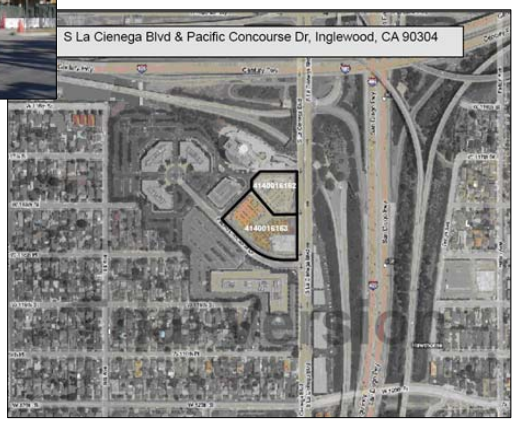
LOS ANGELES COUNTY URBAN INFILL ESTIMATION PROJECT PHASE II



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1. INTRODUCTION

This research is conducted in cooperation with the Los Angeles County Department of Regional Planning (DRP) and the Southern California Association of Governments (SCAG) to prepare Phase II of the Los Angeles County Urban Infill Estimation Project. In 2006, Solimar Research Group, Inc., the DRP and SCAG completed Phase I of the Los Angeles County Urban Infill Estimation Project, which explores the residential infill potential of residentially and commercially-zoned land in the urban unincorporated areas that fall within SCAG's 2% Strategy Areas.[1] Phase II focuses on estimating the residential infill potential of industrially-zoned land in the urban unincorporated areas that fall within SCAG's 2% Strategy Areas.

The key findings and policy recommendations of this research aim to promote components of the SCAG 2% Strategy by: 1) encouraging land use decisions that mutually support investments in transportation; 2) integrating, to the extent feasible, jobs, housing and services near transit; and 3) promoting the types of infill development that create a mix of compatible uses. Vibrant industrial properties in the unincorporated areas must be preserved as a central component of economic development policy; however, opportunities for finding sites for infill development are available and this research provides a set of tools that can enable the achievement of both objectives. The County may choose to consider these tools and findings as it explores new ways to expand housing opportunities, especially for low and moderate income households. The research can also be used to inform and refine the 2% Strategy Areas.

The research was developed using two different approaches: on one hand, profiling the types of businesses and industries that are located within the urban unincorporated areas, and identifying historic and future trends that can inform policies for regulating and preserving industrial areas; and on the other, identifying opportunities for new housing within industrially-zoned areas, using the Infill Selection Web-System (ISW)—a new online tool that supports a parcel-by-parcel analysis that can help identify industrially-zoned sites where the production of new housing is less likely to disrupt core industrial activities.

There are four sections in this report:

- **Research Methodology**
- **Economic Analysis**, which focuses on a number of areas, including ten unincorporated case study communities: Altadena, Avocado Heights, East Rancho Dominguez, East Los Angeles, Florence-Firestone, South San Jose Hills, West Athens-Westmont, West Rancho Dominguez-Victoria, West Carson and West Whittier-Los Nietos.
- **Infill Analysis**, which focuses on a number of areas, and identifies five unincorporated areas with the potential for residential infill: Avocado Heights, East Rancho Dominguez, East Los Angeles, Florence-Firestone and West Carson.

[1] The 2% Strategy evolved out of the Compass Growth Vision as a plan to optimally accommodate population growth in the SCAG region. The Strategy's basic premise is that 98% of the region's 38,000 square miles can be spared from the negative effects of uncontrolled growth by concentrating growth in just 2%.
http://www.scag.ca.gov/factsheets/pdf/2007/2percent07.pdf

- **Land Assembly and Redevelopment Strategies**, which applies data from the **Economic Analysis** to the five communities identified as having potential for residential infill in the **Infill Analysis**.

2. SUMMARY OF FINDINGS AND RECOMMENDATIONS

Findings

- Redeveloping industrial properties into housing is not an effective strategy for significantly increasing the supply of residential units within the unincorporated Los Angeles County communities.
- Very few multifamily housing projects (market-rate or subsidized) were developed over the past five years—a period in which residential construction was at its highest levels. The downturn in housing production throughout the County will make infill development even more challenging. With only a few exceptions, the housing markets in the unincorporated urban areas are generally weak.
- Much of the industrial building stock in Los Angeles County is older and dilapidated with aging and decaying infrastructure. However, based on performance measures, such as average industrial sales per job and average wages per job, industrial employment is an important part of the Southern California economy.
- While industrial employment has declined significantly at the regional level over the past decade and a half, they still comprise of about 20% of the local economy.
- Industrial employment is forecasted to stabilize and may even take on added significance if the "green" economy starts to reuse older industrial sites.
- The jobs that have remained in the local industrial economy tend to be within relatively smaller, specialized firms that have created competitive niches in the local economy. Frequently, these firms are located in commercial corridors rather than within the industrial zones.
- Many of the larger industrial firms (e.g., auto, tire and steel) have either closed or relocated, leaving behind large sites that tend to be located in heavy industrial areas or near major nuisances and not adjacent to other housing or residential services. The industrial properties, most appropriate for housing, are almost always light industrial and located at the intersection of residential and industrial zones. These infill properties tend to be on relatively small parcels, requiring a significant amount of land assembly.
- Based upon field surveys, the industrial sites within the unincorporated case study communities that were selected for the economic analysis appear to be vibrant, with low vacancies and most likely provide a number of jobs within a reasonable commute for the local labor force.
- Based on the land use analysis, approximately 4.5 percent of the parcels are zoned industrial in the urban unincorporated areas. However, the jobs generated on these properties often provide higher-paying wages that the County and other local jurisdictions seek to promote, and these areas provide the necessary space for economic activities that contribute to the entire region.

Recommendations

- The County should proceed with a cautious case-by-case examination of reuse potential of industrial lands for residential uses or mixed uses, within the context of an overall land use and housing strategy that emphasizes generally higher density/mixed use development within Transit Oriented District areas and within SCAG's 2% Strategy Areas.
- Generally, the County should not rezone/redesignate industrial land in the unincorporated communities.
- The County should create Specific Plans that include industrial areas when they are near major transit stations, such as on the Blue Line or Gold Line and, under these circumstances, land use policies that permits mixed-use, industrial-residential may be appropriate.
- The County should identify industrial properties where the actual use is inconsistent with the underlying land use policies and address these discrepancies in Community Planning efforts. (The Infill Selection Web-System (ISW) can be a useful tool in accomplishing this.)
- The County should monitor the employment levels of industrial properties, using enterprise-level data, market surveys, or other sources, and consider opportunities for rezoning/redesignating areas where industrial activity remains low.
- The County should reaffirm the importance of preserving industrial land in the General Plan Update.

3. Research Methodology

The methodology for the research can be divided into two primary components: **Economic Data Assembly and Analysis**; and **Development of the Infill Selection Web-System (ISW).**

3.1. Economic Data Assembly and Analysis

The analysis draws upon existing reports and information from public sources and recognized firms that conduct market research and analyses on the County and the region. Data for economic trends and growth projections are obtained from three main datasets, which were used for different purposes. These included historic data from 2001 to 2006, from the California Employment Development Department (EDD); an establishment-level employment and sales dataset for 2006 from InfoUSA, Inc., obtained from SCAG; and socio-economic forecasts from SCAG's preliminary 2007 Regional Transportation Plan (RTP) at the transportation analysis zone (TAZ) level. Also reported in this section are key findings from secondary sources, including historic trends from the Los Angeles Economic Development Corporation (LAEDC) and economic forecasts for Los Angeles from the EDD.

<u>Historic Employment and Wage Data</u>

Historic EDD data from 2001 to 2006 are assembled based on ZIP codes aggregated by unincorporated communities. In addition, these data are assembled at the NAICS 2-digit level to avoid data suppression issues at the smaller geographies, and to have comparable employment categories across all geographies. A comprehensive correspondence of ZIP codes to study areas is presented in Appendix B. The defined geographies by ZIP codes for the EDD data assembly and analysis are as follows:

- County-level Analysis: Data for the entire County of Los Angeles are pre-assembled by the EDD. Employment data is also presented for the urban unincorporated areas. For this purpose, the North Los Angeles County areas are isolated by selecting and aggregating ZIP codes coterminous with these areas. Consequently, employment for the urban unincorporated areas is calculated by subtracting North County and the Santa Monica Mountains area from the total for Los Angeles County.
- Ten case study unincorporated communities: As shown in Figure 3, ten unincorporated communities were selected as case studies for detailed analyses: Altadena, Avocado Heights, East Rancho Dominguez, East Los Angeles, Florence-Firestone, South San Jose Hills, West Athens-Westmont, West Rancho Dominguez-Victoria, West Carson and West Whittier-Los Nietos. Historic data for these areas are assembled by selecting and aggregating ZIP codes that wholly or partially overlap with the community areas. The ten unincorporated communities were selected after reviewing each community in the urban areas, and selecting a sample that had a mix of industrial and residential zoning. A goal was to be inclusive of as many Supervisorial Districts as possible, and the final sample includes communities that are within and outside the 2% Strategy Areas.

Address-Level Business Data

The second source of employment data used in this analysis is an address-level file procured from SCAG and compiled by InfoUSA, Inc. This file allows a better spatial aggregation of employment numbers at geographies smaller than ZIP codes. Typically, the unincorporated communities are smaller than ZIP codes. This database, at the level of the establishment, provides information on employment and sales.

SCAG Forecast Data

The third major component of the economic analysis is the examination of employment growth forecasts provided by SCAG at the County level and at the smaller transportation analysis zone (TAZ) level. The study uses whole TAZs that fall either completely or partially within the unincorporated communities to estimate the growth forecasts for each community. The latest available forecast data from SCAG at the time of this study was the preliminary draft 2007 Regional Transportation Plan (RTP) forecasts for 2005 to 2035.

The purpose of analyzing SCAG forecasts is to identify geographical growth zones within the County and growth projections within and around the selected unincorporated communities. The growth forecast at the County level is further sub-divided into the North County and the urbanized County, paralleling the analysis of the historic EDD data. Of particular interest to this analysis is the juxtaposition of SCAG's 2% Strategy Areas and employment zones with the County and TAZ geographies.

3.2. Development of the Infill Selection Web-System (ISW)

To develop and utilize the ISW, the UCLA Center for Neighborhood Knowledge provided a platform known as the Southern California Land Opportunities Tracking System (SCALOTS). This online GIS is able to leverage the infill development research with many underlying data layers.

As the first step in the infill analysis, data are compiled from public and private sources to develop the web-based GIS platform that can support complex spatial queries through user-determined parameters. Parcel data shape-files from the DRP's GIS section are integrated with a set of parallel information from the Los Angeles County Assessor office.[2]

[2] Concerns about the data and analytic methods include: 1) Accuracy. The Assessor data occasionally includes fields that are populated with nulls or have significant typographical errors. The data accuracy can be estimated to be approximately 85-90%; 2) Limitations of technical processes. Processes performed on the GIS platform, such as spatial query or join, have imperfections that can also impact accuracy; 3) Unique Spatial Identifier Development, such as condominiums, may all share the same address; however, they are not in precisely the same geographic location and will have different APNs. As a response, this research develops a centroid approach to identifying those parcels that have a common address, but different parcel numbers; 4) Missing Zoning Data and Assembly. Zoning data was assembled by bringing zoning information from the zoning layer on DRP's web site, through spatial join with parcel file. In situations, such as missing information, the information was reconciled and updated with Assessor information.

After the data are assembled, the preparatory steps discussed in this section are necessary to ensure the interactivity of the information. Metadata, furthermore, plays an important role in making the system more usable by a wide variety of stakeholders.

- Geographic Markers: Through generating a spatial query, a marker is assigned to each parcel, referring to the listed data layers. Each of the planning layers represents a critical attribute that reflects geographic location.
- Zoning and Use Code Descriptions: These are referenced to definitions that are provided on the County's web sites. These descriptions provide the system user with the necessary background to better understand the meaning of the codes.
- Assessor Parcel Numbers: Through a process of spatial query and spatial join, attributes—including unincorporated community name and Supervisorial District are connected to each Assessor Parcel Number. This approach enables the GIS platform to provide summary queries, creating files that are organized by specific parameters.

The ISW builds queries based on the structure of each of the databases that are used for geographic screening. Table 2 outlines all of the subcategories for industrially-zoned properties.

Table 1. LOS ANGELES COUNTY CODE TITLE 22 – INDUSTRIAL ZONES

ZONE	DESCRIPTION	PERMITTED USES
Zone M-1	Light Manufacturing	Uses permitted in Zones A-1 and C-M. Residential uses and schools are prohibited.
Zone M-11/2	Restricted Heavy Manufacturing	All uses except residential, some institutional, and schools are prohibited. Some heavy industries are prohibited.
Zones M-2 and M-4	Heavy Manufacturing and Unlimited Manufacturing	All uses except some heavy industries need a CUP. Residential uses and schools are prohibited.
Zone M-3	Unclassified	All uses, some of which require a CUP.
Zone MPD	Manufacturing Planned Development	Any zone SR-D use and non-residential uses permitted in zone R-A
Zone D-2	Desert-Mountain	Uses permitted in zones A-2 or M-1, except as limited by general or local plan
Source: DRP Website (http://planning.co.la.ca.us/luzInd.htm)		

Site-specific factors are used to further refine the subset of properties. These include:

- Locational Information: Parcels that fall within the 2% Strategy Areas.

- Size of Parcel: All properties that are 5,000 square feet or greater in size for the purpose of lot assembly, or of identifying opportunities for scattered site infill development.
- Improvement to Land Value Ratio (I/L value): Properties with a maximum 0.9 ratio are selected for further review. [3]

The results from these analytic processes generate "Screen A," an inventory of parcels that may have development potential based on identified indicators, but require further analysis, especially by integrating contextual information.

The second stage examines the adjacent built environment to determine inclusion in the "Screen B" list.

Establishing priorities through the interpretation of physical/spatial information is not a process that is easily quantifiable. The standard for the evaluation is whether the site would be considered by a developer as a location for housing without a market feasibility test. In this study, very few industrial sites showed promise as locations for market-rate housing development.

For parcels to be included in the Screen B inventory, ortho-imagery is used to identify sites that are adjacent to or near residential uses or integrated into commercial zones that could serve residential communities. The exception to this rule is the selection of zones with dense industrial development that are directly adjacent to a public transit line and could undergo comprehensive redevelopment as TOD projects. Additionally, attention is paid to significant local nuisances (since these are likely to deter both market-rate and subsidized housing developers). All of the properties that remain after the ortho-imagery analysis are included in the Screen B listing.

[3] This is a standard criteria used in infill research by both Solimar Research Group, Inc. and the UC Berkeley Institute for Urban and Regional Development. The use of improvement to land value as a measure of development potential remains problematic. As noted earlier, assessments do not remain current because valuations are triggered by sale or building expansions.

4. Economic Analysis

4.1. Summary of Findings and Conclusions

This section summarizes the key findings and conclusions of the economic analysis component of this study. This analysis provides the background information to understand the economic implications of altering land uses—specifically the conversion of industrial uses to residential or mixed uses within the County unincorporated communities. The analysis is based on the following:

- Industrial average wage is on par or better than the economy-wide average wage at different levels of geography within Los Angeles County;
- Industrial employment comprised of nearly 20 percent of all jobs in the County in 2006;
- The proportion of industrial to total jobs increases at lower levels of geography, with industrial employment comprising 35 percent of total jobs, on an average, within the ten unincorporated case study communities;
- The payroll for industrial jobs in the County comprised of nearly 22 percent of the total employment payroll in the County in 2006;
- Industrial sales within the ten unincorporated case study communities comprised of nearly 70 percent of the total sales in 2006 in these areas (descriptions of the ten case study communities are in Appendix A);
- As a measure of industrial performance within the ten unincorporated case study communities, average sales per employee in firms classified as "industrial," at about $448,000, was almost twice as much as the average economy-wide sales per employee measure at $228,000;
- The distribution of industrial land use by size shows that relatively few parcels are larger than 5 acres, which increases the importance of lot consolidation to create aggregated parcels of sufficient size for economically feasible projects;
- Long-term trends show that industrial jobs have declined, but this decline has slowed down, indicating the stabilization of the industrial base in recent years;
- Following from the above economic considerations, the study recommends a cautious case-by-case examination of reuse potential of industrial lands for residential use or mixed use; and
- In particular, reuse opportunities should be targeted within the 2% Strategy Areas and the County's Transit Oriented Districts.

4.2. Overall Los Angeles County Trends

- Total employment in the County of Los Angeles declined from about 4.07 million in 2000 to slightly less than 4.0 million by 2004, and employment is estimated to have increased to about 4.09 million in 2006;

- Industrial employment–defined as manufacturing, wholesale trade, transportation and warehousing, and a portion of construction – declined overall at an annual average growth rate of 2.6 percent from 2001 to 2006;

- Industrial employment is still an important part of the Los Angeles County economy representing almost 864,400 jobs or about 20 percent of total County employment in 2006; and

- From 2007 to 2009, the Los Angeles Economic Development Corporation (LAEDC) forecasts manufacturing declines slowing, with small increases forecasted for Wholesale Trade and Transportation and Utilities.

4.3. Employment and Demographic Trends

- As shown in Table 1, a total of 85,098 jobs were estimated for the ten case study areas with about 35 percent, or 29,607 jobs, estimated as industrial jobs;

- Over 90 percent of the industrial jobs in the ten unincorporated case study communities are concentrated in the following five communities: 1) Florence-Firestone; 2) West Carson; 3) East Los Angeles; 4) Avocado Heights; and 5) West Rancho Dominguez-Victoria;

- Three communities are relatively jobs rich with jobs-per-household ratios greater than 1.00. These include: 1) West Carson (1.21); 2) Avocado Heights (1.35); and 3) West Rancho Dominguez-Victoria (3.15). The County ratio is 1.29 jobs per household; and

- The persons-per-household indicator shows relatively large household sizes, with an estimated persons-per-household average of 4.0 across the ten unincorporated case study communities, compared to the County average of 3.2.

Table 1
Employment Distribution: 2006
County and Case Study Communities

	Los Angeles County[1]		Case Study Communities[2]	
Industrial[3]				
Manufacturing (NAICS 31)	126,327	3.0%	4,158	4.9%
Manufacturing (NAICS 32)	90,903	2.2%	3,303	3.9%
Manufacturing (NAICS 33)	246,051	5.9%	8,339	9.8%
Wholesale Trade	226,827	5.4%	9,841	11.6%
Transportation and Warehousing	142,892	3.4%	3,233	3.8%
Construction (20 percent)	31,382	0.8%	733	0.9%
Industrial Subtotal	864,382	20.8%	29,607	34.8%
Office[4]	1,007,502	24.2%	19,290	22.7%
Retail	425,225	10.2%	9,169	10.8%
Arts and Entertainment	69,848	1.7%	692	0.8%
Health Care and Social Assistance	378,229	9.1%	7,737	9.1%
Accomodation and Food Services	318,127	7.6%	4,597	5.4%
Government	571,281	13.7%	3,890	4.6%
Other	528,088	12.7%	10,116	11.9%
TOTAL	4,162,682	100.0%	85,098	100.0%

1. Based on data from California EDD.
2. Based on establishment level data from Info USA provided by SCAG.
3. Includes Manufacturing, Wholesale Trade, Transportation and Warehousing, and 20 percent of Construction.
4. Includes Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional/Scientific/ Technical Services, Educational Services and 50 percent Administrative/Support/Waste Management.

Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department (EDD)
InfoUSA, 2006 provided by Southern California Association of Governments (SCAG)

4.4. Economic Performance

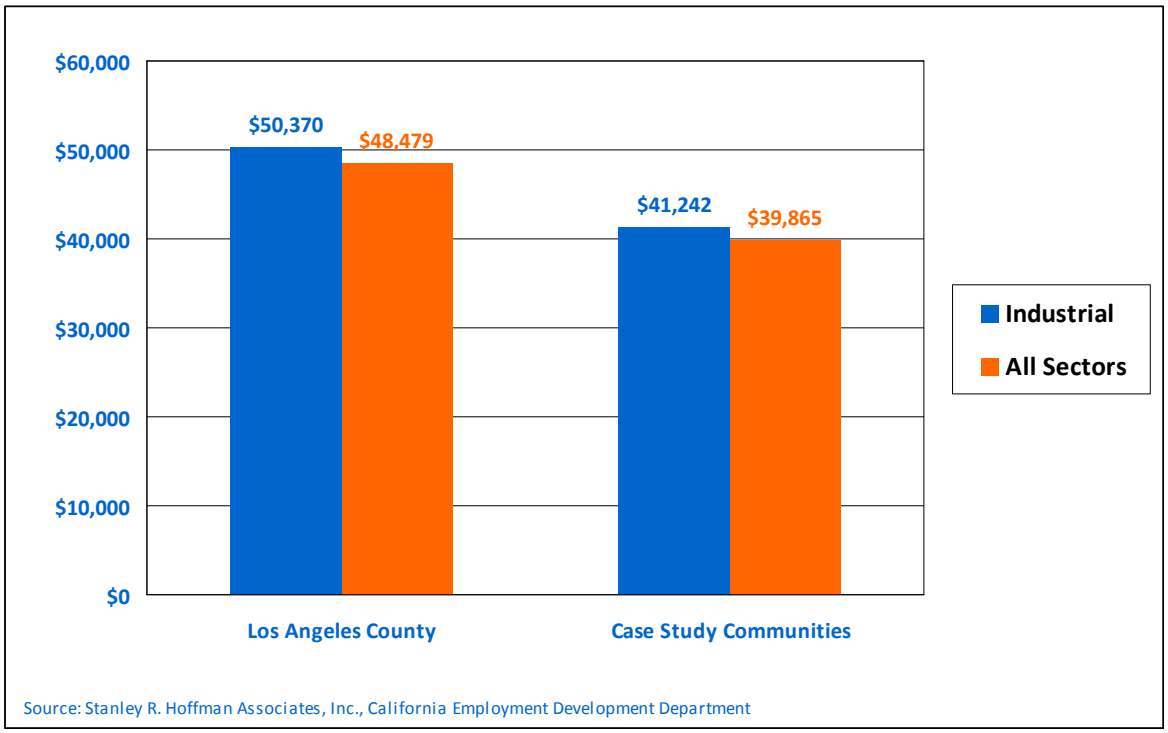
- Based on information from the California Employment Development Department (EDD), the average industrial wage in 2006 in the County and the ten unincorporated case study communities was higher than the average wage across all sectors, as shown in Figure 1;

- A total of $19.3 billion in sales is estimated for the ten unincorporated case study communities with about $10.5 billion, or 54 percent of these sales, generated within two communities: 1) East Los Angeles; and 2) West Rancho Dominguez-Victoria;

- Of the $19.3 billion total sales, about $13.2 billion, or about 70 percent are industrial sales; and

- Retail sales range from a low of about 6 percent of total sales in West Rancho Dominguez-Victoria – an area that is heavily industrial – to a high of about 39 percent in East Rancho Dominguez – which is heavily residential. The unincorporated community of East Los Angeles shows the largest estimated amount of retail sales at about $803 million.

Figure 1
Average Wage: 2006
County and Case Study Communities



The complete analysis can be found in Appendix B.

5. Infill Analysis

This section reviews the infill housing site selection process, describing the stages by which industrial locations in the communities are screened. Within the urban unincorporated County, approximately 4.5 percent of the land is zoned industrial, totaling nearly 4,600 acres. The communities range in the amount of land designated for industrial use: Rancho Dominguez contains almost 1400 acres of industrial land, covering nearly 90 percent of its area; Altadena, in contrast, has within its boundaries only four industrial sites, totaling 0.71 acres, and comprising 0.01 percent of the total community.

The application of the ISW begins with the use of three parameters: 1) Location within the 2% Strategy Areas; 2) Property improvement to land value ratios (based on Assessor tax data) of 0.9 or below; and 3) Property size greater than 5,000 square feet. Introducing the 2% Strategy Areas criterion reduces the amount of industrial land by one-third, or from approximately 4,500 acres to slightly more than 3,000 acres.

Using as the next standard, the 0.9 improvement to land values ratio as a maximum, the total amount of industrial land drops by another third. Screen A identifies 1,665 acres of land as infill development opportunities. This amount represents 36.4 percent of the industrially-zoned properties in the entire urban unincorporated County. (See Appendix C for a description of how to use the Infill Selection Web-System.)[4]

When contextual factors are incorporated into Screen B, the sharpest decline occurs in the number of properties. While 22 communities have some industrial properties within the 2% Strategy Areas, only five communities are identified where the development of housing may be appropriate: Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone and West Carson. Areas that are overwhelmingly industrial in character or that near significant environmental nuisances or hazards are ruled out.

The average industrial property in the urban unincorporated County is more than 48,000 square feet. The results from Screen B indicate an average parcel size of approximately 12,000 square feet. This difference reflects the way in which the ISW selects for smaller industrial parcels that buffer the residential communities, as the best opportunities for housing are often those industrial sites that serve as transition areas to adjoining residential uses.

[4] The ISW can be accessed at http://lots.uccla.edu and choosing the 'SCALOTS' button. The ISW is located on the Southern California LOTS home page.

	Industrial Properties in the Unincorporated County			
	PARCELS	ACRES	AVG_SQFT	PERCENT COMMUNITY AREA
ALONDRA PARK	11	5.84	23,114.48	0.93%
ALTADENA	4	0.71	7,755.59	0.01%
AVOCADO HEIGHTS	271	317.15	50,977.33	14.82%
BANDINI ISLANDS	17	22.93	58,754.03	70.66%
COVINA ISLANDS	9	3.46	16,764.93	0.43%
DEL AIRE	30	44.81	65,071.19	10.27%
EAST RANCHO DOMINGUEZ	57	12.40	9,476.08	3.32%
EAST LOS ANGELES	522	195.43	16,308.65	5.47%
EAST PASADENA - SAN GABRIEL	39	20.96	23,414.33	0.97%
FLORENCE - FIRESTONE	820	320.80	17,041.77	17.82%
HACIENDA HEIGHTS	39	87.31	97,519.73	0.56%
LA CRESCENTA - MONTROSE	1	1.47	63,854.98	0.07%
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS	2	2.43	53,018.27	0.08%
LENNOX	31	17.70	24,869.14	3.37%
NORTH WHITTIER	4	24.37	265,392.52	0.38%
RANCHO DOMINGUEZ	498	1,393.11	121,854.80	89.68%
ROWLAND HEIGHTS	96	146.98	66,691.60	1.60%
SOUTH EL MONTE ISLAND	4	0.96	10,505.77	38.29%
SOUTH SAN JOSE HILLS	18	22.58	54,651.21	2.03%
SOUTH WALNUT	54	65.53	52,860.37	98.88%
SOUTH WHITTIER - SUNSHINE ACRES	80	28.77	15,666.54	0.62%
UNIVERSAL CITY	5	297.67	2,593,344.13	100.00%
W ATHENS - WESTMONT	4	3.02	32,941.62	0.20%
W RANCHO DOMINGUEZ - VICTORIA	831	929.34	48,715.10	45.62%
WALNUT PARK	1	0.29	12,755.54	0.08%
WEST CARSON	337	316.01	40,847.09	3.08%
WEST PUENTE VALLEY	10	10.27	44,724.45	1.14%
WEST WHITTIER - LOS NIETOS	78	23.93	13,363.71	1.87%
WESTFIELD	1	81.76	3,561,565.36	2.21%
WHITTIER NARROWS	33	137.23	181,143.01	7.00%
WILLOWBROOK	225	39.78	7,700.55	4.23%
TOTAL	**4,132**	**4,575.03**	**48,230.50**	

	Industrial Properties within the 2% Strategy Areas			
	PARCELS	ACRES	AVG_SQFT	PERCENT COMMUNITY AREA
ALONDRA PARK	11	5.84	23,114.48	0.93%
ALTADENA				
AVOCADO HEIGHTS	271	317.15	50,977.33	14.82%
BANDINI ISLANDS	17	22.93	58,754.03	70.66%
COVINA ISLANDS				
DEL AIRE	8	27.32	148,760.11	6.26%
EAST RANCHO DOMINGUEZ	57	12.40	9,476.08	3.32%
EAST LOS ANGELES	522	195.43	16,308.65	5.47%
EAST PASADENA - SAN GABRIEL	39	20.96	23,414.33	0.97%
FLORENCE - FIRESTONE	809	315.90	17,009.55	17.55%
HACIENDA HEIGHTS	39	87.31	97,519.73	0.56%
LA CRESCENTA - MONTROSE				
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS				
LENNOX				
NORTH WHITTIER	3	22.75	330,284.03	0.35%
RANCHO DOMINGUEZ	498	1,393.11	121,854.80	89.68%
ROWLAND HEIGHTS	92	137.22	64,970.65	1.49%
SOUTH EL MONTE ISLAND	4	0.96	10,505.77	38.29%
SOUTH SAN JOSE HILLS	18	22.58	54,651.21	2.03%
SOUTH WALNUT	54	65.53	52,860.37	98.88%
SOUTH WHITTIER - SUNSHINE ACRES				
UNIVERSAL CITY	3	133.71	1,941,479.79	44.92%
W ATHENS - WESTMONT	4	3.02	32,941.62	0.20%
W RANCHO DOMINGUEZ - VICTORIA				
WALNUT PARK	1	0.29	12,755.54	0.08%
WEST CARSON	182	196.33	46,989.67	1.92%
WEST PUENTE VALLEY	10	10.27	44,724.45	1.14%
WEST WHITTIER - LOS NIETOS				
WESTFIELD				
WHITTIER NARROWS	26	26.39	44,211.81	1.35%
WILLOWBROOK	225	39.78	7,700.55	4.23%
TOTAL	**2,893**	**3,057.18**	**46,032.12**	

	Screen A: Industrial Parcels Within the 2 Percent Strategy Areas and With I/L Ratios <.9 and > 5,000 Sq. Ft.			
	PARCELS	ACRES	AVG_SQFT	PERCENT COMMUNITY AREA
ALONDRA PARK	10	4.56	19,865.99	0.73%
ALTADENA				
AVOCADO HEIGHTS	141	163.12	50,392.57	7.62%
BANDINI ISLANDS	11	19.36	76,673.28	59.67%
COVINA ISLANDS				
DEL AIRE	2	7.57	164,804.65	1.73%
EAST RANCHO DOMINGUEZ	33	9.11	12,031.28	2.44%
EAST LOS ANGELES	287	121.76	18,480.97	3.41%
EAST PASADENA - SAN GABRIEL	26	11.34	19,005.37	0.52%
FLORENCE - FIRESTONE	475	241.85	22,179.17	13.43%
HACIENDA HEIGHTS	32	84.96	115,650.96	0.55%
LA CRESCENTA - MONTROSE				
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS				
LENNOX				
NORTH WHITTIER	2	21.37	465,395.74	0.33%
RANCHO DOMINGUEZ	254	682.28	117,007.90	43.92%
ROWLAND HEIGHTS	53	72.20	59,343.00	0.79%
SOUTH EL MONTE ISLAND	4	0.96	10,505.77	38.29%
SOUTH SAN JOSE HILLS	5	2.86	24,905.65	0.26%
SOUTH WALNUT	19	32.25	73,927.87	48.66%
SOUTH WHITTIER - SUNSHINE ACRES				
UNIVERSAL CITY	1	1.36	59,151.84	0.46%
W ATHENS - WESTMONT	3	2.92	42,402.13	0.19%
W RANCHO DOMINGUEZ - VICTORIA				
WALNUT PARK	1	0.29	12,755.54	0.08%
WEST CARSON	113	126.77	48,866.87	1.24%
WEST PUENTE VALLEY	3	5.09	73,944.74	0.57%
WEST WHITTIER - LOS NIETOS				
WESTFIELD				
WHITTIER NARROWS	4	3.86	42,083.01	0.20%
WILLOWBROOK	85	20.64	10,579.40	2.20%
TOTAL	**1,564**	**1,636.50**	**45,579.17**	

	Screen B: Screen A Properties with Contextual Information			
	PARCELS	ACRES	AVG_SQFT	PERCENT COMMUNITY AREA
ALONDRA PARK				
ALTADENA				
AVOCADO HEIGHTS	16	4.58	12,460.06	0.21%
BANDINI ISLANDS				
COVINA ISLANDS				
DEL AIRE				
EAST RANCHO DOMINGUEZ	33	8.09	10,672.50	2.16%
EAST LOS ANGELES	130	22.50	7,538.74	0.63%
EAST PASADENA - EAST SAN GABRIEL				
FLORENCE - FIRESTONE	87	31.80	15,921.97	1.77%
HACIENDA HEIGHTS				
LA CRESCENTA - MONTROSE				
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS				
LENNOX				
NORTH WHITTIER				
RANCHO DOMINGUEZ				
ROWLAND HEIGHTS				
SOUTH EL MONTE ISLAND				
SOUTH SAN JOSE HILLS				
SOUTH WALNUT				
SOUTH WHITTIER - SUNSHINE ACRES				
UNIVERSAL CITY				
W ATHENS - WESTMONT				
W RANCHO DOMINGUEZ - VICTORIA				
WALNUT PARK				
WEST CARSON	19	12.25	28,094.52	0.12%
WEST PUENTE VALLEY				
WEST WHITTIER - LOS NIETOS				
WESTFIELD				
WHITTIER NARROWS				
WILLOWBROOK				
TOTAL	**285**	**79.21**	**12,107.36**	

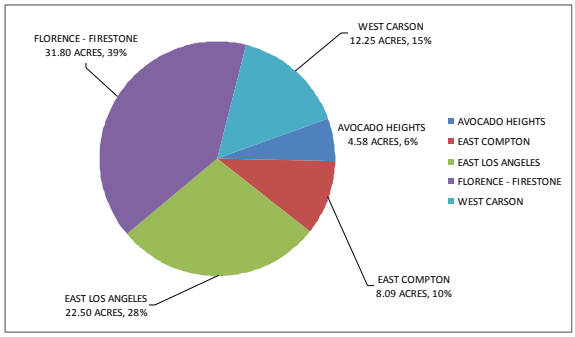
Appendix D provides a complete inventory of the identified potential housing infill properties within five unincorporated communities within the 2% Strategy Areas. The online ISW provides ortho-imagery, GIS parcel maps, Assessor information, and a listing of commercial and public services for every industrial property in the unincorporated communities of the County.

The following analyzes the inventory of Screen B properties.

5.1. Distribution by Communities

East Los Angeles, West Carson, and Florence-Firestone account for about 82 percent or 66.55 acres of the selected potential parcels. With nearly 40 percent of the potential infill land, the Florence-Firestone community provides important opportunities for infill development (Figure 1).

Figure 1. RESULTS: SUMMARY DISTRIBUTION OF LAND AREA BY UNINCORPORATED COMMUNITY



5.2. Distribution by Zoning and Use-Code

Ninety-six percent of the selected industrially-zoned parcels, or parcels with infill potential, are currently zoned for light manufacturing. An analysis of Assessor Use Code data for the selected parcels indicates that 62 percent of the acreage has been identified as having industrial uses, about 20 percent, commercial uses, and 17 percent, residential uses.

Figure 2. RESULTS: SUMMARY DISTRIBUTION OF LAND AREA, BY USE-CODE TYPE

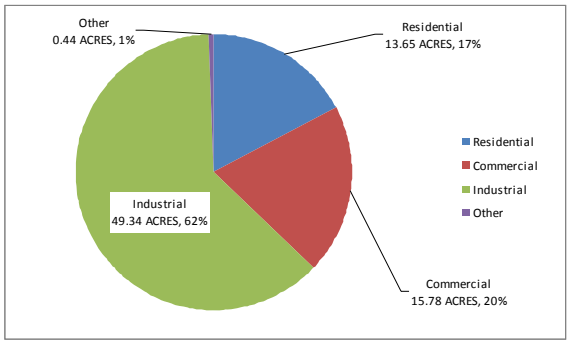


Table 2. RESULTS – DISTRIBUTION BY ZONE CODE AND USE-CODE TYPE

	Acreage	Zone Code Type*		Use-Code Type**			
		Light Manufacturing	Heavy Manufacturing	Residential	Commercial	Industrial	Others
AVOCADO HEIGHTS	4.58	4.58	0	3.87	0.71	0	0
EAST RANCHO DOMINGUEZ	8.09	8.09	0	1.47	6.30	0.12	0.19
EAST LOS ANGELES	22.50	21.00	1.50	5.60	4.15	12.50	0.25
FLORENCE - FIRESTONE	31.80	30.48	1.32	0.31	4.09	27.40	0
WEST CARSON	12.25	12.25	0	2.41	0.53	9.32	0
Total (All Results)	**79.21**	**76.40**	**2.82**	**13.65**	**15.78**	**49.34**	**0.44**

* Zone Code information is derived from Department of Regional Planning (DRP) Zoning layer and Assessor data

** Use Code information is derived from Department of Regional Planning (DRP) Parcel database

5.3. *Parcel Size*

The two hundred eighty-five properties identified as having infill potential in Screen B, range in size from 0.046 acres to 2.38 acres, with the mean size of 12,107 square feet and a median size of 6,698 square feet. About 65% of the selected parcels are sites with less than 0.2 acres. A comparison of the mean and median sizes for industrially-zoned parcels in the unincorporated areas is presented in the table below.

Table 3. MEAN AND MEDIAN LOT SIZES FOR INDUSTRIALLY-ZONED PARCELS

REGION	MEAN (SQ FT)	MEDIAN (SQ FT)
Los Angeles County (unincorporated)	173,096	95,890
Urban County (unincorporated)	49,157	15,615
2% Strategy Areas (unincorporated)	45,700	13,141
Results	12,107	6,698

5.4. *Improvement to Land Value Ratio*

Approximately one-third of the properties within the 2% Strategy Areas have Improvement to Land Value ratios greater than 0.9. A review of the selected parcels or results indicates that about 52 percent have very low ratios (less than 0.3), about 28 percent have ratios between 0.3 to 0.6, and another 20 percent have ratios between 0.6 to 0.9.

