

Appendix J: Economic Development Element Resources

I. Industrial Land Analysis

Introduction

This analysis, which was developed in cooperation with the Los Angeles County Community Development Commission (CDC) and the Los Angeles County Economic Development Corporation (LAEDC) in 2008, inventories and analyzes existing industrial land uses, zoning, and policies to inform site-specific policy recommendations. These recommendations have in part informed the development of the General Plan Land Use Policy Map and related policies in the General Plan.

Industrial Land Classifications

For this analysis, industrial lands were classified into the following districts:

- **Employment Protection Districts:** These areas represent economically viable industrial and employment-rich lands, where industrial zoning and industrial land use designations should remain, and where policies to protect industrial land from non-industrial uses should be enforced.
- **Industrial Flex Districts:** These are areas that could allow for development of non-industrial uses and mixed-uses, where appropriate, but also allow light industrial or office/professional uses that are compatible with residential uses. These recommendations may call for a change in land use designation and/or zoning and will be implemented through community-based planning efforts.
- **Industrial Opportunity Areas:** These areas meet the criteria for Employment Protection Districts, and are covered by an existing or a draft community-based plan. They should be designated EPD when the community-based plan is updated or created.

The Industrial Land Analysis includes correction areas within each study area. These correction areas identify individual uses or specific parcels where previous land use decisions have resulted in incompatible land use patterns and require a zone and/or land use change.

This analysis considered industrially-designated and zoned land in the following unincorporated communities:

- Avocado Heights
- Covina Islands
- East Los Angeles
- East Pasadena-East San Gabriel
- Florence-Firestone
- Hacienda Heights
- Lennox
- Lopez Canyon
- North Whittier

- Rancho Dominguez
- Rowland Heights
- South San Jose Islands - South Walnut
- South Whittier - Sunshine Acres
- West Carson
- West Puente Valley
- West Rancho Dominguez - Victoria
- West Whittier - Los Nietos
- Whittier Narrows - South El Monte
- Willowbrook

Methodology

LA PLAN (a subsidiary of LAEDC) staff conducted field surveys of industrial land in select study areas. The field survey considered the following variables:

- Current conditions and use of the industrial site and/or industrial district;
- Current conditions of the land uses adjacent to the industrial site and/or industrial district;
- Development and/or redevelopment activities taking place in the vicinity of the industrial site and/or the industrial district;
- Real estate market data (local industrial vacancy and absorption figures at the time of the study).
- Absorption rate, which is the historical amount of square footage absorbed over a period of time; and
- Utilization and/or “high use” of the land. Utilization can be a comparative term in relation to adjoining uses or simply a matter of the amount of building on a given parcel. For this analysis, many parcels were considered underutilized due to the poor condition of the facilities in an area, with good access and visibility, and with an occasional upgraded industrial facility close by.

The staff also reviewed the sites using GIS and aerial photographs.

Study Areas

Avocado Heights

Avocado Heights consists of five study areas. Nearly all of the industrially-zoned land in Avocado Heights is occupied by operating businesses; however, on many parcels, the utilization of industrial land is low when compared to surrounding industrial land in other local jurisdictions. Avocado Heights presents opportunities for significant rehabilitation to generate cleaner industrial and/or office and professional uses.

Figure J.1: Avocado Heights Study Area 1



Study Area 1: The industrial district in study area 1 runs along Valley Boulevard and contains industrial uses, along with a few supporting commercial businesses. The parcels are adjacent to rehabilitated and high-use industrial parcels in the City of Industry to the south, and the City of La Puente to the north, and a Union Pacific rail line that runs parallel to Valley Boulevard. The existing businesses and the level of industrial activity in the region, in addition to the large parcel sizes, demonstrate the viability of the industrial land. The industrial parcels and uses are not comparable

with the surrounding industrial uses in other local jurisdictions, and incentives for redevelopment and rehabilitation of the industrial parcels in study area 1 are recommended. Additionally, future residential uses should not be allowed in these intensive industrial districts. The mobilehome park should retain its industrial land use designation and zoning.

Recommendation: Employment Protection District

Figure J.2: Avocado Heights Study Area 2



Study Area 2: The current land use is industrial. The parcels are surrounded by high-use industrial parcels in the City of Industry on all sides, except for the residential uses in Avocado Heights, which border the northwest portion of study area 2. The existing businesses and the level of industrial activity in the region, in addition to the large parcel sizes, demonstrate the viability of the industrial land.

Recommendation: Employment Protection District

Figure J.3: Avocado Heights Study Area 3



Study Area 3: The industrial district in study area 3 runs along Valley Boulevard and is bisected by Workman Mill Road to the north. The land use and zoning are industrial, and the majority of the area has industrial uses. The northern, eastern, and western portions of study area 3 house intensive industrial uses in the City of Industry and the City of La Puente. The southern portion contains low-density, single family residential uses in Avocado Heights. North of Workman Mill Road, all of the industrially designated parcels are used for commercial, office, or residential purposes. The existing businesses and the level of industrial activity in the region, in addition to the large parcel sizes, demonstrate the viability of the industrial land. The industrial parcels and uses, such as auto salvage operations, are not comparable with the surrounding industrial uses in other local jurisdictions, and are located adjacent to residential uses. Incentives for redevelopment and rehabilitation of the industrial parcels in study area 3 are recommended.

Recommendation: Employment Protection District

Correction: North of Workman Mill Road, change land use and zoning to commercial and residential,

as appropriate.

Figure J.4: Avocado Heights Study Area 4



Study Area 4: The industrial parcels in study area 4 are shallow and run along Valley Boulevard. To the north of the study area are rehabilitated and high-use industrial parcels in the City of Industry and a Union Pacific rail line. Directly across from Valley Boulevard lies a row of commercial uses backed by low-density, single-family residences. The current land uses on the parcels in the study area are industrial. However, the existing businesses and the level of industrial activity are not comparable with the surrounding industrial uses, and the shallow parcel sizes will make it difficult for any future high-use industrial redevelopment. There is opportunity for redevelopment of the study area, as it can house supportive commercial uses for the adjacent, high-employment work sites. Due to its proximity to the rail line and the presence of adjacent industrial uses, residential uses are not recommended in the study area.

Recommendation: Industrial Flex District

Figure J.5: Avocado Heights Study Area 5



Study Area 5: The industrial district in study area 5 lies directly east of the San Gabriel River and the Interstate-605, and is surrounded by intensive industrial uses in the City of Industry. The current uses in the study area are industrial. Businesses have rehabilitated these industrial lands and they stand at a high-use. The large parcel sizes, current use and access to transportation routes demonstrate the viability of the industrial land. The parcels in the northeast corner of the study area are shared with the City of Industry. This can add complications to any future redevelopment of the parcel.

Recommendation: Employment Protection District

Bandini Islands

Figure J.6: Bandini Islands Study Area



Study Area: This study area is a small unincorporated island surrounded by high-use industrial parcels in the City of Vernon. The parcels are zoned industrial and used for truck storage for the parcel delivery terminal across the street in the City of Vernon's jurisdiction. Since the study area is part of a bigger industrial hub in the City of Vernon, these parcels should remain industrially zoned.

Recommendation: Employment Protection District

Covina Islands

Figure J.7: Covina Islands Study Area



Study Area: There is one small industrial district in the Covina Islands along Arrow Highway at the intersection of Barranca Avenue. The current uses in the study area are a mix of commercial, light industrial and automobile repair related services. There are highly utilized industrial uses to the east in the City of Glendora, while residential, commercial and public uses surround the study area in other directions. The intersection of Arrow Highway and Barranca Avenue primarily contains commercial and residential uses. There is an inconsistency in the Category 1 (Low Density Residential) land use designation and the M-1 (Light Manufacturing) zoning. Although the current uses in the study area are not employment-rich, the site location makes it ideal for future industrial redevelopment since the San Dimas Wash serves as a buffer to minimize the impacts of industrial uses on the residential uses to the south in the City of Covina.

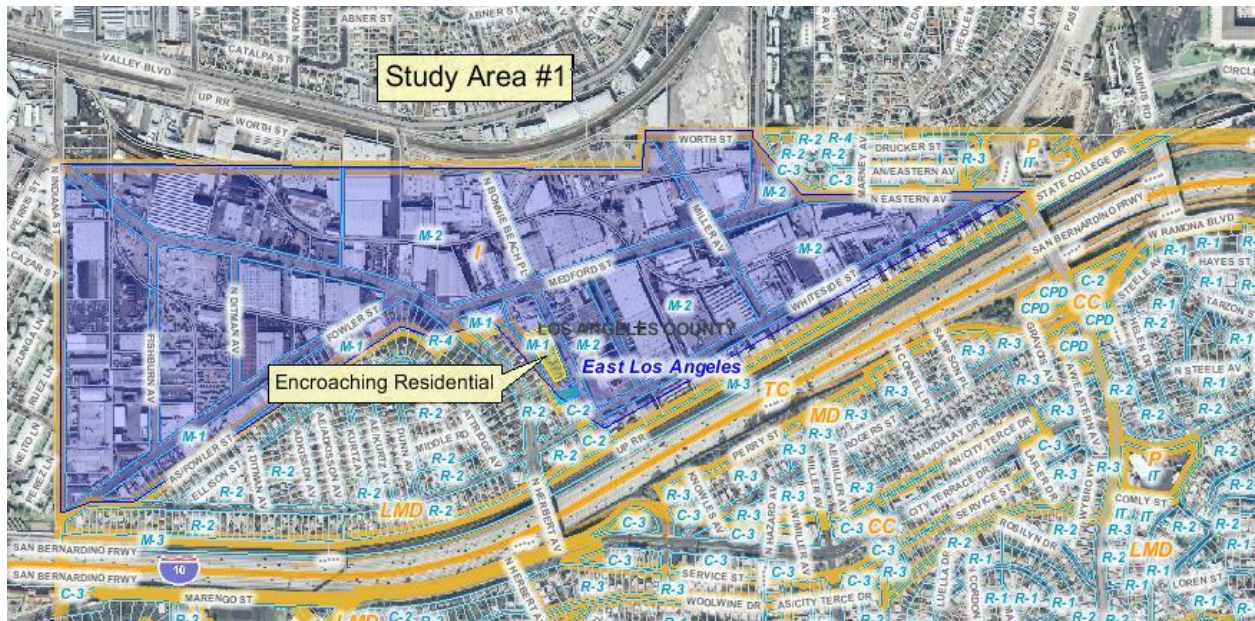
Recommendation: Employment Protection District

Correction: Change the land use designation to Light Industrial.

East Los Angeles

East Los Angeles has two primary areas of industrial activity and several narrow corridors that are zoned CM (Commercial-Manufacturing). The CM-zoned corridors primarily house commercial-based businesses that are interspersed with low-volume, light industrial activity. Both of the industrial districts in East Los Angeles continue to extend outside of the unincorporated area borders. However, in East Los Angeles, the industrial uses, building conditions, and utilization rates vary greatly from surrounding local jurisdictions. As with other industrial districts in the unincorporated areas, residential properties are mixed in and around industrial properties.

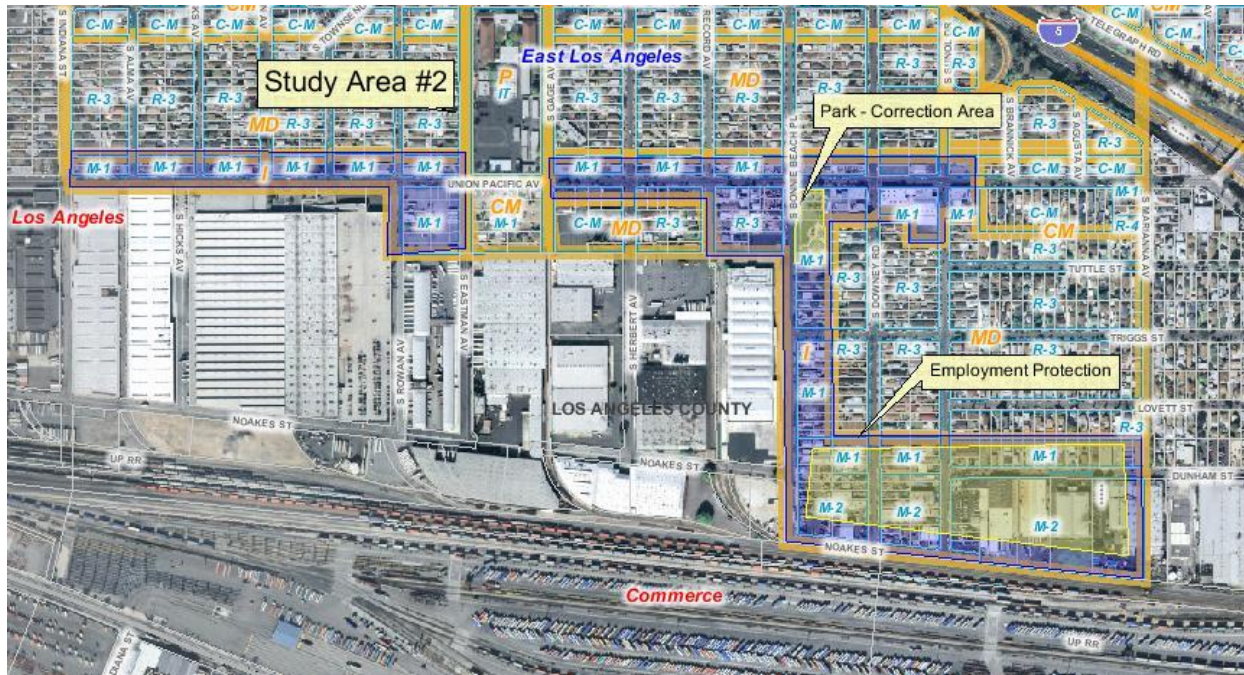
Figure J.8: East Los Angeles Study Area 1



Study Area 1: Study area 1 is the (former) Whiteside Redevelopment Project Area for the County. The current land use in the study area 1 is a combination of light and heavy industrial uses. The study area is prime industrial land and is recommended to be an Industrial Opportunity Area. Between N. Herbert Avenue and Bonnie Beach is a residential pocket that is surrounded by heavy industrial uses. It is recommended that this type of development be prohibited in important industrial districts.

