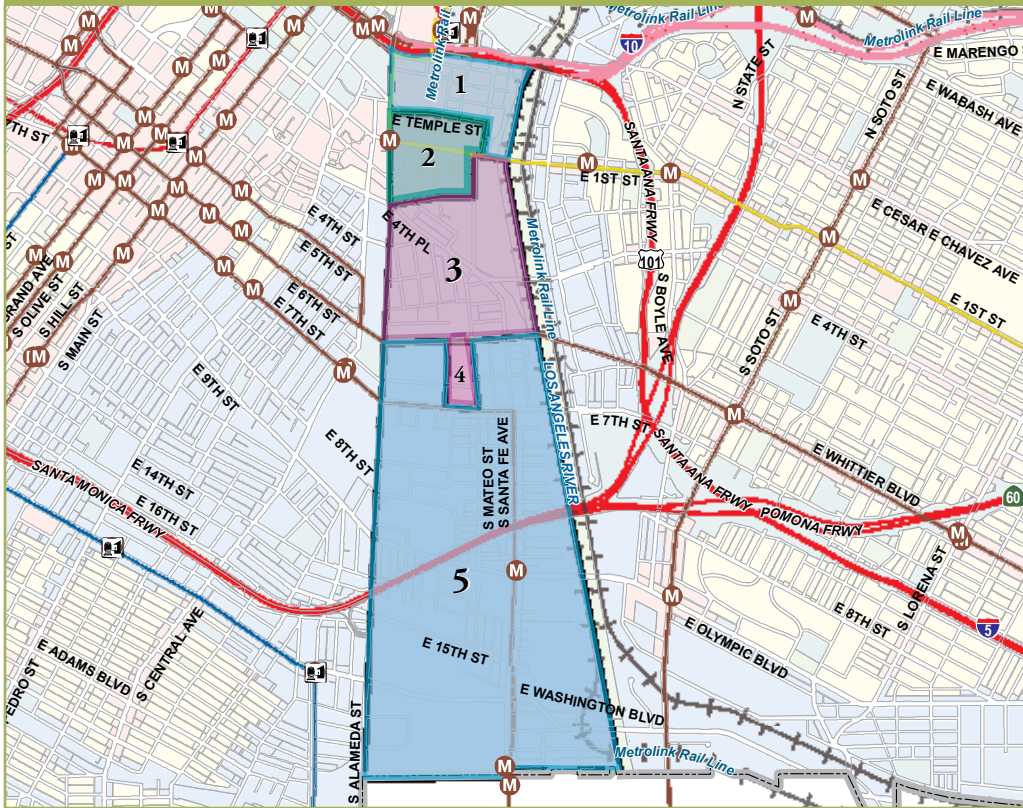


CENTRAL CITY NORTH - ALAMEDA

INDUSTRIAL AREA DIRECTIONS



SUMMARY STATISTICS

AREA TOTALS

ACRES	848
BUSINESSES	814
JOBS	8,363

ANALYSIS AREA 1 (EMP)

Acres	34
Businesses	30
Jobs	668

ANALYSIS AREA 2 (TD)

Acres	24
Businesses	117
Jobs	939

ANALYSIS AREA 3 (IMU)

Acres	106
Businesses	116
Jobs	1,040

ANALYSIS AREA 4 (IMU)

Acres	28
Businesses	10
Jobs	106

ANALYSIS AREA 5 (EMP)

Acres	656
Businesses	541
Jobs	5,610

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 - ALAMEDA: 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

