Chinatown Industrial Area
Data and Recommendations

SUMMARY DATA
109.3 Total Acres of Land
35% Light Industrial Use
17% Heavy Industrial Use
<1% Residential Use
0% Commercial Use
48% Other Use

73 Businesses
11 in Manufacturing (15% of Total)
16 in Wholesale Trade (22% of Total)
19 in Retail Trade (26% of Total)

660 Jobs
28% in Manufacturing (188 Jobs)
19% in Wholesale Trade (127 Jobs)
23% in Retail Trade (152 Jobs)

DEMOGRAPHICS (WITHIN 1-MILE)
6,105 Persons Employed in Manufacturing (21%)
28,449 Persons Living in Poverty (33%)
45,977 Persons With a HS Diploma or Less (71%)
11,587 Housing Units Without Auto Access (39%)

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

CONTENTS
Summary Statistics by Sub Area
Sub Area Maps - 5 Sub Areas
Chinatown Demographic Data

<table>
<thead>
<tr>
<th>Analysis Area</th>
<th>Number of Firms</th>
<th>No. of Jobs</th>
<th>Industrial Zoned Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>Industrial and Commercial Uses</td>
</tr>
<tr>
<td>Analysis Area 1</td>
<td>66</td>
<td>537</td>
<td>46.0</td>
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<td>Analysis Area 2</td>
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<td>25</td>
<td>29.8</td>
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<td>Analysis Area 5</td>
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<td>9.6</td>
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<td>Total Area</td>
<td>73</td>
<td>660</td>
<td>109.3</td>
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</tbody>
</table>
Chinatown Industrial Area  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
- All

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

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

Miscellaneous
- Vacant
- Other
- Unknown

Generalized Zoning
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PR
- City Boundary (PLN)
- Muni Gold Line (proposed)

Top 5 Industries
No. of Firms
- Wholesale Trade 13
- Other Services 12
- Manufacturing 10
- MISC Retail 7
- Apparel/Food/Service 3
All Others 15

Total Jobs 537
Total Firms 66

Top 5 Industries
No. of Employees
- Manufacturing 161
- Wholesale Trade 94
- Other Services 89
- Eat & Drink Places 57
- Food Stores 34
All Others 122

Preliminary Recommendations
Preserve industrial zoning provisionally; recommend development of Specific Plan to address River node, Chinatown Gold Line station, and Los Angeles State Historic Park. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefit should be incorporated. Develop strategies and programs to mitigate potential loss of industrial jobs.

Prepared by City of Los Angeles Planning Department
Graphic Services Section 
November, 2006
Chinatown Industrial Area 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
- Auto

Industrial
- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (sell)
- 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
- SB
- PR
- Col/Boundary (PLU)
- Metro Gold Line (proposed)

Top 4 Industries
- No. of Firms
  - Wholesale Trade 2
  - Manufacturing 1
  - Other Services 1
  - Misc Retail 1

Total Jobs 64
Total Firms 5

Top 5 Industries
- No. of Employees
  - Manufacturing 19
  - Wholesale Trade 13
  - Other Services 6
  - F&B / Drink Places 7
  - Auto Repair 3
  - All Others 13

Land Use
- Total Acres 7.4
  - Light Industrial 1.7 (24%)
  - Heavy Industrial 5.7 (76%)
- Total Industrial 7.4 (100%)
  - Residential 0
  - Commercial 0
  - Misc. 0

Preliminary Recommendations
- Preserve industrial zoning provisionally; recommend development of Specific Plan to address River node, Chinatown Gold Line station, and Los Angeles State Historic Park. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefit should be incorporated. Develop strategies and programs to mitigate potential loss of industrial jobs.

Prepared by City of Los Angeles Planning Department
Graphic Services Section • November 2006
Chinatown Industrial Area

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 ROW
Misc.
- Vacant
- Other
- Upzoning
Generalized Zoning
- Single Family, Agriculture
- Residential
- RA
- Parking
- Commercial
- Industrial
- Misc
- OS
- PE
- City Boundary (PLN)
- Metro Gold Line (proposed)

Top Industries
- No. of Firms
- Total Jobs
- Total Firms

Top 5 Industries
- No. of Employees
- Manufacturing 18
- Education 10
- Retail 8
- Other Services 2
- Misc Retail 1

Land Use
- Total Acres
- Manufacturing 16.04 (52%)
- Light Industrial 5.3 (19%)
- Heavy Industrial 3.1 (13%)
- Residential 1.3 (0%)
- Commercial/Office 0.7 (4%)

Preliminary Recommendations
Preserve industrial zoning provisionally; recommend development of Specific Plan to address River node, Chinatown Gold Line station, and Los Angeles State Historic Park. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefit should be incorporated. Develop strategies and programs to mitigate potential loss of industrial jobs.

