

DOWNTOWN INDUSTRIAL CORE Data and Recommendations

SUMMARY DATA

620.4 Total Acres of Land	5,393 Businesses	24,688 Jobs
52% Light Industrial Use	788 Manufacturing: 15% of total	26% Manufacturing: 6,444 jobs
0% Heavy Industrial use	2,170 Wholesale Trade: 40% of total	34% Wholesale Trade: 8,316 jobs
2% Residential Use		20% Retail Trade: 4,994 jobs
29% Commercial Use		
19% Other		

DEMOGRAPHICS (Within 1 Mile)¹

12,356 Persons Employed in Manufacturing: 30%
 49,234 Persons Living in Poverty: 40%
 62,445 Persons With a HS Diploma or Less: 75%
 19,376 Housing Units Without Auto Access: 59%

¹Demographics are for survey area plus 1 mile radius.
 See enclosed Downtown Demographic Data
 for conditions measured against the City as a whole.

CONTENTS

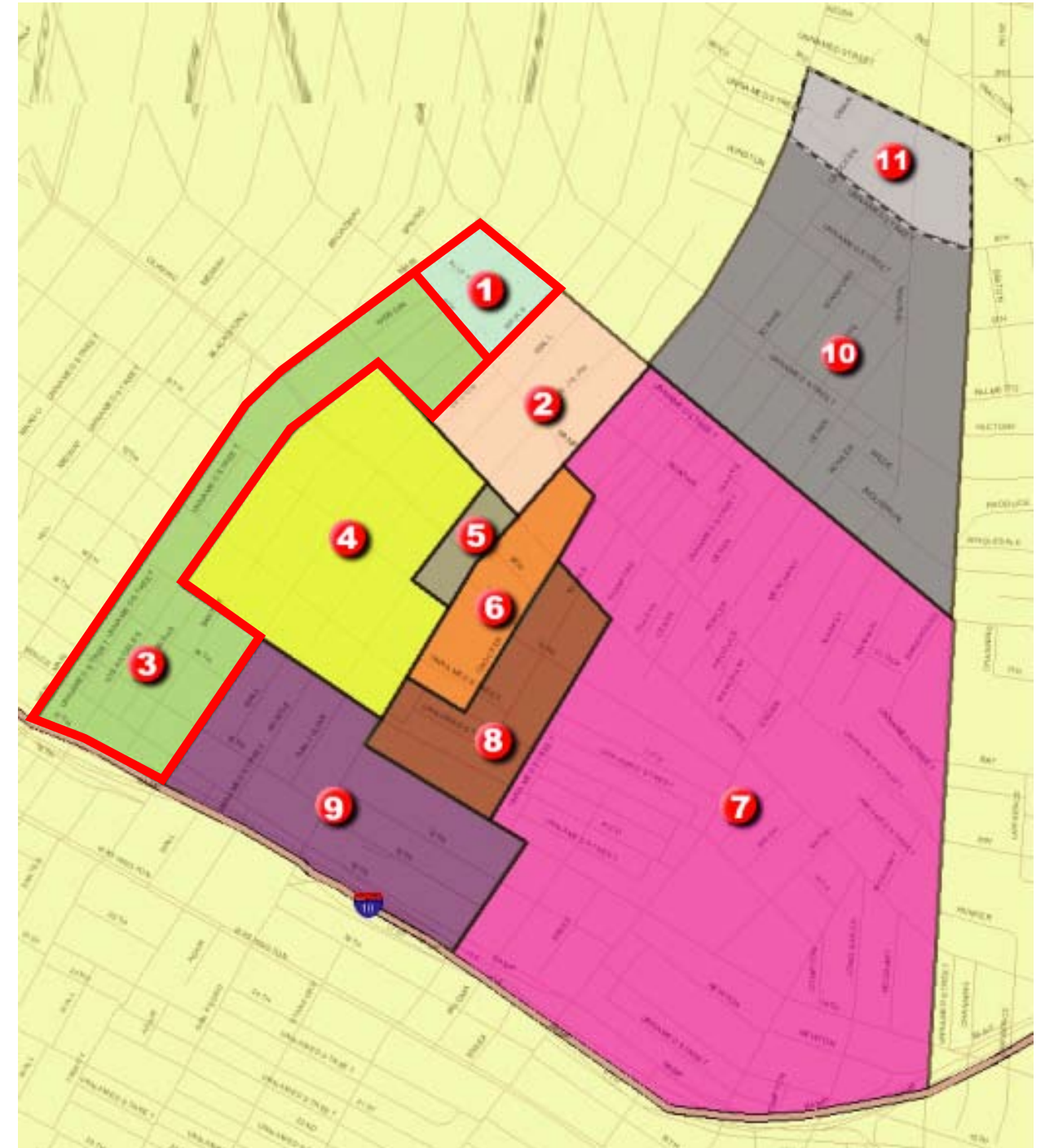
Sub Area Maps - 11 Sub Areas
 Downtown Demographic Data

SUMMARY STATISTICS BY SUB AREA

ANALYSIS AREA	NO. OF FIRMS	NO. OF JOBS	AREA (In Acres)	
			Total	Industrial/Commercial
Analysis Area 1	219	849	10.9	2.5
Analysis Area 2	288	1,019	26.0	23.1
Analysis Area 3	1,711	5,346	49.4	44.1
Analysis Area 4	1,436	4,122	58.0	54.1
Analysis Area 5	31	88	5.6	5.6
Analysis Area 6	222	1,091	17.0	15.5
Analysis Area 7	938	7,829	272.5	231.6
Analysis Area 8	184	1,069	26.4	25.9
Analysis Area 9	68	243	51.4	20.7
Analysis Area 10	296	3,032	103.2	82.1
Analysis Area 11 ²	124	871	16.1	12.4
Total Area	5,393	24,688	620.4	505.2

²South of Little Tokyo, Sub-portion of Analysis Area 10

INDEX MAP



— Potential change areas

map not to scale



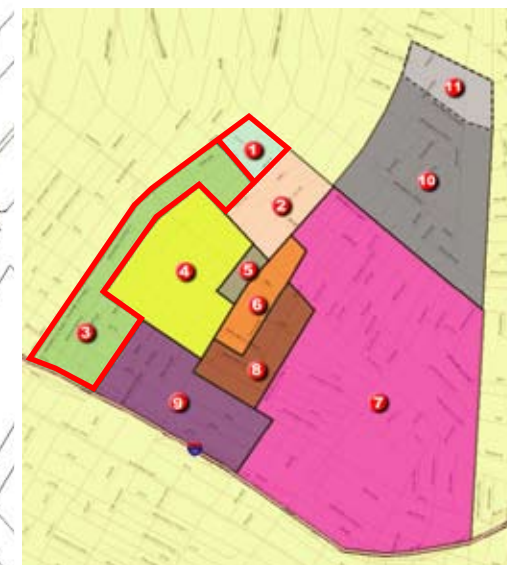
Downtown Industrial Core Analysis Area 1

