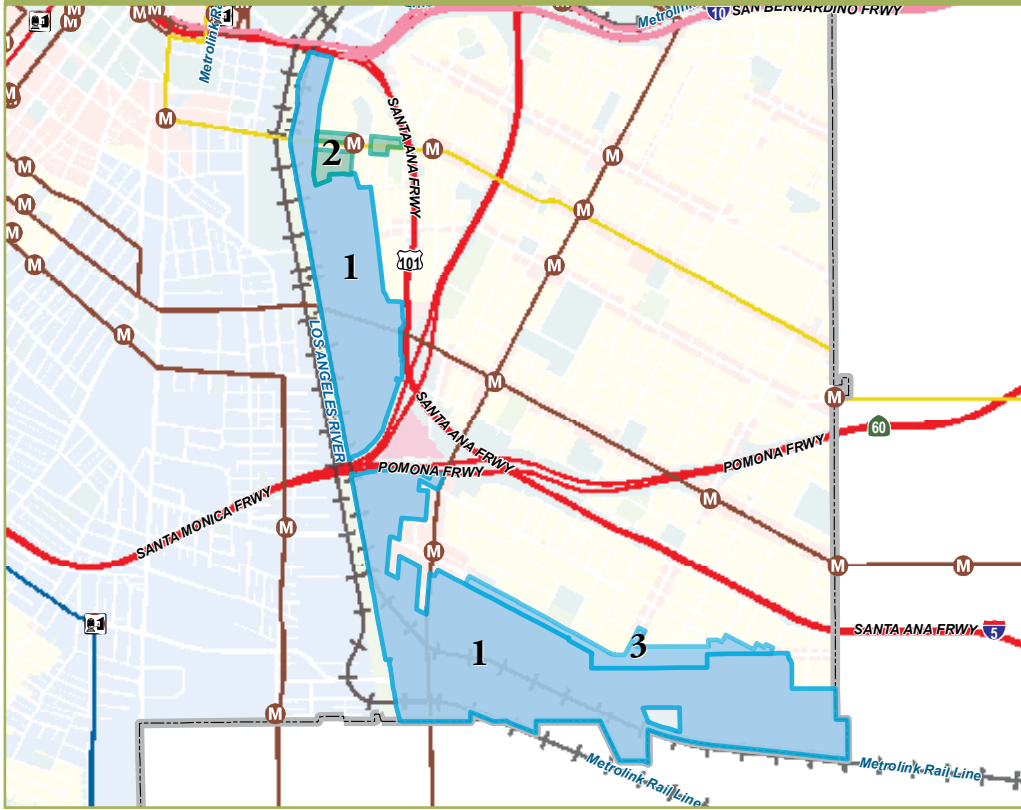


BOYLE HEIGHTS INDUSTRIAL AREA DIRECTIONS



SUMMARY STATISTICS

AREA TOTALS

ACRES	580
BUSINESSES	633
JOBS	8,387

ANALYSIS AREA 1 (EMP)

Acres	542
Businesses	490
Jobs	6,743

ANALYSIS AREA 2 (TD)

Acres	12
Businesses	24
Jobs	274

ANALYSIS AREA 3 (EMP)

Acres	26
Businesses	119
Jobs	1,370

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.

