

VERNON WESTSIDE SPECIFIC PLAN
BASELINE STUDIES
OPPORTUNITIES AND CONSTRAINTS



JANUARY 28, 2021

EXISTING LAND USE

Legend

INDUSTRIAL

- Open Storage (9)
- Light Manufacturing (125)
- Parking Lot (Industrial Use Property) (29)
- Warehousing, Distribution, Storage (189)
- Food Processing Plant (7)
- Industrial (57)
- Mineral Processing (1)
- Heavy Manufacturing (36)

MISCELLANEOUS

- Government Owned Property (10)
- Utility (48)

COMMERCIAL

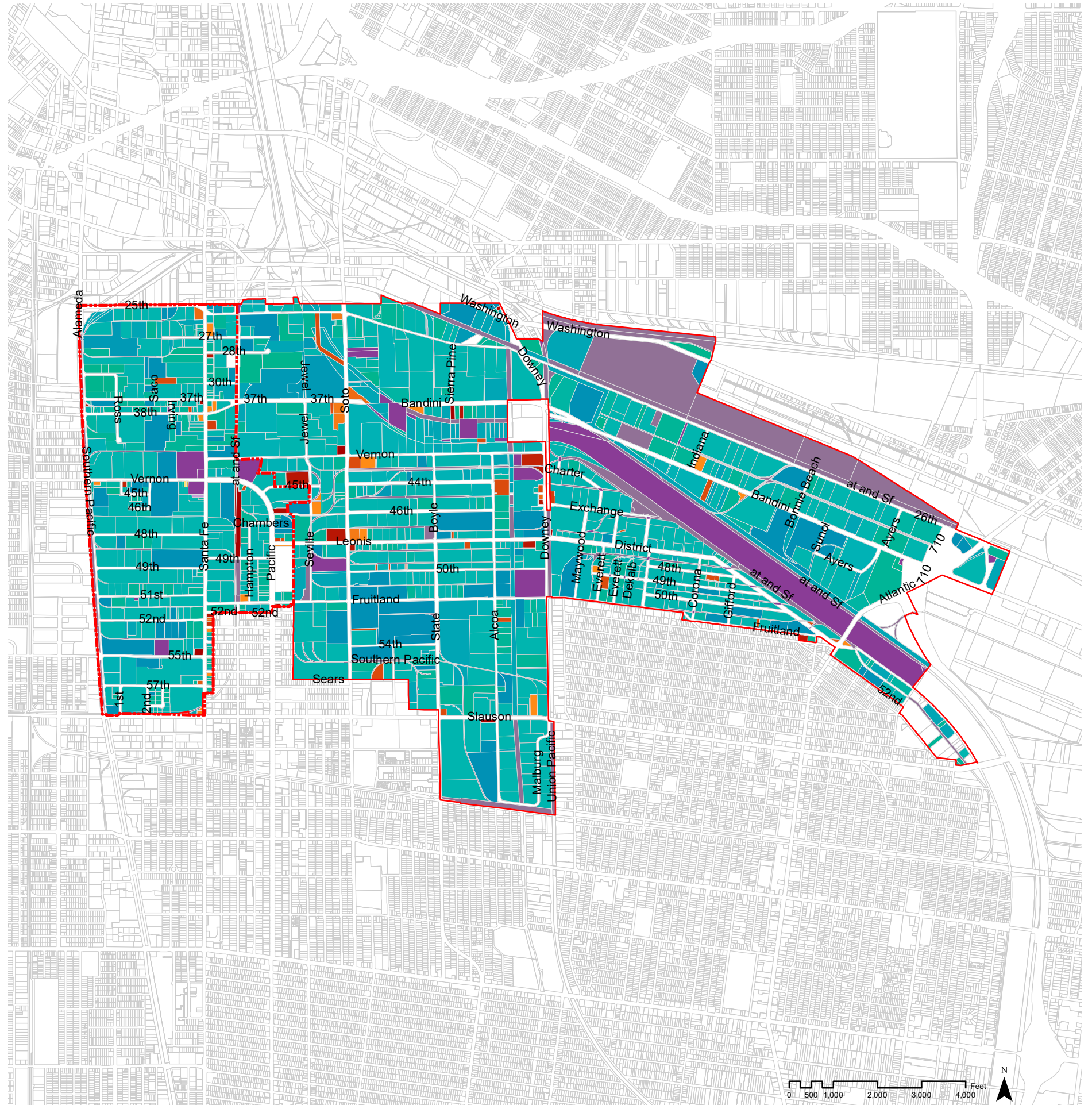
- Service Station (4)
- Professional Building (3)
- Auto, Recreation Equipment, Construction Equipment S
- Store Combination (2)
- Supermarket (1)
- Bank, Savings and Loan (2)
- Parking Lot (Commercial Use Property) (5)
- Commercial (1)
- Store (3)
- Restaurant, Cocktail Lounge (2)
- Office Building (10)