Recommendation: Industrial Opportunity Area

Figure J.9: East Los Angeles Study Area 2



Study Area 2: The industrial district in study area 2 lies directly north of a large railroad yard and rail line, and other heavy industrial properties to the south in the City of Commerce, and is a combination of industrial, commercial, and residential uses. To the east and north, the study area 2 is adjacent to medium-density residential neighborhoods. These industrial parcels are smaller than the adjacent industrial parcels, and their proximity to residential uses inhibits high-volume, heavy industrial uses. A transition to a higher and better use of industrial mixed use and commercial support uses is recommended for this area. The area with larger industrial lots in the southern portion of the study area that is adjacent to the rail yards should be protected for industrial use.

Recommendation: Industrial Opportunity Area in sub-area, with the remaining areas as an Industrial Flex District

Correction: Designate the land use and zone for the park along Bonnie Beach Place as Open Space Parks and Recreation (OS-PR).

East Pasadena -East San Gabriel

Figure J.10: East Pasadena – East San Gabriel Study Area



Study Area: East Pasadena-East San Gabriel has one small industrial district. The study area lies north of a Union Pacific rail line and the City of Rosemead. The current uses in the study area are industrial warehousing and food processing businesses. While the parcels in the City of Rosemead are large-lot industrial uses with some local-serving commercial sites, industrial parcels in the study area are separated from the large industrial lots in the city limit by the rail line. There are single family residential neighborhoods immediately north of the study area. Due to the proximity to the residential uses, further studies should be conducted to assess future opportunities of converting the parcels in this study area into other uses, desirably uses that would act as a buffer between the residential neighborhoods in the north and the industrial uses in the City of Rosemead.

Recommendation: Industrial Flex District

Correction: The study area has a land use designation of Category 1 (Low Density Residential) that should be changed to Light Industrial (IL).

Florence-Firestone

Much of the economic activity in Florence-Firestone is considered local in nature, with services such as recycling, machinery parts and maintenance, and auto uses serving nearby industrial districts and communities. Commercial services and light industrial activities, such as pallet yards and warehousing, are scattered in between singlefamily homes. Because of the prominence and adjacency of lower density residential uses, there are conflicts between noxious uses and housing. Compared to the industrial areas within surrounding cities, the industrial land in Florence-Firestone is less-intense, providing fewer jobs and income opportunities for businesses.

There are several nodes of industrial activity in Florence-Firestone. The areas around the Alameda Corridor, particularly south of Florence Avenue, contain the highest density of industrial employment. Municipal policies along the Alameda Corridor typically support the allocation of adjacent land for industrial uses, both to mitigate environmental hazards to households, as well as to use rail infrastructure to promote economic development activities.

Figure J.11: Florence-Firestone Study Area 1

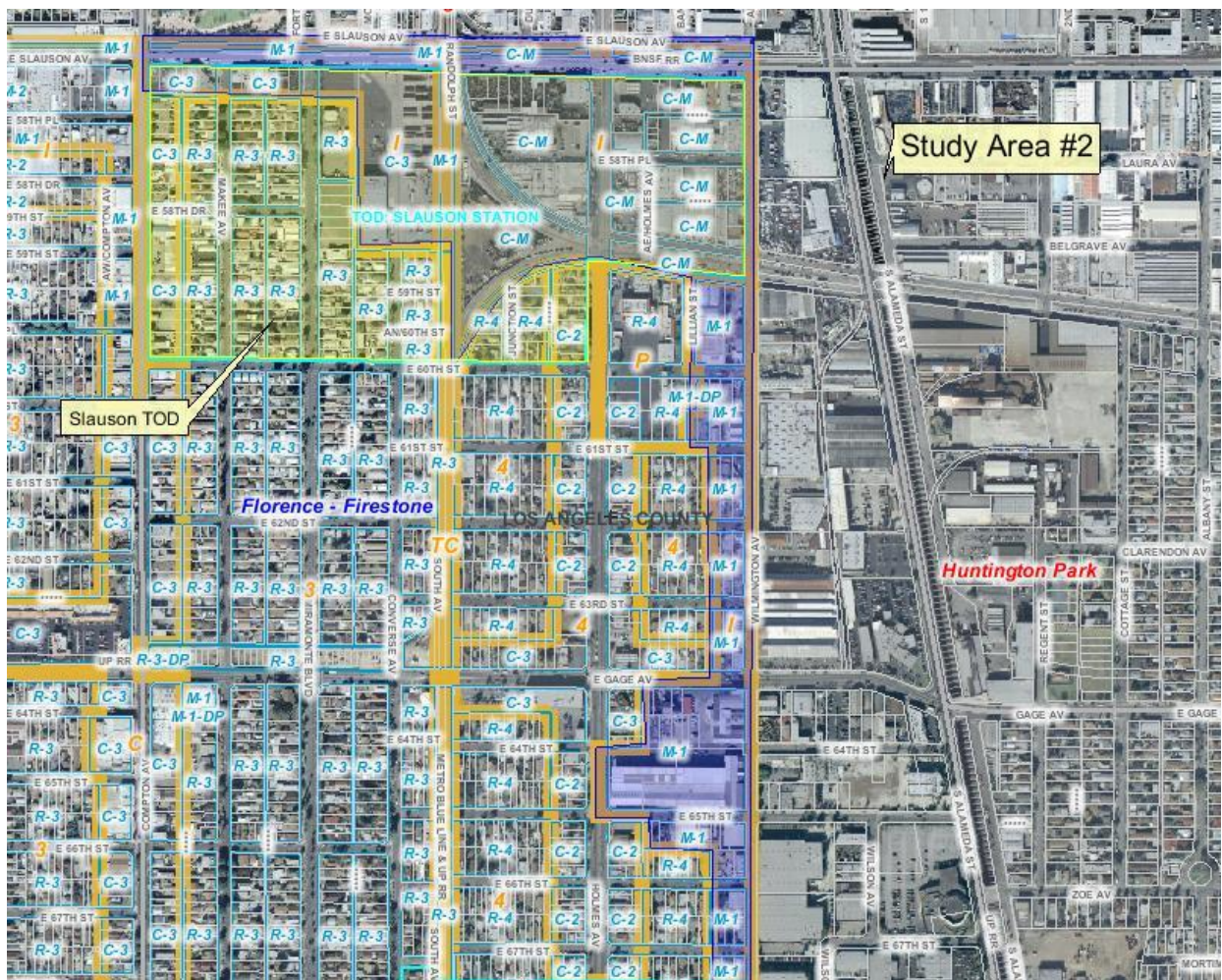


Study Area 1: The existing industrial uses in study area 1 are primarily small businesses on small lots that are directly adjacent to residential areas. The majority of the uses are not employment-

rich businesses—a large number of auto dismantling, recycling and other low-intensity uses exist. The conditions of these structures indicate age and a lack of investment. Across Central Avenue and immediately west of the study area in the City of Los Angeles is a higher-intensity industrial area containing transportation and warehousing activities. To the north of the study area across Slauson Avenue is a combination of residential, commercial and small industrial uses. Slauson Avenue also contains the right-of-way of the Burlington Northern – Santa Fe Railroad, which Metro is studying as a future light-rail transit corridor. Just south of the study area within Florence-Firestone along east 58th Drive, there are a number of residential properties adjacent to industrial uses. There are opportunities to explore the conversion of the study area to allow for office and professional mixed uses, with additional opportunities for redevelopment of underutilized industrial parcels along both Central Avenue and Compton Avenue.

Recommendation: Industrial Flex District

Figure J.12: Florence-Firestone Study Area 2

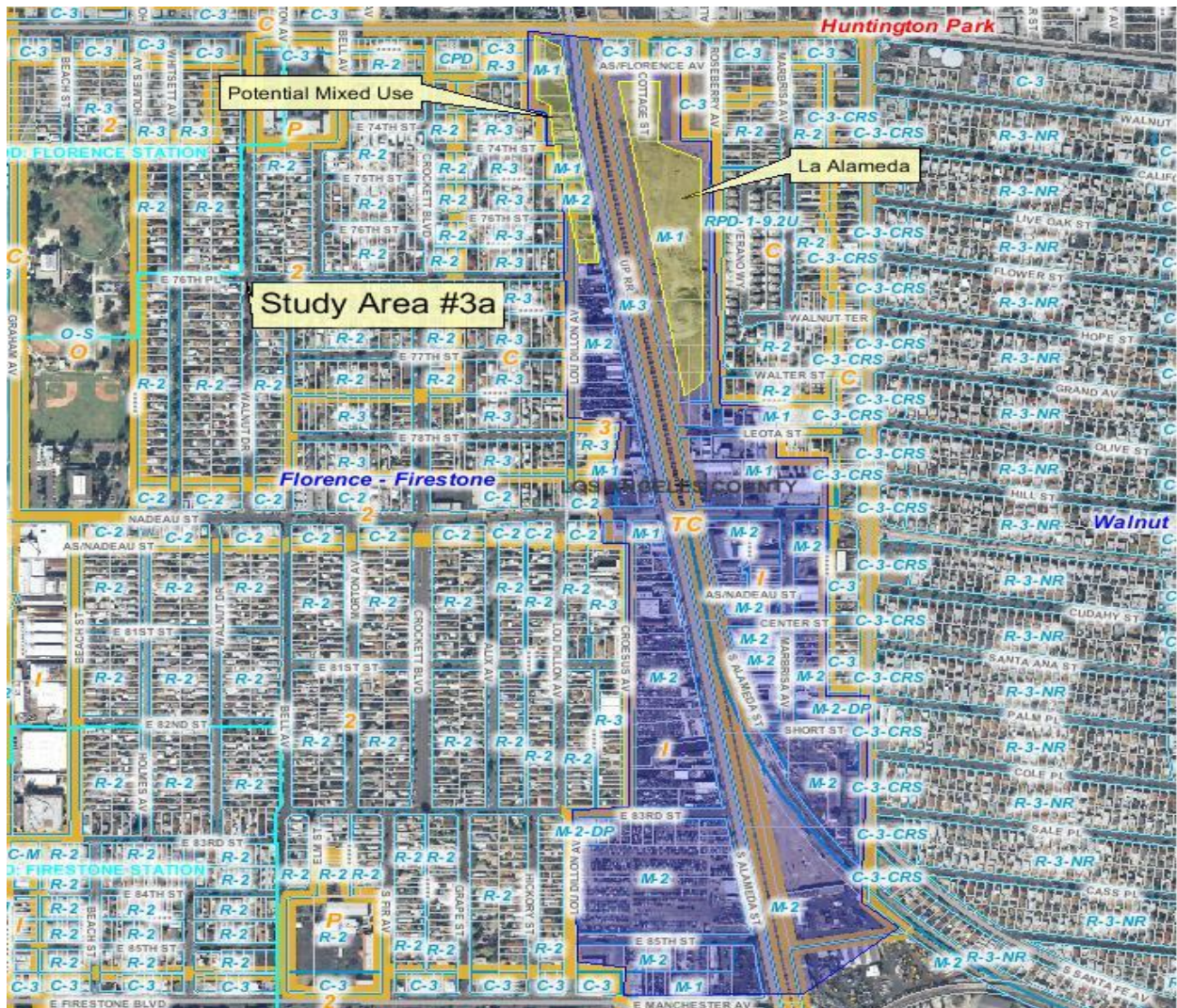


Study Area 2: Study area 2 consists of a mix of heavy and light industrial uses, truck storage, scrap/auto metal dismantling and similar businesses, which are primarily on small parcels. A portion

of the industrial land in the study area is located within the Slauson Station TOD, which is intended to promote mixed uses and increased residential activity around transit nodes. However, there is very little residential or commercial activity currently in the study area or in the TOD. The City of Huntington Park and the Alameda Corridor lie east of the study area across Wilmington Avenue. Both the City and the Alameda Corridor Transportation Authority have policies to encourage industrial activity along the corridor. The City's redevelopment of older warehouses has attracted higher-intensity and employment-rich uses. It is recommended to explore higher uses of land in the study area to support transit-oriented development or the possibility of an industrial TOD.

