

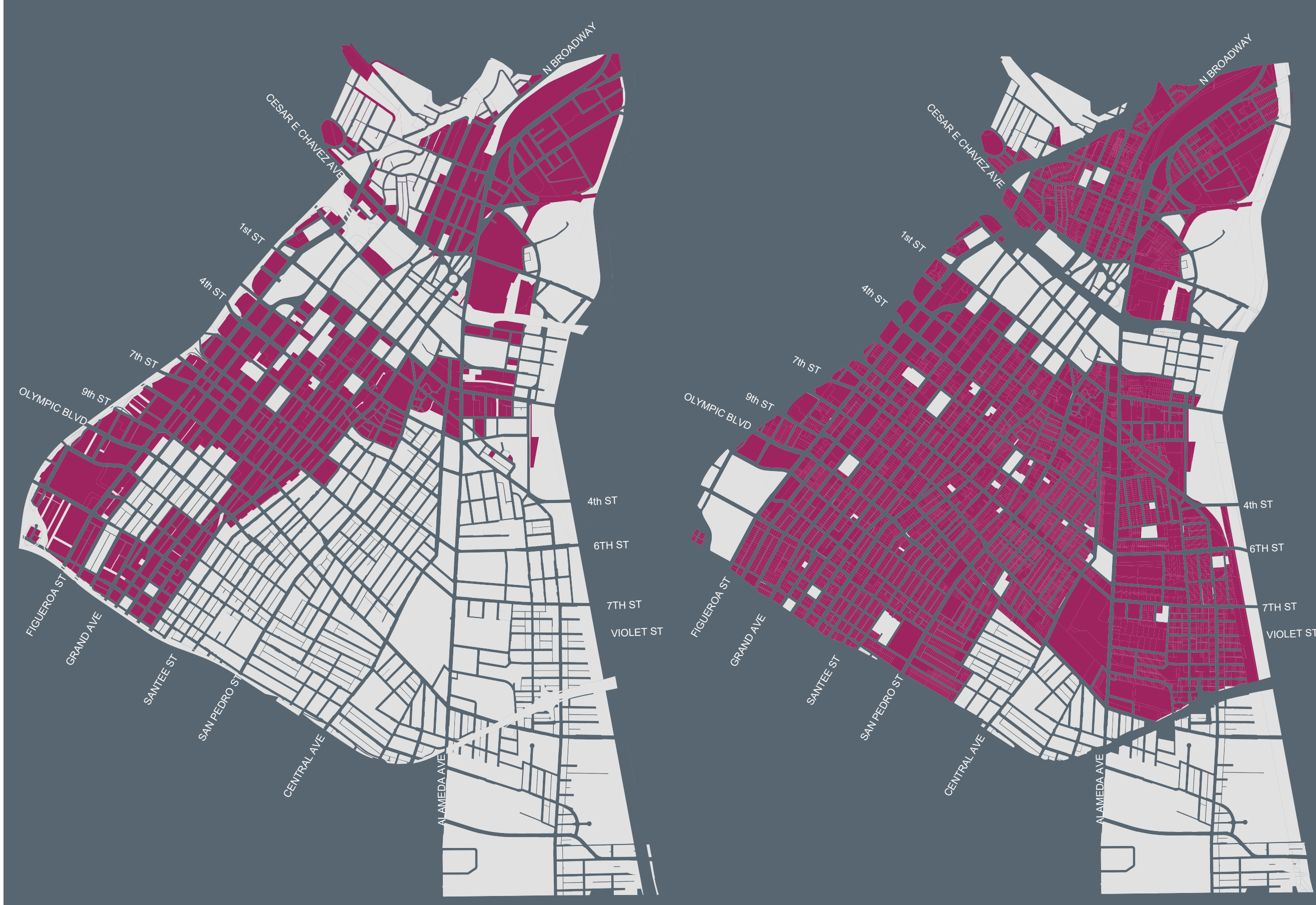
JOBS ORIENTATION

A hallmark of Downtown’s economy is a range of land uses that support diversified industries that exist and prosper here. Downtown is a local, regional, and international hub. It is host to government, finance, business, and manufacturing, as well as creative arts, culture, and entertainment, with the ability to support emerging industries and evolving markets.

Expanded transit infrastructure will reinforce Downtown as a primary jobs center for Southern California and enhance the diverse employment landscape. The Plan will support the physical and functional needs of each of these different industries, as the vitality of each is essential to the continued sustainability of Downtown and the region.

