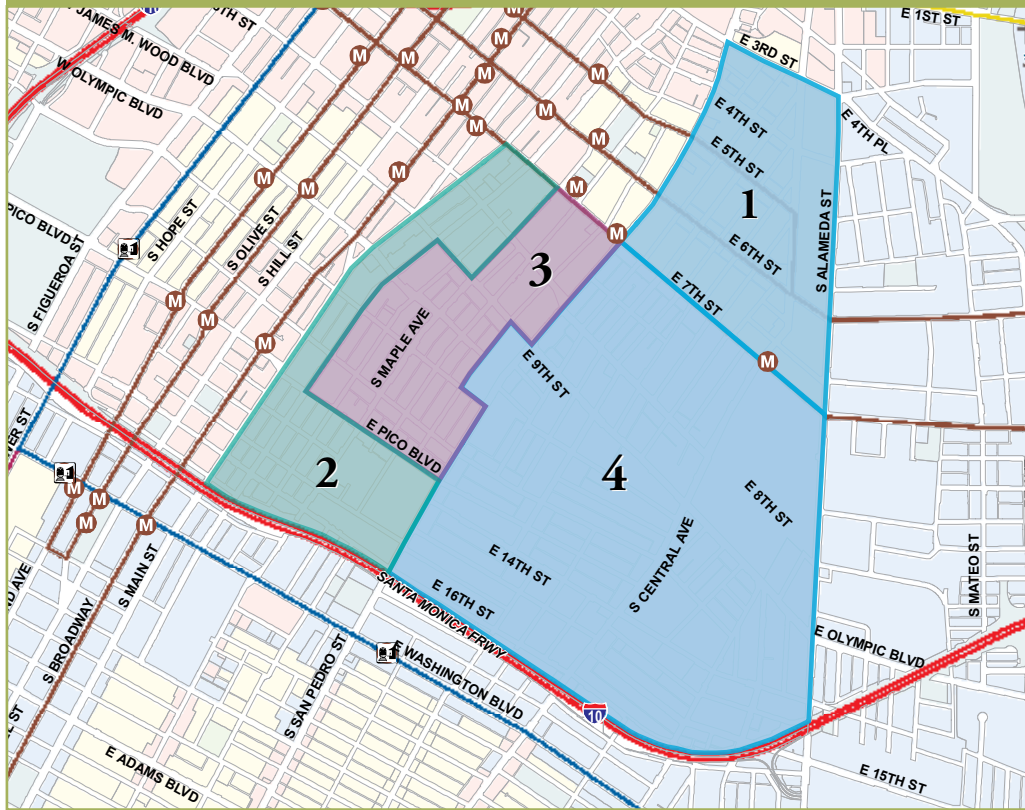


CENTRAL CITY - DOWNTOWN

INDUSTRIAL AREA DIRECTIONS



SUMMARY STATISTICS

AREA TOTALS

ACRES	574
BUSINESSES	5,304
JOBS	21,940

ANALYSIS AREA 1 (EMP)

Acres	94
Businesses	257
Jobs	2,782

ANALYSIS AREA 2 (TD)

Acres	72
Businesses	1,814
Jobs	5,226

ANALYSIS AREA 3 (IMU)

Acres	83
Businesses	1,687
Jobs	4,390

ANALYSIS AREA 4 (EMP)

Acres	325
Businesses	1,546
Jobs	9,542

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):