Recommendation: Industrial Flex District

Figure J.13: Florence-Firestone Study Area 3a

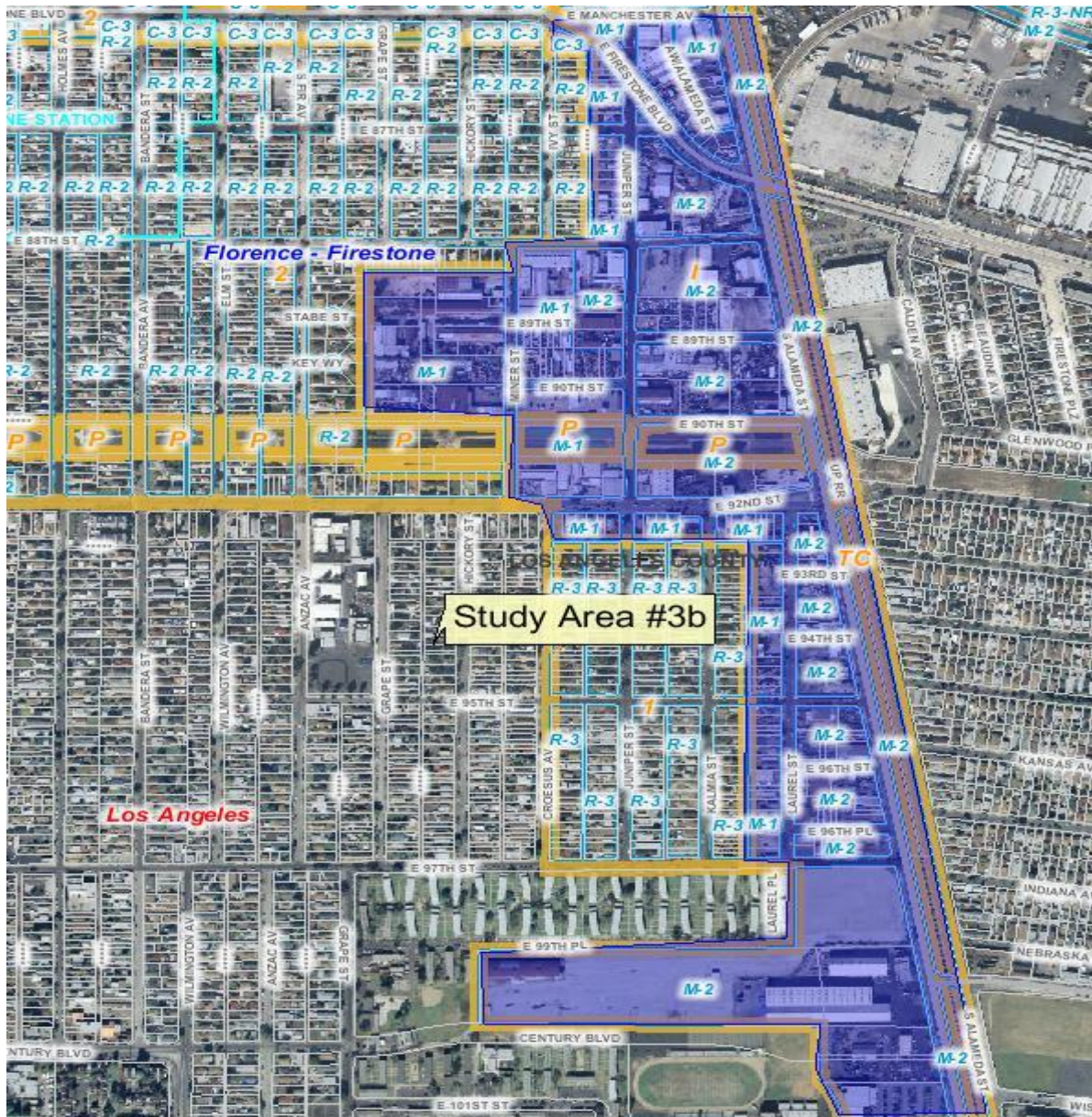


Study Area 3a: Study area 3ais bounded to the north by Florence Avenue. The La Alameda Shopping Center is the result of the conversion of several large industrial parcels into a commercial strip shopping center. This commercial center could provide an anchor to spur redevelopment

activities on surrounding industrial land, although the further conversion of other large industrial properties in the area to commercial uses is not recommended. The study area runs along the Alameda Corridor. The study area contains valuable, viable industrial land in proximity to transit, as well as adjacency to rehabilitated industrial land in the City of South Gate. The industrial uses across from the La Alameda Shopping Center are small, shallow parcels that consist primarily of auto dismantling businesses directly adjacent to residential neighborhoods. South of Nadeau Street, the industrial lands on both sides of Alameda Street offer greater opportunity for industrial redevelopment due to the larger size of the underutilized parcels. The existing industrial uses in the study area are low intensity development.

Recommendation: Industrial Flex District across from the La Alameda Shopping Center, with the remaining areas as an Industrial Opportunity Area.

Figure J.14: Florence-Firestone Study Area 3b



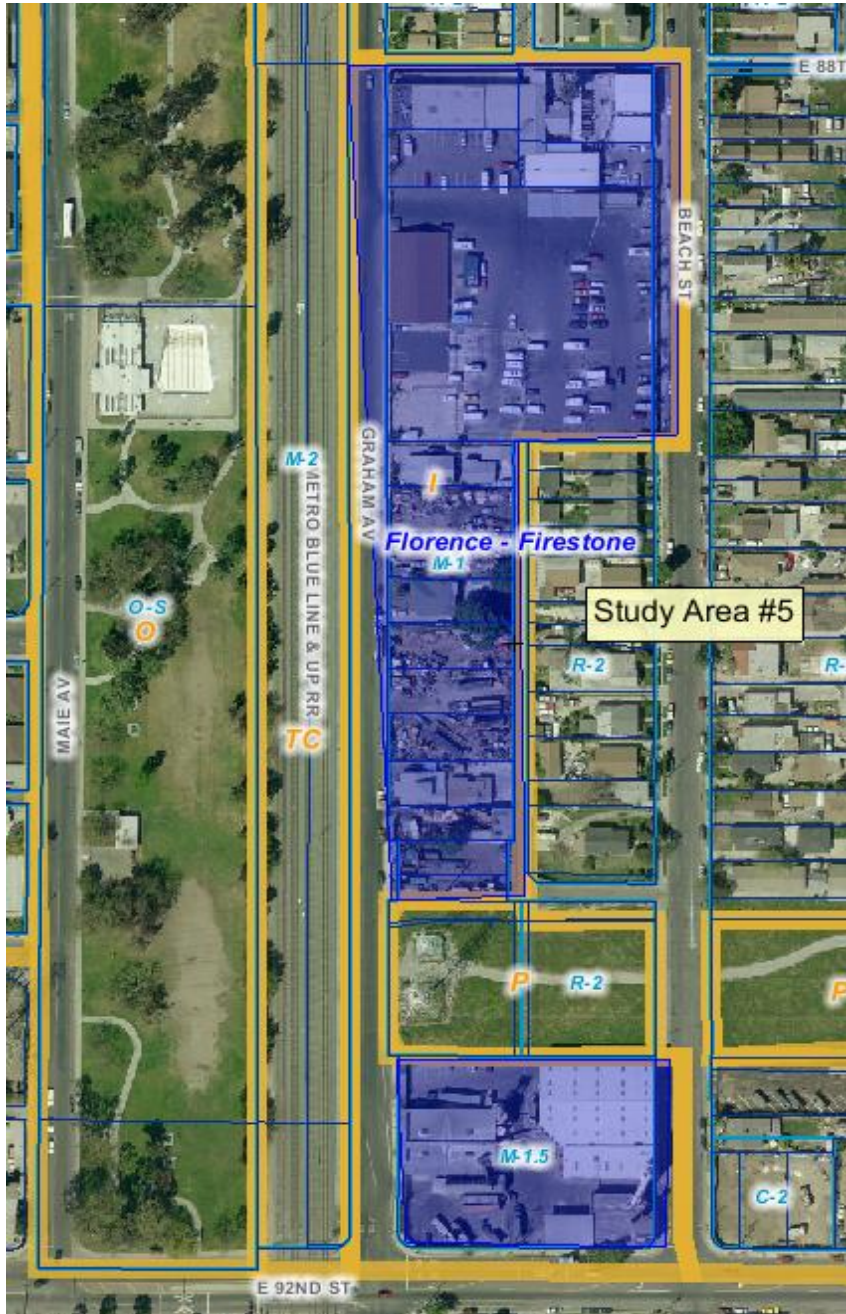
Study Area 3b: Study area 3b lies between E. Manchester Avenue/Firestone Boulevard to the north and E. 103rd Street to the south, and continues along Alameda Street and the Alameda Corridor. The study area provides immediate development opportunities because of its proximity to Interstate-105, the size of the parcels, and the distance from residential uses. The industrial parcels and uses are not comparable with the surrounding industrial uses in other local jurisdictions, and are characterized by auto dismantling and metal scrapping businesses. Incentives for redevelopment and rehabilitation of the industrial parcels in the study area are recommended.

Recommendation: Industrial Opportunity Area

Figure J.15: Florence-Firestone Study Area 4



Figure J.16: Florence-Firestone Study Area 5

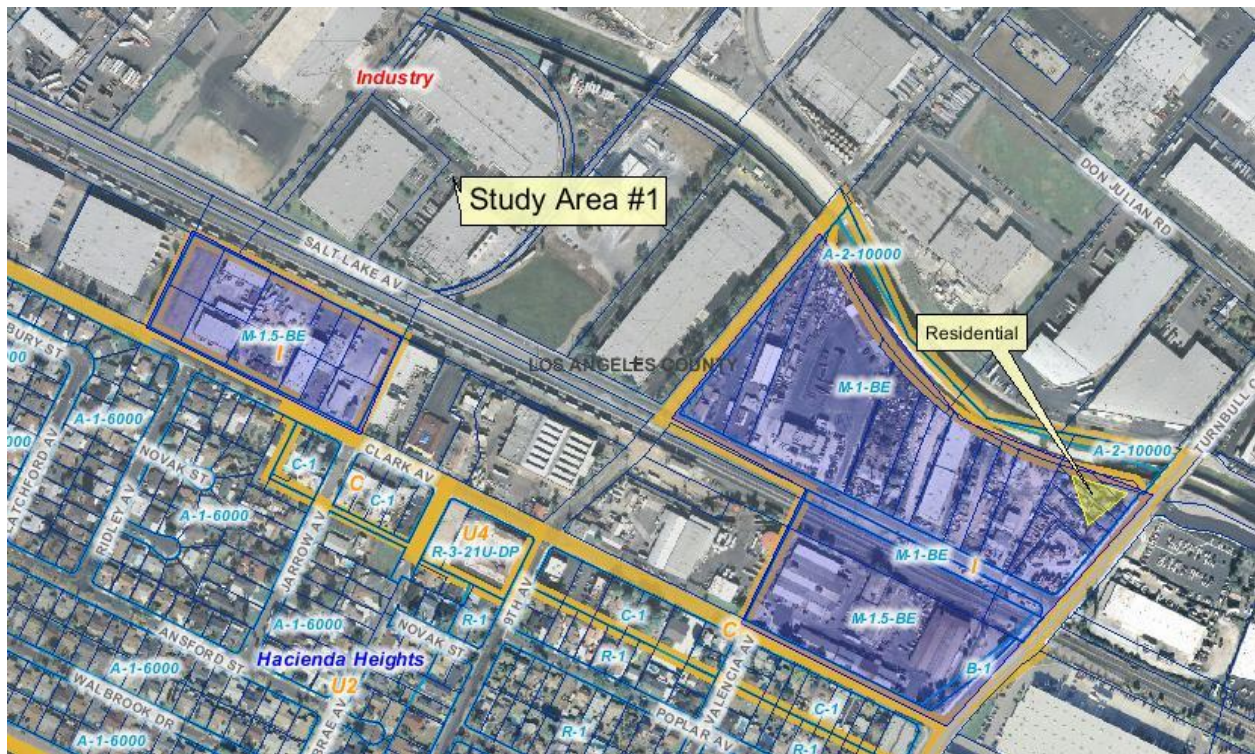


Study Areas 4 and 5: Study areas 4 and 5 lie along the Metro Blue Line transit corridor, and both are adjacent to parks and residential uses. The majority of uses in the study areas are industrial or commercial-manufacturing related. However, due to their proximity to transit, existing residential uses, and TODs, it is recommended that opportunities for transition to mixed-uses and other higher potential uses be considered.