BOYLE HEIGHTS: 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

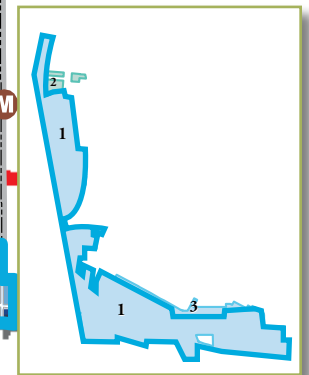
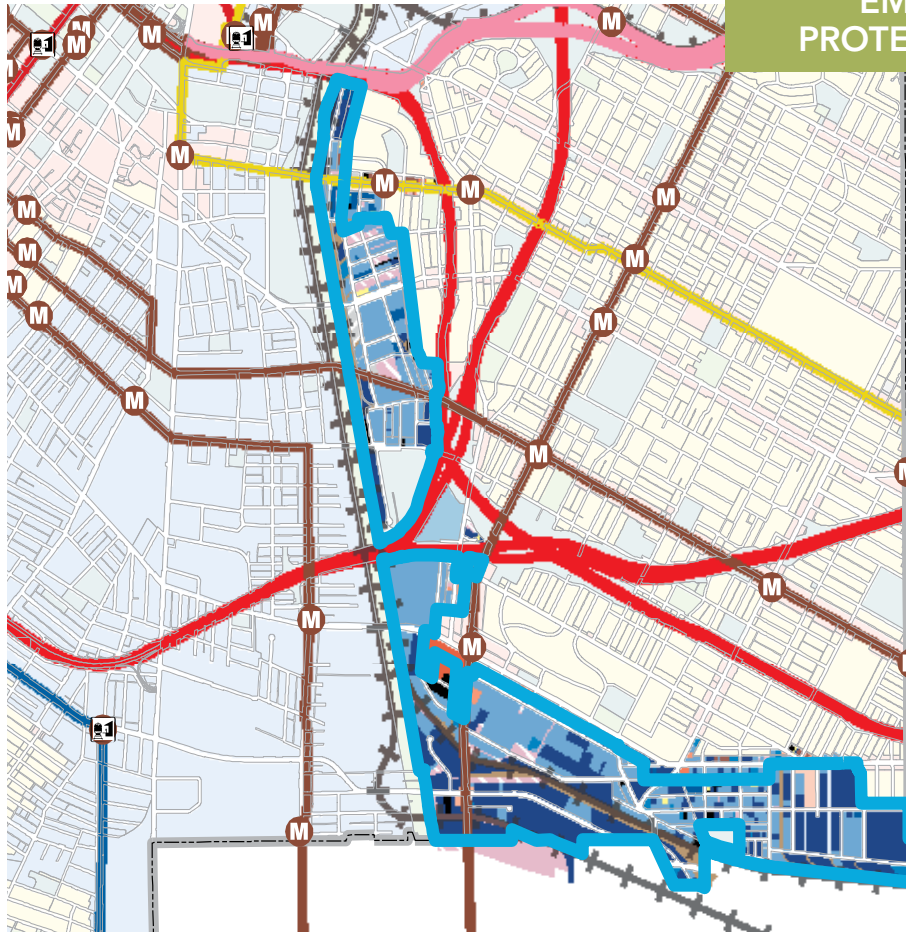
ZONE CATEGORY

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 - 542

TOTAL BUSINESSES - 490

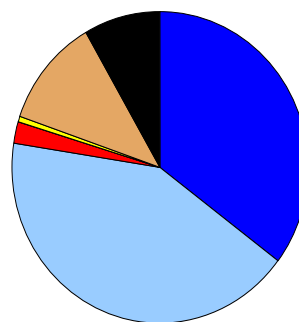
TOTAL JOBS - 6,743

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Boyle Heights Community Plan; allow industrial and ancillary commercial uses only. As part of current Community Plan update: retain Regional Commercial Center designation in Boyle Heights Community Plan for Sears site; 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	192.1 (35%)
Light Industry	228.8 (42%)
Commercial	11.7 (3%)
Institutional	0.6 (<1%)
Residential	2.8 (<1%)
Infrastructure	60.9 (11%)
Miscellaneous	45.6 (8%)

PLAN OVERLAYS & SPECIAL DISTRICTS

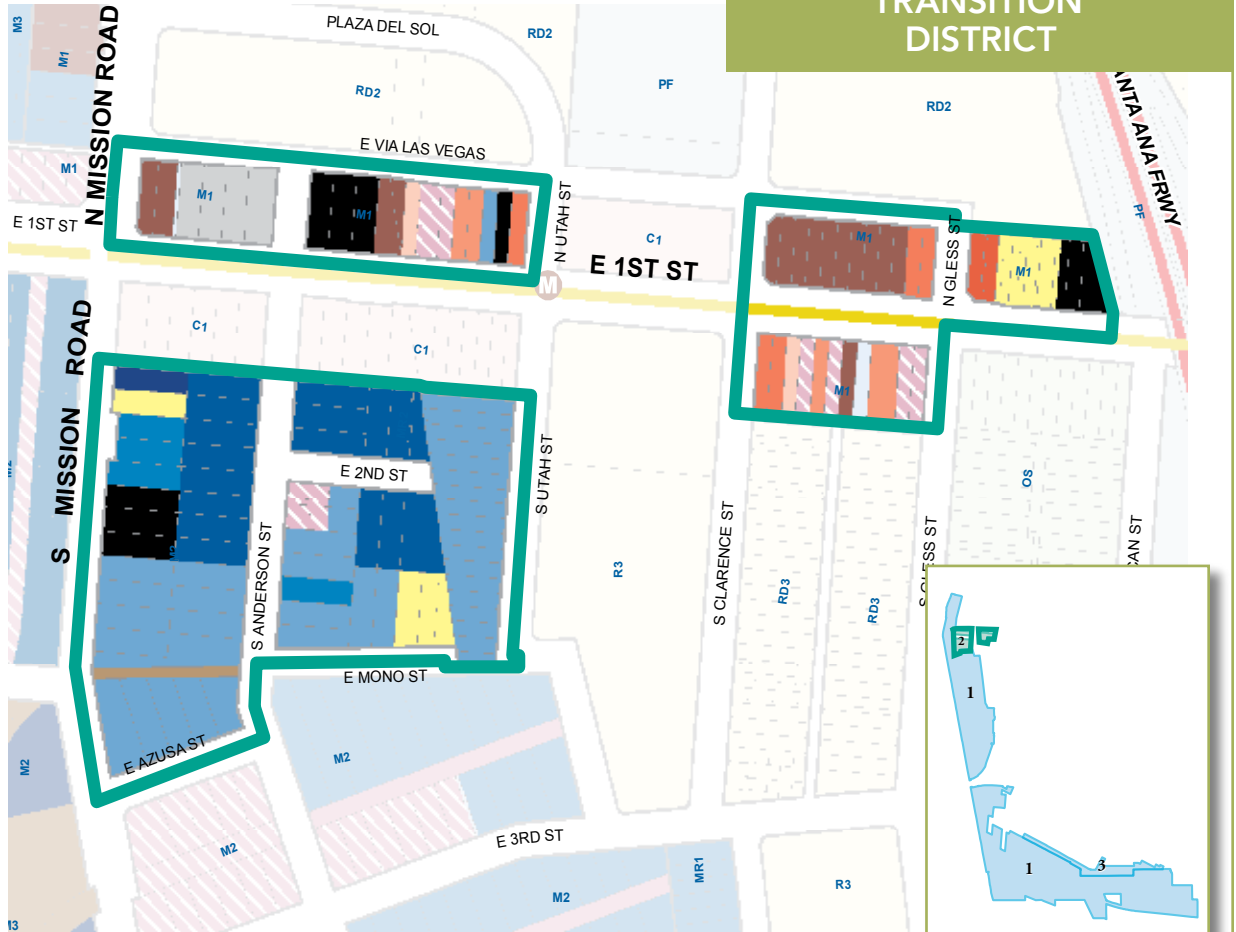
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