Figure 3. IMPROVEMENT TO LAND VALUE RATIO

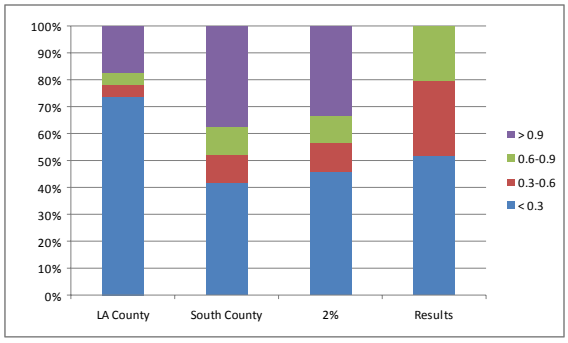


Table 4. IMPROVEMENT TO LAND VALUE RATIO

	Improvement to Land Value Ratio			
REGION	**< 0.03**	**0.3-0.6**	**0.6-0.9**	**> 0.9**
Los Angeles County	74%	4%	4%	18%
Urban Unincorporated Areas	42%	10%	10%	37%
2% Strategy Areas (unincorporated)	46%	11%	10%	33%
Results	52%	28%	20%	0%

* Includes records with missing data

The Screen B results then are evaluated under different density strategies to estimate unit count. Unit counts are calculated by taking the size of the parcel with the maximum allowable density under different zoning standards. To get better insight into densities that received approvals, various examples of projects that had been developed in the unincorporated County are studied and analyzed (Appendix E). The actual density that was designated for such projects tended to be in the range of 25 dwelling units per acre.

Scenario 1: Unit Count Estimates - Screen B Areas Rezoned to R-2, R-3, or R-4

Table 5. UNIT COUNT ESTIMATES FOR R-2, R-3, R-4 ZONES

SR. NO.	ZONE TYPE	UNIT COUNT
1.	R-2 (17 DU/Acre)	1,347
2.	R-3 (30 DU/Acre)	2,376
3.	R-4 (50 DU/Acre)	3,961

Table 6. UNIT COUNT ESTIMATES FOR REZONED AREAS BY COMMUNITY

COMMUNITY	R-2 (17 DU/ACRE)	R-3 (30 DU/ACRE)	R-4 (50 DU/ACRE)
Avocado Heights	78	137	229
East Rancho Dominguez	137	243	404
East Los Angeles	382	675	1,125
Florence-Firestone	541	954	1,590
West Carson	208	368	613
Total	**1,347**	**2,376**	**3,961**

Scenario 2: Unit Count Estimates - Screen B Areas with Density Based on Average Density of Similar Completed Projects

Table 7. UNIT COUNT ESTIMATES BASED ON AVERAGE DENSITY OF EXISTING PROJECTS

COMMUNITY	25 DU/ACRE
Avocado Heights	114
East Rancho Dominguez	202
East Los Angeles	562
Florence-Firestone	795
West Carson	306
Total	**1,980**

6. Land Assembly and Redevelopment Strategies

Data from the Economic Analysis section of this report are applied to the five unincorporated areas unincorporated areas identified through the Infill Analysis. Indicators, such as the percentage of industrially-designated land in the local economy, are used to better understand the characteristics in each community and thereby inform recommendations. InfoUSA, Inc. provides street locations of industrial businesses and can be used to examine the likelihood of displacing employment. Below is a table that summarizes economic information for each of the five communities with infill potential.

Table 8. Selected Economic and Demographic Indicators for Study Areas with Infill Potential

	Florence Firestone Walnut	West Carson	East Compton	East Los Angeles	Avocado Heights
Population 2006	83,062	22,823	22,933	138,808	21,478
Households 2006	17,692	7,465	4,569	31,807	4,808
Total Jobs 2006	9,182	9,000	816	27,389	6,514
Industrial Jobs 2006	2,215	3,545	56	7,120	3,025
Industrial Jobs as % Total Jobs	24.1%	39.4%	6.9%	26.0%	46.4%
Total Jobs per Household 2006	0.52	1.21	0.18	0.86	1.35
Average Wage All Sectors	$30,163	$48,244	$43,538	$39,672	$43,767
Average Wage Industrial	$34,681	$48,182	$41,956	$35,988	$42,663
Ratio Industrial to Total Wage	1.15	1.00	0.96	0.91	0.97
Total Sales 2006 ('000s)	$1,710,431	$2,618,593	$88,133	$5,421,525	$2,226,475
Industrial Sales 2006 ('000s)	$1,000,825	$1,674,457	$16,097	$3,463,066	$1,707,632
Total Sales/ Total Jobs 2006	$186,281	$290,955	$108,006	$197,945	$341,798
Industrial Sales/Indsutrial Jobs 2006	$451,921	$472,317	$285,411	$486,358	$564,469
Total Acreage	1,715	2,037	374	3,391	1,336
Industrial Acreage	241	862	2	188	196
Industrial as % Total	14.1%	42.3%	0.4%	5.5%	14.6%
SCAG 2015 Total Employment	11,564	7,251	1,850	22,853	47,692
SCAG 2005-2015 Total Employment Growth	701	243	211	1,457	1,303
Percent Change 2005-2015	6.5%	3.5%	12.9%	6.8%	2.8%

Source: Stanley R. Hoffman Associates, Inc.

The infill potential for Screen B sites vary. It is also important to note that the potential for housing does not necessarily mean that this is the optimal approach for a particular set of properties. No software exists that can make strategic choices. Sometimes the optimal choice, upon closer inspection, is to use the property for new housing; yet, in examining another potential location, the value of industrial preservation becomes evident.

The Screen B sites in this research should not be seen as the limits for redevelopment but rather as building blocks. If one of the identified sites has an improvement to land value ratio of 0.3, it is likely to still be feasible to incorporate an adjacent parcel with, for example, a 1.0 ratio.

The following analysis of the five unincorporated communities in the 2% Strategy Areas begins with the three that have the greatest potential for planned housing investment, and then follows with the two where industrial preservation is the recommended approach.

6.1. East Los Angeles

Industrial activity is widely disbursed throughout East Los Angeles with concentrations on the northern and southern border of the community; however, strings of smaller industrial enterprises can be found along commercial corridors, such as Cesar Chavez and Olympic Boulevards. The selected area on the ortho-image is in the center of the community, zoned for light industrial, with no adjacent zoning for heavy industry. The selected area's most important attribute is its location near the planned Gold Line extension.

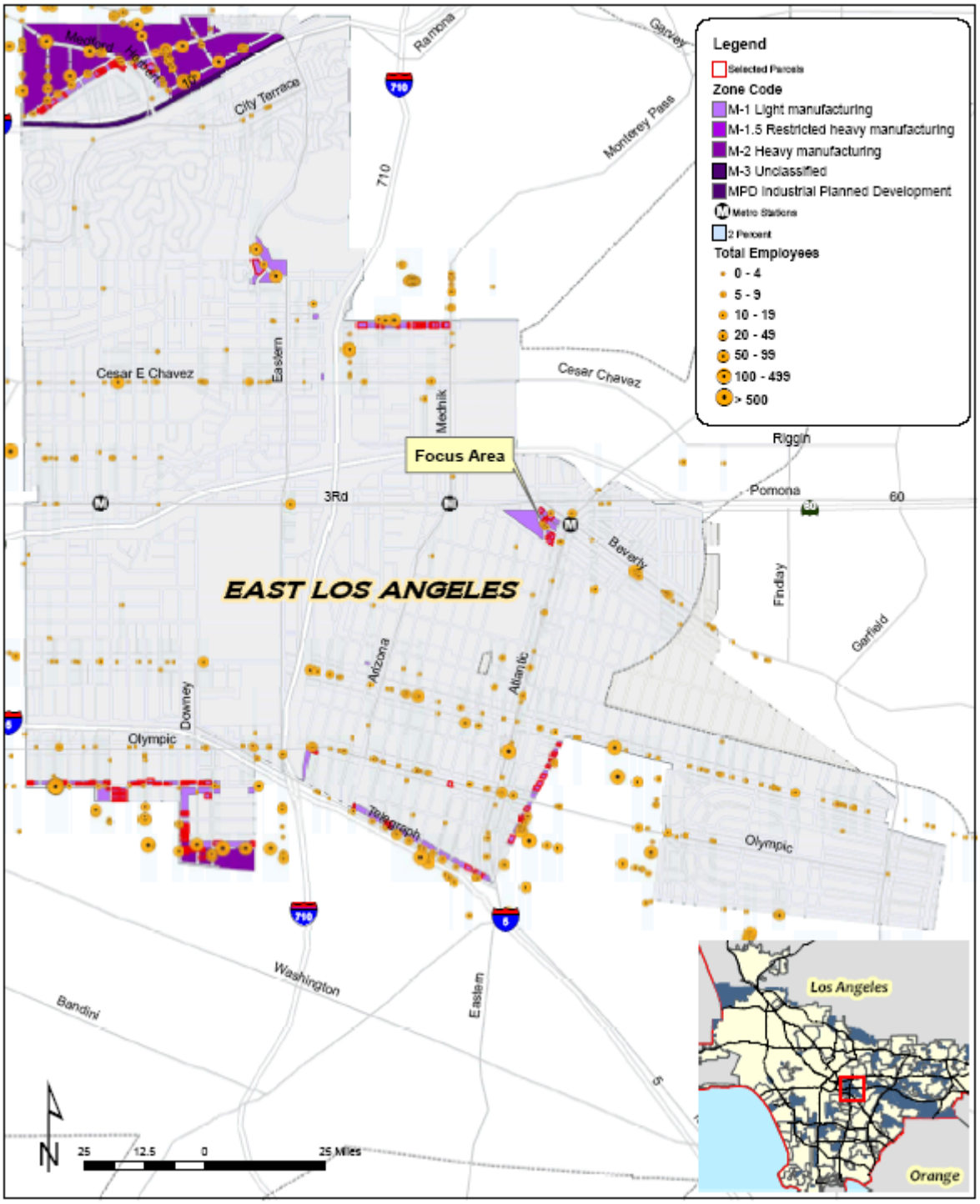
Using the InfoUSA, Inc. data, the density of industrial employment appears to be light and comparable to those found along the commercial corridors. The closest residential community is to the southwest and, in reviewing the ortho-imagery, the value of building a pedestrian link directly to the Gold Line transit station is apparent. Boundaries for a proposed Redevelopment area might go beyond the smaller triangle of identified properties, building a stronger connection to the residential area.

East Los Angeles has a higher percentage of jobs (26%) in the industrial category than the County as a whole. In addition to having a vibrant retail economy, East Los Angeles is also a hub of manufacturing, especially along its northern boundary. More than 7,000 industrial jobs are located in an area that has only 188 acres of industrially-zoned land. In contrast, Florence-Firestone has about 2,000 industrial jobs on 241 acres of land. This may explain, in part, why industrial activity has spilled into some of the major commercial corridors.

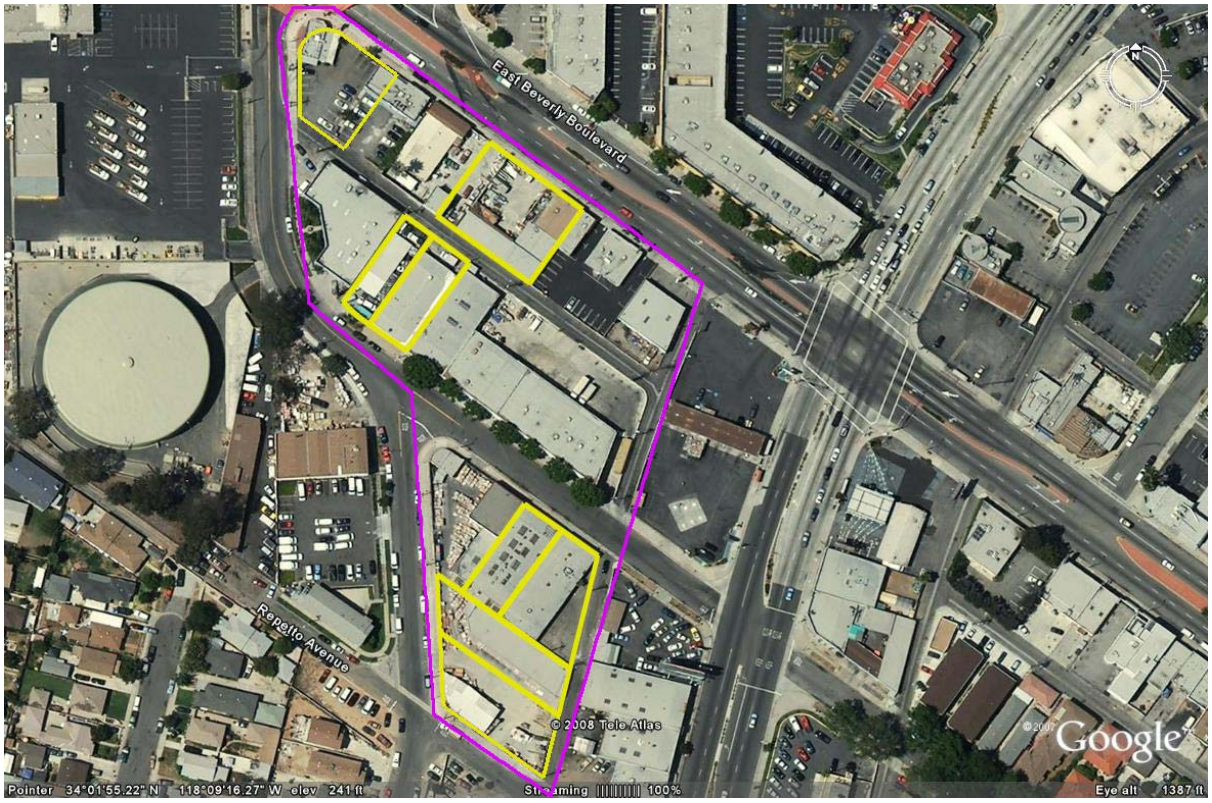
In summary, the East Los Angeles community has an active industrial sector; however, redevelopment near the planned Gold Line transit stop, based on InfoUSA, Inc. data and field checks, is not likely to result in significant job displacement.

Map 1. Community Map and Industrial Properties

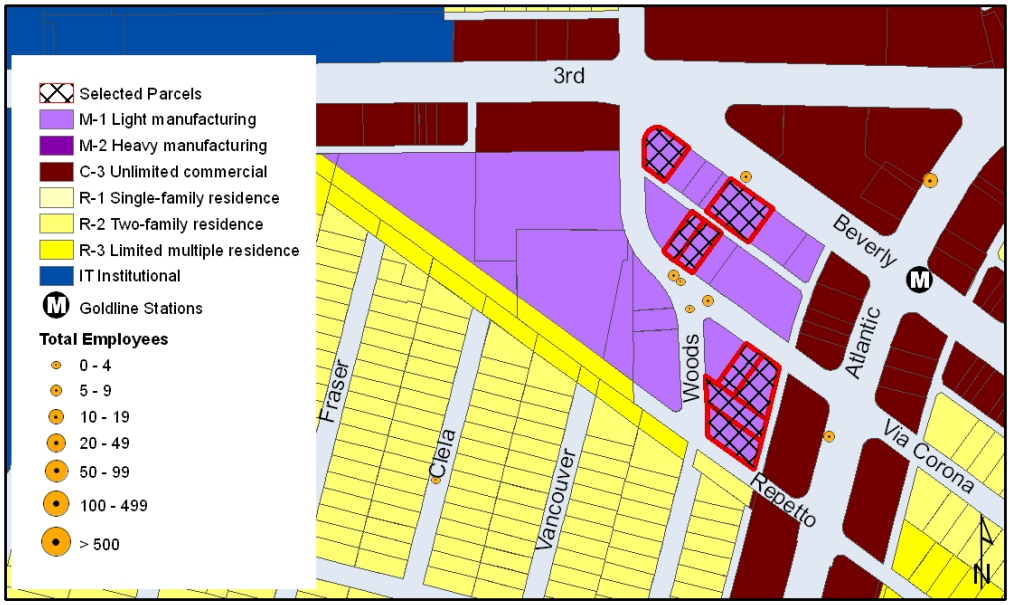
East Los Angeles
Selected Parcels and Industrial Zoning



Map 2. East Los Angeles Selected Area - South of E. Beverly Boulevard and north of Rapetto Avenue



Map 3. East Los Angeles Selected Area - Zoning and Industrial Employment



6.2. Florence-Firestone

The selected area in the ortho-image is in the center of the Florence-Firestone community and is adjacent to the Blue Line. Industrial properties are located on both sides of the light rail line, between two easily accessible transit stations. The selected area is within a concentration of light industrial properties and is adjacent to both housing and commercial services. Scattered along the boulevards is some industrial activity; however, this pattern is not as pronounced as it is within East Los Angeles.

In Florence-Firestone, the highest density of industrial employment can be found in the heavy industrially-zoned area in the northwest and along the Alameda Corridor, running north-south. Municipal policies along the Alameda Corridor typically support the allocation of adjacent land for industrial uses, both to mitigate environmental hazards to households as well as to use rail infrastructure to promote economic development activities. The County should keep its land use policies consistent with adjacent localities, not veering toward residential use unless properties are at a significant distance from this high speed line, which travels to and from the ports.

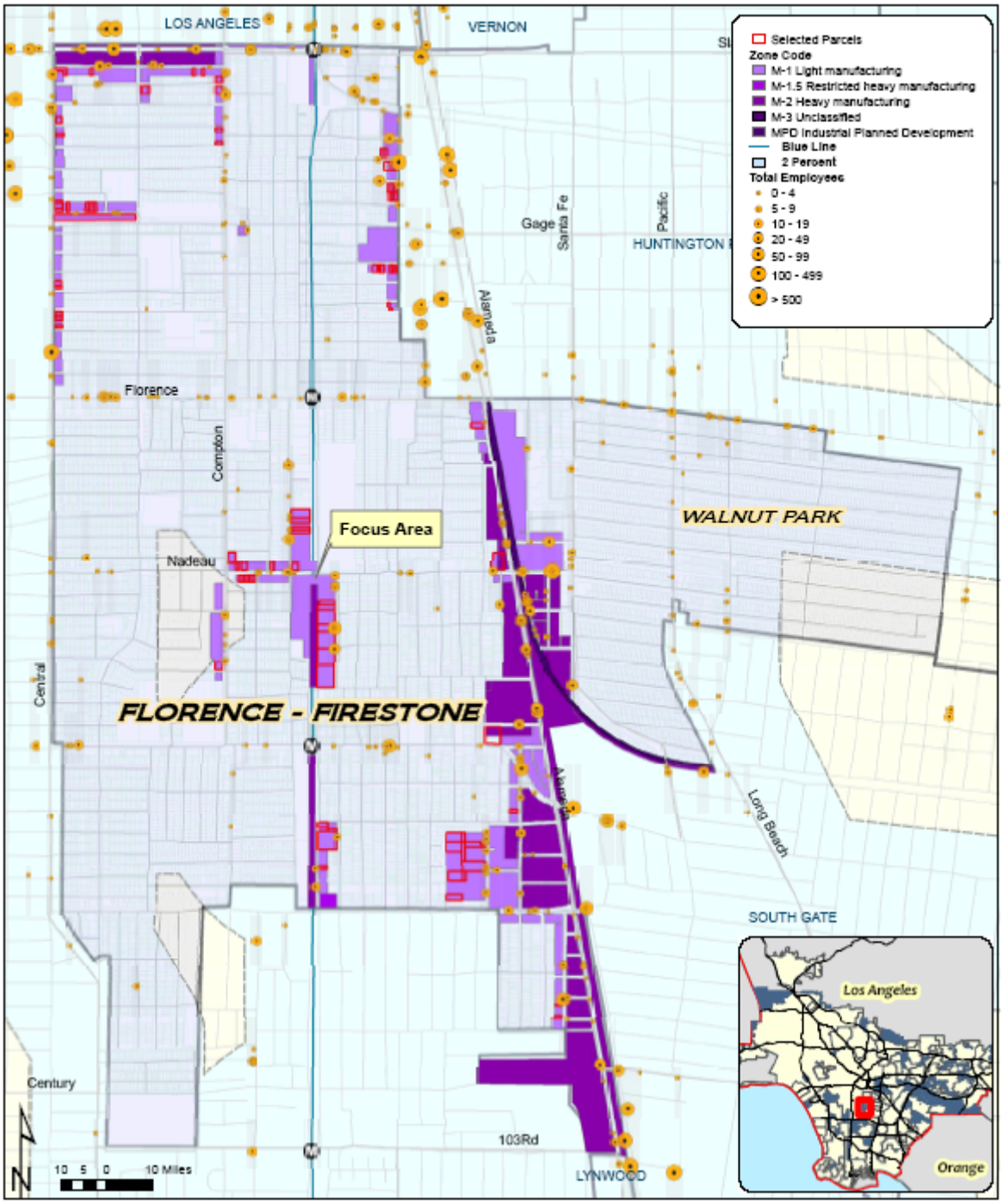
The InfoUSA, Inc. data indicates that in the eastern and northern properties in the selected area, significant levels of industrial activity are present; however, other locations within the community that lack these types of enterprises can be found. Care should be taken to preserve these important local jobs by finding relocation sites along the northern boundary or the Alameda Corridor. As noted, the density of industrial jobs per acre is lower than in East Los Angeles, suggesting that opportunities for finding new facilities for these businesses exist.

The other alternative is to focus housing efforts on the western side of the Blue Line, where the number of enterprises is much lower, and use the eastern side to intensify industrial activities that are suitable uses near housing. The aim might be to create a "TOJ" (Transit Oriented Jobs) approach in which workers are encouraged to use public transit for their commutes.

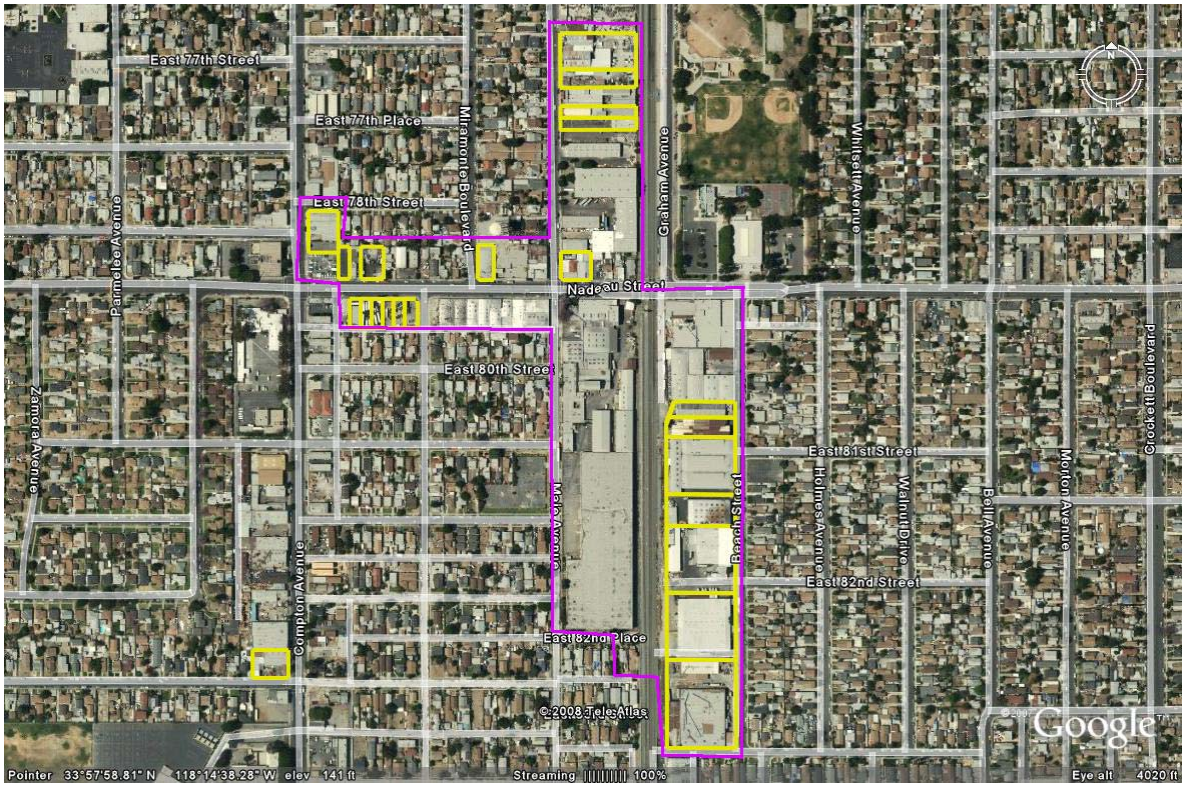
Florence-Firestone has a higher percentage of local jobs in the industrial category (24 percent) than the County as a whole (20 percent). Yet, based on the statistics for the total number of jobs per household, the community ratio is 0.52, compared to the County with a ratio of 1.29. In short, Florence-Firestone tends to lack jobs, but has 241 acres of underutilized land. Although it is beyond the scope of this research, there may be value in providing training and support for entrepreneurs who are committed to creating new employment opportunities within the area.

Map 4. Community Map and Industrial Properties

Florence Firestone
Selected Parcels and Industrial Zoning



Map 5. Florence – Firestone Selected Area - Between Compton Avenue and Graham Avenue and Nadeau Street



Map 6. Florence-Firestone Selected Area - Zoning and Industrial Employment

6.3. East Rancho Dominguez

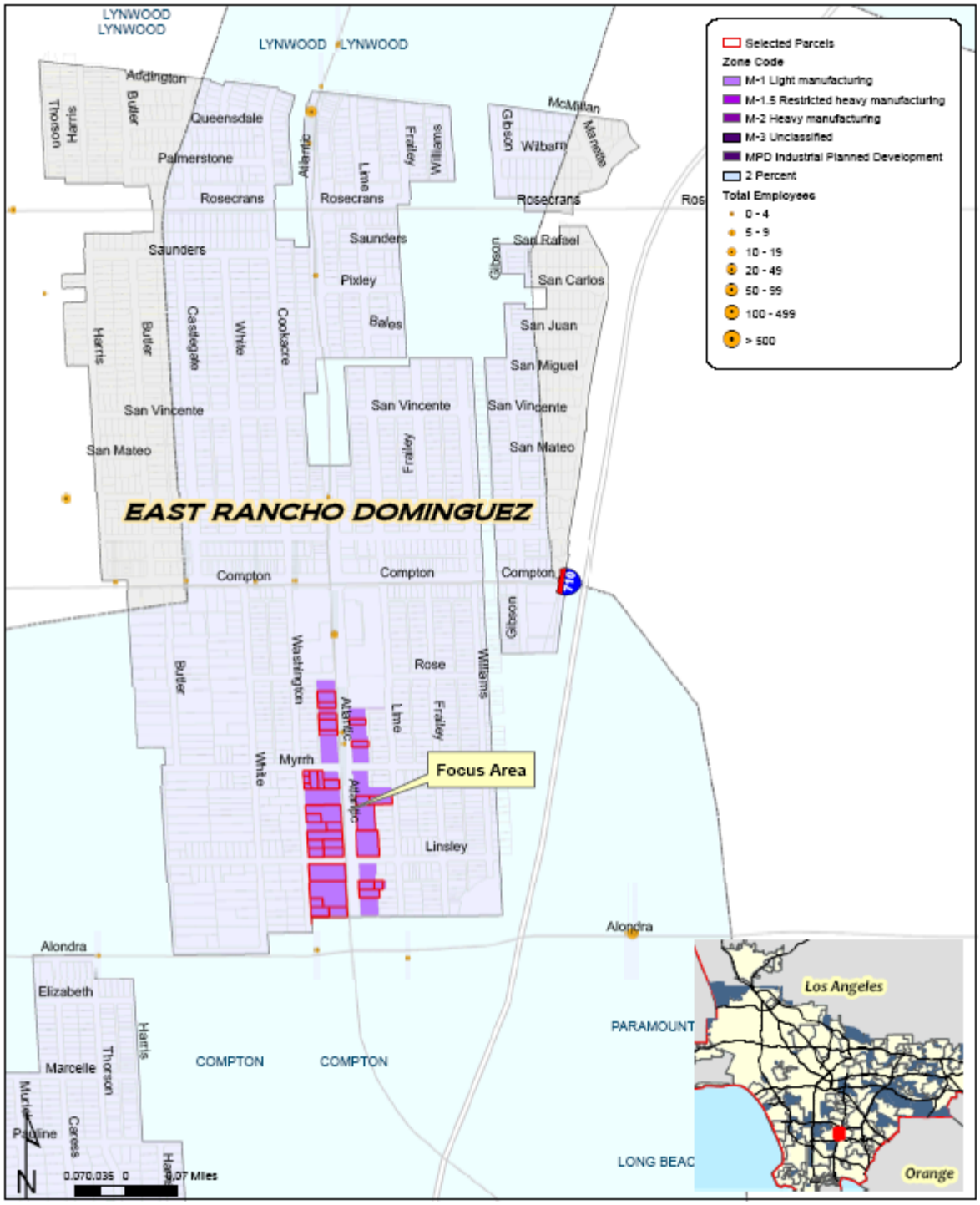
East Rancho Dominguez (also known as East Compton) has a very low level of industrial activity— only 6.9 percent of the total employment is in this category, compared to 20 percent Countywide. Approximately 50 jobs are located on 2 acres of land. These numbers reflect the dearth of local employment in the community. The jobs per household ratio is 0.18, compared to 1.29 for the County as a whole.

East Rancho Dominguez is a very low income residential community. The sparse level of industrial enterprises, based on InfoUSA, Inc. data, is apparent in reviewing the GIS maps. There are neither many jobs nor much industrial land. Only 0.4 percent of total land is zoned industrial. The zoning maps and the ortho-imagery portray an industrial area that is surrounded by single family neighborhoods. The vacant sites on the selected area's southern edge have already been cleared of structures by an affordable housing developer.

This study recommends rezoning/redesignating this area through the Community Planning process for a diversity of housing, including multifamily residential use. Planners are likely to get support from the local community because the largely vacant industrial properties may be seen as a local nuisance. Rezoning/redesignating the selected area will make subsequent infill residential development projects easier to implement.

Map 7. Community Map and Industrial Properties

East Rancho Dominguez
Selected Parcels and Industrial Zoning



Map 8. East Rancho Dominguez Selected Area – S. Atlantic Avenue and E. Myrrh Street

Map 9. East Rancho Dominguez Selected Area - Zoning and Industrial Employment

6.4. West Carson

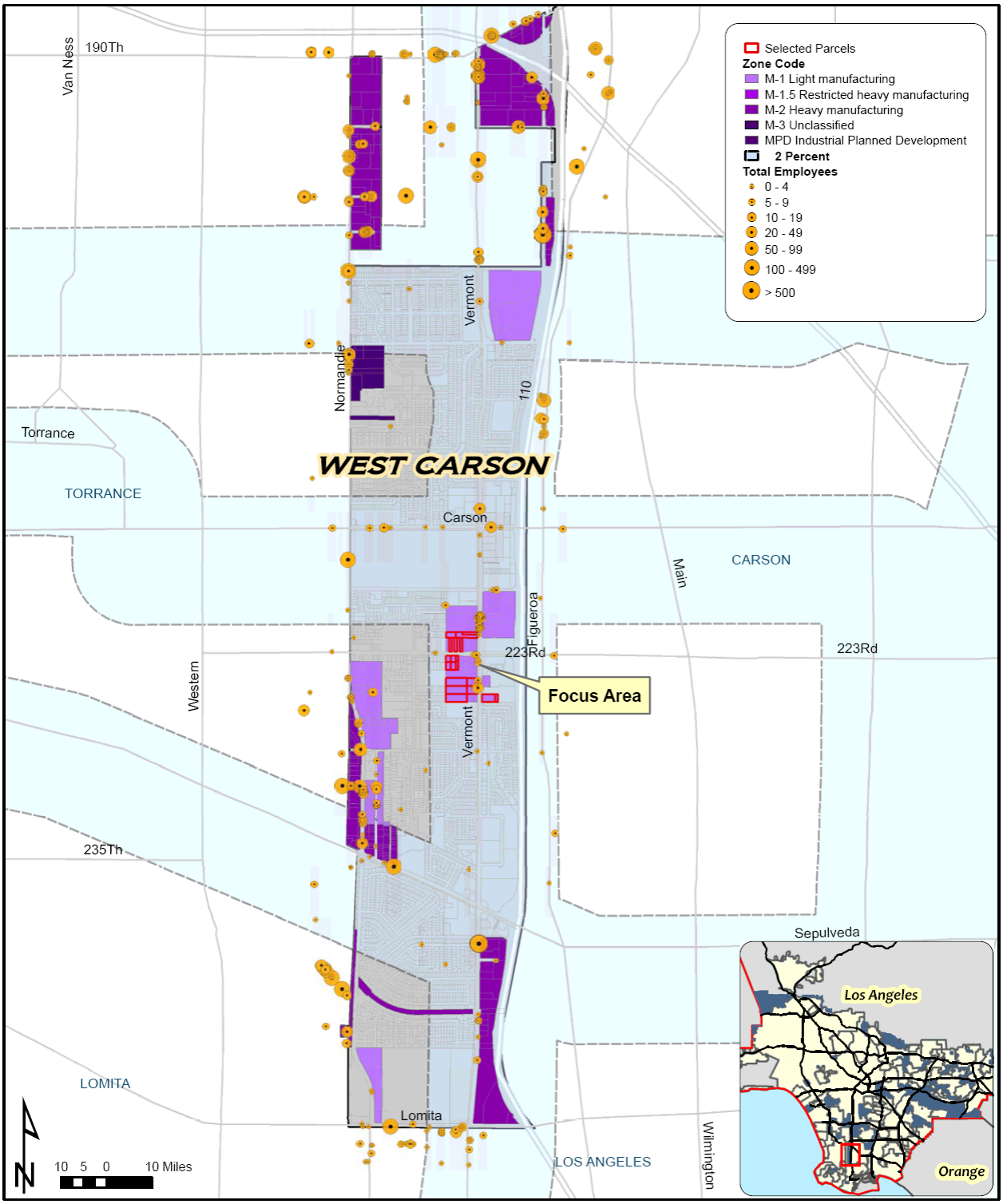
Nearly 40 percent of the total number of jobs in West Carson are industrial, which is double that of the County as a whole. The community generates 1.21 jobs per household, which is close to the 1.29 Countywide average. The industrial sector dominates the local economy with 42.3 percent of the land zoned for this category, totaling 862 acres.

This community serves as a center for warehousing and distribution of goods that come to the region from the ports of Long Beach and San Pedro. Yet, the community also has moderate and above moderate income neighborhoods in close proximity to the large commercial centers in the City of Carson. Over the last three years, two industrial sites were acquired for conversion to residential communities and the projects were given entitlements. There are market pressures in the area that are likely to resume during the next upswing in construction.

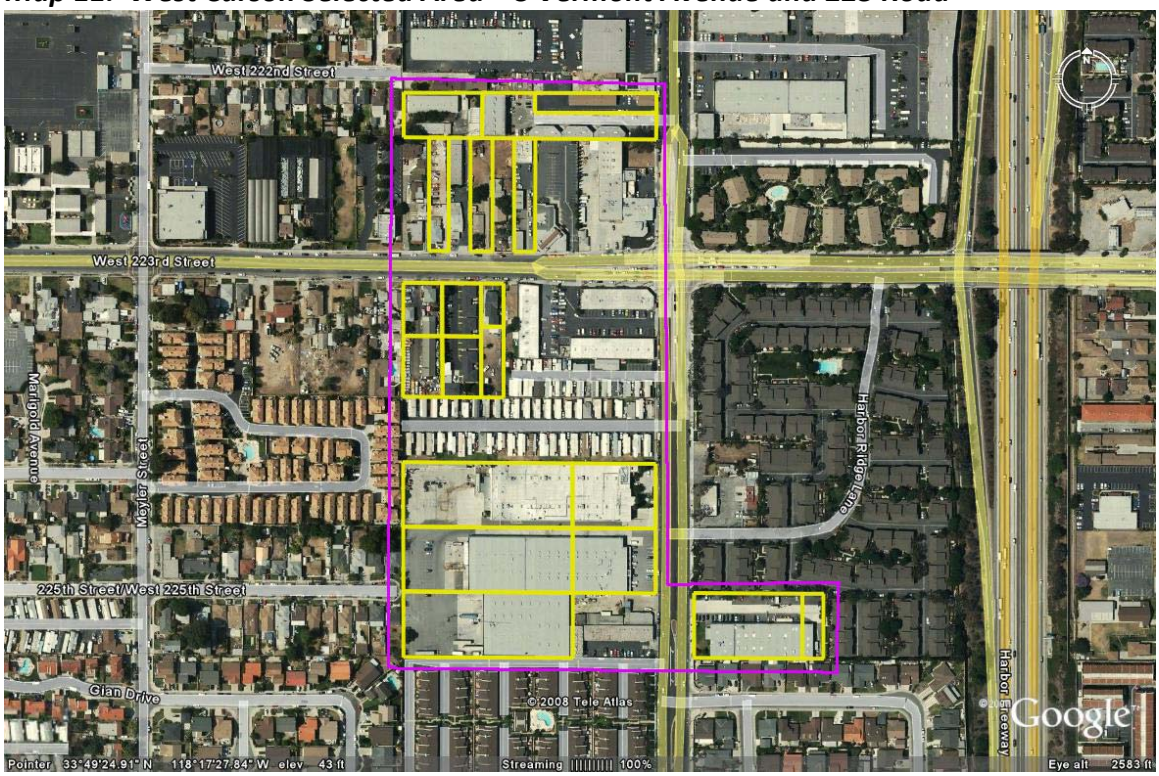
The GIS maps indicate that industrial activity is spread throughout the different quadrants of West Carson with the selected area located in the center of the community. This Area is surrounded on three sides by residential communities and is bisected by a mobile home park, providing lower cost dwellings for the community. Enterprises with a significant number of employees are located along the eastern boundary of the selected area, facing both industrial and residential areas.

The recommendation is that any new projects, generating new residential incursions be approached carefully, so as not to tip the balance away from the important economic role that West Carson plays. Questions might also be raised about the advisability of locating more housing near these areas of heavy trucking.