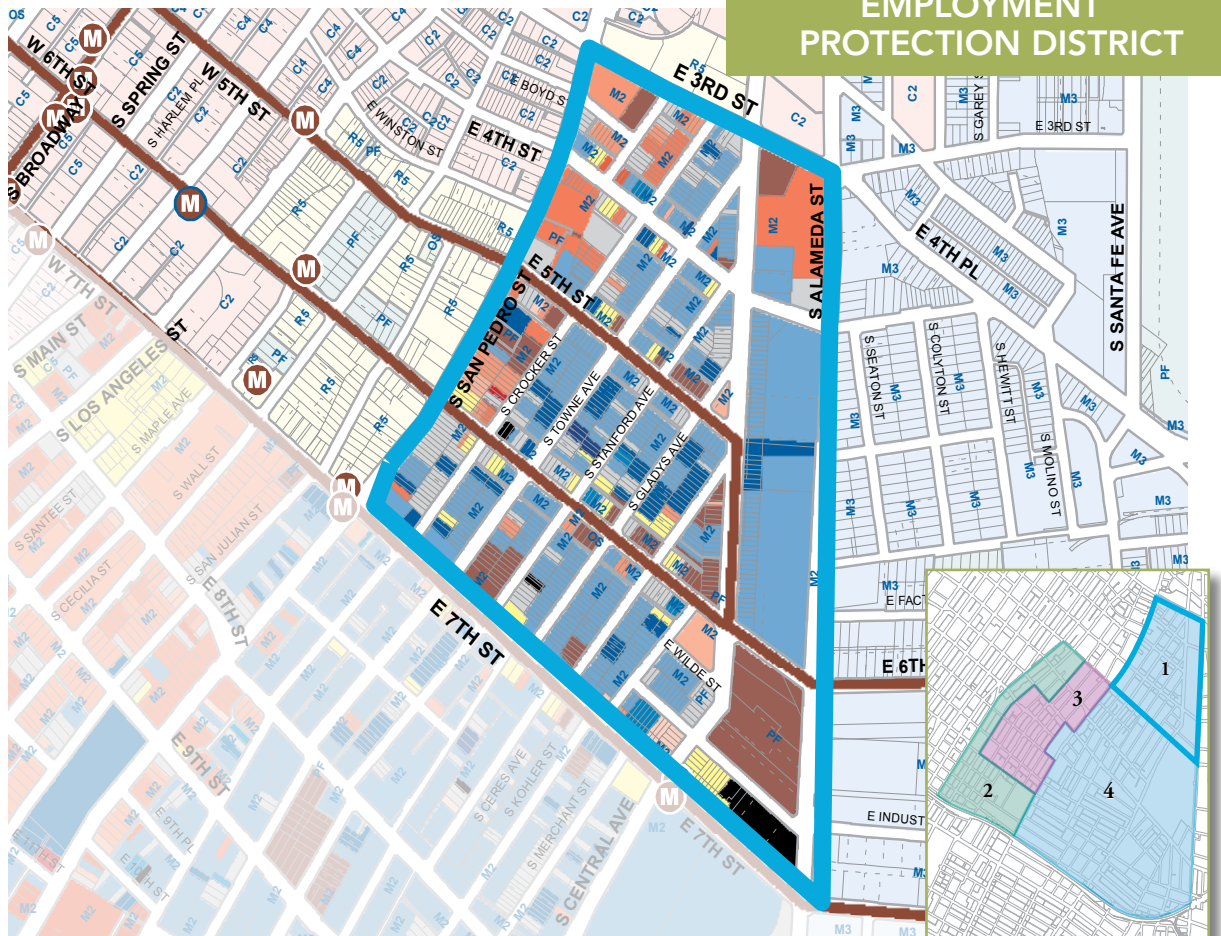
Areas where earlier land use decisions resulted in inappropriate land use conflicts. A change in zoning and land use designations to correct existing land use conflicts is deemed appropriate and should be encouraged.

CENTRAL CITY - DOWNTOWN: ANALYSIS AREA 1

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 HarborTransit Way
 - Metro Rapid Lines



TOTAL ACRES - 94

TOTAL BUSINESSES - 257

TOTAL JOBS - 2,782

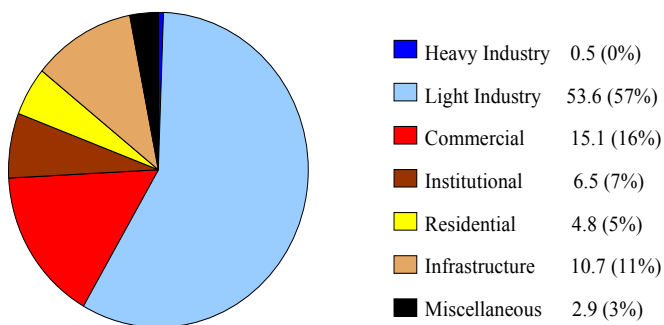
STAFF DIRECTIONS:

Preserve industrial zoning consistent with Central City Community Plan; allow industrial and ancillary and neighborhood-serving commercial uses. Reinforce Community Plan objectives for affordable housing, develop policies to allow permanent supportive housing, and assure no net loss of existing affordable housing. Recommendations should address policies proposed by the pending Skid Row Action Plan.

Exception: allow housing in adaptive reuse projects along 3rd Street frontage to provide a transition between industrial and Little Tokyo districts.

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 - DOWNTOWN: ANALYSIS AREA 3

