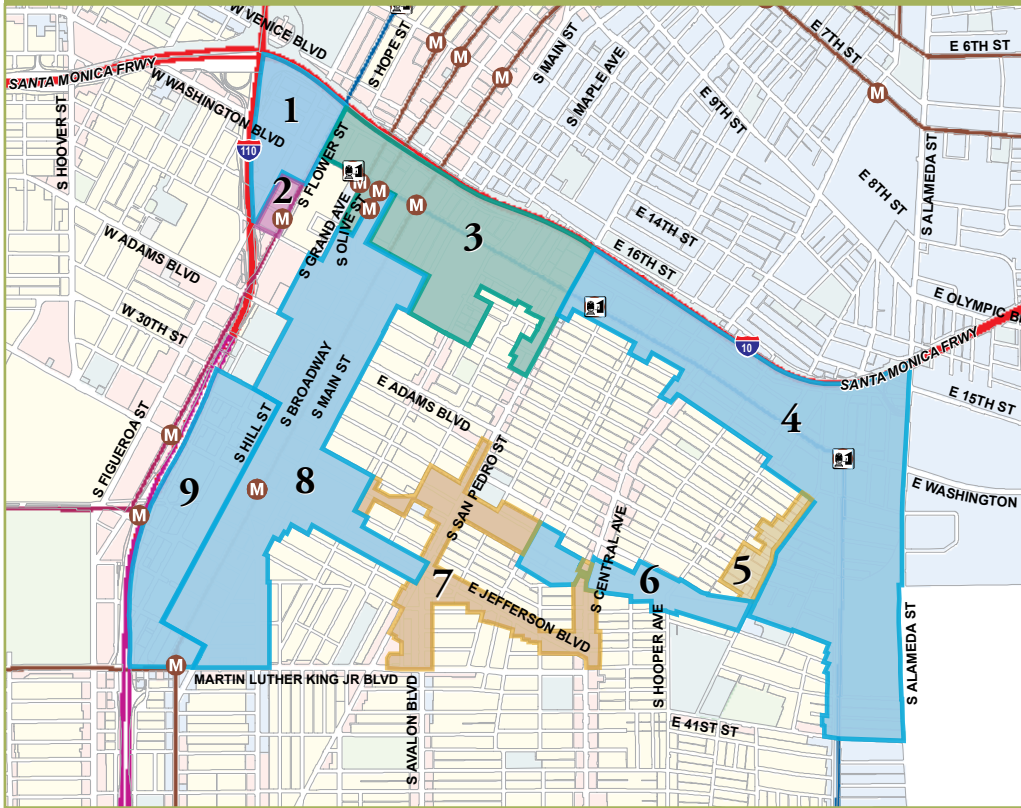


SOUTHEAST LOS ANGELES INDUSTRIAL AREA DIRECTIONS



SUMMARY STATISTICS

AREA TOTALS

| | |
|------------|--------|
| ACRES | 678 |
| BUSINESSES | 1,905 |
| JOBS | 19,693 |

ANALYSIS AREA 1 (EMP)

| | |
|------------|-----|
| Acres | 24 |
| Businesses | 40 |
| Jobs | 903 |

ANALYSIS AREA 2 (IMU)

| | |
|------------|-----|
| Acres | 6 |
| Businesses | 31 |
| Jobs | 316 |

ANALYSIS AREA 3 (TD)

| | |
|------------|-------|
| Acres | 92 |
| Businesses | 495 |
| Jobs | 3,790 |

ANALYSIS AREA 4 (EMP)

| | |
|------------|-------|
| Acres | 232 |
| Businesses | 403 |
| Jobs | 5,596 |

ANALYSIS AREA 5 (CA)

| | |
|------------|----|
| Acres | 11 |
| Businesses | 18 |
| Jobs | 44 |

ANALYSIS AREA 6 (EMP)

| | |
|------------|-------|
| Acres | 34 |
| Businesses | 184 |
| Jobs | 1,877 |

ANALYSIS AREA 7 (CA)

| | |
|------------|-----|
| Acres | 58 |
| Businesses | 61 |
| Jobs | 685 |

ANALYSIS AREA 8 (EMP)

| | |
|------------|-------|
| Acres | 157 |
| Businesses | 547 |
| Jobs | 5,235 |

ANALYSIS AREA 9 (EMP)

| | |
|------------|-------|
| Acres | 64 |
| Businesses | 126 |
| Jobs | 1,247 |

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):