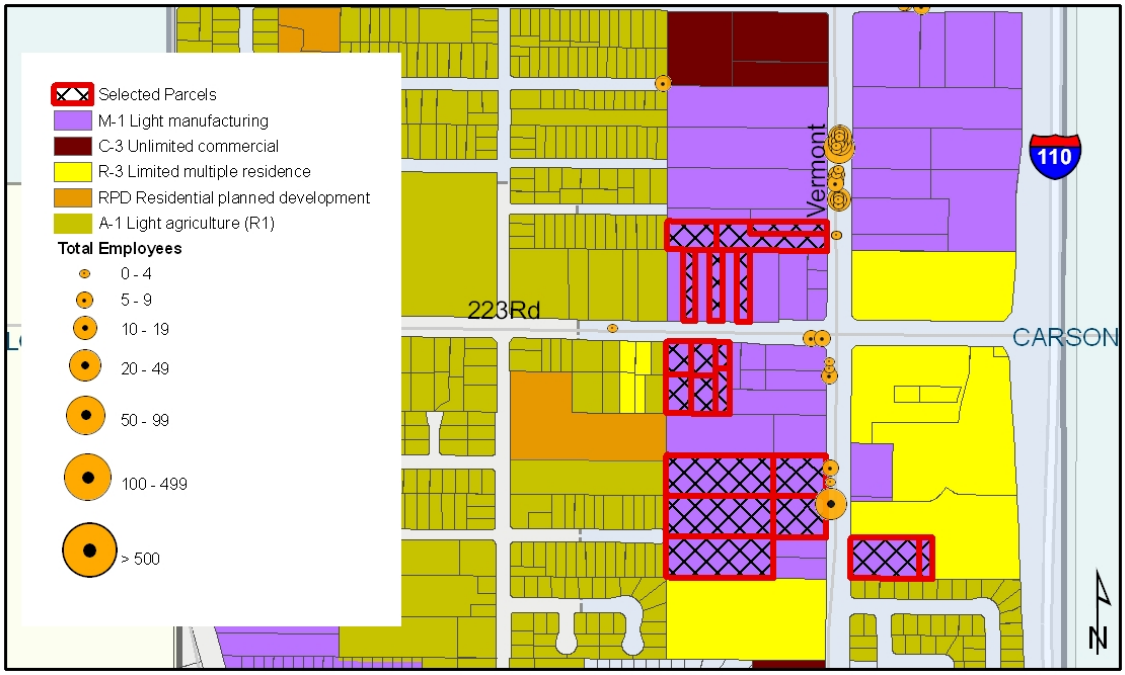
Map 10. Community Map and Industrial Properties
West Carson
Selected Parcels and Industrial Zoning



Map 11. West Carson Selected Area – S Vermont Avenue and 223 Road



Map 12. West Carson Selected Area - Zoning and Industrial Employment



6.5. Avocado Heights

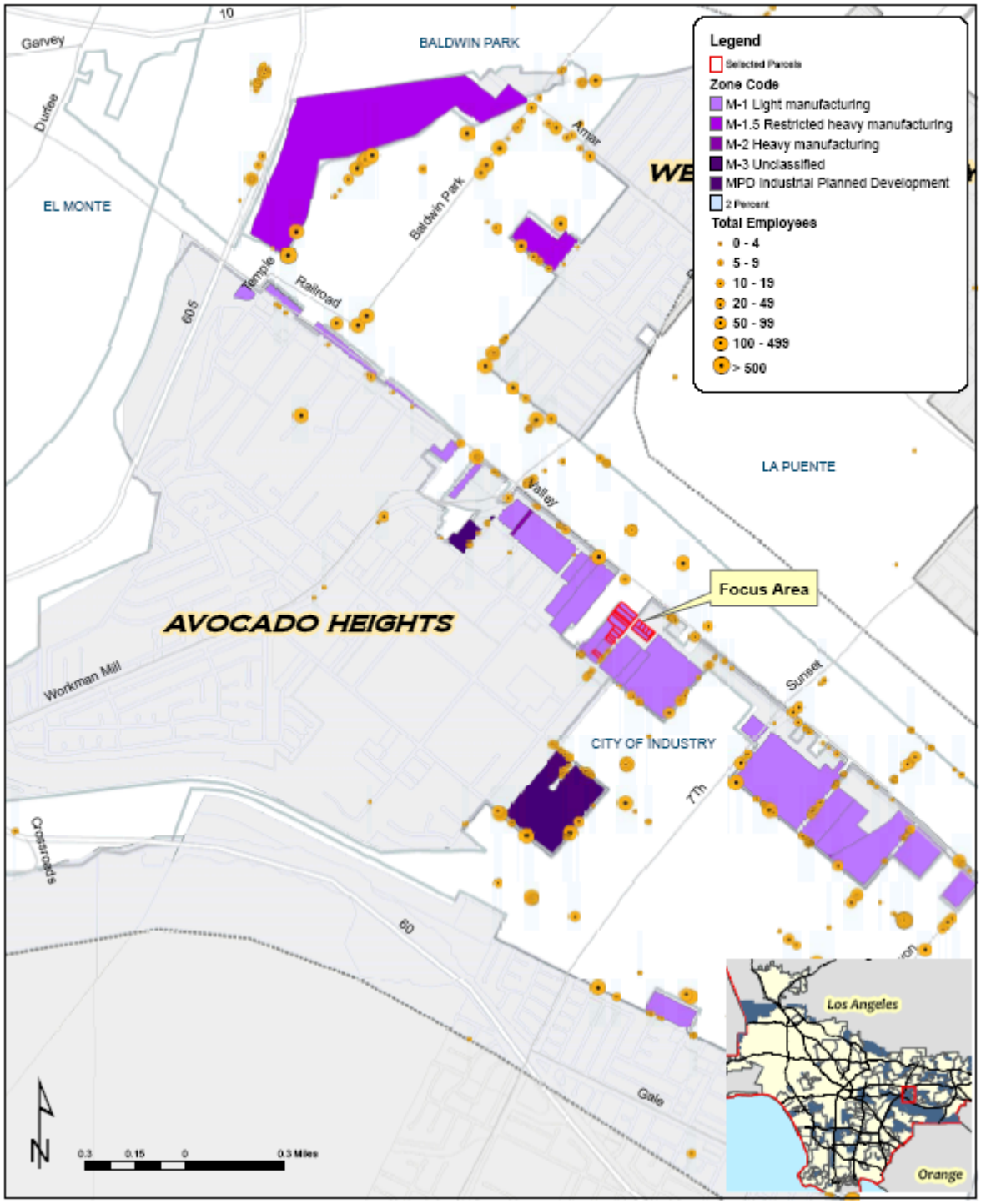
Avocado Heights has nearly twice the percentage of industrial jobs as the County, as a whole. Like West Carson, Avocado Heights is a net producer of jobs with 1.35 jobs per household, slightly higher than the Countywide average.

Although the area of Avocado Heights, with a concentration of Screen B properties, contains residential units on industrially-zoned properties, these sites are surrounded by industrial activity and are adjacent to the City of Industry. This narrow band of housing exists in isolation from the other residential communities to the southwest.

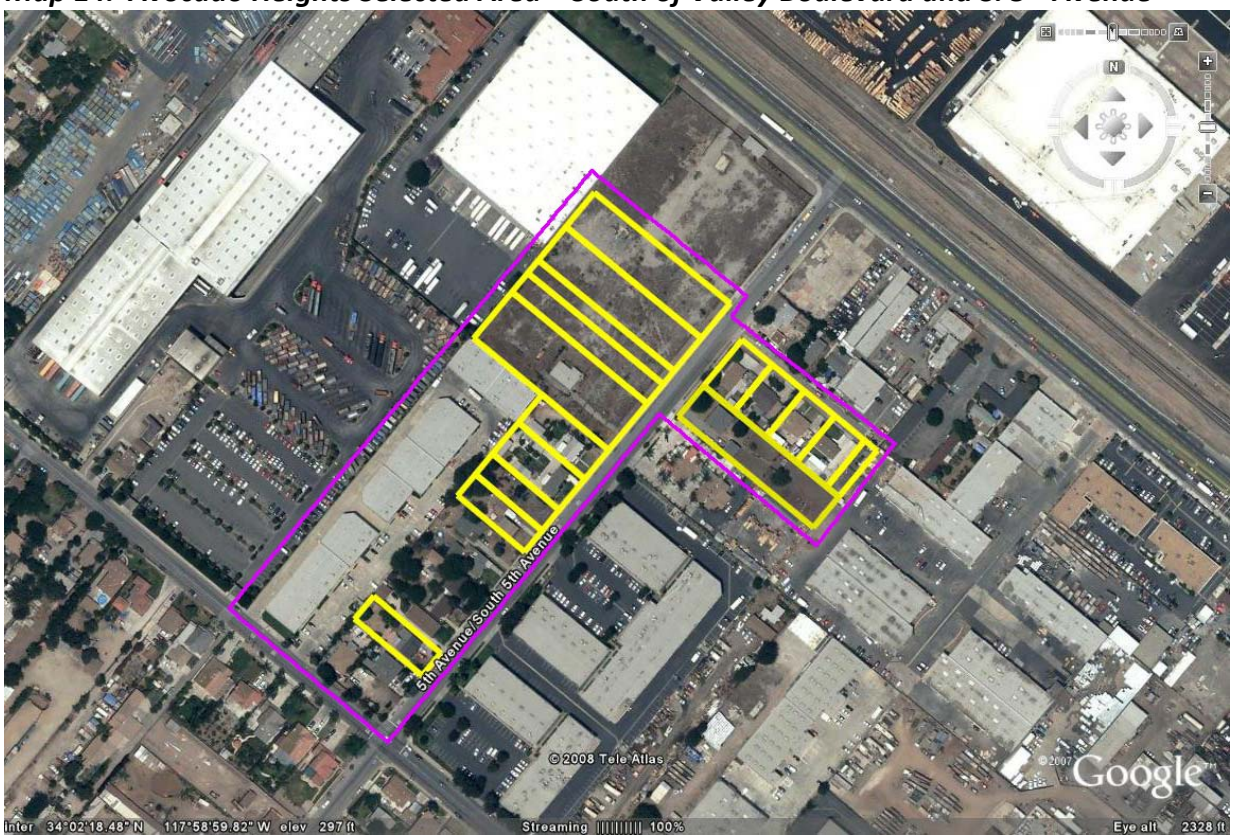
No rezoning is recommended for these Screen B properties. Although there is potential for housing, such as on the selected site, the County should consider the idea of supporting higher concentrations of industrial enterprises and employees in ways that boost public transit ridership within the 2% Strategy Areas, rather than seek opportunities for housing in locations, such as in Avocado Heights.

Map 13. Community Map and Industrial Properties

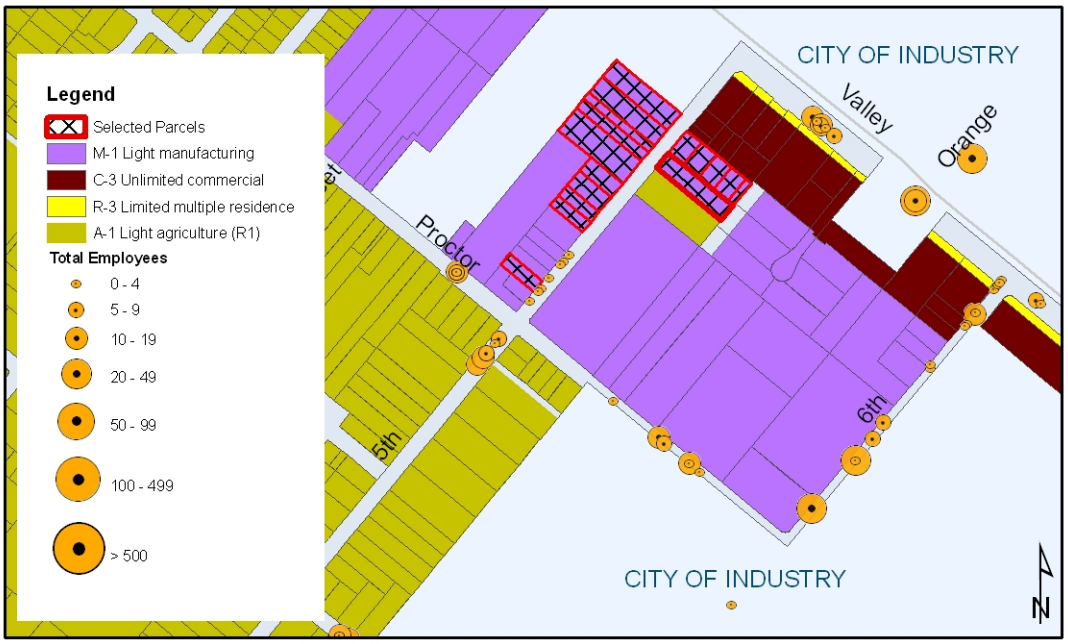
Avocado Heights
Selected Parcels and Industrial Zoning



Map 14. Avocado Heights Selected Area – South of Valley Boulevard and S. 5th Avenue



Map 15. Avocado Heights Selected Area - Zoning and Industrial Employment



7. Afterword

New residential development must occur in order to meet the growing County population over the coming decade. However, this research recommends that the County focus its land use policies on better utilizing the residential and commercial infill opportunities that are identified in the Phase 1 research. The exceptions are cases in which the conversion of industrial properties to residential uses can have 1) a catalytic affect on community reinvestment; 2) promote TOD in locations near to transit stations; and 3) remove blighted and underutilized sites that have little chance of economic recovery.

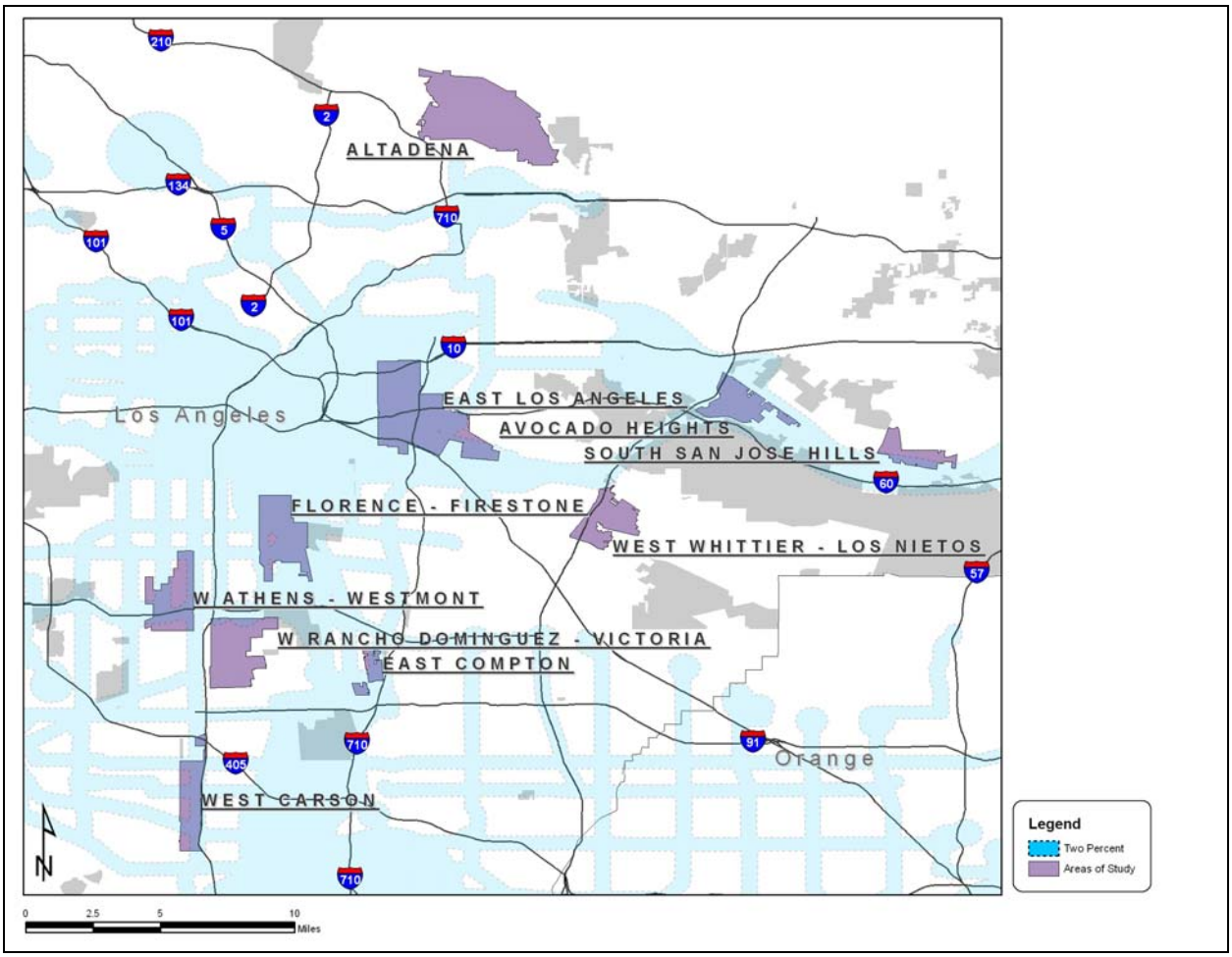
As the LAEDC embarks on preparing an inventory and an analysis of the County's industrial lands, which will help inform the development of the Economic Development Element of the General Plan Update for Los Angeles County, this research will provide an important reference and set of tools to help facilitate that effort.

The Los Angeles economy will continue to rely on clusters and networks of small and medium-sized businesses. They can utilize much of the available industrial space, as can be seen in the low vacancy rates. While industrial buildings are aging and the infrastructure needs new investment, the properties, on the whole, suffice in meeting the requirements of these enterprises. Given the limited amount of both private and public investment, the recommendation is to follow the sage advice: "Do no harm."

8. APPENDIX A – Economic Analysis Case Study Communities

Study Areas

Figure 1. Map of Ten Unincorporated Case Study Communities in Los Angeles County



8.1. Altadena

Altadena is in the Fifth Supervisorial District of Los Angeles County. Adjacent to Pasadena, but at a higher elevation, Altadena covers an area of 8.7 square miles and is bordered to the north by the Angeles National Forest. According to the U.S. Census Bureau, the median household income in 2000 was $60,549, or 140% of the County median household income. Less than 10 percent of families were below the poverty line. The population was 42,610 and the population density was 4,898.9 persons per square mile. The average household size was 2.82 persons.

The urban landscape of Altadena is characterized by the following:

- Interstate 210 (Foothill Freeway) to the south and the east;
- Bordered by Pasadena to the south and La Canada Flintridge to the northeast;
- Bordered by Angeles National Forest to the north;
- Three major commercial corridors: Lincoln, Fair Oaks and Lake, running north-south;
- Low and medium density residential development;
- Nearby major employment centers in the City of Glendale and the City of Pasadena; and
- The dominant land use in Altadena is low density residential. Commercial land uses occupy 2.9% of the land area, while Industrial land use is less than 0.2%.

8.2. Avocado Heights

Avocado Heights is in the First Supervisorial District of Los Angeles County. Located in the San Gabriel Valley near the Puente Hills and just west of the City of Industry, Avocado Heights covers an area of 2.67 square miles. According to the U.S. Census Bureau, the median household income in 2000 was $48,712, or 115% of the County median household income. Avocado Heights is more than 77% Hispanic. The average household size was 4.0 persons. The population density was over 5,675 persons per square mile.

The urban landscape of Avocado Heights is characterized by the following:

- Bounded by Valley Boulevard to the north;
- Interstate 605 and the San Gabriel River to the west;
- Highway 60 to the south;
- City of Industry to the east;
- Major corridor Workman Mill Road, running north-south;
- Low density residential development; and
- Nearby major employment centers of the City of La Puente and City of Industry.

The land use mix in Avocado Heights is predominantly low and medium density residential, 51% and 19% respectively. Three hundred and seventeen acres, or almost 15% of the land area, has Industrial land uses.

8.3. East Rancho Dominguez (East Compton)

East Rancho Dominguez, also known as East Compton, is in the Second Supervisorial District of Los Angeles County. The total area is only 0.5 square miles. To the north is the City of Lynwood. To the east are the Long Beach Freeway, the Los Angeles River, and the City of Paramount. To the south and southeast is the City of Long Beach. According to the U.S. Census Bureau, the median household income in 2000 was $ 31,398, or nearly 74% of the County median household income. More than 36.7 percent of the population was below the poverty line. The population was 9,286 and the population density was 17,945.9 persons per square mile. The average household size was 5.01 persons. East Rancho Dominguez is more than 77.15% Hispanic.

The urban landscape of East Rancho Dominguez is characterized by the following:

- Bordered by the city of Compton to the west;
- The City of Lynwood to the north;
- The Los Angeles River to the east;
- Long Beach Freeway (710), running north-south;
- Two major commercial corridors: E. Compton Blvd. and South Atlantic Ave.;
- Low to medium density residential development;
- Large green space - *East Rancho Dominguez County Park*; and
- The unincorporated community of Willowbrook lies to the northeast.

The dominant land use in East Rancho Dominguez is residential (89.7%), with a significant portion being low density. Commercial land uses occupy 4% of the total land area. Industrial land uses cover 12.4 acres, accounting for 3.3% of the total land area.

8.4. East Los Angeles

East Los Angeles is in the First Supervisorial District of Los Angeles County. The area is bordered by the City of Los Angeles to the west and north, City of Commerce to the south, and the City of Montebello and the City of Monterey Park to the east. According to the U.S. Census Bureau, the median household income in 2000 was $28,544, or about 68% of the County median household income. The average household size was 4.15 persons and the population density almost 17,000 persons per square mile. Over 95% of East Los Angeles residents are Hispanic.

The urban landscape of East Los Angeles is characterized by the following:

- Divided by four major freeways;
- Highway 710, running north-south;
- Highway 60, running east-west;
- Low and medium density residential development;
- Large green spaces (mostly cemeteries);
- New Civic Center –Belvedere Park;
- Multiple large institutional parcels; and
- Four planned Metro Gold Line Extension stations.

The dominant land use in East Los Angeles is low density residential. Commercial land occupies 9.1% of the area. Industrial land uses cover an area of 195 acres, or less than 5.5% of the total land area.

8.5. Florence – Firestone

Florence – Firestone is in both the First and Second Supervisorial Districts of Los Angeles County. According to the U.S. Census Bureau, there were 60,197 people in 2000 residing in the Florence-Graham census-designated place (CDP). The median household income was $ 25,425, or 60% of the County median household income. The average household size was 2.82 persons. Over 85% of Florence – Firestone residents are Hispanic.

The urban landscape of Florence – Firestone is characterized by the following:

- Bordered by the 110, 10, 710, and 105 Freeways;
- Three major commercial corridors: Compton, Florence and Firestone;
- TOD zoning around three Metro Blue Line stations (Slauson, Florence and Firestone);
- Mostly low-density residential development; and
- A variety of industrial uses, ranging in scale.

The dominant land use in Florence – Firestone is residential (65.9%). Commercial land occupies less than 10% of the total area. Industrial land uses cover 320 acres, accounting for 18% of the total land area.

8.6. South San Jose Hills

South San Jose Hills is in the First Supervisorial District of Los Angeles County and is bounded by the City of Industry to the south, unincorporated Valinda to the west, the City of West Covina to the north, and the City of Walnut to the east. According to the U.S. Census Bureau, the median household income in 2000 was $48,655, or 115% of the County median household income, with about 13.4% of families below the poverty line. The population was 20,218 and the population density was 13,876 persons per square mile. The average household size was 5.07 persons.

The urban landscape of South San Jose Hills is characterized by the following:

- Highway 60 to the south;
- Bounded by two major corridors - N Azusa Ave to the west and Nogales Street to the east;
- Low density residential development; and
- Nearby major employment centers of the City of La Puente, Valinda and the City of Industry.

The South San Jose Hills area consists of predominantly low-density residential land uses. Commercial land uses occupy 3% of the total land area and industrial land uses comprise of less than 2% of the total land area. All industrially-zoned land in South San Jose Hills is Industrial by use.

8.7. West Athens – Westmont

West Athens — Westmont is in the Second Supervisorial District of Los Angeles County. According to the U.S. Census Bureau, the median household income for West Athens in 2000 was $35,423, or nearly 83% of the County median household income, with about 24 percent of families below the poverty line. The median household income for Westmont in 2000 was $23,323, or 55% of the County median

household income. About 35.3% of families and 36.9% of the population were below the below the poverty line.

The population of West Athens was 9,101 and the population density was 6,784.4 persons per square mile. The average household size was 3.54 persons. The population of Westmont was 31,623 and the population density was 17,103 persons per square mile. The average household size was 3.41 persons.

The urban landscape of West Athens — Westmont is characterized by the following:

- Bordered by Van Ness Ave to the west, S Vermont Ave to the east, El Segundo Blvd to the south;
- Highway 110, running east-west; and
- Low and medium density residential development.

The dominant land uses in West Athens — Westmont are low and medium density residential. Commercial land uses occupy 10% of the total land area. Industrial land uses cover an area of 3.02 acres, or less than 0.2% of the total land area

8.8. West Rancho Dominguez – Victoria

West Rancho Dominguez – Victoria is in the Second Supervisorial District of Los Angeles County. The unincorporated community is located in the southeast area of Los Angeles County, near the cities of Carson, Long Beach and Compton. According to the U.S. Census Bureau, the median household income in 2000 was $38,000, with more than 17 percent of the population below the poverty line. The population was 5,435 and the population density was 3,313 persons per square mile. The average household size was 3.53 persons.

The urban landscape of West Rancho Dominguez-Victoria is characterized by the following:

- Bordered by the City of Gardena to the west and the City of Compton to the east;
- The unincorporated community of Willowbrook lies to the northeast;
- The I-91 to the south and highway 110 to the east ;
- Heavy Manufacturing dominates the western and southern portion of the community; and
- Low to medium density residential development is in the northern and eastern halves.

The dominant land uses in West Rancho Dominguez are industrial and residential. Residential uses account for almost 45% of the total land area. There are approximately 929 acres of Industrial land uses, accounting for over 45% of the total land area.

8.9. West Carson

West Carson is in both the Second and Fourth Supervisorial Districts of Los Angeles County. According to the U.S. Census Bureau, the median household income in 2000 was $49,118, or 116% of the County median household income, with less than 10 percent of families below the poverty line. The population was 21,138 and the population density was 9,355 persons per square mile. The average household size was 2.85 persons.

The urban landscape of West Carson is characterized by the following:

- Bordered by the 110 (Harbor Freeway) to the east;
- Normandie Avenue to the west;
- Lomita Boulevard to the south;
- Mostly low and medium density residential development;
- Industrial distribution centers along S Vermont Ave; and
- Manufacturing concentrated in the north near the 110 and 405 interchange.

The dominant land use in West Carson is low and medium density residential, over 90%. Commercial land uses occupy 3.3% of the total land area. Industrial land uses occupy 316 acres, or approximately 3% of the total land area, where the majority of the infill opportunity parcels lie.

8.10. West Whittier – Los Nietos

West Whittier – Los Nietos is in both the First and Fourth Supervisorial Districts of Los Angeles County. Located near the San Gabriel River and the San Gabriel River Freeway, the West Whittier-Los Nietos is approximately three miles northwest of Whittier. According to the U.S. Census Bureau, the median household income in 2000 was $45,921, or nearly 109% of the County median household income, with less than 10 percent of families below the poverty line. The population was 25,129 and the population density was 4,898.9 persons per square mile. The average household size was 2.82 persons.

The urban landscape of West Whittier – Los Nietos is characterized by the following:

- Highway 605, running north-south;
- Whittier Boulevard to the north and east;
- Slauson Avenue and Washington Boulevard are the major east-west corridors;
- Low and medium density residential development; and
- Pio Pico State Historical Monument to the west.

The dominant land use in West Whittier – Los Nietos is low density residential. Commercial land uses comprise of 36.5 acres, or 3% of the total land area. Approximately 23 acres, or less than 2% of the community's total land area, is presently devoted to Industrial uses.

9. APPENDIX B – Economic Analysis

9.1. Economic Trends

This study presents a number of economic indicators to assist in addressing the question of whether industrial lands should be allowed to convert to housing in unincorporated Los Angeles County, and if so, under what criteria and conditions?

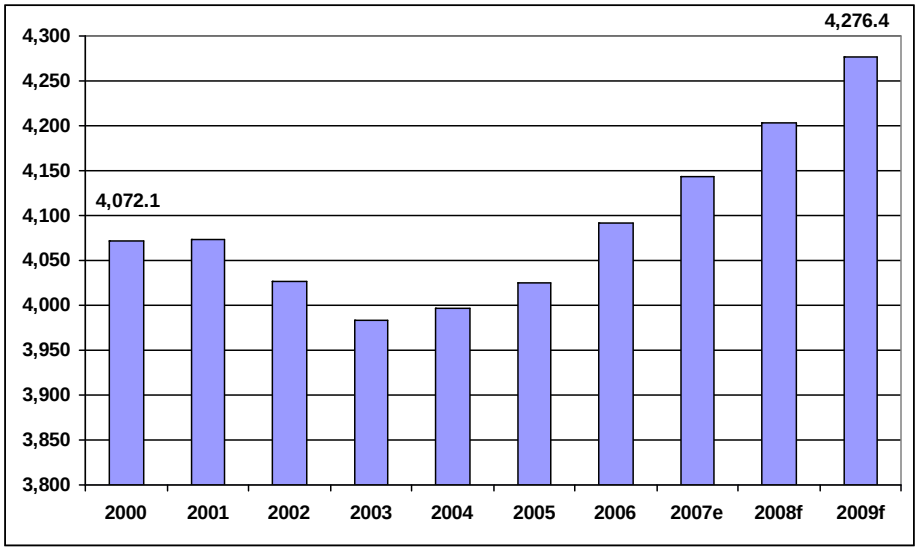
Overall Los Angeles County Findings.

The overall economic finding of this study is that while industrial employment has been declining since the 1990s in Los Angeles County as a whole, and while forecasts through 2012 by the California Employment Development Department (EDD) continue to show declines (although stabilizing somewhat), the industrial base in Los Angeles County is still an important part of the economy—representing almost 864,400 jobs or about 20 percent of total County employment in 2006. Conversely, as population and the labor force have increased over this same time period, the demand for housing has also increased and placed pressure on older industrial areas to convert from industrial land uses to housing development.

In this study, "industrial" employment is defined by jobs in NAICS industry categories that include: durable and non-durable Manufacturing (NAICS 31, 32, and 33), Wholesale Trade (NAICS 42), Transportation and Warehousing (NAICS 48 and 49), and a portion of Construction jobs (NAICS 23). As shown in Figure 2, according to the EDD and the Los Angeles Economic Development Corporation (LAEDC), total employment in the County of Los Angeles declined from about 4.07 million in 2000 to slightly less than 4.0 million by 2004, and then is estimated to have increased to about 4.09 million in 2006. Although industrial jobs in the County, as defined in this study, declined at an annual average growth rate of 2.6 percent from 2001 to 2006, they still accounted for a sizeable portion of the total employment at 20 percent in 2006, as shown in Figure 3.

As shown in Figure 4, when the four major industry sectors that are used to define industrial employment (excluding construction) are trended by the LAEDC in their *2007-2008 Economic Forecast and Industry Outlook,* they show that employment growth trends from 2000 to 2007 in the four industrial sectors are mixed. From 2007 to 2009, the LAEDC shows manufacturing declines slowing, with small increases forecasted for Wholesale Trade, and Transportation and Utilities.

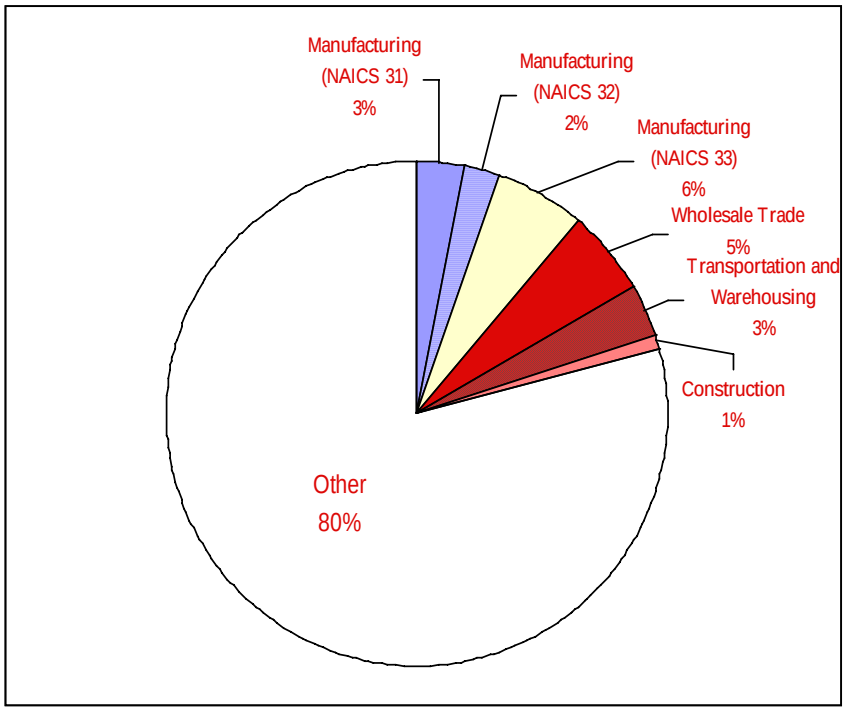
Figure 2
Total Employment Growth: 2000 to 2009
Los Angeles County



Note: 'e' is estimation and 'f' is forecast.

Source: Stanley R. Hoffman Associates, Inc.
Los Angeles Economic Development Corporation

Figure 3
Employment Distribution by Types of Industrial Employment: 2006
Los Angeles County



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Industries that have been growing since 2000 and are forecasted by the LAEDC to continue to grow are shown in Figure 5. By 2009, the LAEDC forecasts that the Leisure & Hospitality and the Health Care & Social Assistance sectors will both grow to over 400,000 jobs by 2009. The Professional, Scientific & Technical Services sector is also shown to grow to almost 300,000 jobs by 2009. While constituting a lesser amount of total jobs, the Educational Services sector is also shown to grow by about 40 percent over the 2000 to 2009 time period.

An alternative forecast for Los Angeles County was prepared by the EDD from 2002 to 2012. As shown in Figure 6, when the employment sectors that are classified industrial in this study are aggregated, the forecasted decline is only about three percent over this time period. In contrast, aggregated NAICS sectors that use office space are forecasted by the EDD to increase by about 16 percent and retail employment is forecasted to increase by about 17 percent.

According to wage and payroll data from the EDD, industrial employees tend to have above-average wages and much of the industrial employment remaining in Los Angeles County tends to be high-skilled, according to the California Economic Forecast project.[5] Also, based on the EDD payroll data, as shown in Figure 7, industrial payroll is estimated at about 22 percent of total payroll in Los Angeles County in 2006. Furthermore, industrial vacancy rates are currently extremely low according to Jack Kyser, Chief Economist at the LAEDC, which makes it difficult to find affordable space for either expansion or for new industrial companies.

One such area of potential expansion in the economy is in "Green Technology" industries. The Economic Roundtable, in a 2006 report[6], found that although Los Angeles currently captures a smaller than average share of green companies, it has numerous strengths that may be leveraged to increase its niche in the green industry. These include:

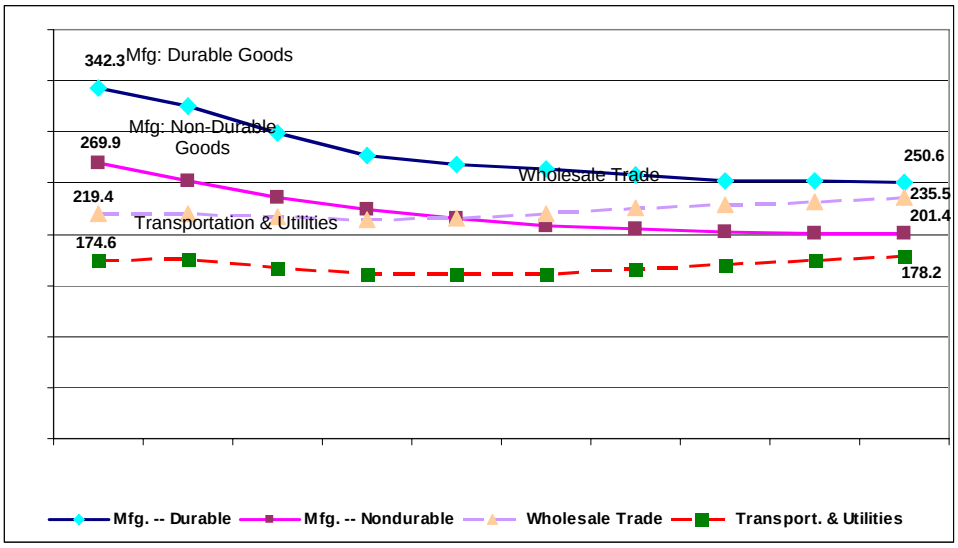
- A large diverse economy with existing industrial strength;
- Ambitious environmental mandates and the need for innovative technologies to achieve those goals;
- A qualified labor force supplied by downsizing aerospace, defense, and durable goods manufacturing industries;
- A growing consumer market for green products and services; and
- A globally strategic location and robust infrastructure.

[5] Los Angeles Times, *"LA County Tops in Factory Jobs"*, Tuesday, October 23, 2007.

[6] Burns, P and Flaming, D. 2006. Jobs in LA's Green Technology Sector. Underwritten by the City of Los Angeles' Workforce Investment Board, Community Development Dept. and Department of Water and Power.

