

VERNON WESTSIDE SPECIFIC PLAN  
BASELINE STUDIES  
OPPORTUNITIES AND CONSTRAINTS



**JANUARY 28, 2021**

## OVERALL CLUSTER MAP

### Existing Conditions Viability

The Study Area is comprised of a variety of differing building typologies, conditions, functions, sizes, ages, etc. After defining and documenting the array of conditions that exist, our team allowed that insight to form a selection criteria for the prioritization of assets. Additionally, these criteria were both influenced by and informed broader project goals and provided the basis for a potential strategy for the organization of the entirety of the Study Area.

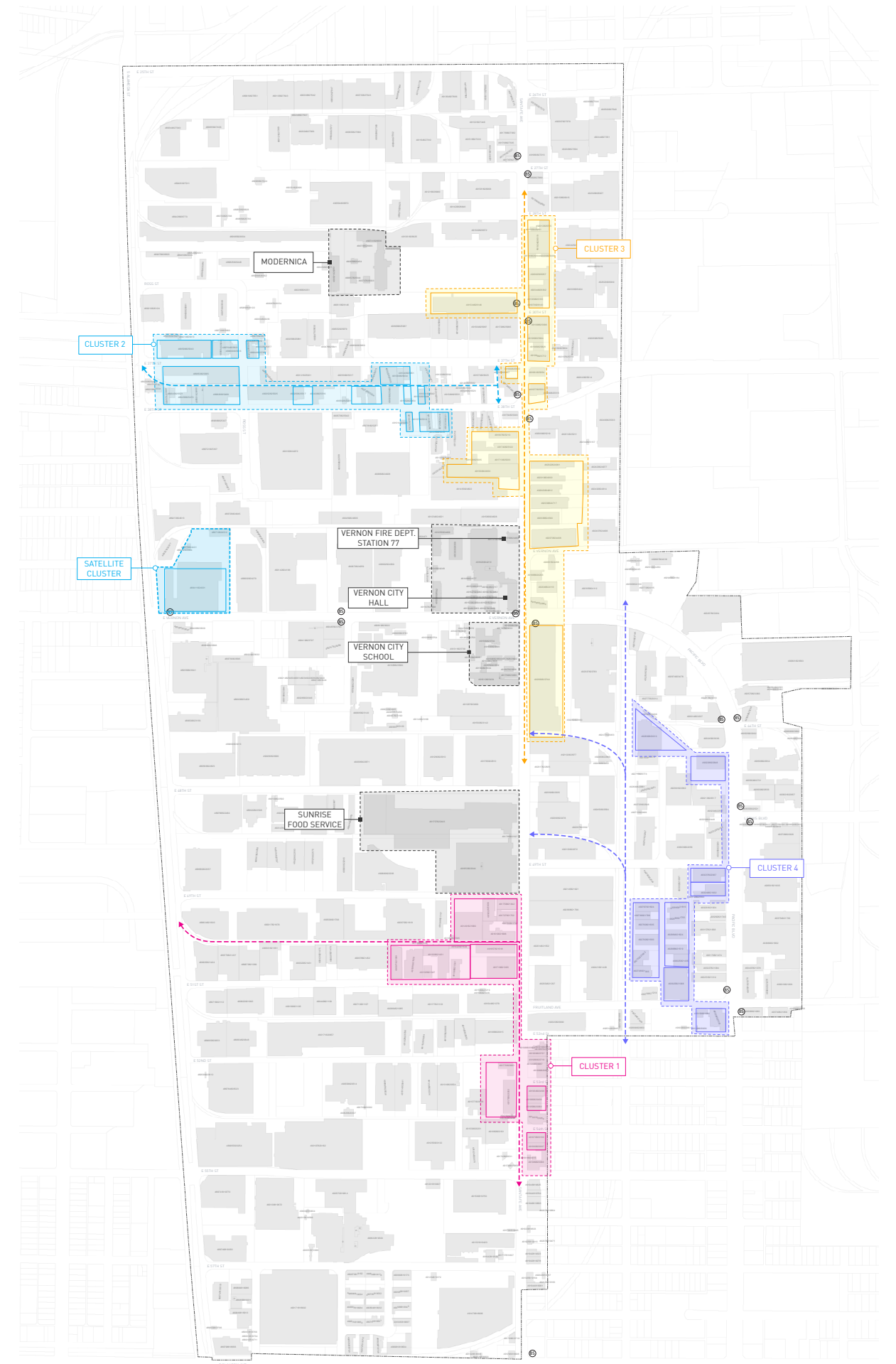
Amongst that criteria includes prioritizing areas where a series of viable assets formed a concentration based upon close relation to each other, in addition to their proximity to other contextual cues and amenities. These include mobility elements, active businesses, adjacent programming, amenities, etc. Strong consideration was also given to areas containing existing assets that had already been successfully adaptive reused.

As a gradient of business types, lot and building sizes, and intensities of use exists east to west in the Study Area, our development strategy both embraces and reflects this condition. This information was also organized relative to an overarching phasing strategy, in which the basis for immediately implementable actions were built upon over the longer term with the potential for more extensive changes and higher impact opportunities.

The accompanying map illustrates the four areas we have found to be the most viable to achieve project goals in the near term. Further description of the selection criteria categories and rankings can be found in the supplemental information included in this package.

- Cluster 1
- Cluster 2
- Cluster 3
- Cluster 4

0 600 1,200 Feet



# EXISTING CONDITION VIABILITY

Residential

Flexible Potential

Hybrid Industrial

5 Vacant, Prime for Development



4 Less Active and Potential for Rehabilitation



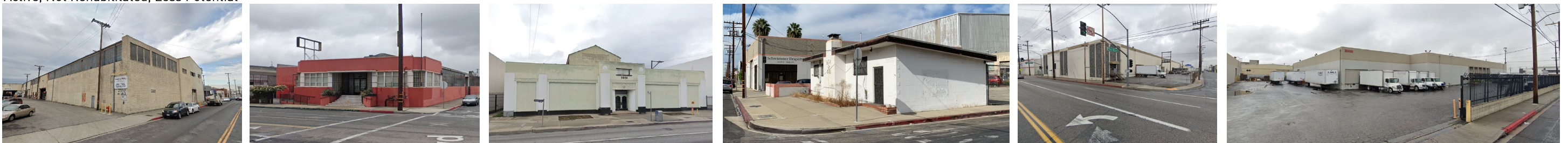
3 Active and Potential for Rehabilitation



2 Active and Already Rehabilitated



1 Active, Not Rehabilitated, Less Potential



# ASSET RANKING BREAKDOWN

**Existing condition Viability** : Assesment of existing liveliness and potential for development

- 3 - Vacant; Prime for Development
- 3 - Less active and potential for development
- 2 - Active and potential for development
- 1 - Active and already rehabilitated
- 1 -Active, Not rehabilitated, Less Potential