RESIDENTIAL

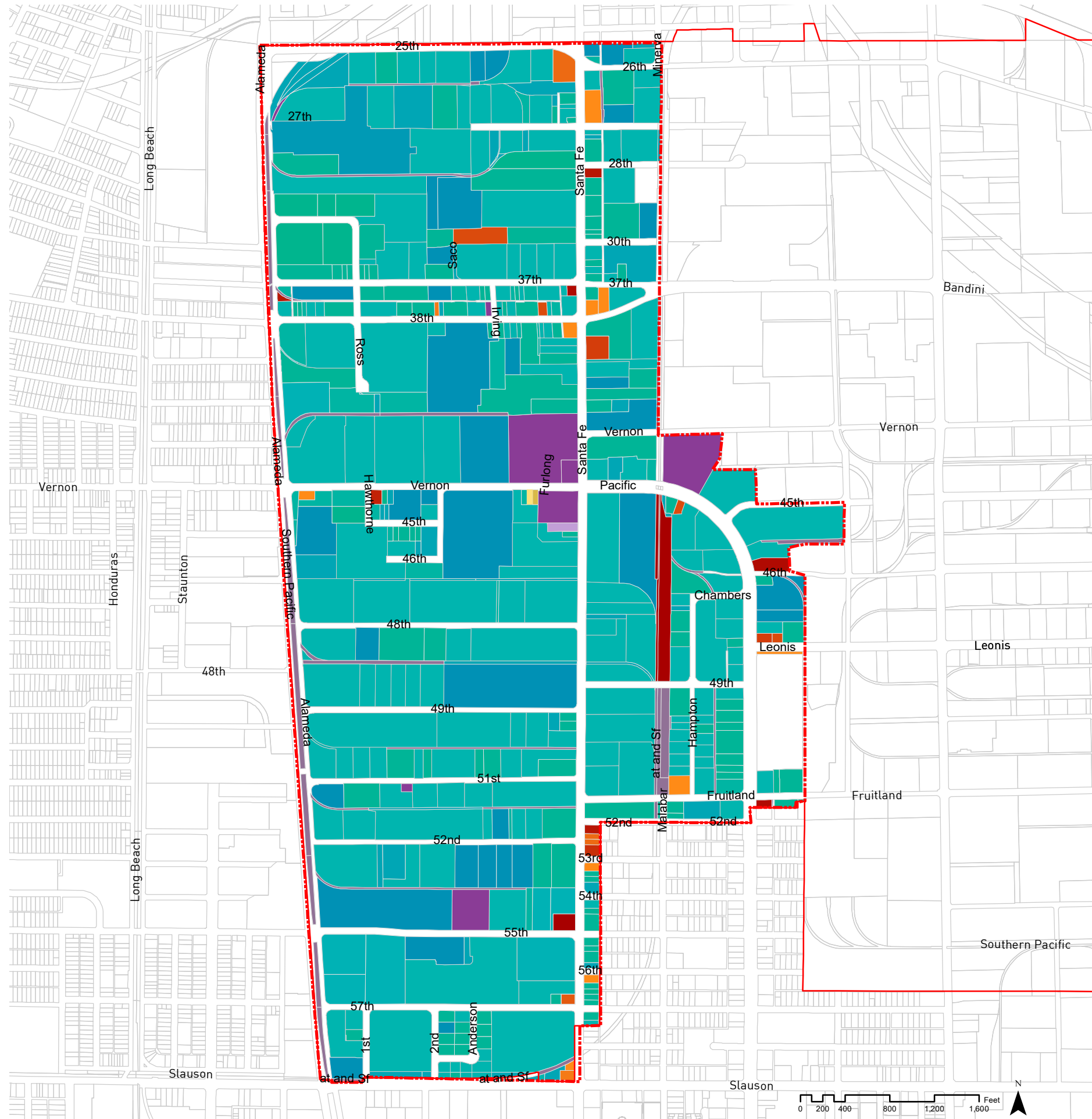
- Double, Duplex, or Two Units (1)
- Single Family Residence (1)

INSTITUTIONAL

- Church (1)



EXISTING LAND USE



The maps on this spread show the existing land uses of the City of Vernon and the study area, respectively. Numbers in parentheses in the legend refer to numbers of properties in the study area that meet the stated classification.











The study area is primarily industrial, with a plurality of warehousing, distribution and storage properties. However, there are also many light and heavy manufacturing properties. Recent changes of some properties into artistic and office uses may not be reflected in the dataset.

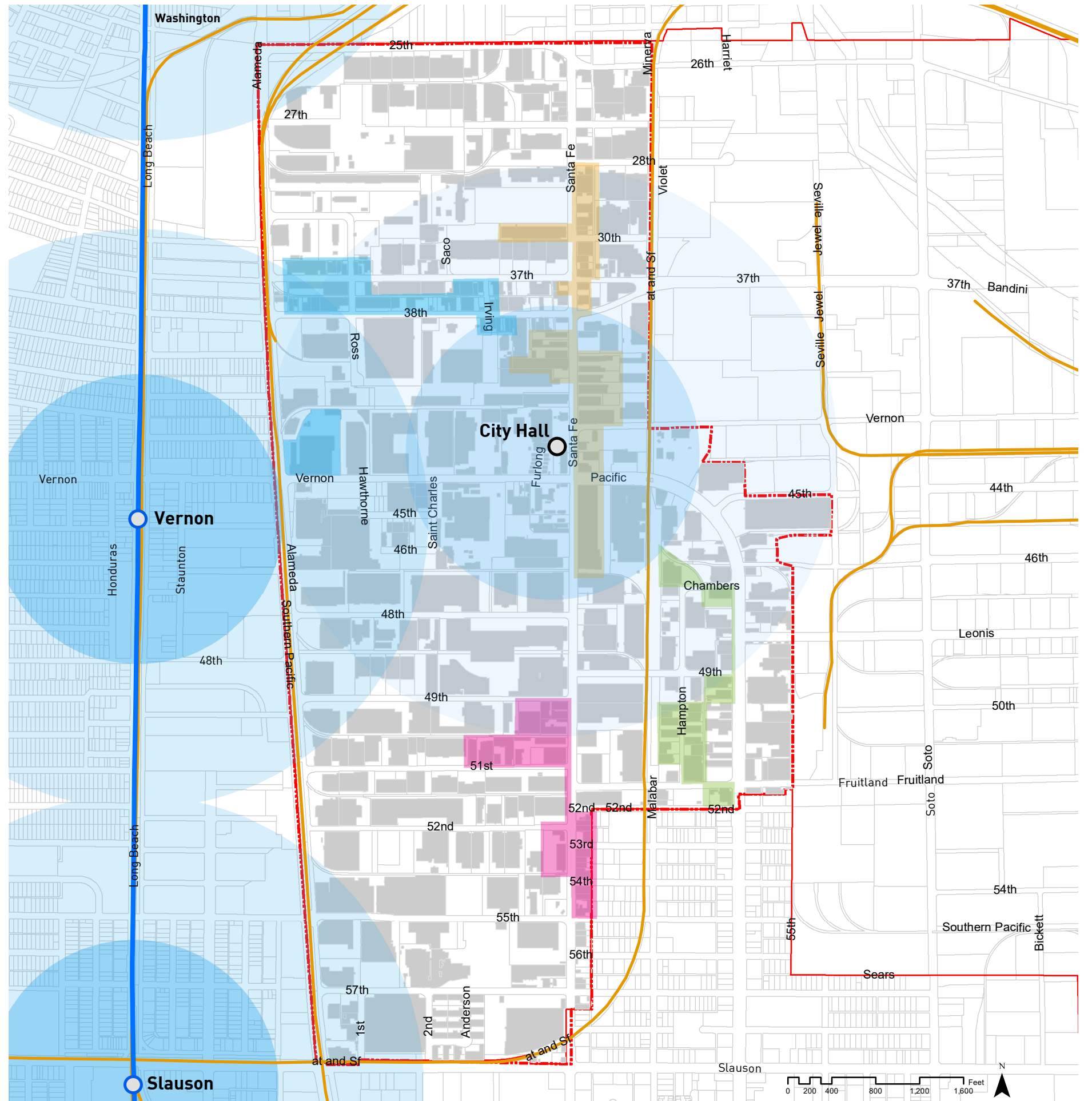
Source: Los Angeles County Assessor, The Arroyo Group

CONTEXT MAP

Portions of the study area are located within the 10-minute walking radius of three Metro stations on the A Line (Blue) and future West Santa Ana Branch Line: Washington, Vernon and Slauson. However, the majority of the building asset clusters described in Chapter 4 are located outside this radius.

