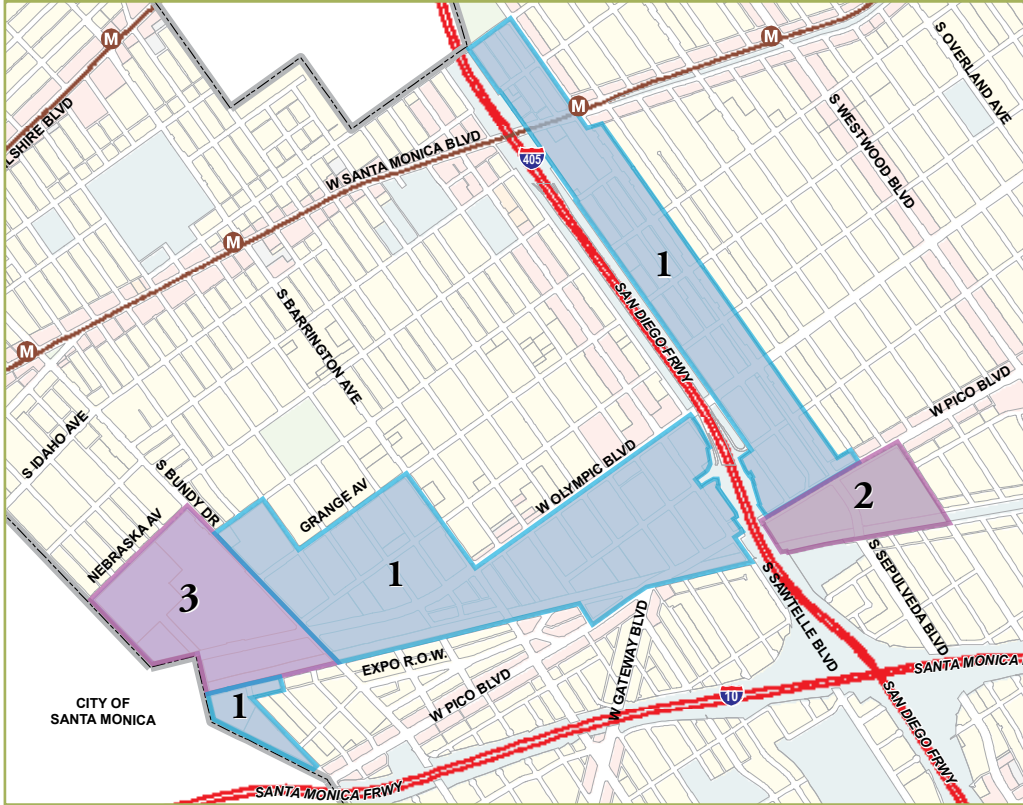


# WEST LOS ANGELES INDUSTRIAL AREA DIRECTIONS



## SUMMARY STATISTICS

<u>AREA TOTALS</u>	
ACRES	213
BUSINESSES	1,536
JOBS	14,722

<u>ANALYSIS AREA 1 (EMP)</u>	
Acres	159
Businesses	1,449
Jobs	13,266

<u>ANALYSIS AREA 2 (IMU)</u>	
Acres	19
Businesses	24
Jobs	250

<u>ANALYSIS AREA 3 (IMU)</u>	
Acres	35
Businesses	63
Jobs	1,206

### ■ 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.

# WEST 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 - 159

TOTAL BUSINESSES - 1,449

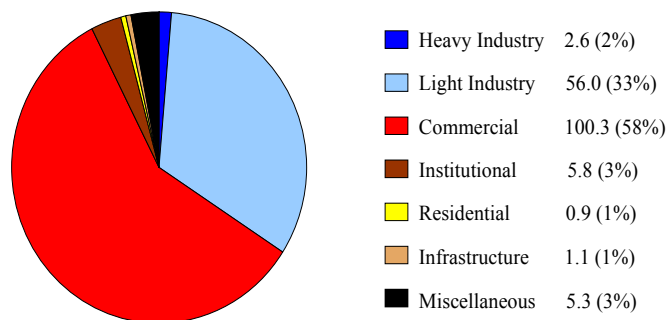
TOTAL JOBS - 13,266

### STAFF DIRECTIONS:

Preserve industrial zoning consistent with West Los Angeles Community Plan; encourage retention of neighborhood industrial services and allow industrial and ancillary commercial uses only. As part of the West Los Angeles Community Plan update, allow a mix of uses with a jobs component along the Olympic Blvd. frontage to provide a transition between industrial and adjacent residential and commercial districts.

