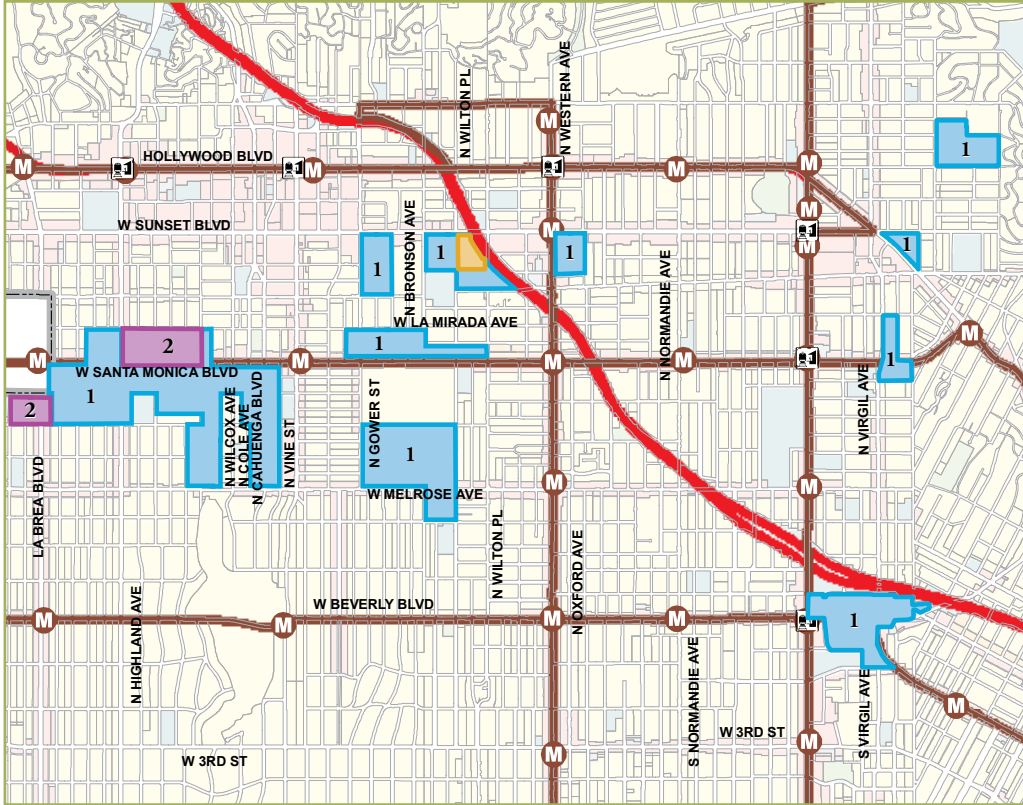


# HOLLYWOOD - WILSHIRE INDUSTRIAL AREA DIRECTIONS



## SUMMARY STATISTICS

### AREA TOTALS

ACRES	300
BUSINESSES	832
JOBS	9,587

### ANALYSIS AREA 1 (EMP)

Acres	269
Businesses	734
Jobs	8,374

### ANALYSIS AREA 2 (IMU)

Acres	31
Businesses	98
Jobs	1,213

### 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.

# HOLLYWOOD - WILSHIRE: 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 - 269

TOTAL BUSINESSES - 734

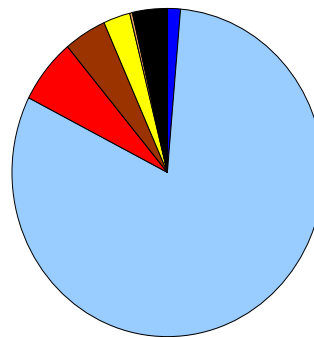
TOTAL JOBS - 8,374

### STAFF DIRECTIONS:

Preserve industrial zoning consistent with Hollywood Community Plan; allow industrial and ancillary commercial uses. Encourage concentration of independent theatres along Santa Monica Blvd. between Lillian and Seward Avenues.

### EXISTING LAND USE 2006

(Acres & Percent of Analysis Area)



<span style="color: blue;">■</span> Heavy Industry	3.5 (1%)
<span style="color: lightblue;">■</span> Light Industry	218.6 (81%)
<span style="color: red;">■</span> Commercial	17.0 (6%)
<span style="color: brown;">■</span> Institutional	12.0 (4%)
<span style="color: yellow;">■</span> Residential	7.5 (3%)
<span style="color: orange;">■</span> Infrastructure	0.8 (0%)
<span style="color: black;">■</span> Miscellaneous	9.7 (4%)

