

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)

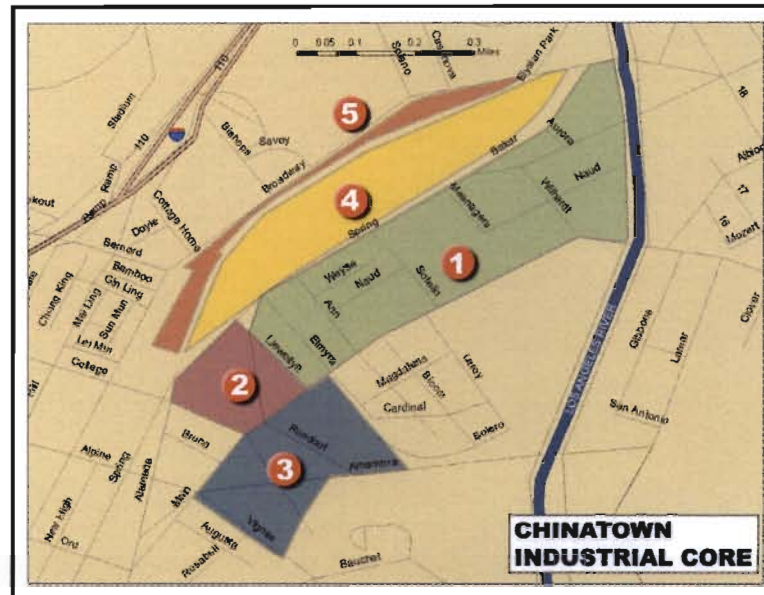
DEMOGRAPHICS (WITHIN 1-MILE)

- 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



Chinatown Industrial Core Summary Statistics By Sub Area

| Analysis Area | Number of Firms | No. of Jobs | Industrial Zoned Acres | |
|-------------------|-----------------|-------------|------------------------|--------------------------------|
| | | | Total | Industrial and Commercial Uses |
| Analysis Area 1 | 66 | 537 | 46.0 | 41.3 |
| Analysis Area 2 | 5 | 64 | 7.5 | 7.5 |
| Analysis Area 3 | 0 | 34 | 16.4 | 8.6 |
| Analysis Area 4 | 2 | 25 | 29.8 | 0.0 |
| Analysis Area 5 | 0 | 0 | 9.6 | 0.0 |
| Total Area | 73 | 660 | 109.3 | 57.4 |