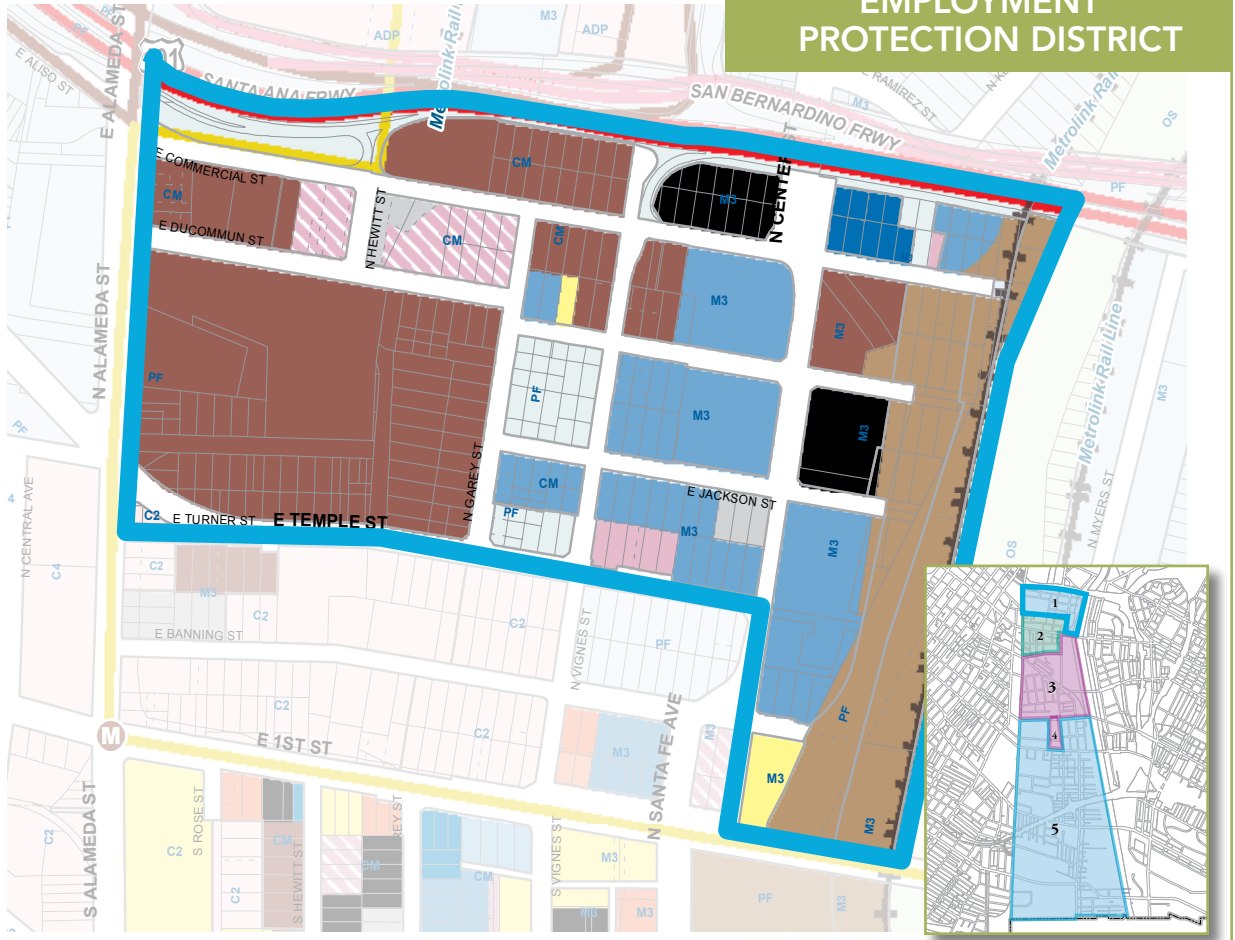
ZONE CATEGORY

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 - 34

TOTAL BUSINESSES - 30

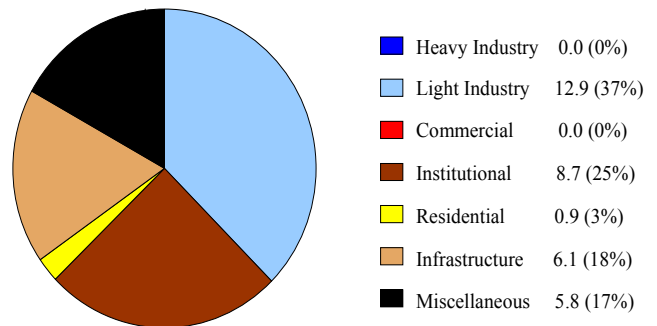
TOTAL JOBS - 668

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Central City North 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