INDUSTRIAL MIXED USE 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

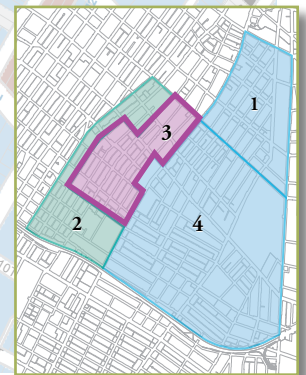
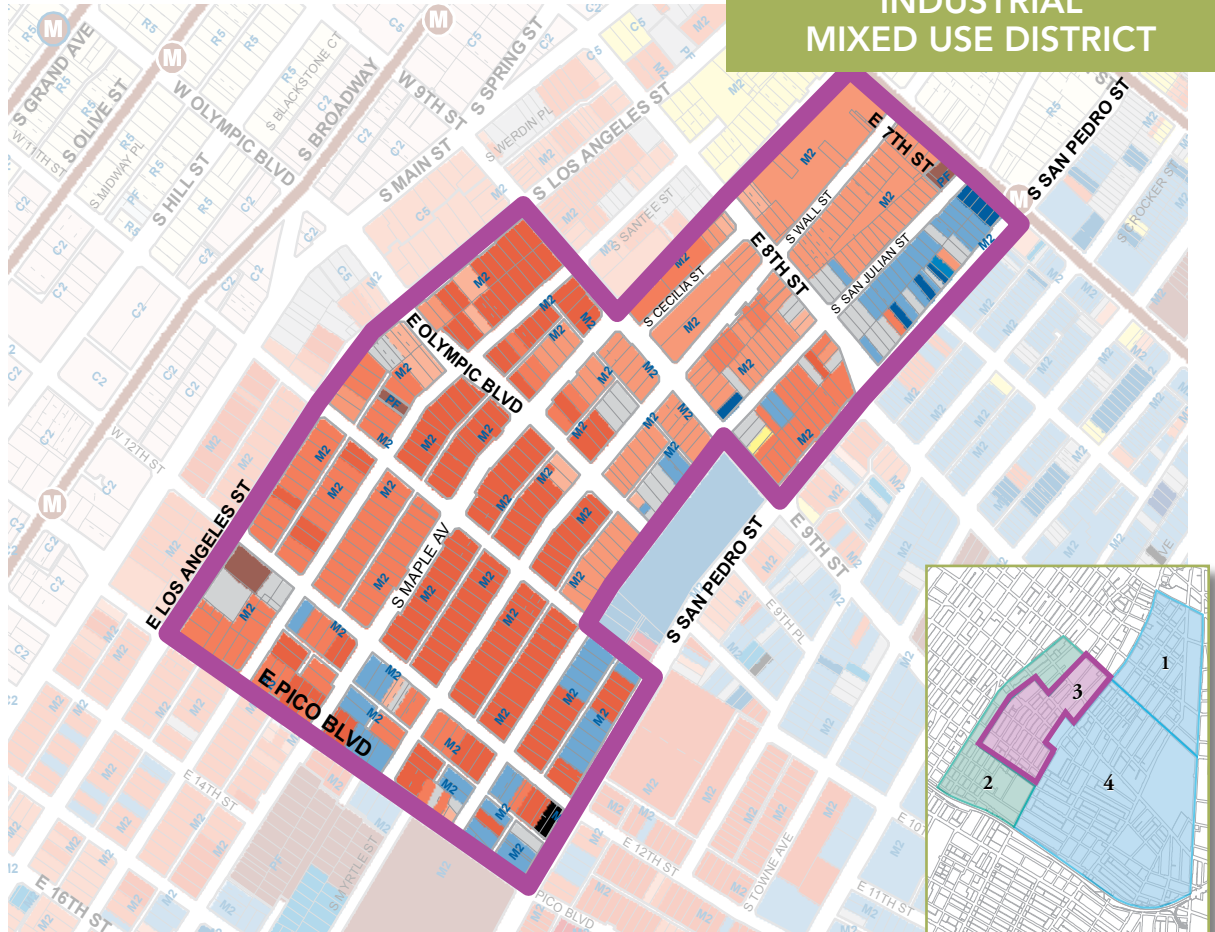
ZONE CATEGORY

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 HarborTransit Way
- Metro Rapid Lines



TOTAL ACRES - 83

TOTAL BUSINESSES - 1,687

TOTAL JOBS - 4,390

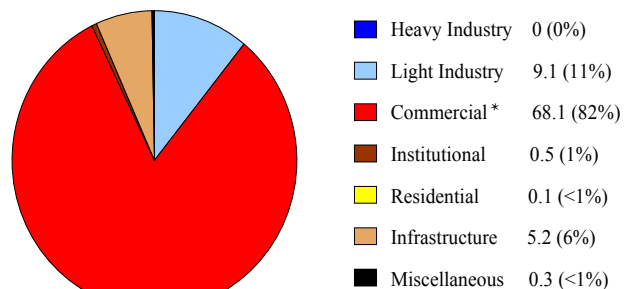
STAFF DIRECTIONS:

Preserve industrial zoning consistent with Central City Community Plan; allow industrial and commercial uses that support growth of Fashion and Flower districts. Allow Adaptive reuse and live/work conversions in multi-story buildings with heights greater than three (3) stories, only when ground floor is designated for industrial or Fashion/Flower District related use.