**Adaptive re-use rating** : Assesment of existing buildings architectural character

- 2 - Viable
- 1 - Less Viable
- 0 - Not very Viable

**Proximity to Transit and City Centre**

- 6 - Within 1/4 mile of multiple points
- 4 - Within 1/4 mile of at least 1
- 2 - Outside of 1/4 mile

**Proximity to Transit and City Centre**

- 6 - Within 1/4 mile of multiple points
- 4 - Within 1/4 mile of at least 1
- 2 - Outside of 1/4 mile

**Proximity to # of other viable assets with in 1/8 mi (2 blocks)**

- 10 - Within 1/8 mile (2 blocks) of more than 9 Assets
- 6 - Within 1/8 mile (2 blocks) of more than 5 but less than 10 Assets
- 4 - Within 1/8 mile (2 blocks) of less than 5 Assets

**Program Compatibility (Residential, Hybrid Industrial)**

- 2 - Both
- 1 - Residential :
- 1 - R & D :
- 0 - Not Suitable

## Cluster 1

Asset Criteria

Assets/ Properties	Address	Existing Use	Year Built	Existing Condition Viability	Adaptive Re-use rating	Proximity to Transit & contextual Assets	Proximity to _#_ other viable assets	Residential & Hybrid Industrial campus compatibility	Residential (R), Hybrid Industrial (H), or Flexible (F)	Totals	Comments
Cluster 1											
491989820066	5420 S Santa Fe Ave	Industrial	1923*	1	1	2	8 = 6 pt	1	H	11H	
491918820015	5420 S Santa Fe Ave	Industrial	1923*	1	1	2	9 = 6 pt	1	H	11H	
491990820097	5420 S Santa Fe Ave	Industrial	1923	1	1	2	9 = 6 pt	1	H	11H	
491970820160	5400 S Santa Fe Ave	Commercial/ office	1929	3	2	2	12 = 10 pt	1	F	18F	Commercial front, Brick rear building
491957820294	5332 S Santa Fe Ave	Surface lot	2014	3	0	2	12 = 10 pt	1	H	16H	parking lot + small bldg
491958820388	5332 S Santa Fe Ave		1941	3	2	2	12 = 10pt	1	H	18H	Brick building, rear entry
491960820436	5332 S Santa Fe Ave		1941*	3	2	2	12 = 10 pt	1	H	18H	Brick building, rear entry
491964820496	5300 S Santa Fe Ave	Industrial/ office	1929	3	2	2	12 = 10 pt	1	F	18F	Corner brick Building
491780820353	5301 S Santa Fe Ave	industrial	1925	3	2	2	12 = 10 pt	2	F	17F	Joie Womens Clothing Building
491770820661	5201 S Santa Fe Ave	industrial	1925	1	2	2	12 = 10 pt	2	F	17F	Joie Womens Clothing Building, corner
491999820651	5218 S Santa Fe Ave	Commercial	1973	1	0	2	12 = 10 pt	0	H	13H	Liquor, Sushi & Pizza store W/ parking lot
491988820718	5210 S Santa Fe Ave	Vacant Lot	1915*	3	0	2	13 = 10 pt	2	F	17F	recently demolished
491939820767	5206 S Santa Fe Ave	Vacant Lot	1915	3	0	2	13 = 10	2	F	17F	recently demolished
491966820806	5200 S Santa Fe Ave	Vacant Lot	1941	3	0	4	13 = 10	2	F	19F	recently demolished, Corner
491987820808	5200 S Santa Fe Ave	Vacant Lot	1941	3	0	4	13 = 10	2	F	19F	recently demolished, Corner
492016820811	5200 S Santa Fe Ave	Vacant Lot	1941	3	0	4	13 = 10	2	F	19F	recently demolished, Corner
491668820915	2345 E 52nd St	Industrial	[1880]	1	0	2	17 = 10	1	H	14H	Tilt Up warehouse
492020820990	5190 S Santa Fe Ave	Industrial	1919	1	0	4	15 = 10	1	H	16H	Large Metal Panel Warehouse
491644821079	2380 E 51st st	Industrial	1974	1	0	2	13 = 10	1	H	14H	Tilt Up warehouse
491718821385	5075 S santa Fe Ave	Industrial	1923	2	2	2	9 = 6	2	F	14F	Large brick warehouse
491657821518	5051 S Santa Fe Ave	Industrial office	1921	2	2	2	9 = 6	2	F	14F	Brick front office w/ rear warehouse
491388821381	2371 E 51st	Industrial office	1921	1	2	2	9 = 6	2	F	13F	concrete upkept bldg
491303821431	2369 E 51st st	Industrial	1921	1	2	2	9 = 6	1	H	12H	blue industrial bldg
491195821327	2327 E 51st St	industrial	1921	2	2	2	8 = 6	1	H	13H	Brick & glass bldg
491089821329	2313 E 51st st	Industrial office		1	2	2	8 = 6	1	H	12H	White precast & glass office
490971821350	2201 E 51st St	industrial	1922	3	2	2	8 = 6	2	F	15F	white brick warehouse