The major active rail lines run north-south through and around the study area: the Alameda Corridor and the BNSF/ATSF rail line east of Santa Fe Ave.

- Legend**
-  Metro Blue Line Stations
 -  Metro Blue Line
 -  Active Rail Network
 -  5-minute Walking Distance (1/4 Mile)
 -  10-minute Walking Distance (1/2 Mile)
- Vernon_SP_Redev_Clusters**
- Cluster**
-  1
 -  2
 -  3
 -  4
 -  Vernon_SP_Buildings



ACTIVE/ INACTIVE RAILS

This map shows active and inactive rail lines as estimated through a simple visual survey conducted by The Arroyo Group staff. Many of the observed inactive corridors no longer have rail tracks on them.

Source: The Arroyo Group



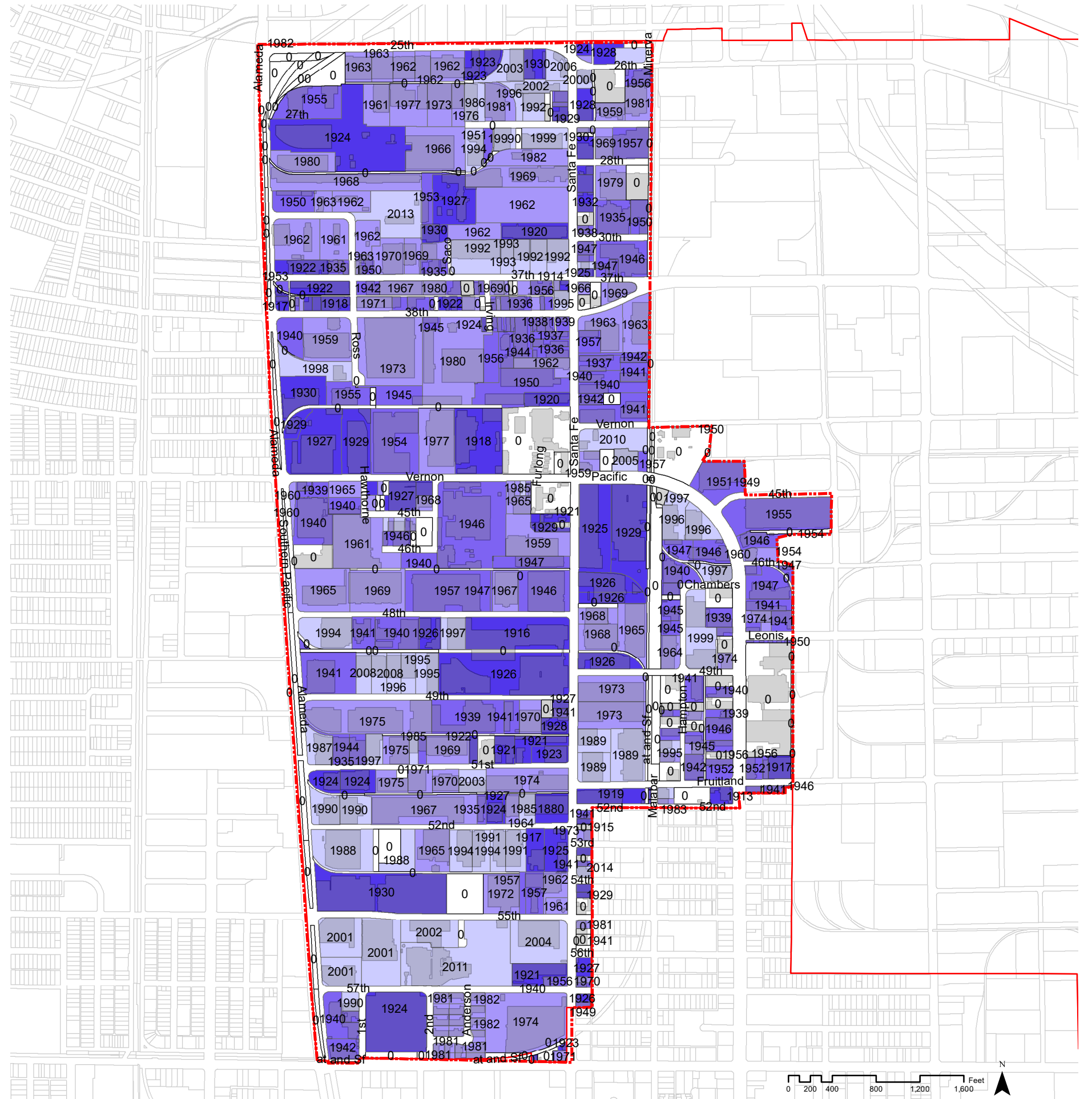
- Legend**
- Railyards
 - Active Rail Lines
 - Status To Confirm**
 - Observed Active Rail Lines
 - Observed Inactive Rail Corridor
 - Proposed New Rail Segment

BUILDINGS YEAR BUILT

Vernon's development into an exclusively industrial city centered in the 1920's, and thus, older development in the City dates to this time. Older buildings in the study area are located throughout, but there is a definite concentration along Santa Fe Ave.

Since 2000, only a few larger warehouse buildings have been built in the study area.