### 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

# WEST 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

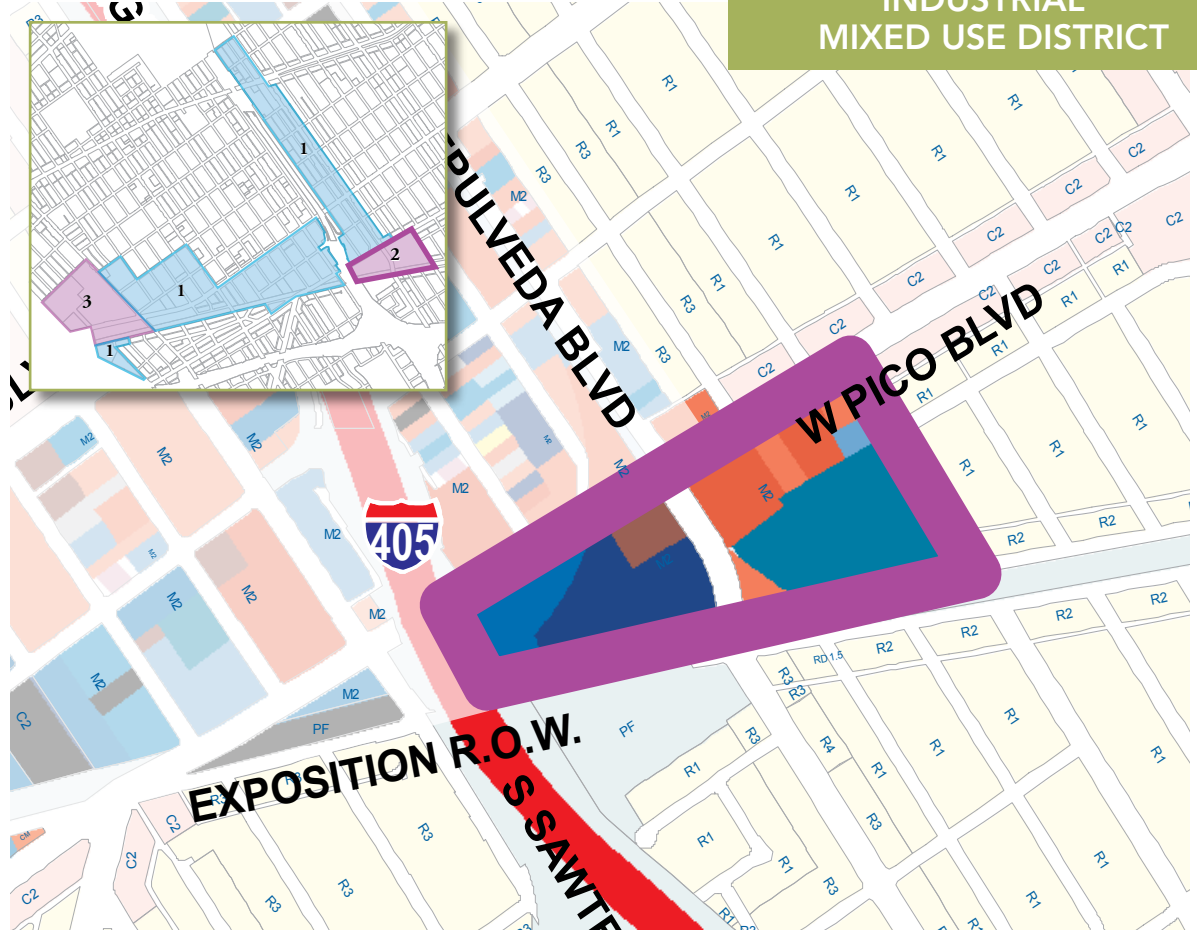
#### ZONE CATEGORY

#### 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 - 19

TOTAL BUSINESSES - 24

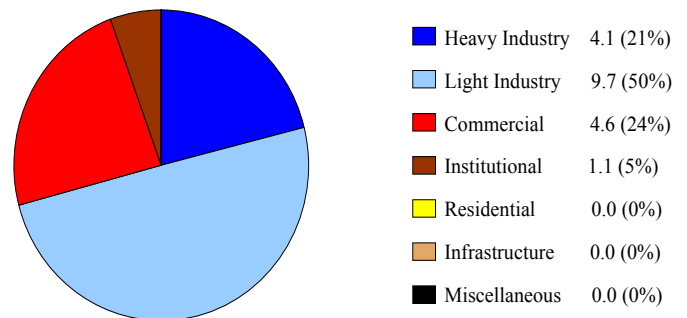
TOTAL JOBS - 250

### STAFF DIRECTIONS:

Preserve industrial zoning consistent with West Los Angeles Community Plan. As part of the West Los Angeles Community Plan update, study opportunities for a new mixed use zone to include: industrial, commercial, and a limited amount of compatible residential uses, and a significant mandatory minimum job component (no freestanding residential developments should be allowed). New development should provide a transition between proposed projects and low-scale residential neighborhoods. 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