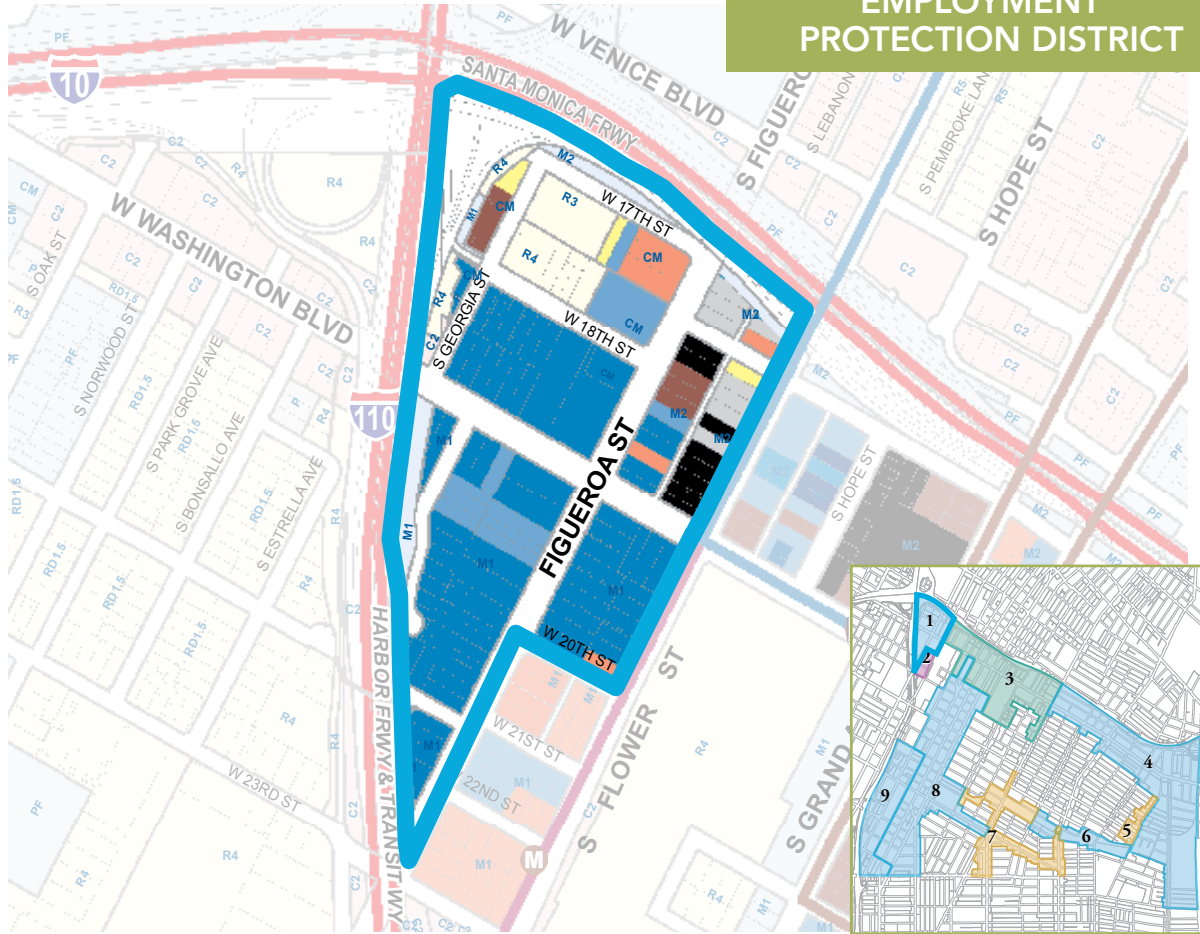
Areas where earlier land use decisions resulted in inappropriate land use conflicts. A change in zoning and land use designations to correct existing land use conflicts is deemed appropriate and should be encouraged.

SOUTHEAST LOS ANGELES: 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 Harbor Transit Way
 - Metro Rapid Lines



TOTAL ACRES - 24

TOTAL BUSINESSES - 40

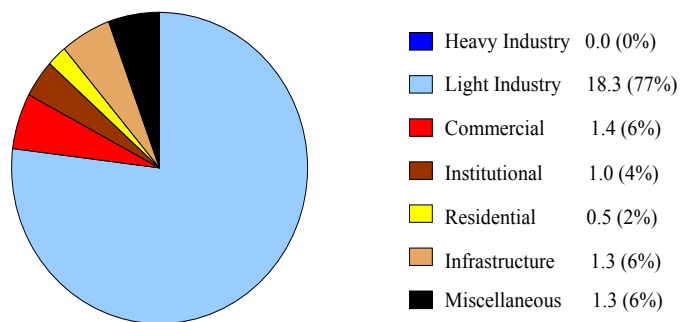
TOTAL JOBS - 903

STAFF DIRECTIONS:

Preserve industrial zoning consistent with South Los Angeles Community Plan. Encourage the concentration of auto-row and related uses.

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

SOUTHEAST LOS ANGELES: ANALYSIS AREA 2

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

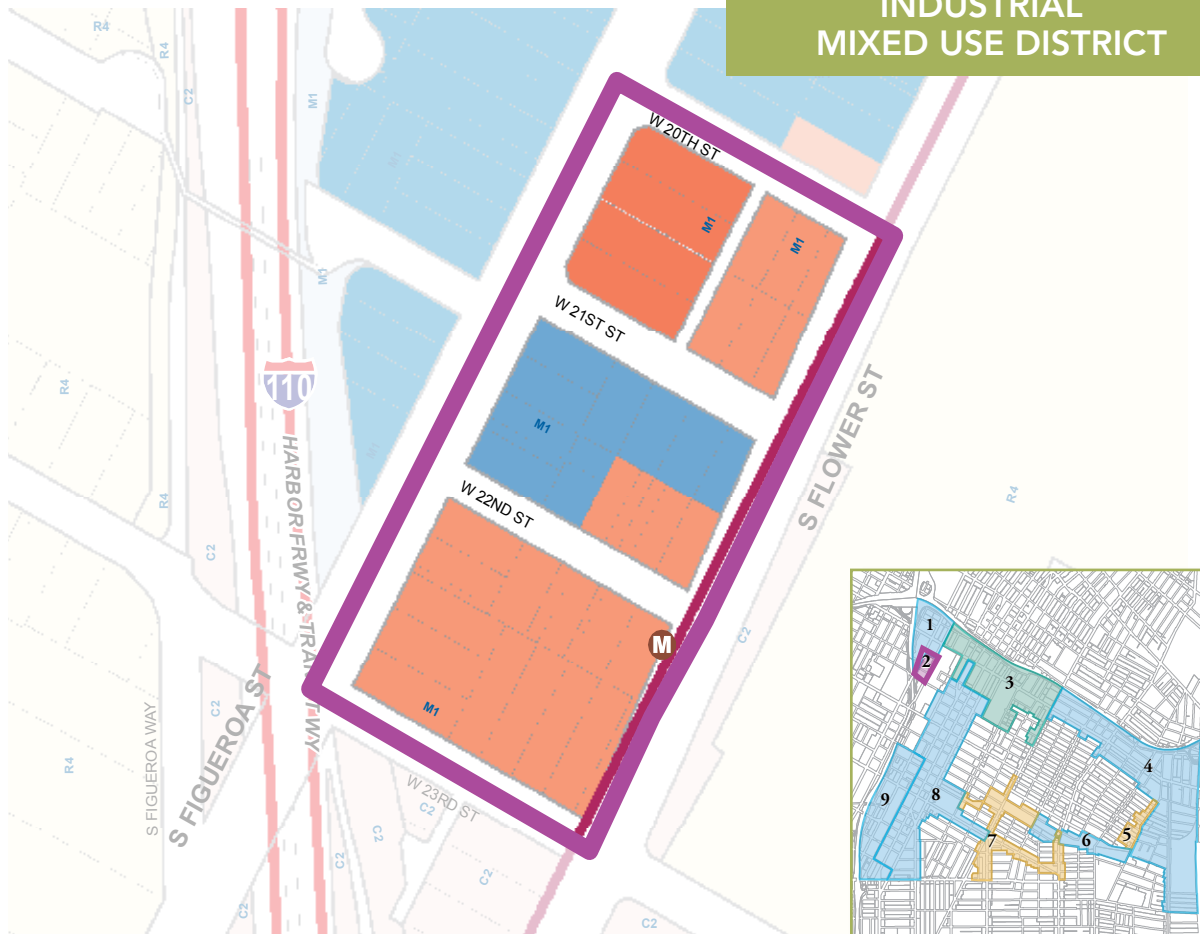
ZONE CATEGORY

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 Harbor Transit Way
- Metro Rapid Lines



