REQUESTED CHANGES TO BOYLE HEIGHTS INDUSTRIAL AREA DIRECTIONS

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></td>
<td>580</td>
<td>633</td>
<td>8,387</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis Area 1 (EMP)</th>
<th>Acres</th>
<th>Businesses</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>542</td>
<td>490</td>
<td>6,743</td>
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</table>

<table>
<thead>
<tr>
<th>Analysis Area 2 (TD)</th>
<th>Acres</th>
<th>Businesses</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12</td>
<td>24</td>
<td>274</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis Area 3 (EMP)</th>
<th>Acres</th>
<th>Businesses</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>26</td>
<td>119</td>
<td>1,370</td>
</tr>
</tbody>
</table>
**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.
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)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Industry</td>
<td>0.1</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Light Industry</td>
<td>6.4</td>
<td>55%</td>
</tr>
<tr>
<td>Commercial</td>
<td>1.0</td>
<td>9%</td>
</tr>
<tr>
<td>Institutional</td>
<td>1.1</td>
<td>9%</td>
</tr>
<tr>
<td>Residential</td>
<td>0.7</td>
<td>6%</td>
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<tr>
<td>Infrastructure</td>
<td>0.6</td>
<td>5%</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>1.6</td>
<td>14%</td>
</tr>
</tbody>
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PLAN OVERLAYS & SPECIAL DISTRICTS

- Enterprise Zone
- Empowerment Zone
- Specific Plan
- Redvelopment Project Area
- Overlay (TOD, Master Plan, etc.)
- Design for Development
BOYLE HEIGHTS: ANALYSIS AREA 3

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)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Industry</td>
<td>7.1</td>
<td>27%</td>
</tr>
<tr>
<td>Light Industry</td>
<td>15.4</td>
<td>59%</td>
</tr>
<tr>
<td>Commercial</td>
<td>2.1</td>
<td>8%</td>
</tr>
<tr>
<td>Institutional</td>
<td>1.0</td>
<td>4%</td>
</tr>
<tr>
<td>Residential</td>
<td>0.1</td>
<td>&lt;1%</td>
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<tr>
<td>Infrastructure</td>
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<td>0%</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>0.5</td>
<td>2%</td>
</tr>
</tbody>
</table>

PLAN OVERLAYS & SPECIAL DISTRICTS

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

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