CENTRAL CITY NORTH - ALAMEDA: ANALYSIS AREA 2

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

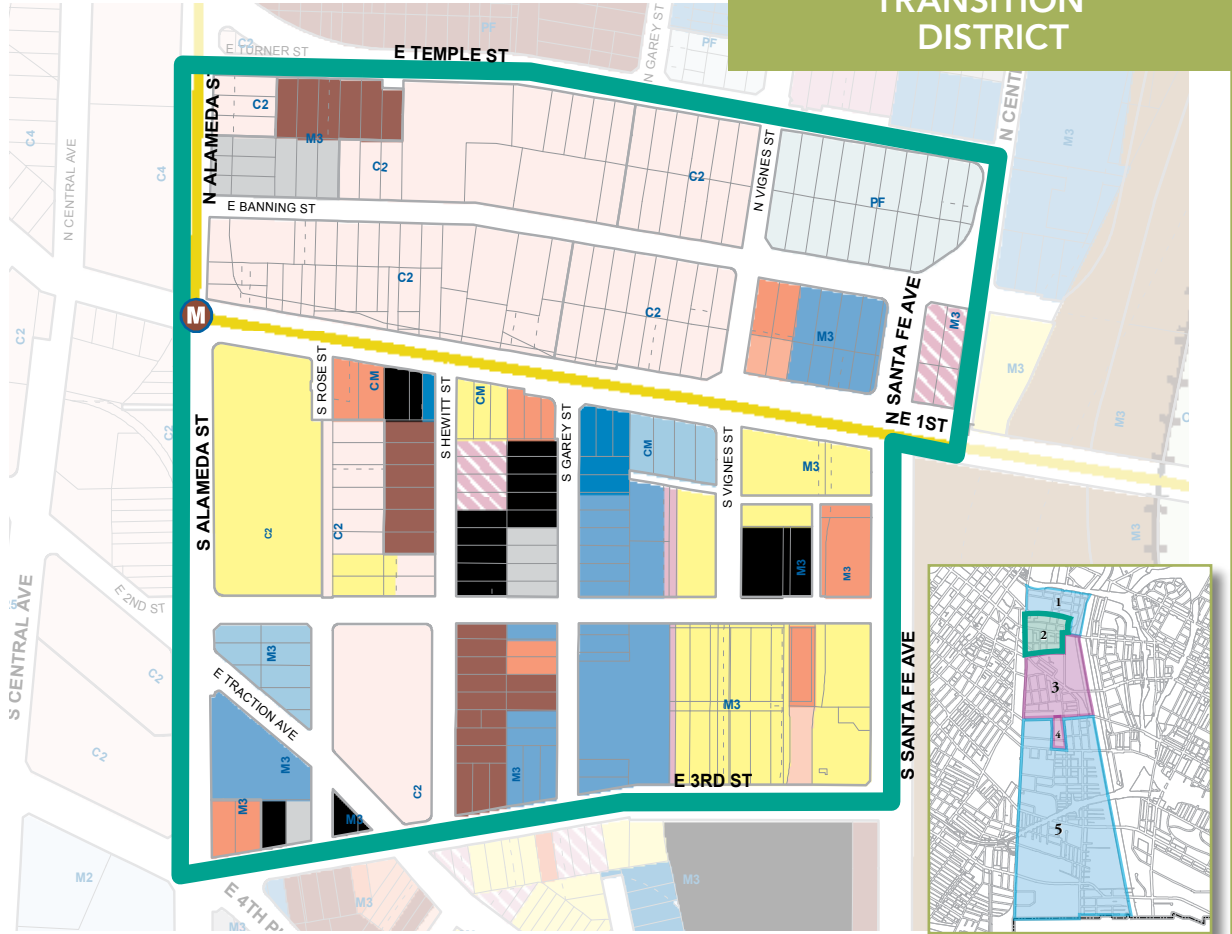
ZONE CATEGORY

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 HarborTransit Way
- Metro Rapid Lines