Survey Analysis Areas



Land Uses as Surveyed

- Commercial**
- Grocery / Liquor / Convenience
 - Restaurant / Bar
 - Commercial / Service / Office
 - Retail - Community scale
 - Retail - Regional scale
 - Adult
- Industrial**
- Research / Intellectual / Industry
 - Light Industry
 - Auto
 - Storage (self)
 - Storage (warehouse)
 - Heavy Industrial and Manufacturing
 - Entertainment / Production
- Infrastructure**
- Institutional
 - Residential
 - Parking
 - Associated Parking
 - Railroad
 - Bridges / Streets / other ROWs
- Misc.**
- Vacant
 - Other
 - Unknown
- Generalized Zoning**
- Single Family, Agriculture
 - Residential
 - RAS
 - Parking
 - Commercial
 - Industrial
 - Misc
 - OS
 - PF
- City Boundary (PLN)



Top 5 Industries

- No. of Firms**
- Wholesale Trade 78
 - Misc Retail 37
 - Apparel 21
 - Other Services 17
 - Eat/Drink Places 6
 - All Others 77

Total Jobs 849
Total Firms 219

Top 5 Industries

- No. of Employees**
- Wholesale Trade 221
 - Manufacturing 190
 - Construction 145
 - Misc Retail 68
 - Apparel 52
 - All Others 173

Land Use
Total Acres 10.9
Light Industrial 0
Heavy Industrial 0
Total Industrial 0
Residential 6.9 (63%)
Commercial 2.5 (23%)
Misc 1.5 (14%)

Preliminary Recommendations

Recommend initiation of Community Plan amendment to consider change from industrial to commercial land use designation and zoning to allow commercial and mixed-use development consistent with existing and surrounding uses. Develop strategies and programs to mitigate potential loss of industrial jobs. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefits should be incorporated.

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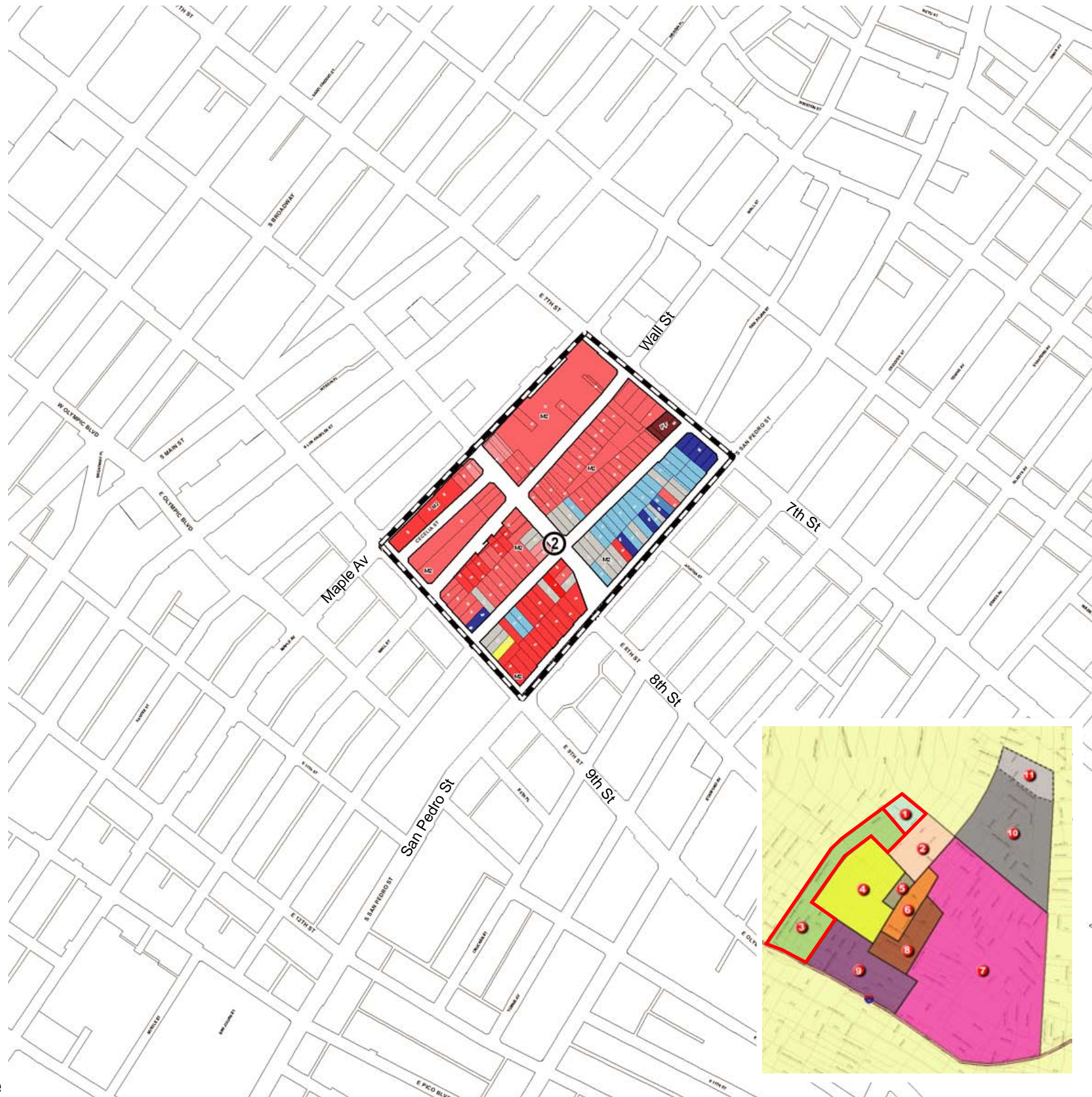
Downtown Industrial Core Analysis Area 2

Survey Analysis Areas



Land Uses as Surveyed

- Commercial**
- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult
- Industrial**
- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production
- Infrastructure**
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs
- Misc.**
- Vacant
- Other
- Unknown
- Generalized Zoning**
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



map not to scale

Top 5 Industries
No. of Firms
 Wholesale Trade 125
 Misc Retail 41
 Manufacturing 41
 Apparel 29
 Other Services 14
 All Others 38

Total Jobs 1,109
Total Firms 288

Top 5 Industries
No. of Employees
 Wholesale Trade 383
 Manufacturing 305
 Apparel 74
 Other Services 51
 Education 23
 All Others 183

Land Use
Total Acres 25.9
 Light Industrial 3.8 (15%)
 Heavy Industrial 0
Total Industrial 3.8 (15%)
 Residential 0.1 (<1%)
 Commercial 19.3 (75%)
 Misc 2.7 (10%)

Preliminary Recommendations
 Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Existing residential uses may remain.

