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.

SUMMARY STATISTICS

<table>
<thead>
<tr>
<th>Area Totals</th>
<th>Acres</th>
<th>Businesses</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMP</td>
<td>300</td>
<td>832</td>
<td>9,587</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Analysis Area 1 (EMP)</th>
<th>Acres</th>
<th>Businesses</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMP</td>
<td>269</td>
<td>734</td>
<td>8,374</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis Area 2 (IMU)</th>
<th>Acres</th>
<th>Businesses</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMU</td>
<td>31</td>
<td>98</td>
<td>1,213</td>
</tr>
</tbody>
</table>
Hollywood - Wilshire: Analysis Area 1

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
  - Vacant
- Infrastructure
  - Parking / Associated Parking
  - Railroad
  - Bridges / Streets / other ROWs
- Misc. / Other
  - Institutional
  - Residential
  - Vacant
  - Other / Unknown

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 - 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)

- Heavy Industry 3.5 (1%)
- Light Industry 218.6 (81%)
- Commercial 17.0 (6%)
- Institutional 12.0 (4%)
- Residential 7.5 (3%)
- Infrastructure 0.8 (0%)
- Miscellaneous 9.7 (4%)

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

ILUP Geographically Specific Directions • December 2007
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).