Chinatown Industrial Area Analysis Area 1

Survey Analysis Areas



Land Uses as Surveyed

- 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

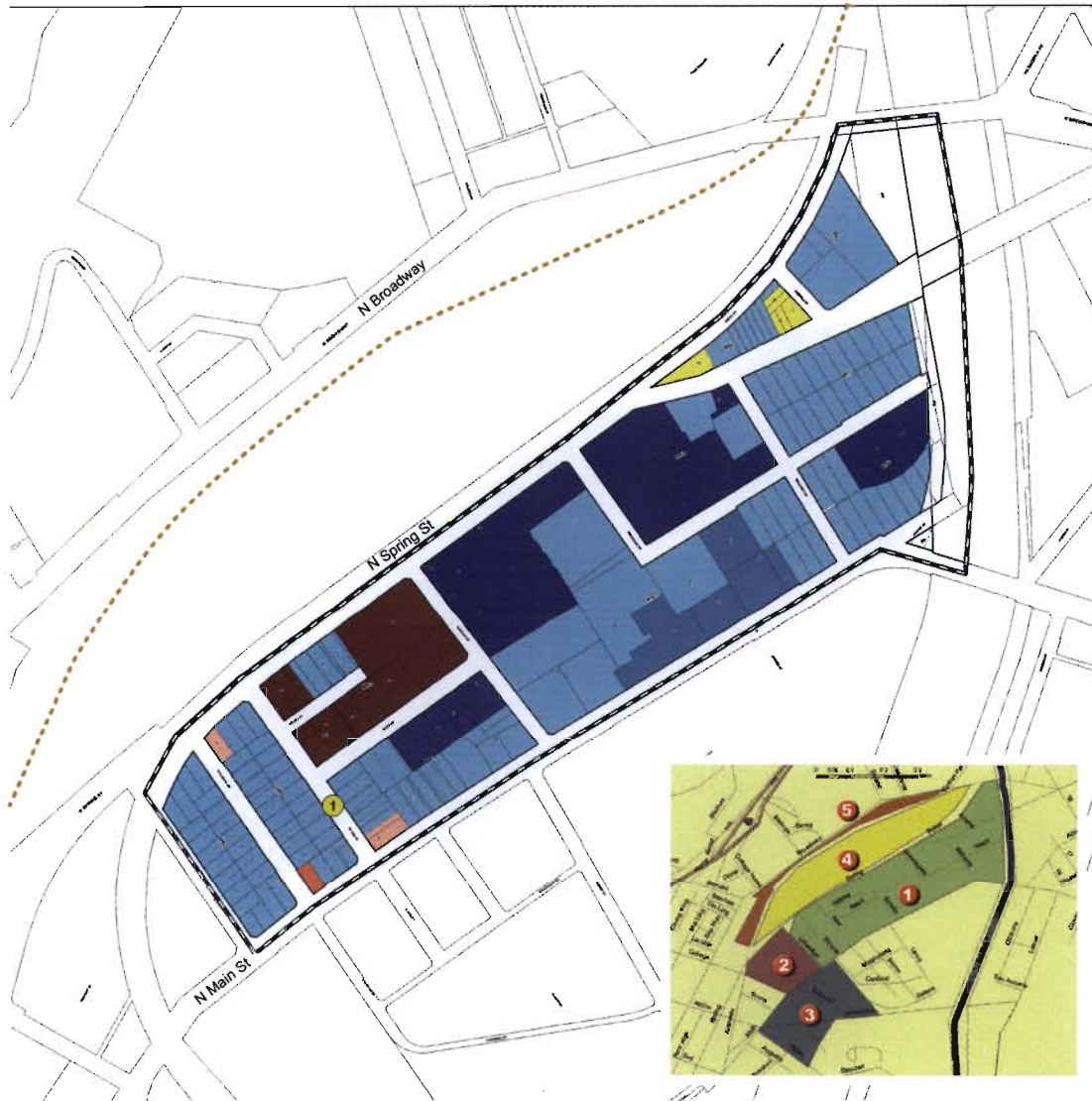
Misc.

- Vacant
- Other
- Unknown

Generalized Zoning

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

map not to scale



Top 5 Industries

No. of Firms
 Wholesale Trade 13
 Other Services 12
 Manufacturing 10
 Misc Retail 7
 Apparel/Food/Trans 3
 All Others 15

Total Jobs 537

Total Firms 66

Top 5 Industries

No. of Employees
 Manufacturing 161
 Wholesale Trade 94
 Other Services 69
 Eat & Drink Places 57
 Food Stores 34
 All Others 122

Land Use

Total Acres 46
 Light Industrial 31.2 (68%)
 Wholesale Trade 9.5 (21%)
Total Industrial 40.7 (89%)
 Residential 0.5 (1%)
 Commercial 0.4 (1%)
 Misc 4.2 (9%)

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.

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
 - 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)
 - Metro Gold Line (proposed)
 - Metro stop



map not to scale

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 8
 - Eat & Drink Places 7
 - Educ/Insurance 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.

Chinatown Industrial Area 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)
- Metro Gold Line (proposed)
- Metro stop

map not to scale



Top Industries

No. of Firms
NA

Total Jobs 34

Total Firms 0

Top 5 Industries

No. of Employees
 Manufacturing 18
 Education 10
 Real Estate 3
 Other Services 2
 Misc Retail 1

Land Use

Total Acres 16.4
 Light Industrial 5.3 (33%)
 Heavy Industrial 3.1 (19%)
Total Industrial 8.5 (52%)
 Residential 0 (0%)
 Commercial 0 (10%)
 Misc 7.9 (48%)

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.

