



# BASELINE CONDITIONS SNAPSHOT

*City of Commerce · 2040 General Plan Update · January 2020*







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# 01 CONTEXT



# REIMAGINE COMMERCE

## 2040 General Plan Update



### PROJECT OVERVIEW

Reimagine Commerce, the 2040 General Plan update, will serve as a long-range policy document for future growth and development. It identifies goals, community priorities, and preferences, and sets specific policies for how we will conserve resources, improve public health and safety, enhance the economy, design new projects, expand public services, and improve community amenities.

### PURPOSE

The purpose of this baseline conditions snapshot report is to document physical conditions in the City of Commerce in 2018, providing a snapshot for a wide range of users and serving as a reference, informing policy direction for the 2040 General Plan update.









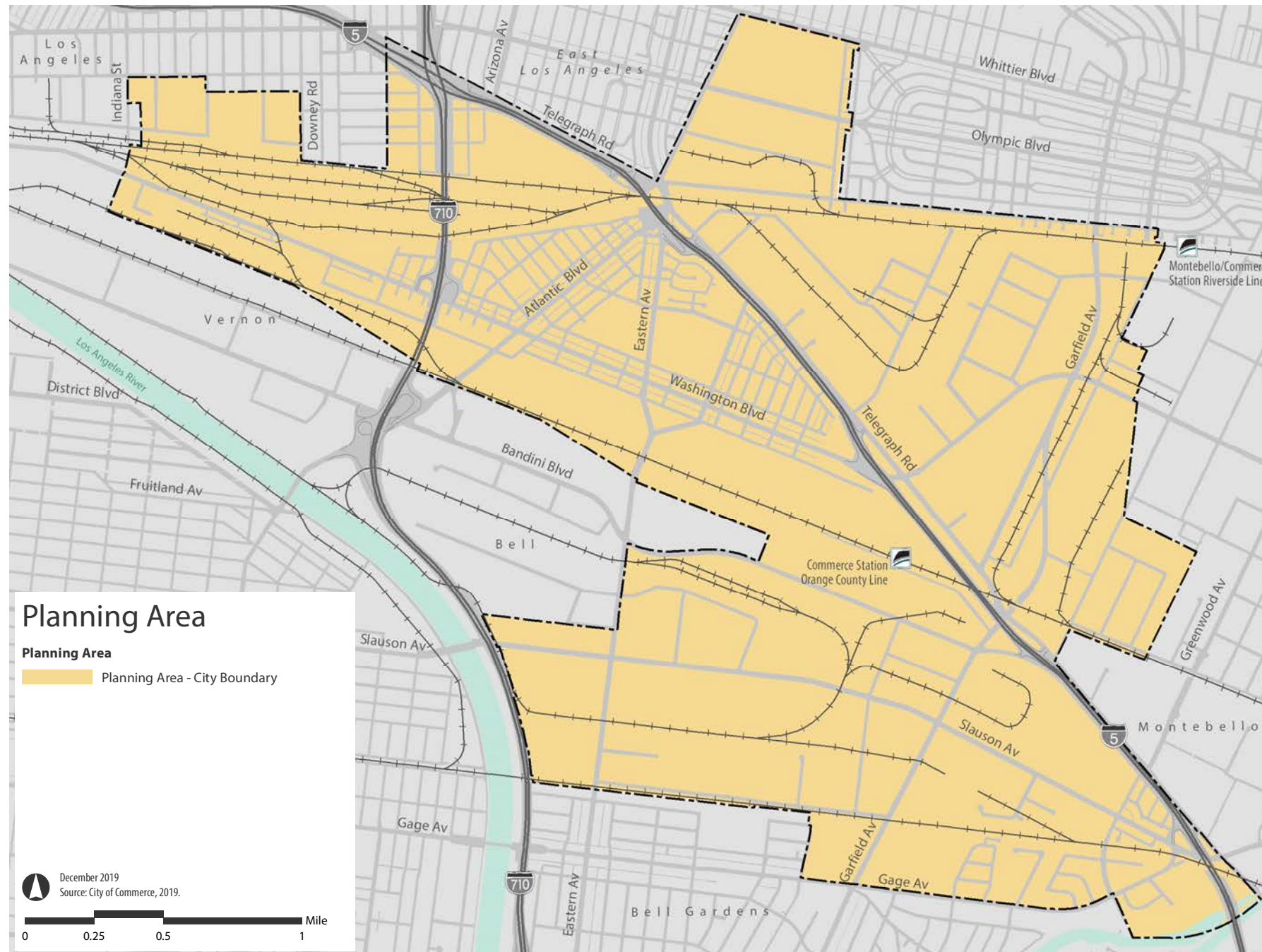
# GOODS MOVEMENT



- I-5 and I-710 run through the heart of Commerce, providing residents and businesses with regional access to entertainment, services, and employment.
  - » I-5 provides direct access to:
    - » San Fernando Valley (approx. 23 miles northeast)
    - » Burbank/ Glendale (approx. 15 - 17 miles north)
    - » Downtown Los Angeles (6.5 miles northwest)
    - » Orange County (approx. 30 miles southeast)
  - » I-710 provides direct access to:
    - » Port of Long Beach (21.5 miles south)
    - » Port of Los Angeles (23 miles south)
  - » I-710 provides indirect access to:
    - » Ontario (approx. 40 miles east)
    - » Riverside (approx. 50 miles east)
    - » San Bernardino (approx. 60 miles east)
    - » Los Angeles International Airport (21 miles west)
    - » Ontario International Airport (39 miles northeast)
- Active rail yards include:
  - » Hobart Yard (BNSF)
  - » East Yard (UP)



# PLANNING AREA



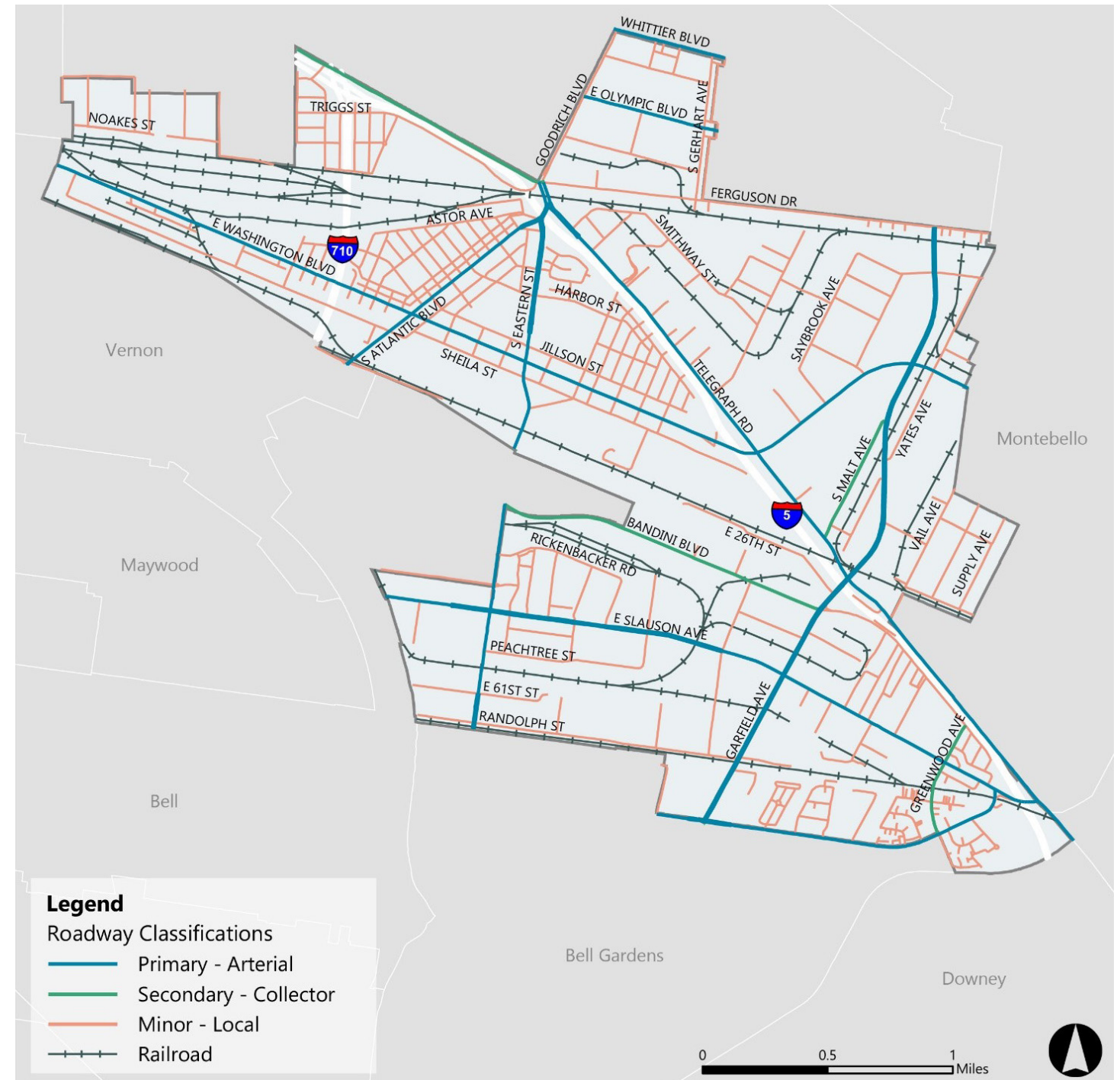
- 6.55 square miles (4,195 acres).
- Developed with urban land uses.
- Rail yards and related facilities cover most of the area to the west of Interstate 710.
- Metrolink, Union Pacific, and Burlington Northern Santa Fe (BNSF) Railways operate on the numerous rail lines extending throughout the City.
- Rail lines shape the urban landscape and affect vehicular and pedestrian circulation.
- Commerce lacks a parallel road network:
  - » Most collector and local streets do not extend across the rail lines or highways.
  - » Arterial roads primarily connect the City to its neighbors.
  - » Many collector and local streets dead end, particularly in industrial areas and near rail lines.



# ROAD HIERARCHY

- The main function of a Major Arterial is to provide regional, subregional, and intra-city travel service. These streets typically provide three traffic lanes in each direction, and the lanes may be separated by either a median strip or a two-way, left-turn lane.
  - » Roadways categorized as major arterial streets include Washington Boulevard, Eastern Avenue, Garfield Avenue, Olympic Boulevard, Slauson Avenue, Whittier Boulevard, Bandini Boulevard, and Telegraph Road.
- Secondary Arterial streets serve a similar function as Major Arterials, except the design capacity of the former is not as great as for Major Arterials. In addition, Secondary Arterials are not intended to carry the higher volumes of through traffic (traffic passing through the City and not stopping at a local destination) typically associated with Major Arterials.
  - » Roadways categorized as secondary streets include Gage Avenue, Camfield Avenue, Flotilla Street, and Smithway Street.
- A Collector Street provides circulation in a defined geographic area of a city and connects this area to secondary arterials, major arterials, and freeways. The City of Commerce contains two types of collector streets: commercial/ industrial, and residential.
  - » Collector streets in Commerce include: Goodrich Boulevard, Simmons Avenue, Ferguson Drive, Harbor Street, and Commerce Way.
- Local streets are subordinate to the basic circulation network described above, yet constitute the majority of the City's streets in terms of total miles of roadways. These streets provide access to individual parcels and are intended to only provide circulation within a neighborhood block.