Figure 4
Industrial Employment Trends: 2000 to 2009
Los Angeles County

Nos. in '000s

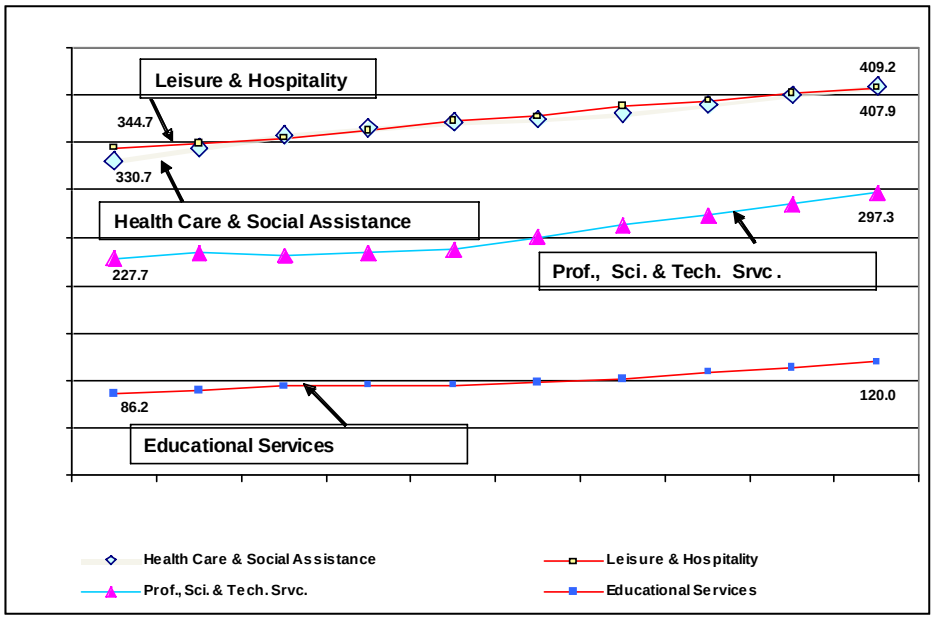


Note: 'e' is estimation and 'f' is forecast.

Source: Stanley R. Hoffman Associates, Inc.
Los Angeles Economic Development Corporation

Figure 5
High Growth Sectors: 2000 to 2009
Los Angeles County

Nos. in '000s

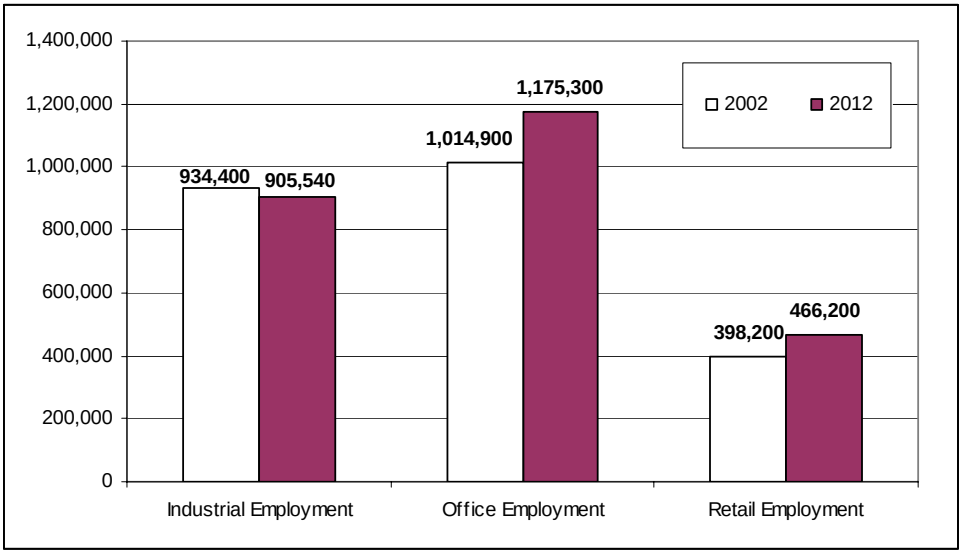


Note: 'e' is estimation and 'f' is forecast.

Source: Stanley R. Hoffman Associates, Inc.

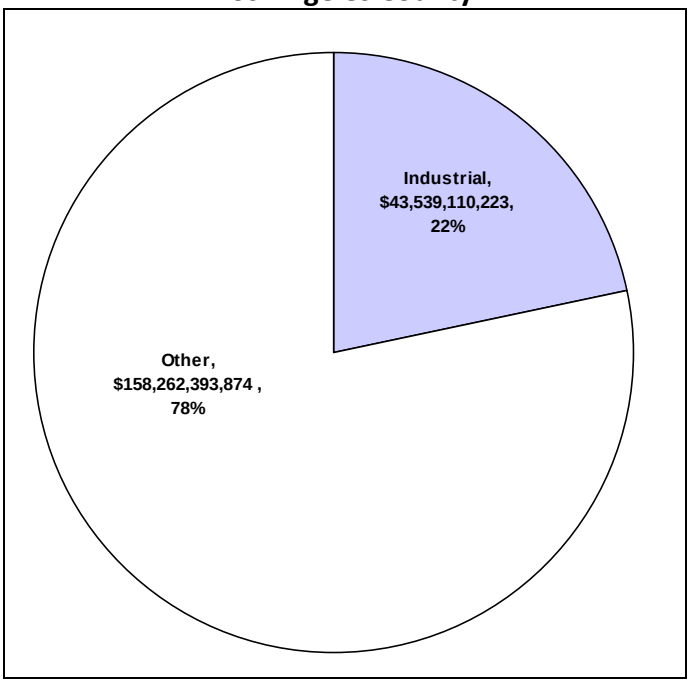
Los Angeles Economic Development Corporation

Figure 6
Employment Projections: 2002 to 2012
Based on California Employment Development Department Economic Forecasts
Los Angeles County



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Figure 7
Employment Payroll: 2006
Los Angeles County



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

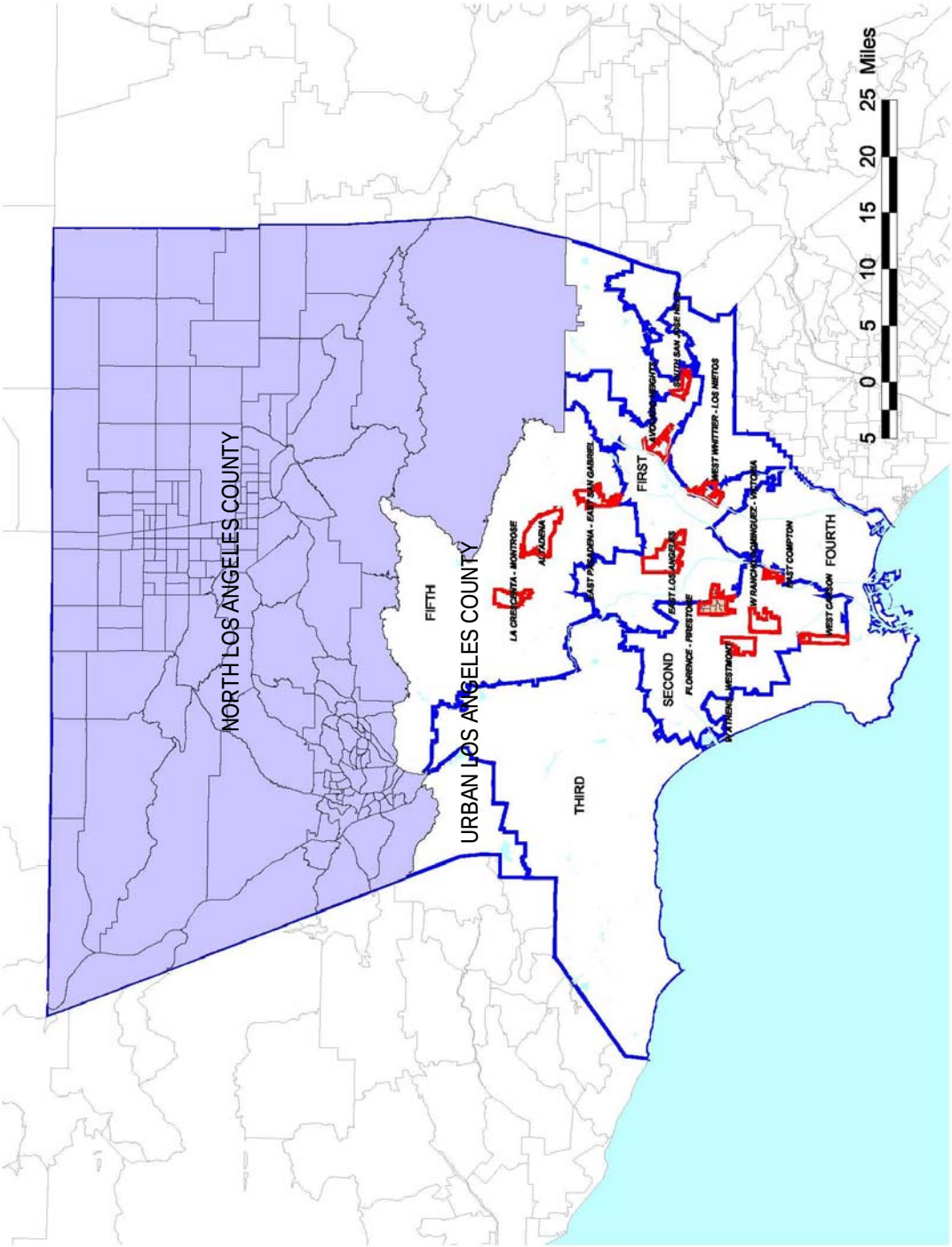
Employment in Los Angeles County was tabulated by the North County, which includes Santa Clarita Valley and Antelope Valley, and the urban unincorporated County, as shown in Figure 8. While employment has been growing in the North County due to the availability of relatively larger tracts of vacant land, it only represents 4.3 percent of the total County jobs. Also, industrial employment represents about 22.6 percent of the jobs in the North County, but for the purpose of this study, the conversion of older industrial land to housing in this part of the County is not seen as an infill issue.

Conceptual Economic Estimate of Infill Housing Capacity

The economic analysis focused on ten unincorporated case study communities within the County, out of about 70 possible areas that could have been chosen. As shown in Table 2 through Table 5, these communities were selected to illustrate a variety of locational and economic conditions. Some of these communities are heavily industrial, while others have higher proportions of commercial or residential land uses. In field trips to each of the selected communities, the project team observed that industrial land uses are generally viable and vacancies appear to be low. However, the project team also noted that in some cases, older industrial areas had both structures and sites that are either underutilized or utilized by a non-industrial use.

Initially, the study team tabulated the 70 unincorporated areas within Los Angeles County in terms of acreage and by land use. This was followed by an initial selection of those areas that have both industrial land and significant residential acreage. Next, a sample of 10 communities was selected to be representative of different geographic areas of Los Angeles County. This selection was based on a qualitative discussion of the communities by the project team to represent different development opportunities.

FIGURE 8
GEOGRAPHIES FOR EMPLOYMENT DATA ANALYSIS
NORTH AND URBAN LOS ANGELES COUNTY



Socio-Economic Indicators of Analysis.

To fully understand the viability of industrial employment and related land uses within the ten unincorporated case study communities, a set of socio-economic indicators were selected for comparative purposes.

As shown in Table 2, a total of 85,098 jobs were estimated for the ten unincorporated case study communities with 35 percent, or 29,607 jobs, estimated as industrial jobs. Over 90 percent of the industrial jobs are concentrated in the following five communities: 1) Florence-Firestone; 2) West Carson; 3) East Los Angeles; 4) Avocado Heights; and 5) West Rancho Dominguez-Victoria.

Additionally, Table 2 presents population and household data for the ten unincorporated case study communities along with employment data. As shown in Figure 10, the jobs-per-household ratio by community shows that only three communities have large enough job concentrations to yield ratios of greater than one job per household: 1) West Carson; 2) Avocado Heights; and 3) West Rancho Dominguez-Victoria. Except for East Los Angeles, which has a jobs-per-household ratio of 0.87, all the other communities have very low concentrations of jobs to households, which implies that there is a relatively large outflow of labor to jobs in areas outside of these communities. The persons-per-household indicator shown in Table 2 and presented in Figure 11, shows relatively large household sizes within all of the communities, with an estimated persons-per-household average of 4.0 across the ten unincorporated case study communities, compared to the overall County average of 3.2.

TABLE 2
UNINCORPORATED COMMUNITIES
SOCIO-ECONOMIC INDICATORS

	COMMUNITY					DEMOGRAPHICS			
COMMUNITY	2001-2006 Total AAGR	2006 Total Jobs	2001-2006 Industrial AAGR	2006 Industrial Jobs[2]	2006 Industrial Jobs as % Total Jobs	Population 2006[3]	Households 2006[3]	Total Jobs per Household	Persons per Household
Florence Firestone Walnut	-2.1%	9,182	-6.1%	2,215	24.1%	83,062	17,692	0.52	4.7
West Rancho Dominguez- Victoria	0.3%	17,264	-1.4%	11,703	67.8%	20,701	5,481	3.15	3.8
West Carson	0.0%	9,000	0.4%	3,545	39.4%	22,823	7,465	1.21	3.1
West Athens - Westmont	0.3%	4,070	-4.9%	523	12.9%	47,512	13,314	0.31	3.6
East Compton	-2.8%	816	-2.6%	56	6.9%	22,933	4,569	0.18	5.0
East Los Angeles	4.3%	27,389	-2.9%	7,120	26.0%	138,808	31,807	0.86	4.4
Altadena	-4.5%	6,531	-1.4%	607	9.3%	46,201	15,432	0.42	3.0
Avocado Heights	-0.8%	6,514	-0.6%	3,025	46.4%	21,478	4,808	1.35	4.5
West Whittier - Los Nietos	0.9%	2,722	-4.0%	471	17.3%	35,910	9,253	0.29	3.9
South San Jose Hills	-0.2%	1,610	-2.6%	341	21.2%	30,355	6,509	0.25	4.7
Total (Case Study Areas)		85,098		29,607	34.8%	469,783	116,330	0.73	4.0
Los Angeles County	*0.3%*	*4,160,676*	*-2.6%*	*864,382*	*20.8%*	*10,245,572*	*3,223,497*	*1.29*	*3.2*

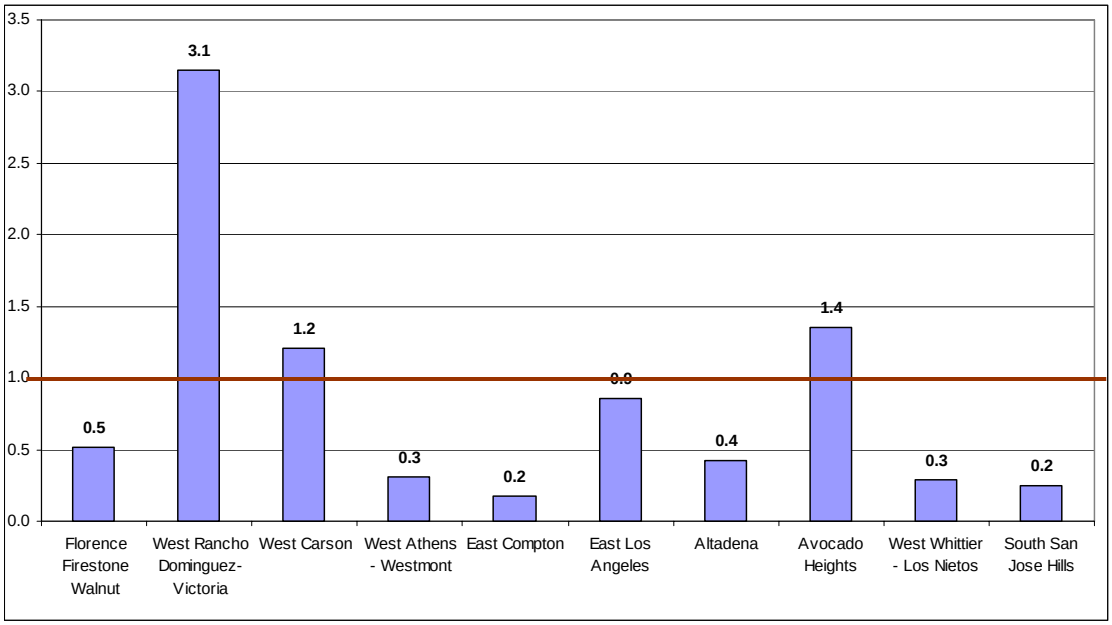
1. Information on annual average growth rate (AAGR) obtained from the California Employment Development Department (EDD).

2. Employment at the community level is estimated from data at the establishment level from InfoUSA obtained from the Southern California Assocaition of Governments (SCAG).

3. Population and household estimates are reported for 2005 by community derived from the SCAG Regional Transporation Plan (RTP), Prelimianry Draft March 2007 at the TAZ level.

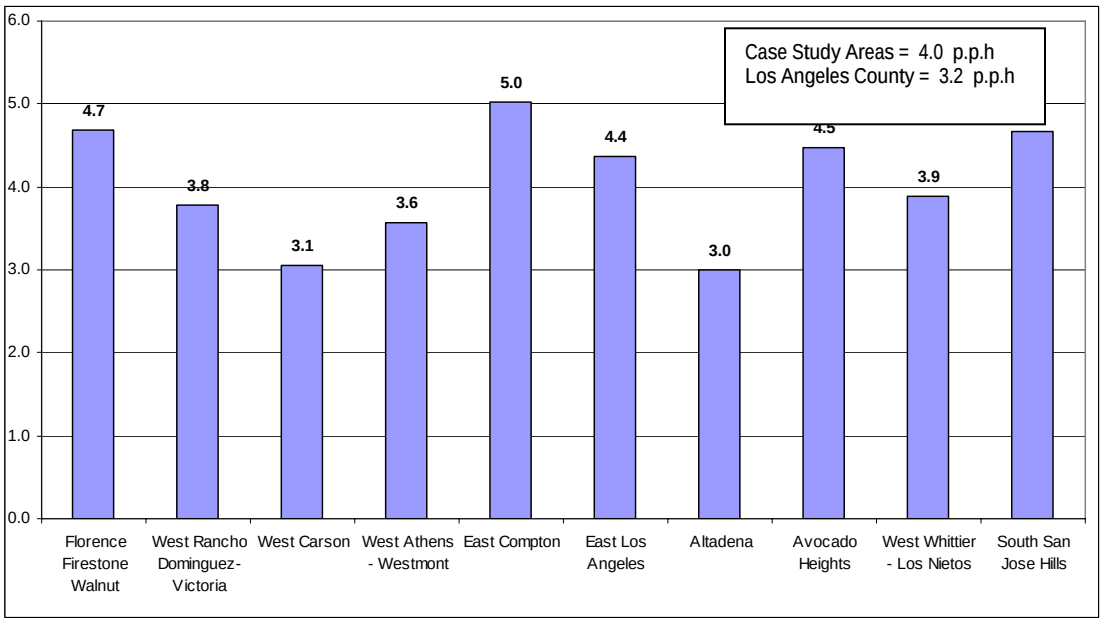
Source: Stanley R. Hoffman Associates, Inc.

Figure 10
Jobs per Household: 2006
SCAG Preliminary RTP 2007
Case Study Unincorporated Areas



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Figure 11
Persons per Household: 2006
SCAG Preliminary RTP 2007
Case Study Unincorporated Areas



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Economic Performance Indicators

Average Wage and Sales performance indicators provide other important comparative measures of industrial employment. As shown in Table 3, average industrial wages tend to be comparable or better than overall average wages, in general. Six of the unincorporated case study communities are shown to have average industrial wages that are equal to or greater than the overall average wages. Even the other four unincorporated case study communities have averages that are relatively close to the overall average.

As shown in Table 3, a total of $19.5 billion in sales is estimated for the ten unincorporated case study communities with about $10.5 billion, or 54 percent of these sales, generated within two communities: 1) East Los Angeles; and 2) West Rancho Dominguez-Victoria. Of the $19.5 billion total sales, about $13.3 billion, or about percent 70 percent are industrial sales.

Retail sales range from a low of about 6 percent of total sales in West Rancho Dominguez-Victoria – an area that is heavily industrial – to a high of about 39 percent in East Rancho Dominguez – which is heavily residential. East Los Angeles shows the largest estimated retail sales at about $803 million.

Policy Area Acreage and Employment Indicators

A conceptual analysis was prepared to estimate the amount of industrial acreage that falls within three designated policy areas: 1) County Transit Oriented Districts (TODs); 2) SCAG 2% Strategy Areas; and 3) Redevelopment or economic enhancement areas. Each of these areas consists of potential for recycling land uses, higher densities, and a mix of jobs and housing. Without identifying individual parcels, these areas are considered to contain potential opportunities for conversion of some industrial lands to residential or mixed uses because of the regional growth framework that is being pursued by SCAG and various transit-oriented agencies. As shown in Table 4, the largest estimate of potential acreage (about 726 acres) is identified within the SCAG 2% Strategy areas. In addition, sizeable acreage is identified within the existing or potentially planned Transit Oriented Districts within Florence-Firestone and East Los Angeles. Additionally, the industrial employment per acre averages relatively less in the Transit Oriented Districts (8.8 employees per acre) compared to the other two policy areas, which range in the aggregate between 20.4 to 21.9 employees per acre, as shown in Table 4.

	WAGE 2006 [1]			SALES 2006 [2]							
	Average All Sectors	Average Industrial	Ratio Industrial to Total	All Sectors ($'000s)	Total Sales per Employee ($)	Industrial ($'000s)	Industrial Sales per Employee ($)	Industrial as % Total	Retail ($'000s)	Per Capita Retail Sales ($)	Retail Sales as % Total
Florence Firestone Walnut	$30,163	$34,681	1.15	$1,710,431	$186,281	$1,000,825	$451,921	58.5%	$323,719	$3,897	18.9%
West Rancho Dominguez- Victoria	$40,780	$40,507	1.33	$5,092,129	$294,956	$4,280,027	$365,708	84.1%	$301,500	$14,565	5.9%
West Carson	$48,244	$48,182	1.00	$2,618,593	$290,955	$1,674,457	$472,317	63.9%	$250,298	$10,967	9.6%
West Athens - Westmont	$25,975	$40,740	1.57	$501,974	$123,335	$251,053	$479,657	50.0%	$119,300	$2,511	23.8%
East Compton	$43,538	$41,956	0.96	$88,133	$108,006	$16,097	$285,411	18.3%	$34,287	$1,495	38.9%
East Los Angeles	$39,672	$35,988	0.91	$5,421,525	$197,945	$3,463,066	$486,358	63.9%	$803,332	$5,787	14.8%
Altadena	$37,192	$51,911	1.40	$785,420	$120,260	$210,054	$345,939	26.7%	$116,090	$2,513	14.8%
Avocado Heights	$43,767	$42,663	0.97	$2,226,475	$341,798	$1,707,632	$564,469	76.7%	$147,439	$6,865	6.6%
West Whittier - Los Nietos	$34,149	$45,376	0.99	$734,408	$269,805	$506,140	$1,074,607	68.9%	$121,919	$3,395	16.6%
South San Jose Hills	$37,598	$45,397	1.21	$275,226	$170,948	$175,209	$514,414	63.7%	$42,395	$1,397	15.4%
Total (Case Study Areas)	***$39,865***	***$41,242***	***1.03***	***$19,454,314***	***$228,611***	***$13,284,559***	***$448,691***	***68.3%***	***$2,260,279***	***$4,811***	***11.6%***
Los Angeles County Total	***$57,557***	***$59,774***	***1.04***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

1. Wage information is derived from the California Employment Development Department (EDD) Employment and Payroll data.

2. Sales data is obtained at the establishment level from InfoUSA made available by Southern California Association of Governments (SCAG).

Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department (EDD).
InfoUSA, as obtained from the Southern California Association of Governments (SCAG).

TABLE 4
UNINCORPORATED COMMUNITIES
POLICY AREA INDICATORS

	TRANSIT ORIENTED ZONES			REDEVELOPMENT ZONES [1]			SCAG 2 PERCENT ZONES		
	Industrial Land Acreage	Industrial Employment	Industrial Employment per Acre	Industrial Land Acreage	Industrial Employment	Industrial Employment per Acre	Industrial Land Acreage	Industrial Employment	Industrial Employment per Acre
Florence Firestone Walnut	37	308	8.4	241	2,215	9.2	97	2,192	22.7
West Rancho Dominguez- Victoria	0	0	n/a	0	0	n/a	2	3	1.4
West Carson	0	0	n/a	0	0	n/a	147	3,190	21.7
West Athens - Westmont	6	3	0.5	0	0	n/a	5	3	0.6
East Compton	0	0	n/a	1	0	n/a	1	56	40.3
East Los Angeles	7	118	18.2	147	5,672	38.5	226	7,104	31.4
Altadena	0	0	n/a	10	240	24.7	0	0	n/a
Avocado Heights	0	0	n/a	0	0	n/a	196	3,025	15.5
West Whittier - Los Nietos	0	0	n/a	0	0	n/a	0	0	0.0
South San Jose Hills	0	0	n/a	0	0	n/a	52	333	6.4
Total	***49***	***429***	***8.8***	***399***	***8,127***	***20.4***	***726***	***15,906***	***21.9***

1. Includes areas that are designated as redevelopment or enhancement zones.

Source: Stanley R. Hoffman Associates, Inc.
InfoUSA, as obtained from the Southern California Association of Governments (SCAG).

Industrial Land Use Indicators

Of the total 18,251.6 acres estimated for the ten unincorporated case study communities, only 10 percent of the land, on average, is estimated to have industrial uses, as shown in Table 5. However, the distribution can vary by community, with 95 percent of the industrial acreage within five communities: 1) West Carson (861.6 acres); 2) West Rancho Dominguez-Victoria (233.5 acres); 3) Avocado Heights (195.6 acres); 4) Florence-Firestone (241.0 acres); and 5) East Los Angeles (188.1 acres). Also, the distribution of industrial land use by size shows that relatively few parcels are larger than 5 acres, which increases the importance of lot consolidation to create sufficiently sized sites for economically feasible projects. For example, at the southeast corner of Florence Avenue and Alameda Boulevard in the Florence-Firestone area,17 industrial parcels were recently consolidated to create an approximately 20 acre site for a community retail center, with some local-serving offices.

Furthermore, some industrial enclaves were identified that clearly should remain industrial. For example, within the northeast area of East Los Angeles, there is a relatively older, yet vibrant industrial area just to the west of California State University, Los Angeles known as Whiteside, which has recently become designated by the County as a Redevelopment Area and will largely remain as an employment area that provides industrial jobs to the labor force and industrial products and services to the region.

Another example is the West Altadena area, which is also a County Redevelopment Area. While much smaller in scale, the project team observed vibrant industrial/business park developments that are generally in good condition. In a few select cases, there were smaller, stand-alone industrial buildings within commercial zones that over time may convert to either commercial or possibly mixed use.

Socio-Economic Growth Indicators

SCAG's long-range growth forecasts for households and employment are presented from 2005 to 2014 in Table 6. For the ten unincorporated case study communities, a total of about 11,100 households, or occupied housing units, are projected by 2014. While SCAG does not disaggregate their employment into various sectors, their total employment projection for the ten case study areas to 2014, also shown in Table 6, is approximately 6,900 jobs. With a jobs-household ratio of 0.62 for the total incremental growth, the SCAG forecasts suggest that these communities are not major job growth centers. The two exceptions are the communities of Avocado Heights and West Rancho Dominguez-Victoria, where about 40 percent of the job growth is forecasted and where the jobs-households ratios are significantly greater than 1.0.

TABLE 5
UNINCORPORATED COMMUNITIES
LAND USE INDICATORS

	TOTAL ACREAGE	INDUSTRIAL LANDUSE ACREAGE	PERCENT INDUSTRIAL
Florence Firestone Walnut	1,715	241	14.1%
West Rancho Dominguez- Victoria	1,220	234	19.1%
West Carson	2,037	862	42.3%
West Athens - Westmont	1,519	10	0.7%
East Compton	374	2	0.4%
East Los Angeles	3,391	188	5.5%
Altadena	4,715	10	0.2%
Avocado Heights	1,336	196	14.6%
West Whittier - Los Nietos	1,173	23	2.0%
South San Jose Hills	772	52	6.7%
Total	18,252	1,817	10.0%

Source: Center for Neighborhood Knowledge, UCLA.

TABLE 6
UNINCORPORATED COMMUNITIES
SOCIO-ECONOMIC GROWTH INDICATORS

	POPULATION				HOUSEHOLDS (HH)				EMPLOYMENT				Incremental
	2005	2014	CHANGE	AAGR	2005	2014	CHANGE	AAGR	2005	2015	CHANGE	AAGR	Jobs per HH
Florence Firestone Walnut	83,062	86,862	3,800	0.5%	17,692	19,310	1,618	1.0%	10,863	11,564	701	0.6%	0.43
West Rancho Dominguez- Victoria	20,701	21,536	835	0.4%	5,481	5,924	443	0.9%	13,133	14,500	1,367	1.0%	3.09
West Carson	22,823	23,818	995	0.5%	7,465	7,817	352	0.5%	7,008	7,251	243	0.3%	0.69
West Athens - Westmont	47,512	49,221	1,709	0.4%	13,314	13,965	651	0.5%	5,179	5,397	218	0.4%	0.33
East Compton	22,933	23,541	608	0.3%	4,569	4,800	231	0.5%	1,639	1,850	211	1.2%	0.91
East Los Angeles	138,808	147,275	8,467	0.7%	31,807	34,737	2,930	1.0%	21,396	22,853	1,457	0.7%	0.50
Altadena	46,201	52,626	6,425	1.5%	15,432	17,886	2,454	1.7%	6,400	6,911	511	0.8%	0.21
Avocado Heights	21,478	24,782	3,304	1.6%	4,808	5,611	803	1.7%	46,389	47,692	1,303	0.3%	1.62
West Whittier - Los Nietos	35,910	37,345	1,435	0.4%	9,253	9,942	689	0.8%	8,182	8,717	535	0.6%	0.78
South San Jose Hills	30,355	34,385	4,030	1.4%	6,509	7,406	897	1.4%	2,003	2,359	356	1.6%	0.40
Total	469,783	501,391	31,608	0.7%	116,330	127,398	11,068	1.0%	122,192	129,094	6,902	0.6%	0.62

Source: Stanley R. Hoffman Associates, Inc.
Southern California Association of Governments (SCAG) Draft Preliminary 2007 Projections

9.2. Research Methodology

Study Geographies

This study involves the collection and analysis of data at hierarchical geographies ranging from the County down to the selected individual communities. Additionally, overlapping policy areas including the County Redevelopment Areas, enhancement areas, SCAG 2% Strategy Areas and County Transit Oriented Districts (TOD) have been used to target specific locations for policy recommendations. The data analyzed for the economic component of this study include employment and wage trends from the State of California Employment Development Department (EDD), establishment-level employment and sales data obtained from InfoUSA, Inc., and demographic and economic projections from SCAG.

The economic analysis trends and projections are based on two levels of geography: the County-level (with a focus on the North County and the urban unincorporated County), as shown previously in Figure 8, and by ten unincorporated case study communities.

Data Assembly and Analysis

Data for economic trends and growth projections are obtained from three main datasets, which were used for different purposes. These included historic data from 2001 to 2006 from the California Employment Development Department (EDD), an establishment-level employment and sales dataset for 2006 from InfoUSA, Inc. obtained from SCAG, and socio-economic forecasts from SCAG's preliminary Regional Transportation Plan (RTP) at the transportation analysis zone (TAZ) level. Also reported in this section are key findings from secondary sources, including historic trends from the Los Angeles Economic Development Corporation (LAEDC) and economic forecasts for Los Angles from the EDD, which are obtained from their respective official publications and releases.

Historic Employment and Wage Data

Historic EDD data from 2001 to 2006 are assembled based on ZIP codes aggregated by the analysis areas, as described above. Furthermore, these data are assembled at the NAICS 2-digit level to avoid data suppression issues at the smaller geographies, and to have comparable employment categories across all geographies. The defined geographies by ZIP codes for the EDD data assembly and analysis are as follows:

- County-level Analysis: Data for the entire County of Los Angeles are pre-assembled by the EDD. As the growth dynamics of the largely urbanized southern portion of the County, defined roughly as the Antelope Valley and the Santa Clarita Valley, is very different from the remainder northern portion of the County.
- For this purpose, the North Los Angeles County areas are isolated by selecting and aggregating ZIP codes coterminous with these areas. Consequently, employment for the urban County is calculated as a subtraction of the North County from the total for Los Angeles County. The North County includes those areas from the City of Santa Clarita northerly to the Kern County border.
- Unincorporated County Communities: As shown in Figure 3, a sample of ten unincorporated case study communities was selected as case studies for detailed analysis. This selection was based on distribution of industrial and residential land uses and a qualitative discussion of the communities by the project team to represent different development opportunities.

Address-Level Business Data

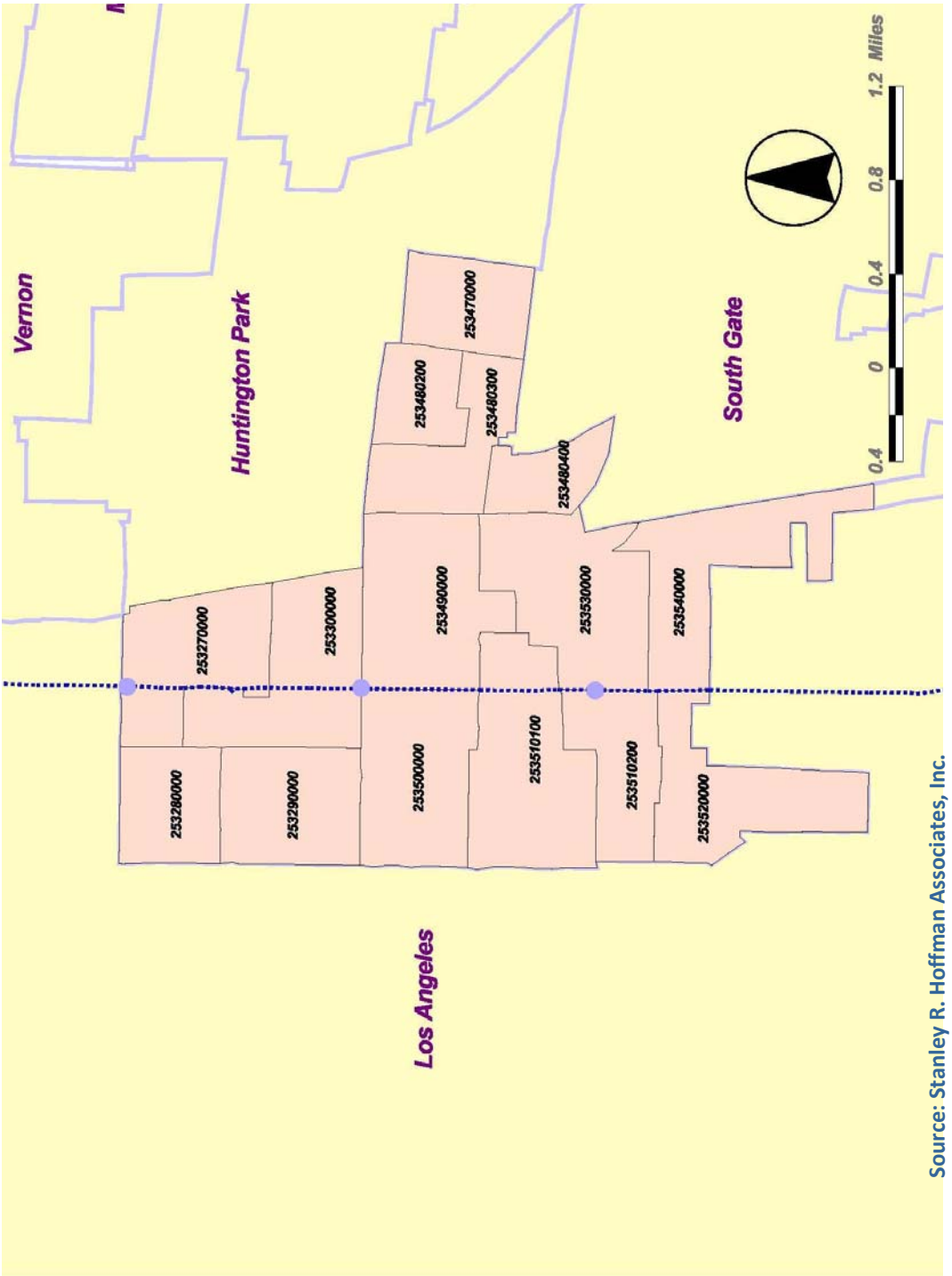
The second source of employment data used in this analysis is an address-level file procured from SCAG and compiled by InfoUSA, Inc. This file allows a better spatial aggregation of employment numbers at geographies smaller than by ZIP code. Typically, the unincorporated communities are smaller than ZIP codes areas. This database is at the level of the establishment and provides information of employment and sales.

SCAG Forecast Data

The third major component of the economic analysis is the examination of employment growth forecasts provided by SCAG at the County level and at the smaller transportation analysis zones (TAZ) level. The latest available forecast data from SCAG is the preliminary draft 2007 Regional Transportation Plan (RTP) forecasts for 2005 to 2035.

The purpose of analyzing SCAG forecasts is to identify geographical growth zones within the County and growth projections within and around the selected unincorporated communities. The growth forecast at the County level is further sub-divided into the North and urban County, paralleling the logic and analysis of the historic EDD data. Of particular interest to this analysis is the juxtaposition of SCAG's 2% Strategy Areas and employment zones with the County and TAZ geographies. As illustrated in Figure 12 for the Florence-Firestone unincorporated community, SCAG forecasts for the ten unincorporated case study communities are estimated by assembling TAZs that fall completely or partially within the community boundary. Forecasts for the County were obtained directly from SCAG at the County-level.

Figure 12
Traffic Analysis Zones
Florence-Firestone and Walnut Park



Source: Stanley R. Hoffman Associates, Inc.

9.3. Economic Trends and Conditions Analysis

The following presents the main findings of the economic analysis by the different geographical areas. Included in this section are discussions on historic employment and wage trends, estimation of employment and sales at the establishment level, and employment growth projections.