Chinatown Industrial Area Analysis Area 4

Survey Analysis Areas



Land Uses as Surveyed

- 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

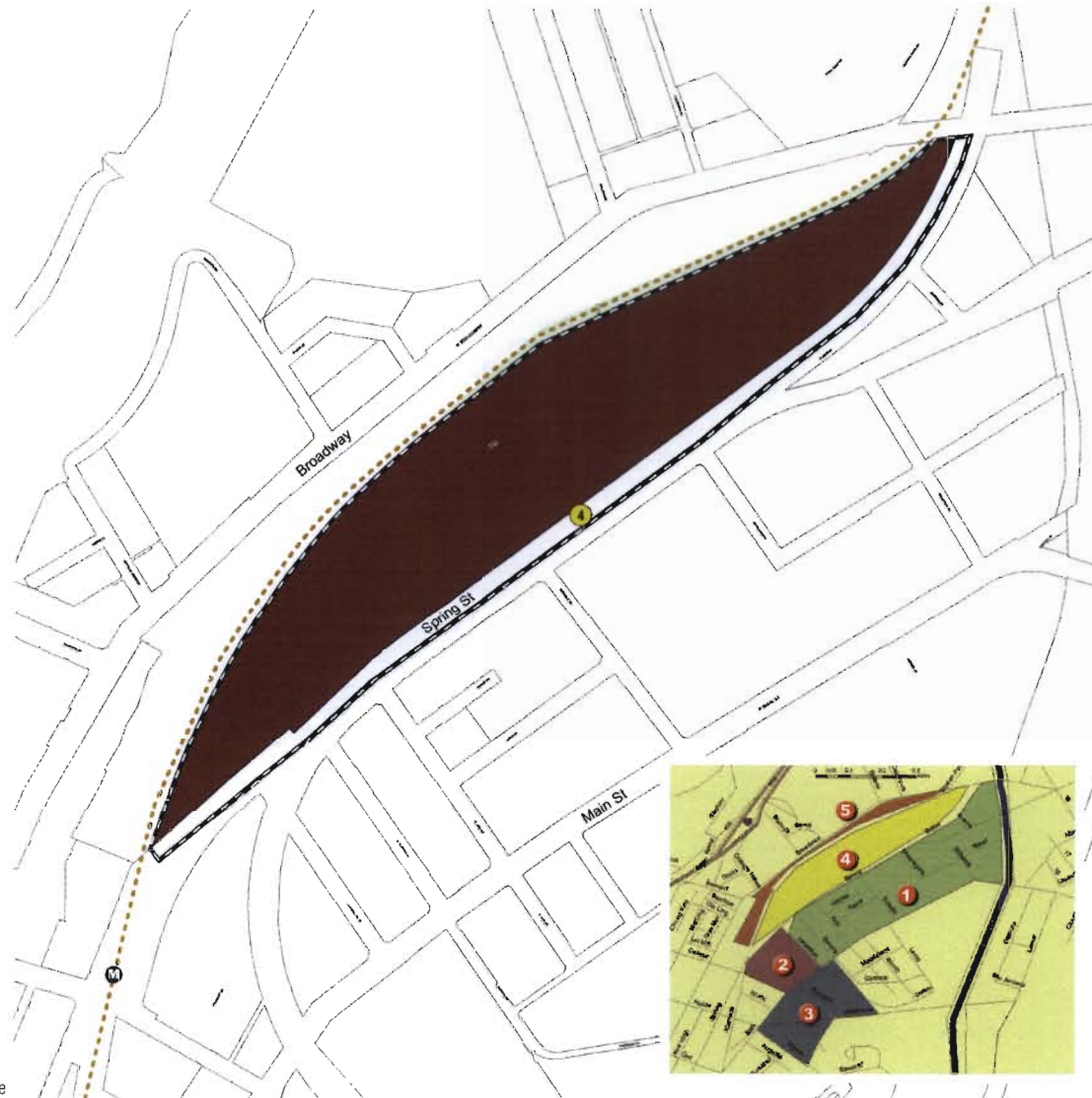
- Institutional
- Residential
- Parking
- Associated Parking
- Railroad
- Bridges / Streets / other ROWs

Misc.

- Vacant
- Other
- Unknown

Generalized Zoning

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



map not to scale

Top 2 Industries

No. of Firms
Wholesale Trade 1
Other Services 1

Total Jobs 25

Total Firms 2

Top 5 Industries

No. of Employees
Manufacturing 8
Wholesale Trade 4
Other Services 3
Eat Drink Places 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
Misc 29.8 (100%)

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.