TOTAL ACRES - 24

TOTAL BUSINESSES - 117

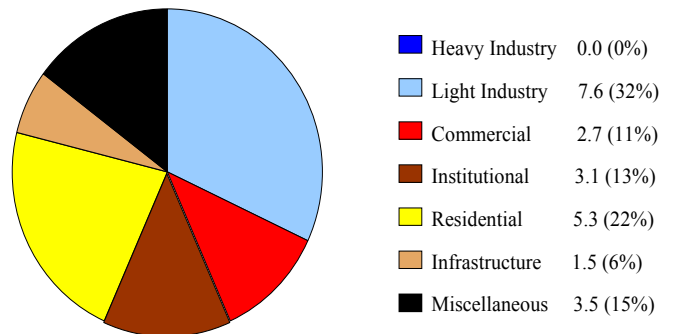
TOTAL JOBS - 939

STAFF DIRECTIONS:

As part of Community Plan update and/or Civic Center Master Plan program, develop a Transit Oriented District (TOD) Plan to establish appropriate zoning and land uses relative to adjacent Little Tokyo community and Artist in Residence District. Support pedestrian linkages to LA River through design and infrastructure improvements as identified in LA River Revitalization Master Plan (LARRMP). In the interim, consider applications that enhance TOD goals on a case by case basis.

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

CENTRAL CITY NORTH - ALAMEDA: 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

