

# BOYLE HEIGHTS INDUSTRIAL AREA Data and Recommendations

## SUMMARY DATA

**573.3 Total Acres of Land**    **839 Businesses**    **11,589 Jobs**  
 43% Light Industrial Use    176 Manufacturing: 21% of total    40% Manufacturing: 4,627 jobs  
 35% Heavy Industrial use    158 Wholesale Trade: 19% of total    18% Wholesale Trade: 2,096 jobs  
 1% Residential Use  
 2% Commercial Use  
 20% Other

## DEMOGRAPHICS (Within 1 Mile)<sup>1</sup>

9,271 Persons Employed in Manufacturing: 26%  
 44,156 Persons Living in Poverty: 37%  
 62,853 Persons With a HS Diploma or Less: 79%  
 14,180 Housing Units Without Auto Access: 42%  
<sup>1</sup>Demographics are for survey area plus 1 mile radius.  
 See enclosed Boyle Heights Demographic Data for conditions measured against the City as a whole.

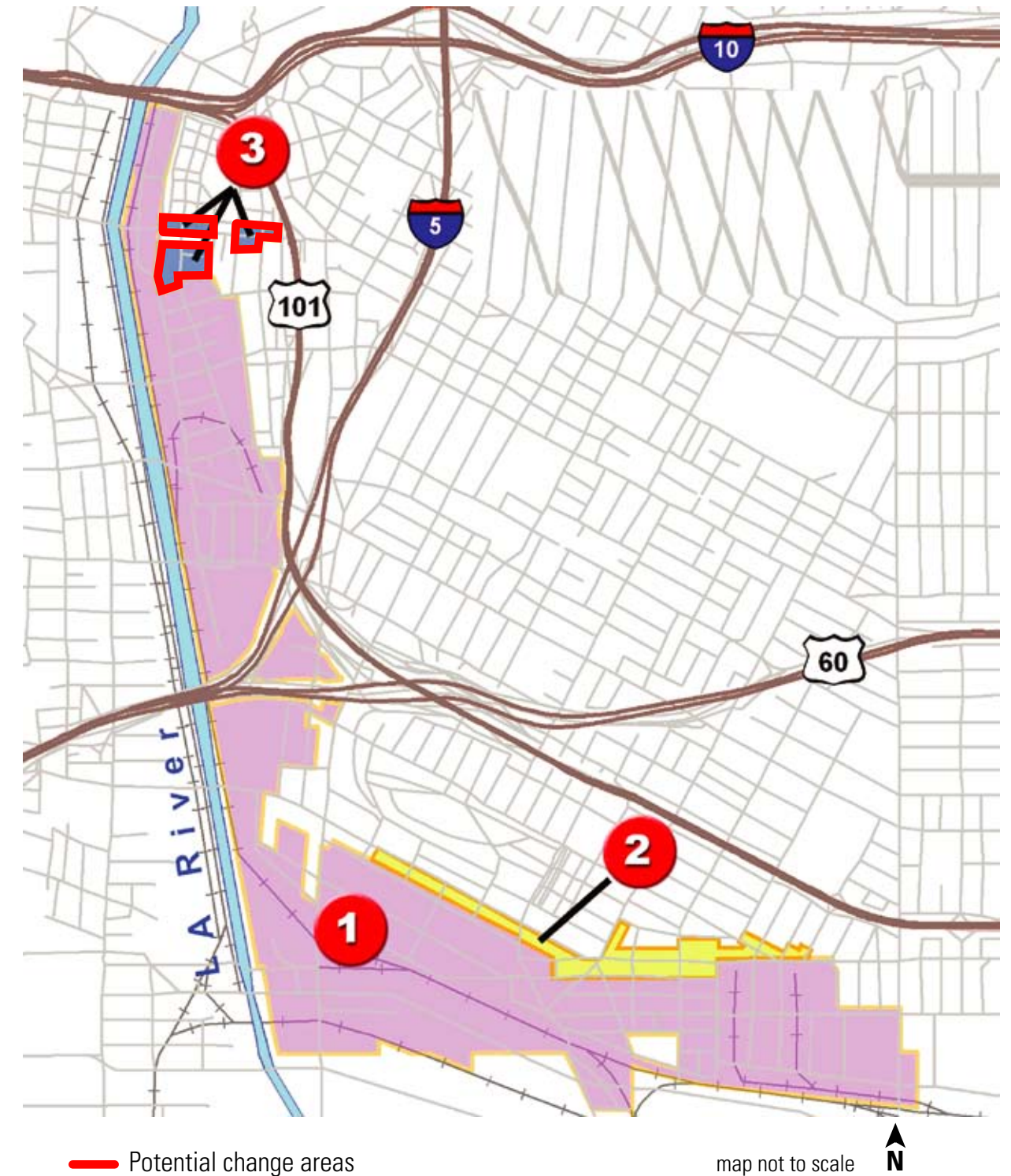
## CONTENTS

Sub Area Maps - 3 Sub Areas  
 Boyle Heights Demographic Data

## SUMMARY STATISTICS BY SUB AREA

ANALYSIS AREA	NO. OF FIRMS	NO. OF JOBS	AREA (In Acres)	
			Total	Industrial/Commercial
Analysis Area 1	605	8,495	536.2	425.4
Analysis Area 2	111	1,342	25.6	24.0
Analysis Area 3	123	1,752	11.5	7.5
<b>Total Area</b>	<b>839</b>	<b>11,589</b>	<b>573.3</b>	<b>456.9</b>

## INDEX MAP



# Boyle Heights 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
- 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 5 Industries No. of Firms

Manufacturing 130  
Wholesale Trade 123  
Retail Trade 114  
Other Services 61  
Food Services 29  
All Others 148

**Total Jobs 8,495**  
**Total Firms 605**

### Top 5 Industries No. of Employees

Manufacturing 3,274  
Wholesale Trade 1,658  