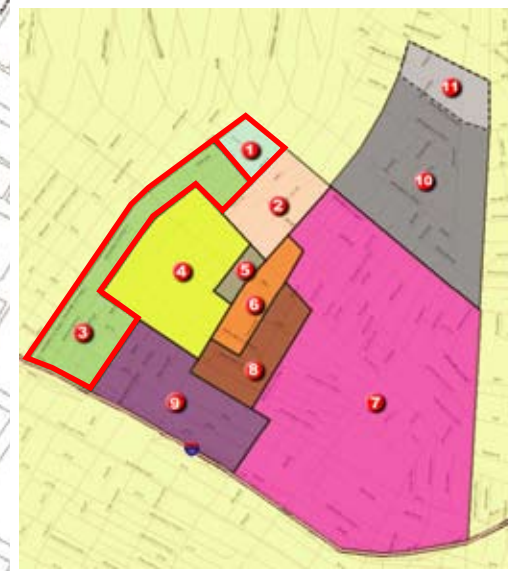
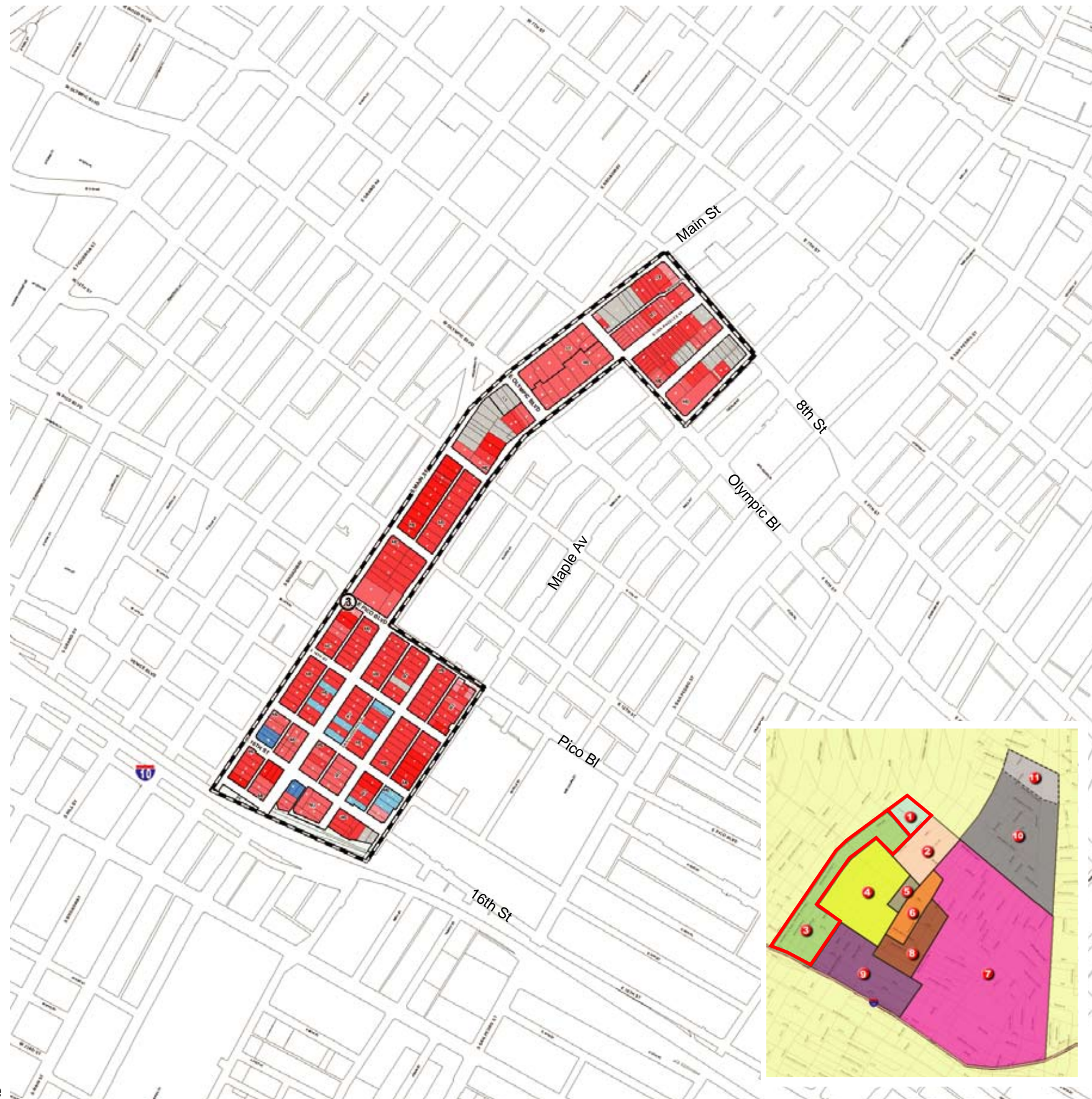
Downtown Industrial Core Analysis Area 3

Survey Analysis Areas



Land Uses as Surveyed

- Commercial**
- Grocery / Liquor / Convenience
 - Restaurant / Bar
 - Commercial / Service / Office
 - Retail - Community scale
 - Retail - Regional scale
 - Adult
- Industrial**
- Research / Intellectual / Industry
 - Light Industry
 - Auto
 - Storage (self)
 - Storage (warehouse)
 - Heavy Industrial and Manufacturing
 - Entertainment / Production
- Infrastructure**
- Institutional
 - Residential
 - Parking
 - Associated Parking
 - Railroad
 - Bridges / Streets / other ROWs
- Misc.**
- Vacant
 - Other
 - Unknown
- Generalized Zoning**
- Single Family, Agriculture
 - Residential
 - RAS
 - Parking
 - Commercial
 - Industrial
 - Misc
 - OS
 - PF
- City Boundary (PLN)