Recommendation: Industrial Flex Districts

Hacienda Heights

Figure J.17: Hacienda Heights Study Area



Study Area: Hacienda Heights has one industrial area that lies adjacent to heavily industrialized districts in the City of Industry to the north. To the south of the study area lies a strip of neighborhood commercial uses that is backed by residential neighborhoods. The Hacienda Heights industrial parcels are being fully utilized for industrial purposes, except for a few residential properties in the northeast corner of the area. These parcels should remain industrially zoned.

Recommendation: Industrial Opportunity Area

Lennox

Figure J.18: Lennox Study Area



Study Area: Lennox has one long industrial area that is separated from the rest of the community by Interstate-405. It lies adjacent to other highly industrialized uses that are directly adjacent to LAX. The northern portion of the study area contains one large industrially designated parcel that is used

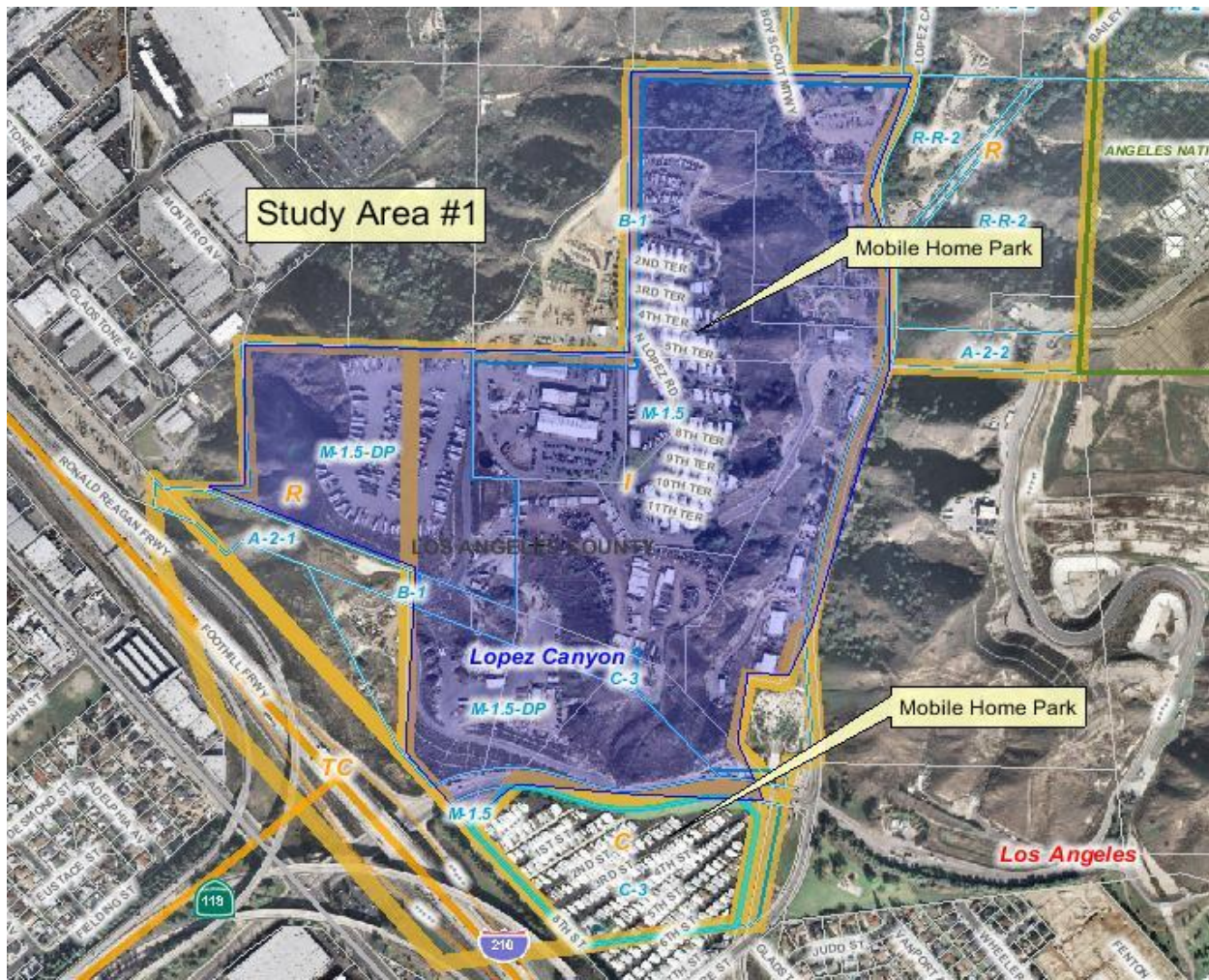
for public storage, a hotel, and some residential units. Public storage is a high-intensity use of land that is not employment-rich. Large-scale public storage uses are not recommended for industrial districts. Due to the proximity to the freeway and to the LAX landing strips, it is recommended that further residential uses not be allowed and that the study area be protected for long-term industrial uses.

Recommendation: Employment Protection District

Correction: The northern portion of study area, from W. 104th Street to Century Boulevard, should be redesignated with commercial and residential land use designations, as appropriate. There is also one area west of the freeway that has an Industrial (I) land use designation, but contains a residential use that should be corrected.

Lopez Canyon

Figure J.19: Lopez Canyon Study Area



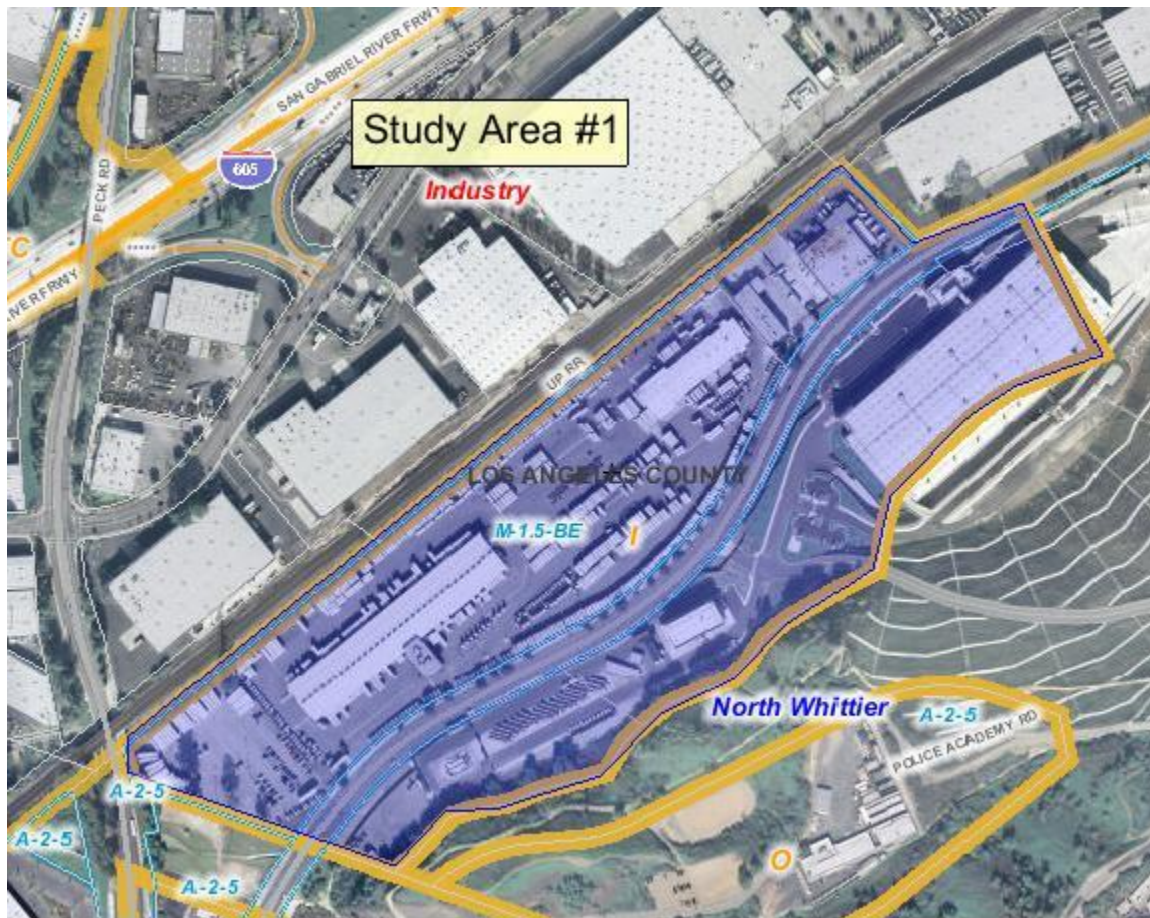
Study Area: The study area in Lopez Canyon lies directly north of Interstate-210 on sloping hills that lead into the Angeles National Forest. The majority of the southern portion of the study area is surrounded by industrial uses in the City of Los Angeles. Between the study area and Interstate-210 is a parcel designated Commercial (C), which is a large mobilehome park, and in the middle of the industrial district is another mobilehome park. The industrial parcels and uses are not comparable with the surrounding industrial uses in the City of Los Angeles, and the hilly terrain precludes large-scale residential development. The western portion of the study area has a land use designation of Rural (R) with an M-1.5 DP (Restricted Heavy Manufacturing) zone.

Recommendation: Employment Protection District

Correction: Change the Rural (R) land use designation to Light Industrial (IL).

North Whittier

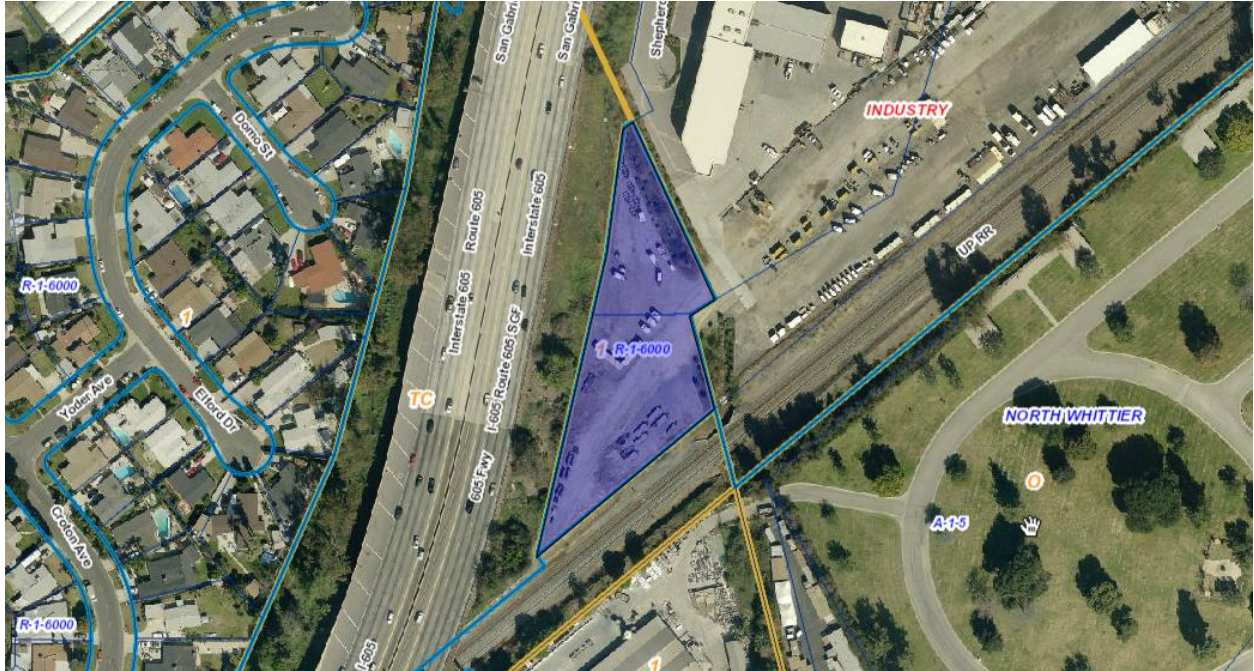
Figure J.20: North Whittier Study Area 1



Study Area 1: The industrial district in North Whittier lies directly southeast of the Interstate-605 and high-level industrial uses in the City of Industry. The Puente Hills Landfill lies directly south of the study area. The existing industrial uses in the study area are rehabilitated, and are surrounded by other industrial uses and a rail line.

Recommendation: Employment Protection District

Figure J.21: North Whittier Study Area 2



Study Area 2: Study area 2 only contains two parcels, which are part of the construction equipment sale and rental business located on the adjacent parcels in the City of Industry. Interstate-605 also separates these parcels from the residential areas to the west.