Chinatown Industrial Area Analysis Area 5

Survey Analysis Areas



Land Uses as Surveyed

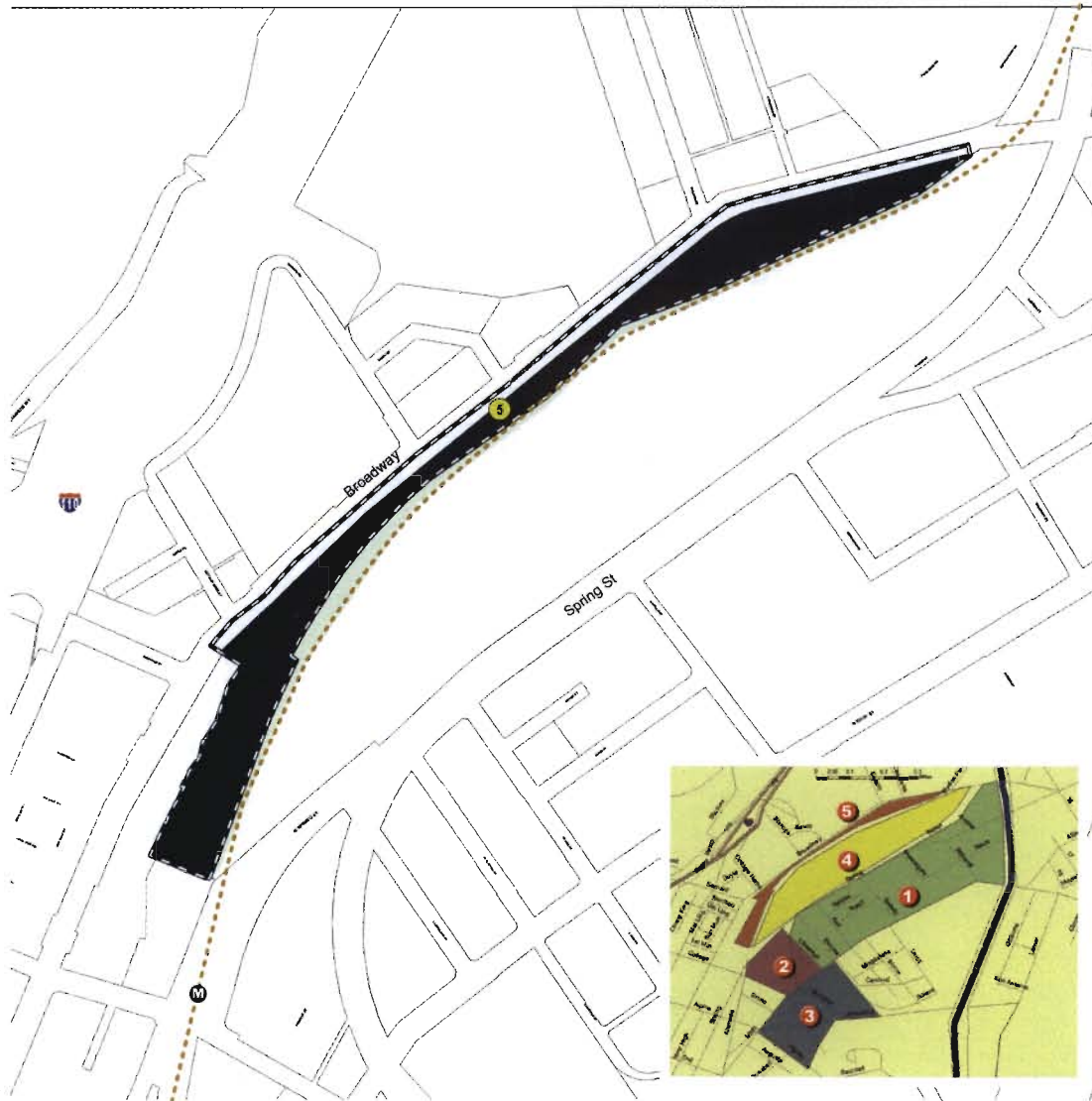
- Commercial**
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 - Restaurant / Bar
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 - Retail - Community scale
 - Retail - Regional scale
 - Adult