Top 5 Industries
No. of Firms
 Wholesale Trade 704
 Apparel 345
 Manufacturing 229
 Misc Retail 136
 Other Services 84
 All Others 213

Total Jobs 5,346
Total Firms 1,711

Top 5 Industries
No. of Employees
 Wholesale Trade 1,780
 Manufacturing 1,199
 Apparel 684
 Insurance 262
 Other Services 256
 All Others 982

Land Use
Total Acres 49.4
 Light Industrial 2.2 (4%)
 Heavy Industrial 0
Total Industrial 2.2 (4%)
 Residential 0
 Commercial 141.9 (85%)
 Misc 5.3 (11%)

Preliminary Recommendations
 Recommend initiation of Community Plan amendment to consider change from industrial to commercial land use designation and zoning to allow commercial and mixed-use development consistent with existing and surrounding uses. Develop strategies and programs to mitigate potential loss of industrial jobs. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefits should be incorporated.

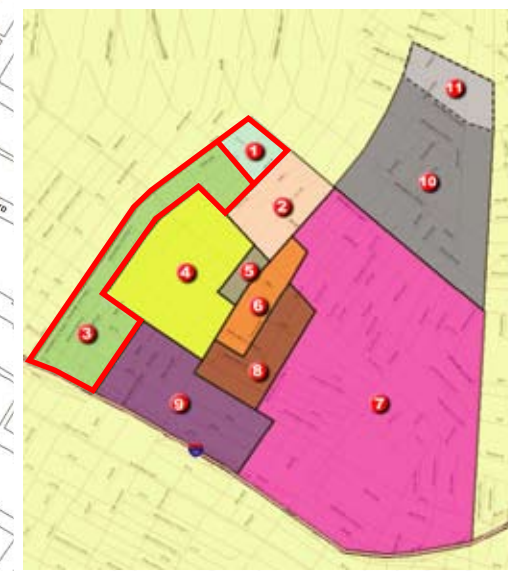
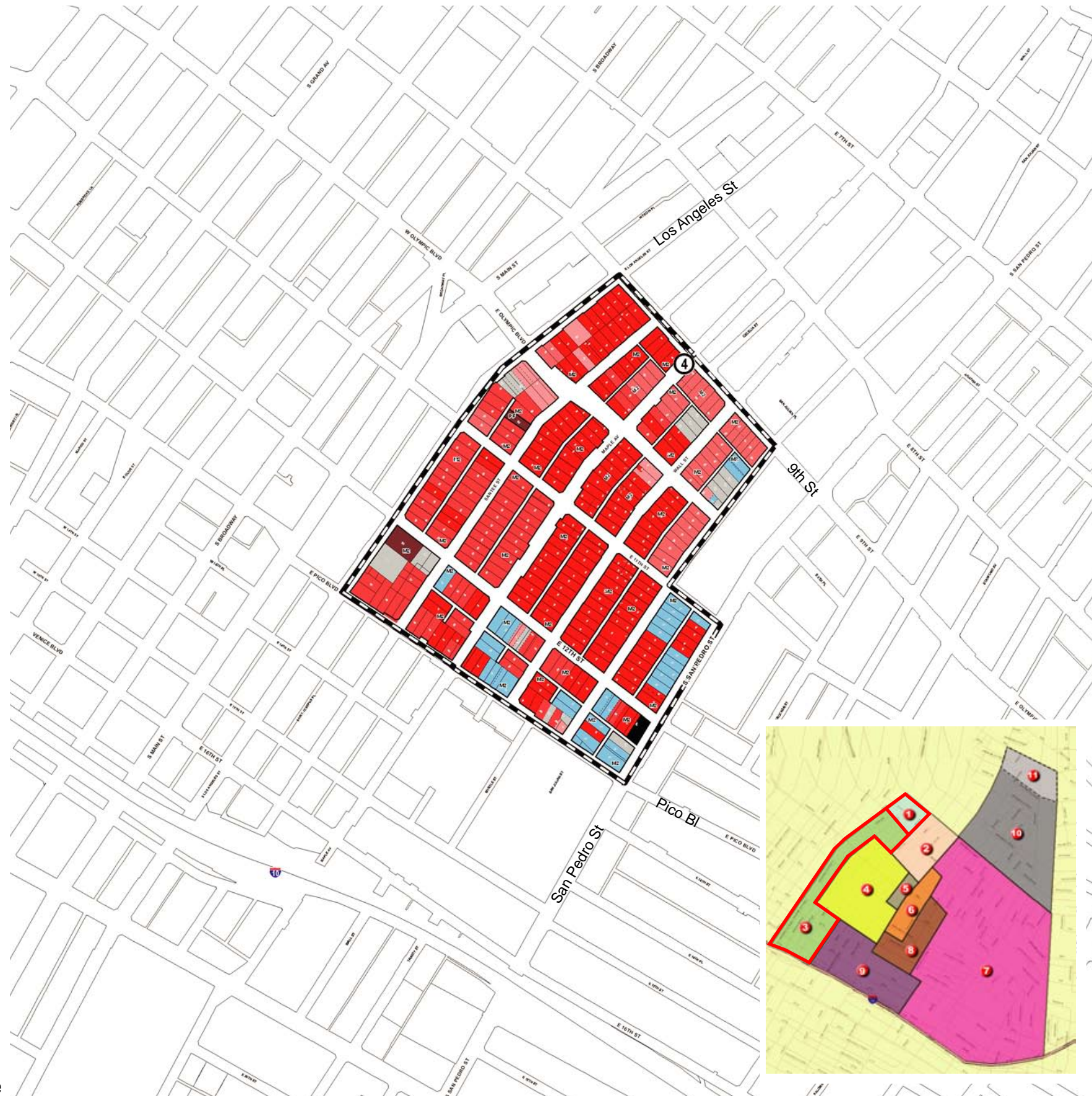
Downtown Industrial Core Analysis Area 4