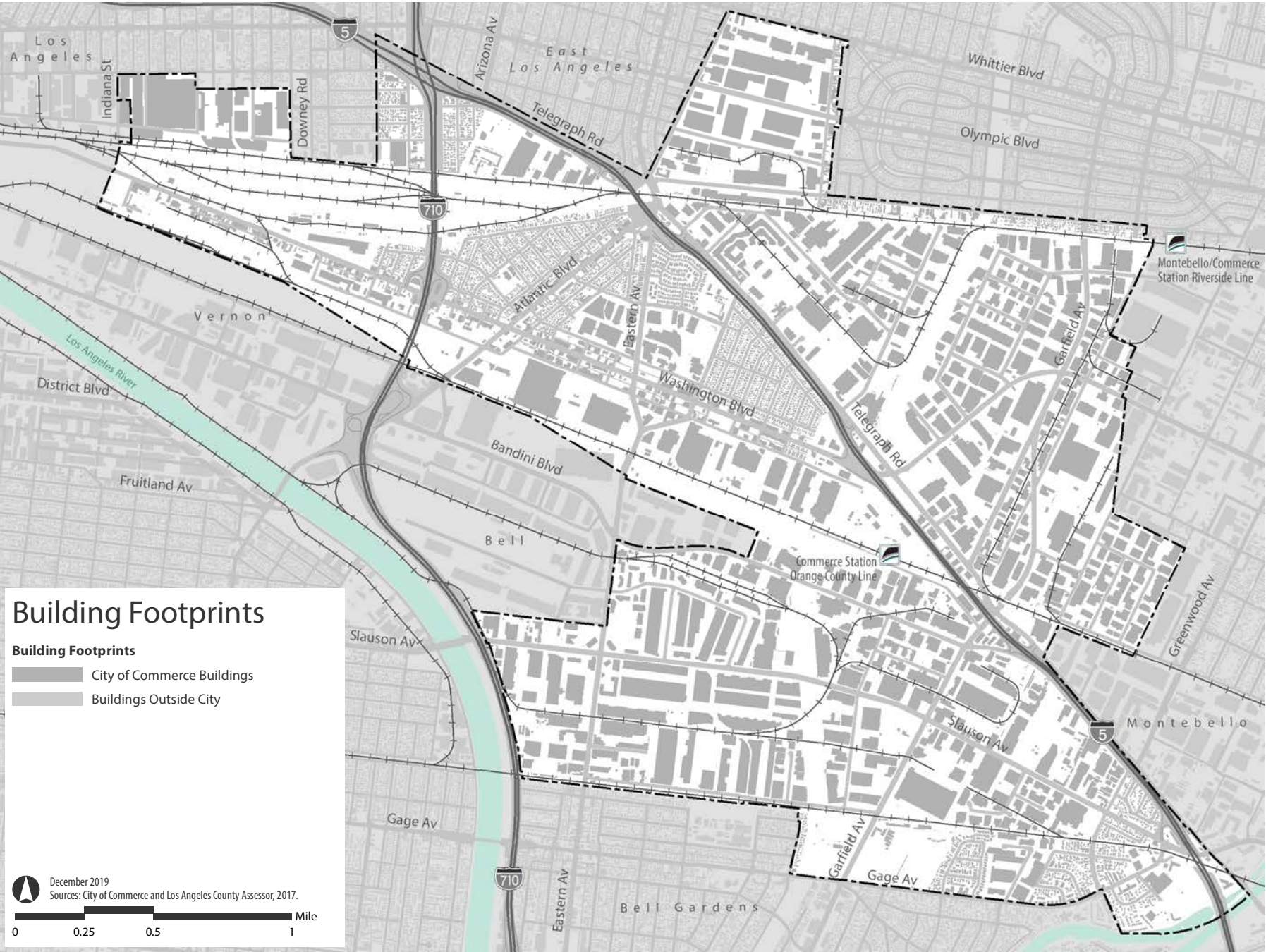
Source(s): City of Commerce General Plan, City of Commerce General Plan Circulation Element Draft Existing Conditions Report (Cambridge Systematic)





# DEVELOPMENT PATTERNS

*Infrastructure Shapes Form and Mobility Patterns*



Many American cities decentralized between the 1920s and 1960s, largely due to highway construction and mass motorization. Often resulting in urban sprawl, infrastructure patterns changed to accommodate cars instead of pedestrians. This shift, by prioritizing cars over all modes, changed the way we think about and move through space, affected how we transport and exchange goods, and created lasting social and environmental effects. Wide thoroughfares, large blocks, and a lacking parallel street network often creates places with limited transit options, limited access for all modes, and increased environmental and health concerns.

Although Commerce is largely built out and is not considered a sprawling community, it faces similar challenges due to its proximity to major interstates and high concentration of industrial uses, as well as clustered land uses and disconnected residential neighborhoods. Sprawling developments create barriers to physical activity; limit access to quality food, education, and transportation; lead to a loss of open space and natural habitat; and often result in an exponential increase in infrastructure costs.

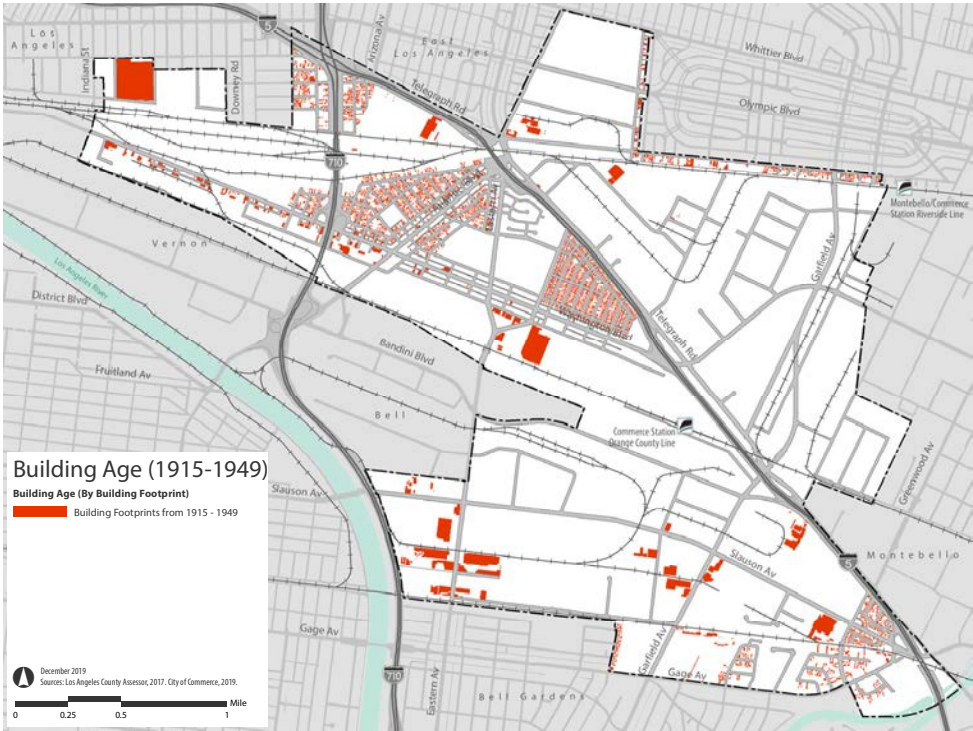
However, industry has been and will continue to be the preeminent land use in Commerce, serving as its foundation and basis for sustained economic vitality. The City, in conjunction with nearby industrial districts in neighboring Los Angeles and Vernon, represents one of the largest concentrations of industrial development in the country.



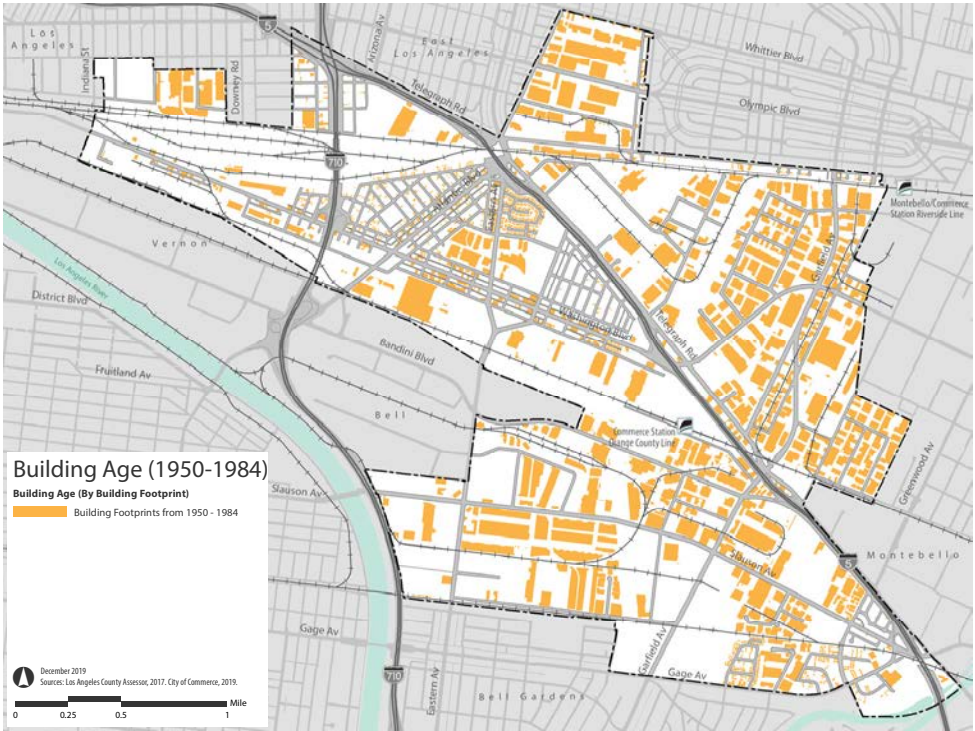
# DEVELOPMENT PATTERNS

Infrastructure Shapes Form and Mobility Patterns

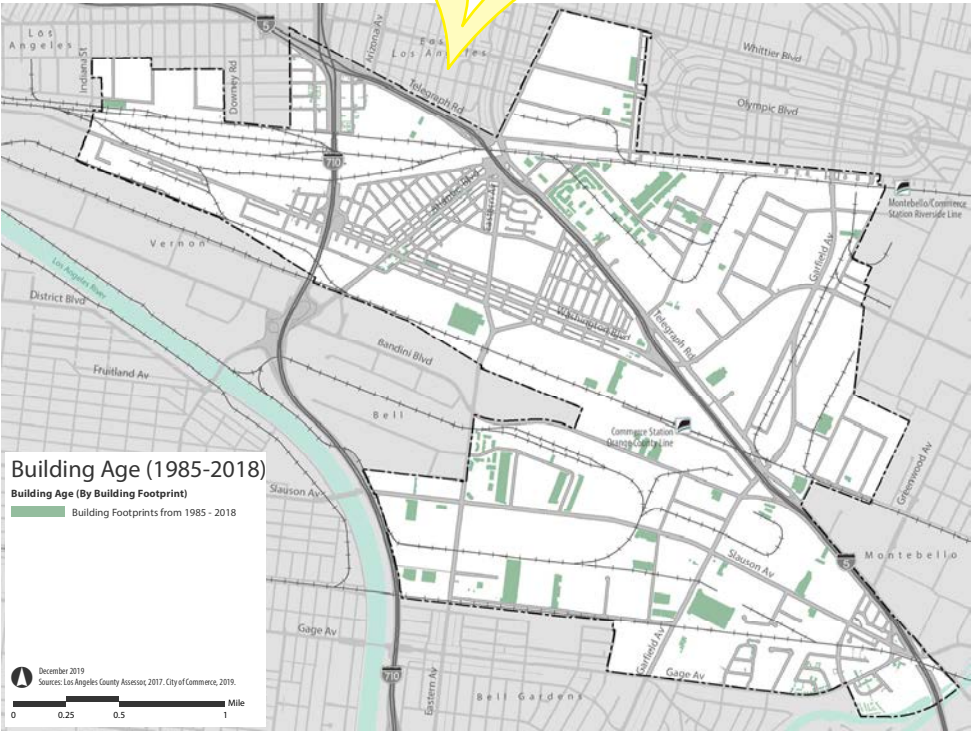
**TAKEAWAY**  
70 percent of all development in Commerce occurred between 1950 and 1984.