Source: Los Angeles County Assessor

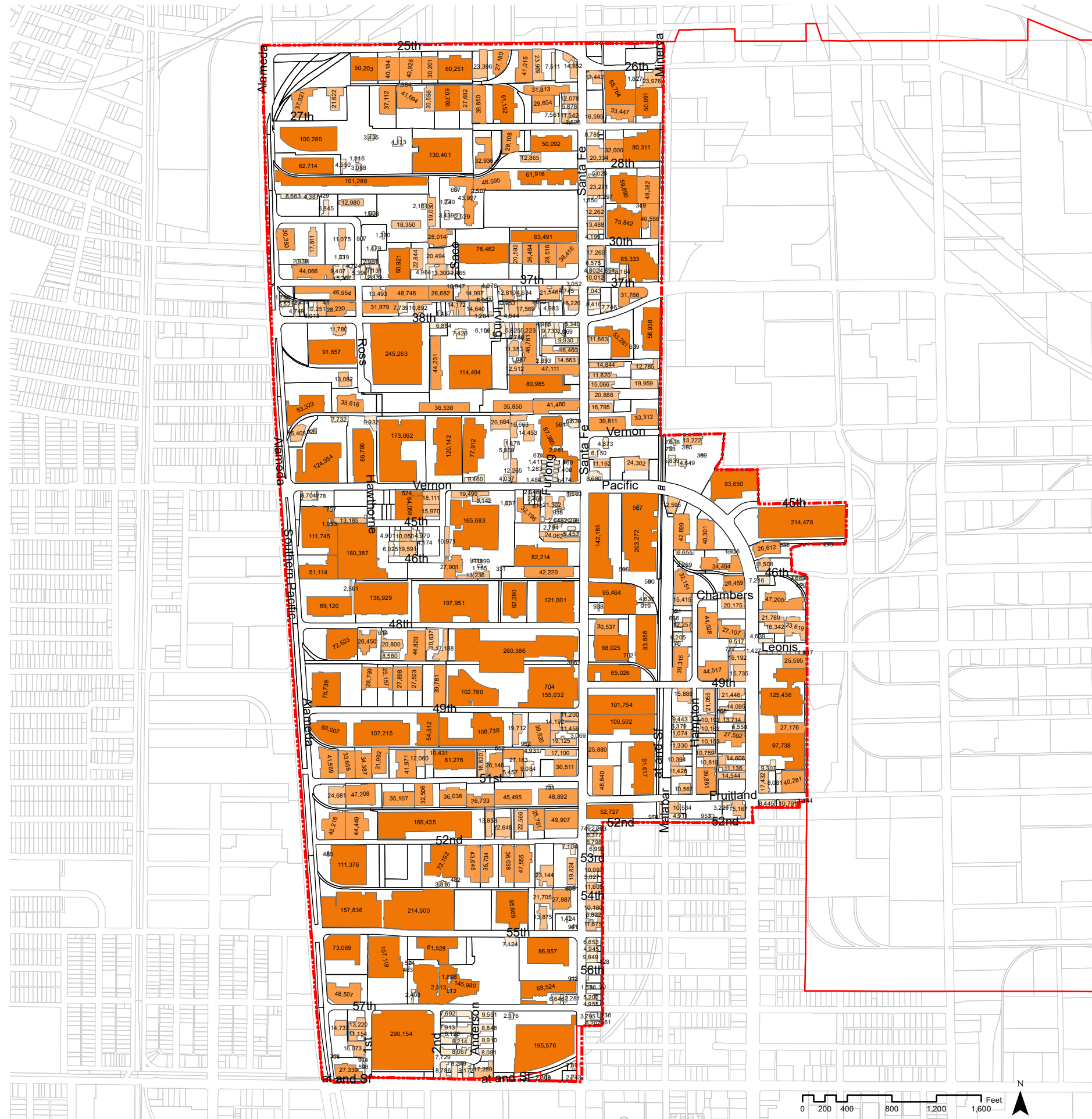


- Vernon_SP_Parcels**
Existing Building Year Built
- 1984 - 2014 (64)
 - 1958 - 1983 (125)
 - 1933 - 1957 (140)
 - 1 - 1932 (80)
 - No Information (154)

BUILDING SIZE

Most buildings in the study area are large despite being only one story. Buildings with smaller sizes are concentrated within the building asset clusters along Santa Fe Ave, 37th St, 38th St and Hampton St.

Source: Los Angeles County Assessor



Legend

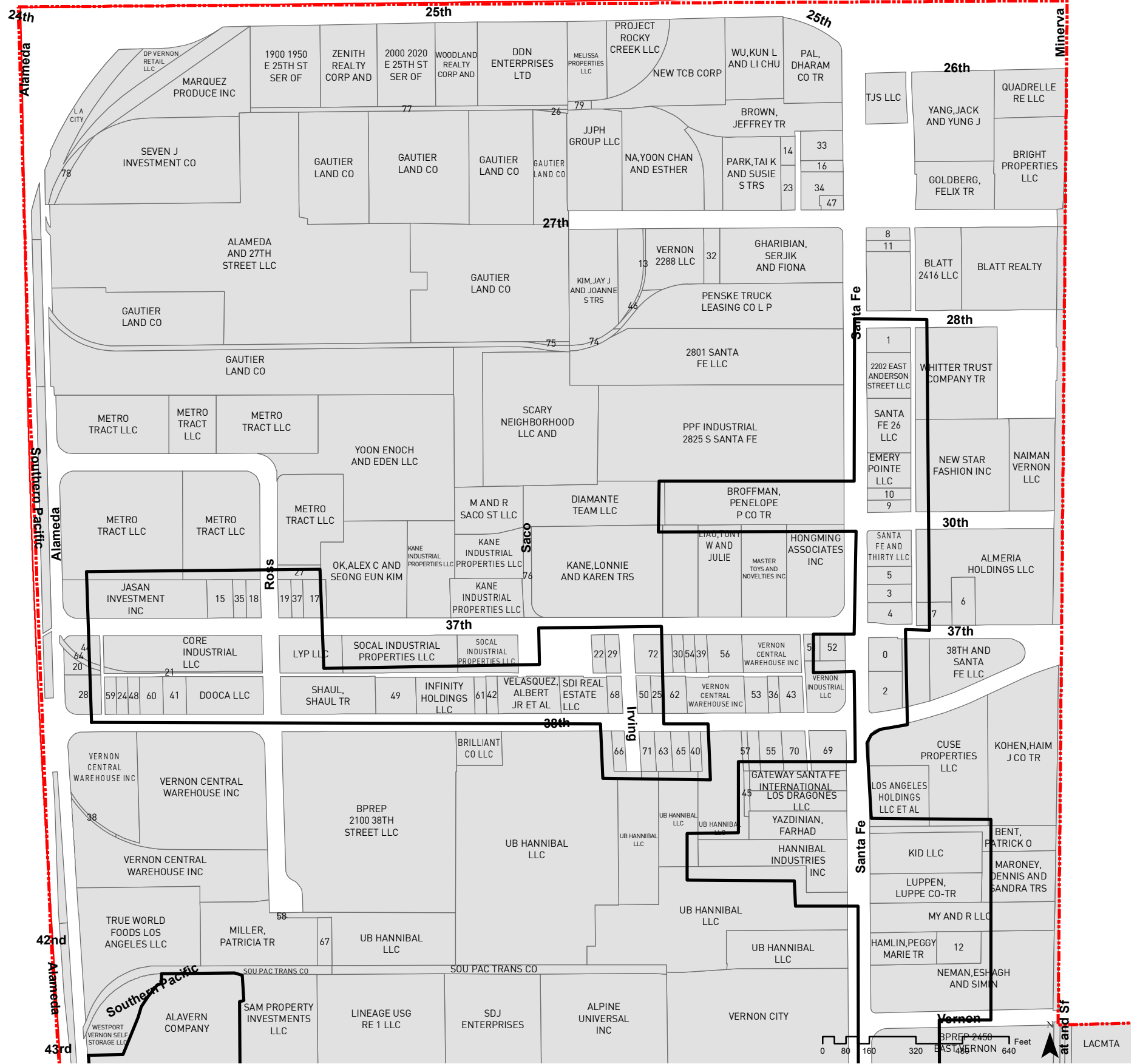
Vernon_SP_Buildings Existing Building Area