BOYLE HEIGHTS: 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 - 12

TOTAL BUSINESSES - 24

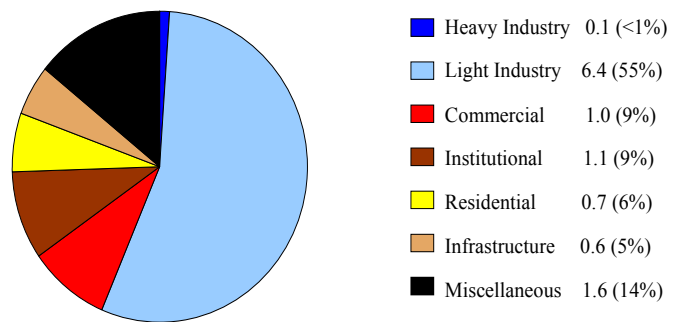
TOTAL JOBS - 274

STAFF DIRECTIONS:

As part of Community Plan update, recommend development of a Transit Oriented District (TOD) Plan to establish appropriate zoning and land uses. In the interim, consider applications that enhance TOD goals on a case by case basis. If CRA adopts a Design for Development, its provisions will apply. Residential uses in proximity to freeways should be further evaluated.

EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



PLAN OVERLAYS & SPECIAL DISTRICTS

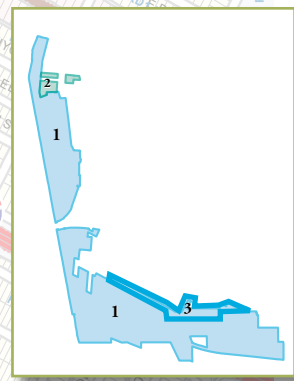
- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development

BOYLE HEIGHTS: ANALYSIS AREA 3

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 - 26

TOTAL BUSINESSES - 119

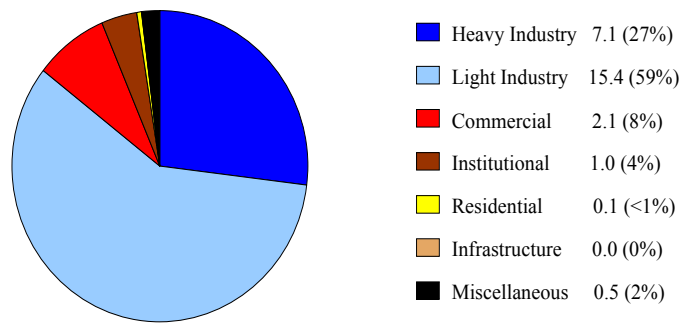
TOTAL JOBS - 1,370

STAFF DIRECTIONS:

Preserve industrial zoning consistent with Boyle Heights Community Plan; allow industrial uses, ancillary commercial and neighborhood serving 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