1915 THROUGH 1949  
14.5% (170 ACRES)



1950 THROUGH 1984  
70.3% (825 ACRES)



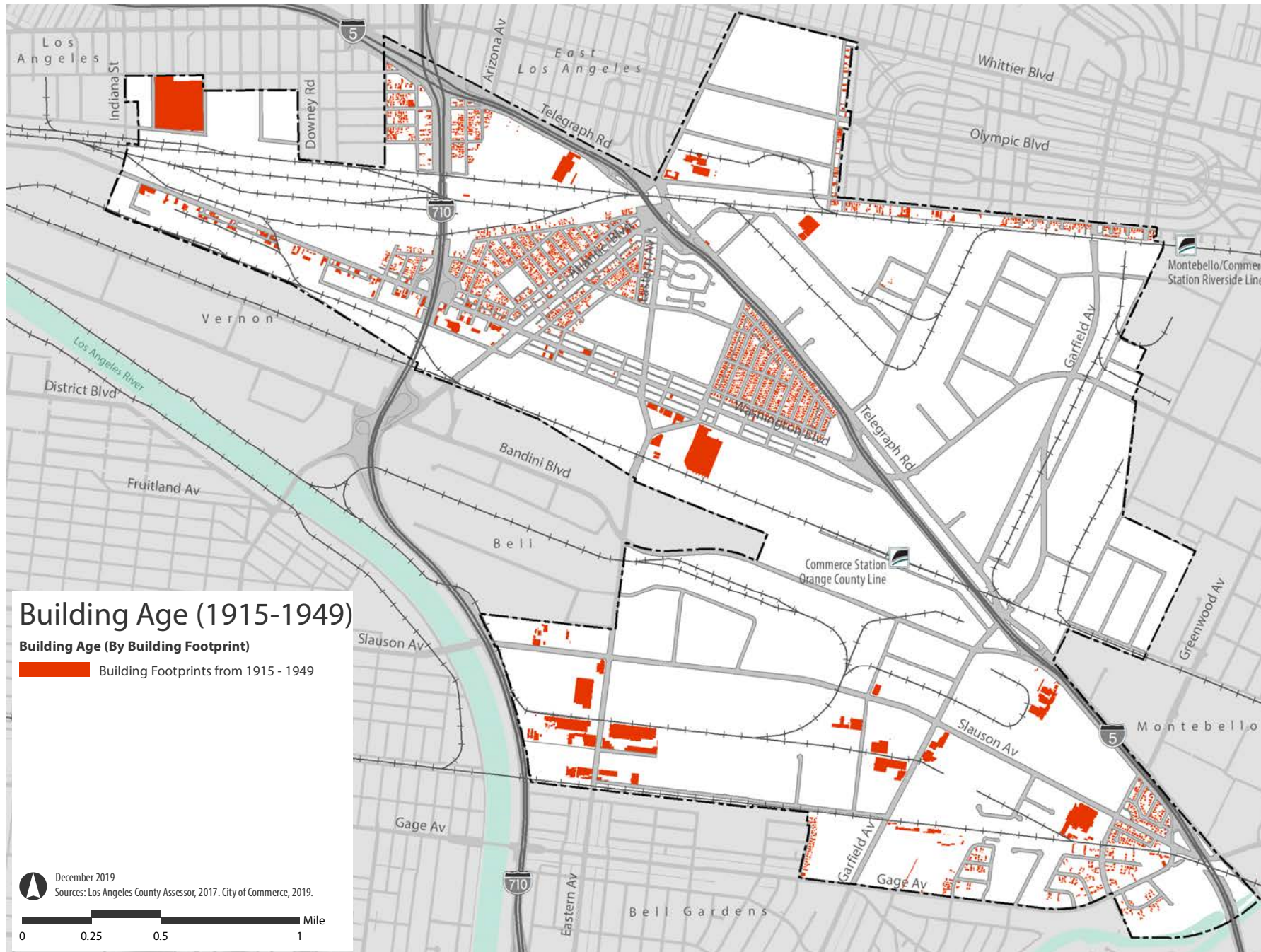
1985 THROUGH 2018  
15.2% (179 ACRES)

Note(s): Calculations (percent of total development) based on total building square footage, not total number of buildings. Larger maps can be found on subsequent pages.

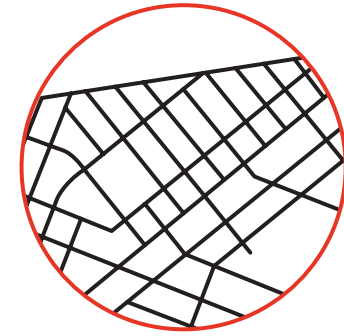


# RAIL ERA

1915 through 1949



## DEVELOPMENT PATTERN:



**AVERAGE BUILDING SIZE: 2,814 sq ft.**

**PERCENT RESIDENTIAL: 89%**

## KEY HAPPENINGS:

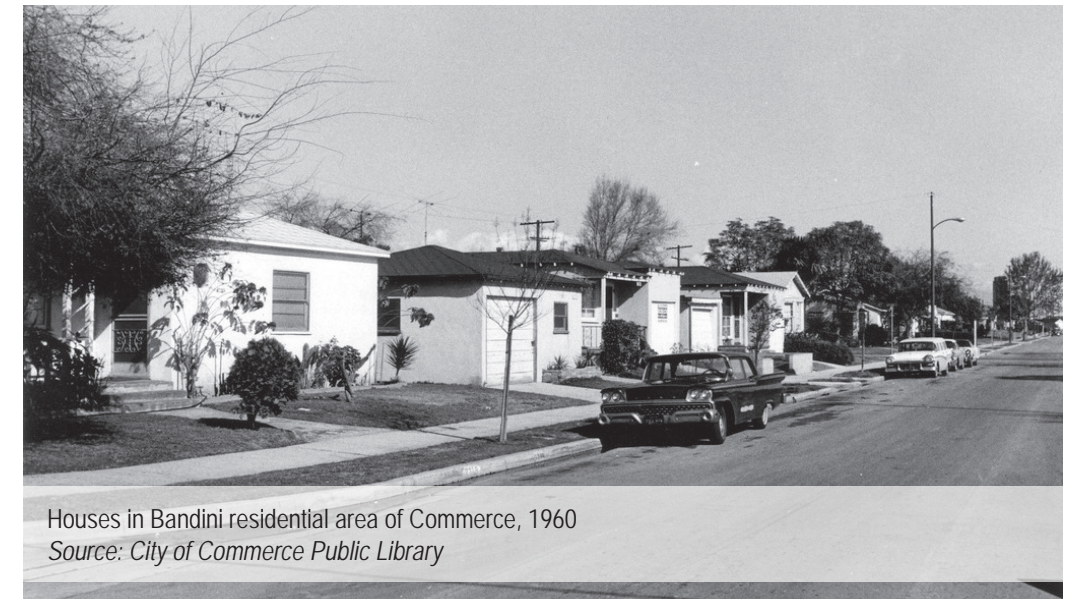
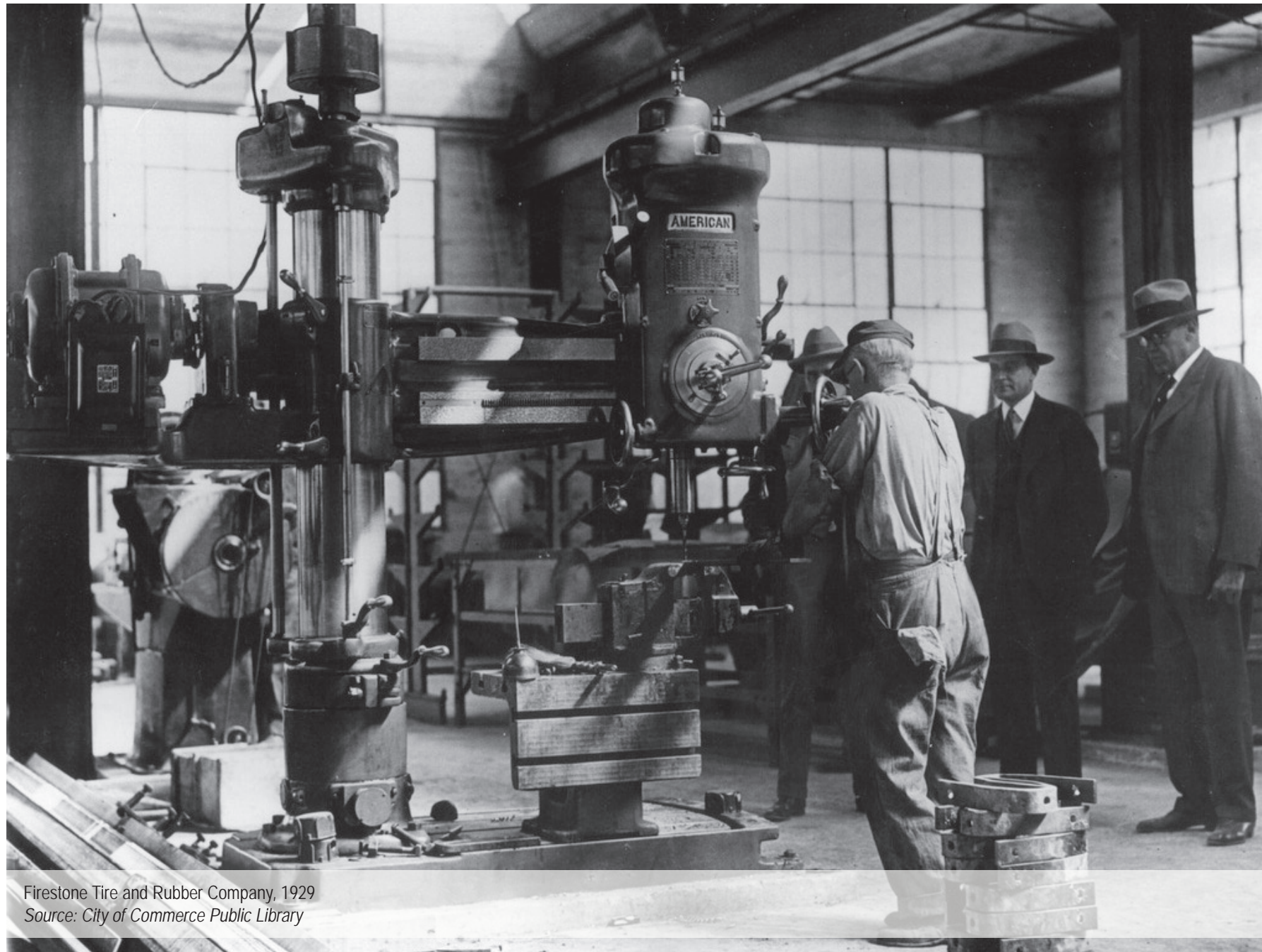
- American railroads reached their height during the 1910-1920s. The industry's dominance, which had been nearly impenetrable only a few decades prior, was finally capped.
- Prior to incorporation, Commerce emerged as an industrial hub largely due to railway expansion in the latter part of the 19th and early 20th centuries.
- Residential neighborhoods were established throughout Commerce.
- The Samson Tire and Rubber Co. factory was built in 1929. The factory closed in 1978. The City bought the site for \$14 million in 1983. In 1990, Trammell Crow Co. was hired for the site's \$118 million redevelopment into the Citadel Outlets and adjacent 201-room Wyndham Garden Hotel.

Note(s): See complete Building Age breakdown map in Appendix.