Retail Trade 1,030  
Trans/Ware 373  
Prof/Sci/Tech 346  
All Others 1,814

**Land Use  
Total Acres 536.2**  
Light Industrial 225 (42%)  
Heavy Industrial 192 (36%)  
**Total Industrial 417 (78%)**  
Residential 2.7 (0.5%)  
Commercial 8.3 (1.5%)  
Miscellaneous 108 (20%)

### Preliminary Recommendations

Preserve industrial zoning; allow industrial uses only. Identify and implement infrastructure plans and investment strategies to facilitate industrial uses. As part of current community plan program: reinforce Regional Commercial Center designation in Boyle Heights Community Plan for Sears site; study opportunities for pedestrian linkages to LA River through design and infrastructure improvements; and develop design guidelines for industrial development.

# Boyle Heights 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)



map not to scale

### Top 5 Industries

- No. of Firms**
- Manufacturing 176
  - Wholesale Trade 158
  - Retail Trade 155
  - Other Services 88
  - Food Services 40
  - All Others 222

**Total Jobs 1,342**  
**Total Firms 836**

### Top 5 Industries

- No. of Employees**
- Manufacturing 631
  - Wholesale Trade 202
  - Retail Trade 164
  - Prof/Sci/Tech 67
  - Trans/Ware 56
  - All Others 222

**Land Use**  
**Total Acres 25.6**

- Light Industrial 14.9 (58%)
- Heavy Industrial 7 (27.6%)
- Total Industrial 21.9 (86%)**
- Residential 0.1 (.5%)
- Commercial 2 (7.8%)
- Miscellaneous 1.6 (6.4%)

### Preliminary Recommendations

Preserve industrial zoning; allow industrial and commercial uses only. As part of current community plan program: develop design guidelines for industrial development.