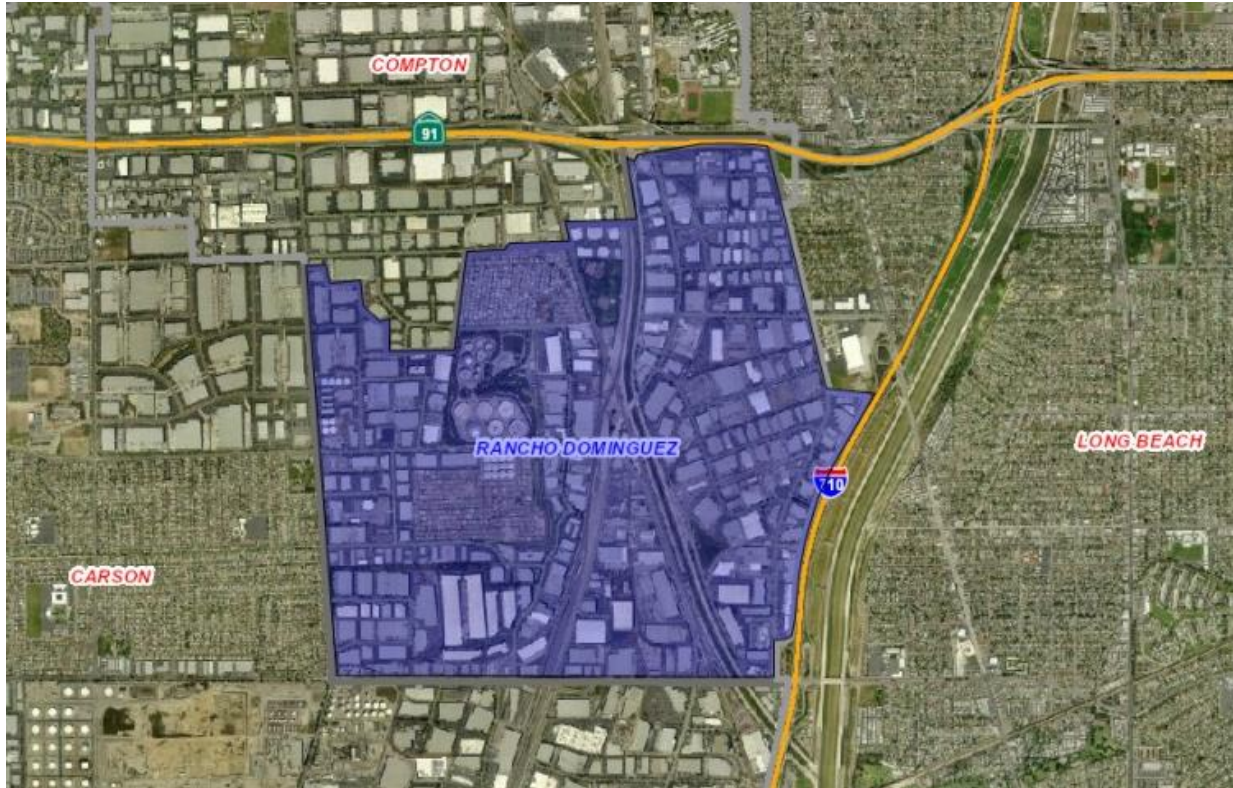
Recommendation: Employment Protection District

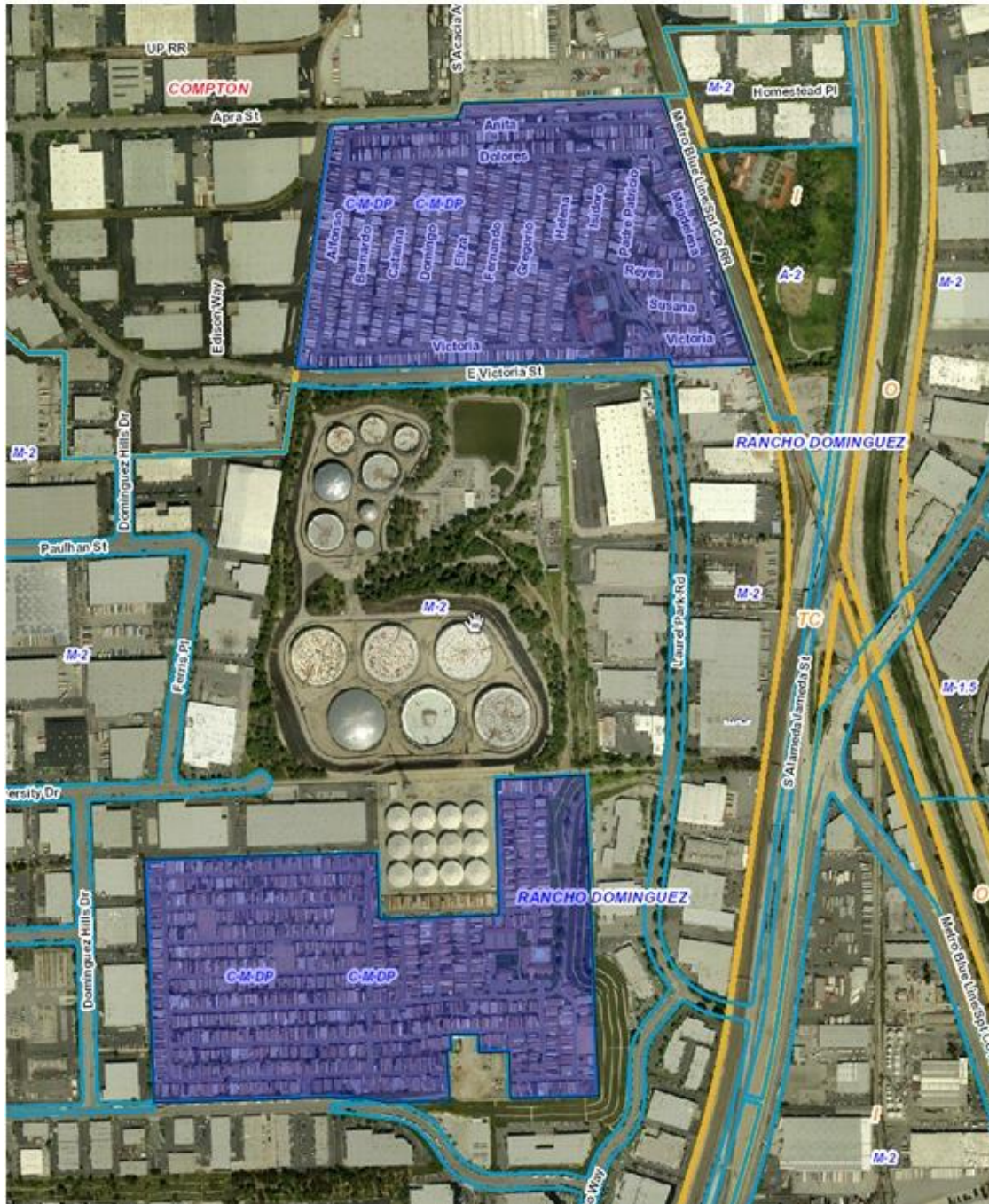
Correction: Change the land use designation and zoning to industrial.

Rancho Dominguez

Rancho Dominguez is a highly industrialized and employment-rich area, with direct access to the ports of Los Angeles and Long Beach, the Alameda Corridor, and the Interstate-710.

Figure J.22: Rancho Dominguez Study Area





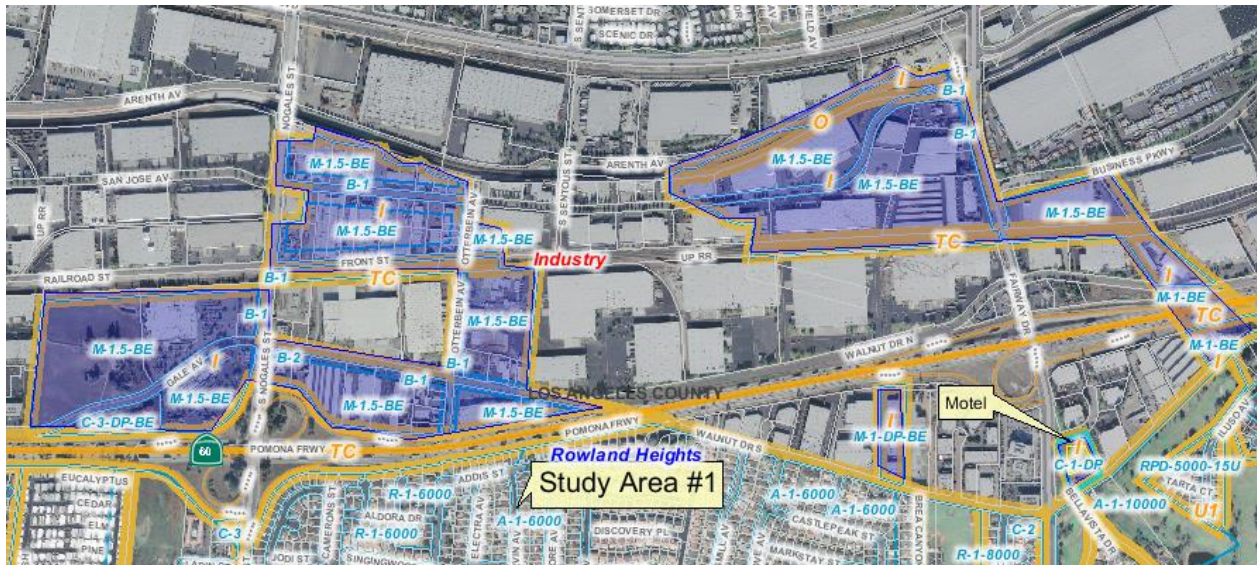
Study Area: The majority of the existing industrial uses in the study area are rehabilitated. However, there are a number of industrial parcels that could be rehabilitated for higher and better uses. This is important industrial land that is employment-rich and important on a regional economic scale. All efforts should be made to preserve the viability of the industrial land in Rancho Dominguez. Of concern are two major mobilehome parks and a historical seminary/museum that are entirely

surrounded by heavy and light industrial uses. It is recommended that future projects of this nature not be allowed in these areas and that opportunities for relocation of the mobilehome parks are pursued.

Recommendation: Employment Protection District

Rowland Heights

Figure J.23: Rowland Heights Study Area



Study Area: The study areas being fully utilized for industrial purposes. The one exception is a motel sitting on an industrial parcel as noted on the map above with a C-1-DP (Restricted Business) zone. The properties surrounding the industrial parcels in Rowland Heights are similarly heavy industrial. The study area has access to State Route-60 and to a Union Pacific rail line. State Route-60 also provides a wide buffer from the residential uses in Rowland Heights. This is viable industrial land that should be protected.

Recommendation: Industrial Opportunity Area

Correction: Change motel parcel to a commercial land use.

South San Jose Hills – South Walnut

South San Jose Hills–South Walnut contains two study areas. Both areas stretch along Valley Boulevard and contain a mix of commercial and industrial uses.

Figure J.24: South San Jose Hills – South Walnut Study Area 1



Study Area 1: The study area stretches along Valley Boulevard and is bordered to the north by low to medium density residential neighborhoods, and to the south by heavily industrialized parcels in the City of Industry. Much of the study area is zoned for C-M (Commercial Manufacturing), which allows for less intensive industrial uses as well as other non-industrial uses. Auto repair, auto sale, churches, mobilehome park, and a large self-service storage facility are some of the non-industrial uses found in this area.

Recommendation: Industrial Flex District

Figure J.25: South San Jose Hills – South Walnut Study Area 2



Study Area 2: Study area 2 in South Walnut is an industrial district that stretches along Valley Boulevard and is bordered to the north by low to medium density residential neighborhoods in the City of Walnut, and to the south by heavily industrialized parcels in the City of Industry. The parcels in the study area are high-use, valuable industrial lands that are well-buffered from adjacent residential uses.

Recommendation: Employment Protection District

Figure J.26: South San Jose Hills – South Walnut Study Area 3



Study Area 3: Study area 3 in South Walnut is a small piece of an unincorporated parcel, which is part of an industrial park in the City of Walnut.

Recommendation: Employment Protection District

Correction: Rezone the parcel to industrial.

Figure J.27: South San Jose Hills – South Walnut Study Area 4



Study Area 4: Study area 4 in South Walnut stretches along Valley Boulevard and is bordered to the south by heavily industrialized parcels in the City of Industry. These parcels are currently used for auto body and towing services. They are well-buffered from the residential uses to the north in the City of Walnut.

Recommendation: Employment Protection District

Corrections: Rezone some parcels in the study area from A-2-5 (Heavy Agricultural) to industrial.

Figure J.28: South San Jose Hills – South Walnut Study Area 5



Study Area 5: Study area 5 in South Walnut is an industrial district surrounded by high-use industrial parcels in the City of Industry on all sides. The uses in the study area are industrial, warehousing, or manufacturing related.

Recommendation: Employment Protection District

South Whittier – Sunshine Acres

Figure J.29: South Whittier – Sunshine Acres Study Area 1



Study Area 1: Study area 1 is an industrial district that is located at the intersection of Florence/Mill Avenues and Telegraph Road and is surrounded by residential and commercial uses on all sides. The majority of parcels in the study area have already been converted to commercial or commercial/office uses. The land use designation of Category 1 (Low Density Residential) is also inconsistent with the M-1 (Light Manufacturing) zoning designation.