- 0 SF - 10,000 SF
- 10,000 SF - 25,000 SF
- 25,000 SF - 50,000 SF
- 50,000 SF - 300,000 SF

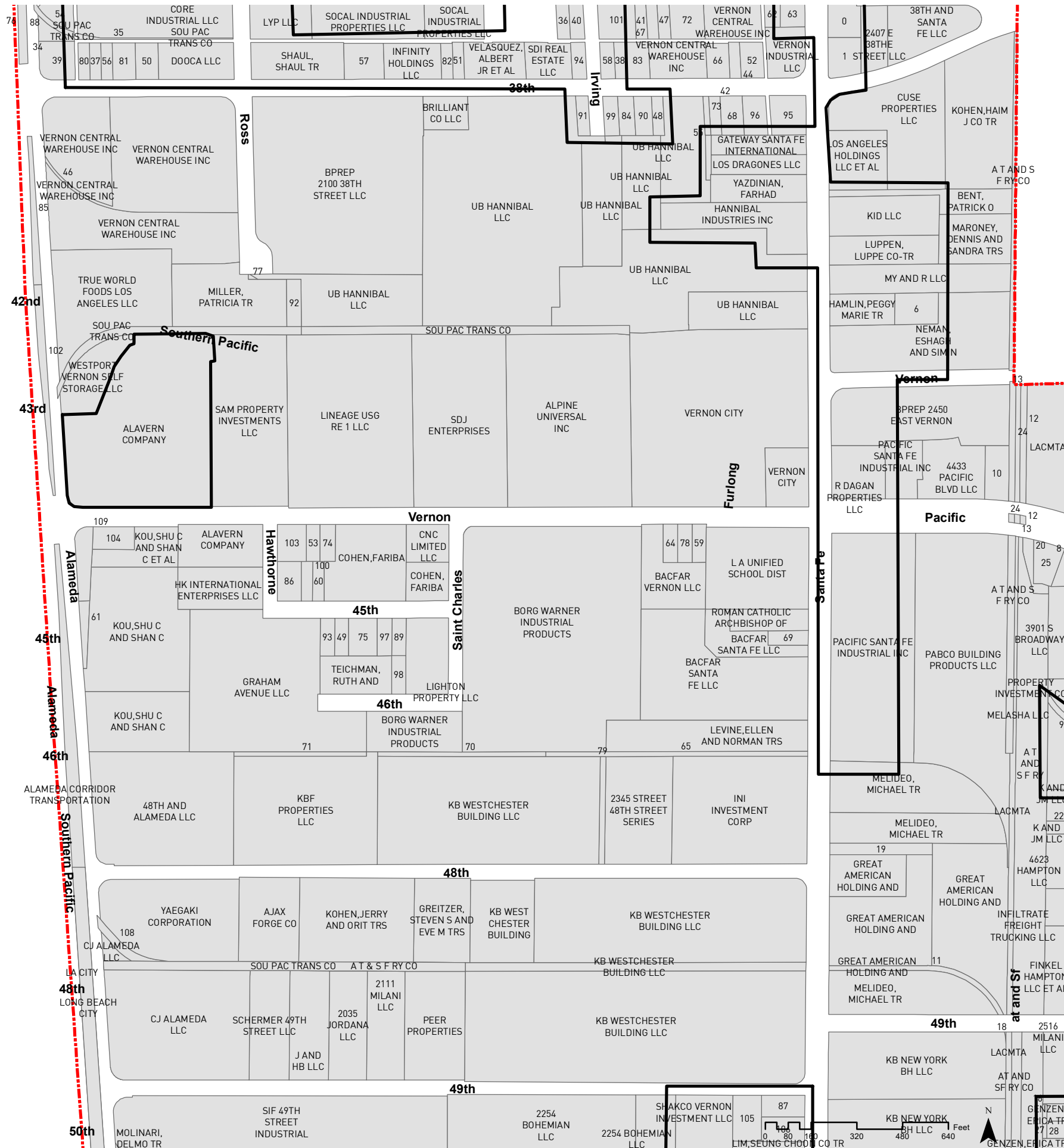
PARCEL OWNERSHIP (1 OF 4)

- 0 CHOI,KYONG H AND SUNG H
- 1 2202 EAST ANDERSON STREET LLC
- 2 3720 S SANTA FE LLC
- 3 SANTA FE AND THIRTY LLC
- 4 SANTA FE AND AZI3 LLC
- 5 JIAN JIONG DENG
- 6 BRUNNER AND LAY INC
- 7 SANTA FE AND AZI3 LLC
- 8 BRONSON HOLDING COMPANY LLC
- 9 COHAN,FRED F AND LIDA TRS
- 10 COHAN,FRED F AND LIDA TRS
- 11 BRONSON HOLDING COMPANY LLC
- 12 HAMLIN,PEGGY MARIE TR
- 13 PENSKE TRUCK LEASING CO L P
- 14 KUO,FAN H AND SU M TRS
- 15 BEN AND AMY LLC
- 16 KUO,FAN H AND SU M TRS
- 17 MOROVATI,BEHZAD AND PAMELA D TRS
- 18 JONES,JEREMY J AND
- 19 LEE,KANG UN
- 20 ALAMEDA PROPERTY LLC
- 21 SOU PAC TRANS CO
- 22 OCHOA,LUIS F AND SUSANA TRS
- 23 KUO,FAN H AND SU M TRS
- 24 HASHEM AZIZI LA PROPERTIES LLC
- 25 EDNA H PAGEL INC
- 26 FORBES,SALLY A AND
- 27 METRO TRACT LLC
- 28 ALAMEDA PROPERTY LLC
- 29 CHONG,HYUN SOOK TR
- 30 EDNA H PAGEL INC
- 31 38 VERNON W LLC
- 32 VERNON 2288 LLC
- 33 ARSLAN,JEAN P
- 34 KUO,FAN H AND SU M TRS
- 35 RITCHIE,GARY G CO TR
- 36 38 VERNON W LLC
- 37 APPLETON,EDWARD W TR
- 38 VERNON CENTRAL WAREHOUSE INC
- 39 SUGAR PRODUCTS CO
- 40 B2J LLC
- 41 BEVERSTOCK,CAROLINE TR