# Boyle Heights 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

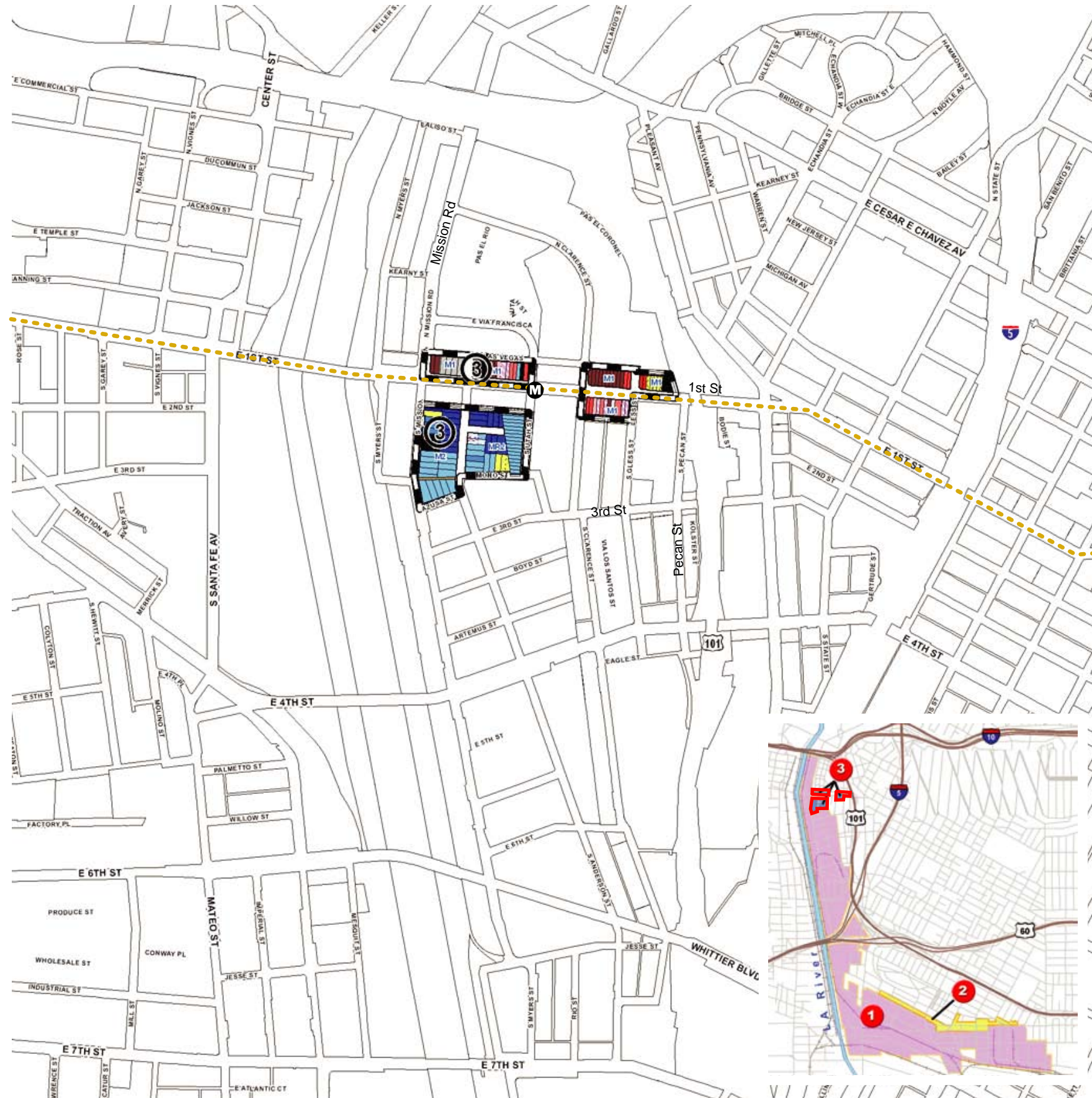
- Single Family, Agriculture
- Residential
- RAS
- Parking
- Commercial
- Industrial
- Misc
- OS
- PF
- City Boundary (PLN)

Metro Gold Line (proposed)

Metro stop



map not to scale



### Top 5 Industries No. of Firms

- Retail Trade 23
- Other Services 17
- Wholesale Trade 16
- Manufacturing 13
- Health/Soc Assist 10
- All Others 44