HISTORIC EMPLOYMENT AND WAGE TRENDS: 2001 TO 2006

As stated previously, the historic analysis of employment and wages was based on data obtained from the EDD for the years 2001 and 2006. The data was assembled based on ZIP codes, and was obtained at the NAICS 2-digit level.

Employment Categories

- "Industrial" employment in this study is defined as jobs in NAICS industry categories of Manufacturing (NAICS 31, 32, and 33), Wholesale Trade (NAICS 42), Transportation and Warehousing (NAICS 48 and 49), and a portion of Construction jobs (NAICS 23).
- Manufacturing is comprised of NAICS 31, 32 and 33. Based on classification criteria at the 3-digit level used by the EDD, these include both 'durable goods' manufacturing and 'non durable goods' manufacturing.
- "Office" employment is an aggregation of jobs falling under Information (NAICS 51), Finance and Insurance (NAICS 52), Real Estate and Rental and Leasing (NAICS 53), Professional/Scientific/Technical Services (NAICS 54), Educational Services (NAICS 61) and 50 percent of Administrative, Support, and Waste Management (NAICS 56).

County of Los Angeles: The North County and the Urban County

- As shown in Table 7, total employment in the County grew from about 4.11 million in 2001 to about 4.16 million in 2006 at an annual average growth rate of 0.3 percent.
- Although industrial jobs declined in the County at an annual average growth rate of 2.6 percent from 2001 to 2006, jobs in this category accounted for a sizeable portion of the total employment at about 20 percent.
- Overall trends in the urban County reflect those for the total County, as summarized in Table 7.
- Total employment in the urban County grew at 0.1 percent over the 2001 to 2006 time period, compared to 0.3 percent for the total County.
- Industrial employment in the urban County declined at an annual average growth rate of 2.9 percent over the 2001 to 2006 time period.

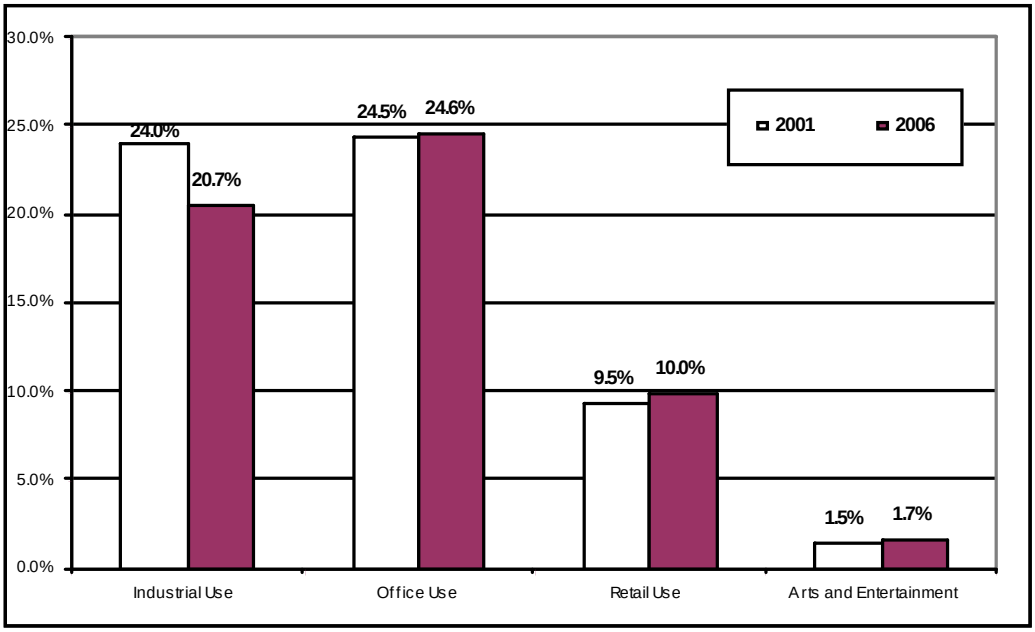
Table 7
Employment Trends: 2001 and 2006
County of Los Angeles, North and Urban County

	Los Angeles County			North Los Angeles County			Urban Los Angeles County		
	2001	2006	AAGR[1]	2001	2006	AAGR	2001	2006	AAGR
Industrial[2]									
Manufacturing (NAICS 31)	155,724	126,327	-4.1%	873	1,204	6.6%	154,851	125,123	-4.2%
Manufacturing (NAICS 32)	114,716	90,903	-4.5%	4,974	6,392	5.1%	109,742	84,511	-5.1%
Manufacturing (NAICS 33)	308,796	246,051	-4.4%	16,039	18,774	3.2%	292,757	227,277	-4.9%
Wholesale Trade	220,071	226,827	0.6%	4,152	6,063	7.9%	215,919	220,764	0.4%
Transportation and Warehousing	158,232	142,892	-2.0%	3,555	4,184	3.3%	154,677	138,708	-2.2%
Construction (20 percent)	27,374	31,382	2.8%	2,328	3,188	6.5%	25,046	28,194	2.4%
Industrial Subtotal	984,913	864,382	-2.6%	31,921	39,805	4.5%	952,992	824,577	-2.9%
Office[3]	991,922	1,007,502	0.3%	19,654	25,345	5.2%	972,268	982,157	0.2%
Retail	395,305	425,225	1.5%	20,548	25,100	4.1%	374,757	400,125	1.3%
Arts and Entertainment	62,926	69,848	2.1%	3,756	3,699	-0.3%	59,170	66,149	2.3%
Other	1,673,024	1,795,725	1.4%	66,653	82,288	4.3%	1,606,372	1,713,437	1.3%
TOTAL	4,108,090	4,162,682	0.3%	142,531	176,237	4.3%	3,965,559	3,986,445	0.1%

1. AAGR = Annual Average Growth Rate
2. Includes Manufacturing, Wholesale Trade, Transportation and Warehousing, and 20 percent Construction.
3. Includes Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional/Scientific/Technical Services, Educational Services and 50 percent Administrative/Support/Waste Management.

Source: Stanley R. Hoffman Associates Inc.
California Employment Development Department (EDD)

Figure 13
Employment Distribution: 2001 and 2006
Urban Los Angeles County



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

- In comparison, office employment in the urban County grew at a rate similar to that of total employment at 0.2 percent annual average growth rate from 2001 to 2006.
- As shown in Figure 13, the share of industrial employment as a percent of total employment declined by 3.3 percentage points between 2001 and 2006.
- Total average wage in the urban County remained stable at around $48,500 in constant 2006 dollars over the 2001 to 2006 time period, as shown in Table 8.
- In comparison, industrial-use average wages in the urban County grew by 2 percent reaching $50,100 in 2006.
- Average wages in all the three manufacturing categories (NAICS 31, 32 and 33) grew over the 2001 to 2006 time period in constant 2006 dollars.
- As shown in Figure 14, average wages for jobs in the industrial use categories in the urban County were comparable to the average wage for most sectors.
- Average wage in NAICS 33 (i.e. durable goods manufacturing) at $59,700 in 2006 was significantly higher than the total average wage of $48,900 for all sectors in the urban County.

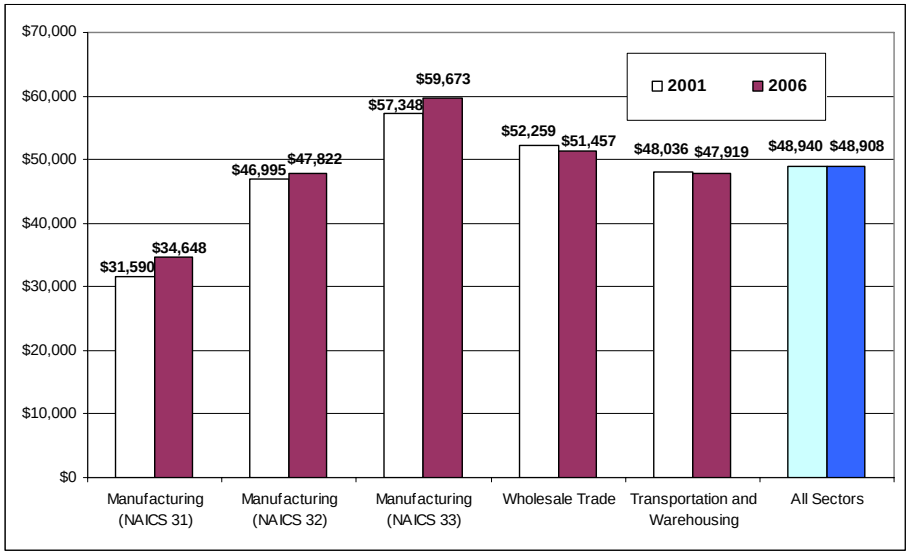
Table 8
Wage Trends: 2001 and 2006
County of Los Angeles, North and Urban County

	Los Angeles County			Northern Los Angeles County			Urban Los Angeles County		
	2001	2006	%Change	2001	2006	%Change	2001	2006	%Change
Industrial[1]									
Manufacturing (NAICS 31)	$31,558	$34,656	10%	$25,952	$35,438	37%	$31,590	$34,648	10%
Manufacturing (NAICS 32)	$46,812	$47,373	1%	$42,773	$41,442	-3%	$46,995	$47,822	2%
Manufacturing (NAICS 33)	$57,863	$60,055	4%	$67,274	$64,684	-4%	$57,348	$59,673	4%
Wholesale Trade	$52,263	$51,928	-1%	$52,519	$69,053	31%	$52,259	$51,457	-2%
Transportation and Warehousing	$47,765	$47,540	0%	$35,996	$34,981	-3%	$48,036	$47,919	0%
Construction (20 percent)	$48,802	$48,007	-2%	$41,484	$44,402	7%	$49,482	$48,415	-2%
Industrial Subtotal	**$49,292**	**$50,370**	**2%**	**$55,043**	**$55,986**	**2%**	**$49,099**	**$50,099**	**2%**
Office[2]	$66,898	$68,466	2%	$40,564	$40,864	1%	$67,430	$69,178	3%
Retail	$32,295	$29,793	-8%	$26,628	$26,235	-1%	$32,606	$30,016	-8%
Arts and Entertainment	$83,849	$86,506	3%	$20,000	$20,934	5%	$87,902	$90,173	3%
Other	$39,765	$39,300	-1%	$33,365	$34,420	3%	$40,030	$39,534	-1%
TOTAL	**$48,557**	**$48,479**	**0%**	**$37,889**	**$38,769**	**2%**	**$48,940**	**$48,908**	**0%**

1. Includes Manufacturing, Wholesale Trade, Transportation and Warehousing, and 20 percent Construction.
2. Includes Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional/Scientific/Technical Services, Educational Services and 50 percent Administrative/Support/Waste Management.

Source: Stanley R. Hoffman Associates Inc.
California Employment Development Department (EDD)

Figure 14
Industrial and Average Wage: 2001 and 2006
Urban Los Angeles County

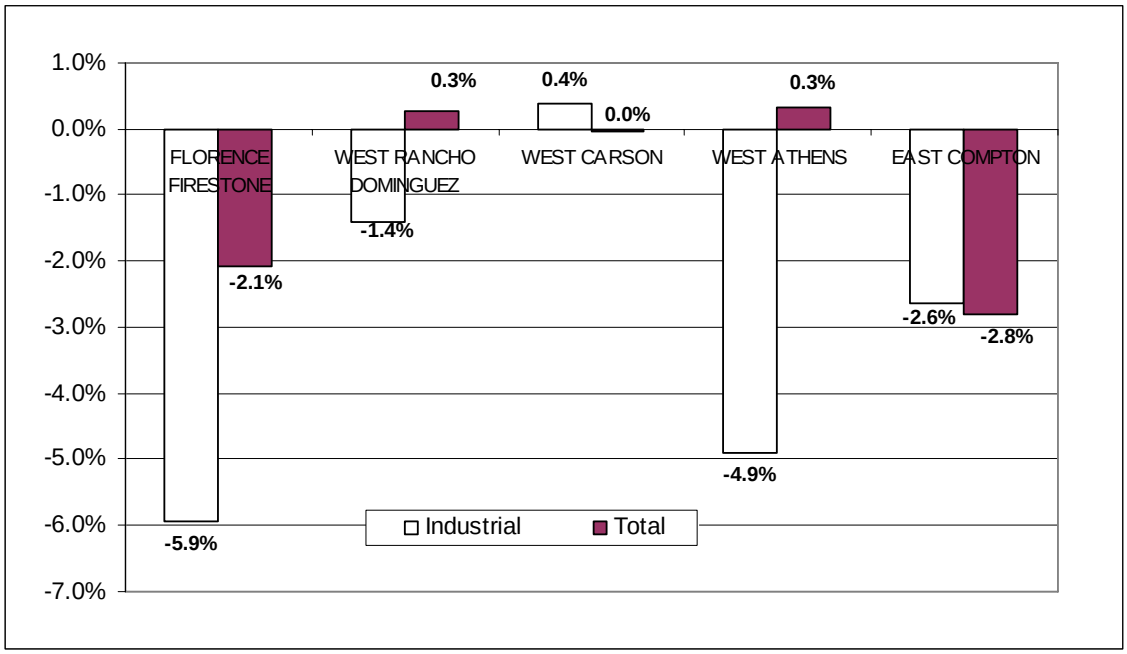


Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Unincorporated Case Study Communities

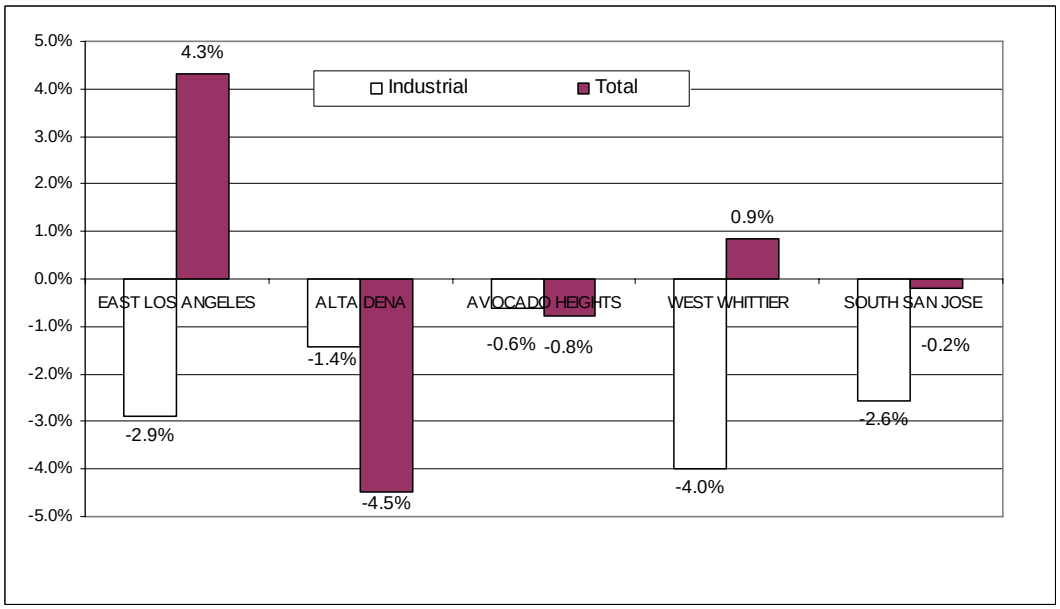
- Historic employment data for 2001 and 2006 from EDD for each of the case study communities has been assembled by ZIP codes that wholly or partially fall in such areas.
- However, this information is to be used with one caveat that the ZIP aggregations are larger than the communities, and therefore, more useful for the purpose of understanding broader historic growth trends.
- As shown in Figure 17A and Figure 17B, all communities, with the exception of West Carson, show declining growth rates in industrial-use jobs over the 2001 to 2006 time period.
- However, as shown in Figure 18 A and Figure 18B, industrial jobs comprise of a substantial portion of the total employment base in these larger ZIP code-defined areas, with shares ranging from 23 percent in West Athens-Westmont to 63 percent in East Rancho Dominguez.
- The average wage in industrial-use jobs is higher or comparable to the average wage for all sectors, and ranges from about $35,000 in Florence-Firestone to $52,000 in Altadena, as shown in Figure 19A and Figure 19B.

Figure 17 A
Growth Rate by Job Type: 2001 to 2006
Case Study Communities



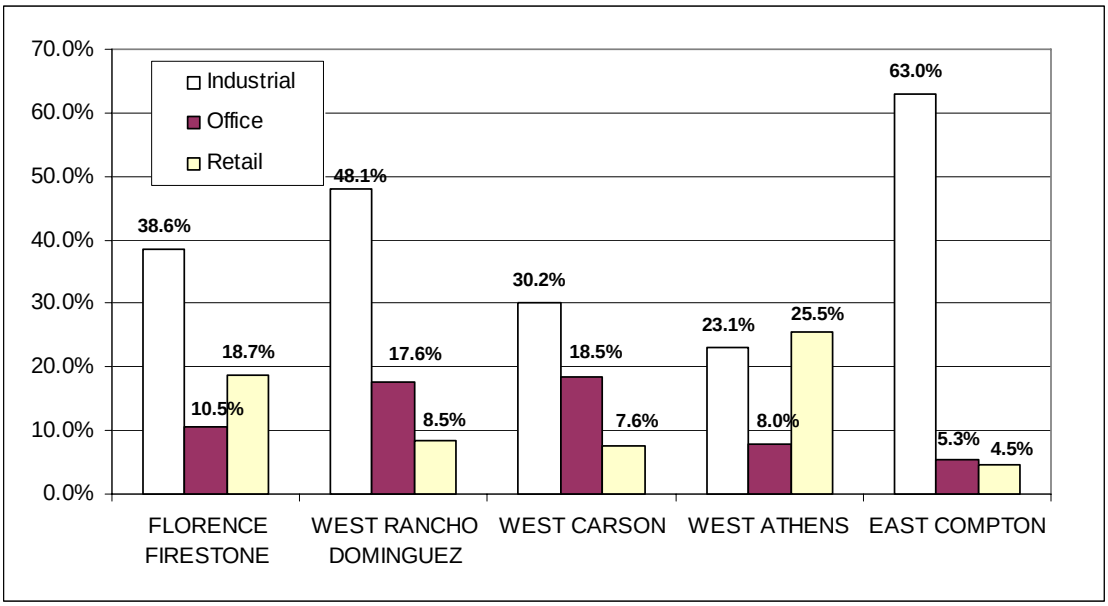
Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Figure 17 B
Growth Rate by Job Type: 2001 to 2006
Case Study Communities



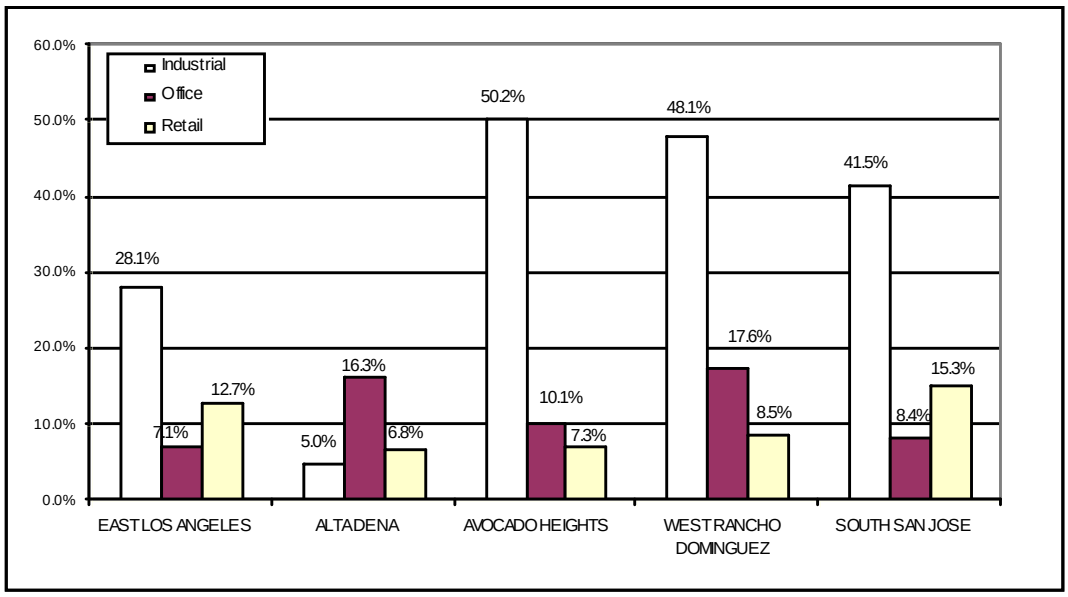
Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Figure 18 A
Employment Share by Job Type: 2006
Case Study Communities



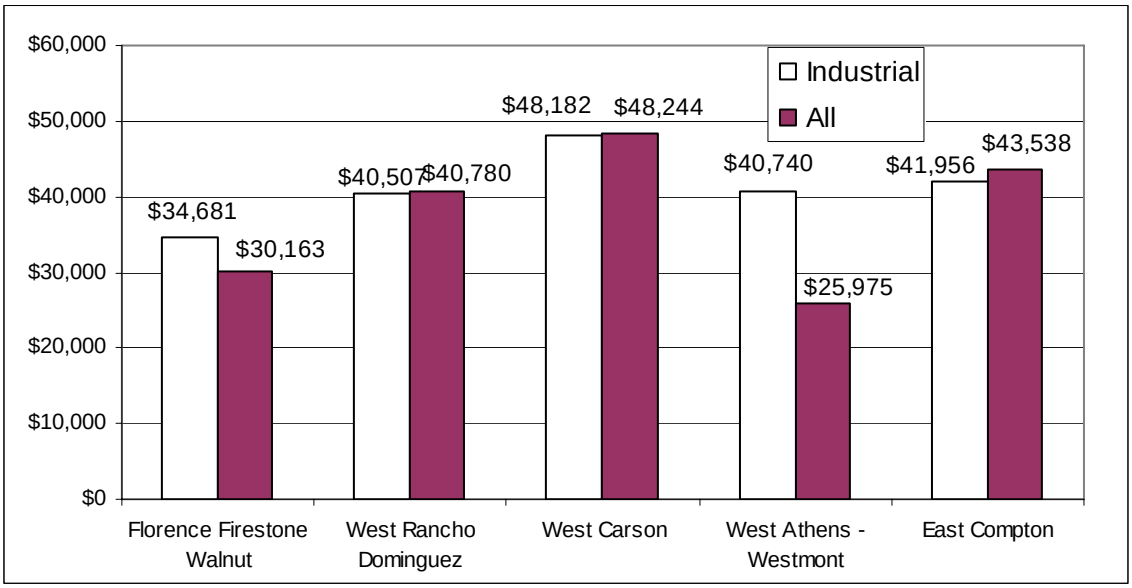
Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Figure 18 B
Employment Share by Job Type: 2006
Case Study Communities



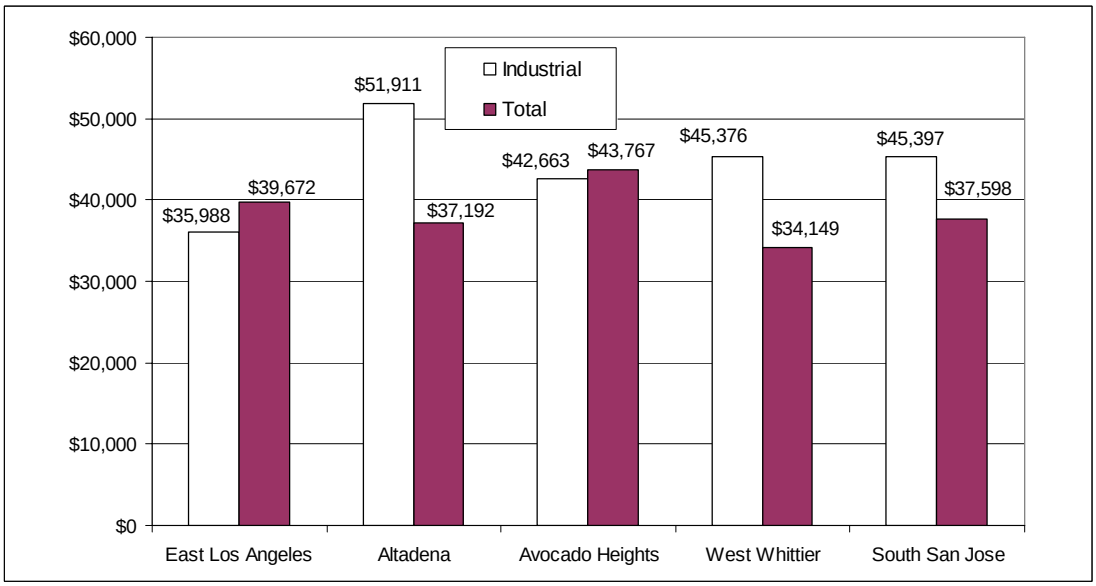
Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Figure 19A
Wage Comparison: 2006
Case Study Communities



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

Figure 19B
Wage Comparison: 2006
Case Study Communities



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

9.4. Establishment Level Employment and Sales Information: 2006 Economic Forecasts

Data from the EDD provides valuable information on historic growth trends in employment and wages. However, these data are assembled at the ZIP code level for the unincorporated case study communities. In most cases, the ZIP codes are larger than the community boundaries, and therefore do not provide an accurate estimation of the actual jobs within such areas. A more accurate estimation of employment at the community level has been made possible in this study by using data at the establishment-level, obtained from SCAG for the year 2006. This dataset has been assembled by InfoUSA, Inc., based on telephone and on-location surveys, and includes information on employees per establishment, type of establishment (NAICS code), and sales per establishment. Furthermore, the Center for Neighborhood Knowledge converted this dataset into spatially encoded (geo-coded) data for usage on the GIS platform. Additionally, using GIS, it is possible to assign employment and sales by establishment to other levels of geography, for example, Redevelopment areas, SCAG 2% Strategy Areas and Transit Oriented Districts.

Community Employment Data at NAICS 2-digit Level

- As shown in Table 9A and Table 9B, a more accurate estimation of employment at the establishment level indicates that the share of industrial jobs in the communities vary from data at the ZIP code level.
- Industrial share of the total is significant in Rancho Dominguez (68 percent), Avocado Heights (46 percent), and West Carson (40 percent), followed by Florence-Firestone (29 percent), East Los Angeles (25 percent) and South San Jose Hills (21 percent).

Community Sales Base at NAICS 2-digit Level

- Total sales and industrial sales data provide valuable estimates of economic activity.
- As shown in Table 10A and Table 10B, industrial-use establishments contribute significantly to the economy of the unincorporated communities.
- The share of industrial-use sales as percent of total is as high as 84 percent in Rancho Dominguez and 77 percent in Avocado Heights.

Table 9A
Employment Data: 2006
Case Study Unincorporated Communities

	Florence Firestone Walnut	West Rancho Dominguez-Victoria	West Carson	West Athens - Westmont	East Compton
Industrial[1]					
Manufacturing (NAICS 31)	260	2,320	87	30	37
Manufacturing (NAICS 32)	146	1,347	367	108	1
Manufacturing (NAICS 33)	833	3,939	1,672	28	4
Wholesale Trade	605	2,361	1,022	132	8
Transportation and Warehousing	308	1,504	286	212	4
Construction (20 percent)	63	232	111	13	2
Industrial Subtotal	2,215	11,703	3,545	523	56
Industrial Percent of Total	*24.1%*	*67.8%*	*39.4%*	*12.9%*	*6.9%*
Office[2]	2,601	1,633	1,589	1,686	287
Retail	1,374	1,164	1,132	432	148
Arts and Entertainment	28	121	16	178	3
Other	2,964	2,643	2,718	1,251	322
TOTAL	9,182	17,264	9,000	4,070	816

1. Includes Manufacturing, Wholesale Trade, Transportation and Warehousing, and 20 percent Construction.

2. Includes Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional/Scientific/ Technical Services, Educational Services and 50 percent Administrative/Support/Waste Management.

Source: Stanley R. Hoffman Associates Inc.
InfoUSA, as obtained from the Southern California Association of Governments (SCAG).

Table 9B
Employment Data: 2006
Case Study Unincorporated Communities

	East Los Angeles	Altadena	Avocado Heights	West Whittier - Los Nietos	South San Jose Hills
Industrial[1]					
Manufacturing (NAICS 31)	974	23	417	5	5
Manufacturing (NAICS 32)	674	32	565	20	43
Manufacturing (NAICS 33)	698	186	537	294	148
Wholesale Trade	4,101	165	1,184	133	130
Transportation and Warehousing	521	125	258	10	5
Construction (20 percent)	152	76	64	9	10
Industrial Subtotal	7,120	607	3,025	471	341
Industrial Percent of Total	*26.0%*	*9.3%*	*46.4%*	*17.3%*	*21.2%*
Office[2]	6,497	1,878	1,247	984	892
Retail	3,246	562	541	412	158
Arts and Entertainment	55	102	162	16	11
Other	10,471	3,382	1,539	840	209
TOTAL	27,389	6,531	6,514	2,722	1,610

1. Includes Manufacturing, Wholesale Trade, Transportation and Warehousing, and 20 percent Construction.

2. Includes Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional/Scientific/ Technical Services, Educational Services and 50 percent Administrative/Support/Waste Management.

Source: Stanley R. Hoffman Associates Inc.
InfoUSA, as obtained from the Southern California Association of Governments (SCAG).

Table 10A
Sales Data: 2006
Case Study Unincorporated Communities
(Thousands of Dollars)

	Florence Firestone Walnut	West Rancho Dominguez-Victoria	West Carson	West Athens - Westmont	East Compton
Industrial[1]					
Manufacturing (NAICS 31)	$121,580	$676,157	$12,141	$5,310	$10,177
Manufacturing (NAICS 32)	72,902	611,952	123,107	105,516	242
Manufacturing (NAICS 33)	291,042	1,195,296	528,299	6,747	804
Wholesale Trade	457,035	1,087,604	940,940	103,574	3,851
Transportation and Warehousing	42,771	647,994	42,935	27,016	604
Construction (20 percent)	15,495	61,024	27,035	2,890	419
Industrial Subtotal	$1,000,825	$4,280,027	$1,674,457	$251,053	$16,097
Industrial Percent of Total	*58.6%*	*84.2%*	*63.9%*	*50.0%*	*18.3%*
Office[2]	142,691	144,398	288,085	56,044	18,155
Retail	323,719	301,500	250,298	119,300	34,287
Arts and Entertainment	2,370	10,993	1,644	15,266	261
Other	237,162	344,385	404,109	60,312	19,333
TOTAL	$1,706,767	$5,081,303	$2,618,593	$501,974	$88,133

1. Includes Manufacturing, Wholesale Trade, Transportation and Warehousing, and 20 percent Construction.

2. Includes Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional/Scientific/ Technical Services, Educational Services and 50 percent Administrative/Support/Waste Management.

Source: Stanley R. Hoffman Associates Inc.
InfoUSA, as obtained from the Southern California Association of Governments (SCAG).

Table 10B
Sales Data: 2006
Case Study Unincorporated Communities
(Thousands of Dollars)

	East Los Angeles	Altadena	Avocado Heights	West Whittier - Los Nietos	South San Jose Hills
Industrial[1]					
Manufacturing (NAICS 31)	$358,488	$3,637	$425,766	$295	$5,505
Manufacturing (NAICS 32)	166,648	10,012	154,383	5,666	11,660
Manufacturing (NAICS 33)	127,345	63,322	142,095	418,459	55,659
Wholesale Trade	2,725,831	104,041	939,210	77,835	100,173
Transportation and Warehousing	46,978	6,963	31,320	1,101	459
Construction (20 percent)	37,776	22,079	14,858	2,784	1,753
Industrial Subtotal	$3,463,066	$210,054	$1,707,632	$506,140	$175,209
Industrial Percent of Total	*63.9%*	*29.7%*	*76.8%*	*70.2%*	*63.8%*
Office[2]	453,430	206,946	174,637	38,129	34,221
Retail	803,322	116,090	147,439	121,919	42,395
Arts and Entertainment	5,713	102	12,687	1,389	841
Other	694,221	174,536	180,273	53,645	21,756
TOTAL	$5,419,751	$707,728	$2,222,667	$721,221	$274,422

1. Includes Manufacturing, Wholesale Trade, Transportation and Warehousing, and 20 percent Construction.

2. Includes Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional/Scientific/ Technical Services, Educational Services and 50 percent Administrative/Support/Waste Management.

Source: Stanley R. Hoffman Associates Inc.
InfoUSA, as obtained from the Southern California Association of Governments (SCAG).

9.5. Economic Forecasts

Countywide economic forecasts have been obtained from EDD. As shown in Table 12, employment in Los Angeles County is forecasted to grow to 4.49 million jobs in 2012, up from 4.02 million in 2002 at about 1.1 percent annual average growth rate. In comparison, industrial employment, as defined in this study, is forecasted to decline marginally from 934,000 in 2002 to 905,500 in 2012 at an annual average growth rate of 0.3 percent. The share of industrial employment is forecasted to remain relatively stable over this time period ending at about 20.2 percent of the total employment in 2012.

Growth patterns within the industrial employment category are varied over the forecast period. As shown in Table 12, while wholesale trade and transportation and warehousing are forecasted to grow at 0.8 percent and 1.0 percent annual average growth rate, respectively, the manufacturing sector shows a decline of 1.3 percent annual average growth rate. Manufacturing employment comprises of about 10.5 percent of total employment in 2012.

Table 12
Employment Development Department Forecasts: 2002-12
Los Angeles County

	2002	2012	Change	Annual Average Growth Rate
Natural Resources and Mining	3,700	3,300	(400)	-1.1%
Construction	134,500	149,700	15,200	1.1%
Utilities	11,800	12,700	900	0.7%
Manufacturing				
Durable Goods (321,327-33)	299,300	263,300	(36,000)	-1.3%
Nondurable Goods (311-316,322-326)	235,500	207,100	(28,400)	-1.3%
Manufacturing Subtotal	534,800	470,400	(64,400)	-1.3%
Wholesale Trade	217,300	234,300	17,000	0.8%
Retail Trade	398,200	466,200	68,000	1.6%
Transportation and Warehousing	155,400	170,900	15,500	1.0%
Information	207,300	229,700	22,400	1.0%
Finance, Insurance and Real Estate	232,600	265,300	32,700	1.3%
Professional and Business Services	575,000	680,300	105,300	1.7%
Educational and Health Services	450,400	563,400	113,000	2.3%
Arts, Entertainment, and Recreation	65,000	70,800	5,800	0.9%
Accommodation and Food Service	289,300	351,000	61,700	2.0%
Government	606,100	659,100	53,000	0.8%
Other	145,400	158,400	13,000	0.9%
Total	**4,026,800**	**4,485,500**	**458,700**	**1.1%**
Industrial [1]	**934,400**	**905,540**	**(28,860)**	**-0.3%**
Industrial share as percent Total	23.2%	20.2%	-6.3%	

1. Industrial includes manufacturing, wholesale trade, transporation, warehousing, and 20 percent of construction.

Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

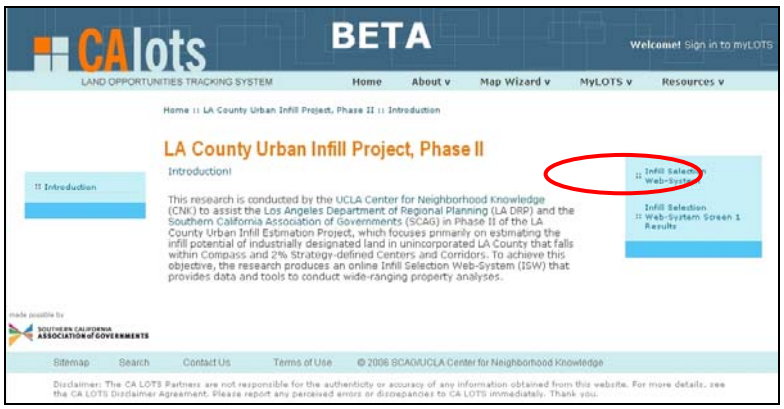
10. APPENDIX C – Components of the Infill Selection Web-System

As noted, the Infill Selection Web-System was built as an extension of the Southern California Land Opportunities Tracking System (SCALOTS), an online interactive GIS that assembles and maps a variety of databases that can be used in neighborhood research. SCALOTS is designed to support collaborative planning efforts by enabling elected officials, planners, real estate developers, community organizers and others to do analysis at a parcel, neighborhood or regional level.

Using the ISW is a two-stage process (Figure 7). The first preliminary listing of infill properties (Screen A) is identified as a subset of properties that have been extracted from the industrially-zoned parcel database through the use of five primary indicators. Then, contextualized features are examined to develop the final compilation of properties with the greatest potential as locations where housing could be developed (Screen B).

Screen A: Site Analysis

To access the County of Los Angeles **Infill Selection Web-System**, users select **County Infill** under the **map wizard** drop-down menu and then click on **Infill Selection Web-System**.



These are the first steps in evaluating industrially-zoned land in areas of unincorporated Los Angeles County that fall within the 2% Strategy Areas.

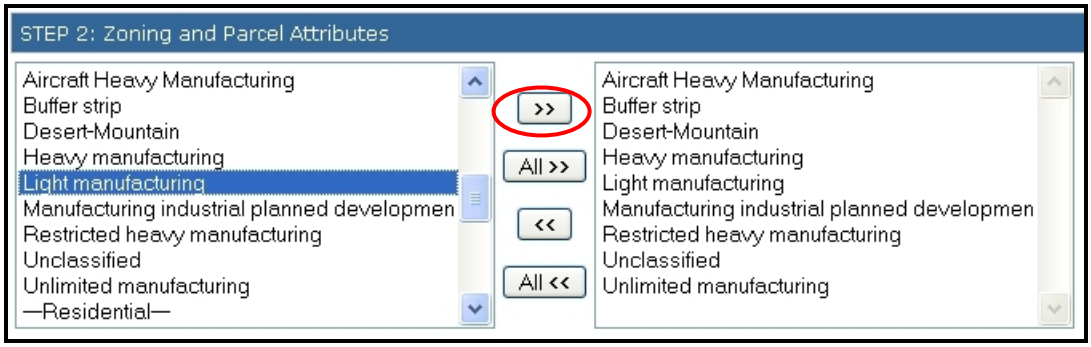
10.1. Component 1: Geography

Under the **choose geography** window, users select the geography, either **unincorporated area** or **zip code**. The selected geography will be highlighted in blue.