Correction: Change zoning and land use designations of commercial parcels along Telegraph Road to commercial, and change land use designations of industrial parcels along Florence Avenue to Industrial.

Figure J.30: South Whittier – Sunshine Acres Study Area 2



Study Area 2: Study area 2 in South Whittier–Sunshine Acres is located along the Imperial Highway and lies directly north of high-use industrial parcels in the City of Santa Fe Springs. Residential uses and a few commercial parcels lie within the study area, and to the north, northeast and northwest of the study area. There are inconsistencies between the Category 1 land use designation (Low Density Residential) and many of the parcels zoned M-1 (Light Manufacturing). There is a mix of light industrial uses and auto-related businesses on the M-1 and commercially-zoned parcels, and their proximity to the large-scale industrial uses to the south demonstrate the viability of the industrial land. It is recommended that the industrial uses be supported, and efforts be made to rehabilitate these parcels to be compatible with the higher-use industrial activities to the south.

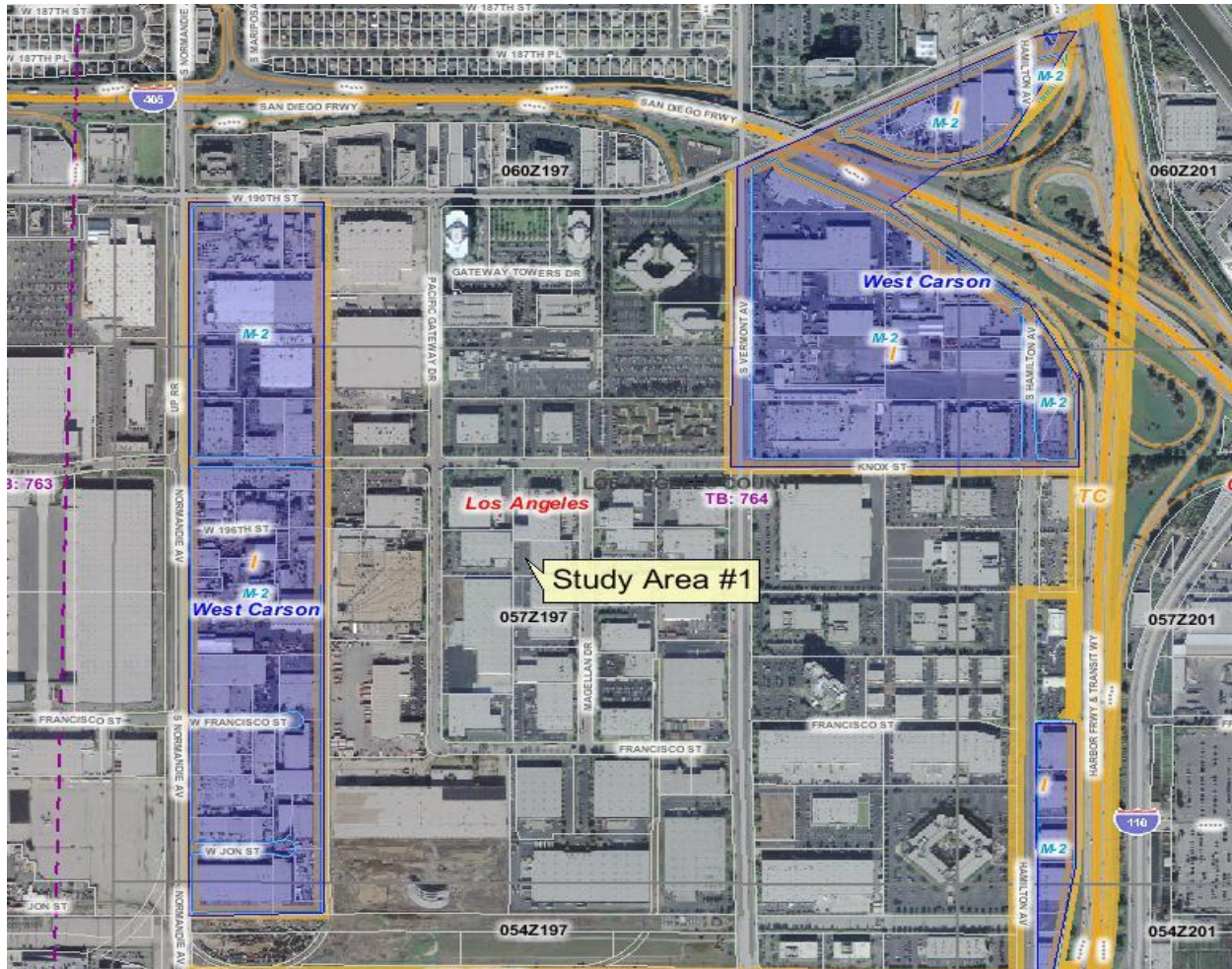
Recommendation: Employment Protection District

Correction: Change all industrial parcels to Light Industrial (IL) land use designation. Change the zoning for the residential parcel north of Leffingwell Road and south of Placide Drive to A-1 (Light Agricultural). Change commercial parcels to commercial land use designation. Change industrial parcels to light industrial zoning.

West Carson

There are several, diverse industrial districts located throughout West Carson. The proximity to the Interstate-110 and Interstate-405 and to the industrial corridor leading out of the ports of Los Angeles and Long Beach present West Carson with a number of opportunities and challenges. The Los Angeles County Harbor-UCLA Medical Center complex in the heart of West Carson also provides an anchor for future development and redevelopment activities.

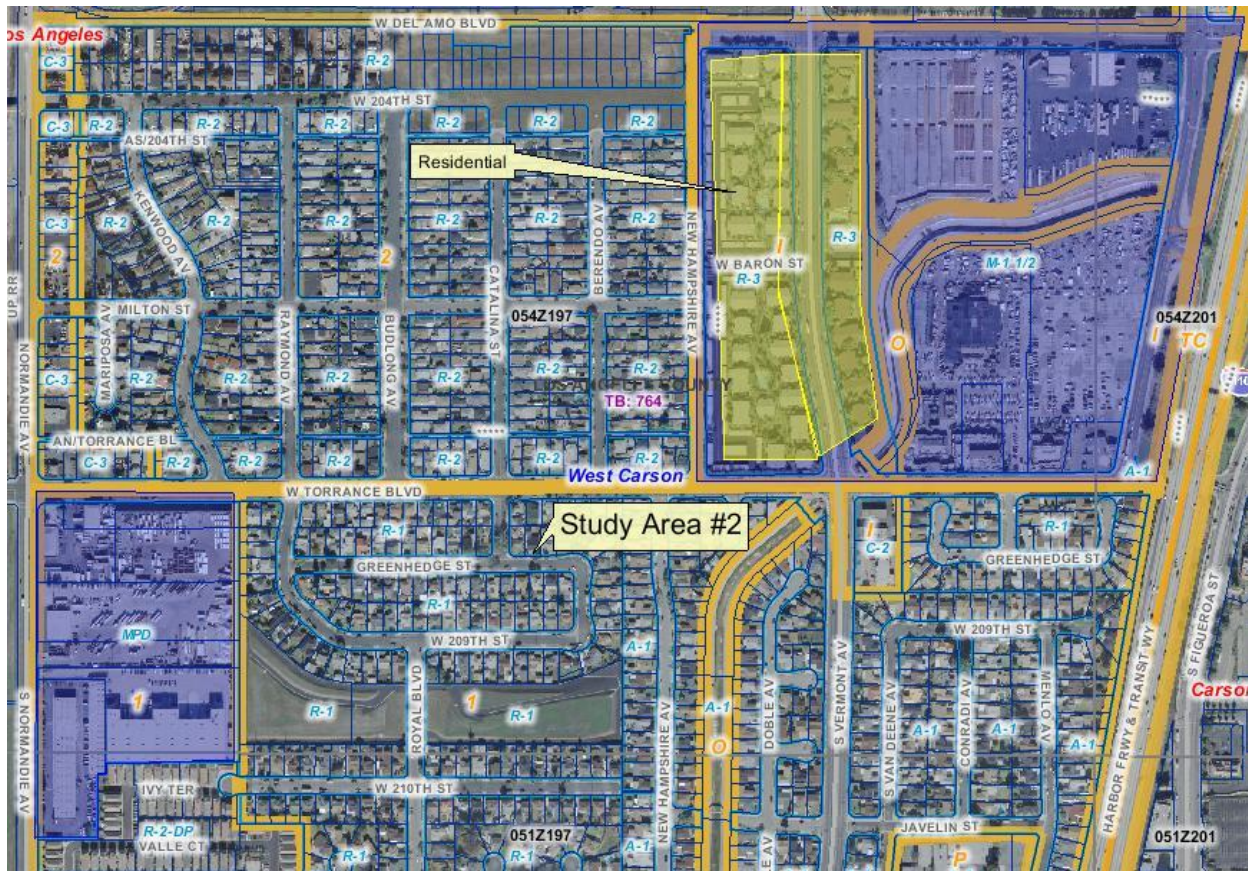
Figure J.31: West Carson Study Area 1



Study Area 1: Study area 1 lies south of Interstate-405, west of Interstate-110 and north of Del Amo Boulevard. The non-contiguous industrial parcels in the study area are heavily industrialized and surrounded by similar industrial uses. These are viable, employment-rich industrial lands with access to freeways.

Recommendation: Employment Protection District

Figure J.32: West Carson Study Area 2



Study Area 2: There are two non-contiguous industrial areas in study area 2. The one south of West Del Amo Boulevard and east of New Hampshire Avenue consists of a large, high-density residential project, a shopping center, and a large industrial parcel currently used for self storage and boat and vehicle storage. For the high-density residential project, the land use is Industrial (I), and the zoning is R-3 (Limited Multiple Residential). This area should be redesignated as residential. The large industrial parcel, due to its large size and relatively good condition, should be protected. Also, there is one small industrial block with a C-2 (Neighborhood Business) zone south of Torrance Boulevard that is currently a gas station and store.

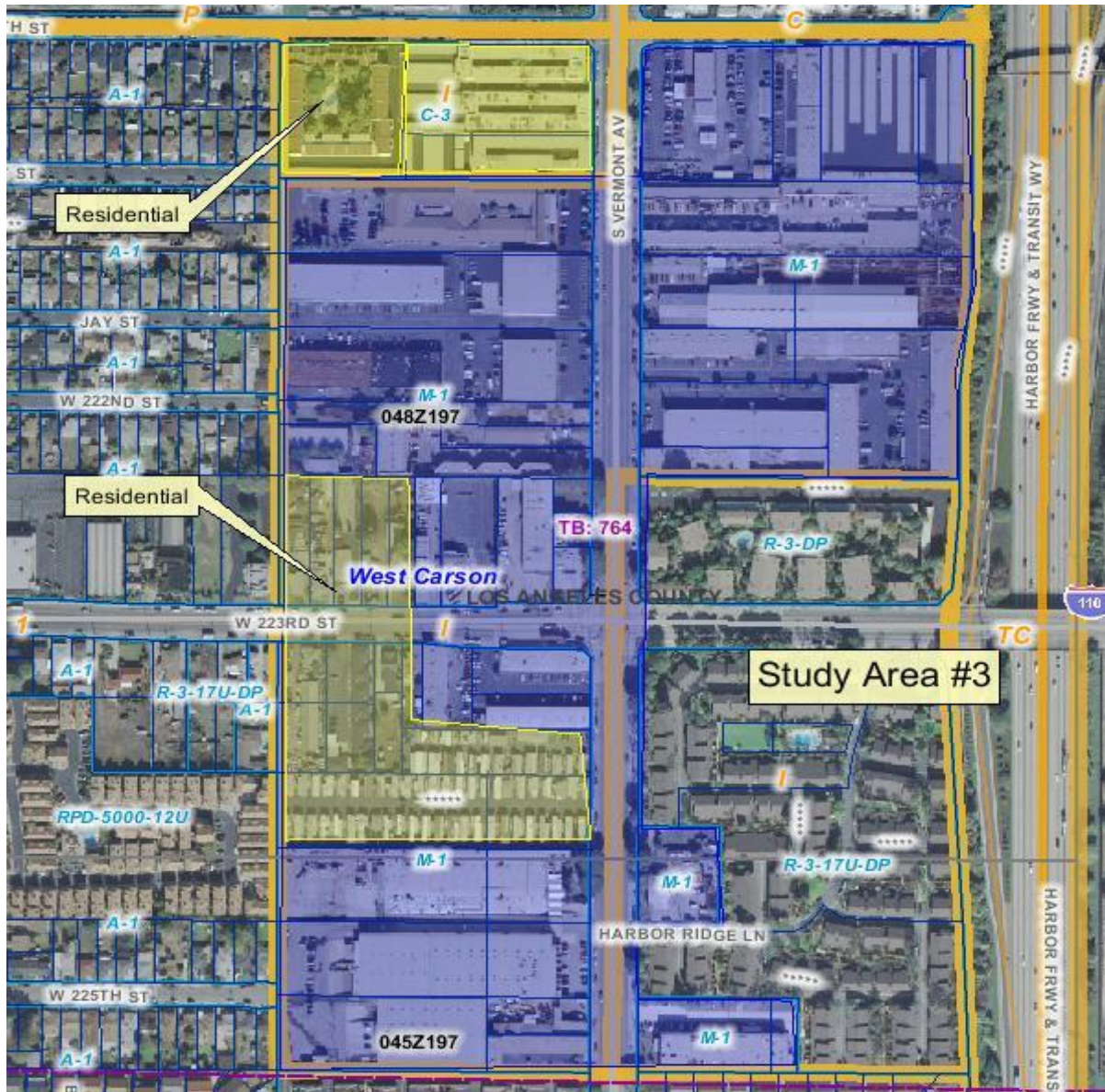
The industrial parcels south of West Torrance Boulevard and east of South Normandie Avenue are large in size and in relatively good condition. However, they are surrounded by residential developments to the east, south and west in the City of Los Angeles, and by commercial and residential uses to the north. While this area should be designated industrial to reflect the existing industrial uses, further studies should be conducted to assess future opportunities of converting these parcels into residential uses.