- Industrial**
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- Infrastructure**
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- Misc.**
- Vacant
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- Generalized Zoning**
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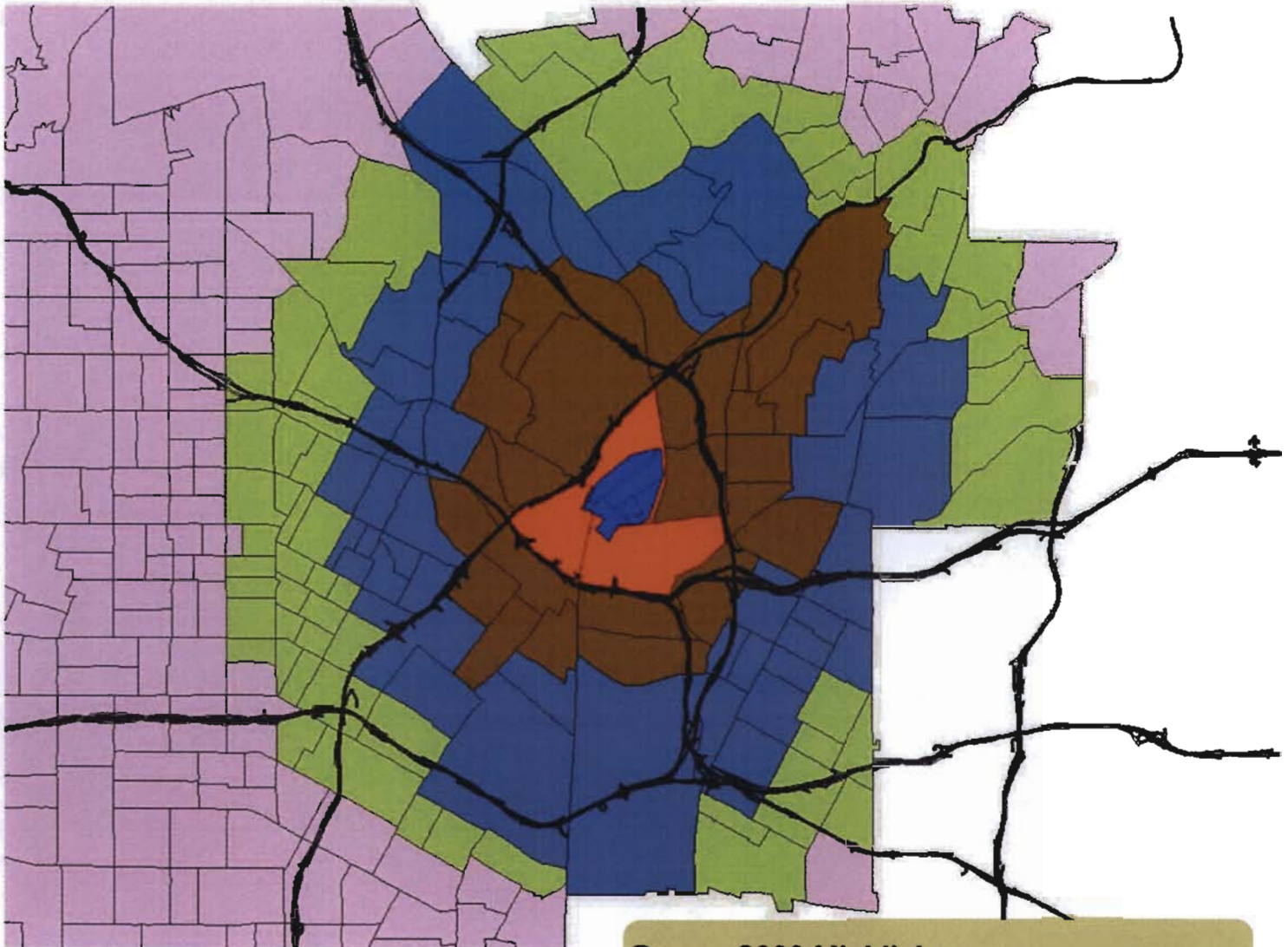
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| | |
|-----------------------|----------------------|
| Top Industries | Total Jobs 0 |
| No. of Firms | Total Firms 0 |
| NA | |

| | |
|-----------------------|---------------------------|
| Top Industries | Land Use |
| No. of Employees | Total Acres 9.5 |
| NA | Light Industrial 0 |
| | Heavy Industrial 0 |
| | Total Industrial 0 |
| | Residential 0 |
| | Commercial 0 |
| | Miscellaneous 9.5 (100%) |