Note: Users can only select one area or zip code at time.

10.2. Component 2: Zoning

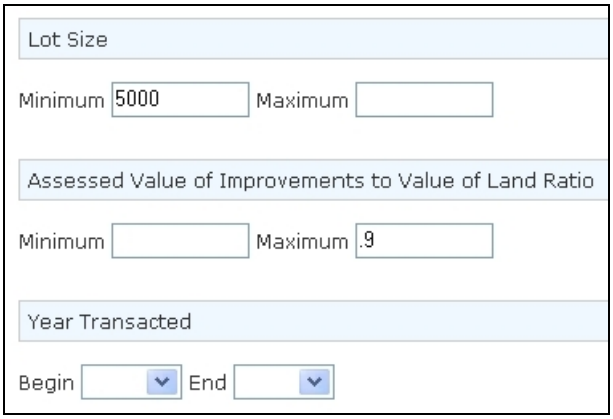
Users select the zoning by first highlighting the category and then clicking on the double arrow (>>). Users are able to select multiple zoning categories. Selected zoning categories will appear in the second window.



10.3. Component 3: Parcel Attributes: Size & Value

Users can narrow their search results by specifying the **minimum and/or maximum lot size** (in square feet), Assessed Value of Improvements to Value of Land **Ratio** (i.e. 0.9), and **year transacted** (based on Assessor parcel data).

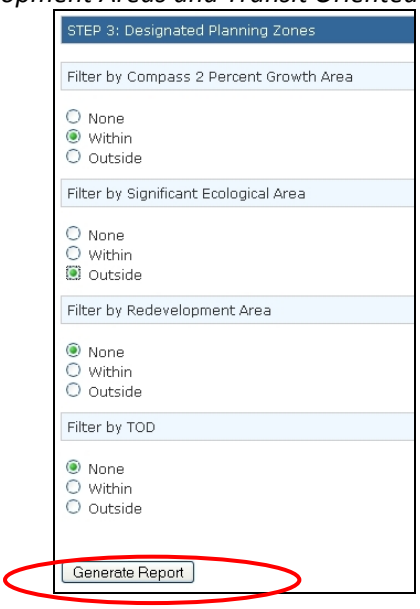
For the purposes of evaluating infill industrial properties – size of parcel and improvements to value of land ratio value are used as the salient characteristics.



10.4. Component 4: Designated Planning Zones

Parcel Location Filter

In addition to defining the use, size and assessed value of parcels, users are also able to further refine their search for potential infill sites by adding locational criteria, including *2% Strategy Areas, Significant Ecological Areas, Redevelopment Areas and Transit Oriented Districts*.



Filter Parcel locations - inside or outside identified planning boundaries - by selecting:

- "None" *= No Filter*
- "Within" *= Only parcels within the area*
- "Outside" *= Only parcels outside the area*

Once users have specified their desired search criteria, they click on **generate report**.

Example: East Los Angeles

Users enter the following criteria to identifying industrial parcels with infill potential, as an example, see below.

- Geography: East Los Angeles
- Zoning: all industrial categories
- Lot Size: minimum 5,000
- Improvement Value to Land Value Ratio: maximum: 0.9
- 2% Strategy Areas: within
- Significant Ecological Areas: outside

Users then select **generate report.**
The report displays the results of the search users requested based on the criteria entered, listing all identified parcels grouped by Assessor Use Code.

The report includes:

- Use Code Description
- Count: Number of Parcels in each Assessor Use Code
- Sum of Total Area of Parcels in Square Feet
- Average Size of Parcel
- Minimum and Maximum Areas

- Percent of Parcel Areas

Example: East Los Angeles

- The report below lists industrially-zoned properties in East Los Angeles, which are being used for non-industrial purposes, are at least 5,000 square feet, have a maximum Improvement Value to Land Value Ratio of 0.9, lie within the 2% Strategy Areas and are outside a Significant Ecological Area.

Zone Description:

Aircraft Heavy Manufacturing,Buffer strip,Desert-Mountain,Heavy manufacturing,Light manufacturing,Manufacturing industrial planned developmen,Restricted heavy manufacturing,Unclassified,Unlimited manufacturing

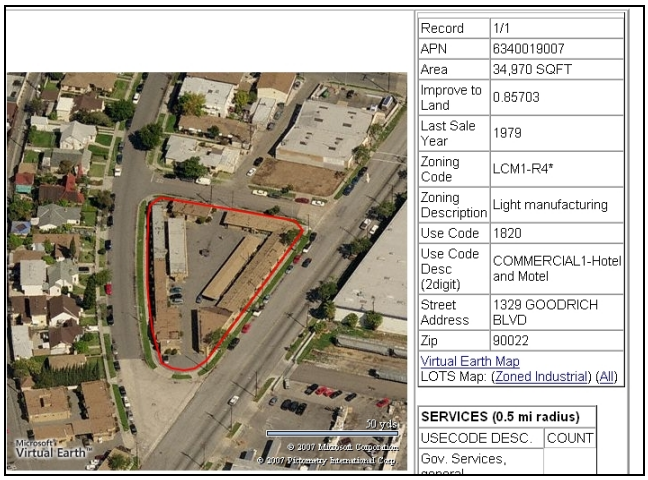
Use Code Description	Count	SUM Area (SQFT)	AVG Area (SQFT)	MIN Area (SQFT)	MAX Area (SQFT)	Percent Area (%)	Listing	Map/ Listing
COMMERCIAL1-Commercial	1	5,483	5,483	5,483	5,483	0.062	List	Report
COMMERCIAL1-Hotel and Motel	1	34,970	34,970	34,970	34,970	0.398	List	Report
COMMERCIAL1-Office Building	13	117,674	9,052	5,053	17,974	1.338	List	Report
COMMERCIAL1-Professional Building	8	143,532	17,942	5,078	87,513	1.632	List	Report
COMMERCIAL1-Store	57	492,043	8,632	5,144	25,333	5.595	List	Report
COMMERCIAL1-Store Combination	31	258,633	8,343	5,144	43,872	2.941	List	Report
COMMERCIAL1-Vacant	13	101,007	7,770	5,416	15,404	1.149	List	Report
COMMERCIAL2-Auto- Recreation Equipment	43	449,463	10,453	5,054	29,083	5.111	List	Report
COMMERCIAL2-Bank- Savings & Loan	2	73,634	36,817	12,254	61,380	0.837	List	Report
COMMERCIAL2-Open	1	6,692	6,692	6,692	6,692	0.076	List	Report
COMMERCIAL2-Parking Lot (Commercial Use Property)	38	313,669	8,254	5,038	33,510	3.567	List	Report
COMMERCIAL2-Restaurant- Cocktail Lounge	12	125,590	10,466	5,121	25,215	1.428	List	Report
COMMERCIAL2-Service Shop	2	11,078	5,539	5,245	5,833	0.126	List	Report

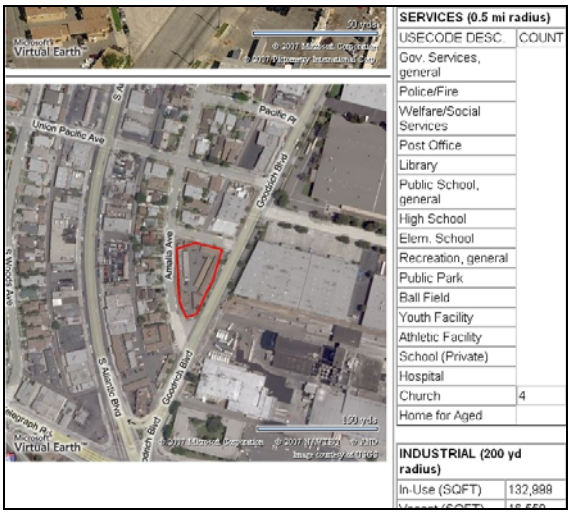
Select **report** for the parcel identified within an **industrial zone** as **commercial 1-hotel and motel**.

SCREEN B: CONTEXT ANALYSIS

In order to refine the list of identified properties, context data are required both from ortho-imagery as well as from databases that provide information on the surroundings of each parcel.

Users who follow the prior directions will arrive at a detailed report and aerial maps will appear in a new window. The report and images can provide contextual factors to further evaluate sites. The selected property in East Los Angeles is zoned light manufacturing (LCM1), is currently being used as a hotel and is located adjacent to single-family residences.





Listing
Users select **list** for detailed information on individual parcels within a Use Code.

Map/Listing
Users select **map/listing** for a detailed parcel report accompanied by ortho-imagery.

10.5. Component 5: Ortho-Imagery

Once a subset of properties has been identified in the reports, users can further examine the setting and context of each reported parcel using ortho-imagery. Birdseye views provide for a visual analysis, enabling contextual factors to be considered in this stage of site evaluation, including:

- Opportunities for site assembly of parcels as one property or as scattered sites;
- Proximity to existing residential or commercial areas; and
- Surrounding land use.

Along with the ortho-imagery are three additional sources for understanding the local context.

10.6. Component 6: Neighborhood Service Inventory

As part of the neighborhood evaluation process, geographic queries are conducted to identify and map services and public amenities within a 0.25 mile radius of the parcels. The location of these services and public amenities can be considered in determining whether the neighborhood is appropriate for new housing development. The list (derived from Assessor Use Codes) includes 17 categories:

- Government Services, Uncategorized
- Government Services, General
- Police and Fire Station
- Welfare and Social Services

- Postal Facility
- Library
- Public School, General
- High School
- Elementary School
- Recreation, General
- Public Park
- Ball Field
- Youth Facility
- Athletic Facility
- School (Private)
- Hospital
- Church
- Home for Aged

10.7. Component 7: Business-Specific Information

These data are used to verify assumptions that are made in the utilization of zoning, Assessor Use Code, and ortho-imagery data sources. Adjacency is defined as businesses within 200 yards of the parcel. The business data has been derived from the InfoUSA, Inc. database and contains information such as business type, SIC Code, number of employees and sales volume for 2007 (in $1,000s). The business information is useful in understanding the existing and surrounding organizations and enterprises.

To evaluate adjacent businesses users click on **report** in the map/listing column. Below, the ortho image users will find a table listing adjacent businesses.

APN: 6340019007 - INFOUSA Data (Businesses within 200 yds)			
ID	SIC Description	No. Employees	Sales Volume (in $1,000s)
1	General Contractors	4	$1,376
2	Wood Products NEC (Manufacturers)	70	$11,830
3	Packaging Materials-Manufacturers	201	$81,405
4	Bus Lines	3	$366
5	Delivery Service	3	$423
6	Travel Agencies & Bureaus	3	$288
7	Freight-Forwarding	3	$447
8	Freight-Forwarding	3	$447
9	Plumbing Fixtures & Supplies-Wholesale	7	$4,053
10	Importers (Whol)	3	$2,832
11	Fruits & Vegetables-Wholesale	40	$27,280
12	Grocers-Retail	2	$494
13	Automobile Dealers-Used Cars	6	$4,026
14	Automobile Dealers-Used Cars	2	$1,342

As part of the proximity analysis, industrial, commercial and residential land uses, based on Use Code, are identified, calculated and also mapped. Proximity has been defined as parcels with centroids within one-quarter mile of the center of the parcel under evaluation. If the adjacent land uses for the parcel in evaluation is predominantly industrial, or if the site is adjacent to a heavy industrial area, the site in question is not a candidate for residential conversion. Alternatively, if the surrounding uses are predominantly residential or commercial, the site/parcel would more likely be identified as having infill housing potential.

10.8. Component 8: Surrounding Zoning and Use-Code Data

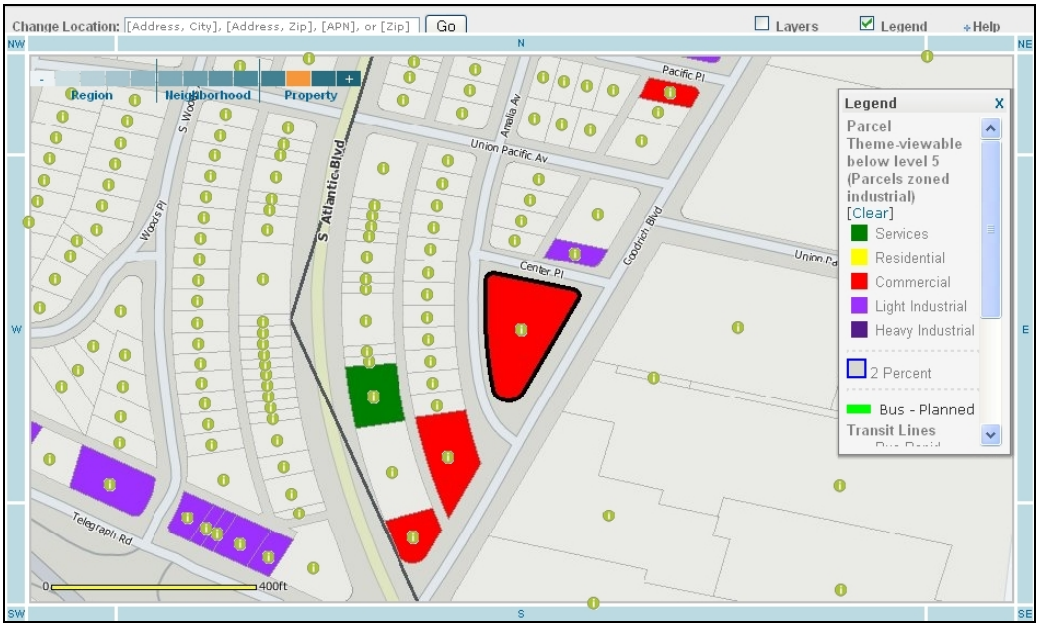
To evaluate adjacent land uses which are industrially-zoned, but have a different Use Code, click on **LOTS Map industrial** in the table next to the birds eye image.

The CAlots platform will generate a GIS map highlighting all parcels within an industrially-zoned area that have a different Use Code.

The GIS map will appear in a new window, identifying the Use Code of adjacent parcels, including:

- Services
- Residential
- Commercial
- Light Industrial
- Heavy Industrial

In the following map several industrial-zoned properties adjacent to the East Los Angeles parcel have a commercial use. To access more details of any adjacent property, users click on the "i" icon ( ) in the center of the parcel.



To evaluate all adjacent land uses, users click on LOTS Map: "(All)" at the bottom of the report record. The GIS map will appear in a new window, identifying the Use Codes of ALL adjacent parcels, regardless of zoning.

In the map below, the identified parcel in East Los Angeles, outlined in black, is adjacent to several residential properties and only one light industrial site.

11. APPENDIX D – Listing of the ISW Screen B Properties

This section provides a complete inventory of the identified potential housing infill properties within the five unincorporated communities within the 2% Strategy Areas. The online ISW provides ortho-imagery, GIS parcel maps, Assessor information, and a listing of commercial and public services for every industrial property in the unincorporated communities of Los Angeles County.

Screen 3 Results: 285 Records Found (Print All)

Community Name: AVOCADO HEIGHTS

APN	Area (SQFT)	Improve to Land	Last Sale Year	Zoning Code	Zoning Description	Zoning (DRP)	Zoning Desc (DRP)	Use Code	Use Code Desc (2digit)	Zip
8206011002	15,389	0.00000	1996	LCA16000*	Light agriculture	M-1-BE	Industrial	010V	RESIDENTIAL-Vacant	91746
8206011003	10,517	0.00000	1996	LCA16000*	Light agriculture	M-1-BE	Industrial	010V	RESIDENTIAL-Vacant	00000
8206011004	26,687	0.00000	1997	LCA16000*	Light agriculture	M-1-BE	Industrial	010V	RESIDENTIAL-Vacant	91746
8206011005	27,655	0.00000	1997	LCC4-A16000*		M-1-BE	Industrial	100V	COMMERCIAL1-Vacant	91746
8206012029	11,410	0.63356	1989	LCA106	Light agriculture	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206012030	12,428	0.59802	1981	LCA106	Light agriculture	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206012031	8,290	0.00000	2000	LCA106	Light agriculture	M-1-BE	Industrial	010V	RESIDENTIAL-Vacant	91746
8206012032	8,557	0.66663	1989	LCA106	Light agriculture	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206012042	7,656	0.44288	2006	LCA106	Light agriculture	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206012043	9,209	0.46937	1997	LCA106	Light agriculture	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206025009	8,262	0.24998	1999	LCM11/2-C3BE*	Restricted heavy manufacturing	M-1-BE	Industrial	0101	RESIDENTIAL-Single	91746
8206025010	8,782	0.13628	1988	LCM11/2-C3BE*	Restricted heavy manufacturing	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206025011	8,339	0.24999	2003	LCM11/2-C3BE*	Restricted heavy manufacturing	M-1-BE	Industrial	0101	RESIDENTIAL-Single	91746
8206025012	8,237	0.25000	2004	LCM11/2-C3BE*	Restricted heavy manufacturing	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206025013	24,601	0.83473	1979	LCA106	Light agriculture	M-1-BE	Industrial	0100	RESIDENTIAL-Single	91746
8206025015	3,340	0.00000	2003	LCM11/2-C3BE*	Restricted heavy manufacturing	M-1-BE	Industrial	100V	COMMERCIAL1-Vacant	00000

Community Name: EAST RANCHO DOMINGUEZ

APN	Area (SQFT)	Improve to Land	Last Sale Year	Zoning Code	Zoning Description	Zoning (DRP)	Zoning Desc(DRP)	Use Code	Use Code Desc (2digit)	Zip
6180015017	10,290	0.00462	1981	LCC3*	Unlimited commercial	M-1	Industrial	1700	COMMERCIAL1-Office Building	90221
6180015018	5,237	0.00000	1989	LCC3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90221
6180015020	5,217	0.00000	1988	LCC3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90221
6180015021	10,311	0.00000	1988	LCC3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90221
6180015022	5,294	0.00000	1993	LCC3*	Unlimited commercial	M-1	Industrial	300V	INDUSTRIAL-Vacant	90221
6180016006	4,899	0.00000	1981	LCC3*	Unlimited commercial	M-1	Industrial	020V	RESIDENTIAL-Vacant	90221
6180016010	4,860	0.38462	2006	LCC3*	Unlimited commercial	M-1	Industrial	2610	COMMERCIAL2-Auto-Recreation Equipment	90221
6181026012	6,953	0.75233	1972	LCR3YY	Limited multiple residence	M-1	Industrial	0100	RESIDENTIAL-Single	90221
6181026013	8,725	0.00000	0	LCC3-R3*	Unlimited commercial	M-1	Industrial	010V	RESIDENTIAL-Vacant	90221
6181026014	7,078	0.54441	1995	LCR3*	Limited multiple residence	M-1	Industrial	0100	RESIDENTIAL-Single	90221
6181026015	9,049	0.00000	0	LCC3-R3*	Unlimited commercial	M-1	Industrial	110V	COMMERCIAL1-Vacant	90221
6181026017	2,065	0.35091	1998	LCR3YY	Limited multiple residence	M-1	Industrial	0100	RESIDENTIAL-Single	90221
6181026018	2,363	0.25000	2005	LCR3YY	Limited multiple residence	M-1	Industrial	0100	RESIDENTIAL-Single	90221
6181026020	2,022	0.29907	2004	LCR3*	Limited multiple residence	M-1	Industrial	0100	RESIDENTIAL-Single	90221
6181026023	7,036	0.62500	2006	LCC3*	Unlimited commercial	M-1	Industrial	1100	COMMERCIAL1-Store	90221
6181026024	24,892	0.08585	2002	LCC3-R3*	Unlimited commercial	M-1	Industrial	1100	COMMERCIAL1-Store	90221
6181026025	6,843	0.30603	2005	LCR3*	Limited multiple residence	M-1	Industrial	0100	RESIDENTIAL-Single	90221
6181026026	7,394	0.00000	2006	LCR3*	Limited multiple residence	M-1	Industrial	010V	RESIDENTIAL-Vacant	00000
6181026027	5,777	0.00000	2006	LCC3-R3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	00000

6181026030	7,199	0.00000	2000	LCC3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90221
6181026900	15,669	0.00000	0	LCC3-R3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90221
6181027900	8,338	0.00000	1980	LCR3*	Limited multiple residence	M-1	Industrial	7100	INSTITUTIONAL-Church	90221
6181027901	32,762	0.00000	1977	LCC3-R3*	Unlimited commercial	M-1	Industrial	1822	COMMERCIAL1-Hotel and Motel	90221
6181027902	43,864	0.00000	0	LCC3-R3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90221
6181027903	10,885	0.00000	1977	LCC3-R3-C2*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90221
6181027905	5,438	0.00000	1989	LCR3*	Limited multiple residence	M-1	Industrial	010V	RESIDENTIAL-Vacant	90221
6181028008	9,103	0.05762	1975	LCC3-R3*	Unlimited commercial	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	00000
6181028026	6,911	0.01416	1975	LCC3*	Unlimited commercial	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	00000
6181028027	4,127	0.03245	1975	LCC3-R1*	Unlimited commercial	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	00000
6181029033	10,219	0.00000	1995	LCR1YY	Single-family residence	M-1	Industrial	010V	RESIDENTIAL-Vacant	00000
6181029042	6,381	0.39694	1995	LCC3YY	Unlimited commercial	M-1	Industrial	1700	COMMERCIAL1-Office Building	90221
6181029043	30,062	0.01174	1997	LCC3-R1*	Unlimited commercial	M-1	Industrial	1700	COMMERCIAL1-Office Building	90221
6181029044	24,928	0.66662	1981	LCC3-R1*	Unlimited commercial	M-1	Industrial	2900	COMMERCIAL2-Nursery or Greenhouse	90221

Community Name: EAST LOS ANGELES

APN	Area (SQFT)	Improve to Land	Last Sale Year	Zoning Code	Zoning Description	Zoning (DRP)	Zoning Desc(DRP)	Use Code	Use Code Desc (2digit)	Zip
5224013009	5,324	0.04161	1992	LCM1*	Light manufacturing	M-1	Industrial	2600	COMMERCIAL2-Auto-Recreation Equipment	90063
5224013010	5,064	0.00000	1991	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90063
5224013011	5,070	0.00000	1991	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	00000
5224013014	5,933	0.61865	1973	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90063
5224013015	5,144	0.83133	0	LCM1*	Light manufacturing	M-1	Industrial	1210	COMMERCIAL1-Store Combination	90063
5224013016	5,642	0.01948	1989	LCM1*	Light	M-1	Industrial	2700	COMMERCIAL2-Parking	00000

					manufacturing				Lot (Commercial Use Property)	
5224013017	6,296	0.54991	1989	LCM1*	Light manufacturing	M-1	Industrial	2100	COMMERCIAL2-Restaurant- Cocktail Lounge	90063
5224013018	5,850	0.00000	1989	LCM1*	Light manufacturing	M-1	Industrial	100V	COMMERCIAL1-Vacant	00000
5224013022	6,115	0.00000	2003	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	00000
5224013023	5,809	0.04157	1987	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90063
5224013024	5,551	0.00000	2005	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90063
5224014022	10,447	0.40983	2002	LCM1*	Light manufacturing	M-1	Industrial	3200	INDUSTRIAL-Heavy Manufacturing	90063
5224014023	4,956	0.34880	1990	LCM1*	Light manufacturing	M-1	Industrial	3010	INDUSTRIAL-Industrial	90063
5224015004	4,782	0.62870	1976	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90063
5224016002	4,995	0.65170	1988	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90063
5224016005	5,022	0.24638	2006	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90063
5224016008	4,841	0.20000	2005	LCM1*	Light manufacturing	M-1	Industrial	3200	INDUSTRIAL-Heavy Manufacturing	90063
5224016025	19,459	0.00000	2002	LCM1*	Light manufacturing	M-1	Industrial	390V	INDUSTRIAL-Vacant	90063
5224016031	4,745	0.23997	0	LCM1*	Light manufacturing	M-1	Industrial	33T0	INDUSTRIAL-Warehousing-Distribution- Storage	90063
5224016032	5,041	0.40000	2006	LCM1	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90063
5224024003	5,797	0.00000	0	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	00000
5224024013	4,952	0.24296	1969	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90063
5224024024	27,684	0.05021	2000	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90063
5226046032	49,923	0.00000	1979	LCR2YY	Two-family residence	M-1	Industrial	010V	RESIDENTIAL-Vacant	00000
5235001036	5,817	0.00000	1990	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	00000
5235001045	23,671	0.73053	2001	LCM1*	Light manufacturing	M-1	Industrial	31T0	INDUSTRIAL-Light Manufacturing/Printing	90022
5235013014	5,026	0.00000	1966	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90022
5235013020	5,048	0.29030	0	LCM1*	Light manufacturing	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	90022

5235013039	5,239	0.73077	2001	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5235017001	9,818	0.00000	0	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90022
5235017002	5,135	0.00000	0	LCM1YY	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90022
5235017003	5,113	0.00000	1973	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90022
5235017004	5,187	0.11109	2002	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5235017010	5,061	0.12179	1996	LCM1*	Light manufacturing	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	00000
5235017011	10,143	0.31216	1968	LCM1*	Light manufacturing	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	90022
5235017012	9,805	0.86482	0	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5235017043	4,931	0.60604	1998	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5235017046	15,523	0.76190	2006	LCC3*	Unlimited commercial	M-1	Industrial	1100	COMMERCIAL1-Store	90022
5235017902	4,779	0.00000	1964	LCC3*	Unlimited commercial	M-1	Industrial	100V	COMMERCIAL1-Vacant	90022
5241004017	11,703	0.58883	0	LCM1*	Light manufacturing	M-1	Industrial	0200	RESIDENTIAL-Double-Duplex- Two Unit	90023
5241004020	6,343	0.43476	1994	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90023
5241005021	6,446	0.89658	2003	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5241006018	6,478	0.85294	2004	LCM1*	Light manufacturing	M-1	Industrial	0400	RESIDENTIAL-Four Units (Any Combo)	90023
5241006019	7,085	0.25000	2006	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5241006022	6,410	0.54182	2005	LCM1*	Light manufacturing	M-1	Industrial	0200	RESIDENTIAL-Double-Duplex- Two Unit	90023
5241008901	5,479	0.00000	1991	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90023
5241008902	6,174	0.00000	1989	LCM1*	Light manufacturing	M-1	Industrial	1210	COMMERCIAL1-Store Combination	90023
5241008903	10,852	-1.00000	1986	LCM1*	Light manufacturing	M-1	Industrial	100V	COMMERCIAL1-Vacant	90023
5241019033	16,178	0.51991	0	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90023
5241020014	6,683	0.25305	2001	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5241020015	6,822	0.00000	2002	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	00000

5241021004	6,278	0.62499	2002	LCM1*	Light manufacturing	M-1	Industrial	0200	RESIDENTIAL-Double-Duplex- Two Unit	90023
5241021005	6,367	0.54705	2006	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5241021006	6,465	0.42073	2003	LCM1*	Light manufacturing	M-1	Industrial	0300	RESIDENTIAL-Three Units (Any Combo)	90023
5241021007	6,305	0.74031	2004	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5241021008	6,343	0.00000	1994	LCM1*	Light manufacturing	M-1	Industrial	010V	RESIDENTIAL-Vacant	90023
5241021009	6,442	0.00000	1987	LCM1*	Light manufacturing	M-1	Industrial	010V	RESIDENTIAL-Vacant	90023
5241021010	6,402	0.00000	1991	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90023
5241021012	6,547	0.81001	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90023
5241022004	6,235	0.55555	1999	LCM2*	Heavy manufacturing	M-2	Industrial	3010	INDUSTRIAL-Industrial	90023
5241022005	6,542	0.00000	1999	LCM2*	Heavy manufacturing	M-2	Industrial	300V	INDUSTRIAL-Vacant	90023
5241022006	6,253	0.00000	1999	LCM2*	Heavy manufacturing	M-2	Industrial	300V	INDUSTRIAL-Vacant	90023
5241022007	6,251	0.09999	1999	LCM2*	Heavy manufacturing	M-2	Industrial	3010	INDUSTRIAL-Industrial	90023
5241022016	6,460	0.57861	0	LCM2*	Heavy manufacturing	M-2	Industrial	0100	RESIDENTIAL-Single	90023
5241022017	6,531	0.41478	1974	LCM1*	Light manufacturing	M-2	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	90023
5241022018	6,401	0.72616	1975	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5241024004	5,459	0.02168	2005	LCM2*	Heavy manufacturing	M-2	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90023
5241024005	5,415	0.02168	2005	LCM2*	Heavy manufacturing	M-2	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90023
5241024017	5,478	0.00000	2002	LCM2*	Heavy manufacturing	M-2	Industrial	300V	INDUSTRIAL-Vacant	00000
5241024025	10,748	0.33332	2002	LCM2*	Heavy manufacturing	M-2	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90023
5241026005	11,303	0.65703	1965	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90023
5241026008	6,526	0.00000	1967	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90023
5241026021	6,589	0.01071	1986	LCM1*	Light manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	00000
5241026022	6,078	0.02156	1986	LCM1*	Light manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	90023
5242009017	5,231	0.15996	2003	LCM1*	Light	M-1	Industrial	0100	RESIDENTIAL-Single	90023

					manufacturing					
5242009018	5,319	0.47056	2003	LCM1*	Light manufacturing	M-1	Industrial	2600	COMMERCIAL2-Auto-Recreation Equipment	90023
5242011018	10,992	0.72724	1986	LCM1*	Light manufacturing	M-1	Industrial	2670	COMMERCIAL2-Auto-Recreation Equipment	90023
5242011035	5,054	0.42061	1989	LCM1*	Light manufacturing	M-1	Industrial	2600	COMMERCIAL2-Auto-Recreation Equipment	90023
5242011038	5,750	0.54687	2003	LCM1*	Light manufacturing	M-1	Industrial	2100	COMMERCIAL2-Restaurant- Cocktail Lounge	90023
5242012038	5,541	0.19992	1982	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90023
5242013018	6,817	0.62943	0	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90023
5242013036	5,401	0.01606	1997	LCM1*	Light manufacturing	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	00000
5242013037	6,381	0.25970	1997	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90023
5242014020	5,340	0.09602	1990	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90023
5242014021	5,273	0.16667	2005	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5242016018	6,493	0.35501	1995	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90023
5242016019	6,518	0.80165	1974	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90023
5242016020	6,501	0.19994	1988	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5242019001	8,506	0.00000	1967	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90023
5242019002	7,852	0.00000	1967	LCM1*	Light manufacturing	M-1	Industrial	010V	RESIDENTIAL-Vacant	90023
5242019004	7,826	0.43715	1970	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5242019005	7,902	0.22337	1996	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5242019006	7,346	0.24996	1996	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90023
5242019007	7,384	0.00000	1969	LCM1*	Light manufacturing	M-1	Industrial	010V	RESIDENTIAL-Vacant	90023
5242019008	7,818	0.55939	1984	LCM1*	Light manufacturing	M-1	Industrial	0200	RESIDENTIAL-Double-Duplex- Two Unit	90023
5242019009	7,701	0.00000	1985	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90023
5242019010	7,743	0.00000	1985	LCM1*	Light manufacturing	M-1	Industrial	300V	INDUSTRIAL-Vacant	90023
5242019011	7,842	0.00000	1968	LCM1*	Light	M-1	Industrial	010V	RESIDENTIAL-Vacant	90023

					manufacturing					
5242020014	3,199	0.32998	1969	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90023
5245016033	10,868	0.21999	1992	LCC3*	Unlimited commercial	M-1	Industrial	2100	COMMERCIAL2-Restaurant- Cocktail Lounge	90022
5245024016	16,036	0.60000	2004	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5245026024	5,674	0.82353	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5245026032	4,909	0.14267	1983	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5246003001	5,479	0.36362	2006	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90022
5246017001	4,330	0.84998	2003	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5246024019	5,765	0.86547	1980	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5246024020	2,879	0.53571	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5246024021	2,969	0.42857	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5246024022	5,751	0.46429	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5248004006	5,913	0.76315	1989	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
5248004007	4,446	0.01264	2000	LCM1*	Light manufacturing	M-1	Industrial	301X	INDUSTRIAL-Industrial	00000
5248004009	9,716	0.20733	1984	LCM1*	Light manufacturing	M-1	Industrial	3900	INDUSTRIAL-Open Storage	90022
5248004010	8,636	0.77924	1984	LCM1*	Light manufacturing	M-1	Industrial	3010	INDUSTRIAL-Industrial	90022
5248004012	5,946	0.72000	2004	LCM1*	Light manufacturing	M-1	Industrial	3600	INDUSTRIAL-Lumber Yard	90022
5248004013	8,823	0.55454	2004	LCM1*	Light manufacturing	M-1	Industrial	3600	INDUSTRIAL-Lumber Yard	90022
5248004024	12,405	0.40727	2004	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90022
5248004032	8,640	0.10752	2003	LCM1*	Light manufacturing	M-1	Industrial	2110	COMMERCIAL2-Restaurant- Cocktail Lounge	90022
6340003030	5,078	0.67950	1982	LCM1*	Light manufacturing	M-1	Industrial	2600	COMMERCIAL2-Auto-Recreation Equipment	90022
6340004009	5,149	0.00964	2002	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	00000
6340004010	5,078	0.67364	1978	LCM1*	Light manufacturing	M-1	Industrial	1900	COMMERCIAL1-Professional Building	90022
6340005007	4,863	0.06199	1977	LCM1*	Light	M-1	Industrial	3800	INDUSTRIAL-Parking Lot	90022

					manufacturing				(Industrial Purpose)	
6340005009	5,885	0.42857	2004	LCM1*	Light manufacturing	M-1	Industrial	0200	RESIDENTIAL-Double-Duplex- Two Unit	90022
6340007008	10,060	0.55556	2005	LCM1*	Light manufacturing	M-1	Industrial	1900	COMMERCIAL1-Professional Building	90022
6340008022	10,901	0.82609	2005	LCM1*	Light manufacturing	M-1	Industrial	1700	COMMERCIAL1-Office Building	90022
6340008023	11,039	0.60198	1958	LCM1*	Light manufacturing	M-1	Industrial	7100	INSTITUTIONAL-Church	90022
6340012020	10,244	0.72727	2001	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
6340013005	5,231	0.34184	1989	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
6340013015	5,053	0.73909	1989	LCM1*	Light manufacturing	M-1	Industrial	1700	COMMERCIAL1-Office Building	90022
6340013017	3,669	0.16125	1989	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90022
6340019013	16,061	0.75368	2003	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90022

Community Name: FLORENCE - FIRESTONE

APN	Area (SQFT)	Improve to Land	Last Sale Year	Zoning Code	Zoning Description	Zoning (DRP)	Zoning Desc(DRP)	Use Code	Use Code Desc (2digit)	Zip
6008003017	5,562	0.04045	1999	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001
6008003026	12,473	0.11358	1976	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008007030	9,922	0.00000	1977	LCM1*	Light manufacturing	M-1	Industrial	100V	COMMERCIAL1-Vacant	90001
6008009003	5,279	0.06586	1970	LCM1*	Light manufacturing	M-1	Industrial	1000	COMMERCIAL1-Commercial	90001
6008015004	4,020	0.31000	2004	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008015005	8,063	0.05999	0	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008015006	5,002	0.00793	0	LCM2*	Heavy manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	00000
6008015024	5,991	0.59997	1993	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008015030	6,018	0.42644	1997	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008015031	6,060	0.43173	1997	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008015032	6,063	0.44995	1997	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001

6008015033	5,997	0.43135	1997	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008016038	103,506	0.00737	2001			M-1	Industrial	3600	INDUSTRIAL-Lumber Yard	90001
6008019009	5,671	0.05556	2005	LCM1*	Light manufacturing	M-1	Industrial	2710	COMMERCIAL2-Parking Lot (Commercial Use Property)	90001
6008019012	5,678	0.05797	2005	LCM1*	Light manufacturing	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	90001
6008019025	9,732	0.49299	1997	LCM1*	Light manufacturing	M-1	Industrial	1210	COMMERCIAL1-Store Combination	90001
6008021001	12,265	0.43333	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008022011	13,692	0.80770	1999	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6008026001	6,562	0.75754	1980	LCM1*	Light manufacturing	M-1	Industrial	1210	COMMERCIAL1-Store Combination	90001
6008026033	6,528	0.09461	1987	LCM1*	Light manufacturing	M-1	Industrial	2400	COMMERCIAL2-Service Shop	90001
6009009020	6,695	0.00000	1979	LCR4*	Unlimited residence	M-1-DP	Industrial	010V	RESIDENTIAL-Vacant	90001
6009009021	6,812	0.00000	1972	LCR4*	Unlimited residence	M-1-DP	Industrial	010V	RESIDENTIAL-Vacant	00000
6009011001	6,851	0.36135	1980	LCM3*	Unclassified	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6009011002	6,863	0.67127	1980	LCM3*	Unclassified	M-1	Industrial	1700	COMMERCIAL1-Office Building	90001
6009011026	13,524	0.45455	2004	LCM3*	Unclassified	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6009013001	6,851	0.76750	1980	LCM3*	Unclassified	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6009013002	6,588	0.00271	1965	LCM3*	Unclassified	M-1	Industrial	310X	INDUSTRIAL-Light Manufacturing/Printing	90001
6009013003	6,698	0.82262	1976	LCM3*	Unclassified	M-1	Industrial	1210	COMMERCIAL1-Store Combination	90001
6009013024	5,366	0.00000	1983	LCR4*	Unlimited residence	M-1	Industrial	310V	INDUSTRIAL-Vacant	90001
6009013025	5,377	0.42840	1983	LCR4*	Unlimited residence	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6009013026	6,983	0.31907	1984	LCR4*	Unlimited residence	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6009021011	8,881	0.43098	1993	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001
6009021012	2,970	0.43101	1993	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001
6009021013	2,940	0.43101	1993	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001
6009021018	4,787	0.40000	2006	LCM3*	Unclassified	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001