Within five (5) years, review development activity in adjacent Area 2 to determine if pace of residential and mixed use development there warrants residential and mixed use development in this subarea. No new "ground-up" residential construction prior to this review.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



* Primarily Wholesale Retail

PLAN OVERLAYS & SPECIAL DISTRICTS

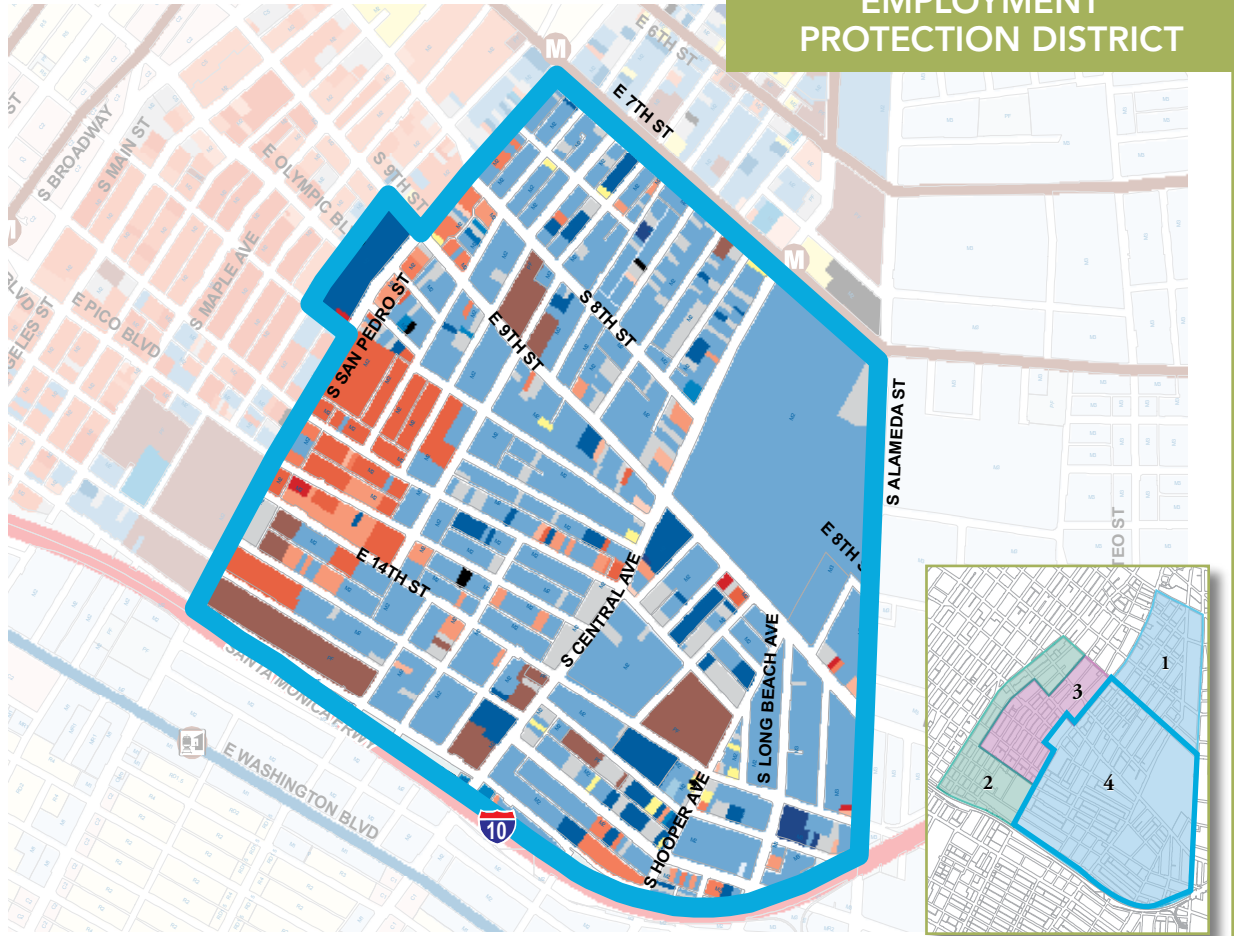
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

CENTRAL CITY - DOWNTOWN: 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
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TOTAL ACRES - 325

TOTAL BUSINESSES - 1,546

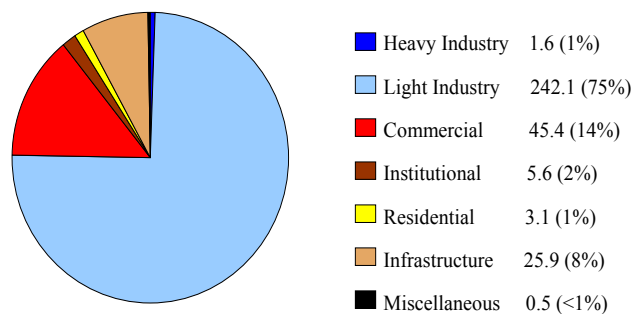
TOTAL JOBS - 9,542

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Central City Community Plan; allow industrial and ancillary commercial uses only.

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