Cluster 2

Asset Criteria											
Assets/ Properties	Address	Existing Use	Year Built	Existing Condition Viability	Adaptive Re-use rating	Proximity to Transit & contextual Assets	Proximity to _#_ other viable assets	Residential & Hybrid Industrial campus compatibility	Residential (R), Hybrid Industrial (H), or Flexible (F)	Totals	Comments
Cluster 2											
489598825840	2035 E 37th St	Industrial	1922	2	2	0	9 = 6	1	H	11H	Large Blue CMU warehouse
489664825834	2059 E 37th St	Industrial	1935	2	2	0	10 = 10	1	H	15H	Metal Panel Warehouse
489764825821	2061 E 37th St	Industrial	1946	1	2	0	10 = 10	1	H	14H	Brick Building
489800825816	2065 E 37th St	Industrial	1946	1	0	0	10 = 10	0	H	11H	Corner Single story bldg
489908825816	2101 E 37th St	Industrial	1962	1	2	0	9 = 6	1	H	10H	Corner, small tilt up
489946825783	2105 E 37th St	Industrial	1950	1	2	0	9 = 6	1	H	10H	upkept bldg w/ planters in front
489653825665	2068 E 37th st	Industrial	1922	3	2	0	10 = 10	2	F	17F	Large Brick and sheet metal warehouse
489258825534	3716 Alameda St	Industrial	1917	1	2	0	7 = 6	1	H	10H	blacked out brick bldg
489317825435	2019 E 38th St	Industrial/ office	1941*	1	1	0	9 = 6	2	F	10F	2 Stry bldg
489345825521	2021 E 38th st	Industrial/ office	1941	1	1	0	9 = 6	1	H	9H	small rear bldg
489456825470	2035 E 38th st	industrial	1923	2	2	0	9 = 6	1	H	11H	Large Brick and sheet metal warehouse
489551825480	2037 E 38th st	Industrial	1921	1	1	0	9 = 6	1	H	9H	yellow brick bldg, w/ clay roof tiles
489626825499	2053 E 38th st	Industrial	1918	1	1	0	11 = 10	1	H	13H	Large grey warehouse
490263825517	2133 E 38th St	Industrial Office/ distribution	1953	1	2	0	9 = 6	1	H	10H	bow truss red brick building. Peach
490403825516	2201 E 38th st	Industrial Office	1944	2	1	0	10 = 10	1	H	14H	Brick front office & distribution warehouse
490799825504	2229 E 38th st	industrial	1922	2	1	6	12 = 10	1	H	20H	Old red brick & sheet metal warehouse
491052825454	2265 E 38th	Industrial office		2	0	6	15 = 10	2	F	20F	Small corner building
491061825289	2266 E 38th St	industrial	1924	2	2	6	16 = 10	1	H	21H	White brick w/ large glass windows
491157825314	2302 E 38th St	industrial/office	1950	2	2	6	16 = 10	1	H	21H	Corner red brick with louvers
491150825488	2301 E 38th St	industrial/office	1947	1	2	6	15 = 10	1	H	20H	Black corner office & warehouse
490953825636	2244 E 37th St	industrial	2020	1	0	6	12 = 10	1	H	18H	New metal warehouse
491000825634	2252 E 37th St	industrial/office	1949	2	2	6	12 = 10	1	H	21H	Yellow bldg
491043825651	2262 E 37th St	industrial/office	1946	2	2	6	12 = 10	1	H	21H	corner brn bldg w/ large windows
491203825286	2313 E 38th St	industrial	1940	2	2	6	14 = 10	1	H	21H	Blue warehouse
491282825316	2312 E 38th st	industrial	1940	2	2	6	14 = 10	1	H	21H	grey bldg
491323825321	2316 E 38th St	industrial	1937	2	2	6	14 = 10	1	H	21H	
491378825116	2332 E 38th St	industrial	1936	3	2	6	14 = 10	2	F	23F	large brick warehouse, broken windows
489411824001	1913 E Vernon Ave	Industrial	1927	3	2	2	0 = 4	2	F	13F	Large satellite warehouse