TOTAL ACRES - 6

TOTAL BUSINESSES - 31

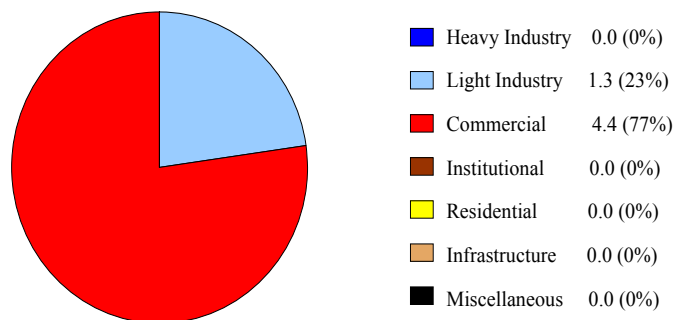
TOTAL JOBS - 903

STAFF DIRECTIONS:

Recommend change in land use designation and zoning to allow industrial, neighborhood serving commercial uses and adaptive reuse. Residential uses in proximity to freeways should be further evaluated.

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

SOUTHEAST LOS ANGELES: 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

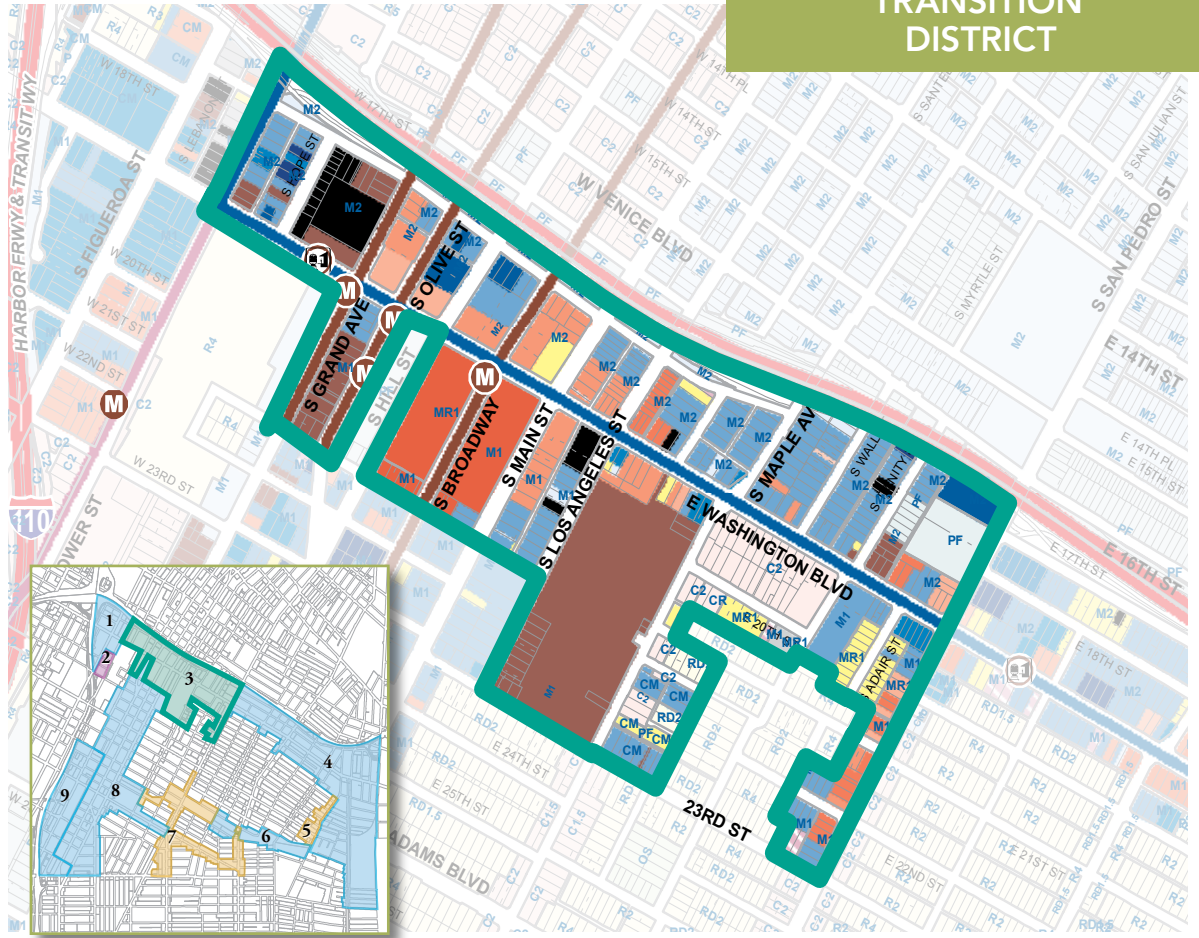
ZONE CATEGORY

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 - 92

TOTAL BUSINESSES - 495

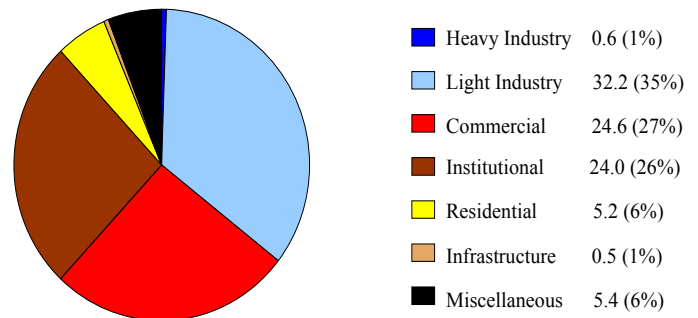
TOTAL JOBS - 3,790

STAFF DIRECTIONS:

Preserve industrial zoning pending completion of Specific Plan. As part of the Specific Plan, develop a Transit Oriented District (TOD) Plan(s) to establish appropriate zoning and land use designations to allow commercial, residential, mixed use and live/work uses. Recommend development of design guidelines to enhance pedestrian activity along Washington Blvd. as a component of the Specific Plan. Residential uses in proximity to freeways should be further evaluated.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



PLAN OVERLAYS & SPECIAL DISTRICTS

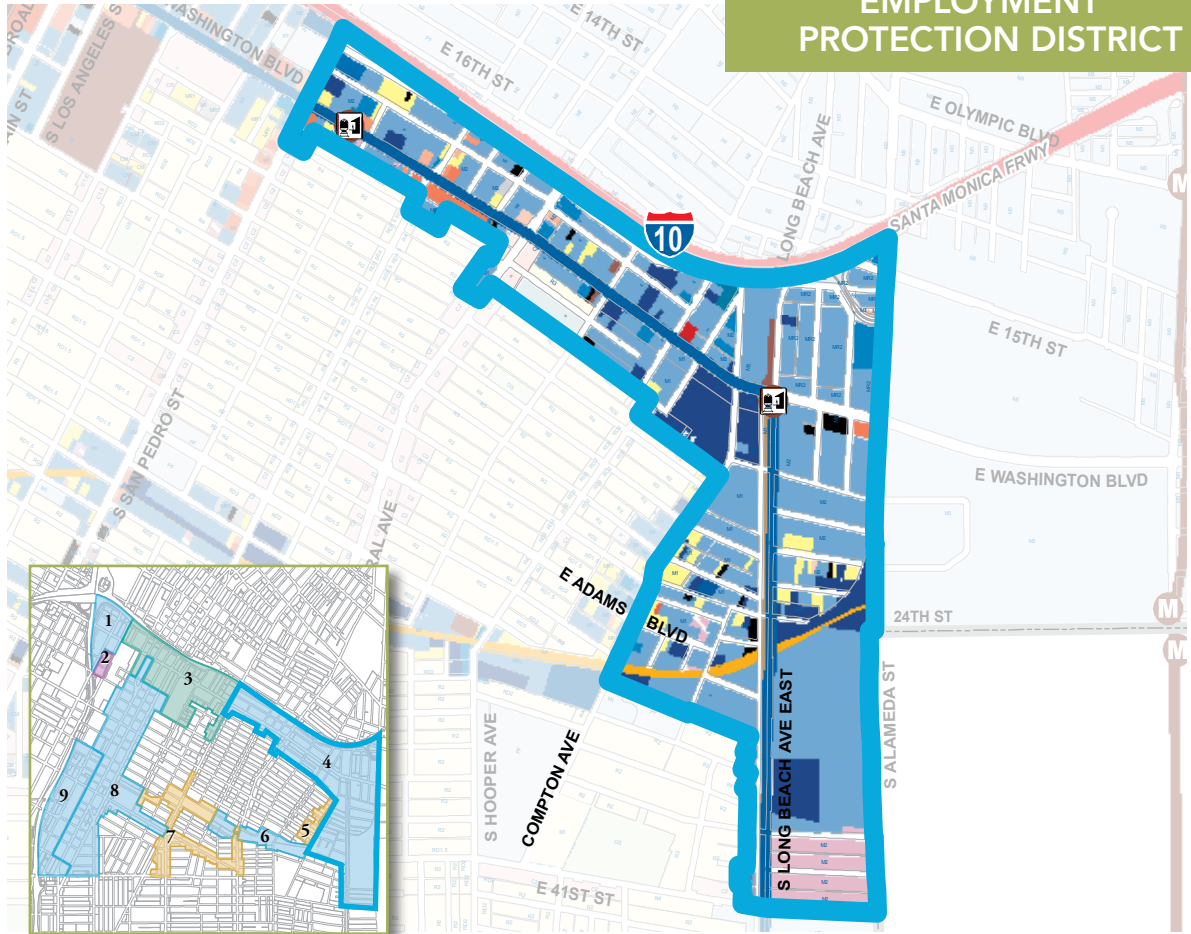
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

SOUTHEAST LOS ANGELES: 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 HarborTransit Way
 - Metro Rapid Lines



TOTAL ACRES - 232

TOTAL BUSINESSES - 403

TOTAL JOBS - 5,596

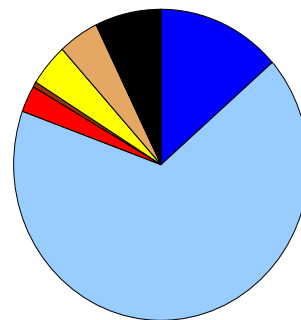
STAFF DIRECTIONS:

Preserve industrial zoning consistent with Southeast Los Angeles Community Plan; allow industrial and ancillary commercial uses only. Along San Pedro Street and Central Avenue also allow neighborhood-serving commercial uses. As part of Community Plan update: recommend development of design guidelines to enhance pedestrian environment around the Metro Blue Line Stations at San Pedro Street, Compton Avenue and Long Beach Avenue; and explore the development of TOD plans that support or promote industrial/employment uses around Metro Blue Line Stations.