Survey Analysis Areas



Land Uses as Surveyed

- Commercial**
- Grocery / Liquor / Convenience
 - Restaurant / Bar
 - Commercial / Service / Office
 - Retail - Community scale
 - Retail - Regional scale
 - Adult
- Industrial**
- Research / Intellectual / Industry
 - Light Industry
 - Auto
 - Storage (self)
 - Storage (warehouse)
 - Heavy Industrial and Manufacturing
 - Entertainment / Production
- Infrastructure**
- Institutional
 - Residential
 - Parking
 - Associated Parking
 - Railroad
 - Bridges / Streets / other ROWs
- Misc.**
- Vacant
 - Other
 - Unknown
- Generalized Zoning**
- Single Family, Agriculture
 - Residential
 - RAS
 - Parking
 - Commercial
 - Industrial
 - Misc
 - OS
 - PF
 - City Boundary (PLN)



Top 5 Industries
No. of Firms
 Wholesale Trade 581
 Misc Retail 306
 Manufacturing 242
 Apparel 50
 Other Services 44
 All Others 213

Total Jobs 4,122
Total Firms 1,436

Top 5 Industries
No. of Employees
 Wholesale Trade 383
 Manufacturing 305
 Apparel 74
 Other Services 51
 Education 23
 All Others 183

Land Use
Total Acres 57.9
 Light Industrial 5.3 (9%)
 Heavy Industrial 0
Total Industrial 5.3 (9%)
 Residential 0
 Commercial 48.8 (84%)*
 Misc 3.7 (7%)
 *Reported as first-floor land use

Preliminary Recommendations

Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Existing residential uses may remain.

Downtown Industrial Core Analysis Area 5

Survey Analysis Areas



Land Uses as Surveyed Commercial

- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult

Industrial

- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production

Infrastructure

- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs

Misc.

- Vacant
- Other
- Unknown

Generalized Zoning

- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



map not to scale

Top 5 Industries

- No. of Firms**
- Wholesale Trade 13
 - Manufacturing 7
 - Apparel 6
 - Misc Retail 2
 - Food/Other 1
 - All Others 2

Total Jobs 88
Total Firms 31

Top 5 Industries

- No. of Employees**
- Wholesale Trade 36
 - Manufacturing 27
 - Apparel 11
 - Other Services 4
 - Misc Retail 3
 - All Others 7

Land Use
Total Acres 5.6

- Light Industrial 5.3 (95%)
- Heavy Industrial 0
- Total Industrial 5.3 (95%)**
- Residential 0
- Commercial 0.3 (5%)
- Misc 0

Preliminary Recommendations

Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Existing residential uses may remain.

Downtown Industrial Core Analysis Area 6

Survey Analysis Areas



Land Uses as Surveyed Commercial

- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult

Industrial

- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production

Infrastructure

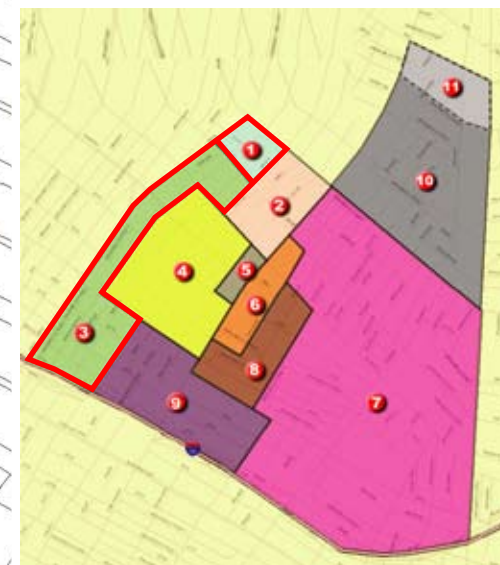
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs

Misc.

- Vacant
- Other
- Unknown

Generalized Zoning

- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



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Top 5 Industries No. of Firms

- Wholesale Trade 93
- Manufacturing 42
- Apparel 32
- Misc Retail 13
- Other Services 8
- All Others 34

Total Jobs 1,091
Total Firms 222

Top 5 Industries No. of Employees

- Wholesale Trade 404
- Manufacturing 319
- Apparel 101
- Transportation 91
- Other Services 41
- All Others 135

**Land Use
Total Acres 17**
Light Industrial 4.3 (25%)
Heavy Industrial 0
Total Industrial 4.3 (25%)
Residential 0.1 (<1%)
Commercial 11.2 (66%)
Misc 1.3 (8%)

Preliminary Recommendations

Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Existing residential uses may remain.

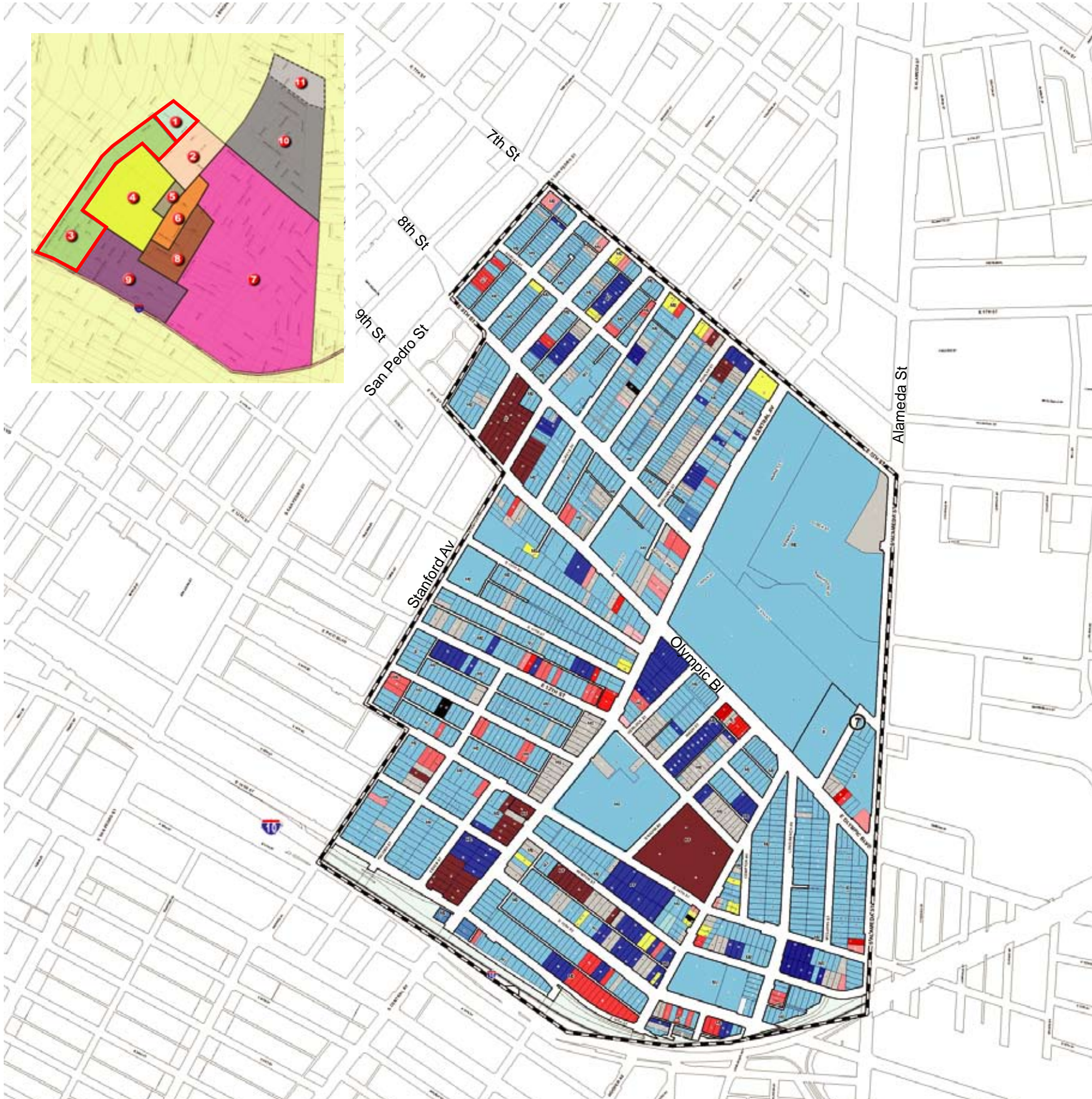
Downtown Industrial Core Analysis Area 7