# ASSET INVENTORY

Cluster 3

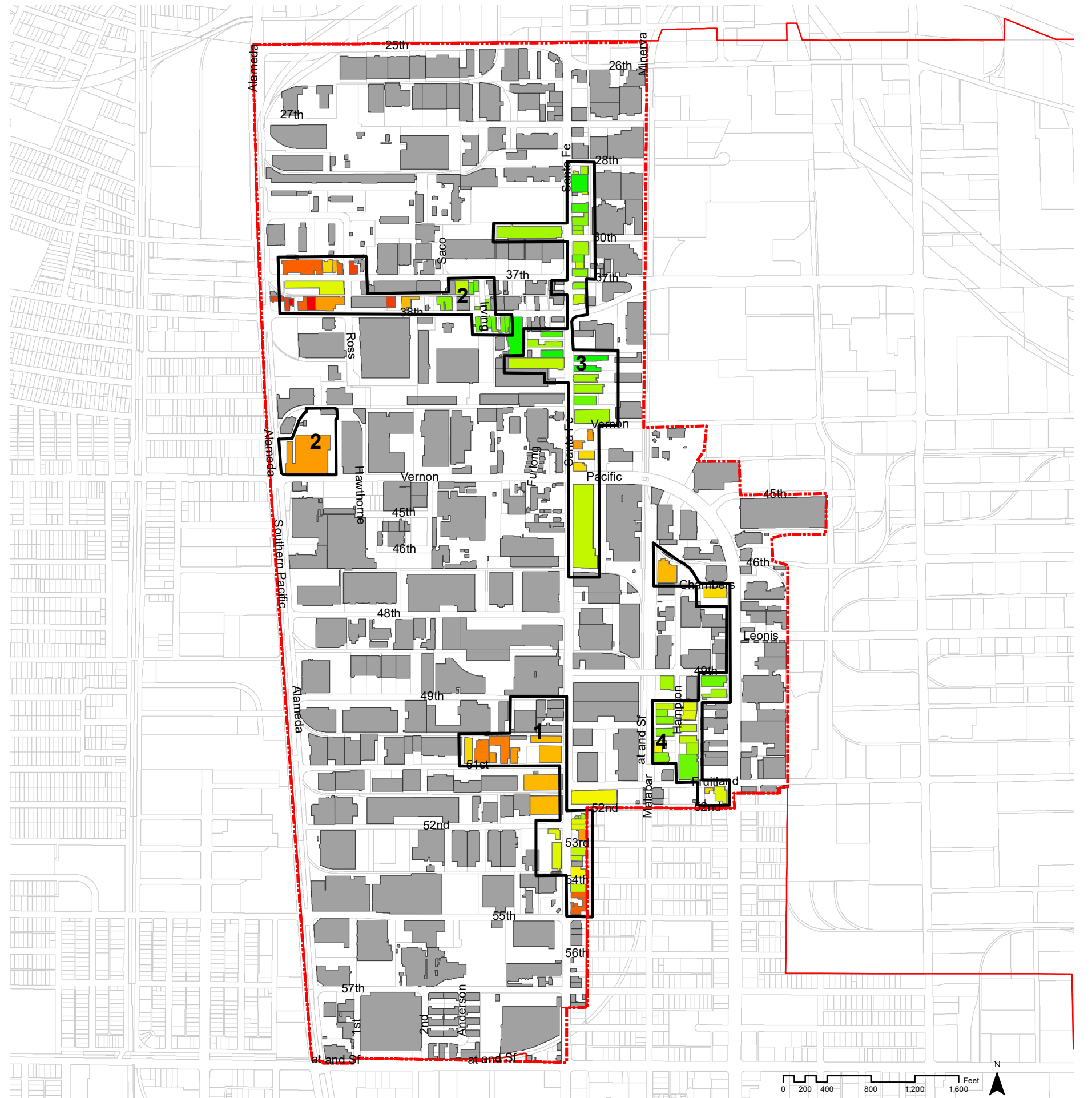
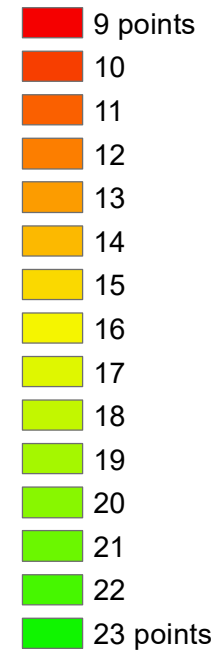
Asset Criteria											
Assets/ Properties	Address	Existing Use	Year Built	Existing Condition Viability	Adaptive Re-use rating	Proximity to Transit & contextual Assets	Proximity to #_ other viable assets	Residential & Hybrid Industrial campus compatibility	Residential (R), Hybrid Industrial (H), or Flexible (F)	Totals	Comments
Cluster 3											
492060823744	4400-4458 Pacific Blvd	Industrial	1925	2	2	6	6 = 6	2	F	18F	Very Large Red Brick warehouse
491985823994	4334 S Santa Fe Ave	Industrial	1959	1	1	6	6 = 6	1	H	15H	Stackbond Brick bldg
492046824113	4320 S Santa Fe Ave	Industrial	1959	1	1	6	6 = 6	1	H	15H	CMU warehouse
491968824203	2450 E Vernon Ave	Industrial/ office	2010	1	0	6	6 = 6	0	H	13H	New Tilt up
492081824288	2450 E Vernon Ave	Industrial/ office	2010	1	0	6	6 = 6	0	H	13H	New Tilt up
492070824468	3876 S Santa Fe Ave	Commercial	1941	1	1	6	11 = 10	1	H	19H	Commercial store & warehouse
492038824590	3864 S Santa Fe Ave	industrial	1942	1	2	6	13 = 10	2	F	21F	Commercial store & warehouse
492038824717	3850 S Santa Fe Ave	industrial	1940	1	1	6	13 = 10	1	H	19H	tilt up front w/ older rear warehouse
492023824812	3846 S Santa Fe Ave	industrial	1940	1	1	6	13 = 10	1	H	19H	updated front w/ older rear warehouse
492019824900	3838 S Santa Fe Ave	industrial/ office	1937	3	2	6	13 = 10	2	F	23F	front office w/ rear warehouse
492022824991	3828 S Santa Fe Ave	industrial/ office	1937	3	2	6	13 = 10	2	F	23F	front office w/ rear warehouse
491560824950	3851 S santa Fe Ave	industrial	1962	1	0	6	14 = 10	1	H	18H	large tilt up warehouse & distribution
491713825033	3825 S Santa Fe Ave	Industrial/ office	1936	3	2	6	14 = 10	2	F	23F	Commercial w/ warehouse
491740825122	3821 S Santa Fe Ave	Industrial/ office	1937	1	1	6	14 = 10	1	H	19H	Commercial w/ warehouse
491807825210	3817 S Santa Fe Ave	Industrial office	1939	2	2	6	15 = 10	2	F	22F	Precast front office & rear warehouse
491977825531	3720 S Santa Fe Ave	Industrial office		1	0	6	13 = 10	1	H	18H	Storefront & metal bldg, looks newer
491981825654	3700 S Santa Fe Ave	Industrial/ office	1966	1	2	6	14 = 10	1	H	20H	CMU warehouse
491800825632	3701 S Santa Fe Ave	Industrial office	1914	3	2	6	14 = 10	1	H	22H	vacant Corner brick & metal panel bldg
491995825772	3690-3692 S Santa Fe Ave	Industrial office	1925	2	1	6	13 = 10	1	H	20H	large office & rear warehouse
491983825828	3680 S Santa Fe Ave	Industrial Office	2007	1	0	6	13 = 10	1	H	18H	new CMU office & warehouse
491969825904	3620 S Santa Fe Ave	Industrial office	1953	2	2	6	13 = 10	1	H	21H	Brick Bow Truss, large front windows
491998825996	3000 S Santa Fe Ave	Industrial office	1947	1	1	6	13 = 10	1	H	19H	Office front, rear warehouse
491534826146	2929 S Santa Fe Ave	Industrial	1920	1	1	6	13 = 10	1	H	19H	precast warehouse
491973826140	2920 S Santa Fe Ave	Commercial	1938	1	1	6	13 = 10	1	H	19H	Small Brick commercial warehouse
491939826183	2919 S Santa Fe Ave	Commercial	1956	1	2	6	13 = 10	1	H	20H	Small Brick storefront & warehouse
492044826302	2910 S Santa Fe Ave	Industrial	1932	1	2	6	13 = 10	1	H	20H	grey White bldg
492002826357	2900 S Santa Fe Ave	Commercial	1930	2	2	6	12 = 10	2	F	22F	Commercial Brick Warehouse
494939826494, 492035826499	2882 S santa Fe Ave	industrial	1930	1	0	6	11 = 10	1	H	18H	Brick Garage + small metal panel bldg
491924826519	2850 S Santa Fe Ave	Industrial	1930	3	2	6	10 = 10	2	F	23F	Grey Plaster, boarded up
491955826681	2800 S Santa Fe Ave	Commercial	1928	3	2	6	9 = 6	1	H	18H	small corner coffe shop
492012826705	2404 E 28th St	Industrial office	1928	3	2	6	9 = 6	2	F	19F	Vacant blue building at rear of lot