**Total Jobs 1,752**  
**Total Firms 123**

### Top 5 Industries No. of Employees

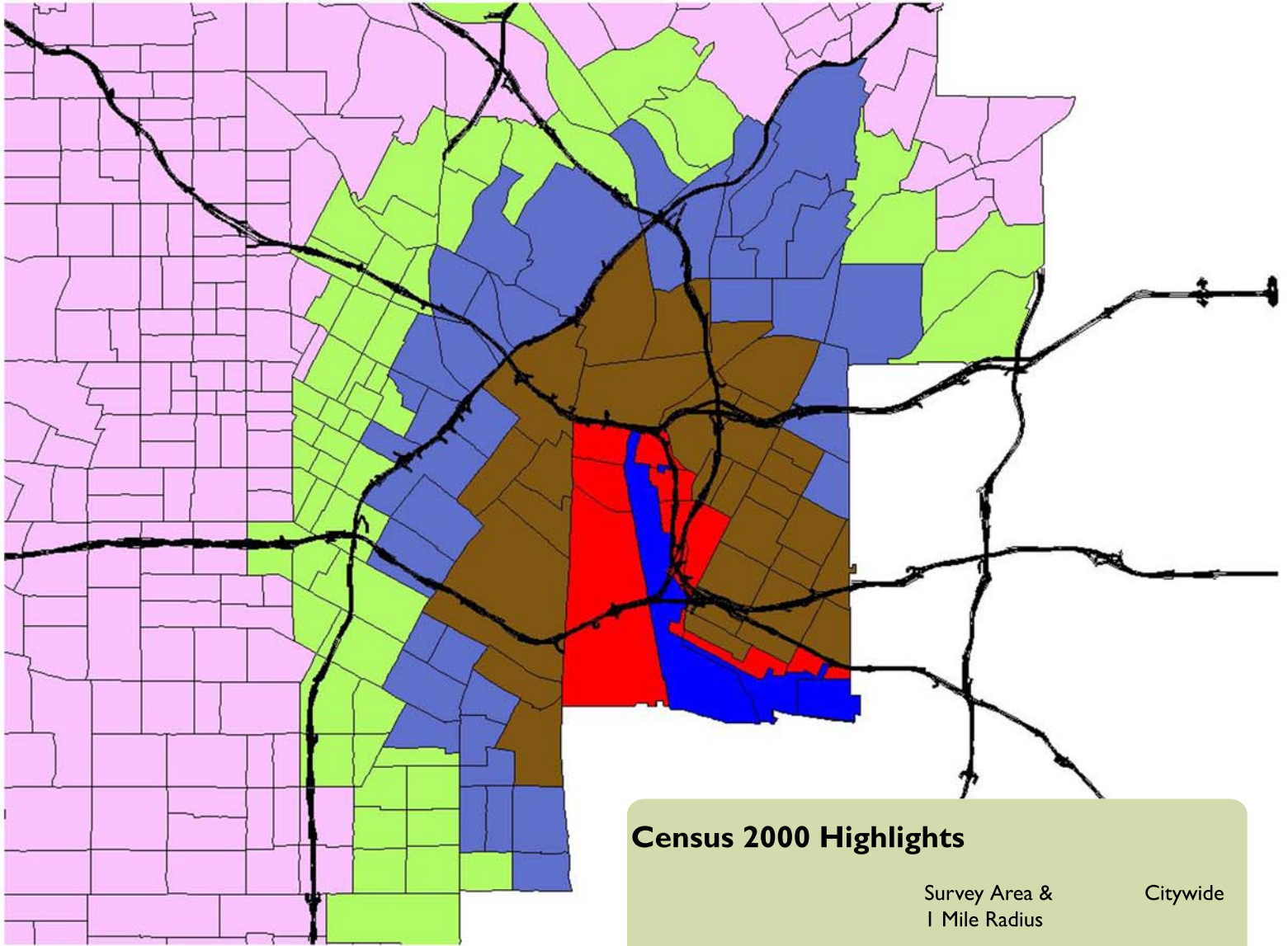
- Manufacturing 722
- Wholesale Trade 236
- Ed Services 169
- Information 150
- Health/Soc Assist 149
- All Others 326

