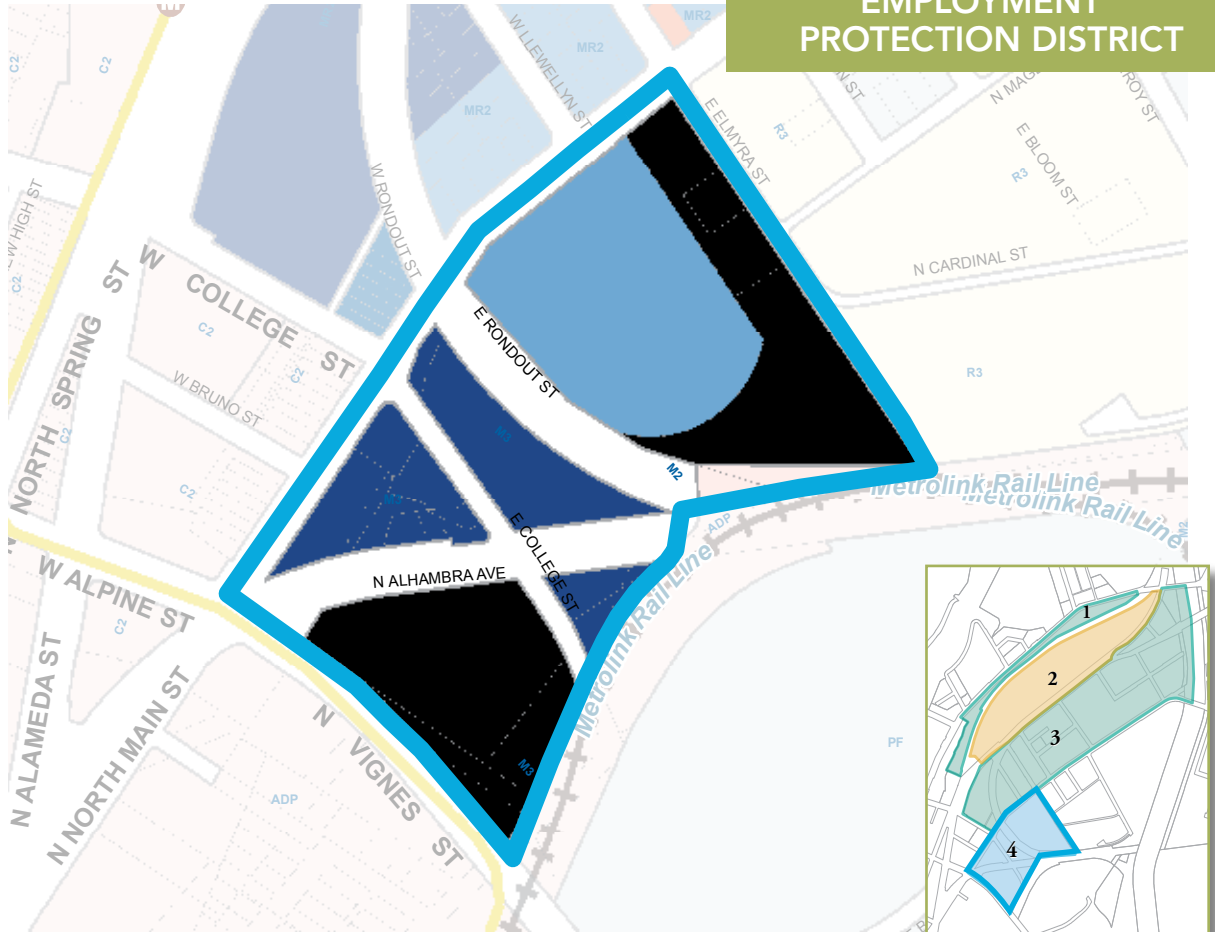
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

CENTRAL CITY NORTH - CHINATOWN: ANALYSIS AREA 4

EMPLOYMENT PROTECTION DISTRICT

Survey Land Use

- Industrial**
- Research / Intellectual / Industry
 - Light Industry
 - Auto
 - Storage
 - Heavy Industrial and Manufacturing
 - Entertainment / Production
- Commercial**
- Grocery / Liquor / Convenience
 - Restaurant / Bar
 - Commercial / Service / Office
 - Retail
 - Adult
- Infrastructure**
- Parking / Associated Parking
 - Railroad
 - Bridges / Streets / other ROWs
- Misc. / Other**
- Institutional
 - Residential
 - Vacant
 - Other / Unknown
- ZONE CATEGORY**
- Generalized Zoning**
- Residential
 - Commercial
 - Industrial
 - OS / PF
- Transit Stops and Lines**
- Metro Rail Stations
 - Transit Stops
 - MetroLink Lines
 - Metro Blue Line
 - Metro Gold Line and Extension
 - Metro Red Line
 - Metro El Monte Busway
 - Metro Harbor Transit Way
 - Metro Rapid Lines



TOTAL ACRES - 17

TOTAL BUSINESSES - 2

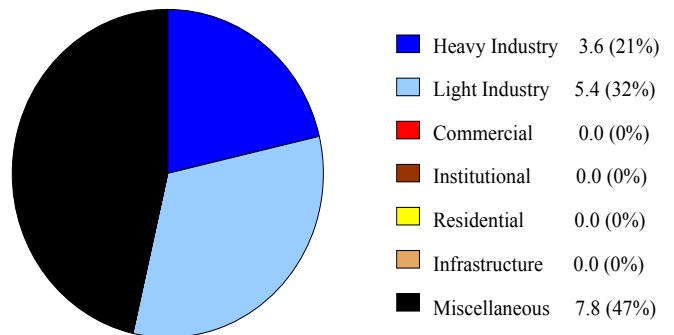
TOTAL JOBS - 33

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Central City North Community Plan. Allow industrial and ancillary commercial only. Support linkages between Cornfields State Historic Park and the LA River as identified in the LA River Revitalization Master Plan.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



PLAN OVERLAYS & SPECIAL DISTRICTS

- Enterprise Zone
- Specific Plan
- Empowerment Zone
- Redevelopment Project Area
- Overlay (TOD, Master Plan, etc.)
- Design for Development