As part of Community Plan update, consider changes to land use designation, zoning and/or development guidelines so that industrial uses between Long Beach Avenue and Compton Avenue provide a better transition between heavier industrial uses east of Long Beach Avenue and residential uses west of Compton Avenue.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



| | |
|----------------|-------------|
| Heavy Industry | 31.6 (14%) |
| Light Industry | 154.6 (67%) |
| Commercial | 6.4 (3%) |
| Institutional | 1.3 (1%) |
| Residential | 10.5 (5%) |
| Infrastructure | 10.1 (4%) |
| Miscellaneous | 16.9 (7%) |

PLAN OVERLAYS & SPECIAL DISTRICTS

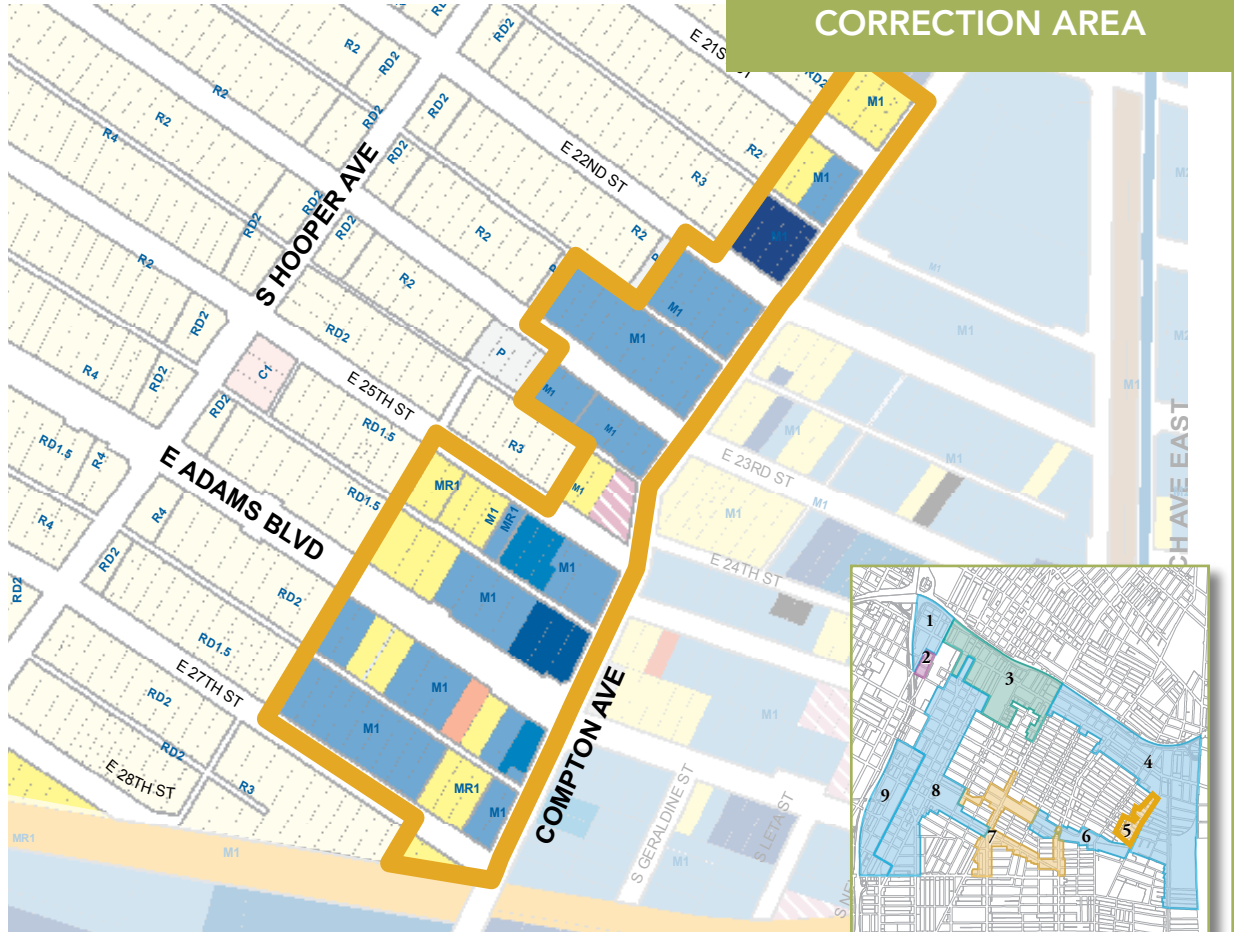
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

SOUTHEAST LOS ANGELES: ANALYSIS AREA 5

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 - 11

TOTAL BUSINESSES - 18

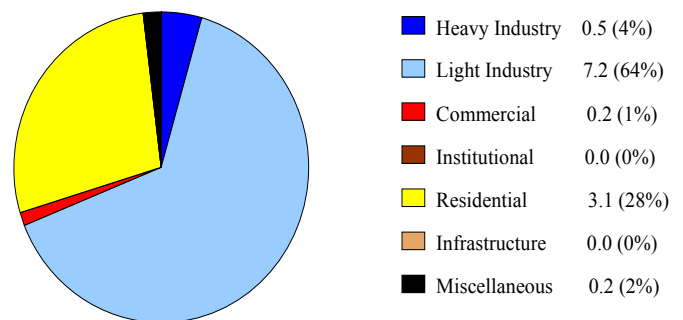
TOTAL JOBS - 44

STAFF DIRECTIONS:

As part of Southeast Los Angeles Community Plan update, recommend change from industrial to residential and/or commercial land use designation and zoning.