### PLAN OVERLAYS & SPECIAL DISTRICTS

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

# HOLLYWOOD - WILSHIRE: ANALYSIS AREA 2

## 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

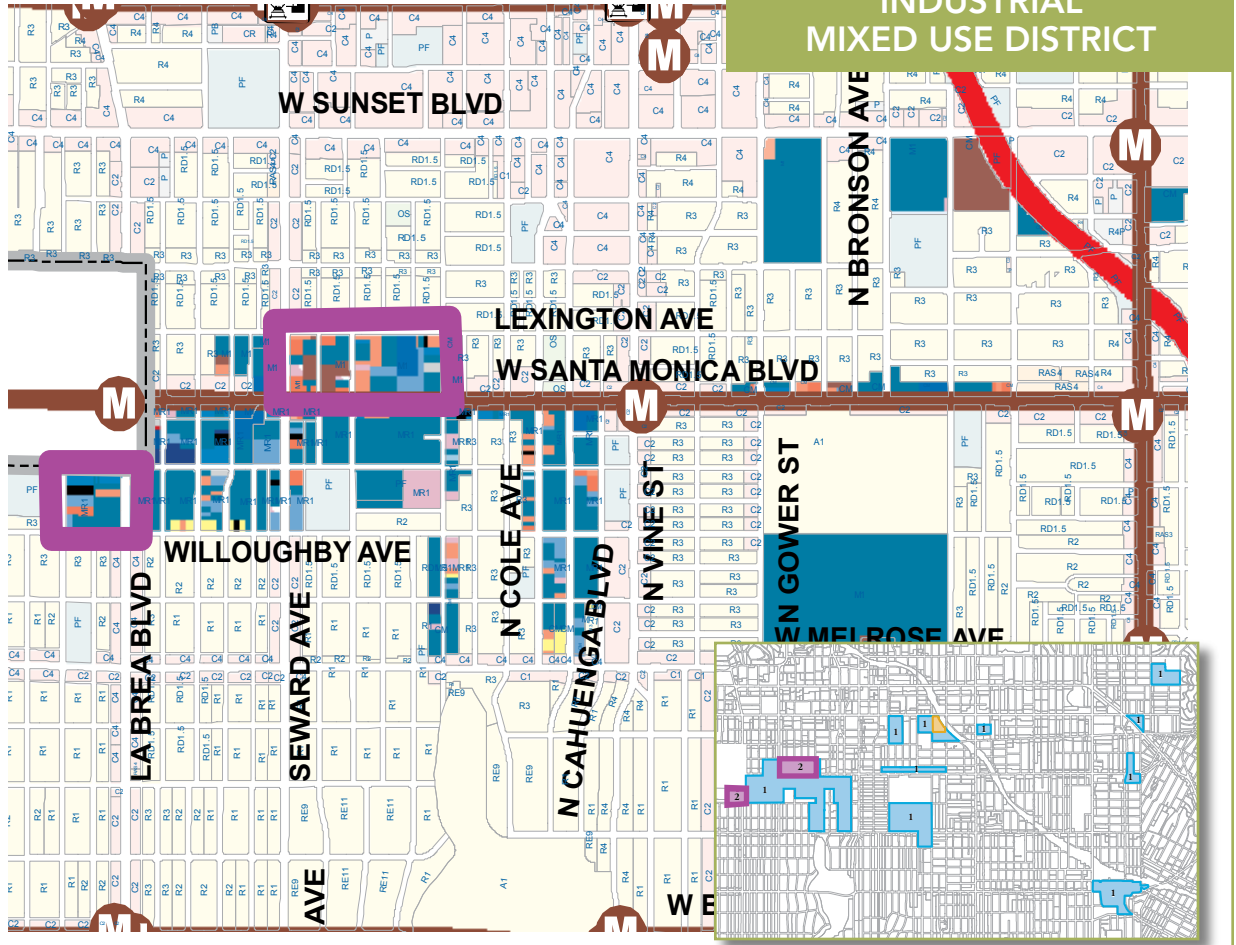
### ZONE CATEGORY

### Generalized Zoning

- Residential
- Commercial
- Industrial
- OS / PF

### Transit Stops and Lines

- Metro Rail Stations
- M 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



## INDUSTRIAL MIXED USE DISTRICT

TOTAL ACRES - 31

TOTAL BUSINESSES - 98

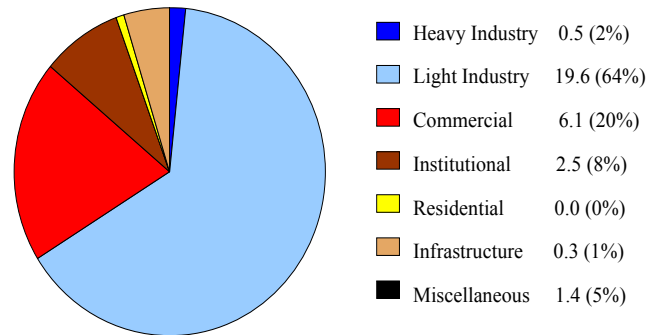
TOTAL JOBS - 1,213

## STAFF DIRECTIONS:

As part of the Hollywood Community Plan update, study opportunities for a new mixed use zone that permits industrial, commercial, and a limited amount of compatible residential uses, and includes a significant mandatory minimum job component (no freestanding residential developments should be allowed).

## 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