Prepared by City of Los Angeles Planning Department
Graphical Services Section • November, 2005
Chinatown Industrial Area Analysis Area 4

Survey Analysis Areas

Land Uses as Surveyed
Commercial
- Groceries / Stores / Convenience
- Restaurant / Bar
- Commercial / Service / Office
- Retail - Community scale
- Retail - Regional scale
- Adult

Industrial
- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (safety)
- Storage (warehouses)
- 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
- DS
- IR
- City Boundary (PLU)
- Metro Gold Line (proposed)

Top 2 Industries
No. of Firms
Wholesale Trade 1
Other Services 1

Total Jobs 26
Total Firms 2

Top 6 Industries
No. of Employees
Manufacturing 6
Wholesale Trade 4
Retail 3
Other Services 3
Other 3
All Others 7

Land Use
- Total Acres 29.8
- Light Industrial 0
- Heavy Industrial 0
- Total Industrial 0
- Residential 0
- Commercial 0

Preliminary Recommendations
Recommend change in land use designation and zoning to reflect new State Historic Park. Prior to change in land use designation/zoning, explore possible transfer of development capacity for priority public benefits to Analysis Areas 1, 2 and 3.

Prepared by City of Los Angeles Planning Department
Graphic Services Section - November, 2006
Chinatown Industrial Area  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
- Auto

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

Infrastructure
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Stewarts / other ROWs

Misc.
- Vacant
- Other
- Unknown

Generalized Zoning
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (POLY)
- Metro Gold Line (proposed)
- Metro stop

map not to scale

Preliminary Recommendations
Recommend initiation of Central City North Community Plan amendment to consider new residential zoning. If residential development is studied and recommended to replace industrial uses, an affordable housing component and/or other public benefit should be incorporated.
Chinatown 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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</thead>
<tbody>
<tr>
<td>Housing Units Without Access to a Private Vehicle</td>
<td>11,587 (39%)</td>
<td>210,770 (17%)</td>
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<tr>
<td>Persons Over 25 With a High School Diploma or Less</td>
<td>45,977 (71%)</td>
<td>1,172,110 (51%)</td>
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<tr>
<td>Persons Employed in Manufacturing</td>
<td>6,105 (21%)</td>
<td>202,277 (13%)</td>
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<tr>
<td>Population Living Below the Poverty Line</td>
<td>28,499 (33%)</td>
<td>801,050 (22%)</td>
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*Includes Survey Area and Non-Industrial Zones
# Chinatown 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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</thead>
<tbody>
<tr>
<td>Count</td>
<td>Percent</td>
<td>Count</td>
<td>Percent</td>
<td>Count</td>
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<tr>
<td>Total Population</td>
<td>19938</td>
<td>100005</td>
<td>293923</td>
<td>536423</td>
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<tr>
<td>Total Working Outside the Home</td>
<td>2533</td>
<td>27715</td>
<td>92454</td>
<td>178615</td>
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<tr>
<td>Transit, Bike or Walk to Work</td>
<td>1018</td>
<td>40</td>
<td>8193</td>
<td>30</td>
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<tr>
<td>Commute Less Than 15 Minutes</td>
<td>708</td>
<td>28</td>
<td>6165</td>
<td>22</td>
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<td>Commute 15-24 Minutes</td>
<td>702</td>
<td>31</td>
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<td>Commute 25-34 Minutes</td>
<td>687</td>
<td>27</td>
<td>6643</td>
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<td>Commute 35-44 Minutes</td>
<td>73</td>
<td>3</td>
<td>1572</td>
<td>6</td>
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<td>Commute 45 Minutes or More</td>
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<td>5057</td>
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<td>Total Population 25 and Over</td>
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<td>64874</td>
<td>178231</td>
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<td>High School Diploma or Less</td>
<td>10712</td>
<td>72</td>
<td>45977</td>
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<td>Greater than High School Diploma</td>
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<td>18897</td>
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<td>Employed Civilian Population 16 and Over</td>
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<td>29201</td>
<td>97554</td>
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<td>Employed in Manufacturing</td>
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<td>33</td>
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<td>Employed in Wholesale Trade</td>
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<td>Employed in Transportation and Warehousing</td>
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<td>Total Household</td>
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<td>Households With Any Public Assistance</td>
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<td>Persons With Poverty Status Determined</td>
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<td>86881</td>
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<td>Living Below the Poverty Line</td>
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<td>32</td>
<td>28499</td>
<td>33</td>
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<td>100-200% of Poverty Line</td>
<td>4017</td>
<td>44</td>
<td>29171</td>
<td>34</td>
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<tr>
<td>Living Above 200% of the Poverty Line</td>
<td>2168</td>
<td>24</td>
<td>29211</td>
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<tr>
<td>Occupied Housing Units</td>
<td>3122</td>
<td>29519</td>
<td>86413</td>
<td>161161</td>
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<tr>
<td>With No Access to Private Vehicle</td>
<td>1609</td>
<td>52</td>
<td>11587</td>
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<tr>
<td>With 1+ Vehicles</td>
<td>1513</td>
<td>48</td>
<td>17932</td>
<td>61</td>
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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.