# RAIL ERA

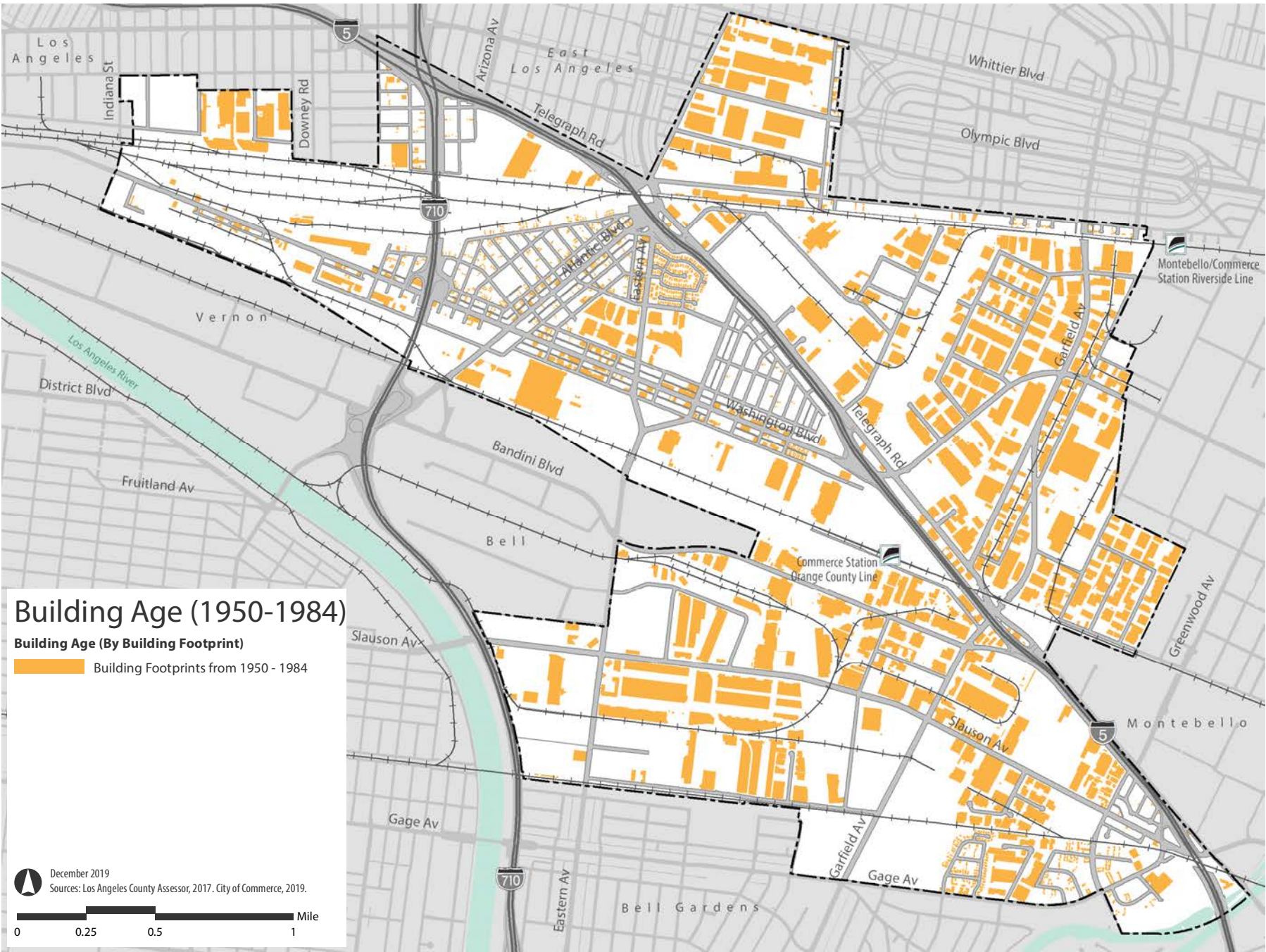
1915 through 1949





# MAJOR GROWTH

1950 through 1984



Note(s): See complete Building Age breakdown map in Appendix.



DEVELOPMENT PATTERN:

AVERAGE BUILDING SIZE: **20,311 sq ft.**

PERCENT RESIDENTIAL: **45%**

KEY HAPPENINGS:

- Seventy percent of all development, largely industrial growth, in Commerce occurred between 1950 and 1984.
- Commerce incorporated on January 28, 1960.
- The Santa Ana (I-5) freeway was completed through Commerce and State Route 7 became I-710 during this time period.
- The Mixmaster intersection was built at the intersection of Telegraph Road, Atlantic Boulevard, I-5, and Eastern Avenue.



# SHIFTING MODES

*1950 through 1984*



Construction of a bridge over the Santa Ana Freeway 1960-1970  
Source: City of Commerce Public Library



Union Pacific Railroad Station in East Los Angeles 1950  
Source: City of Commerce Public Library

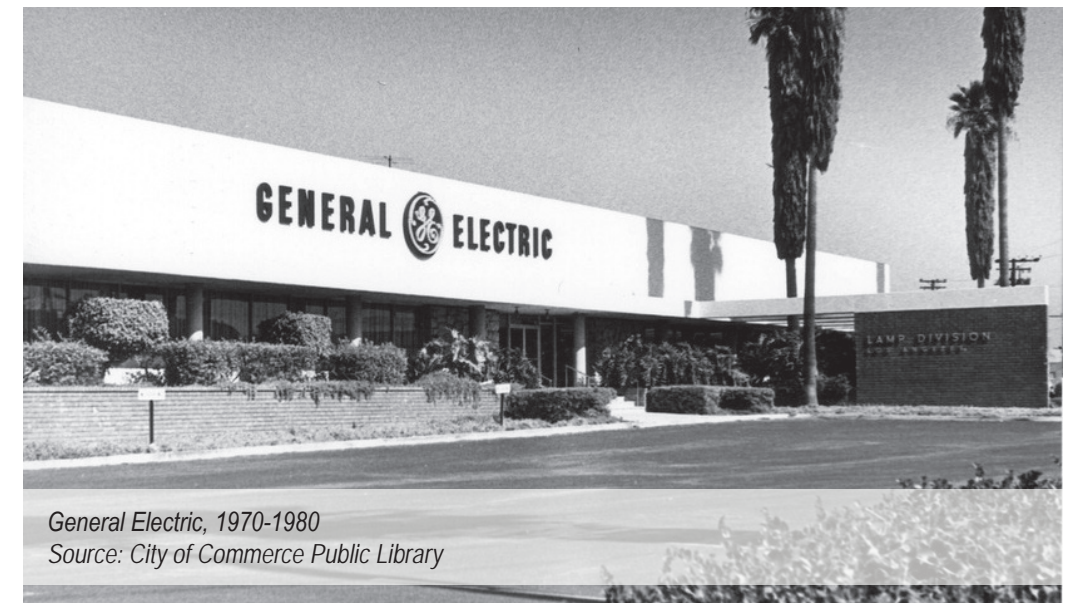


Exterior of City of Commerce, 1961  
Source: City of Commerce Public Library



# BOOMING INDUSTRY

1950 through 1984



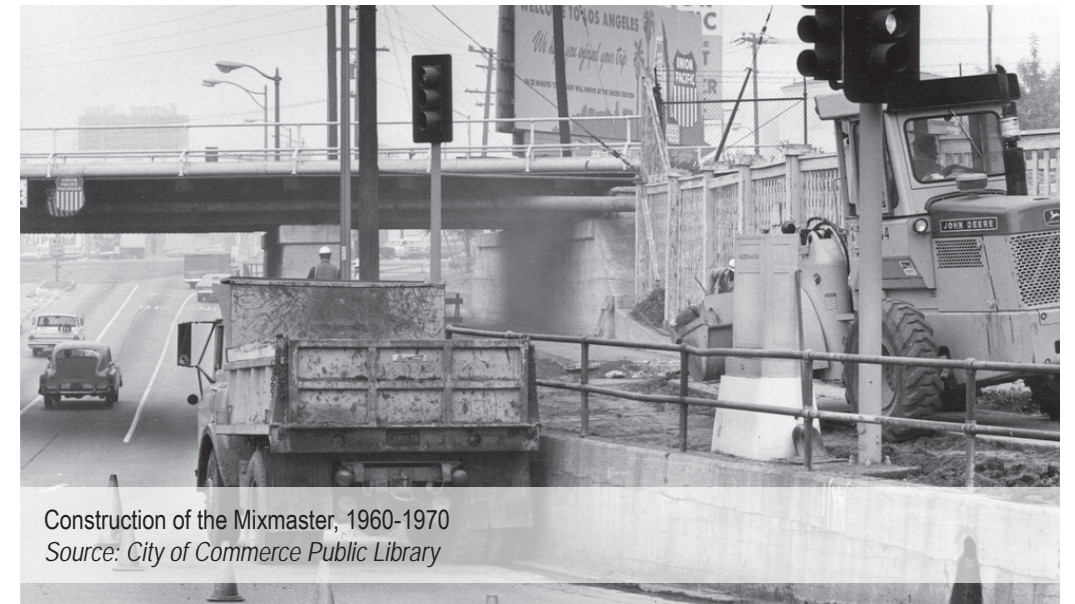


# CHARACTER AND BUILT FORM

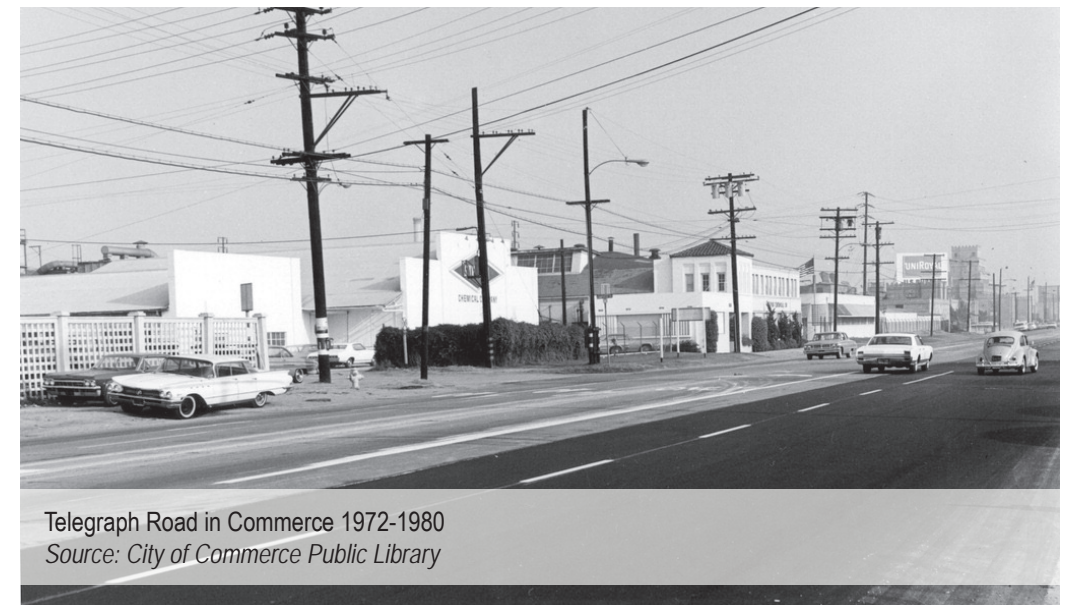
1950 through 1984



Certified Grocers of California 1970-1980  
Source: City of Commerce Public Library



Construction of the Mixmaster, 1960-1970  
Source: City of Commerce Public Library

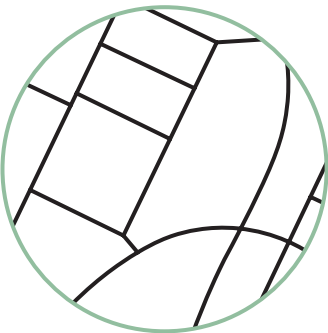
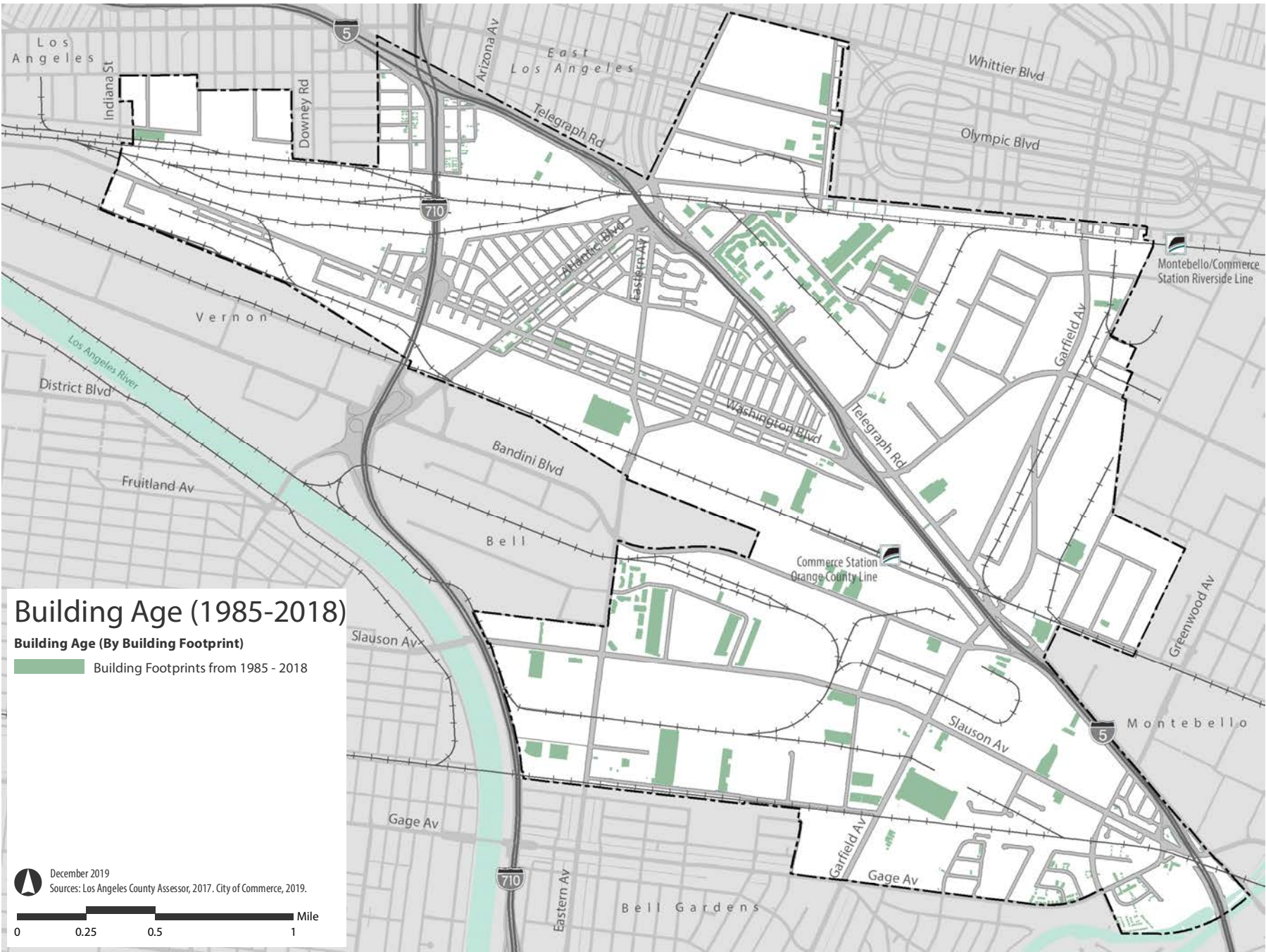