6009021019	3,102	0.34091	2006	LCM3*	Unclassified	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001
6009021040	5,971	0.04984	1993	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001
6009021041	5,432	0.33750	2006	LCM3*	Unclassified	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	90001
6009025025	5,718	0.80811	1984	LCM3*	Unclassified	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6010005005	3,845	0.40000	2004	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6010005032	7,333	0.70000	2004	LCM1*	Light manufacturing	M-1	Industrial	1100	COMMERCIAL1-Store	90001
6010009001	5,371	0.75543	2006	LCM1*	Light manufacturing	M-1	Industrial	1210	COMMERCIAL1-Store Combination	90001
6010009002	5,283	0.61111	2006	LCM1*	Light manufacturing	M-1	Industrial	1210	COMMERCIAL1-Store Combination	90001
6010009003	5,137	0.00000	2006	LCM1*	Light manufacturing	M-1	Industrial	100V	COMMERCIAL1-Vacant	90001
6010009006	5,239	0.66667	2001	LCM1*	Light manufacturing	M-1	Industrial	1100	COMMERCIAL1-Store	90001
6021009024	10,588	0.20906	1971	LCM1*	Light manufacturing	M-1	Industrial	1700	COMMERCIAL1-Office Building	90001
6021009026	5,293	0.02863	2000	LCM1*	Light manufacturing	M-1	Industrial	2700	COMMERCIAL2-Parking Lot (Commercial Use Property)	00000
6021009027	17,896	0.80000	2000	LCC3*	Unlimited commercial	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6021017004	7,996	0.56180	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6021018022	12,006	0.67263	1985	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6021018028	12,467	0.41667	2005	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6021018029	13,200	0.20408	2005	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6021018032	39,663	0.59698	1997	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6021018033	19,601	0.05318	1997	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6025016041	17,016	0.82920	1997	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90001
6025025038	44,428	0.14889	0	LCM2	Heavy manufacturing	M-1	Industrial	3010	INDUSTRIAL-Industrial	90001
6026033028	57,434	0.20000	2004	LCC3*	Unlimited commercial	M-2	Industrial	1700	COMMERCIAL1-Office Building	90002
6027015002	88,565	0.22346	2000	LCM2-M1*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6027015003	67,121	0.48999	1997	LCM2-	Heavy	M-1	Industrial	3100	INDUSTRIAL-Light	90001

				M1*	manufacturing				Manufacturing/Printing	
6027015004	67,174	0.67666	1997	LCM2-M1*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6027016004	14,569	0.21429	2004	LCM2-M1*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6027016005	19,643	0.34323	1989	LCM2-M1*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6027016006	57,432	0.24166	1999	LCM2-M1*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6027016007	31,621	0.68749	1999	LCM2-M1*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6028006007	4,586	0.79984	1996	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6028006008	4,608	0.05752	1996	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	00000
6028006009	4,608	0.05752	1996	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	00000
6028006010	4,580	0.05752	1996	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	00000
6028006011	4,571	0.05752	1996	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	00000
6028006012	5,449	0.06437	1996	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	00000
6028014002	14,461	0.49998	1994	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90001
6044011006	9,940	0.66667	2005	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90002
6044011008	7,179	0.46875	2005	LCM2*	Heavy manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90002
6044011009	79,666	0.39377	2003	LCM2*	Heavy manufacturing	M-1	Industrial	3900	INDUSTRIAL-Open Storage	90002
6044012018	6,777	0.00000	1986	LCM1*	Light manufacturing	M-1	Industrial	100V	COMMERCIAL1-Vacant	90002
6045008016	6,717	0.04999	2002	LCM1*	Light manufacturing	M-1	Industrial	2400	COMMERCIAL2-Service Shop	90002
6045015022	20,209	0.67061	2004	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90002
6045016014	19,221	0.78182	2005	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90002
6045016017	17,724	0.11765	2005	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90002
6045016018	34,626	0.31183	2005	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90002
6045016023	52,602	0.50546	1980	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing	90002
6045016026	30,390	0.48770	1980	LCM1*	Light manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	90002

6045016027	8,829	0.20642	1980	LCM1*	Light manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	90002
6045017017	8,921	0.00863	1995	LCM1*	Light manufacturing	M-1	Industrial	3800	INDUSTRIAL-Parking Lot (Industrial Purpose)	00000
6045017018	34,581	0.00863	0	LCM1*	Light manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	90002
6046010026	3,310	0.04978	1981	LCM1*	Light manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	00000
6046010030	3,239	0.03600	1970	LCM1*	Light manufacturing	M-1	Industrial	300X	INDUSTRIAL-Industrial	90002

Community Name: WEST CARSON

APN	Area (SQFT)	Improve to Land	Last Sale Year	Zoning Code	Zoning Description	Zoning (DRP)	Zoning Desc(DRP)	Use Code	Use Code Desc (2digit)	Zip
7344004011	22,946	0.30232	2001	LCM1**	Light manufacturing	M-1	Industrial	2800	COMMERCIAL2-Animal Kennel	90502
7344004018	15,488	0.55500	2006	LCM1*	Light manufacturing	M-1	Industrial	3300	INDUSTRIAL-Warehousing-Distribution- Storage	90502
7344004020	16,136	0.00045	1986	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90502
7344004022	14,479	0.40000	2005	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90502
7344004024	15,614	0.00186	2005	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing plan	90502
7344004025	36,189	0.59617	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing plan	90502
7344023001	34,926	0.50575	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing plan	90502
7344023138	71,294	0.44864	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing plan	90502
7344023139	72,057	0.44151	2006	LCM1*	Light manufacturing	M-1	Industrial	3100	INDUSTRIAL-Light Manufacturing/Printing plan	90502
7344025005	6,263	0.42174	1993	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90502
7344025006	10,237	0.00000	1993	LCM1*	Light manufacturing	M-1	Industrial	010V	RESIDENTIAL-Vacant	00000
7344025016	71,101	0.29839	1983	LCM1*	Light manufacturing	M-1	Industrial	3420	INDUSTRIAL-Food Processing Plant	90502
7344025017	34,843	0.43908	1983	LCM1*	Light manufacturing	M-1	Industrial	3420	INDUSTRIAL-Food Processing Plant	90502
7344025019	13,408	0.28570	2001	LCM1*	Light manufacturing	M-1	Industrial	0100	RESIDENTIAL-Single	90744

7344025020	15,516	0.00000	2001	LCM1*	Light manufacturing	M-1	Industrial	010V	RESIDENTIAL-Vacant	00000
7344025021	13,440	0.28858	1999	LCM1*	Light manufacturing	M-1	Industrial	0400	RESIDENTIAL-Four Units (Any Combo)	90502
7344025022	15,385	0.26611	1999	LCM1*	Light manufacturing	M-1	Industrial	0300	RESIDENTIAL-Three Units (Any Combo)	90502
7344026013	45,559	0.64449	2000	LCM1*	Light manufacturing	M-1	Industrial	3320	INDUSTRIAL-Warehousing-Distribution- Storage	90502
7344026014	8,914	0.21311	1983	LCM1*	Light manufacturing	M-1	Industrial	3320	INDUSTRIAL-Warehousing-Distribution- Storage	90502

12. APPENDIX E – Density Strategies

During the period between June 2006 and April 2008, five proposals to build new housing on industrially-designated land received zone changes or plan amendments. These pioneering projects represent valuable examples from which lessons can be drawn, in part, through identifying some of the primary characteristics of infill developments in previously industrially-designated areas. Examining the density of these projects can also inform the estimates for the number of new units that can be produced on the selected locations.

This section begins with a review of the County's planning determinations for each of the sites. Then the section concludes with calculations of the infill potential within the unincorporated areas where the Screen B properties are located. Larger-scale additions to the existing housing stock, of which the unincorporated areas are primarily single family and low density, face the challenge of integrating with existing neighborhoods. The best opportunities for density lie along the commercial corridors or in transitional locations between industrial areas and residential neighborhoods. The conclusion of this section provides GIS maps that suggest some of the opportunities for site assembly.

12.1. Example 1

Site Location: West Pacific Concourse Dr. and La Cienega Blvd. (Del Aire)
Original Zoning: MPD (Manufacturing Planned Development)
New Zoning: RPD (Residential Planned Development)

Project Description: Two apartment buildings on two adjacent parcels totaling more than 5-acres of land, near the junction of the 105 and 405 freeways.

The plans for the 430-unit project propose two, four-story buildings with lofts at a maximum height of 60 feet. The unit mix includes 500-square-foot studios to 1,500-square-foot, three-bedroom apartments. The project also includes two swimming pools, one spa, and a fitness center. The project provides subterranean parking for 805 cars, including 108 guest spaces.

Image 1. Construction underway in Spring 2007

Site Context: The property is surrounded on three sides (north, west and south) by the Pacific Concourse Business Park (also known as the Del Aire Business Park). On the east side of the site is La Cienega Boulevard, a major thoroughfare. A single-family residential neighborhood lies on the far side of the business park to the west and south.

The uses in the business park include light industrial, commercial, research and development, as well as the Airport branch of the Los Angeles County Superior Court. Surface parking for these facilities is also a major land use on the site, with 1,833 spaces provided. The business park was originally approved for 1.5 million square feet of development in 1987. To date, however, less than half of the allowed square footage (701,000 square feet) has been built. The parcels on which the project is being built had remained vacant for the life of the business park.

Image 2. Aerial view with selected parcels

Image 3. View around the site

Additional Amendments: In addition to the zone change, the project required an amendment of the County's General Plan, which placed the entire business park within the Low Density Residential designation.

The project also received a modification from the regulation that limited planned developments to 50 percent or less lot coverage.

The existing development agreement for the business park was also modified when the project property was split off. The following requirements were removed: that a jogging path is included on the site; that ten percent of the site be landscaped; that a day-care facility be provided either on-site or within a half mile as part of the last phase of business park development; and that a 600-square-foot gymnasium be provided on-site.

Developer Provisions/Conditions:

- Up to $10,000 for parking mitigation measures;
- Up to $66,500 to the Wiseburn School District for outdoor playground equipment for the day care center at the Juan de Anza Elementary School;
- $75,000 to the Wiseburn School Educational Foundation to fund arts, cultural, education and sports programs;
- $30,000 to the Wiseburn Library to incorporate and maintain extracurricular activities for children;
- $150,000 for a Neighborhood Benefits Fund to be overseen by a committee made up of local business owners and residents.

12.2. Example 2

Site Location: 1500-1600 Block of E. Gage Ave. (Florence-Firestone)
Original Zoning: M-1 (Light Manufacturing)
New Zoning: R-3-DP (Limited Family Residential-Development Program)

Project Description: The project consists of 32 single-family residential, detached, for-sale units on a 1.41-acre strip of land on the north side of Gage Ave., between Compton Ave. and Converse Ave. Eleven units are set aside for lower-income households for a minimum of 30 years. The vesting tract map for the project divided the parcels into 32 lots, ranging in size from about 1,800 square feet to 2,450 square feet. The developer's plans calls for four models of units, all two-story and approximately 1,370 square feet. Each unit has three bedrooms and an attached two-car garage, which can be accessed from a rear alley. Twenty percent of the units are set aside for lower-income households.

Image 4. View of the development

Site Context: The project site is mostly surrounded by residential uses.
On the westernmost side of the property, there are commercial uses to the north, west and south, as well as an area zoned for light-manufacturing next to the commercial use across the street to the south. The property is bisected in two places by north-south streets. Only the westernmost portion of the site was previously zoned M-1.

To the west of the site, there is a large, newly developed shopping center, across Firestone Ave. on the north side of Gage Ave.

Image 5. Aerial view of the location with selected parcels

Additional Amendments: As part of the incentives available for affordable housing, the developer requested and received modifications to development standards, including:

- Reduced lot widths and street frontages;
- Reduced lot areas (from a 5,000 square foot minimum to as low as 1,842 square feet);
- Waiver of 15-foot rear setback requirement;
- Waiver of 5-foot side setback requirement on one side of the lot;
- Modification of three-and-a-half-foot maximum height on front wall to permit seven foot-high wall with gates.

Developer Provisions/Conditions: The developer was required to make a number of streetscape improvements along Gage Ave. in front of the project site. These included the provision of street trees, sidewalks and street lights.

12.3. Example 3

Site Location: 21000 Normandie Ave. (West Carson)
Original Zoning: MPD (Manufacturing Planned Development)
New Zoning: R-2-DP (Development Program Zone)

Project Description: The project consists of 112 single-family detached condominiums in a gated community on a 9.33-acre site (density of approximately 11.7 units per acre) that was formerly occupied by a Boeing research, development and manufacturing plant. The units are both two- and three-story, with the former 25 feet in height and the latter 35 feet in height. The unit sizes range from 2,353 to 2,853 square feet and from four to five bedrooms. Each unit has an attached garage as well as front, side and rear yards. The project also includes a 6,500 square foot recreation area with tot lot, pool, cabana and spa. There is parking for 327 vehicles, including 78 guest parking spaces.

Image 6. View of the development

Image 7. Closer view of the building prototype

Site Context: The properties to the north and south of the site are zoned MPD, although the use to south is a mobile home park. To the north is a mix of commercial and industrial uses. To the east and west are single-family residential neighborhoods. The properties to the west across Normandie Ave. are in the City of Los Angeles. The three industrial buildings that occupied the site were demolished to make way for the residential project.

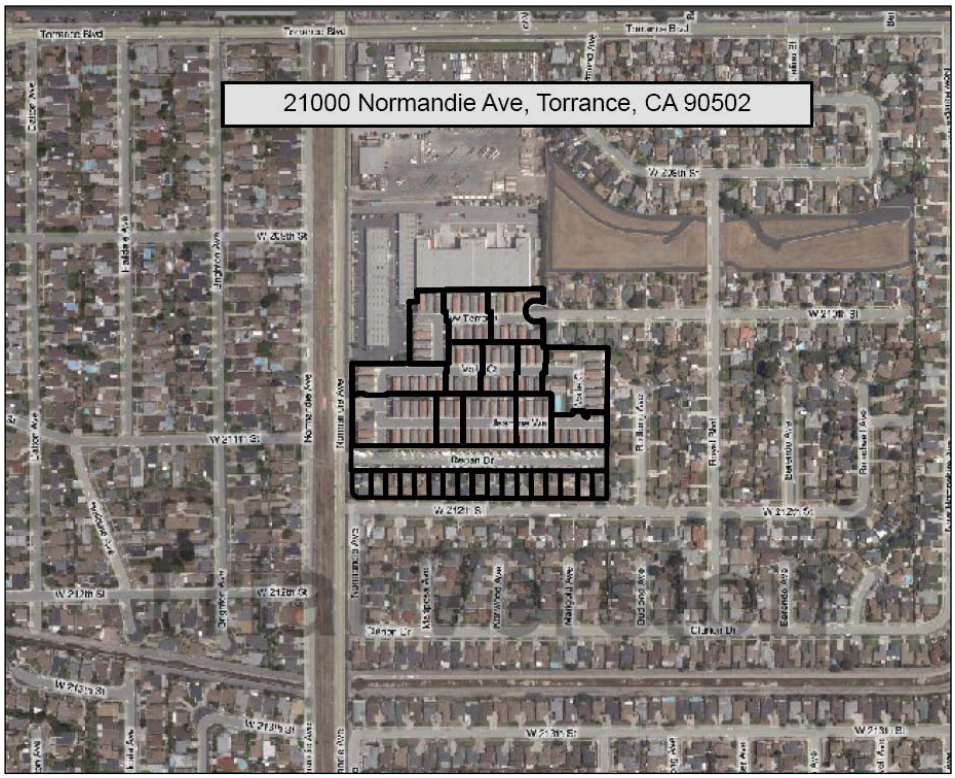


Image 8. Aerial view with selected parcels

Additional Amendments: The designation for this property on the Los Angeles Countywide General Plan Land Use Policy Map was Low Density Residential. This category normally allows densities from one to six units per acre, or half that of the current project. The land use designation was kept unchanged, but the project was found to fall under the General Plan policies that support infill development. The justifications for this were as follows:

- The project would not disrupt the surrounding neighborhoods, which itself ranges in density from six units per acre in the single-family blocks to the east and west to 26 units per acre in the mobile home park to the south;
- The project was large enough to accommodate design features, such as setbacks and extensive landscaping so as to mitigate the effects of higher density;
- The project, after mitigation, would not overburden existing public services;
- The project provided enough parking spaces to not adversely affect the parking situation in the area;
- The project's design was generally compatible with the character of the surrounding neighborhood.

Notes: The original mitigated negative declaration for this project was revised and re-circulated to the public when previously unknown soil contamination was discovered on the property. The final mitigation measures included pro rata contributions to two traffic signals at nearby intersections as well as turn lane improvements on Normandie Ave. The Board of Supervisors also made the disclosure of the adjacent industrial uses a required part of the Covenants, Conditions and Restrictions on the property.

12.4. Example 4

Site Location: 22800 Normandie Ave. (West Carson)

Original Zoning: M-1 (Light Manufacturing)
New Zoning: R-3-DP (Limited Family Residential-Development Program)

Project Description: The project consists of nine buildings housing 76 condominium units in a gated, 2.85-acre property (3.88 acres gross). The nine buildings will be a maximum of 45 feet high and will each have seven, eight, or 13 units. The project plans call for 171 parking spaces, including 19 for guest parking. Each unit will have a minimum of two covered parking spaces. Among its 38,500 square feet of open space, the project will include a 4,800 square foot tot lot with a proposed public art installation.

Entrance to the gated community is via Mariposa Avenue to the east, with an emergency ingress provided on 228th St. to the north.

Image 9. View of proposed development site

Site Context: Prior to development of the current project, the site consisted of 10 lots and was used as a vehicle auction yard. The site is surrounded on all sides by industrial zoning. To the north, across 228th St. is an auto-wrecking yard. Various commercial and industrial uses are on the other three sides. One block to the east there is a street of single-family and multi-family residential in an area zoned A-1. One block to the west across Normandie Ave. is the City of Los Angeles.

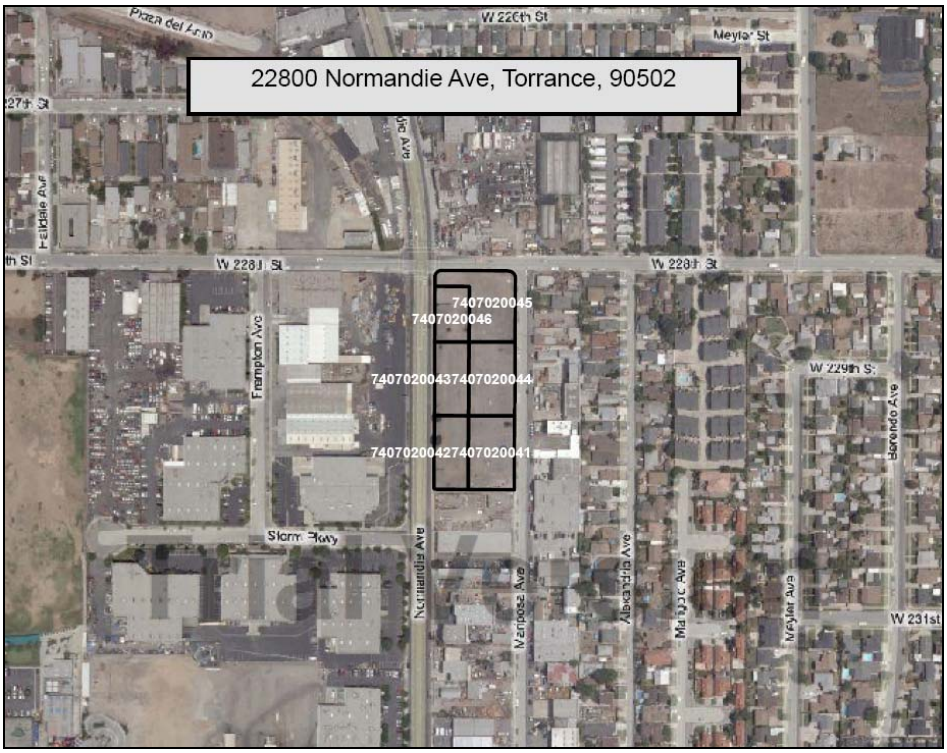


Image 10. Aerial view with selected parcels

Image 11. Site clean-up and grading in progress

Additional Amendments: In addition to the zone change, the developers requested, and received, a General Plan Amendment to change the land use category of the site from M (Industrial) to U-3 (Urban 3). The applicant also received a Conditional Use Permit for the project, as required by the Development Program Zone (indicated by the DP following the zoning designation, in this case R-3-DP).

Notes: In the arguments for the zone change, conditional use permit, vesting tract map and General Plan amendment, the developer made the following points:

- The existing industrial use was "deteriorated and underdeveloped";
- The "hardships created by commuting from fringe to urban areas will be mitigated by more central urban development";
- There is a need for more housing in Los Angeles County;
- The "surrounding industrially zoned parcels along Mariposa Avenue are improved with non-conforming single-family dwellings—some of which are occupied with families, while others are occupied with businesses."

The County staff received several letters of complaint or concern about the project, most of these having to do with parking along Mariposa Ave. The County required a notice to all prospective tenants of the adjacent industrial uses be a part of the development's Covenants, Conditions and Restrictions.

12.5. Example 5

Site Location: 15711 S. Atlantic Avenue (East Rancho Dominguez)
Original Zoning: M-1 (Light Manufacturing) and Small portion R-1 (Single Family Residential)
New Zoning: C-3-DP (Unlimited Commercial –Development Program)

Project Description: Project consists of 70 units of multifamily housing, affordable to very low income households, in a two and three story structure. The site will also contain a two-story structure, comprising approximately 11,000 square feet of community services, including a childcare facility, serving up to 66 children, ranging from infants to 13-years-old, and a 3,415 square foot health clinic.

Site Context: To the north and west of the site are single family residential areas; to the south is a commercial center and to the east are both commercial and industrial uses, near the 710 Freeway.

Additional Amendments: As an incentive for providing affordable housing, an "off- menu" parking reduction by 64 spaces, 41 percent of the total requirement, was provided.

Image 12. Aerial view with selected parcels

Table 9. SUMMARY OF PROJECT EXAMPLES

Prototype # Area	Address	Zone Change	Number of Units	Units/ Acre	Housing Assistance	2% Strategy Area
#1 DEL AIRE	W. PACIFIC CONCOURSE DRIVE & LA CIENEGA BLVD.	MPD TO RPD	86	430/5	None	Yes
#2 FLORENCE-FIRESTONE	1500-1600 BLOCK OF GAGE AVE.	M-1 TO R-3-DP	22.7	32/1.41	First-Time Homebuyer Gap Funding	Yes
#3 WEST CARSON	21000 NORMANDIE AVE.	MPD TO R2-DP	12	112/9.33	First-Time Homebuyer	No
#4 WEST CARSON	22800 NORMANDIE AVE.	M-1 TO R-3	26.6	76/2.85	First-Time Homebuyer	No
#5 EAST RANCHO DOMINGUEZ	15711 S. ATLANTIC AVE.	M-1 TO C-3-DP	23.3	70/3.10	Low Income Housing Tax Credits Gap Funding	Yes

The Zoning Code specifies the maximum allowable density of three applicable multifamily land use categories: R-2 zoning permits a residential density of 17 units per net acre; R-3 zoning allows for the development of 30 units per net acre; R-4 alternative authorizes developments to be built to a maximum density of 50 dwelling units per acre.

With regards to density, there are two developments at the end of the continuum #1 Del Aire with a density of 86 units to the acre and #3 Carson with only 12 units. Neither represents models that are appropriate for the infill development opportunities that are located through this research.

Surrounded by high-rise office complexes, the Del Aire project, despite local opposition, is a reasonable development response to its location. This is the only development that was not built immediately adjacent to a residential area. In speaking with developers, all listed proximity to neighborhoods as the most important factor in their decision to acquire and redevelop their sites. Example #3 in West Carson has a density level close to that of a single family, but fails as an exemplar because this model does not contribute to achieving the 2% Strategy infill objectives.

Notably, the Examples #2, #3 and #4 are not built out to maximum density since R-3 allows for 30 units per acre. In speaking with developers, many identified the value of marketing residences to buyers seeking small site single family homes as a trade off to increasing the number of new units on a developable site.

Surprising is the low density of Example #5. Typically, new construction developments that receive low income housing tax credits in Los Angeles County are built with densities of at least 45 units per acre. Because the project has a C-3 designation and one-hundred percent affordability for very low income households, the maximum development potential is equal to 50 units per acre. One reason for the lower density could be the significant cost savings associated with including only on-grade parking.

The Atlantic Avenue development also serves as a valuable prototype of public-private development partnerships. The site was acquired by the County, underwent toxic remediation, and then was put out to bid, seeking developers who would agree to provide affordable housing. There was a long period before the final Conditional Use Permit was granted and the development is not yet under construction.

With regard to minimum lot size, only Example #2 was built on a development site below 2.5 acres. This pattern underscores the importance of land assembly in moving projects forward. The County may need to assume a role in this process if a significant amount of infill is to occur.

Another notable factor is that, with the exception of Example #1, each one of the residential developments received some form of housing assistance, either subordinate financing for affordable rental housing, or down-payment assistance for moderate-income ownership dwellings.

The conclusion drawn from these examples is that R-3 zoning is appropriate on most of the identified sites, but those located on or near commercial corridors and/or potential projects that can serve as a buffer may be able to achieve densities of R-4.

13. APPENDIX F – POLICIES ON RESIDENTIAL USES IN INDUSTRIAL AREAS WITHIN OTHER LOCAL JURISDICTIONS

The Department of Regional Planning Housing Section prepared a comprehensive analysis to compare zoning ordinances and long-range planning documents from 10 North American cities—Chicago, Denver, Los Angeles, New York, Oakland, Portland, San Francisco, San Jose, Seattle and Toronto-- to provide insight into the challenges, issues and strategies that other local jurisdictions have faced in balancing housing pressures with industrial land retention. The case studies are designed to help inform the analysis of the opportunities and challenges for such development in the unincorporated areas of Los Angeles County. Each of the following case studies provides the social and economic context, the regulatory land use framework, and any economic development programs or financial incentives available to preserve and attract industrial activities. Additionally, a discussion of the real-world impacts of these policies and programs is provided.

Each local jurisdiction examined has developed one or more specific policies concerning the use of industrial land. The impetus for these policies and regulations stems from multiple issues, including: the necessity to restrict the noxious impacts associated with industrial activities; to facilitate change and respond to market conditions; and to protect and enhance industrial development. Many cities are experiencing residential as well as commercial pressures on industrial land, despite a generally high demand for industrial space. Three main land use strategies emerge from this research:

- Some local jurisdictions surveyed have instituted a policy to protect certain geographic areas zoned for industrial uses from conversion, in perpetuity. For example, the Chicago 'Planned Manufacturing Districts' are permanent zoning controls that exclude all residential uses.

- Some local jurisdictions have developed specific criteria for evaluating proposals for land use changes. In San Jose, individual conversion applications receive a strict staff and public review to determine if the community benefits of the project outweigh the negative impacts of losing land intended for industrial and economic development activities.

- Some local jurisdictions have redefined industrial land to allow other, often less noxious industrial uses, such as high technology, repair services and distribution. These uses are oftentimes suitable to be located near residential uses, and as such, de-facto mixed use districts have developed in industrial areas, such as in San Francisco's Eastern Neighborhoods.

Overall, the comparison indicates that cities with explicit programs and regulations fare better in terms of preserving the integrity of their industrial districts than those with more generalized policies. In addition, where residential uses are permitted to intermix with industrial land uses, the industrial uses are often negatively impacted by those other uses. Complaints of noxious activities, such as traffic, noise and smells, coupled with the prospect of increased property values for industrial land, work together to deter investment in industrial activities.

13.1. CHICAGO

SOCIAL AND ECONOMIC CONTEXT

Between 2000 and 2006[i], the population of Chicago decreased by approximately 5.07%, from 2,895,964[ii] to 2,749,283.[iii] The City is split fairly evenly in terms of housing tenure. Slightly over 50% of the occupied housing units are renter-occupied and 49.29% are owner-occupied. The median household income is $43,223, while the median rent is $803 and the median selling price of an owner-occupied unit equals $277,900. Assuming that no household should spend more than 30% of their income on housing, over 50% of renters and over 50% of owner-occupied households with a mortgage are housing cost-burdened.[iv]

Industrial space in Chicago operates on an 8.8% vacancy rate.[v] Today, the City is home to approximately 192,747 industrial jobs and 6,784 firms. Of these jobs, 95,815 are manufacturing positions. Other industrial sectors that are well-represented within the City include wholesale trade, transportation, and logistics and warehousing.[vi]

Since the 1980s, the City's industrial land uses have faced conversion pressure from residential and retail uses. This pressure is particularly pronounced within the industrial areas along the Chicago River, which is highly regarded for its views. Furthermore, land speculation has resulted in increasing land prices, which makes finding adequate and affordable industrial sites challenging.

PROGRAMS AND REGULATIONS

In order to promote future industrial development and meet current industrial needs, the City of Chicago created the Industrial Corridor Program. Each of the City's 24 industrial corridors, which have historically been devoted to industrial purposes, has specific geographic boundaries and characteristics. These boundaries make up approximately 12% of all of the land within the City. Although the City funds the Industrial Corridor Program, it contracts local industrial councils to monitor and maintain the corridors.[vii]

In addition, the City of Chicago created its Planned Manufacturing Districts (PMDs) in order to discourage land speculation and protect industrial land uses. There are 15 PMDs, all of which are located within industrial corridors. These Districts are not overlay zones, but rather the base zoning and provide certainty in the land use. PMDs preserve industrial lands through different mechanisms. First, they strictly prohibit residential and retail uses. Second, PMDs must be at least five contiguous acres in size and the regulations outlined within the Zoning Code apply to the area as a whole.[viii] By applying one regulation for all PMDs, the rezoning of individual parcels is prevented. Applications proposing the creation of a PMD and amendments to PMDs must go through the public hearing process and the City Council.

Furthermore, the City has established Commercial, Manufacturing, and Employment (C3) District, of which the primary purpose is for retail, commercial, and manufacturing uses. This District acts as a buffer between incompatible residential and high-traffic generating uses, including manufacturing operations. Residential dwelling units are not allowed within the C3 zone district.

NON-REGULATORY OR INCENTIVE BASED MEASURES TO RETAIN INDUSTRY

The City of Chicago also has multiple financial incentives that aim to protect and expand its industrial base and provide incentives for businesses. The Streamlined-Tax Increment Financing (TIF) program allows certain properties (including industrial properties) within TIF districts to apply for grants, ranging between $25,000 and $1,000,000. The TIF Works Program allows businesses located within TIF districts to access workforce development dollars.

Industrial Revenue Bonds are tax-exempt, long-term, low-interest rate bond financing provided by the City for industrial companies. The City also provides improvement funds to industrial companies through the Industrial Street and Alley Vacation Program, which allows industrial firms to purchase or lease adjacent and underutilized city streets or alleys at a reduced cost.[ix]

For those valuable riverfront properties, the Riverfront Improvement Fund (RIF) program allows industrial property owners along the riverbanks to apply for rehabilitation funds to improve dilapidated river wall structures. The Industrial Area Improvement Program supports the improvement of street infrastructure, as well as the removal of hazardous substances that may inhibit a firm's operations. Certain industrial land owners can also benefit from the tax breaks provided by the Enterprise Zone and Empowerment Zone programs. Low interest financing options through Bank Participation Loans offer financing for business expansion, rehabilitation, and new construction.[x]

ON THE GROUND IN CHICAGO

Prior to the development of the programs and regulations identified above, some of Chicago's industrial areas faced significant pressure from residential uses. Some of these pressures resulted in inappropriate contiguous uses, such as residential units next to a steel plant. However, by focusing on industrial land use protection, the City has seen great improvements. Goose Island, in particular, provides a good example of the City's success. In the 1990s Goose Island, located on the Chicago River, was a vacant and underutilized industrial property with aging infrastructure. Today, it hosts 40 companies and 3,000 jobs.

13.2. DENVER

SOCIAL AND ECONOMIC CONTEXT

Metro Denver has a population of 2.7 million people, with a growth rate that has consistently outpaced the national rate every decade since the 1930s. The region grew steadily during the past decade, averaging two percent population growth each year from 1997 to 2007. By 2030, Metro Denver's population is anticipated to increase by nearly 50 percent to almost 3.9 million, with 800,000 new jobs being created. A large portion of Metro Denver's population growth is due to in-migration of highly educated workers from other states. The region's net migration averaged about 30,800 people each year during the 1990s. Metro Denver is estimated to have net-migration of 20,800 residents in 2007.[xi]

In 2005, the Denver metropolitan areas approved FasTracks, which is a regional transit system designed to serve half a million riders per day. As noted, it is estimated that 51 of 57 FasTracks stations have transit oriented development potential.[xii]

According to the City of Denver Office of Economic Development, the five largest industries in terms of employment in the nine-county region in 2006 were: Government, Retail Trade, Healthcare and Social Assistance, Accommodation and Food Services, and Professional and Business Services. Office and Administrative support and Sales and Related occupations accounted for almost 30% of the entire employment in the Metropolitan Denver. Metro Denver's industrial market vacancy rate increased from 6.4 percent in fourth quarter 2007 to 7.1 percent in first quarter 2008.[xiii]

In 2004, about 49 percent of Denver's housing units were single-family detached housing units and 37 percent were apartments. Compared to other counties, Denver's housing stock has proportionately more apartments and fewer single-family detached homes.[xiv] Housing costs in Metro Denver increased by 11 percent per year from 1990 to 2000.[xv] As of 2002, the Colorado Division of Housing found that the state ranked "third nationwide in home price increases" and "in the top ten least affordable states for rental housing."[xvi]

PROGRAMS AND REGULATIONS

In 2002, The City of Denver underwent a comprehensive planning initiative entitled *Blueprint Denver*, which provides a strong policy basis for implementing planning efforts, such zoning ordinance update program and the development of community plans, as well as to inform planners and decision-makers on individual cases. The two main components of *Blueprint Denver* are Areas of Stability and Areas of Change.

Areas of Stability, which account for the vast majority of the City, are characterized by minimal change, or efforts to maintain or enhance the existing character of the area, over the next 20 years. For example, most industrial areas would be preserved for industrial uses and improved through infrastructure improvements, such as street widening to accommodate truck traffic or buffers to facilitate better transitions between residential and industrial areas. The goals of the Areas of Stability include reducing the development capacity for housing (from 20,000 units to 8,000) and reducing and focusing job growth in designated employment and industrial areas (from 37,000 new jobs to 15,000 new jobs).

Areas of Change are characterized by opportunities for funneling new development, located along the waterfront, near Downtown Denver and within mixed use residential and commercial centers near existing and planned transit stops. For older, "outdated" industrial areas that are located near transit, Downtown and other amenities, such as the southern Platte Valley and the northeast industrial area, *Blueprint Denver* envisions the redevelopment of vacant and underutilized properties, and the reuse of older industrial buildings. Areas of Change also include large master-planned redevelopment sites in Lowry and the former Stapleton Airport, which is the largest redevelopment site in the country.

According to *Blueprint Denver*, the most significant discrepancies between current zoning and Blueprint are in areas currently zoned industrial. *Blueprint Denver* designates approximately 8,200 acres as *Industrial* and *Employment*, compared to approximately 8,000 acres of land in Denver that are currently zoned industrial. Over half of the land currently zoned industrial will remain industrial according to *Blueprint*.[xvii]

The Denver Zoning Code permits artist housing and has limited provisions for legal non-conforming residential uses, but otherwise, does not permit residential uses in industrial zones. The Denver Zoning Code has three industrial zones: I-0 (Light industrial/office), which permits light industrial and limited

commercial uses and is intended to buffer residential from intensive industrial areas; I-1 (General industrial), which permits more intensive industrial uses and commercial uses; and I-2 (Heavy industrial), which permits more intensive industrial uses than I-1.

The Zoning Code also has multiple mixed use district designations, including two residential mixed use districts, three commercial mixed use districts, and a transit mixed use district. All districts vary by intensity of permitted uses and residential densities. The two more intensive commercial mixed use districts and the transit mixed use district permit varying levels of industrial uses; however, all uses within the mixed use districts are reviewed for compatibility on a case-by-case basis.

NON-REGULATORY OR INCENTIVE BASED MEASURES TO RETAIN INDUSTRY

The Denver Office of Economic Development offers a number of incentives to attract and retain businesses, including the Colorado Enterprise Zone program, Small and Disadvantaged Business Enterprise Program, Revolving Loan Fund, loans through the Small Business Administration (SBA), and Industrial Revenue Bonds or Private Activity Bonds. Depending on the project investment, and the types and numbers of jobs created (at least 100 jobs), certain business taxes paid to the City and County of Denver may be rebated. Most financing programs, such as gap financing, the Neighborhood Business Revitalization Program, the Job Creation Performance Incentive Fund are competitive and dependent upon the geographic location of the business, as well as type of job and number of jobs created and maintained. In addition, the City of Denver provides technical assistance and financing for brownfields redevelopment, as well as site selection.[xviii]

ON THE GROUND IN DENVER

There are several master-planned sites in Denver dedicated with plans to develop mixed use commercial and retail development, such as the Montebello Industrial Park and the 400 acre Denver Connection.[xix] The Stapleton area, which is a former airport, includes plans for millions of sq ft of retail, single family homes and apartments, in addition to open space.

Many of the Employment and Industrial Areas in the *Blueprint* already include office, light manufacturing, clean high tech uses and warehousing. Warehousing, in particular, is a viable use with a high demand for trucking in the industrial and employment areas. There are many changes already underway in the Areas of Change. There are large quantities of land, primarily north and east of Downtown that are zoned for industrial uses, but designated for mixed-use development in *Blueprint* and in the River North Plan area. While a comprehensive rezoning effort is envisioned for many of these areas, and will be addressed through the zoning ordinance update program, in the interim, many applicants and land owners are resorting to site-by-site rezoning, which adds more costs and time to redeveloping many of these areas. There are also concerns over the piecemeal approach to implementing the *Blueprint*.

