**SOUTHEAST LOS ANGELES INDUSTRIAL AREA** Data and Recommendations

**SUMMARY DATA**

- **681.5 Total Acres of Land**
- **1,574 Businesses**
  - 292 Manufacturing: 19% of total
  - 409 Wholesale Trade: 26% of total
- **17,139 Jobs**
  - 4,913 Manufacturing jobs
  - 3,845 Wholesale Trade jobs

**DEMOGRAPHICS (Within 1 Mile)**

- 20,894 Persons Employed in Manufacturing: 29%
- 92,920 Persons Living in Poverty: 42%
- 94,386 Persons With a HS Diploma or Less: 80%
- 26,147 Housing Units Without Auto Access: 42%

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

**CONTENTS**

- Sub Area Maps - 18 Sub Areas
- Southeast Los Angeles Demographic Data

**INDEX MAP**

- Potential change areas

<table>
<thead>
<tr>
<th>ANALYSIS AREA</th>
<th>NO. OF FIRMS</th>
<th>NO. OF JOBS</th>
<th>AREA (In Acres)</th>
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<tr>
<td>Analysis Area 1</td>
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<td>13.4 12.2</td>
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<td>16.9 8.1</td>
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<td><strong>Total Area</strong></td>
<td><strong>1,574</strong></td>
<td><strong>17,139</strong></td>
<td><strong>681.5 521.1</strong></td>
</tr>
</tbody>
</table>

*Sub-portions of Analysis Area 3*
Top 5 Industries:
- Wholesale Trade: 10
- Manufacturing: 9
- Health Services: 9
- Other Services: 8
- Apparel: 4
- All Others: 24

Total Jobs: 1,843
Total Firms: 64

Southeast Los Angeles Industrial Area Analysis Area 1

Prepared by City of Los Angeles Planning Department
Graphic Services Section • December, 2006

Land Use
- Total Acres: 32.0
- Light Industrial: 20.0 (63%)
- Heavy Industrial: 0
- Total Industrial: 20.0 (63%)
- Residential: 0.5 (2%)
- Commercial: 5.8 (18%)
- Misc: 5.6 (18%)

Preliminary Recommendations:
Preserve industrial zoning consistent with current community plan; support concentration of auto related uses.
### Top 5 Industries

<table>
<thead>
<tr>
<th>Industry</th>
<th>No. of Firms</th>
<th>No. of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Trade</td>
<td>113</td>
<td>846</td>
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<tr>
<td>Manufacturing</td>
<td>52</td>
<td>367</td>
</tr>
<tr>
<td>Other Services</td>
<td>50</td>
<td>299</td>
</tr>
<tr>
<td>Furniture</td>
<td>14</td>
<td>213</td>
</tr>
<tr>
<td>Apparel</td>
<td>25</td>
<td>97</td>
</tr>
</tbody>
</table>

Total Firms: 341  
Total Jobs: 2,128

### Southeast Los Angeles Industrial Area

**Analysis Area 2**

#### Land Uses as Surveyed

- **Commercial**
  - Grocery / Liquor / Convenience: 20
  - Restaurant / Bar: 10
  - Commercial / Service / Office: 15
  - Retail - Community scale: 10
  - Retail - Regional scale: 5
  - Adult: 0

- **Industrial**
  - Research / Intellectual / Industry: 0
  - Light Industry: 1
  - Auto: 0
  - Storage (self): 0
  - Storage (warehouse): 0
  - Heavy Industrial and Manufacturing: 0
  - Entertainment / Production: 0

- **Infrastructure**
  - Institutional: 0
  - Residential: 0
  - Parking: 0
  - Associated Parking: 0
  - Railroad: 0
  - Bridges / Streets / other ROWs: 0

- **Misc.**
  - Vacant: 0
  - Other: 0
  - Unknown: 0

#### Generalized Zoning

- Single Family, Agriculture: 0
- Residential: 0
- RAS: 0
- Parking: 0
- Commercial: 0
- Industrial: 0
- Misc: 0
- OS: 0
- PF: 0
- City Boundary (PLA): 0
- Metro Blue Line: 0
- Metro stop: 0