Telegraph Road in Commerce 1972-1980  
Source: City of Commerce Public Library



# FORM FOLLOWS FUNCTION

1985 through 2018



DEVELOPMENT PATTERN:

AVERAGE BUILDING SIZE: **19,320 sq ft.**

PERCENT RESIDENTIAL: **52%**

KEY HAPPENINGS:

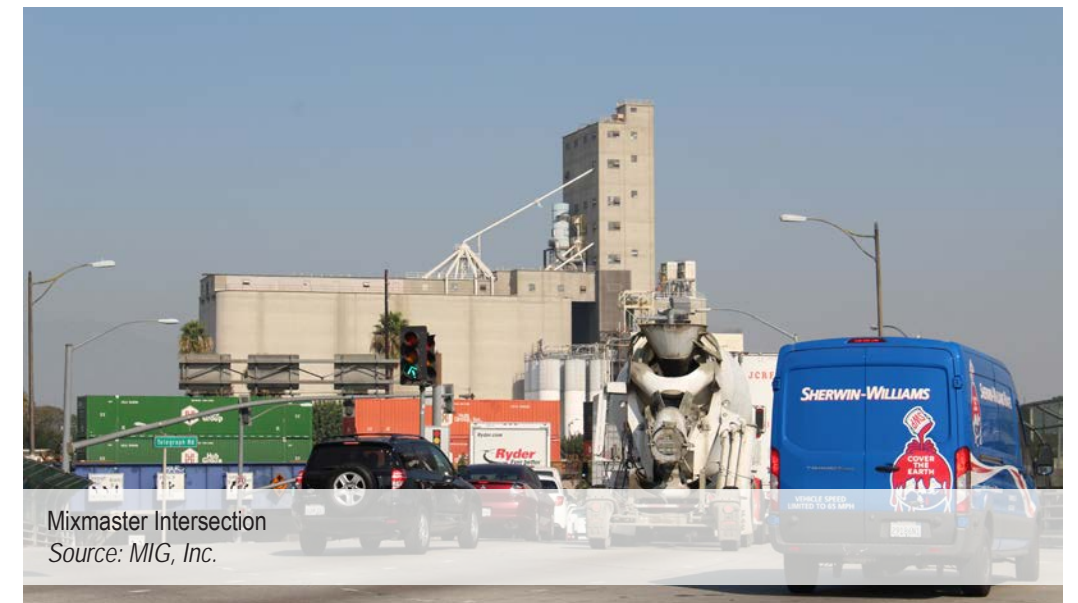
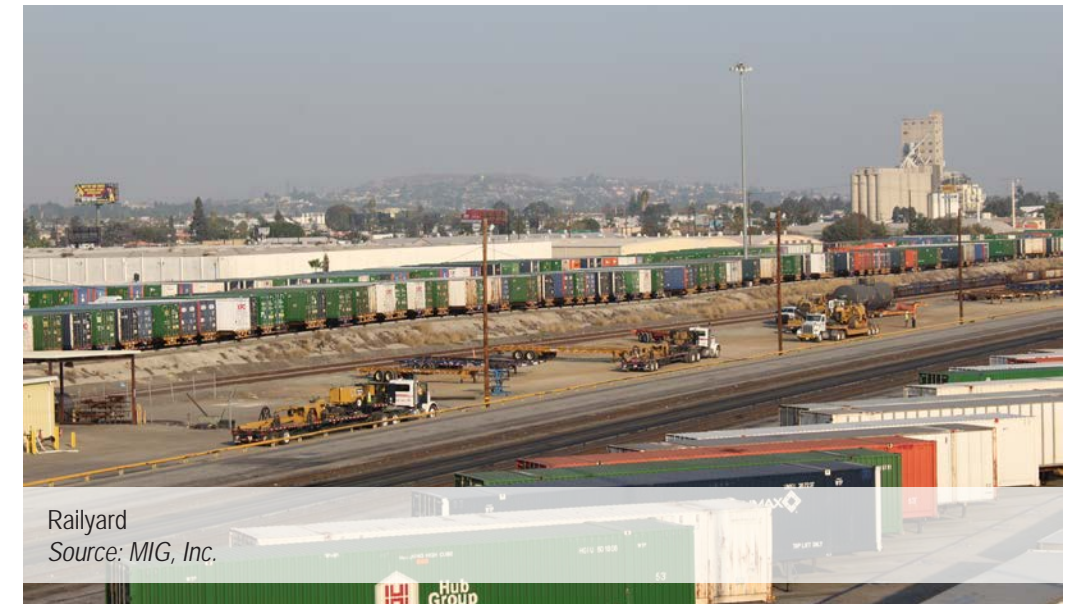
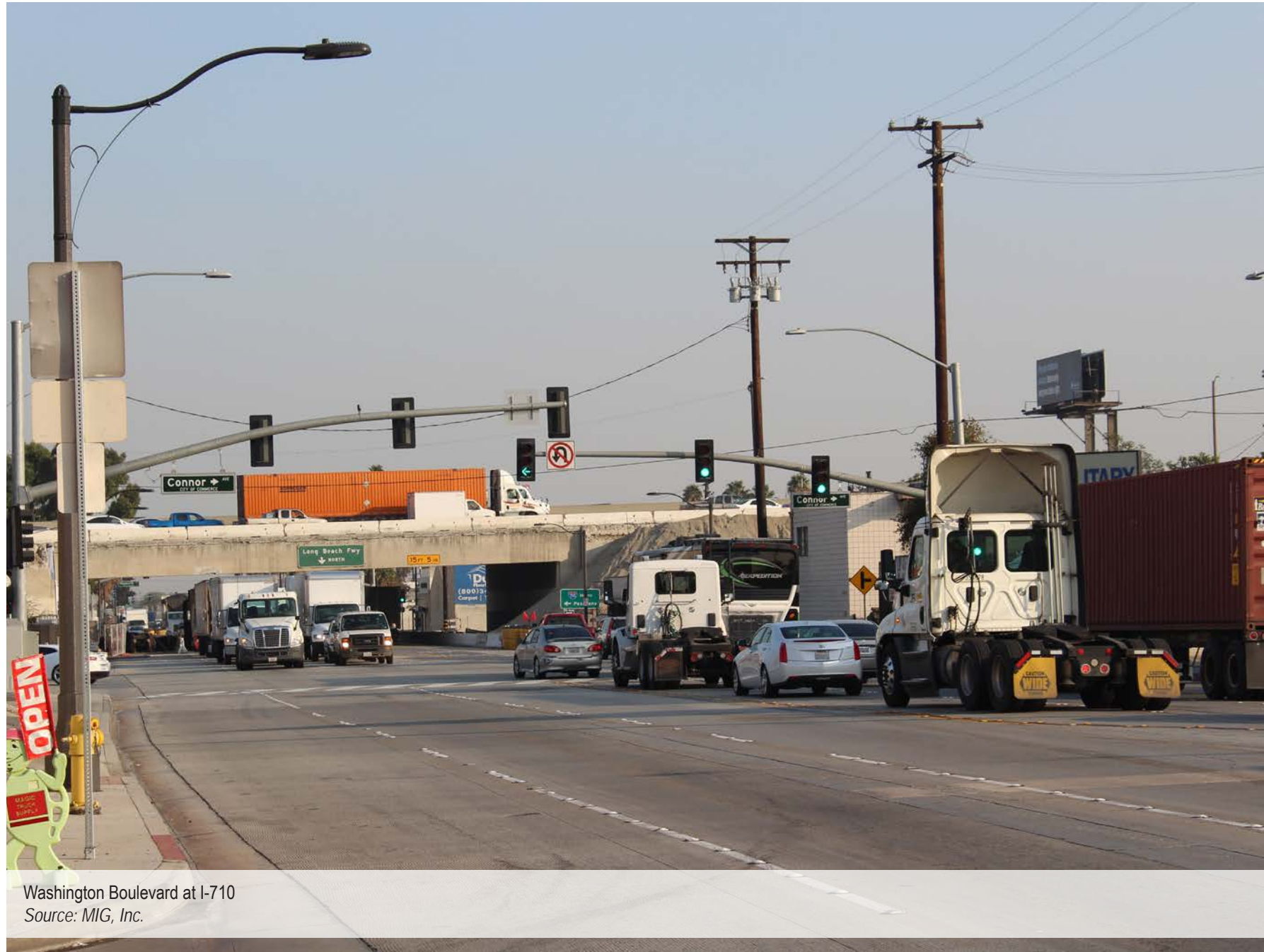
- Commerce's emergence through rail expansion and industrial growth affected its existing land use patterns.
- Extensive industrial areas throughout Commerce mean larger parcels, building footprints, and block sizes.
- The lack of a parallel roadway network creates barriers for mobility and access.

Note(s): See complete Building Age breakdown map in Appendix.