Recommendation: Employment Protection District and Industrial Flex District

Correction: Redesignate residential projects to residential (H30). Also, change the parcels with C-2 (Neighborhood Business) zoning south of Torrance Boulevard to commercial land use designations.

The land use designation for the industrial parcels along Normandie Avenue should be changed from Category 1 (Low Density Residential) to an industrial land use designation.

Figure J.33: West Carson Study Area 3



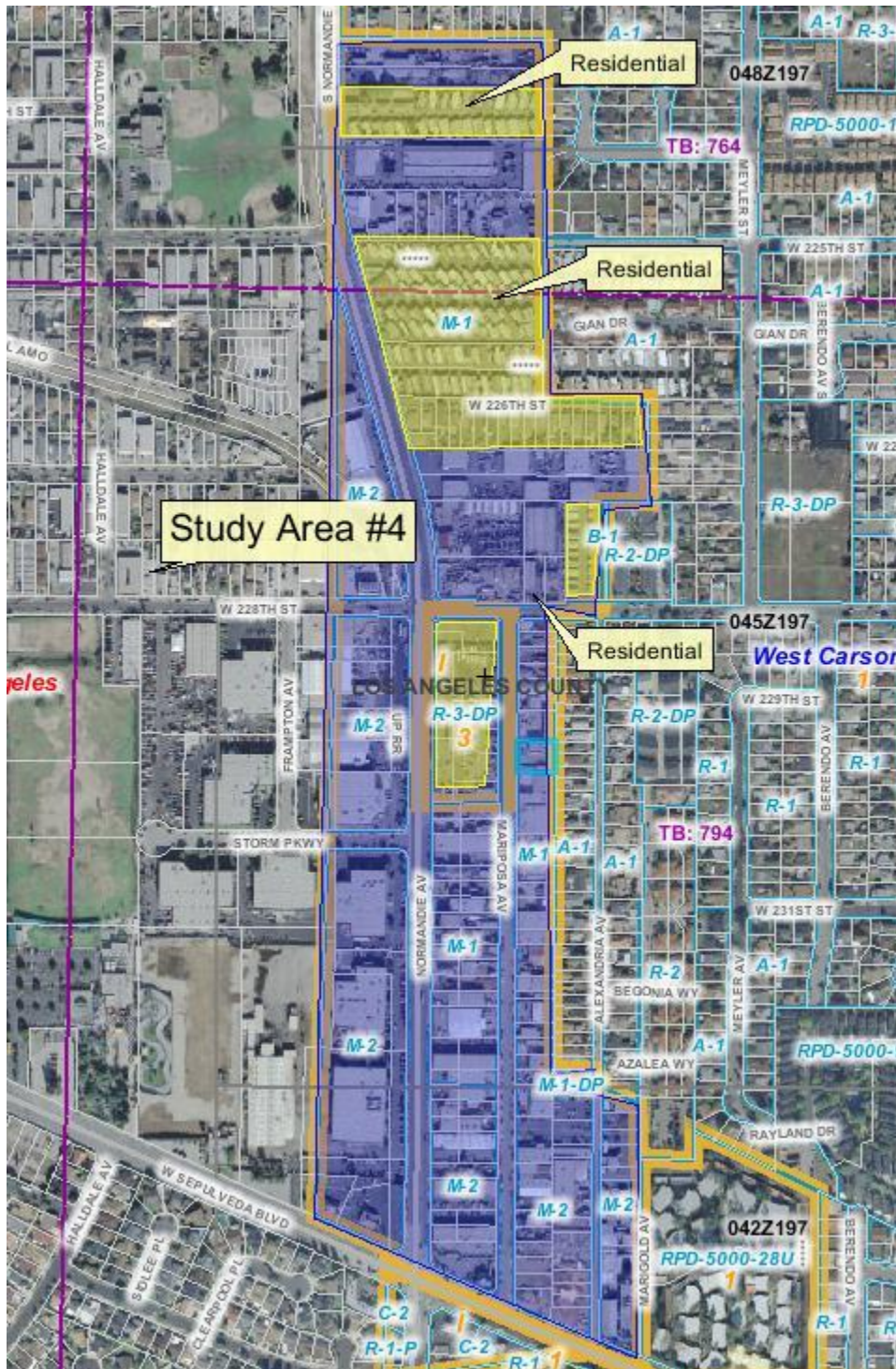
Study Area 3: Study area 3 has seen a significant amount of land conversions, from industrial to residential uses. There are also commercial uses dispersed throughout the study area on industrially zoned parcels. The existing industrial uses are viable and in relatively good condition. However, the study areas in close proximity to the Harbor-UCLA Medical Center complex and is seeing a significant amount of large-scale residential development. There are major opportunities in this area for mixed-use development, including light industrial or research/support uses for the medical center.

Recommendation: Industrial Flex District

Correction: Change parcels with an Industrial (I) land use designation, which have been converted to

other uses, to a residential land use designation (H18 and H30).

Figure J.34: West Carson Study Area 4



Study Area 4: Study area 4 has also seen a significant amount of industrial land converted to residential uses, and these are recommended to be Industrial Flex Districts. One project has created

a residential island in the middle of the entire industrial district. It is recommended that residential projects surrounded by industrial land not be allowed in the future. There are several automotive wreckage and other types of businesses in the northern portion of the study area, and the new townhome project in the middle of this district could be a good reason to attempt some rehabilitation of underutilized properties. Along both sides of Normandie Avenue in the southern portion of the study area, the industrial uses that remain are viable and in relatively good condition, and are adjacent to industrial parcels in the City of Los Angeles.

Recommendation: Employment Protection District and Industrial Flex District

Figure J.35: West Carson Study Area 5



Study Area 5: Study area 5 is a long industrial district between Vermont Avenue and Interstate-110. It lies adjacent to heavy industrial uses across the freeway in the City of Carson. The study area has good access to the freeway and is close to the ports of Long Beach and Los Angeles. The industrial uses that are in the northern portion of the study area are viable and in relatively good condition. The southern portion of the study area has large industrial parcels that are currently underutilized.

Recommendation: Employment Protection District

West Puente Valley

Figure J.36: West Puente Valley Study Area 1

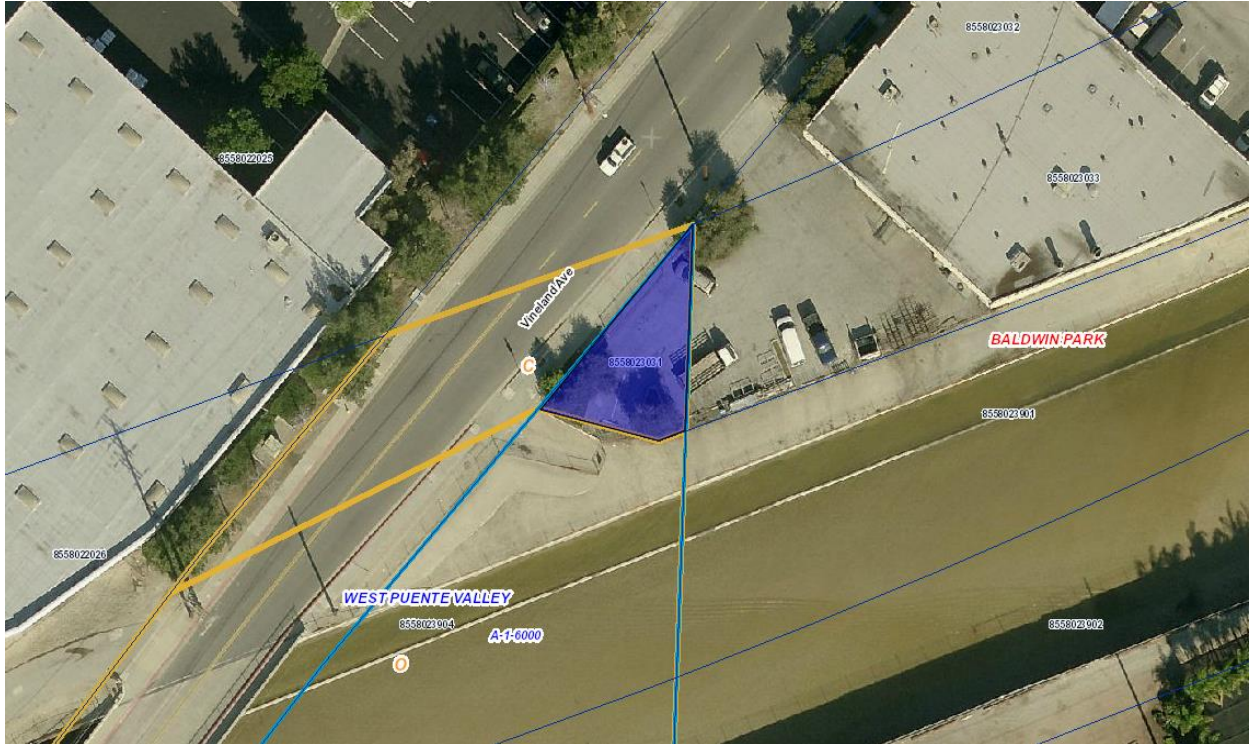


Study Area 1: The one industrial district in West Puente Valley is fully occupied and used for industrial purposes. The adjacent property within the unincorporated area is residential. The adjacent properties that are not in the unincorporated area contain a school, large industrial businesses, and an open air flea market that is also used as a drive-in theater. There is an inconsistency between the Category 1 (Low Density Residential) land use designation and the M 1.5 (Light Manufacturing) zones.

Recommendation: Employment Protection District

Correction: Change the land use designation to Light Industrial (IL).

Figure J.37: West Puente Valley Study Area 2



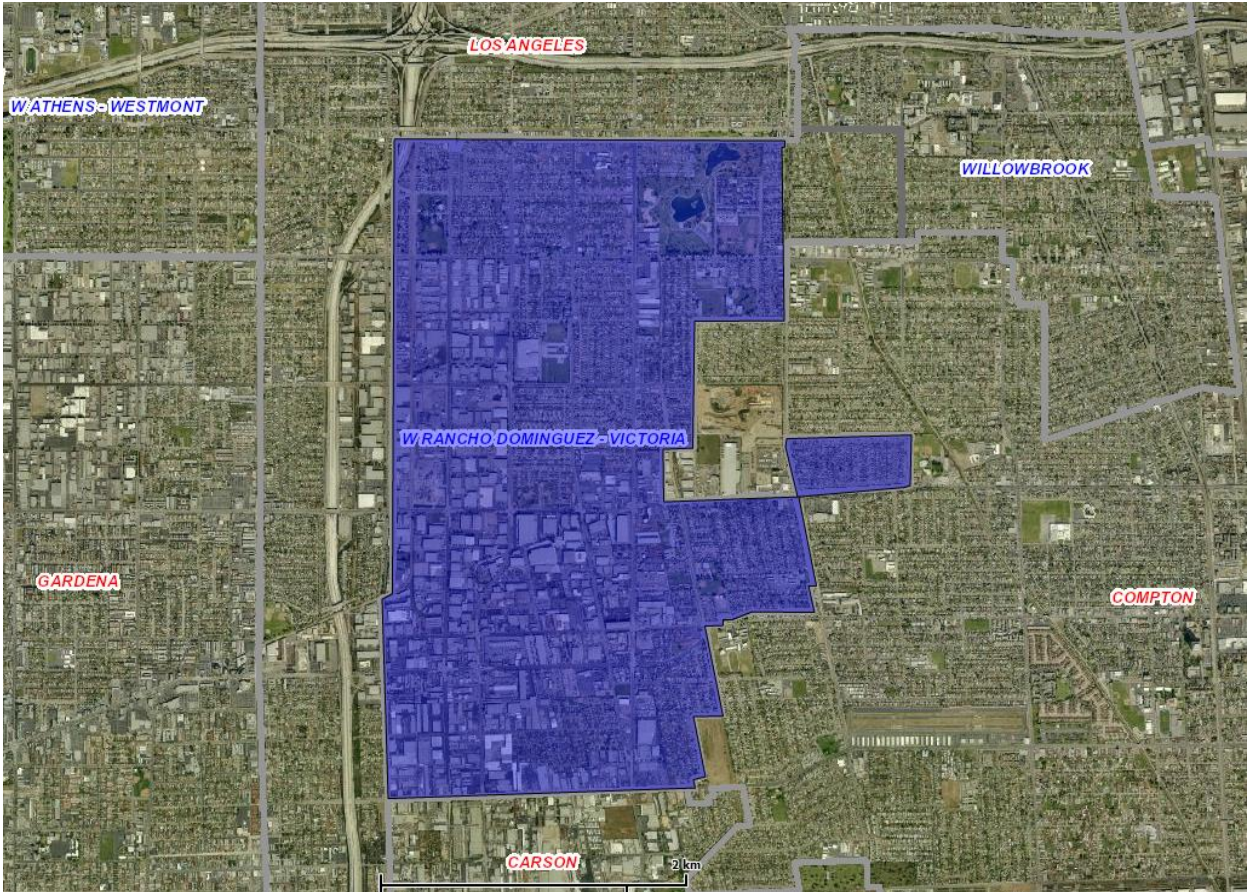
Study Area 2: Study area 2 in West Puente Valley is one isolated unincorporated parcel, which is part of a warehousing facility in the industrial district in the City of Baldwin Park.