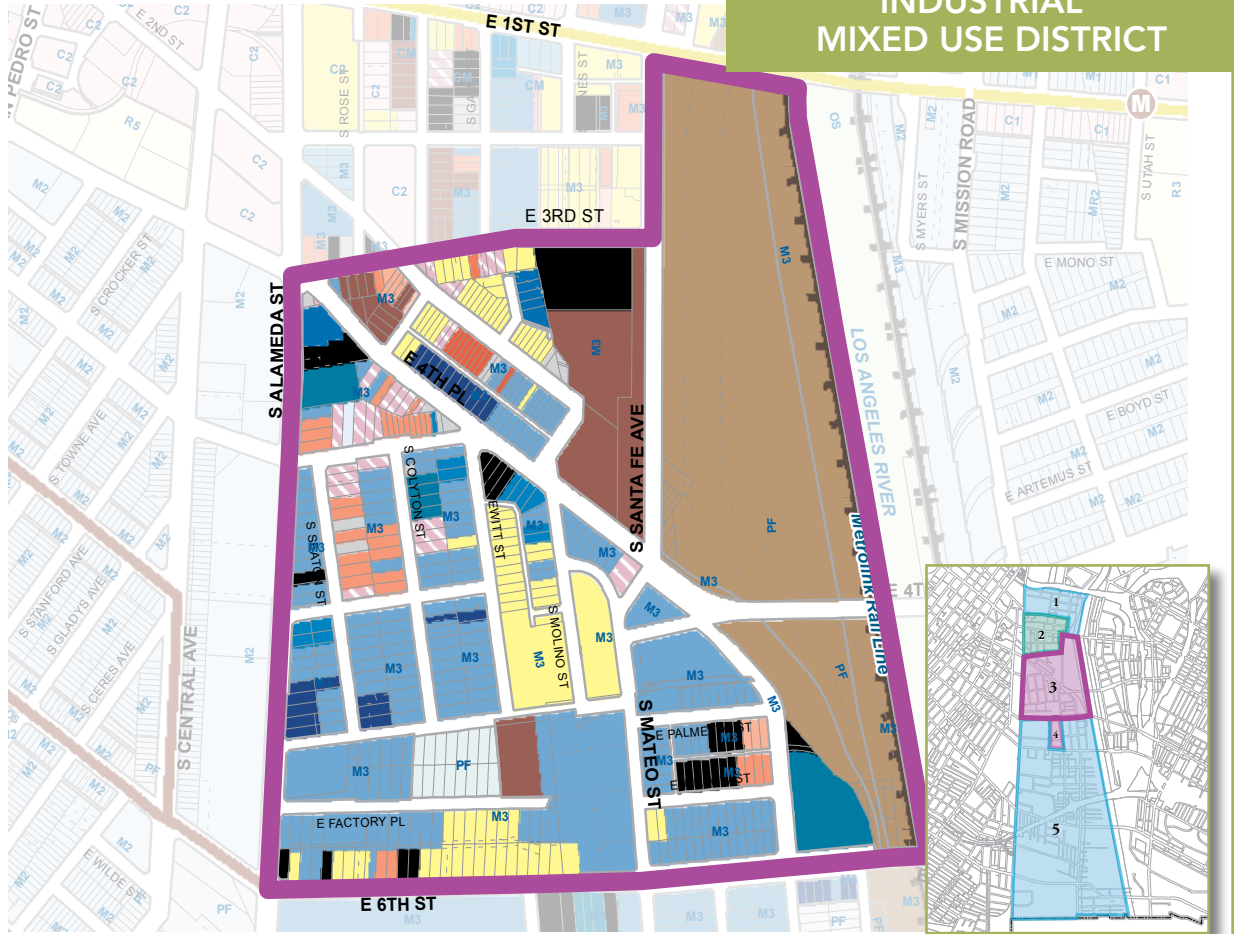
ZONE CATEGORY

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 - 106

TOTAL BUSINESSES - 116

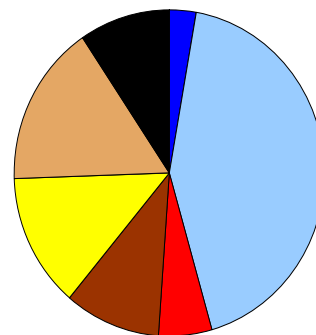
TOTAL JOBS - 1,040

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Central City North Community Plan; allow industrial, neighborhood-serving commercial, and neighborhood-scale professional service/office uses. Maintain and strengthen Artist in Residence District as established in the Community Plan; continue to allow live/work uses and adaptive reuse of existing buildings. Allow new residential construction only when it is consistent with and supports the intent of the Artist in Residence District, with a requirement for affordable artist housing and other community benefits. Support pedestrian linkages to LA River through design and infrastructure improvements as identified in LA River Revitalization Master Plan (LARRMP) prioritizing 1st and 4th Streets.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



■ Heavy Industry	3.0 (3%)
■ Light Industry	45.2 (43%)
■ Commercial	5.6 (5%)
■ Institutional	10.6 (10%)
■ Residential	14.2 (13%)
■ Infrastructure	16.9 (16%)
■ Miscellaneous	10.0 (10%)