**Total Acres 69.3**

- Light Industrial: 18.2 (26%)
- Heavy Industrial: 0.5 (<1%)
- Total Industrial: 18.7 (27%)
- Residential: 1.8 (3%)
- Commercial: 20.5 (30%)
- Misc: 28.3 (41%)

#### Preliminary Recommendations

Preserve industrial zoning provisionally, which allows industrial and commercial uses. Recommend development of specific plan to determine feasibility of residential and mixed use. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefits should be incorporated. Develop strategies and programs to mitigate potential loss of industrial jobs. Recommend development of design guidelines to enhance pedestrian activity along Washington Blvd.
Top 5 Industries
No. of Firms
Wholesale Trade 9
Manufacturing 7
Other Services 4
Apparel 3
Eat/Drink Places 2
All Others 9

Total Jobs 226
Total Firms 34

Top 5 Industries
No. of Employees
Manufacturing 67
Other Services 42
Wholesale Trade 40
Eat/Drink Places 18
Education 15
All Others 44

Preliminary Recommendations
Preserve industrial zoning provisionally, which allows industrial and commercial uses. Recommend development of specific plan to determine feasibility of residential and mixed use. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefits should be incorporated. Develop strategies and programs to mitigate potential loss of industrial jobs. Recommend development of design guidelines to enhance pedestrian activity along Washington Blvd.
Top 5 Industries
No. of Firms
Wholesale Trade 15
Manufacturing 11
Other Services 7
Apparel 5
Eat/Drink Places 4
All Others 20

Total Jobs 396
Total Firms 59

Top 5 Industries
No. of Employees
Manufacturing 116
Other Services 73
Wholesale Trade 70
Eat/Drink Places 32
Education 26
All Others 79

Preliminary Recommendations
Preserve industrial zoning consistent with current community plan; allow industrial and commercial uses only.
**Southeast Los Angeles Industrial Area**  
**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
- Rail
- Bridges / Streets / other ROWs

**Misc.**
- Vacant
- Other
- Unknown

**Generalized Zoning**
- Single Family Agriculture
- Residential
- RA9
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLUs)
- Metro Blue Line
- Metro stop

**Top 5 Industries**

<table>
<thead>
<tr>
<th>Industry</th>
<th>No. of Firms</th>
<th>No. of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Trade</td>
<td>19</td>
<td>19</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>14</td>
<td>161</td>
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<tr>
<td>Other Services</td>
<td>10</td>
<td>91</td>
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<tr>
<td>Eat/Drink Places</td>
<td>7</td>
<td>44</td>
</tr>
<tr>
<td>Apparel</td>
<td>6</td>
<td>31</td>
</tr>
<tr>
<td>All Others</td>
<td>26</td>
<td>36</td>
</tr>
</tbody>
</table>

**Total Jobs** 523  
**Total Firms** 82

**Land Use**

- Light Industrial 8.9 (44%)
- Heavy Industrial 0.0 (0%)
- Residential 3.7 (18%)
- Commercial 5.4 (27%)
- Misc 2.1 (10%)

**Preliminary Recommendations**

Preserve industrial zoning consistent with current community plan; allow industrial and commercial uses only. Existing residential uses may remain; no new residential uses. As part of Community Plan Program: recommend development of design guidelines to enhance pedestrian activity along San Pedro St. and Washington Blvd.; and recommend development of specific plan to address special conditions along Central Ave. (in conjunction with similar recommendation in Analysis Areas 10 and 12).

Prepared by City of Los Angeles Planning Department  
Graphic Services Section • December, 2006
**Southeast Los Angeles Industrial Area Analysis Area 5**

### Top 5 Industries
- **No. of Firms**
  - Wholesale Trade: 54
  - Manufacturing: 40
  - Apparel: 18
  - Other Services: 17
  - Automotive: 9
  - All Others: 51
- **Total Jobs**: 2,270
- **Total Firms**: 189

### Land Use
- **Total Acres** 100.5
  - Light Industrial: 76.2 (76%)
  - Heavy Industrial: 15.4 (15%)
  - Total Industrial: 91.6 (91%)
  - Residential: 1.7 (2%)
  - Commercial: 1.4 (1%)
  - Misc: 5.8 (6%)

### Preliminary Recommendations
- Preserve industrial zoning consistent with current community plan; allow industrial uses and ancillary commercial uses only.
- As part of Community Plan Program: recommend development of design guidelines to improve function and appearance of industrial uses; and identify and implement infrastructure plans and investment strategies to facilitate industrial uses.