Mixed use areas today comprise approximately **20%** of the plan area

Mixed use areas proposed comprise approximately **64%** of the plan area



*Percentage calculation excludes freeway and public right of way.

HOW TO REINFORCE JOBS ORIENTATION

MAXIMIZE DEVELOPMENT INTENSITY IN THE MOST TRANSIT-SERVED AREAS

EXPAND THE AREAS WHERE MIXED USE IS ALLOWED

SET LOCATIONS WHERE INCENTIVES ARE PROVIDED FOR COMMERCIAL ACTIVITY

ESTABLISH LOCATIONS THAT MAINTAIN A BASELINE OF JOB-GENERATING SPACE WHEN INTRODUCING HOUSING

ENCOURAGE MIXING IN SINGLE-USE AREAS

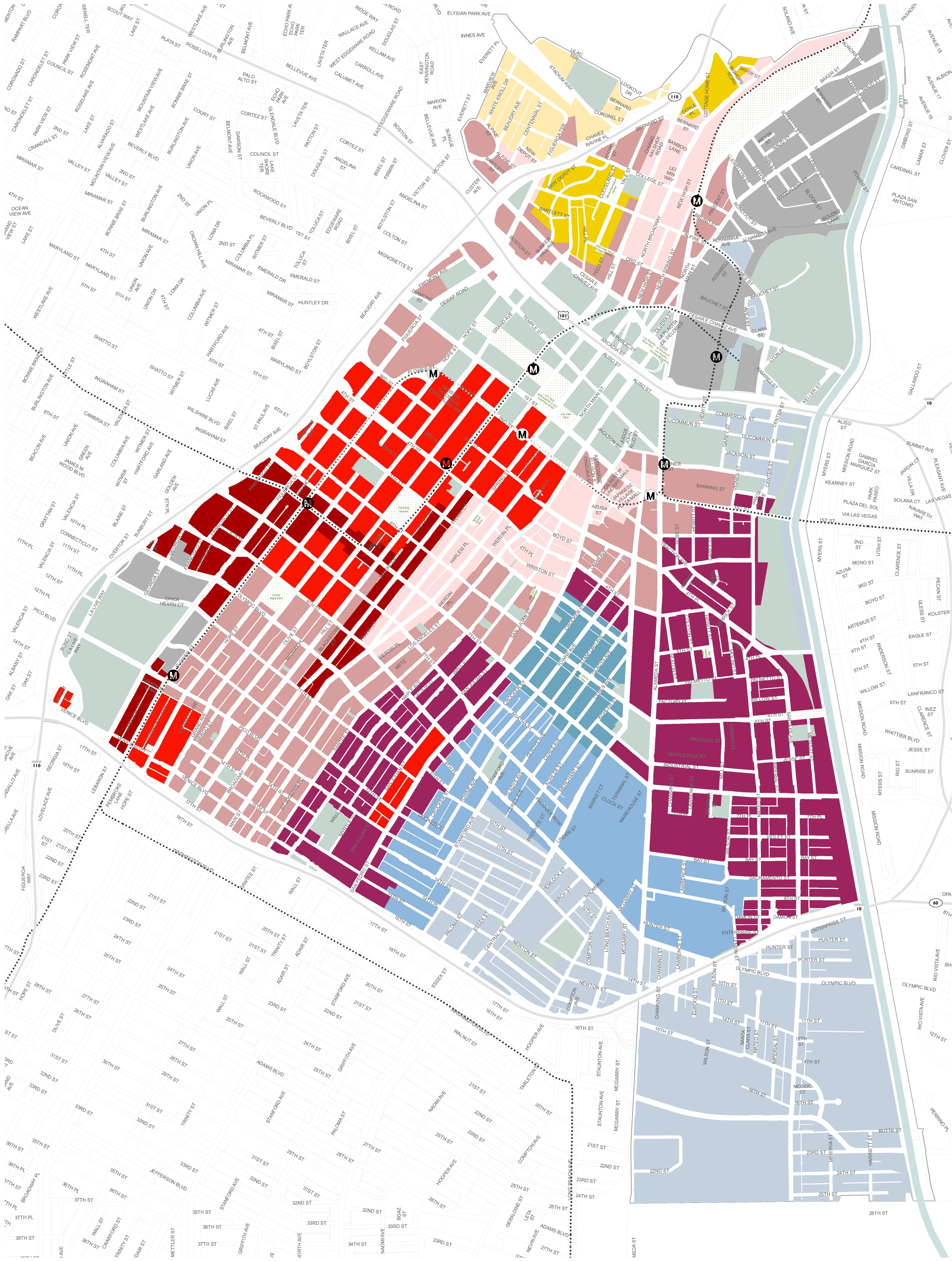
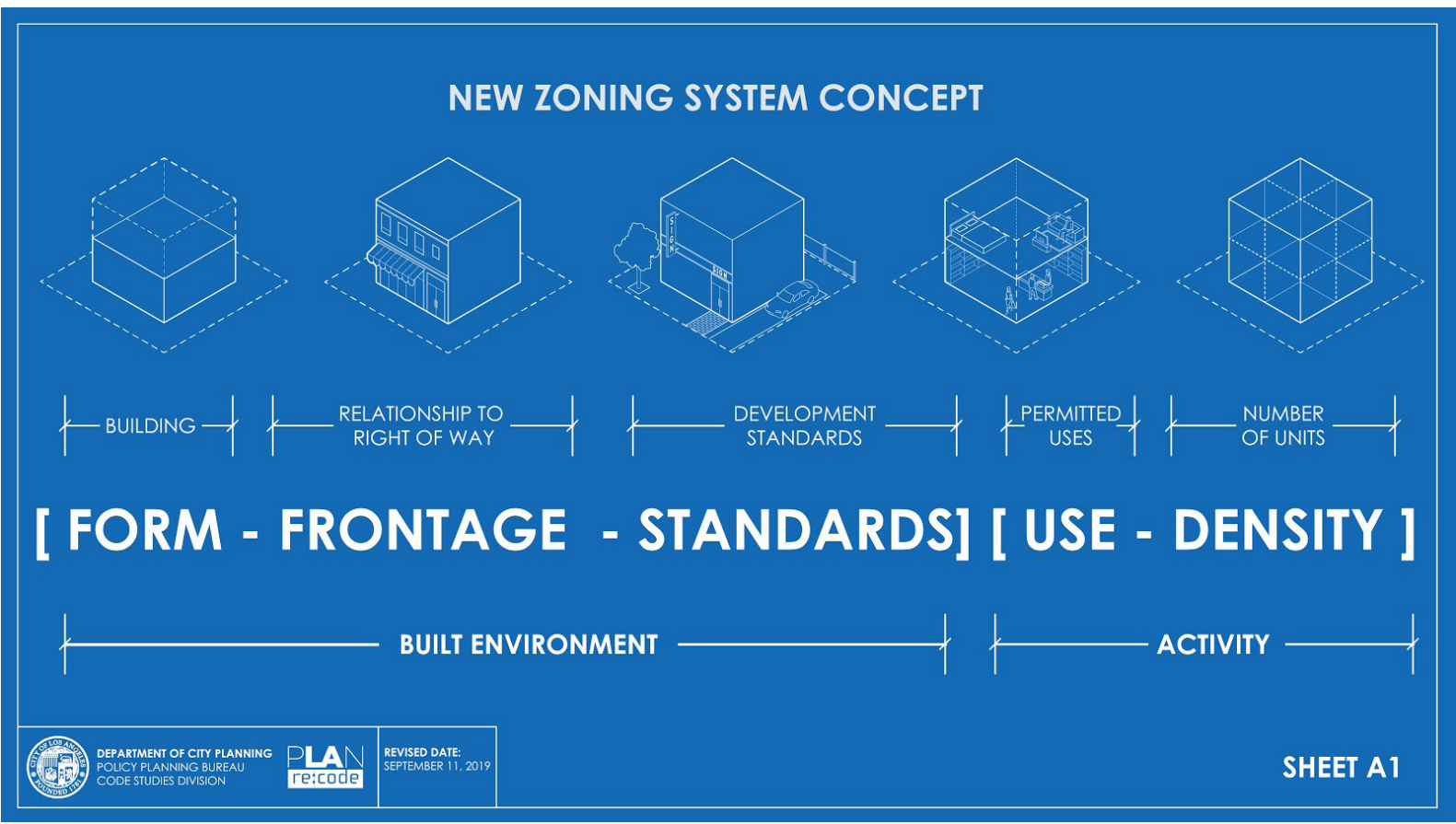
CREATE JOB SANCTUARIES

Icon Source: The Noun Project - Felix Wesiphal, Anniken & Andreas, Pete Fecteau, Igor Esaulov, Juan Pablo Bravo, Iris Sun, Chameleon Design, Creative Stall, George Bourletsikas, Jolan Soens, and Peter van Driel

EXPANDING THE AREAS WHERE MIXED USE IS ALLOWED

The Draft Downtown Community Plan promotes employment by expanding where mixed use is permitted through use regulations.