Recommendation: Employment Protection District

Correction: Change the land use designation and zoning to industrial.

West Rancho Dominguez - Victoria

Figure J.38: West Rancho Dominguez – Victoria Study Area





Study Area: West Rancho Dominguez-Victoria has a large industrial district with a variety of facilities, in varying degrees of usage and conditions. The size and density of the area, the large industrial parcels, and its proximity to adjacent industrial districts shows that the industrial area is viable and should be protected. There is one residential project in the study area that is surrounded by heavy and light industrial uses. Future projects of this nature should be restricted in this area.

Recommendation: Employment Protection District

West Whittier – Los Nietos

Figure J.39: West Whittier – Los Nietos Study Area 1



Study Area 1: The industrial district in West Whittier–Los Nietos is fully utilized for industrial purposes. Across Washington Boulevard is another high-use industrial district. Residential uses surround the rest of study area 1. Rehabilitation could be beneficial for some structures, especially those near adjacent residential uses, and the industrial section between Chatfield Avenue and Sorenson Avenue has some residential pockets. The existing industrial uses are viable and are appropriate for the area. There are some plan and zone inconsistencies between the Category 1 (Low Residential Density) land use designation and the industrial zoning.

Recommendation: Employment Protection District

Correction: Change land use designation to Light Industrial (IL).

Figure J.40: West Whittier – Los Nietos Study Area 2



Study Area 2: Study area 2 lies just north of Whittier Boulevard between Interstate-605 to the east and the San Gabriel River to the west. The two residential areas need to be redesignated from Industrial (I) to single family residential (H9).

Correction: Change land use designation to single family residential (H9).

Figure J.41: West Whittier – Los Nietos Study Area 3



Study Area 3: Although the current uses in study area 3 are a mix of commercial, light industrial and single family residences, the study area is currently zoned Light Industrial (M-1-BE) and is bordered to the east and south by heavily industrialized parcels in the City of Santa Fe Springs.

Recommendation: Employment Protection District

Correction: Change all parcels to Light Industrial (IL) land use designation.

Whittier Narrows / South El Monte

Figure J.42: Whittier Narrows/South El Monte Study Area 1



Study Area 1: The majority of study area 1 is used by the Los Angeles County Sanitation Districts, and the existing industrial use is updated and fully utilizes the property. The industrial parcels are adjacent to both industrial and residential districts, with many natural borders already formed. There is close access to State Route-60 and Interstate-605. Little development is necessary or possible. There area few areas with land use and zoning inconsistencies.

Recommendation: Employment Protection District

Correction: Along the north side of State Route-60, the R-A (Residential-Agricultural) zones should be changed to industrial zones. South of the freeway, there is a large parcel with an M-1-DP (Light Manufacturing) zone, with a Category 1 (Low Residential Density) land use designation that should be changed to a Light Industrial (IL) land use. The two parcels at the intersection of Workman Mill Road and the water channel are residential and commercial uses and their land use designation and zones should be changed.

Figure J.43: Whittier Narrows/South El Monte Study Area 2



Study Area 2: Study area 2 is located north of Interstate-605 and is used for industrial purposes. The area is surrounded by industrial parcels and has access to Interstate-605. The existing industrial uses are in good condition and viable.

Recommendation: Employment Protection District

Willowbrook

Figure J.44: Willowbrook Study Area 1



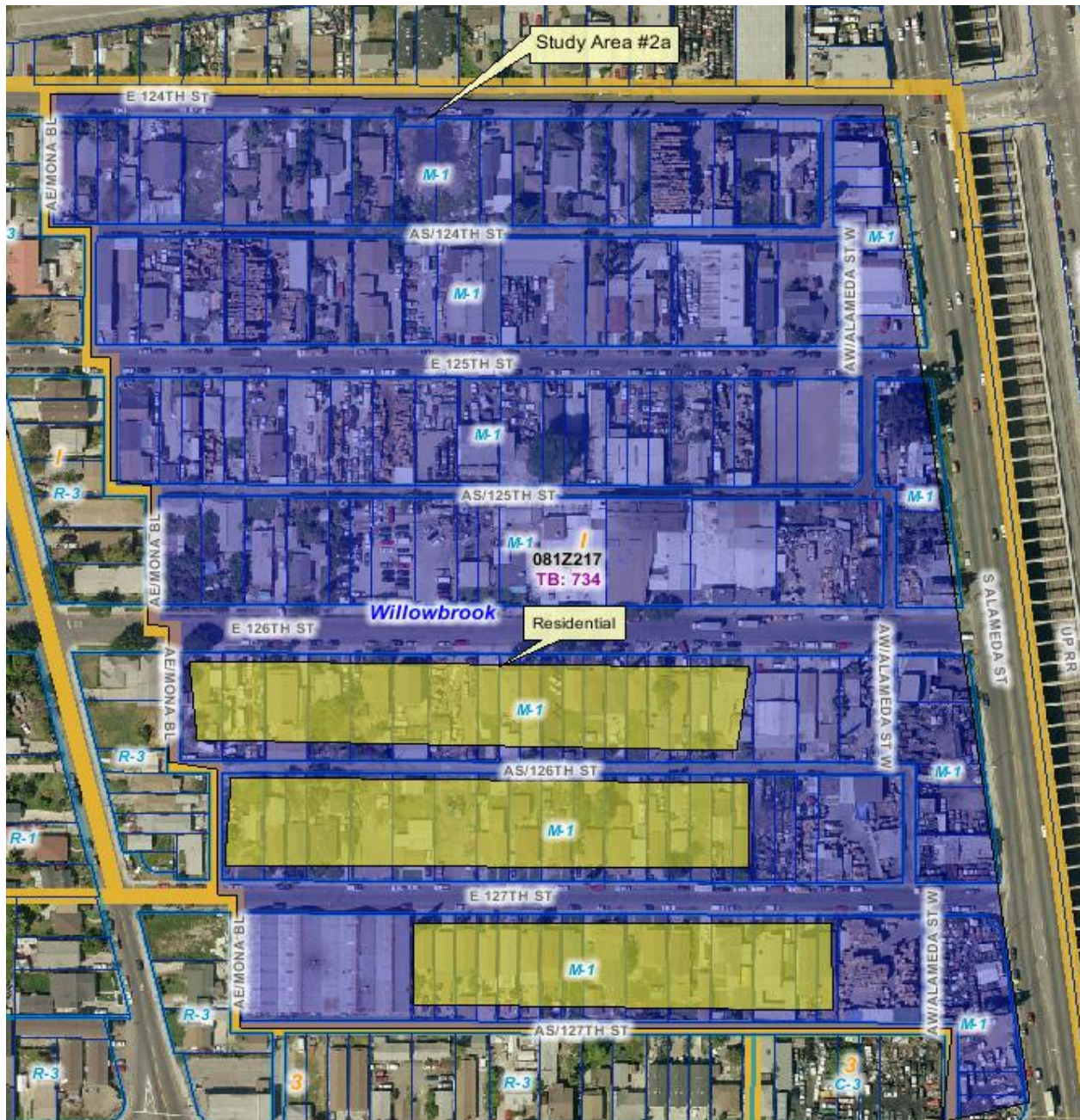
Study Area 1: Study area 1 is located north of Interstate-105 and is bordered by the Alameda Corridor to the east and S. Mona Boulevard to the west. To the north of the study area, in the City of Los Angeles, is a large lumber company. Much of the western portion of the study area is developed with single and multifamily residential uses. The Industrial land use designations and the residential

zoning are inconsistent. These areas should be changed to residential (H18 or H30), depending on the existing density. Another correction area is an R-2 (Two Family Residential) zoned parcel that is owned by the Los Angeles Unified School District and is currently developed as a school. The remaining parcels in the study area are developed with light industrial, warehousing and distribution, or light manufacturing uses. There are many potential conflicts with auto-related and salvaging businesses near residential neighborhoods. However, the proximity to the Alameda Corridor warrants the protection of the remaining industrial parcels.

Recommendation: Industrial Flex District

Correction: Residential areas need a change in land use designation to residential (H18 or H30). Change R-2 (Two Family Residential) parcel owned by LAUSD to public/semi-public (P) land use designation.

Figure J.45: Willowbrook Study Area 2a



Study Area 2a: Study area 2a extends from E. 124th Street to the north, and El Segundo Boulevard to the south. The eastern portion of the study area is bordered by the Alameda Corridor. To the west of this study area are residential uses. This area is filled with light manufacturing and other industrial uses. There are numerous parcels used for storage and auto-related uses, which are not employment-rich uses. There are also some family and multifamily residential dwellings that are surrounded by industrial uses throughout the study area. Due to potential conflicts with industrial

uses near residences, the study area is recommended to be an Industrial Flex District.

Recommendation: Industrial Flex District

Figure J.46: Willowbrook Study Area 2b



Study Area 2b: Study area 2b in Willowbrook is a narrow area consisting of industrial uses that extends along the Alameda Corridor, from El Segundo Boulevard to the north, down to Oris Street to the south. Dense single family neighborhoods lie west of the study area, while across the Alameda Corridor to the east, are light and heavy industrial uses in the City of Compton. All of the industrially

zoned parcels in the study area are being used for light manufacturing and other industrial purposes. Due to potential conflicts with industrial uses near residences, the study area is recommended to be an Industrial Flex District.

Recommendation: Industrial Flex District

II. General Policy Recommendations

The following general policy recommendations are based on the analysis of industrial land in the unincorporated areas:

Disparity in Site Conditions

In comparison to industrial land in some of the unincorporated areas, industrial areas in adjacent cities are in better physical condition and have had greater success in targeting higher-uses and more employment-rich industrial businesses. Despite the sometimes less-desirable site conditions, the industrial land in the unincorporated areas is valuable and strategically located, and therefore should not be converted to non-industrial uses. However, significant economic and physical improvements are needed to make these areas competitive in attracting target industries, as outlined in the Economic Development Element.

Recommendation:

- In collaboration with stakeholders, implement incentives, create programs, and apply for grants for the rehabilitation and upgrading of underutilized industrial areas.

Allowable Uses

The industrial districts have many industrial parcels with low-job generating uses, such as auto scrap yards, salvage sites, truck or auto storage businesses, and both small and large-scale public storage sites. These uses on industrial lands are in a much higher proportion to that of adjacent local jurisdictions.

Recommendations:

- Clarify the intended uses for the industrial land use categories, and revise the industrial zones to limit or discourage low-job generating uses, such as public storage sites.
- Implement regulations to limit the number of low-jobs generating businesses in a given area through community-based planning efforts.

Residential Uses

The analysis highlights several parcels in industrial areas where a residential project is entirely surrounded by industrial uses. There are also several instances of large mobilehome parks situated on some of the most valuable industrial land in the unincorporated areas. Similarly, many industrial districts and some heavy industrial uses are directly adjacent to residential neighborhoods. Allowing residential uses in industrial areas creates numerous compatibility issues, including exposure to noise, toxins, safety concerns, and other environmental impacts, and creates tension between the residential community and industrial business owners and their operations. The County should provide clear policy direction to maintain industrial lands for employment-rich uses, but also to

restrict residential uses in heavily industrial districts and appropriately buffer industrial districts from residential neighborhoods.

Recommendations:

- Restrict residential uses in Employment Protection Districts, and ensure that the zoning for these areas limits the ability to convert these lands into non-industrial uses. Create and implement a buffer zone around Employment Protection Districts.
- Allow mixed-uses, supporting commercial development and residential uses near industrial uses only in Industrial Flex Districts, and establish clear guidelines for development to ensure compatibility between mixed-uses and industrial uses.
- For mobilehome parks and other residential uses in Employment Protection Districts, work with stakeholders to identify opportunities to relocate existing residential uses.