PLAN OVERLAYS & SPECIAL DISTRICTS

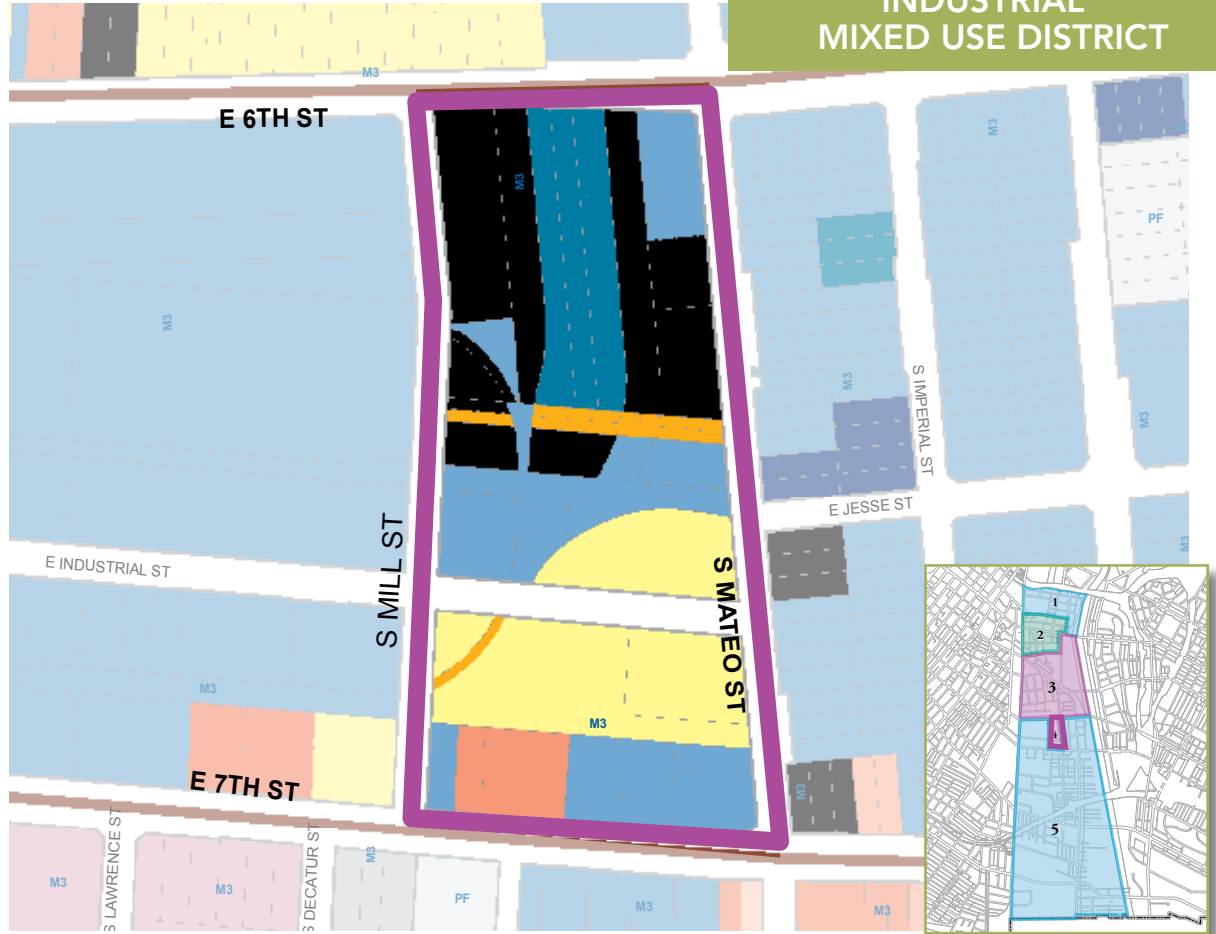
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

CENTRAL CITY NORTH - ALAMEDA: ANALYSIS AREA 4

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 - 28

TOTAL BUSINESSES - 10

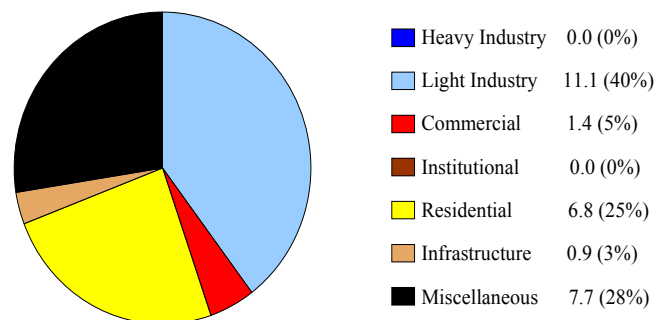
TOTAL JOBS - 106

STAFF DIRECTIONS:

Extend Artist in Residence District into the area bounded by 6th Street to the north, Mateo Street to the east, south to 7th Street and west to Mill Street. Amend Community Plan to reflect expansion of Artist in Residence District. Preserve industrial zoning consistent with Central City North Community Plan; allow industrial, neighborhood-serving commercial, and neighborhood-scale professional service/office uses. Maintain and continue to allow live/work uses and adaptive reuse of existing buildings. Allow new residential construction only when it is consistent with and supports the intent of the Artist in Residence District, with a requirement for affordable artist housing and other community benefits.