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

| | Survey Area & 1 Mile Radius | Citywide |
|--|-----------------------------|-----------------|
| Housing Units Without Access to a Private Vehicle | 11,587 (39%) | 210,770 (17%) |
| Persons Over 25 With a High School Diploma or Less | 45,977 (71%) | 1,172,110 (51%) |
| Persons Employed in Manufacturing | 6,105 (21%) | 202,277 (13%) |
| Population Living Below the Poverty Line | 28,499 (33%) | 801,050 (22%) |

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

*Includes Survey Area and Non-Industrial Zones



Chinatown Industrial Area Demographics for 2000

| | Survey and | | | | | | | | | |
|--|---------------------|---------|----------------|---------|----------------|---------|----------------|---------|---------------------|---------|
| | Intersecting Tracts | | 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 | 19938 | | 100005 | | 293923 | | 536423 | | 3694834 | |
| Total Working Outside the Home | 2533 | | 27715 | | 92454 | | 178615 | | 1433200 | |
| Transit, Bike or Walk to Work | 1018 | 40 | 8193 | 30 | 28078 | 30 | 53280 | 30 | 214873 | 15 |
| Commute Less Than 15 Minutes | 708 | 28 | 6165 | 22 | 16273 | 18 | 30539 | 17 | 270935 | 19 |
| Commute 15-24 Minutes | 792 | 31 | 8278 | 30 | 28016 | 30 | 53273 | 30 | 424978 | 30 |
| Commute 25-34 Minutes | 687 | 27 | 6643 | 24 | 23896 | 26 | 46103 | 26 | 349706 | 24 |
| Commute 35-44 Minutes | 73 | 3 | 1572 | 6 | 5585 | 6 | 11671 | 7 | 103391 | 7 |
| Commute 45 Minutes or More | 273 | 11 | 5057 | 18 | 18684 | 20 | 37029 | 21 | 284190 | 20 |
| Total Population 25 and Over | 14799 | | 64874 | | 178231 | | 320351 | | 2308887 | |
| High School Diploma or Less | 10712 | 72 | 45977 | 71 | 126697 | 71 | 223237 | 70 | 1172110 | 51 |
| Greater than High School Diploma | 4087 | 28 | 18897 | 29 | 51534 | 29 | 97114 | 30 | 1136777 | 49 |
| Employed Civilian Population 16 and Over | 2626 | | 29201 | | 97554 | | 187897 | | 1532074 | |
| Employed in Manufacturing | 863 | 33 | 6105 | 21 | 21255 | 22 | 40994 | 22 | 202277 | 13 |
| Employed in Wholesale Trade | 133 | 5 | 1465 | 5 | 5143 | 5 | 10100 | 5 | 60691 | 4 |
| Employed in Transportation and Warehousing | 22 | 1 | 952 | 3 | 3598 | 4 | 6829 | 4 | 55755 | 4 |
| Total Household | 3104 | | 29432 | | 86470 | | 161376 | | 1276609 | |
| Households With Any Public Assistance | 430 | 14 | 3893 | 13 | 10876 | 13 | 18087 | 11 | 88017 | 7 |
| Persons With Poverty Status Determined | 9069 | | 86881 | | 277342 | | 516795 | | 3622606 | |
| Living Below the Poverty Line | 2884 | 32 | 28499 | 33 | 89863 | 32 | 162843 | 32 | 801050 | 22 |
| 100-200% of Poverty Line | 4017 | 44 | 29171 | 34 | 90688 | 33 | 167016 | 32 | 878215 | 24 |
| Living Above 200% of the Poverty Line | 2168 | 24 | 29211 | 34 | 96791 | 35 | 186936 | 36 | 1943341 | 54 |
| Occupied Housing Units | 3122 | | 29519 | | 86413 | | 161161 | | 1275358 | |
| With No Access to Private Vehicle | 1609 | 52 | 11587 | 39 | 30702 | 36 | 52473 | 33 | 210770 | 17 |
| With 1+ Vehicles | 1513 | 48 | 17932 | 61 | 55711 | 64 | 108688 | 67 | 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 radi from the Survey Area. | | | | | | | | | | |
| * Radi are measured from the industrial zoned survey area. All totals are inclusive. | | | | | | | | | | |