Cluster 4

Asset Criteria											
Assets/ Properties	Address	Existing Use	Year Built	Existing Condition Viability	Adaptive Re-use rating	Proximity to Transit & contextual Assets	Proximity to _#_ other viable assets	Residential & Hybrid Industrial campus compatibility	Residential (R), Hybrid Industrial (H), or Flexible (F)	Totals	Comments
Cluster 4											
493264821070	5129 Pacific Blvd	Office	1913	3	2	4	8 = 6	2	F	17F	Old 2 story corner building w/ broken windows
493159821061	2571 E 52nd St	utility	1913	2	2	4	8 = 6	1	H	15F	Old brick building w/ boarded up front door. Mayh be a part of adjacent utility
493025821368	2525 Fruitland Ave	Office	1942	3	2	4	13 = 10	2	F	21F	Corner bldg w/ glass block windows & warehouse
492726821355	5111 Hampton st	Office	1967	3	2	4	13 = 10	1	H	20H	Red brick w/ white columns
492702821453	5025 Hampton St	Industrial	1995	1	0	4	13 = 10	1	H	16H	tilt up distribution warehouse & office
493025821435	5034 Hampton St	Industrial	1982	2	2	4	13 = 10	1	H	19H	Red Brick distribution warehouse
492988821519	5024 Hampton St	Industrial/office	1953	1	2	4	13 = 10	1	H	18H	Red Brick Bow truss
492762821583	5015 Hampton St	Industrial/office	1952	3	2	4	13 = 10	1	H	20H	recently vacated? & upkept brick bow truss bldg
492760821695	5005 Hampton St	Industrial/office	1952	3	2	4	13 = 10	1	H	20H	unkept brick bldg bowtruss
492984821624	5014 Hampton St	Industrial/office	1953	1	2	4	13 = 10	1	H	18H	Red Brick Bow truss
492989821755	5000 Hampton St	Industrial	1966	1	1	4	13 = 10	1	H	17H	tilt up warehouse w/ red brick front bldg
492736821768	5001 Hampton St	Industrial	1952	3	2	4	13 = 10	1	H	20H	pushed back brick bow truss
492767821824	4929 Hampton St	Industrial	1952*	1	2	4	13 = 10	1	H	18H	film studio; brick bow truss bldg
492995821816	4930 Hampton St	Industrial	1966	1	1	4	13 = 10	1	H	17H	tilt up warehouse
492782822034	2516 E 49th St	Industrial	1952*	1	2	4	13 = 10	2	H	19H	Grey, corner brick, bow truss bldg
493248821932	4915 Pacific Blvd	Industrial	1940	1	1	6	11 = 10	1	H	19H	grey, white concrete bldg
493237822067	4903 Pacific Blvd	Office	1940	2	2	6	11 = 10	1	H	21H	red corner bldg
493228822848	4621 Pacific Blvd	Industrial/ office	1939*	2	2	6	1 = 4	1	H	15H	Blue red precast w/ bow truss & large windows
492836823010	2529 Chambers St	Industrial	1940	1	2	6	2 = 4	1	H	14H	Blacked out warehouses

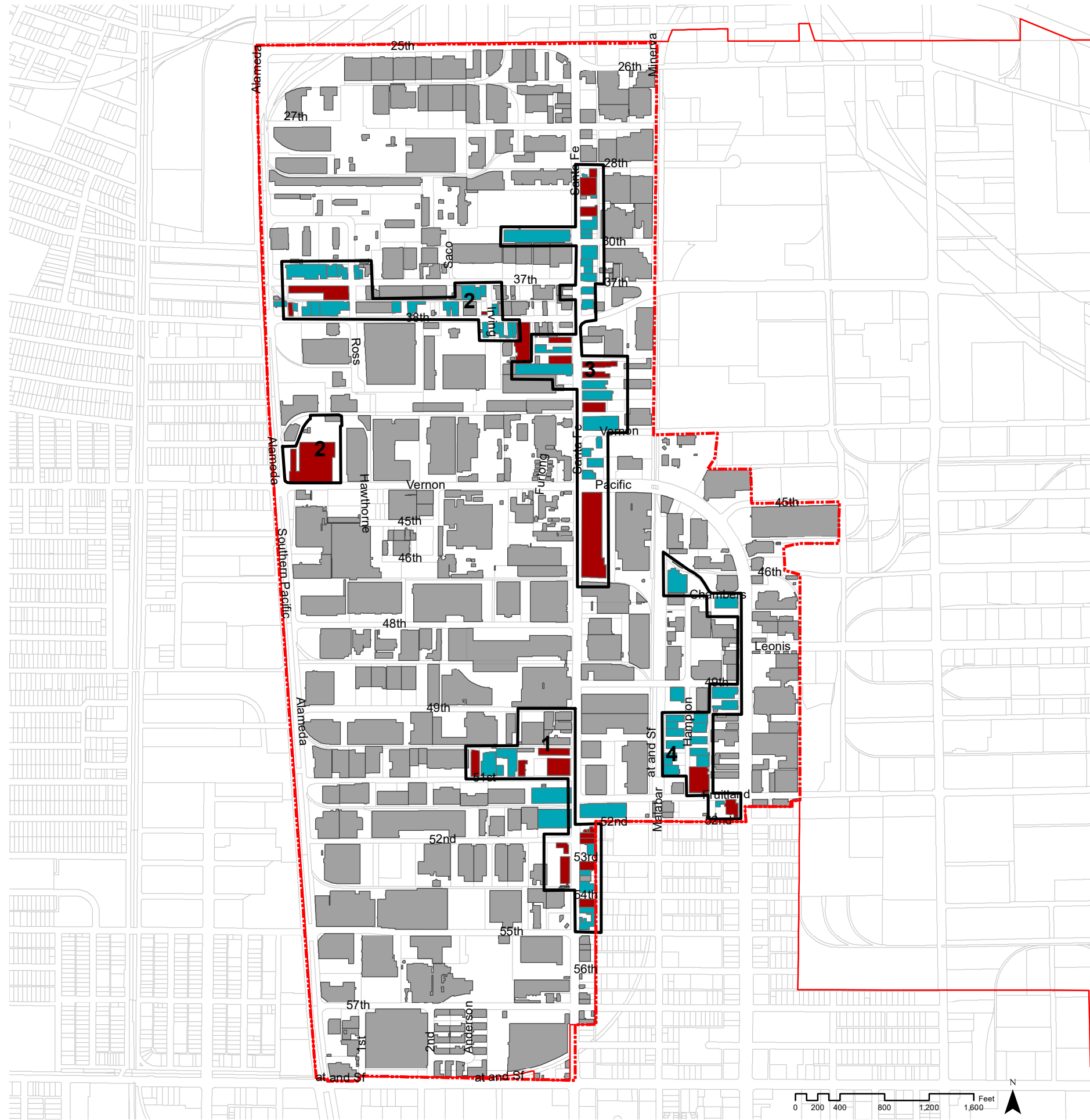
# ASSET RANKING TOTALS

### Asset Ranking Totals (Points)





# ASSET TYPOLOGY POTENTIALS



**Vernon\_SP\_Redev\_Clusters**

- Vernon\_SP\_Redev\_Clusters

**Program Compatibility Summary**

- Hybrid Industrial / Industrial Flex
- Flexible Use Buildings (including Residential)