Prepared by City of Los Angeles Planning Department
Graphic Services Section • December, 2006
Southeast Los Angeles Industrial Area

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

Industrial
- Auto
- Storage (self)
- Storage (warehouses)
- Heavy Industrial and Manufacturing
- Entertainment / Production

Infrastructure
- Institutional
- Residential
- Parking
- Associated Parking
- Rail
- Bridges / Streets / other ROWs

Misc.
- Vacant
- Other
- Unknown

Generalized Zoning
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF

City Boundary (PLN)
- Metro Blue Line
- Metro stop

Top Industries

No. of Firms
- Manufacturing 5
- Wholesale Trade 3
- Other Services 3
- All Others 6

Total Jobs 99
Total Firms 17

Top 5 Industries

No. of Employees
- Wholesale Trade 50
- Manufacturing 34
- Other Services 8
- Automotive 3
- All Others 4

Preliminary Recommendations

As part of Community Plan Program:
consider change from industrial to residential land use designation and zoning; and develop strategies and programs to mitigate potential loss of industrial jobs.

Land Use

Total Acres 11.3
- Light Industrial 7.3 (65%) (65%)
- Heavy Industrial 0.5 (4%)
- Total Industrial  7.8 (69%)
- Residential 3.1 (28%)
- Commercial 0.2 (1%)
- Misc 0.2 (2%)

Metro Blue Line
Metro stop

Prepared by City of Los Angeles Planning Department
Graphic Services Section • December, 2006
Top 5 Industries
No. of Firms
Wholesale Trade 15
Manufacturing 12
Apparel 6
Other Services 5
Real Estate 2
All Others 5

Total Jobs 877
Total Firms 50

Top 5 Industries
No. of Employees
Manufacturing 345
Wholesale Trade 301
Education 98
Construction 14
Furniture 14
All Others 105

Preliminary Recommendations
Preserve industrial zoning consistent with current community plan; allow industrial and ancillary commercial uses only.
As part of Community Plan Program: consider changes to land use designation and zoning, and/or development of design guidelines that provide a better transition between residential and industrial uses.
Top 5 Industries
No. of Firms
Wholesale Trade 15
Manufacturing 9
Other Services 5
Misc Retail 3
Construction 2
All Others 15

Top 5 Industries
No. of Employees
Wholesale Trade 359
Manufacturing 205
Construction 50
Other Services 46
Real Estate 32
All Others 71

Preliminary Recommendations
Preserve industrial zoning consistent with current community plan; allow industrial uses and ancillary commercial uses only. As part of Community Plan Program: recommend development of design guidelines to improve function and appearance of industrial uses; and identify and implement infrastructure plans and investment strategies to facilitate industrial uses.
### Top 5 Industries

<table>
<thead>
<tr>
<th>Industry</th>
<th>No. of Firms</th>
<th>No. of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Trade</td>
<td>2</td>
<td>30</td>
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<tr>
<td>Manufacturing</td>
<td>2</td>
<td>43</td>
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<tr>
<td>Other Services</td>
<td>2</td>
<td>22</td>
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<td>Furniture</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>All Others</td>
<td>6</td>
<td>3</td>
</tr>
</tbody>
</table>

### Total Jobs: 108

### Total Firms: 14

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### Land Use

- **Total Acres:** 23.9
  - **Light Industrial:** 13.1 (55%)
  - **Heavy Industrial:** 3.6 (15%)
  - **Total Industrial:** 16.7 (70%)
  - **Residential:** 1.3 (6%)
  - **Commercial:** 0.5 (2%)
  - **Misc:** 5.4 (23%)

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### Preliminary Recommendations

Preserve industrial zoning consistent with current community plan; allow industrial uses and ancillary commercial uses only. As part of Community Plan Program: recommend development of design guidelines to improve function and appearance of industrial uses; and identify and implement infrastructure plans and investment strategies to facilitate industrial uses.
Southeast Los Angeles Demographic Data (2000 Census)