Under each *Policy Intent*, there is a list of the *Draft Use Districts* (a component of the zone string) which have been applied to implement the stated intent. You can learn more about these draft zones in greater detail at the Zoning Station.



POLICY INTENT:
Residential uses are prioritized in this area.

DRAFT USE DISTRICTS:
• Residential General 1

POLICY INTENT:
Employment opportunities are geared toward businesses such as small grocery stores and professional offices. Ground floor establishments provide needed services, with limited hours of operation. Commercial establishments are restricted to 1,500 sf. – *Examples: professional offices for dentists, acupuncturists, & accountants, bodega, and home occupation.*

DRAFT USE DISTRICTS:
• Residential Neighborhood Amenity 1

POLICY INTENT:
Employment opportunities are oriented around entertainment & services that are needed on a daily basis. Ground floor commercial establishments are limited to 5,000 SF to prioritize small businesses, including offices, & niche commercial clusters with a regional draw. – *Examples: cultural institutions, banks, salons, restaurant and retail, medical offices, and other professional offices.*

DRAFT USE DISTRICTS:
• Commercial-Mixed Neighborhood 1

POLICY INTENT:
Employment opportunities are in a range of job types. Commercial establishments are limited to 50,000 SF to encourage businesses that serve community within a ½ mile radius. – *Examples: pet services, entertainment production, banks and financial institutions, salons, grocery stores, medical offices, restaurant and retail.*

DRAFT USE DISTRICTS:
• Commercial-Mixed Community 1

Reference employment provisions as defined by the Specific plan.

- Los Angeles Sports and Entertainment District Specific Plan (LASED)
- Cornfield Arroyo-Seco Specific Plan (CASP)
- Alameda District Specific Plan (ADP)

POLICY INTENT:
Employment opportunities in this area are geared toward large scale businesses, hotels, department stores, and regional and destination services. – *Examples: schools, cultural institutions, entertainment production, office headquarters, medical facilities, personal services, restaurant and retail.*

DRAFT USE DISTRICTS:
• Commercial-Mixed General 1

POLICY INTENT:
Employment opportunities are in hospitality businesses, service-related jobs, live entertainment venues, cultural institutions, and restaurants. Allow for a streamlined process for restaurant and entertainment uses. – *Examples: hotels, live entertainment venues, retail, restaurants, cultural institutions.*

DRAFT USE DISTRICTS:
• Commercial-Mixed Entertainment

POLICY INTENT:
Employment opportunities are geared toward production, with flexible internal spaces where creative enterprise, manufacturing, creative office, & limited Live/Work can locate. – *Examples: office, clean technologies, production, creative enterprise*

DRAFT USE DISTRICTS:
• Industrial-Mixed Hybrid 1
• Industrial-Mixed Hybrid 2

POLICY INTENT:
Employment opportunities are oriented around social service activities, fabrication, and production of goods for wholesale or retail distribution. – *Examples: social services, social enterprise organizations, wholesale*

DRAFT USE DISTRICTS:
• Industrial-Mixed 1

POLICY INTENT:
Employment opportunities are geared toward industries ranging from wholesale, manufacturing, and distribution. – *Examples: storage facilities, garment fabrication, distribution centers*

DRAFT USE DISTRICTS:
• Industrial-Mixed 2

POLICY INTENT:
Employment opportunities in this area are geared toward industries ranging from wholesale, manufacturing, and distribution. – *Examples: storage facilities, garment fabrication, distribution centers*

DRAFT USE DISTRICTS:
• Industrial Restricted
• Industrial Heavy

POLICY INTENT:
Employment opportunities are oriented towards governmental, administration, institutional, civic, and cultural jobs for the City and County. The employment base will be further diversified by commercial services and amenities, to support daytime workers. – *Examples: Public administration, restaurant and retail.*

DRAFT USE DISTRICTS:
• Public Facilities