**Land Use**  
**Total Acres 11.5**  
Light Industrial 6.3 (55%)  
Heavy Industrial 0.1 (1%)  
**Total Industrial 6.4 (56%)**  
Residential 0.7 (6%)  
Commercial 1 (8.9%)  
Miscellaneous 3.3 (28%)

### Preliminary Recommendations

Preserve industrial zoning provisionally; ancillary commercial uses may be considered on a case-by-case basis. As part of current community plan program: recommend development of a Transit Oriented Design (TOD) Plan to establish appropriate zoning and land uses; and 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.

# Boyle Heights Demographic Data (2000 Census)



## Census 2000 Highlights

	Survey Area & 1 Mile Radius	Citywide
Housing Units Without Access to a Private Vehicle	14,180 (42%)	210,770 (17%)
Persons Over 25 With a High School Diploma or Less	62,853 (79%)	1,172,110 (51%)
Persons Employed in Manufacturing	9,271 (26%)	202,277 (13%)
Population Living Below the Poverty Line	44,156 (37%)	801,050 (22%)

-  Freeways
-  Boyle Heights Industrial Survey Area
-  Intersecting Tracts
-  1 Mile Radius
-  2 Mile Radius
-  3 Mile Radius
-  Census 2000 Tracts

\* Includes Survey Area and Non-Industrial Zones



**Boyle Heights Industrial Area Demographics for 2000**

	Survey and		1-Mile Radius*		2-Mile Radius*		3-Mile Radius*		City of Los Angeles	
	Intersecting Tracts		Count	Percent	Count	Percent	Count	Percent	Count	Percent
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Total Population	17441		132191		286214		511555		3694834	
Total Working Outside the Home	5277		33374		81179		157215		1433200	
Transit, Bike or Walk to Work	1554	29	11097	33	27300	34	53581	34	214873	15
Commute Less Than 15 Minutes	1089	21	6967	21	15693	19	27651	18	270935	19
Commute 15-24 Minutes	1547	29	9897	30	24280	30	47280	30	424978	30
Commute 25-34 Minutes	1275	24	8067	24	20932	26	41546	26	349706	24
Commute 35-44 Minutes	468	9	2117	6	4576	6	9264	6	103391	7
Commute 45 Minutes or More	898	17	6326	19	15698	19	31474	20	284190	20
Total Population 25 and Over	9776		79602		162675		287677		2308887	
High School Diploma or Less	7882	81	62853	79	128304	79	217682	76	1172110	51
Greater than High School Diploma	1894	19	16749	21	34371	21	69995	24	1136777	49
Employed Civilian Population 16 and Over	5728		35415		85646		165613		1532074	
Employed in Manufacturing	1336	23	9271	26	23482	27	43513	26	202277	13
Employed in Wholesale Trade	437	8	2474	7	5465	6	9540	6	60691	4
Employed in Transportation and Warehousing	281	5	1591	4	3389	4	5942	4	55755	4
Total Household	4758		33318		75787		140715		1276609	
Households With Any Public Assistance	748	16	5457	16	11306	15	18576	13	88017	7
Persons With Poverty Status Determined	16926		118008		270853		488729		3622606	
Living Below the Poverty Line	6409	38	44156	37	97527	36	171352	35	801050	22
100-200% of Poverty Line	5764	34	40973	35	93523	35	163569	33	878215	24
Living Above 200% of the Poverty Line	4753	28	32879	28	79803	29	153808	31	1943341	54
Occupied Housing Units	4707		33429		75742		140603		1275358	
With No Access to Private Vehicle	1395	30	14180	42	28731	38	50512	36	210770	17
With 1+ Vehicles	3312	70	19249	58	47011	62	90091	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 radi from the Survey Area.										
* Radii are measured from the industrial zoned survey area. All totals are inclusive.										