# CHARACTER AND BUILT FORM

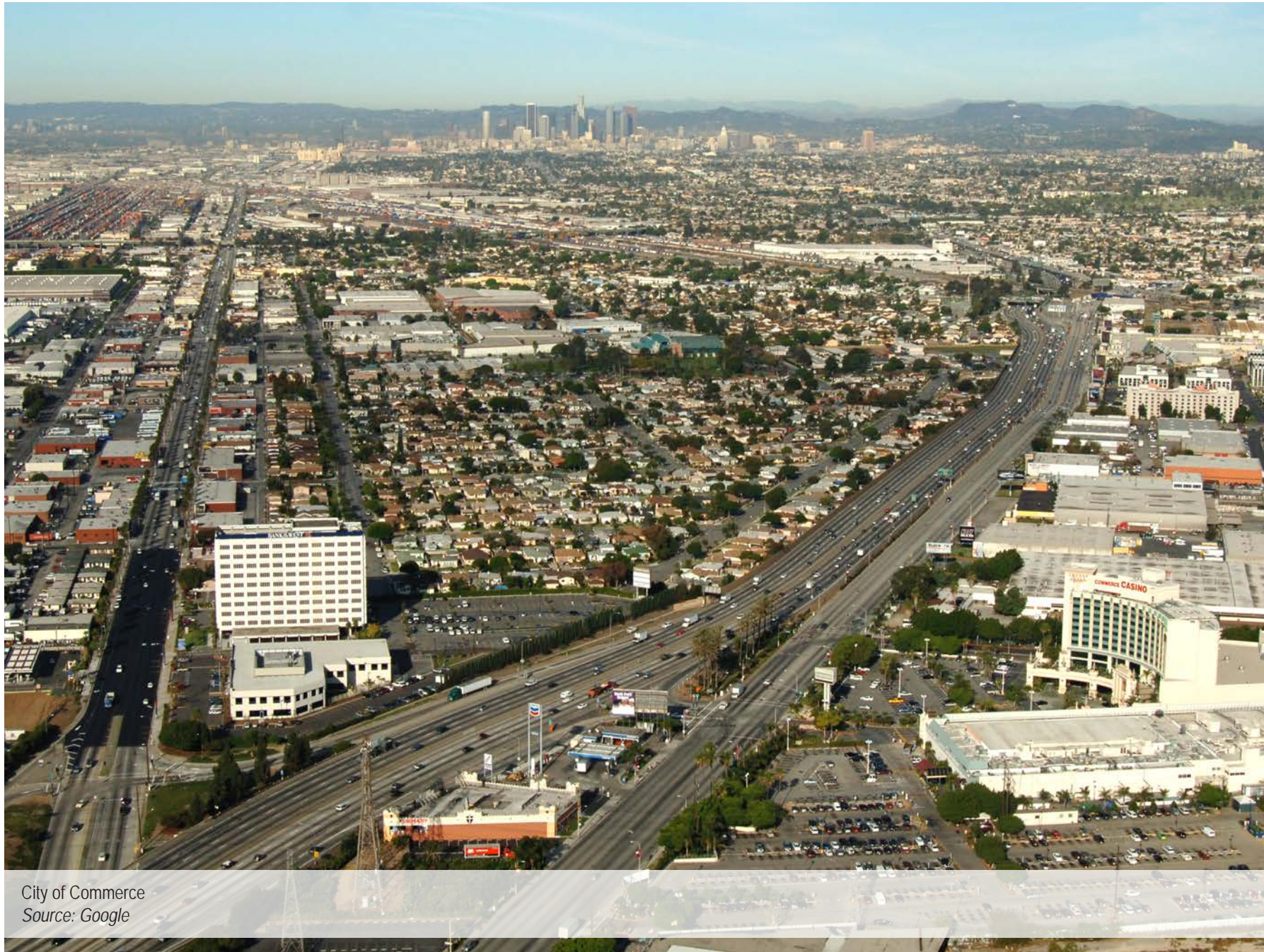
1985 through 2018





# CHARACTER AND BUILT FORM

*1985 through 2018*



City of Commerce  
Source: Google



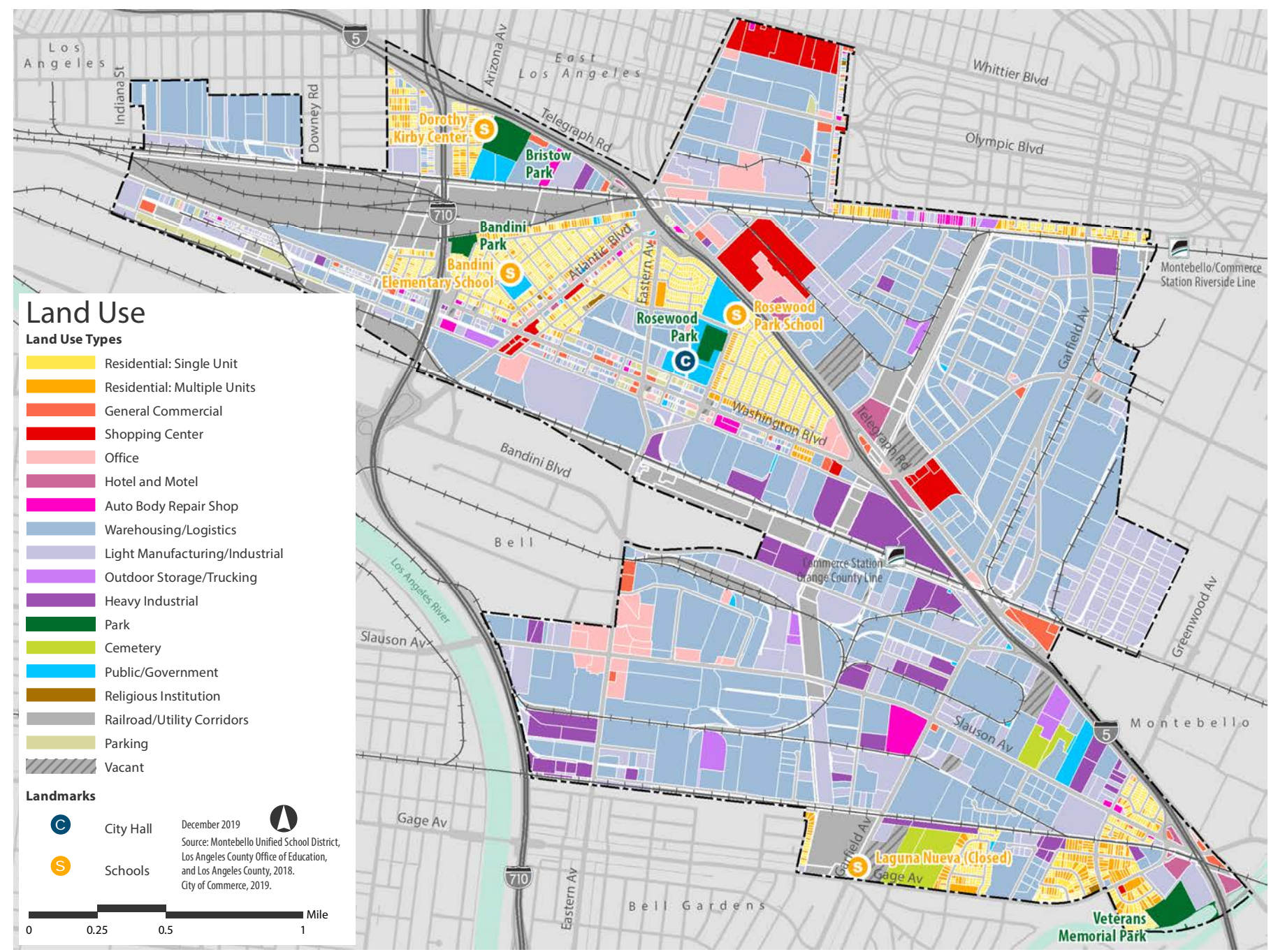
Veterans Memorial Park  
Source: MIG, Inc.



Residential Area (west of I-710, north of Washington Boulevard)  
Source: MIG, Inc.



# LAND USE

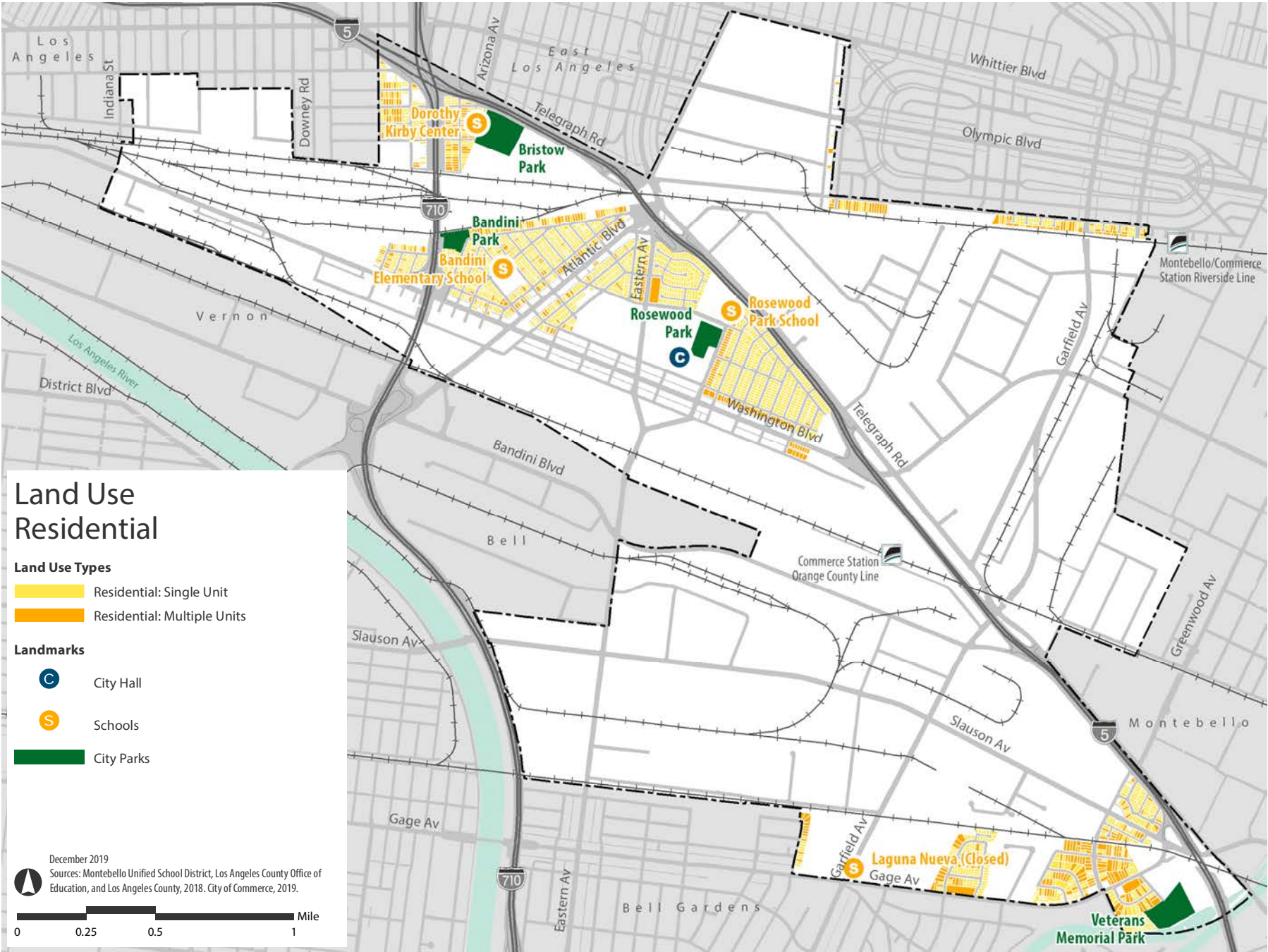


- Existing land use and development patterns provide a starting point for understanding past growth, community priorities, and planning efforts.
- Relevant land use-related documents include the City of Commerce 2020 General Plan (adopted in 2008) and the Commerce Zoning Code.
- Made up of 4,089 parcels, Commerce encompasses 3,582 acres, of which a large majority are industrial land uses.
- Land uses are clustered. Commercial uses are not in proximity to neighborhoods and residential uses.