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 - ALAMEDA: ANALYSIS AREA 5

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

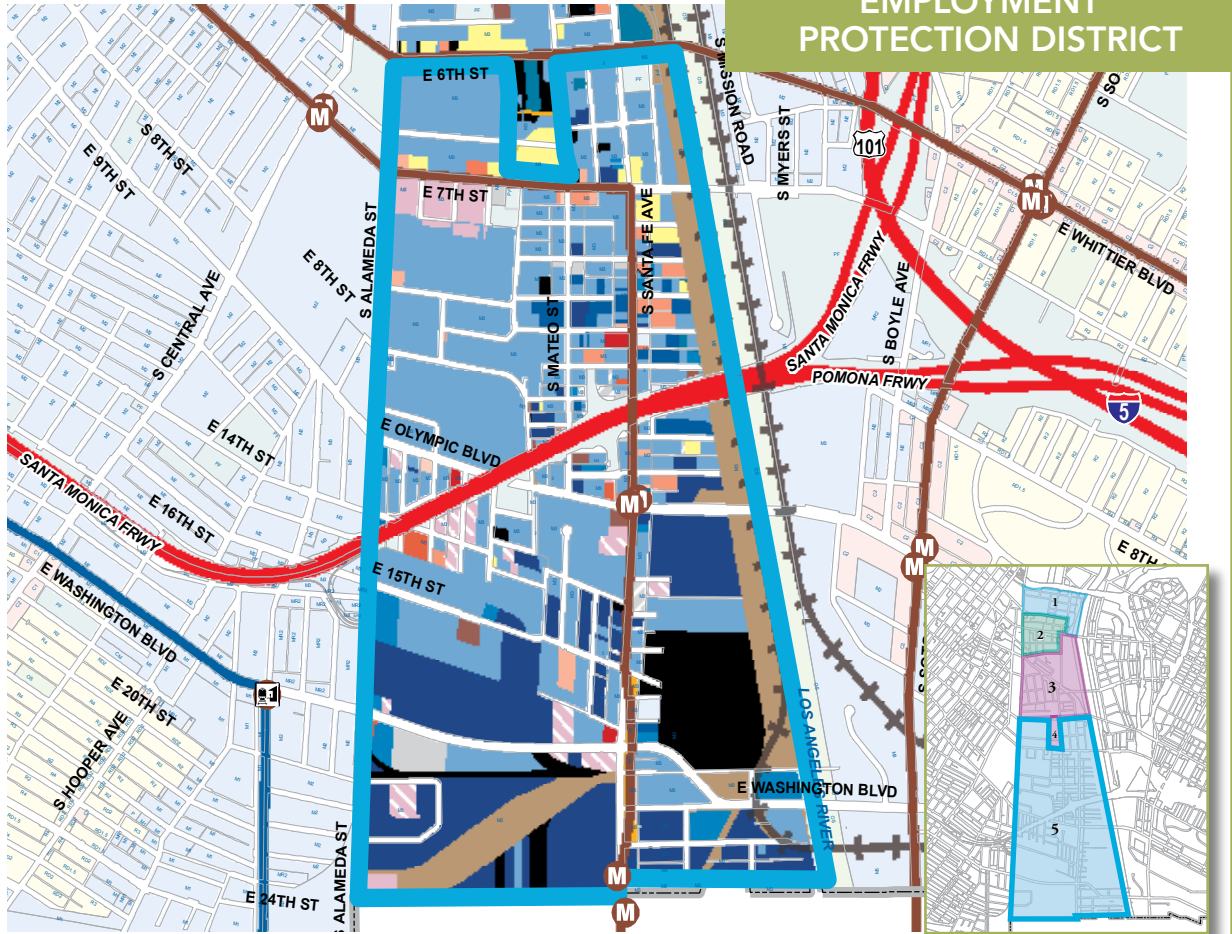
ZONE CATEGORY

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 - 656

TOTAL BUSINESSES - 541

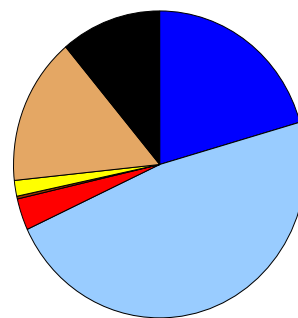
TOTAL JOBS - 5,610

STAFF DIRECTIONS:

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

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



Heavy Industry	135.0 (21%)
Light Industry	311.3 (47%)
Commercial	20.9 (3%)
Institutional	3.0 (<1%)
Residential	9.8 (1%)
Infrastructure	102.8 (16%)
Miscellaneous	73.5 (11%)

PLAN OVERLAYS & SPECIAL DISTRICTS

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