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

SOUTHEAST LOS ANGELES: ANALYSIS AREA 6

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

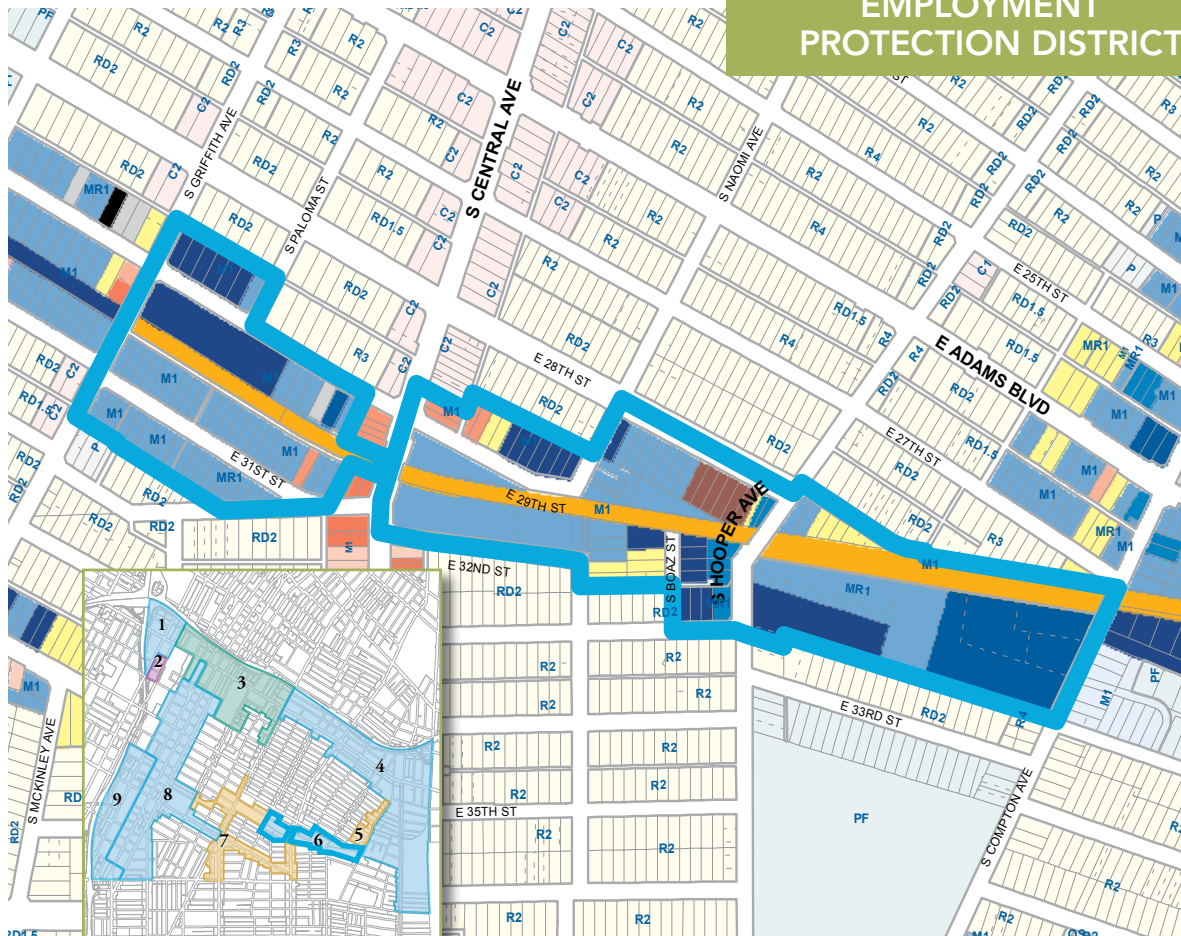
ZONE CATEGORY

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 - 34

TOTAL BUSINESSES - 184

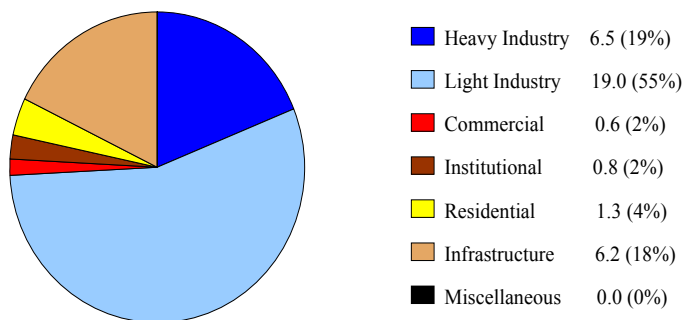
TOTAL JOBS - 1,877

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Southeast Los Angeles Community Plan; allow industrial and ancillary commercial uses only.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



PLAN OVERLAYS & SPECIAL DISTRICTS

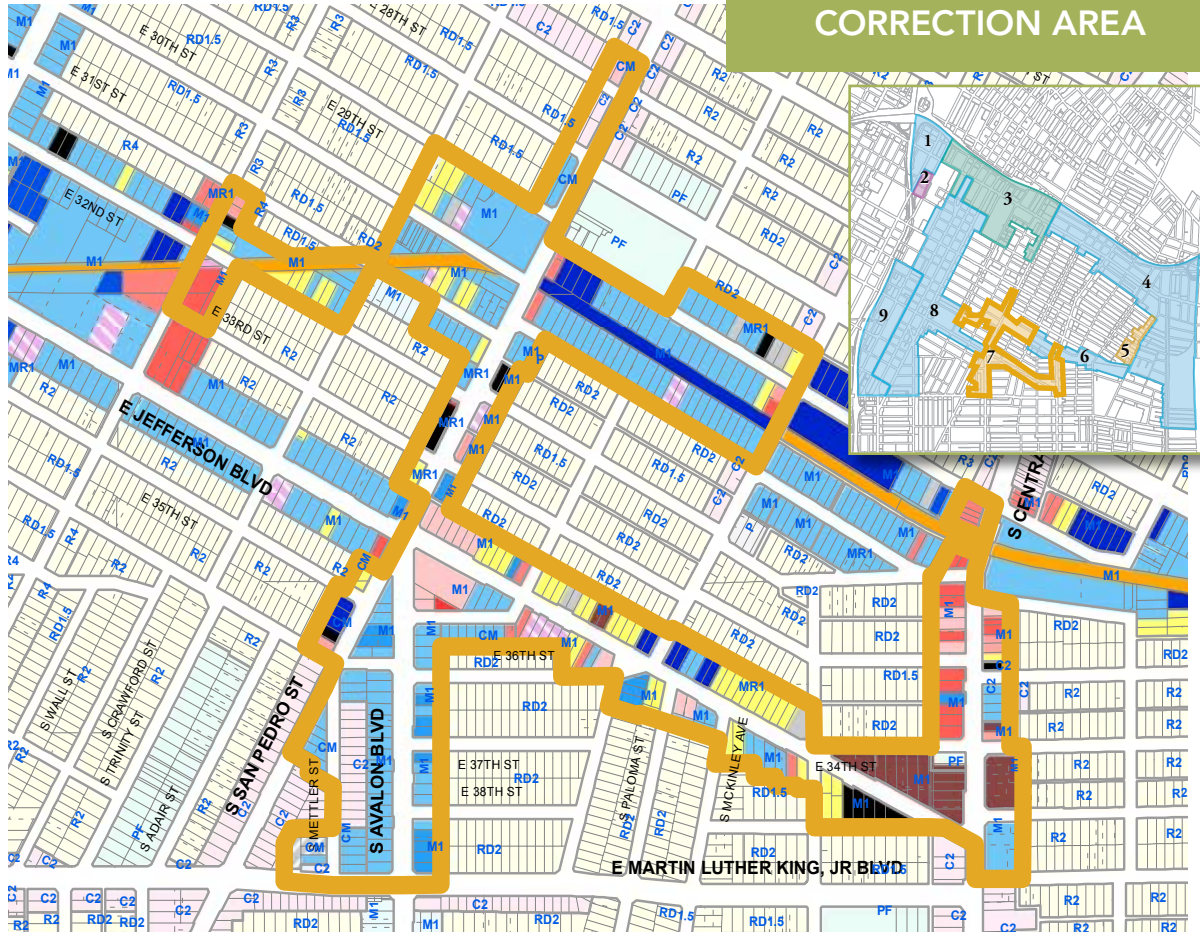
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