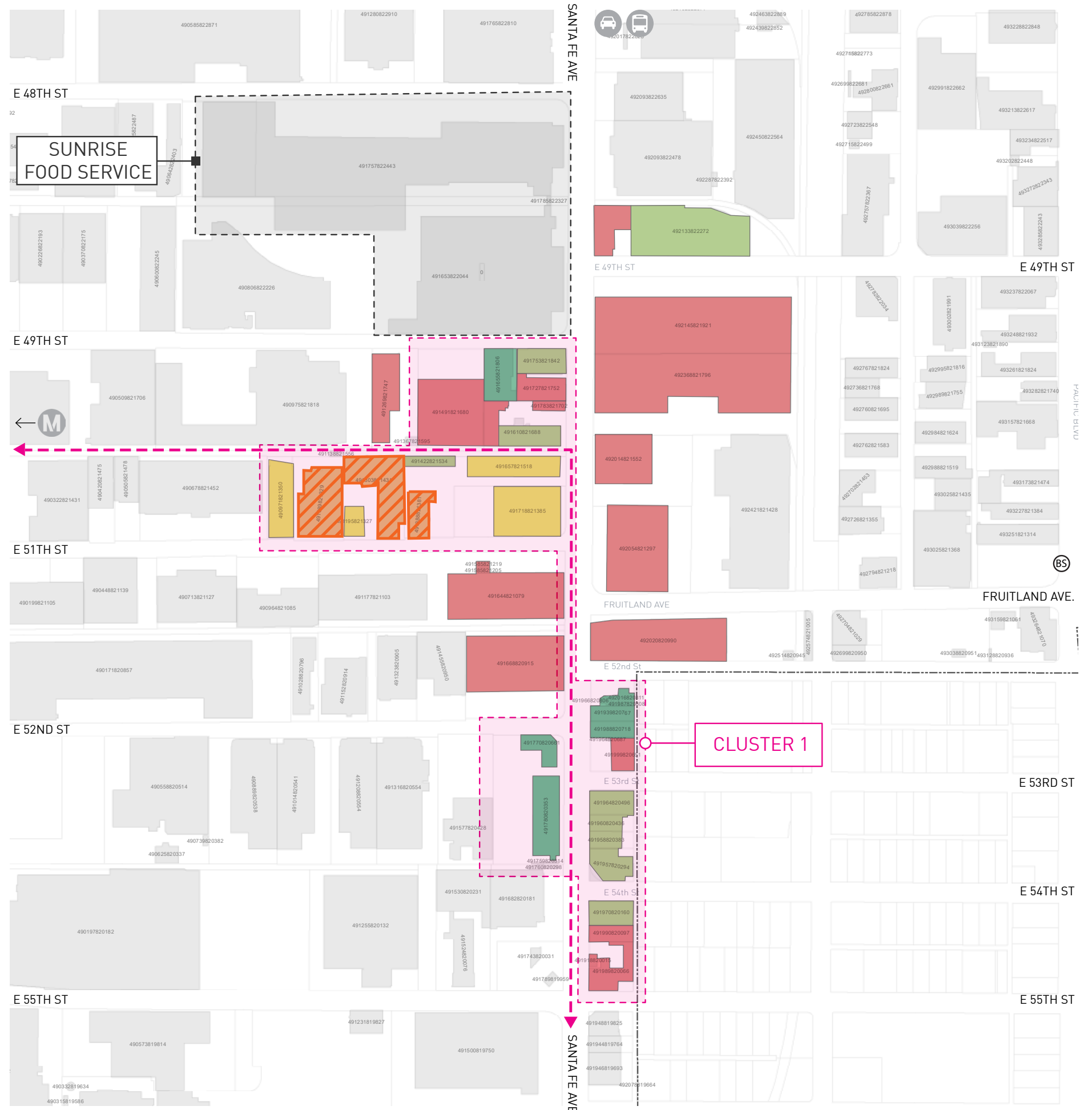
# CLUSTER 1

## Existing Conditions Viability

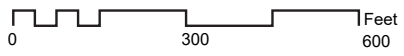
Cluster 1 is located in the southern extents of the Study Area, along Santa Fe Avenue and extending over time to the west and east. Within this cluster are a number of already revitalized assets, in addition to existing buildings that would be viable to accommodate the range of uses that we have identified as having the greatest potential (R+D campus, on site production, office and sales, mixed-use commercial, etc.) in the immediate future. Additionally, there is a key asset that has the ability to be adaptive reused into residential mixed use.

Proximity to commercial properties and potential pedestrian enhancements along Slauson Avenue are also a key factor for further consideration.

Further discussion with existing property owners of assets that have been identified would be beneficial to add specificity to the approach.



- Vacant, Prime for Development
  - Less Active and Potential for Rehabilitation
  - Active and Potential for Rehabilitation
  - Active and Already Rehabilitated
  - Active, Not rehabilitated, Less potential
- BS Bus Stops





490971821350 - 2201 E 51ST



492054821297 - 5201 S SANTA FE AVE



491388821381 - 2371 E 51ST



491970820160 - 5400 S SANTA FE

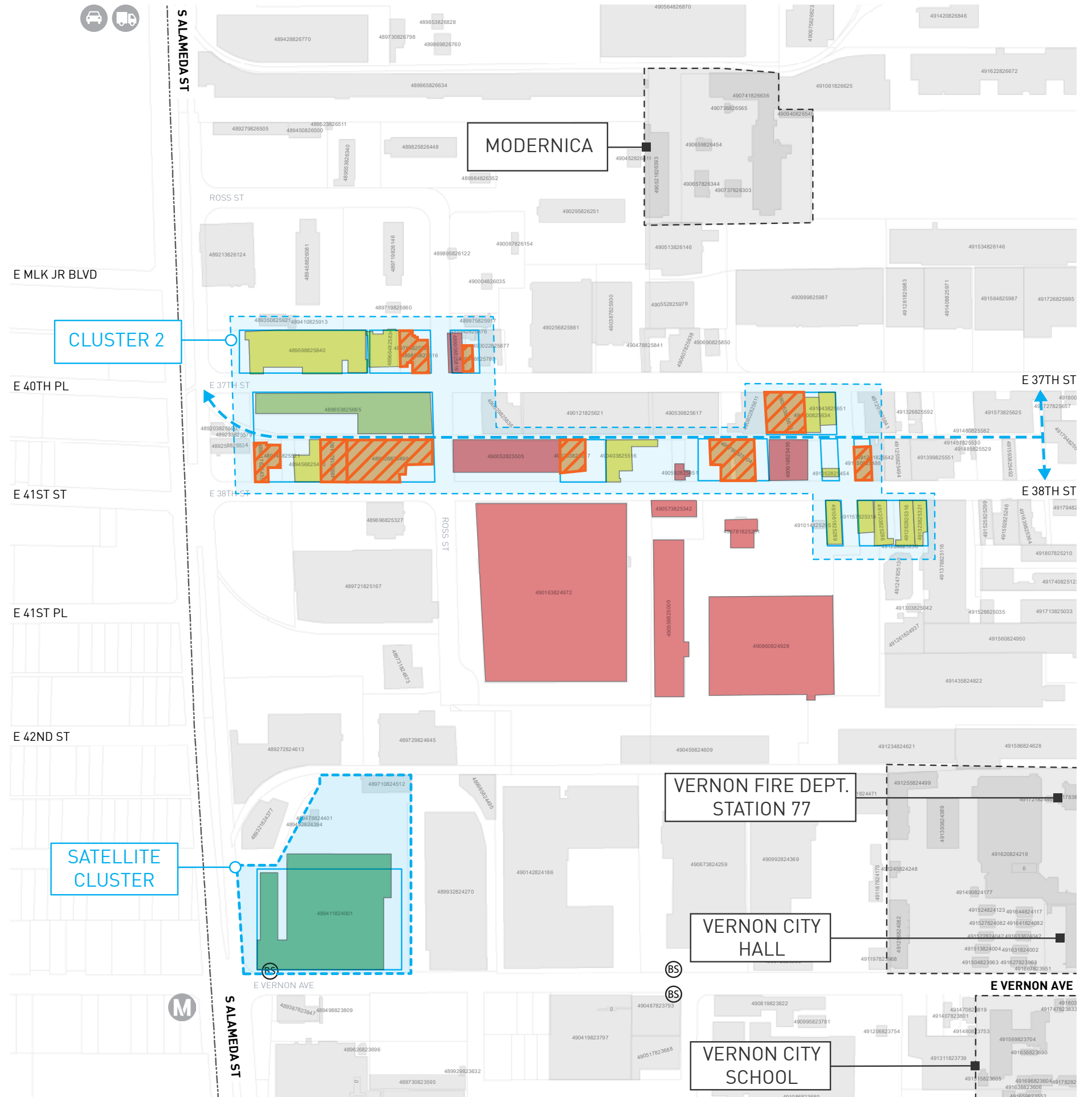
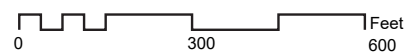
# CLUSTER 2