Census 2000 Highlights

<table>
<thead>
<tr>
<th></th>
<th>Survey Area &amp; 1 Mile Radius</th>
<th>Citywide</th>
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<tbody>
<tr>
<td>Housing Units Without Access to a Private Vehicle</td>
<td>26,147 (42%)</td>
<td>210,770 (17%)</td>
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<td>Persons Over 25 With a High School Diploma or Less</td>
<td>94,386 (80%)</td>
<td>1,172,110 (51%)</td>
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<td>Persons Employed in Manufacturing</td>
<td>20,894 (29%)</td>
<td>202,277 (13%)</td>
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<tr>
<td>Population Living Below the Poverty Line</td>
<td>92,920 (42%)</td>
<td>801,050 (22%)</td>
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Freeways
- Red: Survey and Intersecting Tracts*
- Brown: 1 Mile Radius
- Blue: 2 Mile Radius
- Light Green: 3 Mile Radius
- Pink: Census 2000 Tracts

* Includes Survey Area and Non-Industrial Zones
# Southeast LA Industrial Area Demographics for 2000

<table>
<thead>
<tr>
<th>Survey and Intersecting Tracts</th>
<th>1-Mile Radius*</th>
<th>2-Mile Radius*</th>
<th>3-Mile Radius*</th>
<th>City of Los Angeles</th>
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<tbody>
<tr>
<td></td>
<td>Count</td>
<td>Percent</td>
<td>Count</td>
<td>Percent</td>
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<tr>
<td><strong>Total Population</strong></td>
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<td>231213</td>
<td>530883</td>
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<td><strong>Total Working Outside the Home</strong></td>
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<td>67692</td>
<td>162434</td>
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<td>Transit, Bike or Walk to Work</td>
<td>6962</td>
<td>42</td>
<td>28332</td>
<td>42</td>
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<tr>
<td>Commute Less Than 15 Minutes</td>
<td>3109</td>
<td>19</td>
<td>11918</td>
<td>18</td>
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<tr>
<td>Commute 15-24 Minutes</td>
<td>4981</td>
<td>30</td>
<td>19557</td>
<td>29</td>
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<td>Commute 25-34 Minutes</td>
<td>4731</td>
<td>29</td>
<td>18730</td>
<td>28</td>
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<tr>
<td>Commute 35-44 Minutes</td>
<td>812</td>
<td>5</td>
<td>4030</td>
<td>6</td>
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<tr>
<td>Commute 45 Minutes or More</td>
<td>2822</td>
<td>17</td>
<td>13457</td>
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<tr>
<td><strong>Total Population 25 and Over</strong></td>
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<td>118022</td>
<td>287828</td>
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<td>High School Diploma or Less</td>
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<td>87</td>
<td>94386</td>
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<td>Greater than High School Diploma</td>
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<td>23636</td>
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<td>Employed Civilian Population 16 and Over</td>
<td>17288</td>
<td>71</td>
<td>71783</td>
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<td>Employed in Manufacturing</td>
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<td>40</td>
<td>20894</td>
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<td>Employed in Wholesale Trade</td>
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<td>4075</td>
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<td>Employed in Transportation and Warehousing</td>
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<td><strong>Total Household</strong></td>
<td>12802</td>
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<td>Households With Any Public Assistance</td>
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<td>Persons With Poverty Status Determined</td>
<td>54853</td>
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<td>222170</td>
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<td>Living Below the Poverty Line</td>
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<td>92920</td>
<td>42</td>
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<td>100-200% of Poverty Line</td>
<td>20428</td>
<td>37</td>
<td>74011</td>
<td>33</td>
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<tr>
<td>Living Above 200% of the Poverty Line</td>
<td>13166</td>
<td>24</td>
<td>55239</td>
<td>25</td>
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<tr>
<td>Occupied Housing Units</td>
<td>12791</td>
<td>62486</td>
<td>151456</td>
<td>259077</td>
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<tr>
<td>With No Access to Private Vehicle</td>
<td>5113</td>
<td>40</td>
<td>26147</td>
<td>42</td>
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<tr>
<td>With 1+ Vehicles</td>
<td>7678</td>
<td>60</td>
<td>36339</td>
<td>58</td>
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</table>

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 radi from the Survey Area.

* Radi are measured from the industrial zoned survey area. All totals are inclusive.