- 42 MARTINEZ,GUADALUPE G
- 43 VERNON INDUSTRIAL LLC
- 44 BEN AND AMY LLC
- 45 ROCOR PROPERTIES
- 46 PENSKE TRUCK LEASING CO L P
- 47 SAIDI,DAVID CO TR
- 48 BEVERSTOCK,CAROLINE TR
- 49 BONG ENTERPRISE LLC
- 50 2301 VERNON LLC
- 51 VERNON CENTRAL WAREHOUSE INC
- 52 3701 STAFFE LLC
- 53 VERNON CENTRAL WAREHOUSE COMPANY
- 54 EDNA H PAGEL INC
- 55 38 VERNON W LLC
- 56 SUGAR PRODUCTS CO
- 57 38 VERNON W LLC
- 58 MILLER,PATRICIA TR
- 59 HELOU AND SONS CORP
- 60 BEVERSTOCK,CAROLINE TR
- 61 4777 GAGE BELL LLC
- 62 PAGEL,EDNA H INC
- 63 K2005 LLC
- 64 SOU PAC TRANS CO
- 65 NETA 38TH LLC
- 66 PASTRE,GIOIA H ET AL
- 67 UB HANNIBAL LLC
- 68 VERNON CITY
- 69 RED DIGITAL LLC
- 70 HAMLIN,PEGGY MARIE TR
- 71 SUNG TAE CHUNG
- 72 MELICHAR,JEFFREY R
- 73 PENSKE TRUCK LEASING CO LP
- 74 SOU PAC TRANS CO
- 75 CONSOLIDATED ROCK PRODUCTS CO
- 76 KANE,LONNIE AND KAREN TRS
- 77 MARQUEZ PRODUCE INC
- 78 L A CITY
- 79 SOU PAC TRANS CO
- 80 LONG BEACH CITY



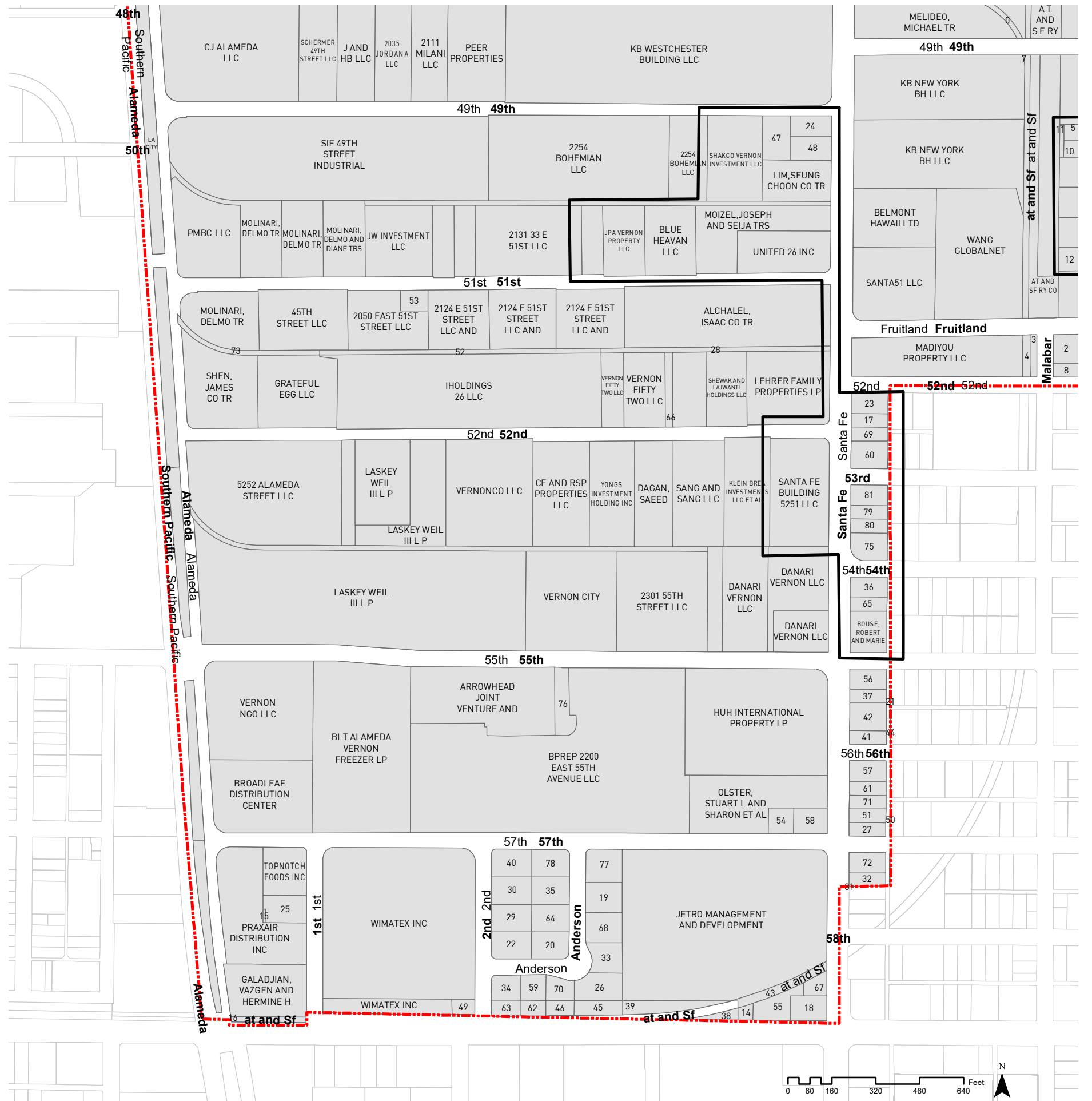
PARCEL OWNERSHIP (2 OF 4)