Existing Conditions Viability

Cluster 2 consists primarily of smaller scale, light-industrial properties that have the potential for adaptive reuse. This area appears to be partially defined by an established creative and arts community that has the ability to grow and initiate other ancillary uses. These property types are easily adapted at low cost and are flexible enough to accommodate a range of uses. Many properties consist of multiple interrelated, but standalone structures that are able to be selectively demolished, reconfigured, and adapted in a flexible range of approaches. A potential residential adaptive reuse conversion exists within walking distance of the primary portion of the cluster, in addition to being in proximity to transit and potential improvements along the Vernon Avenue corridor.

Cluster 2 is also closely proximate to Cluster 3 and other initiatives to the immediate north of the Study Area that has the potential to positively influence this area.

- Vacant, Prime for Development
  - Less Active and Potential for Rehabilitation
  - Active and Potential for Rehabilitation
  - Active and Already Rehabilitated
  - Active, Not rehabilitated, Less potential
- BS Bus Stops





489764825821, 489800825816 - 2065 E 37TH ST



491157825314 - 2302 E 38TH ST



489626825499 - 2053 E 38TH ST



491043825651 - 2262 E 37TH ST

# CLUSTER 3

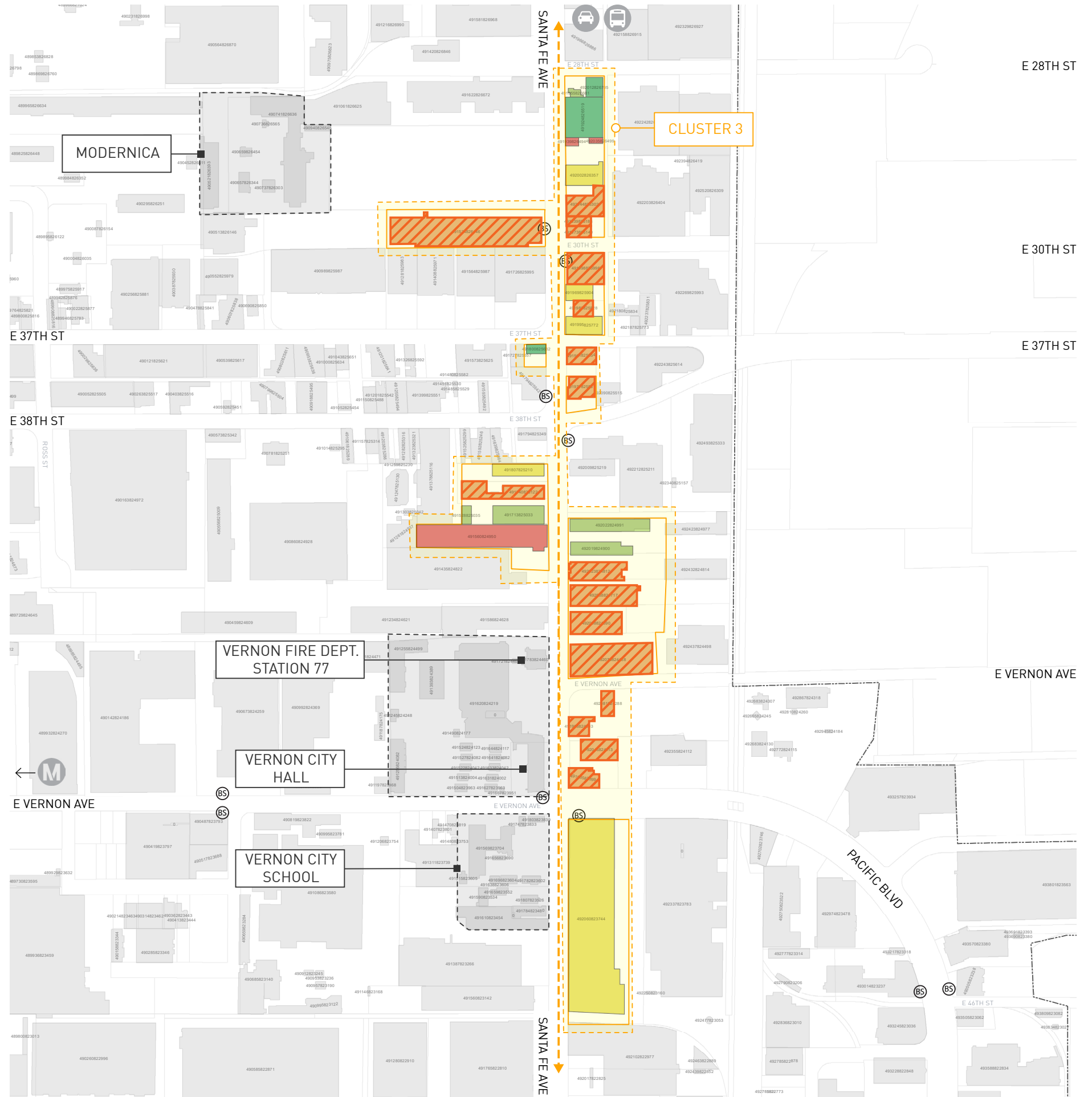
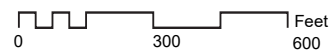
## Existing Conditions Viability

Cluster 3 is in the northern portion of the Study Area, running along Santa Fe Avenue. This area is comprised primarily of light industrial and commercial buildings, many of which are intact and of good historic character. A number of these assets have already been successfully adaptive re-used into new light manufacturing, distribution, and office uses. Being located on an active portion of Santa Fe Avenue also provides good visibility for businesses that would benefit from it.

