### SUMMARY DATA

**620.4 Total Acres of Land**  
52% Light Industrial Use  
0% Heavy Industrial use  
2% Residential Use  
29% Commercial Use  
19% Other

**5,393 Businesses**  
798 Manufacturing: 15% of total  
2,170 Wholesale Trade: 40% of total  
24,688 Jobs  
26% Manufacturing: 6,444 jobs  
34% Wholesale Trade: 8,316 jobs  
20% Retail Trade: 4,994 jobs

### DEMOGRAPHICS (Within 1 Mile)

- 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%

Demographics 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

<table>
<thead>
<tr>
<th>ANALYSIS AREA</th>
<th>NO. OF FIRMS</th>
<th>NO. OF JOBS</th>
<th>AREA (In Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total</td>
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<tr>
<td>Analysis Area 1</td>
<td>219</td>
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<td>10.9</td>
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<td>Analysis Area 2</td>
<td>288</td>
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<td>Analysis Area 3</td>
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<td>3,032</td>
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<td>Total Area</td>
<td>5,393</td>
<td>24,688</td>
<td>620.4</td>
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</table>

1 South of Little Tokyo, Sub-portion of Analysis Area 10
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.
### 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
  - Auto
  - Storage (self)
  - Storage (warehouses)
  - Heavy Industrial and Manufacturing
  - Entertainment / Production

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

- Infrastructure:
  - Institutional
  - Residential
  - Parking
  - Railroads
  - Bridges / Streets / other ROWs

- Misc.:
  - Vacant
  - Other
  - Unknown

**Generalized Zoning**

- Single Family, Agriculture
- Residential
- RS
- Parking
- Commercial
- Industrial
- Misc.
- OS
- PF
- City Boundary (PLNs)

### 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

### 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

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

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.

Survey Analysis Areas

Land Uses as Surveyed

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

Industrial
- Research / Intellectual / Industry
- Light Industry
- Auto
- Storage (sell)
- 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
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLM)

map not to scale

Prepared by City of Los Angeles Planning Department
Graphic Services Section • December, 2006
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 (safes)
- 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
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLM)

map not to scale

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

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.
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
- RA8
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary / PLMs

map not to scale

Downtown Industrial Core Analysis Area 5

Top 5 Industries
- 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
- Wholesale Trade 35
- 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

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

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

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
- RSZ
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary / PLNs
Top 5 Industries

<table>
<thead>
<tr>
<th>Industry</th>
<th>No. of Firms</th>
<th>Total Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Trade</td>
<td>401</td>
<td>1414</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>130</td>
<td>455</td>
</tr>
<tr>
<td>Food Stores</td>
<td>97</td>
<td>330</td>
</tr>
<tr>
<td>Apparel</td>
<td>72</td>
<td>245</td>
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<tr>
<td>Other Services</td>
<td>61</td>
<td>210</td>
</tr>
<tr>
<td>All Others</td>
<td>177</td>
<td>618</td>
</tr>
</tbody>
</table>

Downtown Industrial Core

Analysis Area 7

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.

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

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 9

Top 5 Industries
- 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
- Wholesale Trade 106
- Manufacturing 66
- 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.
**Top 5 Industries**

<table>
<thead>
<tr>
<th>Industry</th>
<th>No. of Firms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Trade</td>
<td>69</td>
</tr>
<tr>
<td>Other Services</td>
<td>55</td>
</tr>
<tr>
<td>Health Services</td>
<td>22</td>
</tr>
<tr>
<td>Misc Retail</td>
<td>20</td>
</tr>
<tr>
<td>Eat/Drink Places</td>
<td>20</td>
</tr>
<tr>
<td>All Others</td>
<td>110</td>
</tr>
</tbody>
</table>

Total Jobs: 3,032  
Total Firms: 296

**Downtown Industrial Core**  
Analysis Area 10

**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.

Prepared by City of Los Angeles Planning Department  
Graphic Services Section • December, 2006
Top 5 Industries

<table>
<thead>
<tr>
<th>Industry</th>
<th>No. of Firms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Services</td>
<td>23</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>20</td>
</tr>
<tr>
<td>Health Services</td>
<td>15</td>
</tr>
<tr>
<td>Eat/Drink Places</td>
<td>12</td>
</tr>
<tr>
<td>Misc Retail</td>
<td>10</td>
</tr>
<tr>
<td>All Others</td>
<td>44</td>
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</table>

Total Jobs: 871
Total Firms: 124

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

Land Uses as Surveyed

- **Commercial**
  - Grocery / Liquor / Convenience
  - Restaurant / Bar
  - Commercial / Service / Office
  - Retail - Community scale
  - Retail - Regional scale
- **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
- R20
- Parking
- Commercial
- Industrial
- Misc
- OS
- PP
- City Boundary / PLMs