# LAND USE

## Residential

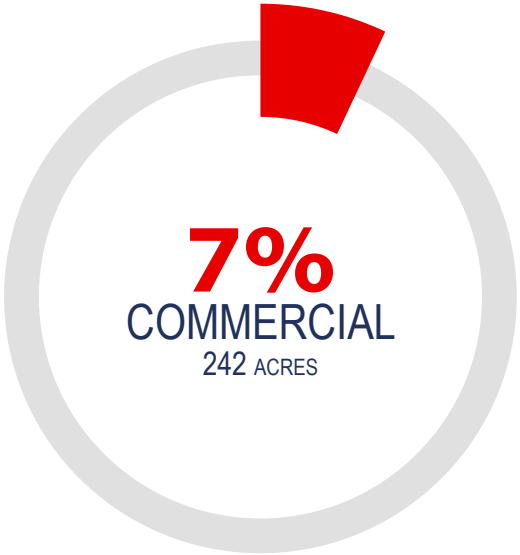
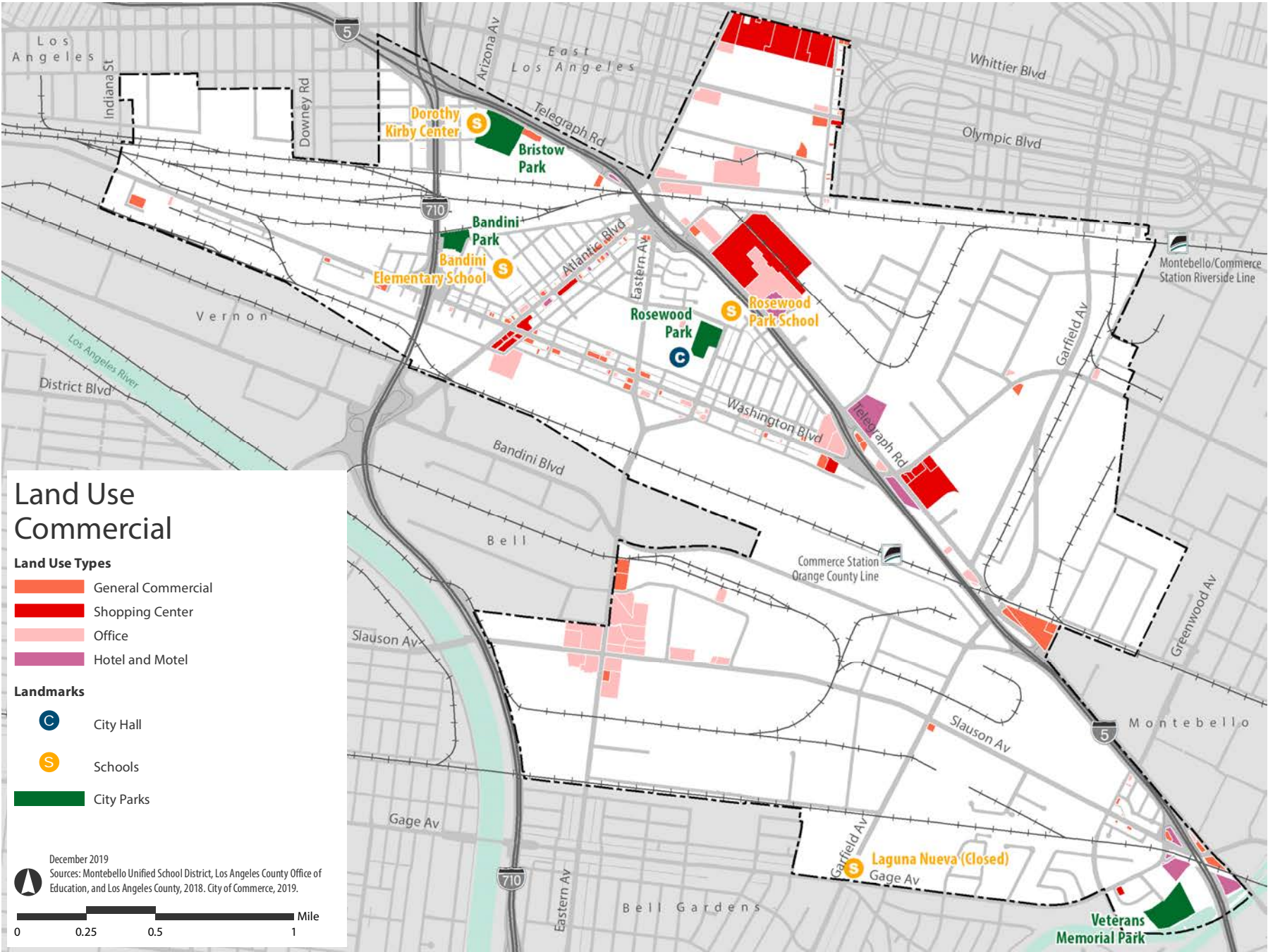


- Commerce has 11 major neighborhoods:
  - » Ayers
  - » Bandini
  - » Bristow
  - » Darwell
  - » Ferguson
  - » Lanto Pacific
  - » Northwest
  - » Rosewood
  - » Rosini
  - » The Village
  - » Veterans Park



# LAND USE

Commercial

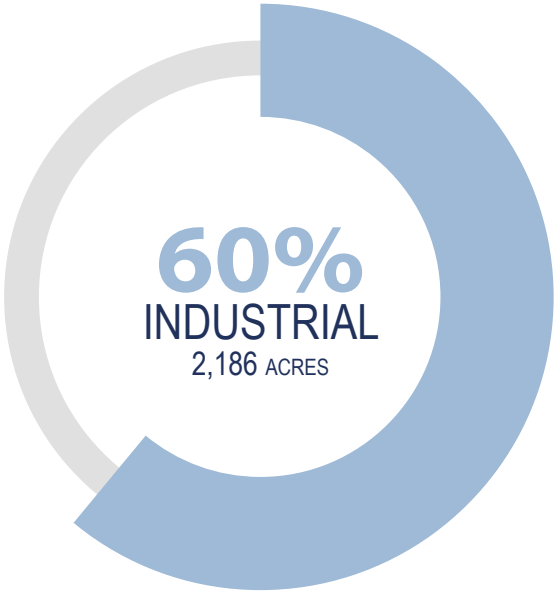
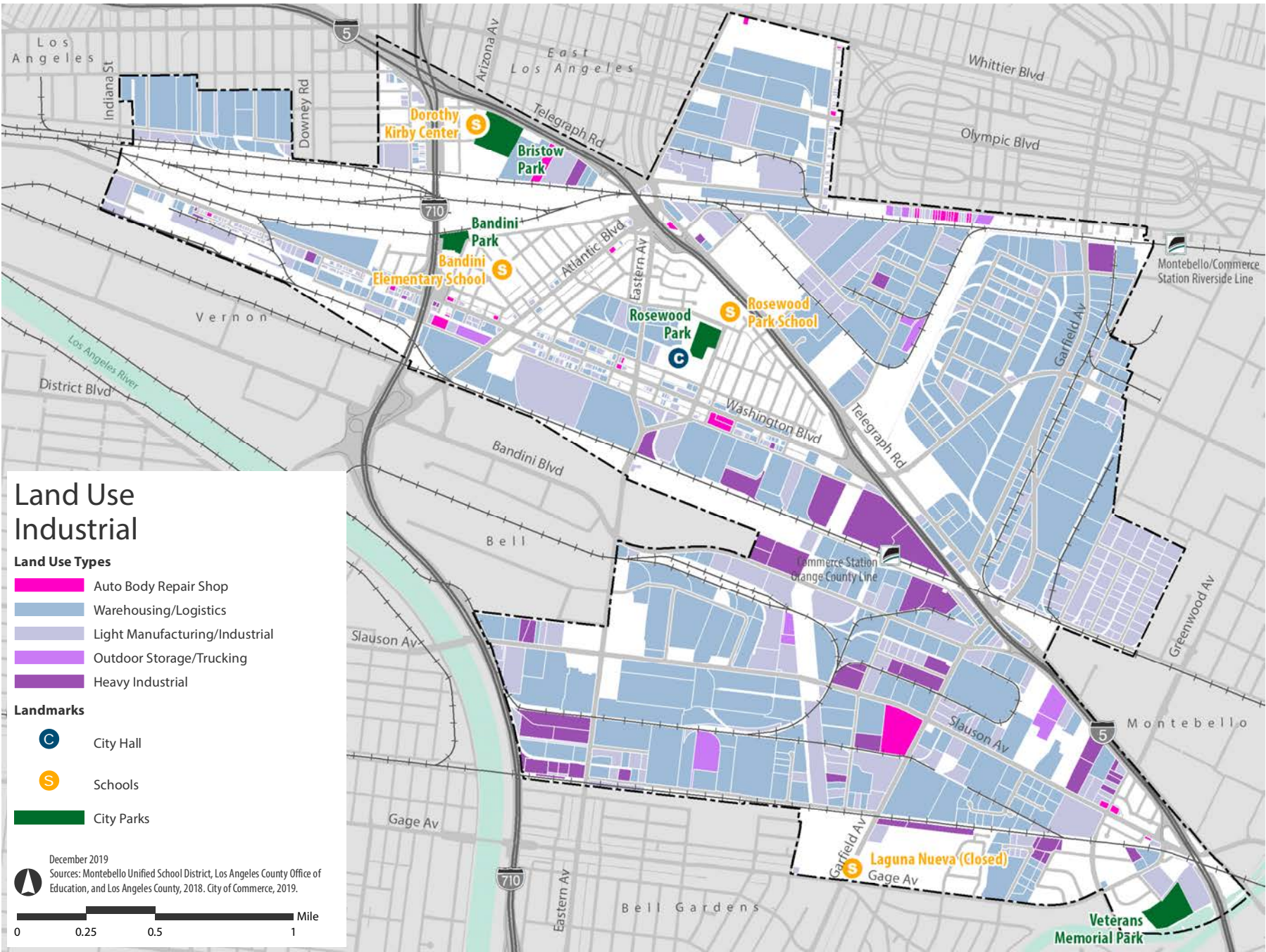


- Commercial uses are concentrated along Atlantic Boulevard, Washington Boulevard, and Telegraph Road.



# LAND USE

Industrial

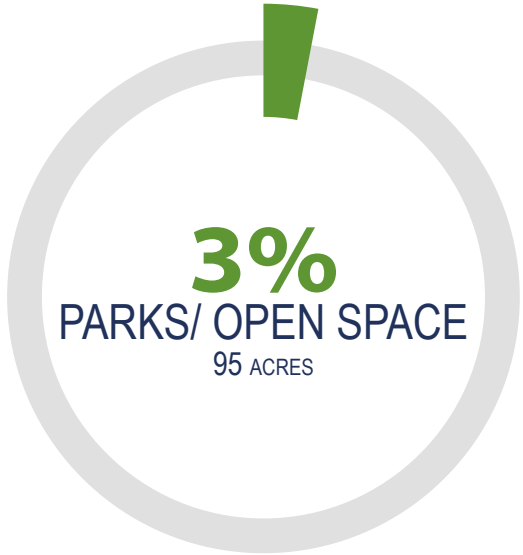
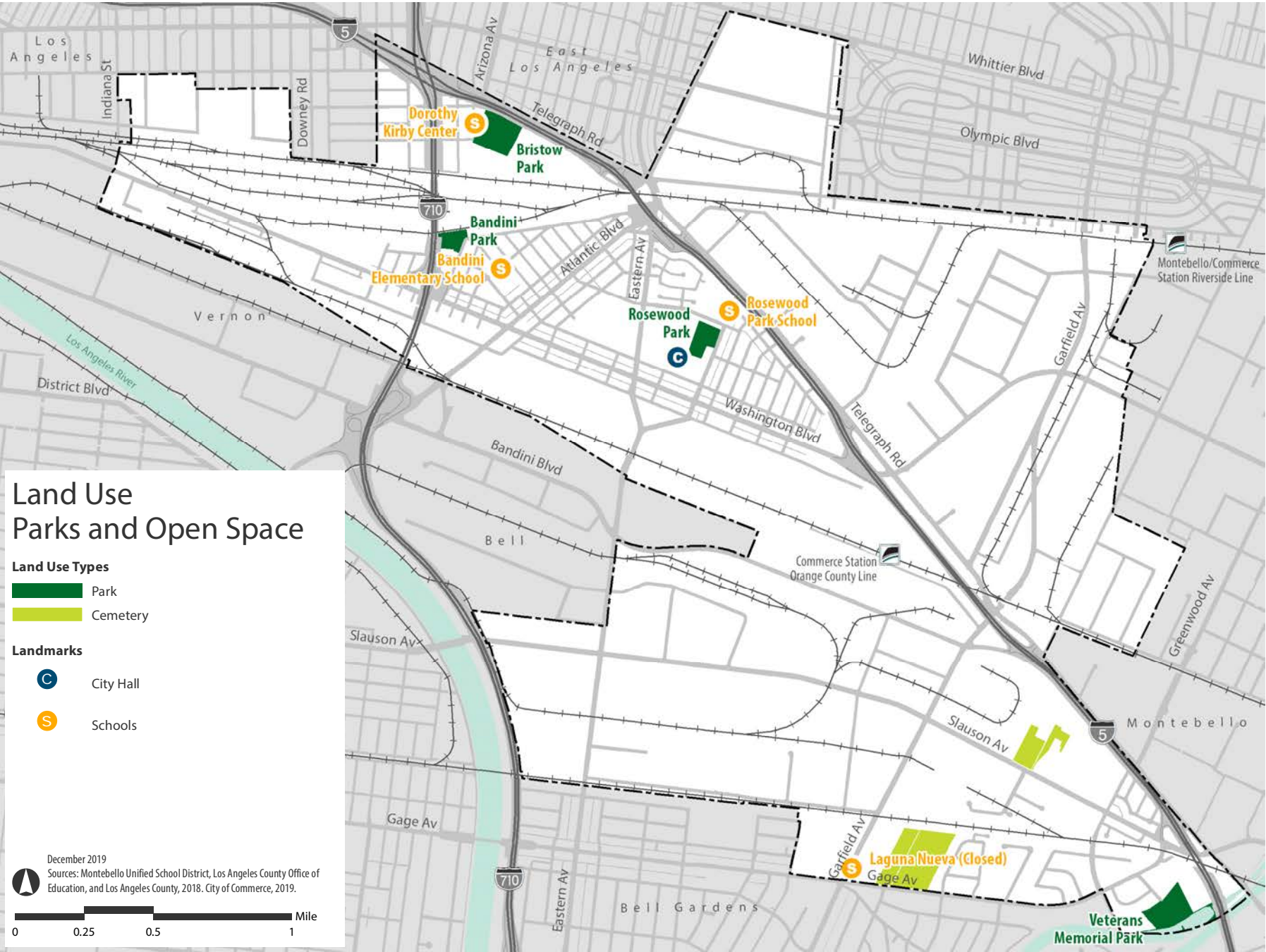


- Industrial uses occupy the largest land area in Commerce.