Survey Analysis Areas



Land Uses as Surveyed

- Commercial**
- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult
- Industrial**
- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production
- Infrastructure**
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs
- Misc.**
- Vacant
- Other
- Unknown
- Generalized Zoning**
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



map not to scale

Top 5 Industries
No. of Firms
 Wholesale Trade 401
 Manufacturing 130
 Food Stores 97
 Apparel 72
 Other Services 61
 All Others 177

Total Jobs 7,829
Total Firms 938

Top 5 Industries
No. of Employees
 Manufacturing 2,855
 Wholesale Trade 2,486
 Food Stores 832
 Transportation 398
 Other Services 349
 All Others 909

Land Use
Total Acres 272
 Light Industrial 217.5 (80%)
 Heavy Industrial 1.6 (<1%)
Total Industrial 219.1 (81%)
 Residential 3.0 (1%)
 Commercial 12.5 (4%)
 Misc 37.4 (14%)

Preliminary Recommendations
 Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Existing residential uses may remain.

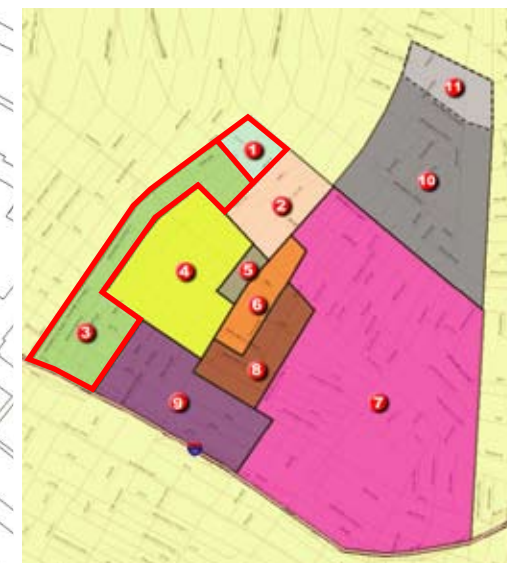
Downtown Industrial Core Analysis Area 8

Survey Analysis Areas



Land Uses as Surveyed

- Commercial**
- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult
- Industrial**
- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production
- Infrastructure**
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs
- Misc.**
- Vacant
- Other
- Unknown
- Generalized Zoning**
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



Top 5 Industries

- No. of Firms**
- Wholesale Trade 78
 - Manufacturing 34
 - Apparel 26
 - Other Services 8
 - Misc Retail 7
 - All Others 125

Total Jobs 1,069
Total Firms 184

Top 5 Industries

- No. of Employees**
- Wholesale Trade 290
 - Manufacturing 310
 - Transportation 110
 - Apparel 96
 - Other Services 38
 - All Others 225

Land Use
Total Acres 26.4

- Light Industrial 9.2 (35%)
- Heavy Industrial 0
- Total Industrial 9.2 (35%)**
- Residential 0
- Commercial 16.7 (63%)
- Misc 0.6 (2%)

Preliminary Recommendations

Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Existing residential uses may remain.