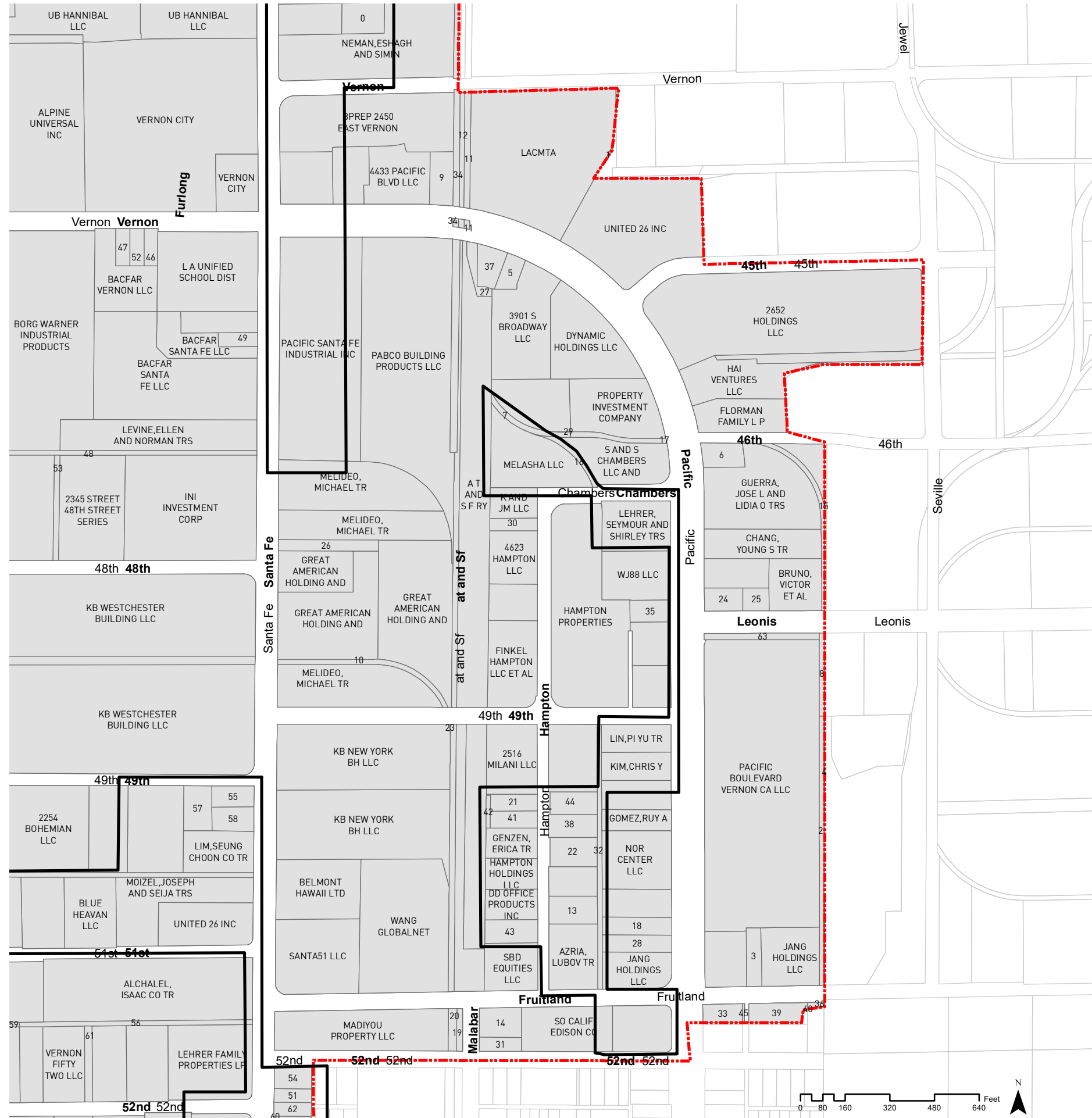
0	CHOI,KYONG H AND SUNG H	55	ROCOR PROPERTIES
1	3720 S SANTA FE LLC	56	BEVERSTOCK,CAROLINE TR
2	SANTA FE AND THIRTY LLC	57	BONG ENTERPRISE LLC
3	SANTA FE AND AZI3 LLC	58	2301 VERNON LLC
4	BRUNNER AND LAY INC	59	YBARRA,MICHELLE S ET AL
5	SANTA FE AND AZI3 LLC	60	COHEN,FARIBA
6	HAMLIN,PEGGY MARIE TR	61	KOU,SHU C AND SHAN C
7	ROMERO,JAVIER	62	VERNON CENTRAL WAREHOUSE INC
8	KENNEDY,WILLIAM J III AND	63	3701 STAFFE LLC
9	A T AND S F RY CO	64	YBARRA,MICHELLE S ET AL
10	PABCO BUILDING PRODUCTS LLC	65	INI INVESTMENT CORP
11	GREAT AMERICAN HOLDING AND	66	VERNON CENTRAL WAREHOUSE COMPANY
12	AT AND SF RY CO	67	EDNA H PAGEL INC
13	LACMTA	68	38 VERNON W LLC
14	AT AND SF RY CO	69	LARSON,ROBERT AND CAROL TRS
15	AT AND SF RY CO	70	GRAHAM AVENUE LLC
16	4929 JORDANA LLC	71	GRAHAM AVENUE LLC
17	HONEYME ENTERPRISE INC	72	SUGAR PRODUCTS CO
18	LACMTA	73	38 VERNON W LLC
19	GREAT AMERICAN HOLDING AND	74	COHEN,FARIBA
20	KENNEDY,MICHAEL E AND	75	TEICHMAN ENTERPRISES INC
21	AT AND SF RY CO	76	ALAMEDA CORRIDOR TRANSPORTATION
22	K AND JM LLC	77	MILLER,PATRICIA TR
23	AT AND SF RY CO	78	YBARRA,SUSANA TR
24	AT AND SF RY CO	79	BORG WARNER CORP
25	KENNEDY NAME PLATE CO	80	HELOU AND SONS CORP
26	WEST COAST HOLDINGS LLC	81	BEVERSTOCK,CAROLINE TR
27	GENZEN,ERICA TR	82	4777 GAGE BELL LLC
28	A T AND S F RY CO	83	PAGEL,EDNA H INC
29	CHOI,KWANG J AND SOOK I TR	84	K2005 LLC
30	BEN AND AMY LLC	85	ALAMEDA CORRIDOR TRANSPORTATION
31	MOROVATI,BEHZAD AND PAMELA D TRS	86	COHEN,FARIBA
32	JONES,JEREMY J AND	87	4901 SANTA FE LLC
33	LEE,KANG UN	88	SOU PAC TRANS CO
34	ALAMEDA PROPERTY LLC	89	GUTIERREZ,JUAN TR
35	SOU PAC TRANS CO	90	NETA 38TH LLC
36	OCHOA,LUIS F AND SUSANA TRS	91	PASTRE,GIOIA H ET AL
37	HASHEM AZIZI LA PROPERTIES LLC	92	UB HANNIBAL LLC
38	EDNA H PAGEL INC	93	GRAHAM AVENUE LLC
39	ALAMEDA PROPERTY LLC	94	VERNON CITY
40	CHONG,HYUN SOOK TR	95	RED DIGITAL LLC
41	EDNA H PAGEL INC	96	HAMLIN,PEGGY MARIE TR
42	38 VERNON W LLC	97	GUTIERREZ,JUAN TR
43	RITCHIE,GARY G CO TR	98	GUTIERREZ,JUAN TR
44	38 VERNON W LLC	99	SUNG TAE CHUNG
45	APPLETON,EDWARD W TR	100	COHEN,FARIBA
46	VERNON CENTRAL WAREHOUSE INC	101	MELICHAR,JEFFREY R
47	SUGAR PRODUCTS CO	102	ALAMEDA CORRIDOR TRANSPORTATION
48	B2J LLC	103	COHEN,FARIBA
49	TEICHMAN,RUTH ET AL TRS	104	KOU,SHU C AND SHAN C ET AL
50	BEVERSTOCK,CAROLINE TR	105	YAGHOUBI,FARHAD AND
51	MARTINEZ,GUADALUPE G	106	YAGHOUBI,FARHAD AND
52	VERNON INDUSTRIAL LLC	107	KANE,LONNIE AND KAREN TRS
53	COHEN,FARIBA	108	SOU PAC CO
54	BEN AND AMY LLC	109	KOU,SHU C AND SHAN C