Survey Analysis Areas

**Top 5 Industries**

<table>
<thead>
<tr>
<th>Industry</th>
<th>No. of Employees</th>
</tr>
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<td>Wholesale Trade</td>
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<tr>
<td>Construction</td>
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<tr>
<td>Other Services</td>
<td>120</td>
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<tr>
<td>Real Estate</td>
<td>95</td>
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<td>Govt Eat/Drink Places</td>
<td>76</td>
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<tr>
<td>All Others</td>
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**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 Core 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>19,376 (59%)</td>
<td>210,770 (17%)</td>
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<td>Persons Over 25 With a High School Diploma or Less</td>
<td>62,445 (75%)</td>
<td>1,172,110 (51%)</td>
</tr>
<tr>
<td>Persons Employed in Manufacturing</td>
<td>12,356 (30%)</td>
<td>202,277 (13%)</td>
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<tr>
<td>Population Living Below the Poverty Line</td>
<td>49,234 (40%)</td>
<td>801,050 (22%)</td>
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* Includes Survey Area and Non-Industrial Zones
## Downtown Core Industrial Area Demographics for 2000

<table>
<thead>
<tr>
<th>demographic</th>
<th>Analysis Area</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>
<td>Count</td>
</tr>
<tr>
<td>Total Population</td>
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<td>140559</td>
<td>422190</td>
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<td>Total Working Outside the Home</td>
<td>6285</td>
<td>39500</td>
<td>125744</td>
<td>230815</td>
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<td>Transit, Bike or Walk to Work</td>
<td>3261</td>
<td>52</td>
<td>52938</td>
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<td>80579</td>
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<td>Commute Less Than 15 Minutes</td>
<td>1396</td>
<td>22</td>
<td>8339</td>
<td>21</td>
<td>21932</td>
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<tr>
<td>Commute 15-24 Minutes</td>
<td>1711</td>
<td>27</td>
<td>11523</td>
<td>29</td>
<td>36167</td>
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<tr>
<td>Commute 25-34 Minutes</td>
<td>1355</td>
<td>22</td>
<td>10020</td>
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<tr>
<td>Commute 35-44 Minutes</td>
<td>344</td>
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<td>2261</td>
<td>6</td>
<td>7576</td>
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<td>Commute 45 Minutes or More</td>
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<td>24</td>
<td>7357</td>
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<td>Total Population 25 and Over</td>
<td>17888</td>
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<td>231883</td>
<td>414584</td>
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<td>High School Diploma or Less</td>
<td>11898</td>
<td>67</td>
<td>62445</td>
<td>75</td>
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<td>Greater than High School Diploma</td>
<td>5990</td>
<td>33</td>
<td>20282</td>
<td>25</td>
<td>49261</td>
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<tr>
<td>Employed Civilian Population 16 and Over</td>
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<td>41798</td>
<td>132656</td>
<td>243174</td>
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<td>Employed in Manufacturing</td>
<td>1289</td>
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<td>12356</td>
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<tr>
<td>Employed in Wholesale Trade</td>
<td>535</td>
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<td>2382</td>
<td>6</td>
<td>7308</td>
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<tr>
<td>Employed in Transportation and Warehousing</td>
<td>196</td>
<td>3</td>
<td>1053</td>
<td>3</td>
<td>4403</td>
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<tr>
<td>Total Household</td>
<td>9539</td>
<td>39288</td>
<td>116778</td>
<td>212999</td>
<td>1276609</td>
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<td>Households With Any Public Assistance</td>
<td>1823</td>
<td>19</td>
<td>5307</td>
<td>14</td>
<td>16167</td>
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<tr>
<td>Persons With Poverty Status Determined</td>
<td>23028</td>
<td>123333</td>
<td>398186</td>
<td>709761</td>
<td>3622606</td>
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<tr>
<td>Living Below the Poverty Line</td>
<td>10991</td>
<td>48</td>
<td>49234</td>
<td>40</td>
<td>156603</td>
</tr>
<tr>
<td>100-200% of Poverty Line</td>
<td>6788</td>
<td>29</td>
<td>41863</td>
<td>34</td>
<td>136531</td>
</tr>
<tr>
<td>Living Above 200% of the Poverty Line</td>
<td>5249</td>
<td>23</td>
<td>32236</td>
<td>26</td>
<td>105052</td>
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<tr>
<td>Occupied Housing Units</td>
<td>9608</td>
<td>32965</td>
<td>116495</td>
<td>212695</td>
<td>1275358</td>
</tr>
<tr>
<td>With No Access to Private Vehicle</td>
<td>6399</td>
<td>67</td>
<td>19376</td>
<td>59</td>
<td>49687</td>
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<tr>
<td>With 1+ Vehicles</td>
<td>3209</td>
<td>33</td>
<td>13589</td>
<td>41</td>
<td>66808</td>
</tr>
</tbody>
</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 radii from the Survey Area.

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