map not to scale

Downtown Industrial Core Analysis Area 9

Survey Analysis Areas



Land Uses as Surveyed Commercial

- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult

Industrial

- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production

Infrastructure

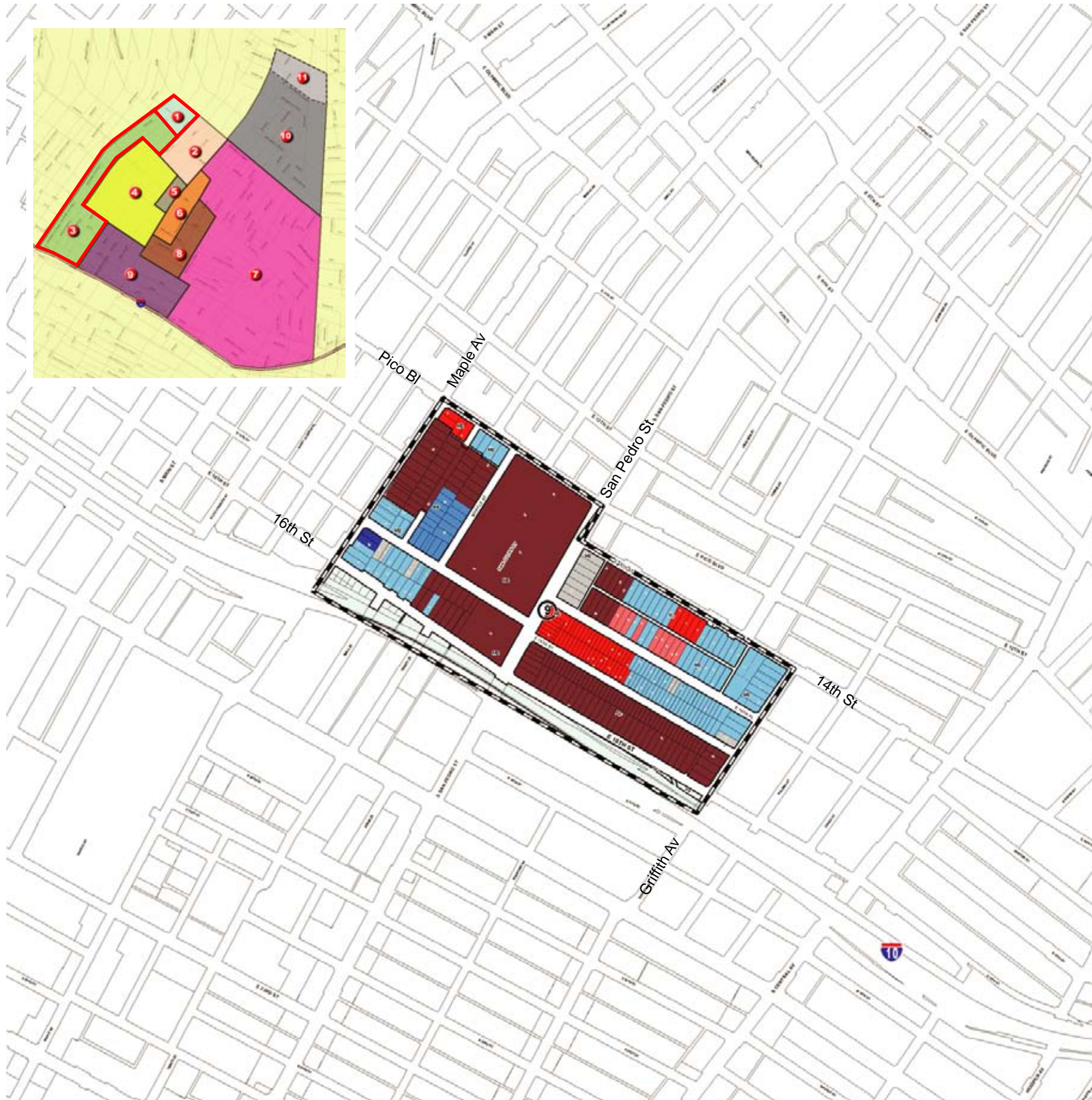
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs

Misc.

- Vacant
- Other
- Unknown

Generalized Zoning

- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



map not to scale

Top 5 Industries

- No. of Firms**
- Wholesale Trade 28
 - Manufacturing 14
 - Apparel 11
 - Misc Retail 4
 - Other Services 3
 - All Others 8

Total Jobs 243

Total Firms 68

Top 5 Industries

- No. of Employees**
- Wholesale Trade 106
 - Manufacturing 65
 - Transportation 11
 - Other Services 8
 - Misc Retail 8
 - All Others 45

Land Use

- Total Acres 51.4**
- Light Industrial 15.3 (30%)
 - Heavy Industrial 0
 - Total Industrial 15.3 (30%)**
 - Residential 0
 - Commercial 5.4 (10%)
 - Misc 30.7 (60%)

Preliminary Recommendations

Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Existing residential uses may remain.

Downtown Industrial Core Analysis Area 10

Survey Analysis Areas



Land Uses as Surveyed Commercial

- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult

Industrial

- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production

Infrastructure

- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs

Misc.

- Vacant
- Other
- Unknown

Generalized Zoning

- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



map not to scale

Top 5 Industries

- No. of Firms**
- Wholesale Trade 69
 - Other Services 55
 - Health Services 22
 - Misc Retail 20
 - Eat/Drink Places 20
 - All Others 110

Total Jobs 3,032

Total Firms 296

Top 5 Industries

- No. of Employees**
- Wholesale Trade 1,105
 - Other Services 494
 - Food Stores 188
 - Construction 177
 - Government 173
 - All Others 895

Land Use

- Total Acres 119.7**
- Light Industrial 58.5 (49%)
 - Heavy Industrial 1.0 (<1%)
 - Total Industrial 59.6 (50%)**
 - Residential 5.0 (4%)
 - Commercial 22.6 (19%)
 - Misc 32.7 (27%)

Preliminary Recommendations

Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Reinforce Community Plan objectives and policies to allow permanent supportive housing and assure no net loss of affordable housing.

Downtown Industrial Core Analysis Area 11 (Sub Portion of Analysis Area 10)

Survey Analysis Areas



Land Uses as Surveyed

- Commercial**
- Grocery / Liquor / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult
- Industrial**
- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (self)
- Storage (warehouse)
- Heavy Industrial and Manufacturing
- Entertainment / Production
- Infrastructure**
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs
- Misc.**
- Vacant
- Other
- Unknown
- Generalized Zoning**
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)



Top 5 Industries
No. of Firms
 Other Services 23
 Wholesale Trade 20
 Health Services 15
 Eat/Drink Places 12
 Misc Retail 10
 All Others 44

Total Jobs 871
Total Firms 124

Top 5 Industries
No. of Employees
 Wholesale Trade 133
 Construction 131
 Other Services 120
 Real Estate 95
 Govt Eat/Drink Places 76
 All Others 240