SOUTHEAST LOS ANGELES: ANALYSIS AREA 7

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 - 58

TOTAL BUSINESSES - 61

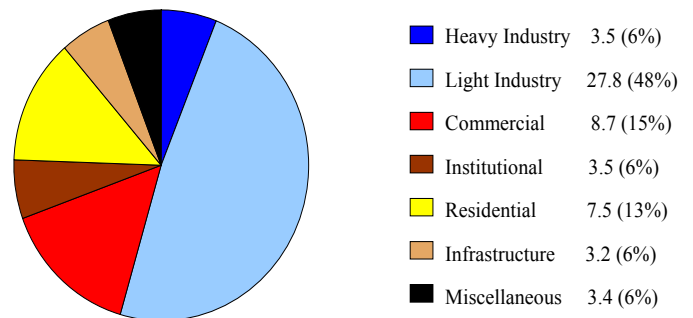
TOTAL JOBS - 685

STAFF DIRECTIONS:

As part of Southeast Los Angeles Community Plan update, recommend change from industrial to residential and/or commercial land use designation and zoning. Recommend development of Specific Plan or other mechanism to address current land use incompatibilities, with special focus along Central Ave., and along 29th and 31st Streets.

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

SOUTHEAST LOS ANGELES: ANALYSIS AREA 8

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

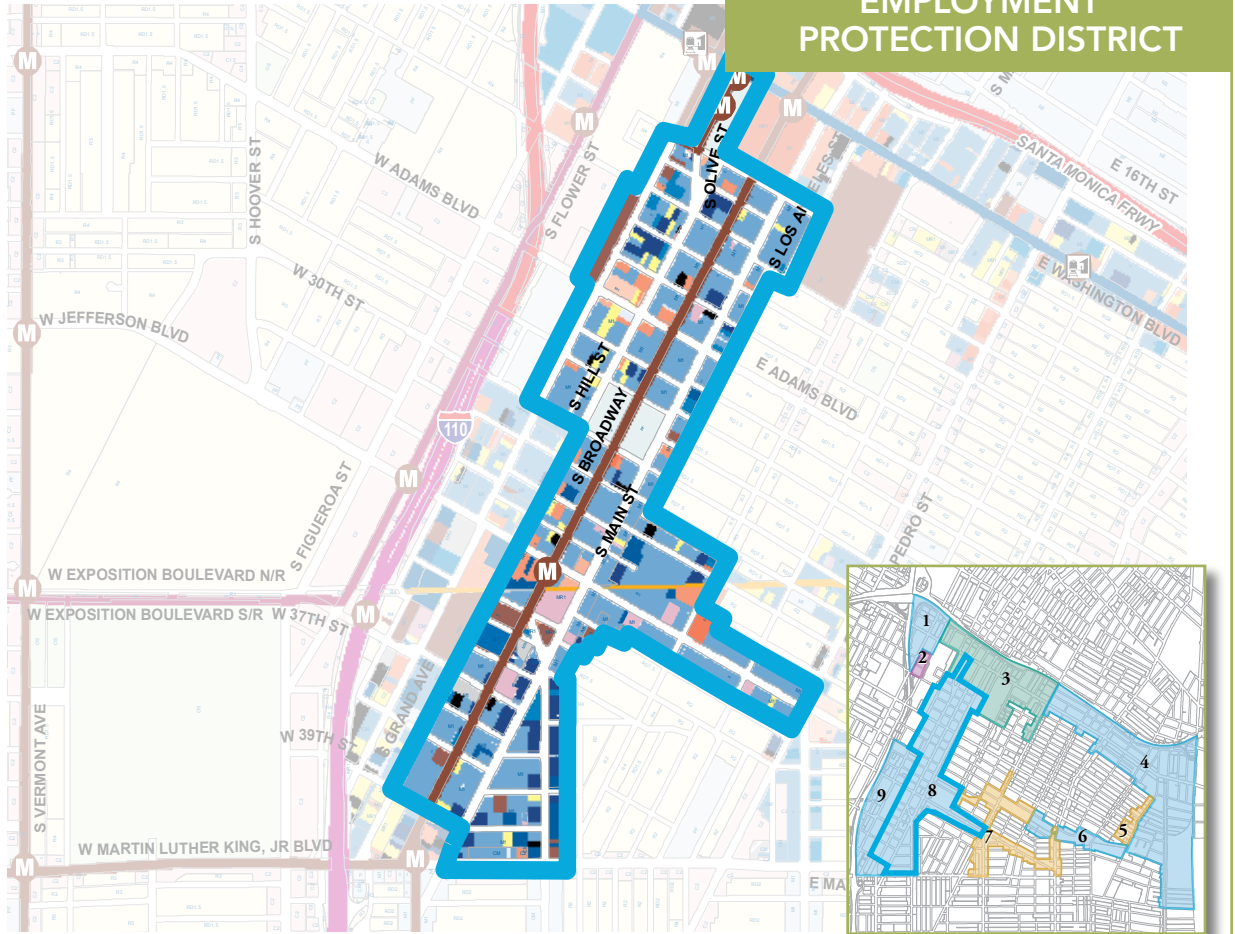
ZONE CATEGORY

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 - 157

TOTAL BUSINESSES - 547

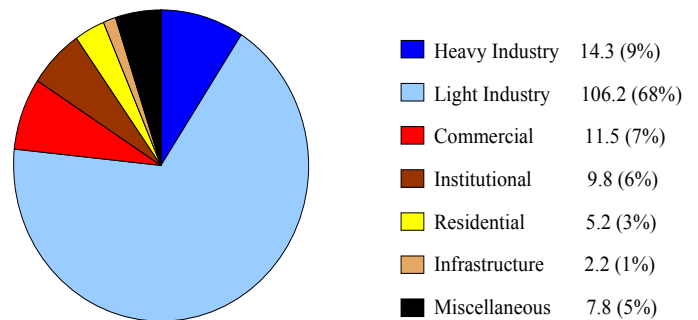
TOTAL JOBS - 5,235

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Southeast Los Angeles 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

SOUTHEAST LOS ANGELES: ANALYSIS AREA 9

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

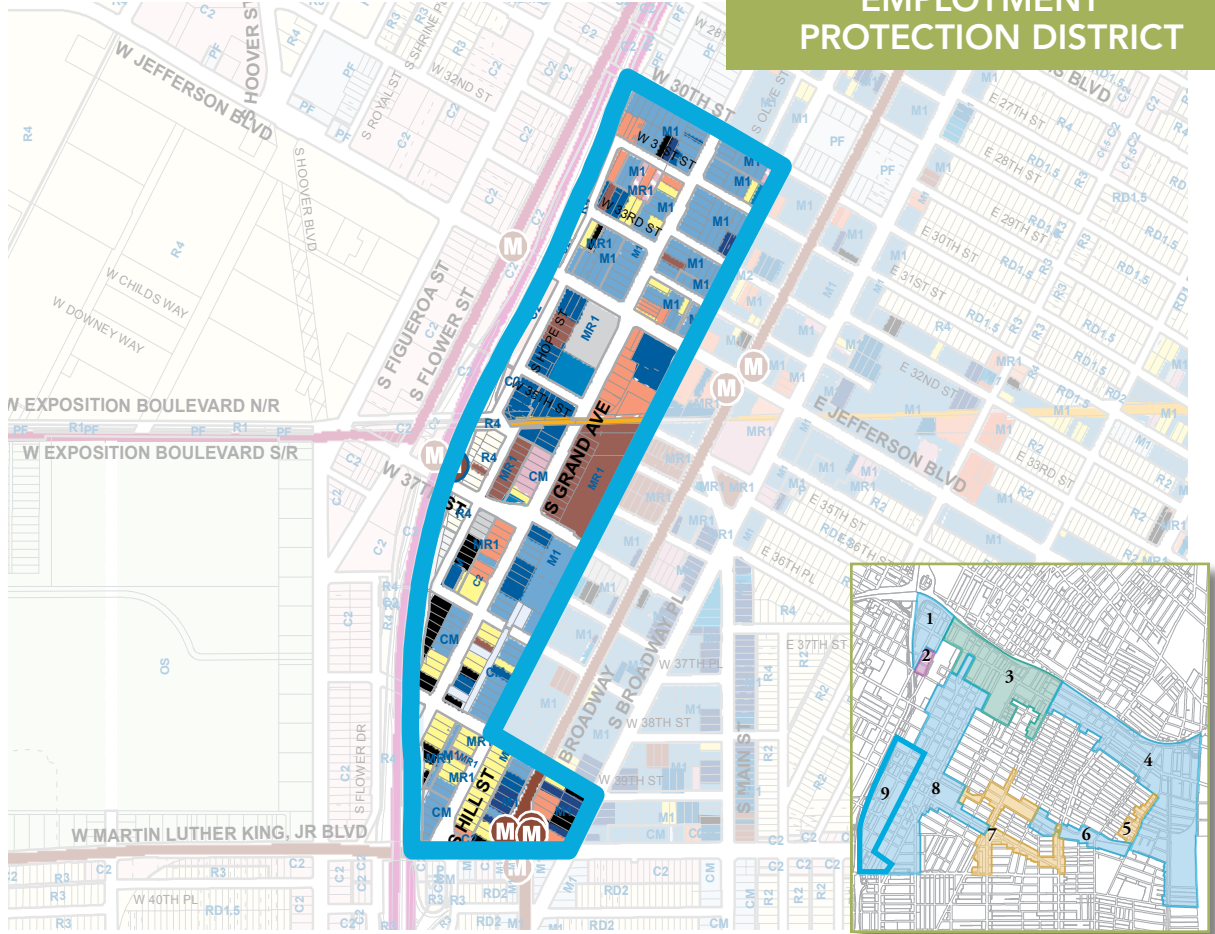
ZONE CATEGORY

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 - 232

