

Jobs and Economic Development

Encourage Spaces for Small Businesses and Preserve Industrial Land for Jobs

Maintain and Create Spaces for Small Businesses

The Boyle Heights Community Plan identifies the need to protect existing locally owned businesses, and better facilitate new “mom and pop” businesses. Accordingly, the Community Plan proposes the following policies:

Land Use Policies 7.2, 10.1, and 10.2

ensure that established mixed-use corridors, such as the historic “Brooklyn Corridor,” Cesar Chavez Avenue, First Street, Indiana Street, and Whittier Boulevard, continue to provide small- and moderate-sized commercial spaces for neighborhood serving uses, while expanding opportunities for small-scale commercial uses along Soto Street. These policies aim to maximize opportunities for small and local businesses along corridors by limiting the sizes of new commercial tenant spaces to help maintain affordability and promote diversity, and encourage mixed-use and commercial developments to provide commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses.

Land Use Policy 10.7

supports developing programs and strategies to assist local entrepreneurs in need of capital funding to establish or expand small businesses in the community.

To achieve these policies, the Community Plan proposes zoning on commercial corridors to better address future commercial uses:

- Soto Street and Whittier Boulevard will be zoned as “**Commercial-Mixed 2 (CX2)**.” This zone will limit new commercial establishments to 50,000 square feet, which can accommodate grocery stores, but would preclude large-scale “big box” retail establishments.
- Cesar E. Chavez Avenue, portions of First Street, Lorena Street, and Wabash Avenue, will be zoned as “**Commercial-Mixed 5 (CX5)**.” This change will limit new commercial establishments to 5,000 square feet, preserving and promoting small businesses. In addition, businesses that change from one commercial use to another within the same space will not be required to provide additional new parking, which has historically been a barrier for small businesses.



Commercial Size Limits

- 5,000 Square Foot tenant size limit
- 50,000 Square Foot tenant size limit



Neighborhood corner stores, or tienditas, have existed in the Boyle Heights community going back to the early 1900s. These small local stores provide access to food and household convenience items, and also provide opportunities for employment and local business ownership. The Plan proposes zoning that will facilitate small business opportunities throughout the residential neighborhoods, expanding on the non-residential uses that are seen throughout the neighborhood today.

- Residential neighborhoods throughout Boyle Heights will be zoned with the “[Residential-Mixed 2 \(RX2\)](#)” Use District, which allow limited introduction of small businesses throughout the neighborhood. These uses include tienditas, as well as personal services and other retail establishments. These spaces are limited to corner lots, 1,500 square feet of space, and hours of operation. For more information on tienditas, please see the [Neighborhood Identity Handout](#).



Support and Encourage Street Vending

Street vending of merchandise and food is an important part of daily life in Boyle Heights. Street vendors are a key source of fresh and prepared foods in areas that are underserved by major grocery chains, are a means to activate the public realm, and play an important role in the local economy. The Plan’s Land Use Policies 11.1–11.3 support current street vending efforts, as well as policies that encourage cleaning, preparation, and disposal facilities as part of future projects in the community.

Preserve Industrial Land for Jobs

The Community Plan area contains a mix of Light Industrial and Heavy Industrial land today. The draft Plan maintains the majority of this land for jobs-producing uses under the draft zoning and land use regulations. The southern area of the Plan, adjacent to Vernon, as well as the northwest part of the Community Plan Area will be maintained for Heavy Industrial uses. Land immediately to the south of Olympic Boulevard will be changed from Heavy Industrial to allow lighter industrial uses, to create more distance between existing residential uses north of Olympic Boulevard and the heavier uses closer to Vernon. Along the Los Angeles River, which currently contains a mix of Light and Heavy uses, a Light Industrial zone is proposed to continue to allow for warehousing, textile manufacturing, office space, and limited commercial uses, in order to limit new noxious uses from locating near the existing residential uses, the Los Angeles River, and the forthcoming 6th Street PARC Project.