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.
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)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Industry</td>
<td>0.0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Light Industry</td>
<td>12.9</td>
<td>37%</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Institutional</td>
<td>8.7</td>
<td>25%</td>
</tr>
<tr>
<td>Residential</td>
<td>0.9</td>
<td>3%</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>6.1</td>
<td>18%</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>5.8</td>
<td>17%</td>
</tr>
</tbody>
</table>

PLAN OVERLAYS & SPECIAL DISTRICTS

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

- Heavy Industry: 0.0 (0%)
- Light Industry: 7.6 (32%)
- Commercial: 2.7 (11%)
- Institutional: 3.1 (13%)
- Residential: 5.3 (22%)
- Infrastructure: 1.5 (6%)
- Miscellaneous: 3.5 (15%)

PLAN OVERLAYS & SPECIAL DISTRICTS

- Enterprise Zone
- Empowerment Zone
- Overlay (TOD, Master Plan, etc.)
- Specific Plan
- Redevelopment Project Area
- Design for Development
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.
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.
STAFF DIRECTIONS:
Preserve industrial zoning consistent with Central City North Community Plan; allow industrial and ancillary commercial uses only.