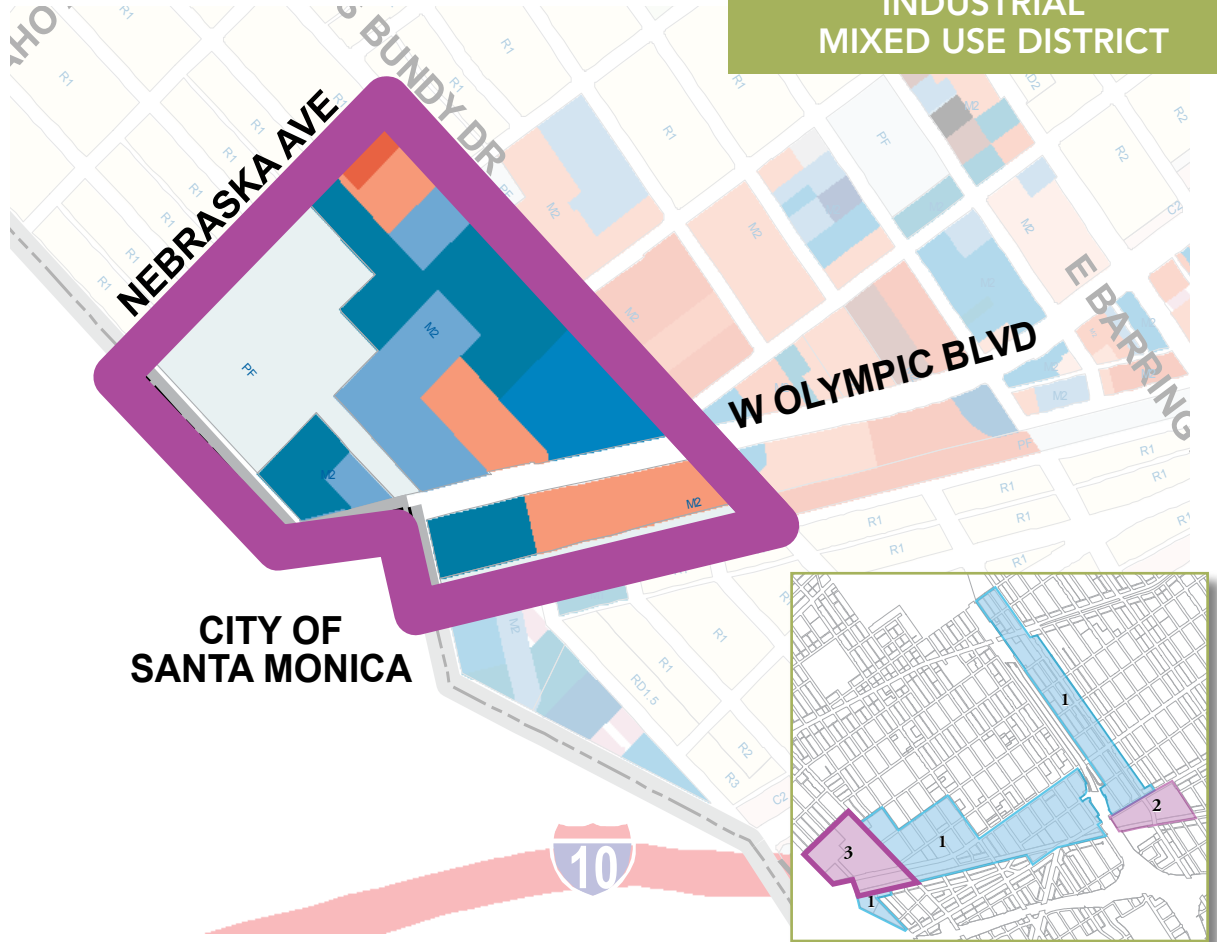


# WEST LOS ANGELES: ANALYSIS AREA 3

## 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



**CITY OF  
SANTA MONICA**

**TOTAL ACRES - 35**

**TOTAL BUSINESSES - 63**

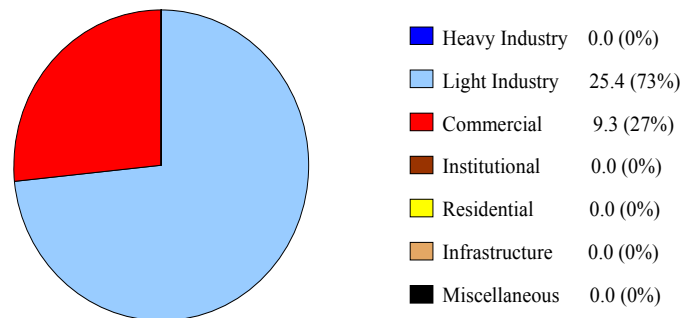
**TOTAL JOBS - 1,206**

### STAFF DIRECTIONS:

Preserve industrial zoning consistent with West Los Angeles Community Plan. As part of the West Los Angeles Community Plan update, study opportunities for a new mixed use zone to include: industrial, commercial, and a limited amount of compatible residential uses, and a significant mandatory minimum job component (no freestanding residential developments should be allowed). New development should provide a transition between proposed projects and low-scale residential neighborhoods.

### 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