TOTAL BUSINESSES - 3,790

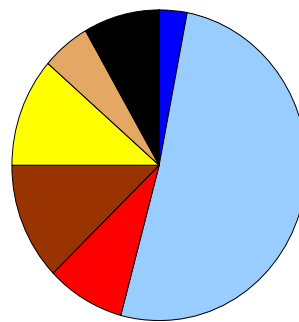
TOTAL JOBS - 39,731

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Southeast Los Angeles Community Plan. Given proximity to the University of Southern California (USC), and presence of Expo Line station at Flower St. and Jefferson Blvd., develop a Technology Park or University/Industrial Research and Development (R&D) Park to foster “green” or clean technology/development and new job and business generation. A limited amount of workforce housing may be evaluated as a component of the R&D Park plan, but only if it serves to maximize the preservation and expansion of jobs-producing land and uses, and directly facilitates the development of a Technology/R&D park. Residential uses in proximity to freeways should be further evaluated.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



| | |
|----------------|------------|
| Heavy Industry | 1.9 (3%) |
| Light Industry | 32.4 (51%) |
| Commercial | 5.4 (9%) |
| Institutional | 7.8 (12%) |
| Residential | 7.3 (12%) |
| Infrastructure | 3.3 (5%) |
| Miscellaneous | 5.3 (8%) |

PLAN OVERLAYS & SPECIAL DISTRICTS

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