

Area Name	Size	Location	General Plan Designation	Zone	Existing Uses
Gramercy Place	7.1 acres 14 parcels	West side of Gramercy Place, between 166 th Street and one parcel south of the Dominguez Channel.	R-LM - Low-Medium Density Residential R-LO - Low Density Residential	M1 - Light Manufacturing	A blend of single-family residences adjacent to light manufacturing uses.
Spencer Street	3 acres 11 parcels	Northwest corner of Earl St. and Spencer St.	R-LM - Low-Medium Density Residential	ML (M1-PP) - Limited Manufacturing (Light Manufacturing Precise Plan Overlay)	Light manufacturing Uses.
Maricopa Street	46.8 acres 124 parcels	North side of Maricopa Street, between Maple Avenue and Crenshaw Blvd. Bound to the north by 208 th St.	I-LT - Light Industrial I-HVY - Heavy Industrial R-LM - Low-Medium Density Residential	PD - Planned Development M2 - Heavy Manufacturing P1 - Open area-Planting Parking	Light manufacturing, Church, gated community, Torrance Transit Center (in construction).
Border Avenue	22.2 acres 136 parcels	Between Cabrillo Ave and Border Ave. Bound by 213 th St and Plaza Del Amo.	C-CTR - Commercial Center R-OF - Residential Office R-MD - Medium Density Residential	DRP - Downtown Redevelopment Plan M1 - Light Manufacturing R3 - Limited Multiple Family Residential District C1 - Retail Commercial District	Commercial, Mixed Use, Multi-family residential, Single Family Residential, Church, Hotels
Western Avenue	7.4 acres 21 parcels	Southwest corner of Plaza Del Amo and Western Avenue; bound by 228 th St. to the south and Martha Ave. to the west.	I-BP - Business Park R-LO - Low Density Residential	M1 - Light Manufacturing R1 - Single Family Residential	Single family residential, Light manufacturing.
Lomita & Madison	8.3 acres 1 parcel	Northeast corner of Lomita Blvd and Madison Street.	I-BP - Business Park	M1-PP - Light Manufacturing, Precise Plan Overlay	Light industrial complex.
Prairie Avenue	0.7 acres 2 parcels	Northwest corner of Praire Ave and 182 nd Street.	C-GEN – General Commercial	C5 – Conditional Commercial	Commercial, vacant buildings.