Also important to this area is its proximity to assets both within and adjacent to the area. This cluster connects City Hall and its surrounding civic uses to adjacent businesses. A more successful public realm would enhance these possible connections and allow for greater internal connectivity.

To the north (by car or bike) is the Los Angeles Arts District. Many visitors that will be commuting from Downtown Los Angeles, or the Los Angeles Arts District will enter Vernon from this direction, so the cluster provides a good opportunity to form a gateway or greeting to the City of Vernon. Although some distance between these areas does exist, it does provide the opportunity for a more meaningful perceptive connection between places to be formed. This influence and potential connection are already inferred by projects that are both established and are underway. The Santa Fe Arts Colony and new adaptive re-use mixed use residential projects coming online to the north could encourage similar uses occurring here.

- Vacant, Prime for Development
  - Less Active and Potential for Rehabilitation
  - Active and Potential for Rehabilitation
  - Active and Already Rehabilitated
  - Active, Not rehabilitated, Less potential
- BS Bus Stops





491924826519 - 2850 S SANTA FE AVE



492081824288 - 2450 E VERNON AVE



492023824812 - 3846 S SANTA FE AVE



491534826146 - 2929 S SANTA FE AVE

# CLUSTER 4

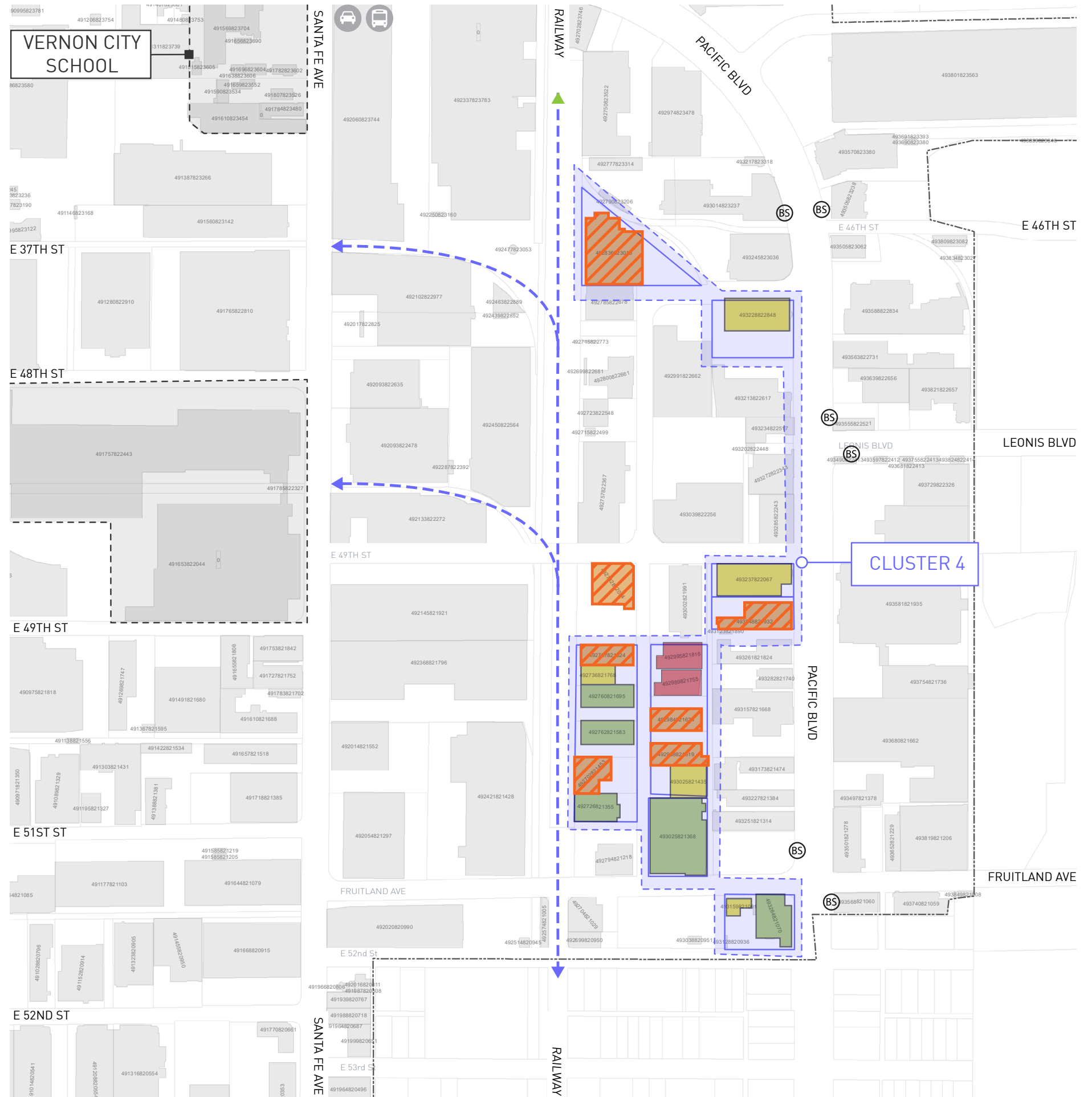
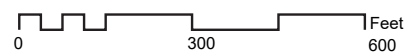
## Existing Conditions Viability

Cluster 4 is a standalone node that is defined by major roadways and train transportation networks in the area (Pacific Boulevard, Santa Fe Avenue, Union Rail, etc.). Within this bounded area, there are a number of assets that are currently active or have the ability to be reactivated to accommodate the range of uses that have been identified as viable transitional programming for the area.

Its proximity to the residential community in Huntington Park and a commercial district along Slauson Avenue also provides the potential for connection and activation.

Additionally, there appear to be a number of vacated or unused access easements and rail lines that have the ability to be repurposed for internal circulation networks, greenways, and other potential infrastructural / stormwater improvements.

- Vacant, Prime for Development
  - Less Active and Potential for Rehabilitation
  - Active and Potential for Rehabilitation
  - Active and Already Rehabilitated
  - Active, Not rehabilitated, Less potential
- BS Bus Stops







492760821695 - 5005 HAMPTON ST



493025821368 - 2525 FRUITLAND AVE



492767821824 - 4929 HAMPTON ST



492836823010 - 2529 CHAMBERS ST