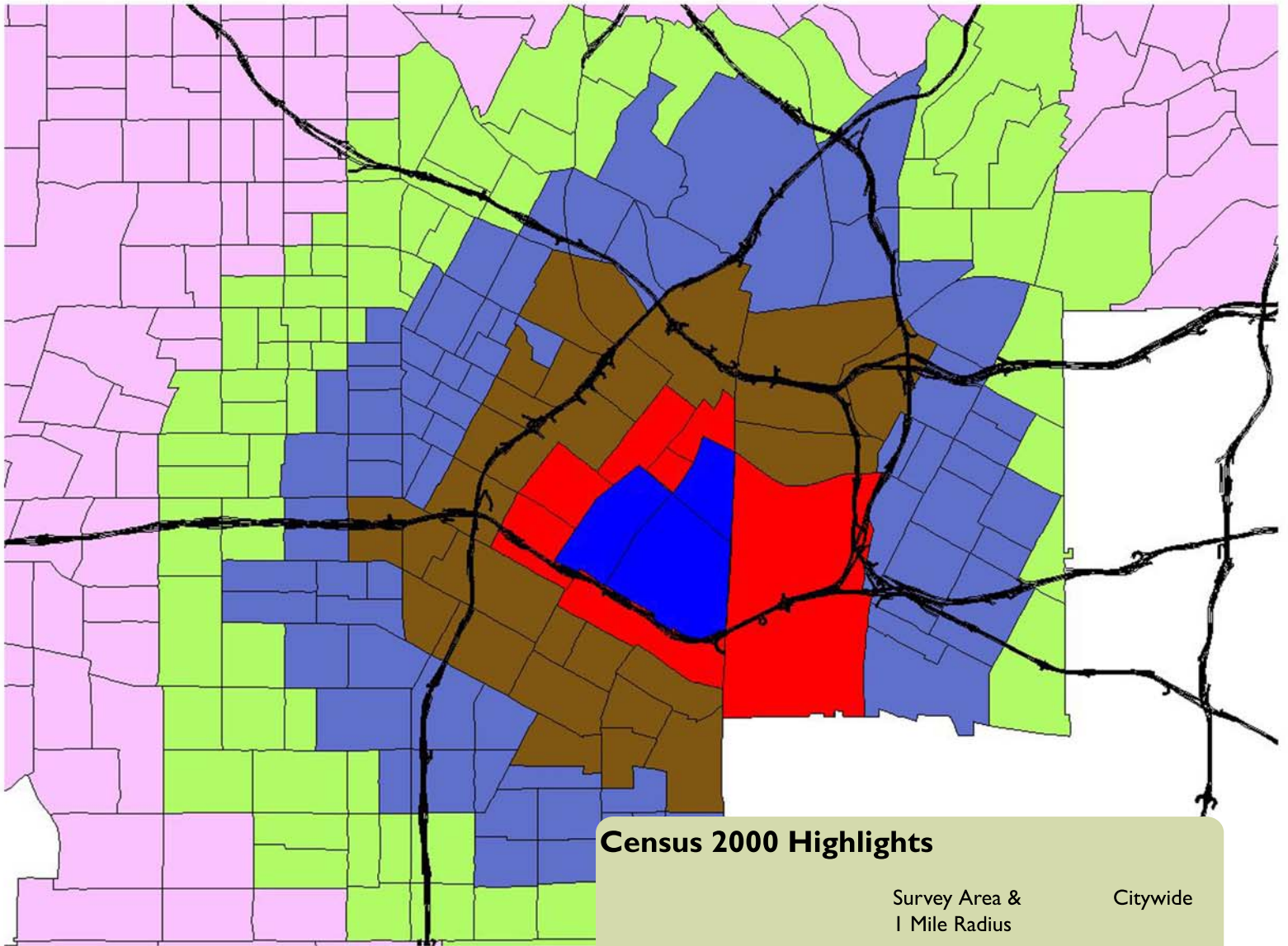
Land Use
Total Acres 16.5
 Light Industrial 4.8 (29%)
 Heavy Industrial 0.5 (3%)
Total Industrial 5.3 (32%)
 Residential 0.2 (1%)
 Commercial 7.1 (43%)
 Misc 4.0 (24%)

Preliminary Recommendations
 Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses. Reinforce Community Plan objectives and policies to allow permanent supportive housing and assure no net loss of affordable housing.



map not to scale

Downtown Core Demographic Data (2000 Census)



Census 2000 Highlights

	Survey Area & 1 Mile Radius	Citywide
Housing Units Without Access to a Private Vehicle	19,376 (59%)	210,770 (17%)
Persons Over 25 With a High School Diploma or Less	62,445 (75%)	1,172,110 (51%)
Persons Employed in Manufacturing	12,356 (30%)	202,277 (13%)
Population Living Below the Poverty Line	49,234 (40%)	801,050 (22%)

-  **Freeways**
-  **Downtown Industrial Survey Area**
-  **Intersecting Tracts***
-  **1 Mile Radius**
-  **2 Mile Radius**
-  **3 Mile Radius**
-  **Census 2000 Tracts**

* Includes Survey Area and Non-Industrial Zones



Downtown Core Industrial Area Demographics for 2000

	Analysis Area		1-Mile Radius*		2-Mile Radius*		3-Mile Radius*		City of Los Angeles	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Total Population	23637		140559		422190		736610		3694834	
Total Working Outside the Home	6285		39500		125744		230815		1433200	
Transit, Bike or Walk to Work	3261	52	18288	46	52938	42	80579	35	214873	15
Commute Less Than 15 Minutes	1396	22	8339	21	21932	17	37588	16	270935	19
Commute 15-24 Minutes	1711	27	11523	29	36167	29	65852	29	424978	30
Commute 25-34 Minutes	1355	22	10020	25	33791	27	62529	27	349706	24
Commute 35-44 Minutes	344	5	2261	6	7576	6	14415	6	103391	7
Commute 45 Minutes or More	1479	24	7357	19	26278	21	50431	22	284190	20
Total Population 25 and Over	17888		82727		231883		414584		2308887	
High School Diploma or Less	11898	67	62445	75	182622	79	307696	74	1172110	51
Greater than High School Diploma	5990	33	20282	25	49261	21	106888	26	1136777	49
Employed Civilian Population 16 and Over	6770		41798		132656		243174		1532074	
Employed in Manufacturing	1289	19	12356	30	37125	28	56993	23	202277	13
Employed in Wholesale Trade	535	8	2382	6	7308	6	13083	5	60691	4
Employed in Transportation and Warehousing	196	3	1053	3	4403	3	8976	4	55755	4
Total Household	9539		39288		116778		212999		1276609	
Households With Any Public Assistance	1823	19	5307	14	16167	14	26416	12	88017	7
Persons With Poverty Status Determined	23028		123333		398186		709761		3622606	
Living Below the Poverty Line	10991	48	49234	40	156603	39	256122	36	801050	22
100-200% of Poverty Line	6788	29	41863	34	136531	34	237783	34	878215	24
Living Above 200% of the Poverty Line	5249	23	32236	26	105052	26	215856	30	1943341	54
Occupied Housing Units	9608		32965		116495		212695		1275358	
With No Access to Private Vehicle	6399	67	19376	59	49687	43	76654	36	210770	17
With 1+ Vehicles	3209	33	13589	41	66808	57	136041	64	1064588	83
Source: Census 2000 Summary File 3, Sample data aggregated by census tracts for those tracts intersecting the Industrial Survey Area, and at 1, 2, and 3 mile radii from the Survey Area.										
*Radii are measured from the industrial-zoned survey area. All totals are inclusive.										