PARCEL OWNERSHIP (3 OF 4)

0	GREAT AMERICAN HOLDING AND	41	CORE INVESTMENTS LLC
1	2525 FRUITLAND ASSOCIATES LLC	42	YOON, JONG SAM AND
2	VELASQUEZ, ROBERTO TR	43	LACMTA
3	CONNOR, STEPHEN TR	44	BARBOD, YUKIKO E TR ET AL
4	LACMTA	45	BMJC INVESTMENT LLC
5	4929 JORDANA LLC	46	DINOVITZER, MANUEL AND MIRIAM TRS
6	HONEYME ENTERPRISE INC	47	YAGHOUBI, FARHAD AND
7	LACMTA	48	YAGHOUBI, FARHAD AND
8	VELASQUEZ, ROBERTO TR	49	WIMATEX INC
9	WEST COAST HOLDINGS LLC	50	2417 E 57TH LLC
10	GENZEN, ERICA TR	51	CRAIG, STEVEN M AND KAREN D TRS
11	A T AND S F RY CO	52	I HOLDINGS 26 LLC
12	5111 HAMPTON STREET LLC	53	VERNON CITY
13	CHOI, KWANG J AND SOOK I TR	54	GUBERMAN, BARBARA D TR ET AL
14	HAN, KYUBOK AND JEAN S TRS	55	HAN, KYUBOK AND JEAN S TRS
15	CASTILLO, ACTINO Q	56	SANDOVAL, SILVIA
16	LACMTA	57	CORE INVESTMENTS LLC
17	KOCHS, ERWIN AND ANNA TRS	58	HELLER, CHARLOTTE TR
18	HAN, KYUBOK AND JEAN S TRS	59	CHAVEZ, LOURDES
19	VIP INDUSTRIAL PLAZA LLC	60	DAT INVESTMENTS INC
20	VIP INDUSTRIAL PLAZA LLC	61	CRAIG WELDING SUPPLY CO
21	HHM PROPERTIES LLC	62	CHAVEZ, LOURDES
22	VIP INDUSTRIAL PLAZA LLC	63	COHEN, ROBERT L AND MONICA E TRS
23	KOCHS, ERWIN AND ANNA TRS	64	5761 ANDERSON LLC
24	4901 SANTA FE LLC	65	BOUSE, ROBERT AND MARIE
25	FOLEY WOODWORKS INC	66	VERNON FIFTY TWO LLC
26	BMJC INVESTMENT LLC	67	HAN, KYUBOK AND JEAN S TRS
27	CRAIG, STEVEN M AND KAREN D TRS	68	5770 SOUTH ANDERSON STREET LLC
28	SOU PAC R R CO	69	REYES, MANUEL AND MARIA
29	RAMESH ENTERPRISES LLC	70	DINOVITZER, MANUEL AND MIRIAM TRS
30	VIP INDUSTRIAL PLAZA LLC	71	CRAIG WELDING SUPPLY CO
31	L2G INTERNATIONAL INC	72	CLINE, JACK R JR CO TR ET AL
32	INTERNATIONAL ELECTRIC CO	73	SOU PAC R R CO
33	FOVOS, JOHN B AND MARIANNA D TRS	74	SOU PAC CO
34	COHEN, ROBERT L AND MONICA E TRS	75	SANTA FE BUILDING 5332 LLC
35	VIP INDUSTRIAL PLAZA LLC	76	VERNON CITY
36	KY GROUP PROPERTIES LLC	77	VIP INDUSTRIAL PLAZA LLC
37	5508 SOUTH SANTA FE LLC	78	VIP INDUSTRIAL PLAZA LLC
38	GARCIA, RAMIRO AND MARIA R	79	KSA GROUP LLC
39	JETRO MANAGEMENT AND DEVELOPMENT	80	KSA GROUP LLC
40	VIP INDUSTRIAL PLAZA LLC	81	K S A GROUP LLC



PARCEL OWNERSHIP (4 OF 4)



0	HAMLIN, PEGGY MARIE TR	32	AT AND SF RY CO
1	ROMERO, JAVIER	33	5140 PACIFIC BLVD LLC
2	AT AND SF RY CO	34	AT AND SF RY CO
3	JANG HOLDINGS LLC	35	ARAPAHOE PACIFIC PROPERTIES LLC
4	A T & S F RY CO	36	KOKIS ENTERPRISES LLC
5	KENNEDY, WILLIAM J III AND	37	KENNEDY NAME PLATE CO
6	JONES, JEREMY J AND	38	WEST COAST HOLDINGS LLC
7	A T AND S F RY CO	39	SR STUDIO REAL ESTATE LLC
8	AT AND SF RY CO	40	KOKIS ENTERPRISES LLC
9	PABCO BUILDING PRODUCTS LLC	41	GENZEN, ERICA TR
10	GREAT AMERICAN HOLDING AND	42	A T AND S F RY CO
11	AT AND SF RY CO	43	5111 HAMPTON STREET LLC
12	LACMTA	44	CHOI, KWANG J AND SOOK I TR
13	2525 FRUITLAND ASSOCIATES LLC	45	VERNON CITY
14	VELASQUEZ, ROBERTO TR	46	YBARRA, MICHELLE S ET AL
15	AT AND SF RY CO	47	YBARRA, MICHELLE S ET AL
16	AT AND SF RY CO	48	INI INVESTMENT CORP
17	AT AND SF RY CO	49	LARSON, ROBERT AND CAROL TRS
18	DIY PROPERTEIS INC	50	GRAHAM AVENUE LLC
19	CONNOR, STEPHEN TR	51	KOCHS, ERWIN AND ANNA TRS
20	LACMTA	52	YBARRA, SUSANA TR
21	4929 JORDANA LLC	53	BORG WARNER CORP
22	HONEYME ENTERPRISE INC	54	KOCHS, ERWIN AND ANNA TRS
23	LACMTA	55	4901 SANTA FE LLC
24	NEW, PATRICIA R TR ET AL	56	SOU PAC R R CO
25	NEW, PATRICIA R TR ET AL	57	YAGHOUBI, FARHAD AND
26	GREAT AMERICAN HOLDING AND	58	YAGHOUBI, FARHAD AND
27	KENNEDY, MICHAEL E AND	59	I HOLDINGS 26 LLC
28	DIY PROPERTIES INC	60	DAT INVESTMENTS INC
29	AT AND SF RY CO	61	VERNON FIFTY TWO LLC
30	K AND JM LLC	62	REYES, MANUEL AND MARIA
31	VELASQUEZ, ROBERTO TR	63	ELSNER, ED TR