In addition to *Blueprint Denver*, the River North Plan[xx] also highlights existing industrial areas that are being preserved as well as transitioning to mixed use centers. In the areas covered by the River North Plan, the predominant industrial uses are warehouses, railroad tracks and yards, and factory/food processing and auto related uses. There are also a few non-conforming residential uses. According to the Plan, approximately 25% of the parcels in the area may indicate infill redevelopment potential. The current zoning is 95% industrial, but recent rezoning, including a PUD to make way for 241 apartments

suggest a trend to develop residential and mixed uses that provide alternative and affordable options, as well as amenities, such as open space.

However, as the Plan shows that there is market support for approximately 500,000 to 750,000 square feet of new (and replacement) industrial space to the year 2022, while industrial uses will continue to have a presence in the study area, warehouse and distribution products will shift toward higher value flex space, research and development uses.

13.3. CITY OF LOS ANGELES

SOCIAL AND ECONOMIC CONTEXT

Between 2000 and 2006[xxi], the population of Los Angeles increased by approximately 2.14% from 3,694,834[xxii] to 3,773,846.[xxiii] In terms of housing tenure, most of the housing stock is renter- occupied (60%). Despite the relatively low median household income of $44,445, housing costs are quite high. The median rent is $939 and the median price of an owner-occupied unit equals $614,300. In addition, over 19% of renter-occupied units are overcrowded with greater than one occupant per room. Assuming that no household should spend more than 30% of their income on housing, nearly 55% of renters and 58% of owner-occupied households with a mortgage are housing cost-burdened.[xxiv]

Industrial space in Los Angeles operates on a vacancy rate that is consistently below 2% – the lowest in the country. Today, the City's industrial firms, including transportation, manufacturing, construction, as well as high-tech industries, such as software production, employ over 410,000 individuals, which equate to 25% of the City's workforce.[xxv]

PROGRAMS AND REGULATIONS

The City of Los Angeles's General Plan includes policies that promote industrial land use retention and industrial business expansion. Furthermore, the City's industrial zones prohibit residential land uses, but do permit most commercial uses. Despite the adopted policies in the General Plan and community plans, which emphasize the importance of industrial land preservation, developers continue to request zone changes and plan amendments in order to develop residential and institutional uses within industrial areas. Faced with this development pressure, the City has struggled with retaining its scarce supply of industrially-designated land.

Due to this reduction, the City has initiated programs to address the issue. In 2003, Mayor James Hahn convened the Industrial Development Advisory Committee, which attempted to retain and encourage industrial economic activity. With intense conversion pressure continuing to exist, the Industrial Land Use Policy Project commenced. The project, which was recently finalized, was a joint effort between the City's Planning Department and the Community Redevelopment Authority of the City of Los Angeles (CRA/LA). The project resulted in a set of specific guidelines for planning staff on how to evaluate and analyze development projects that propose the conversion of industrial land. In short, the project's overarching recommendation was the preservation of the city's limited amount of industrial land.

Although the primary focus is on industrial land use preservation, the Industrial Land Use Policy Project identified some areas where residential conversion is appropriate. The Arts District, located in downtown Los Angeles, is one area that has been identified as appropriate for residential uses. In fact, due to increased residential activity near the Arts District, the City may end up expanding this area. In

the 1980s, the City adopted the Artist in Residence Ordinance, which responded to artists (in need of affordable housing and studio space) squatting in vacant industrial spaces. More recently, in 1999, the City adopted an ordinance that allows artists, and other professionals, to live and work in the same space, in certain industrial and commercial zones.

NON-REGULATORY OR INCENTIVE BASED MEASURES TO RETAIN INDUSTRY

The City of Los Angeles Community Development Department's Industrial Development Authority has provided various incentives to manufacturing and processing firms since 1982.
These incentives allow for the expansion or relocation of industrial firms to the City. Some of the programs offered include municipal bond financing, including Industrial Development Bonds (IDBs) and Empowerment Zone Bonds (EZBs), which provide taxable and tax-exempt financing for industrial development projects.[xxvi]

Only available to Industrial Development Authority bond borrowers, the Subordinate Loans Revolving Special Fund provides gap financing for down payment, pre-development, or other soft costs. Unlike bond financing, this fund provides more flexible terms and rates. Loans typically range between $250,000 and $550,000.[xxvii]

ON THE GROUND IN THE CITY OF LOS ANGELES

Despite the City's General Plan policies and zoning regulations, the amount of industrial land is diminishing. Approximately 19,000 acres (or 8%) of land area in the City is zoned for industry. Of these 19,000 acres, 26% (or 4,923 acres) is currently being used for non-industrial purposes. Of these non-industrial uses, 10% is institutional, 8.1% is retail, 4.1% is residential, 3.2% is commercial, and 0.4% is recreational. The reduction in the industrial land supply results in an extremely high-demand for industrial land.

In addition to the industrial demand, Los Angeles also faces an affordable housing crisis, and the City's industrial areas face conversion pressure to residential uses. However, of the industrial lands that have been converted to residential uses since 2001, only 3% of the housing units provided are considered affordable. In fact, with revitalization occurring in downtown Los Angeles and industrial pressure on the Westside, many industrial areas are succumbing to the pressures of high-end residential development.

13.4. NEW YORK CITY

SOCIAL AND ECONOMIC CONTEXT

According to a 2005 study commissioned by the office of Mayor Bloomberg, New York is home to over 500,000 jobs in the industrial sector, which the study defines as manufacturing, warehousing, utilities and transportation, and also activities such as construction, waste management, research and development laboratories and media production. As one of the first and largest industrialized cities, New York's industrial sector is still a major, but shrinking, contributor to the City's economy. Workers with manufacturing jobs average $41,000 annually, about $10,000 more than comparable jobs in retail or restaurants. Also, the industrial sector has the highest percentage of first-generation immigrants, making up 64% of the workforce[xxviii] and people of color comprising 78% of the production workforce.[xxix]

The Bloomberg study indicated that most industrial firms are small businesses, with an average size of 21 employees.[xxx] Examples of goods manufactured in the City include Broadway costumes, custom-made cabinets, and wooden crates for shipping fine art. These items are labor-intensive and require collaboration between the end-user and the manufacturer. The study also indicated that in recent years, as real estate and globalization pressures have increased, the remaining manufacturers have become more design-oriented and single customer-focused. Also, production methods have become cleaner and more technology-driven.

Industrial uses, such as warehouses and factories represent less than four percent of the City's total area. These uses are found primarily in the South Bronx, in Brooklyn and Queens, and along the western shores Staten Island. Transportation and utilities uses represent another 7.4% of the land use.[xxxi]

Housing prices in New York City are notoriously high. Median rent for a two bedroom apartment hovers around $1440[xxxii], while fair market rent for a two bedroom apartment is $1318, more than twice the national average. In Manhattan, renters account for 80% of all households, and 51% of renters are cost-burdened. In New York, a person earning minimum wage would need to work 3 full-time jobs to afford a studio apartment.[xxxiii]

The market has responded to the housing crisis in ways that particularly impact industrial uses. First, industrial space is being illegally converted or held off the market in anticipation of conversion. Second, possibilities of residential conversion driving up costs of nearby industrial spaces have deterred investment from industrial areas. Furthermore, residential users often complain of the noise, traffic, smells and other noxious impacts of existing industrial users. These issues have influenced industrial users to relocate outside the city, where costs are lower, business incentives are increased and land use policy is more certain.

PROGRAMS AND REGULATIONS

The Bloomberg study recommended a comprehensive strategy to sustain New York's industrial base. In addition to fostering an industry-friendly business environment and maintaining a supply of industrial land, the study recommended designating industrial business zones, which will be protected from residential conversions in perpetuity. Each industrial business zone (IBZ) encourages growth of unique industries.

To implement the recommendations included in the Bloomberg report, 16 IBZ's have been adopted and the Mayor's Office of Industrial and Manufacturing Businesses has begun the efforts of incentivizing relocation into these guaranteed M zones. The geographic boundaries for the IBZs were delineated largely on pre-existing boundaries of In-Place-Industrial-Parks, established in 1980. Three additional neighborhoods have been designated Industrial Ombudsman areas. In these mixed-use zones, the focus is to enforce industrial zoning and making industrial users better neighbors for largely moderate-income households; however, tax incentives and zoning commitments do not apply there.

In addition to the IBZ program and designation, modifications have been made to the Zoning Code to allow some residential uses in industrial zones. Housing is allowed in M1 districts designated as Special Mixed Use Districts (MX) and in M1-D districts, which have a significant number of existing residences. Residential conversions are also permitted, with certain restrictions, in some Manhattan Loft Districts, such as northern Tribeca. New residences are prohibited in all M2 and M3 districts. Also, the Zoning

Code contains five Special Purpose Districts, which allow residential uses adjacent to industrial uses in industrial zones. Special Purpose Districts are area-specific regulations, where changes of use or development standards require a discretionary review procedure.[xxxiv] It is also important to note that, due to generally permissive provisions in industrial zones, most retail and commercial uses including big-box, homeless shelters, adult entertainment, and office and public utility uses, such as waste transfer stations are permitted is the M designations.[xxxv]

ON THE GROUND IN NEW YORK CITY

Beginning in the 1960s, the loft spaces in SoHo have transformed from industrial spaces to high-end residential uses. Attractive to artists looking for flexible space for live-work activities, these spaces were illegally converted and many later legalized in 1982 by the City's Loft Law. This zoning amendment defined joint live/work and permitted the use in M-zoned districts. Under this law, property owners are permitted to rent spaces that are not up to multi-family dwelling fire and building codes. The rents are stabilized, similarly to other dwellings, and a basic safety inspection is required. Units often have insufficient bathroom and kitchen facilities. Originally, the Loft Law was tailored for artists, requiring tenants to be certified by the City's Department of Cultural Affairs. As the market for this type of housing grew, the law was later amended to assist industrial users being displaced by live/work conversion pressure. To mitigate the impacts of conversion, owners of industrial buildings were required to either by contribute to a fund or directly assist the tenant in locating sufficient industrial space.[xxxvi]

13.5. OAKLAND

SOCIAL AND ECONOMIC CONTEXT

The population of Oakland, based on the 2006[xxxvii] American Community Survey, is 377,256, and the median household income is $45,552. In terms of housing costs, the median value of an owner-occupied unit equals $590,800 and the median monthly rental cost is $947. Furthermore, 52% of renters and 61% of owners with a mortgage are housing cost-burdened, or spending more than 30% of their income on housing.[xxxviii]

According to the 2000 U.S. Census, the largest employment sector in the City of Oakland is the services sector, while the third largest employment sector is manufacturing. The manufacturing industry provides 15,507 jobs, equaling 8.9% of all jobs in the City. Transportation, warehousing, and utilities make up 6.2% of the labor market with 10,880 jobs.[xxxix]

PROGRAMS AND REGULATIONS

Industrially-designated land in the City of Oakland is scarce. Based on the adopted land use policies of the General Plan, 19% of the City's land area has an industrial classification. Of this 19%, the majority is under the jurisdiction of the Port of Oakland. Only 5% of the land is under the jurisdiction of the City of Oakland.

Since industrial land is in such short supply, the City of Oakland's Community and Economic Development Agency recently proposed a city-wide industrial land use policy to the City Council, which

it subsequently approved in March 2008. The policy identifies that industrial land uses are a scarce resource and must be preserved. Residential development is not strictly prohibited in these areas; however, any future conversion of industrially-designated land to residential uses must incorporate a public process and follow a set of specific criteria, which still need to be identified. This policy applies to specific industrial sub-areas, many of which are located along the waterfront.

Although the City is currently undergoing a zoning ordinance update and identifying new industrial zone regulations, the City's current code includes zones that allow for a mix of residential, commercial, manufacturing, and light industrial uses. The Industrial-Residential Transition Combining Zone (S-16) is intended to create more compatibility between industrial land uses that border residential neighborhoods. In addition, it also provides opportunities for joint live/work quarters. The Mixed-Use Development Combining Zone (S-13) offers provisions that allow for a mixture of residential and light industrial developments. Furthermore, this zone is typically combined with industrial areas, which prohibit or conditionally permit residential uses that are directly adjacent to residential zones.

NON-REGULATORY OR INCENTIVE BASED MEASURES TO RETAIN INDUSTRY

The City of Oakland is designated as an Enhanced Enterprise Community (EEC), and through this designation, it is able to provide federal tax incentives to businesses that hire employees from the EEC zones. Such businesses would be eligible for the Work Opportunity Tax Credit and the Welfare to Work Tax Credit. The City also offers businesses tax credits through its Enterprise Zone program.[xl]

The Manufacturers' Investment Credit is a State program that provides manufacturers a six percent investment tax credit or a five percent sales/use exception on qualified property that is either leased or acquired in the State of California. These credits can significantly reduce a company's State taxes. Companies that focus on fabricating, manufacturing, processing, refining, and research and development may qualify for these credits.

The Industrial Development Bond Program (IDBP) is administered by the Economic Development Alliance for Business (EDAB), a quasi-governmental organization that focuses on business retention and regional economic growth. The program provides small and median size industrial businesses the financing they need to get off the ground. The financing can be used for purchasing real estate or projects that help retain or create employment opportunities. The bond financing provides loans to qualified firms at low-costs and long-terms.[xli]

ON THE GROUND IN OAKLAND

Like many other cities in the State of California, Oakland faces an affordable housing shortage and industrial areas provide an inexpensive option for developers to build housing. Residential development pressure is an issue in Oakland, and this is particularly a problem along the City's shoreline. Oakland's waterfront is home to some intense industrial uses, and could also be home to future residential development. This potential mix of uses is what concerns some industrial business owners. Despite the recent passage of the industrial land use policy, some industrial land owners remain concerned that their businesses are not protected enough.

Oakland artists also have concerns regarding the City's proposed zoning code update, particularly over policies for work/live units in industrial areas. New zoning regulations, which are aimed at creating General Plan consistency and protecting industrial land, would grandfather in work/live units that were

legally approved and developed. However, some artists have created homes and studios illegally within Oakland's industrial areas, and therefore, concerns regarding displacement exist. These are issues that the City of Oakland's Community and Economic Development Agency not only recognize, but are working to reconcile through a commitment to explore and analyze the topic further during the ongoing zoning code update process.

13.6. PORTLAND

SOCIAL AND ECONOMIC CONTEXT

Like many western cities, housing prices in Portland have increased over the past decade and wages have not kept up. Over half of the City's renting households and one-third of homeowners are considered housing cost-burdened, or pay over 30% of their income toward housing costs, while 27% of renters pay at least half of their wages on rent.[xlii] The fair market rent for a two bedroom apartment is $757, which is unaffordable to 46% of renters.

The Portland region has one of the fastest rates of industrial job growth. Portland's industrial districts are home to 25% of the City's jobs, most of which are concentrated in the manufacturing, transportation and distribution sectors.[xliii] Unlike most U.S. cities, the number of manufacturing jobs in the Portland Metro area have actually increased by about 25% from 1980-2000. However, during that time, the manufacturing sector's share of the workforce declined by about 4.5%.[xliv] Jobs in manufacturing, warehousing and transportation/utilities pay about 15% higher than the median wage. Some of the fastest growing sectors in the Portland MSA include aerospace/aviation, high technology (software production and biotechnology), and research and development. There is an increasing demand for industrial space in the Portland region, with the 2007 annual vacancy rate for industrial property being at its lowest in 20 years, at 5.7%.[xlv]

PROGRAMS AND REGULATIONS

Land use planning in Portland is unique because it is controlled by both the City and the regional government agency, known as the Metro Council. The Metro Council has functional authority over some land use decisions including the region's Urban Growth Boundary. Seeing the need to foster the industrial sector, the Metro Council annexed about 4,000 acres into the urban growth boundary to accommodate the need for employment land, as prescribed by the Comprehensive Plan review. Portland's Comprehensive Plan, created and implemented by the Bureau of Planning, includes an "Industrial Sanctuary" designation on the land use policy map. About 15,000 acres of protected industrial or employment land currently exist within eight contiguous districts, a number of which front the Columbia and Willamette Rivers and are Port-related. Residential development is prohibited and only small-scale ancillary commercial uses are permitted within these zones.

Outside the designated Sanctuary districts, industrial or employment land is classified by principle use and physical character. These zones include General Employment (EG1, EG2), Central Employment (EX), General Industrial (IG1, IG2) and Heavy Industrial (IH). The industrial zones are designated based on urban patterns and nuisance level. Change in use applications from industrial to residential or commercial are subject to quasi-judicial review including a public hearing. These changes in use are subject to specific criteria intended to "promote preservation of land for industry while allowing other

uses when they are supportive of the industrial area or not detrimental to the character of the industrial area." Depending on the change being proposed, the criteria include demonstrating that:

- The proposed use will not have significant adverse effects on nearby industrial firms, and on truck and freight movement;
- The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity, level of service; on-street parking impacts; access restrictions; connectivity; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;
- The proposed use will not significantly alter the overall industrial character of the area, based on the existing proportion of industrial and non-industrial uses and the effects of incremental changes;
- The proposed use needs to be located in an industrial area or building because industrial firms or their employees constitute the primary market of the proposed use;
- City-designated scenic resources are preserved.[xlvi]

ON THE GROUND IN PORTLAND

The majority of housing being developed is located in the low to medium density multi-dwelling zones. In particular, the areas of Outer East Portland, Inner North and Northeast Portland have had a large concentration of infill development. Center City industrial areas have experienced significant pressure to convert to residential and commercial uses. The Pearl District exemplifies this pressure on older industrial facilities to convert to mid-to high end residential. This former warehouse area contained many vacant and underutilized properties such as the Blitz-Weinhard Brewery, which is now home to an 800,000 square foot mixed use project that contains art galleries, live work spaces and lofts.

The Central Eastside area is an example of a community-driven initiative to revitalize an urban area, while retaining relatively high-income jobs. Prior to 2000, the outmoded industrial area was home to few residents, some older industrial firms and an increasing number of "new industries." Seeing the need to foster this emerging sector, the community, in cooperation with the planning department, developed a specific plan in the area to allow a new zoning classification of "Industrial Office" where uses, such as creative services and research and development, are permitted.[xlvii]

The City Council has generally upheld the Industrial Sanctuary designation of the Port area amidst pressure to convert to a mixed use district. The Portland Development Commission and the business community have indicated that the willingness of the City to retain industrial land is an important factor in their decisions about long-term investments.

13.7. SAN FRANCISCO

SOCIAL AND ECONOMIC CONTEXT

Due to the shipping industry's transition to containerization, San Francisco lost much of its distribution and warehousing activities. Land and infrastructure constraints stemming from the City's location at the tip of a peninsula caused most shipping and related industries to relocate to nearby Oakland, where

lower rents, larger buildings and trucking infrastructure were available. During the dot-com boom of the 1990s, the real estate market for industrial property strengthened for office and residential uses. Many technology-based firms relocated from corporate campuses of Silicon Valley for the activity and urban density of San Francisco. The City's industrial land provided an opportunity for flexible, relatively inexpensive office space in warehouses and similar structures.[xlviii]

At the same time, an increase in housing production, especially of live/work lofts, further degraded the supply of industrial land. Between 1998 and 2002, over 5000 residential units were built on industrially-zoned land; most of these were live/work lofts.[xlix] The 2001 Housing Element indicates that live/work lofts, alone, accounted for 30% of new housing produced in the year 2000.[l] In addition, many remaining industrial businesses were negatively affected by residential and office neighbors complaining of noxious impacts associated with the regular operation of manufacturing and related businesses. After the collapse of the dot-com industry, office vacancies were at record low levels and most of the original, viable businesses did not return.[li]

In 1998, 14% of developable land in San Francisco was industrially-zoned; in 2002, the amount of industrial land dropped to 7%. Current community plans anticipate that only 3% of the City will be industrially-zoned by 2025.[lii] About 16% of the City's employment is located on industrially-zoned land.[liii] Yet on average, only 1% of building permits are for properties on industrially-zoned land.[liv] Vacancy rates for industrial properties for the City range between 2.7% and 5%.[lv]

Industrial employment in San Francisco has waned over the last several decades, but has generally stabilized in the last few years. Slight increases are projected in the next 20 years in areas such as construction, but also in areas with a specialized and/or locally serving market.[lvi] According to the 2002 Economic Census, about 30,000 jobs exist in manufacturing and wholesale trade in San Francisco.[lvii]

The cost of living in San Francisco is one of the highest in the nation. Despite relatively strong rent stabilization provisions, rents on newer units continue to increase. In 2007, median rents increased by 10.3%, to $1,764.[lviii] Since 1993, the median home price has increased by nearly 96 percent, with the median home price in San Francisco currently at $543,000.[lix] The Association of Bay Area Governments reported that San Francisco met it housing production goals for market-rate housing, but not affordable housing, during the last housing element period.[lx]

PROGRAMS AND REGULATIONS

In an effort to stabilize land use trends and protect the production, distribution and repair businesses remaining in San Francisco, the City, in 2000, instituted an interim control ordinance to curb industrial to residential conversions. In 2001, the City amended its zoning code to include provisions for industrial protection zones (IPZs). This designation provides permanent zoning for industrial and related uses, and prohibits office and residential uses. At the same time, the City established an IPZ-SUD (supplemental use district), which allows some residential and live/work uses along with light industrial uses, while prohibiting auto repair activities and junkyards. Both the IPZ and the IPZ-SUP are considered overlays and primarily affect the Eastern Neighborhoods in which M-1, M-2, and C-M zoned districts are the most prevalent.

ON THE GROUND IN SAN FRANCISCO

As of 2002, there were approximately 1,000 acres of industrially-zoned land left in San Francisco, in the Eastern Neighborhoods. Currently, the Eastern Neighborhoods are undergoing a community plan update process. This area includes the largely industrial areas of the Mission, Showplace Square/Potrero Hill, the Central Waterfront and South of Market. The proposed plans include policies that strengthen prohibitions on housing or offices displacing industrial properties. The plan considers rezoning some of the industrial areas to accommodate about 8,000 new housing units, although an alternative plan, supported by the building industry, would allow double that amount of housing.[lxi] The plan also considers amending the allowable uses in industrial zones to permit biotech, media production and other non-traditional production industries.

Also, concurrently, the Board of Supervisors is considering a measure that would require housing developers to replace any lost industrial space by allowing light industrial uses on the ground floor of residential buildings or requiring a fee of $125 per square foot, which would be payable to a City-run replacement fund.

Despite pressure from the development community, the planning commission and the board of supervisors have generally upheld the provisions of the Industrial Protection Zones, and denied many residential projects in these areas. In 2007, a 390-unit housing development was denied; currently the space is used for truck maintenance and employs only about 25 people. This, along with similar cases, has incited a contentious debate between planners and the development community about the usefulness and ultimate fate of industrial land in San Francisco.

13.8. SAN JOSE

SOCIAL AND ECONOMIC CONTEXT

The City of San Jose is the third largest city in California, and the 10th largest city in the U.S. In addition, the City is ranked the 10th Major Manufacturing Center in the U.S. The City's post-WWII era growth resulted in the San Jose becoming the bedroom community for the emerging job centers in northern Santa Clara County. Home to a large concentration of high-tech engineering, computer and microprocessor companies, San Jose's residents have high median incomes, and the City has a relatively low jobs-to-housing ratio.

Due to its rapid growth, it has faced common problems, such as increased housing prices and traffic congestion. To deal with these issues, the City adopted an Urban Services Boundary in the early 1970s. In addition, the 1975 General Plan outlined a strategy for industrial job growth, particularly in the North San Jose and Edenvale areas, which were then agricultural uses.

Today, within San Jose's Urban Service Area/Urban Growth Boundary, approximately 14% of land is used for industrial or employment uses, and about 60% for planned residential uses. About 68% of the housing stock is single family; however the rate of multifamily housing production is much greater than the single family production.[lxii]

PROGRAMS AND REGULATIONS

To accommodate the Regional Housing Needs Allocation (RHNA), and the general demand for new housing, the City has incrementally re-zoned much of the areas previously set aside as employment lands, to residential. Beginning in the 1980s, the City instituted a "no-net-loss" policy to maintain its inventory of employment lands. Applications for conversions were required to illustrate that the capacity for jobs could be found elsewhere in the City, and the City would re-designate those properties, often unimproved or vacant land, to employment land use designations. However, due to the high demand for residential land coupled with other procedural factors, conversions far exceeded replacement. Between 1990 and 2007, the City lost nearly 1,450 acres, or 10% of its employment land[lxiii], which they indicate is the capacity for 68,000 to 110,000 jobs.[lxiv] City services, such as police, fire, and other infrastructure have suffered because the City brings in low sales tax revenue per capita, due to the job-housing imbalance. In the 2007 fiscal year, the San Jose City Council had a $16 million general fund deficit.[lxv]

In response to the acceleration of conversion applications and the financial impacts of such, San Jose conducted a series of studies on land use and economic trends. The findings of the studies indicated that the City has enough residential and employment land and zoning to accommodate projected housing growth and desired economic growth. However, the studies pointed to infill policies of recycling properties at higher densities to meet those needs. To implement this policy recommendation, between 2004 and 2007, the Mayor and City Planning Department developed and revised a framework to soundly evaluate conversions from employment to residential lands. This comprehensive policy includes economic, environmental and other public benefit criteria used in considering proposals for discretionary permits and general plan amendments. The intent of the Framework is to "create more certainty and predictability in the review of applications, while retaining flexibility to respond to changing conditions, information and policy considerations." The framework criteria include elements to address Citywide development goals, and it establishes specific sub-areas area where conversions should or should not occur. Upon application submittal, the staff evaluates the proposed conversion on multiple factors, including the following: the economic contribution of the entire sub-area; the consistency with City policies and strategies; proximity to transit; adequacy of infrastructure and services; and potential inducement of additional conversions.[lxvi]

ON THE GROUND IN SAN JOSE

North of downtown is the Coyote planning area, also known as North San Jose. This primarily industrial area was home to many of the City's high-tech companies. However, the industrial development in this area has evolved into vacant industrial buildings, offices, as well as active research and development properties, manufacturing and distribution buildings. In 2005, the City approved a policy, or specific plan, to amend the General Plan and provide for more development in the area. The policy intends to "transform North San Jose from an outmoded industrial center into a mixed-use, moderate-density innovation district." This new plan benefits employers by increasing allowable density and retaining current industrial employment levels, through the establishment of an Industrial Core Area and corporate center. Furthermore, the area was established as a Transit/Employment Residential District overlay to allow for the expansion of supporting residential and commercial uses and promotes livability. The plan also allows office and commercial support uses in "Industrial Park" districts. The higher FAR will create an additional capacity of 20 million square feet as well as the conversion of industrial land into high density residential use, up to 32,000 new residential units.[lxvii] One approved

project, Hitachi's redevelopment plan for 332 acres, includes the development of as many as 3,417 new homes and 460,000 square feet of new retail development.[lxviii]

13.9. SEATTLE

SOCIAL AND ECONOMIC CONTEXT

The population of Seattle, based on the 2006[lxix] American Community Survey, is 562,106 and the median household income is $58,311. The median value of an owner-occupied unit equals $447,800 and the median monthly rent cost is $833. Furthermore, 41% of renters and 43% of owners with a mortgage are housing cost-burdened, or spending more than 30% of their income on housing.[lxx]

Industrial space in Seattle operates on a 4.53% vacancy rate. According to data from Seattle's Employment Security Department[lxxi], the Basic Industries Sector, which includes maritime, manufacturing, transportation, distribution, warehousing, wholesaling, construction, and utilities, comprises more than 25% of Seattle's jobs. Furthermore, of all "covered employment," 29,939 jobs (just over 6%) are in the manufacturing sector and 33,163 jobs (7%) are in the wholesale trade, transportation and utilities sector.[lxxii]

PROGRAMS AND REGULATIONS

Within the City of Seattle, approximately 12% (or 5,142 acres) of the land area is industrially- zoned. The City prohibits most residential uses within all four of its industrial zones; however, commercial uses are allowed and make up 10% of the City's industrial zoned land.[lxxiii]

Based on countywide planning policies, King County has four Manufacturing / Industrial Centers (M/ICs), two of which are located in the City of Seattle. In total, the M/ICs account for 4,847 acres of the City's industrially-zoned land. M/ICs were created to encourage industrial development on industrially-zoned land; promote economic activities and industrial employment growth; and retain industrially-designated land. Although M/ICs are designated geographic areas, these centers are located on industrially-zoned land, and therefore, do not provide any additional regulatory protection other than the Zoning Code. However, the City's comprehensive plan does include employment growth targets for each M/IC.[lxxiv]

Although the City's industrial zones prohibit residential uses, including live/work units, with the exception of caretaker's units and artist's studios, commercial and retail uses are allowed. Due to commercial conversion pressure, the City Council recently adopted an ordinance that limits the size of commercial uses within two of the City's industrial zones. As part of the City's efforts to preserve industrial uses, this ordinance provides stricter limits on the size of office and retail uses that are not associated with the principal industrial use.[lxxv]

NON-REGULATORY OR INCENTIVE BASED MEASURES TO RETAIN INDUSTRY

In order to address the economic downturn that occurred in 2001, Seattle's Mayor Greg Nickels instituted the Economic Opportunity Task Force (EOTF). One of the purposes of this task force was to address distressed industrial areas. Through the task force came key policy recommendations for the City's industrial areas and the Port of Seattle's marine industries.[lxxvi]

In response to these policy recommendations, the City instituted some key programs to help preserve the City's industrial and marine-based economy. One important initiative is Seattle First, a manufacturing attraction and retention program, which was designed by industry professionals. The program helps industrial businesses access the services that are available to them, including state tax incentives and low cost loans. In addition, the program provides assistance to industrial business owners challenged by governmental regulations and the City's entitlement process.[lxxvii]

ON THE GROUND IN SEATTLE

According to permit data from the City of Seattle, between 1996 and 2006, 61 permits were issued by the Department of Planning and Development that resulted in the conversion of an industrial use to a non-industrial use. In addition, during that same timeframe, the City entitled 62 projects that resulted in converting either vacant land or other uses to an industrial use. Currently, of the City's industrially-zoned land, about 37% is used for communication, utility or transportation; 19% is manufacturing; 16% is warehousing; and 10% consists of commercial uses.

Despite the City's efforts to maintain industrial uses in industrial zones, there has been conversion pressure from both commercial and residential uses. This pressure is particularly noticed in Seattle's SoDo (south of downtown) neighborhood, a historically vibrant manufacturing center where the tenant make-up now includes artist residences, including cooperatives, and an increasing number of retail and office uses. Furthermore, some longtime industrial lease holders have left the neighborhood. In addition, Korry Electronics Co., a major lease holder in the Port of Seattle that provides 600 manufacturing jobs, recently decided to leave the port due to extensive time delays in a lease negotiation. Tired of the delays, Korry Electronics Co. secured a lease for a 14-acre site outside of Seattle in 45 days, as opposed to the 18-month long negotiation with the Port.

13.10.TORONTO

SOCIAL AND ECONOMIC CONTEXT

According to the 2006 Census of Canada, the population of Toronto is 2,503,281, an increase of 0.9% since the 2001 Census. The median family income, based on the 2001 Census of Population[lxxviii], equals $54,399. The average gross monthly rental payment is $852(CAN), while the average monthly payment for an owner-occupied dwelling equals $1,082.[lxxix] For the past 35 years, the number of renters and owners has been split pretty evenly, with currently around 49% of the population renting. Since 1996, 95% of newly constructed housing units have been owner-occupied.[lxxx]

Unlike many urban areas in the United States, Toronto has been able to maintain its industrial and manufacturing employment base despite a decrease in its industrial land supply. Within its designated *Employment Districts*, approximately 1/3 of the jobs are in the manufacturing sector – the largest employment sector represented. As of 2004, there were approximately 19,101 acres of land within the city's *Employment Districts*. Of this land, only 1,350 acres were vacant greenfield sites.[lxxxi]

Toronto's industrial areas have faced residential conversion pressure. In addressing this challenge, the City has focused new residential development in designated mixed-use areas while protecting industrial

areas through land use policies and focusing economic development opportunities in specific districts.[lxxxii]

PROGRAMS AND REGULATIONS

Toronto's *Employment Areas* function as key areas for current and future employment and economic growth. The *Employment Area* land use designation allows a wide-range of uses and provides firms with greater flexibility in how they utilize the land. Permitted uses, such as restaurants, small scale retail, parks, and daycare centers are attractive to firms and make Toronto an appealing location. Other permitted uses include offices, manufacturing, warehousing, distribution, research and development, utilities, media facilities, hotels, retail outlets ancillary to the previous uses, and restaurants.

The City of Toronto also has designated sixteen *Employment Districts,* which are exclusively located in areas with the *Employment Area* land use designation. Although the City reserves *Employment Districts* for industrial, commercial, and ancillary uses, and protects them from non-economic land uses, residential development projects continue to be proposed within *Employment Districts*. Since 2002, 27 residential projects totaling 7,619 units have been proposed within the City's *Employment Districts*[lxxxiii]

Regeneration Areas, which are generally vacant or underutilized and in need of reinvestment, also allow a wide-range of uses. A mix of commercial, residential, light industrial, parks, institutional, and live/work units are allowed. Large, stand-alone retail outlets are not permitted within *Regeneration Areas*[lxxxiv].

NON-REGULATORY OR INCENTIVE BASED MEASURES TO RETAIN INDUSTRY

One method Toronto employs to attract industry is the waiver of development fees on industrial, office, and industrial development projects. The City also instituted three grant programs that benefit properties located within the City's New Toronto Employment Centre. The Rehabilitation Grant program is a tax grant program that requires a minimum investment of $500,000. Eligible projects include building expansion and new development. For brownfield sites, the City developed the Rehabilitation Grant + Remediation Component program. In addition to meeting the Rehabilitation Grant Guidelines, eligible projects must be in need of environmental studies or remediation. The third program is for façade improvements. None of these programs are citywide, but rather specific targeted areas.

The Toronto Economic Development Corporation (TEDCO) works in partnership with the City's Economic Development Division in order to promote industrial and economic development, and to encourage job attraction and retention in the City. In terms of development and redevelopment, TEDCO provides assistance in the form of financing, soil remediation, and site planning. Recently, TEDCO helped Canpar, a parcel delivery company, relocate its distribution and logistics facility to a 40-acre former metal manufacturing site that it had successfully remediated.[lxxxv]

ON THE GROUND IN TORONTO

Since November 2002 and the formal creation of the *Employment Districts*, 1.3 million square meters (approximately 13,993,084 square feet) of commercial and industrial space has either been constructed or proposed within the City of Toronto's *Employment Districts.*[lxxxvi] Toronto's *Employment Districts*

continue to feel pressure from residential uses, as applicants continue to propose developing housing in these carefully designated districts.

Toronto is also in the process of converting some of its underutilized industrial land in order to revitalize its lakefront along Lake Ontario. Lake Ontario Park, a 589-acre site formerly dedicated to shipping, manufacturing, and warehousing will potentially be developed into an urban park and nature preserve. The Toronto Waterfront Revitalization Corporation (TWRC) is still facilitating the master planning process.[lxxxvii]

NOTES

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[i] Data from the 2006 American Community Survey (ACS) are estimates.
[ii] Census of Population and Housing, Summary File 1, 2000.
[iii] 2006 American Community Survey, Summary File B01003.
[iv] 2006 American Community Survey, Summary Files B19013, B25003, B25064, and B25077.
[v] CB Richard Ellis, 2006f.
[vi] City of Chicago, Department of Planning and Development, 2007.
[vii] Ibid.
[viii] City of Chicago, Zoning Ordinance, Section 17-6-0400.
[ix] City of Chicago, Department of Planning and Development, 2007.
[x] Ibid.
[xi] Metro Denver Economic Development Corporation, via metrodenver.org
[xii] http://www.rtd-fastracks.com/main_1
[xiii] http://www.milehigh.com/newsdata/data/economic
Industrial - http://www.metrodenver.org/industries-companies
[xiv] http://www.milehigh.com//resources/custom/pdf/2007DenverRegionalWorkforceGapReport9-24-07FINAL.pdf
[xv] http://www.milehigh.com//resources/custom/pdf/Housing/HousingStudy11-06.pdf
[xvi] *U.S. Bank Community Update, Summer 2002.*
[xvii] http://www.denvergov.org/Portals/200/documents/Areas%20of%20Change.pdf
[xviii] http://www.milehigh.com//resources/custom/pdf/DNMI/DNMI_Plan_Diagram.pdf
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[xx] http://www.denvergov.org/RiverNorth/RiverNorthPlan/tabid/393500/Default.aspx
[xxi] Data from the 2006 American Community Survey (ACS) are estimates.
[xxii] Census of Population and Housing, Summary File 1, 2000.
[xxiii] 2006 American Community Survey, Summary File B01003.
[xxiv] 2006 American Community Survey, Summary Files B19013, B25003, B25014, B25064, and B25077.
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[xxx] Ibid, pp 7.
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[xxxiii] National Low Income Housing Coalition, Out of Reach 2007-2008.Accessed via web 4/15/08.
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[xxxv] City of New York, Zoning Resolution – Web Version. Article IV: Manufacturing District Regulations Chapter 2 - Use Regulations. Accessed via web 2/12/08.
[xxxvi] New York City Loft Board, http://www.nyc.gov/html/loft/html/home/home.shtml
[xxxvii] Data from the 2006 American Community Survey (ACS) are estimates.
[xxxviii] 2006 American Community Survey, Summary Files B01003, B19013, B25003, B25064, and B25077.
[xxxix] City of Oakland, Community and Economic Development Agency.

[xl] City of Oakland, Community and Economic Development Agency, 2007.
[xli] Ibid.
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[lxxiv] Ibid.
[lxxv] City of Seattle, Department of Planning and Development; Industrial Lands - Clarifications to the Legislation to Limit Office and Retail; October 2007.
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[lxxxiii] *How Does the City Grow?* Map 3, 2006.
[lxxxiv] City of Toronto, Official Plan, 2002.
[lxxxv] Toronto Economic Development Corporation (TEDCO); http://www.tedco.ca/about.php
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[lxxxvii] Waterfront Toronto, http://waterfronttoronto.ca/index.php?home=true