# LAND USE

## Parks and Open Space



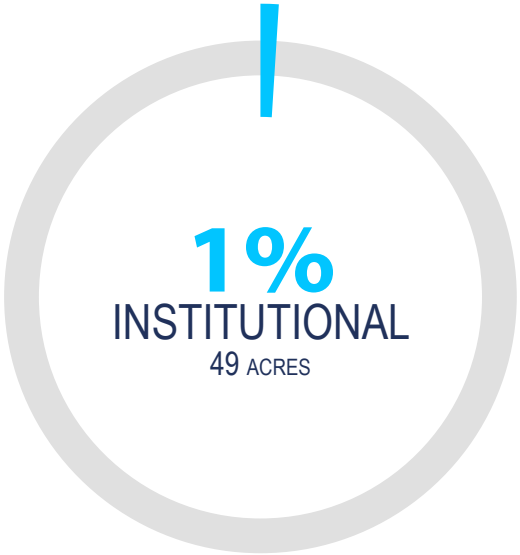
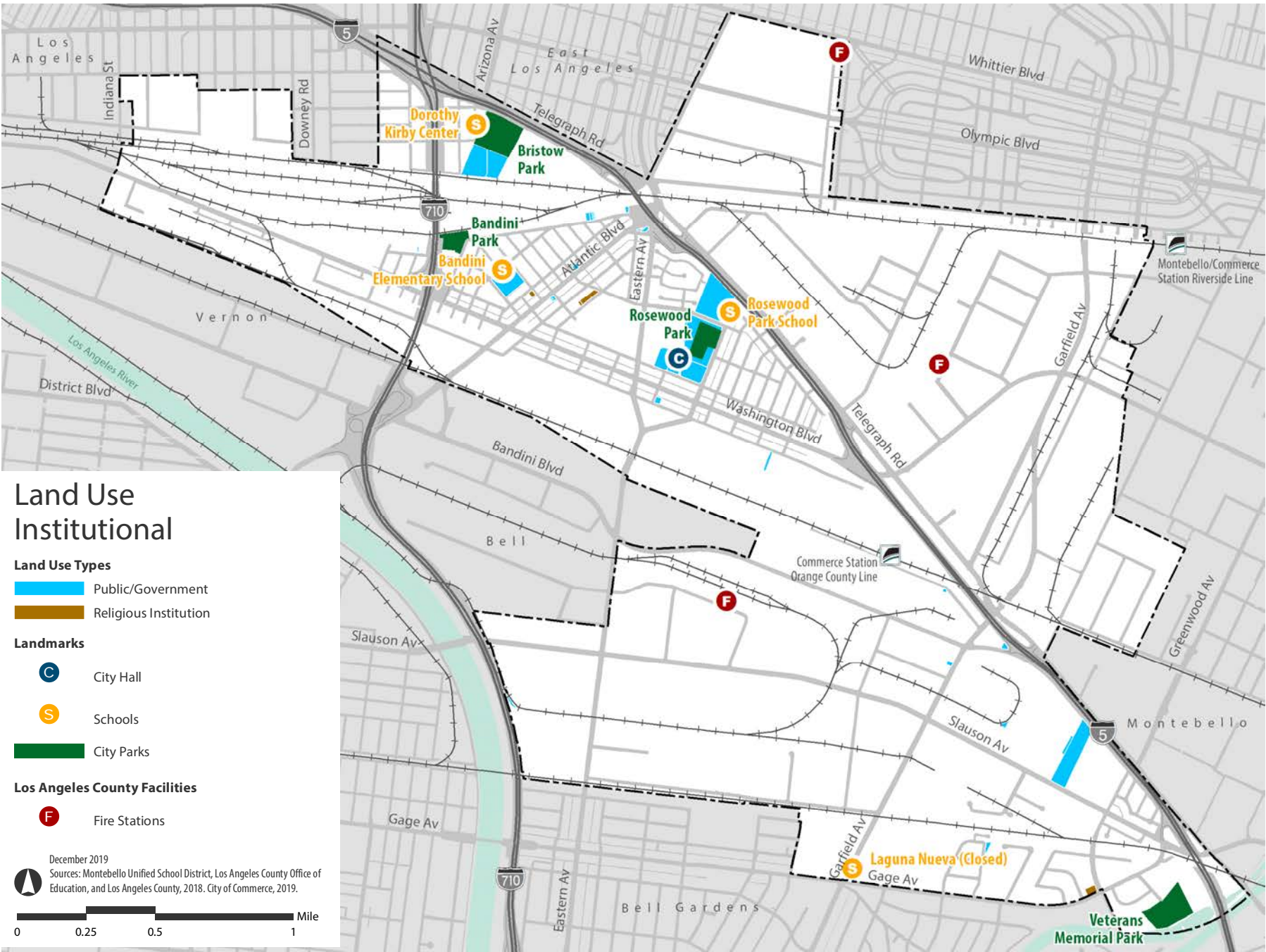
- Commerce has four neighborhood parks:
  - » Bandini Park (3.6 acres)
  - » Bristow Park (11.3 acres)
  - » Rosewood Park (5.7 acres)
  - » Veterans Memorial Park (9.7 acres)
- Commerce has three cemeteries:
  - » Mount Carmel Cemetery
  - » Park Lawn Cemetery
  - » Russian Molokan Cemetery

Note(s): Park and Open Space parcels extend beyond designated Park and Open Space boundaries.



# LAND USE

*Institutional*

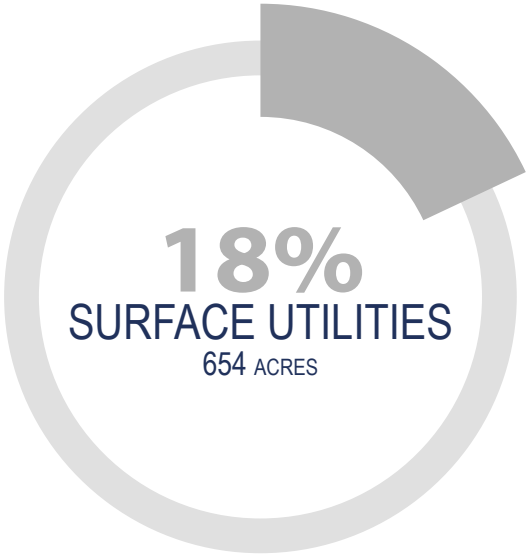
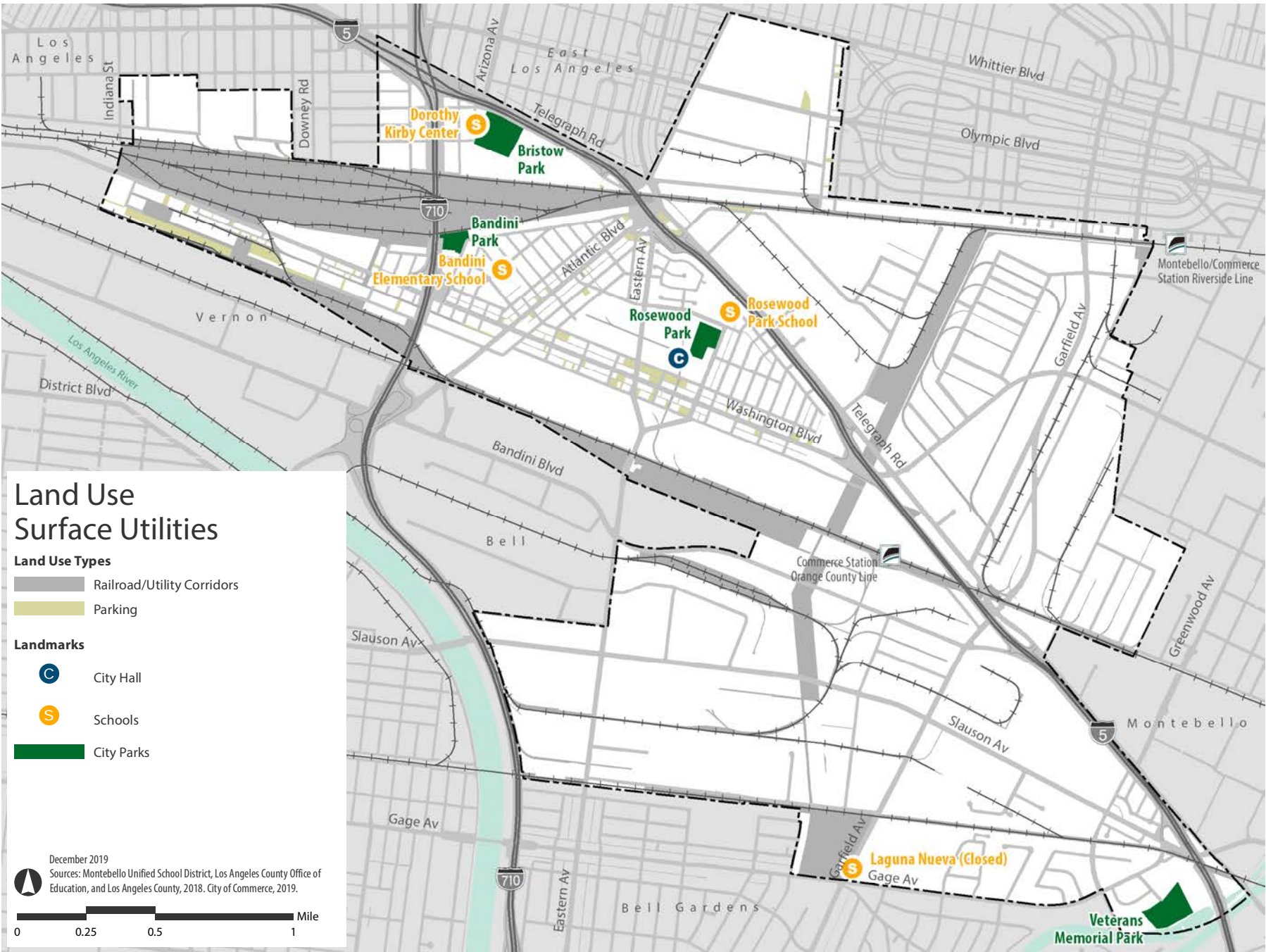


- Most institutional land uses (schools, community centers, fire stations, etc.) are in close proximity to residential areas.



# LAND USE

Surface Utilities

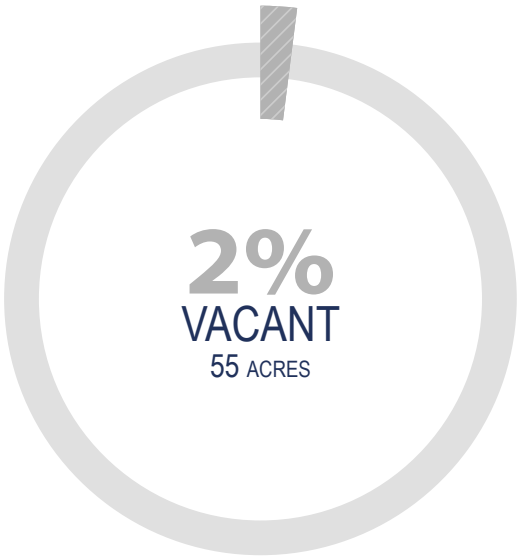
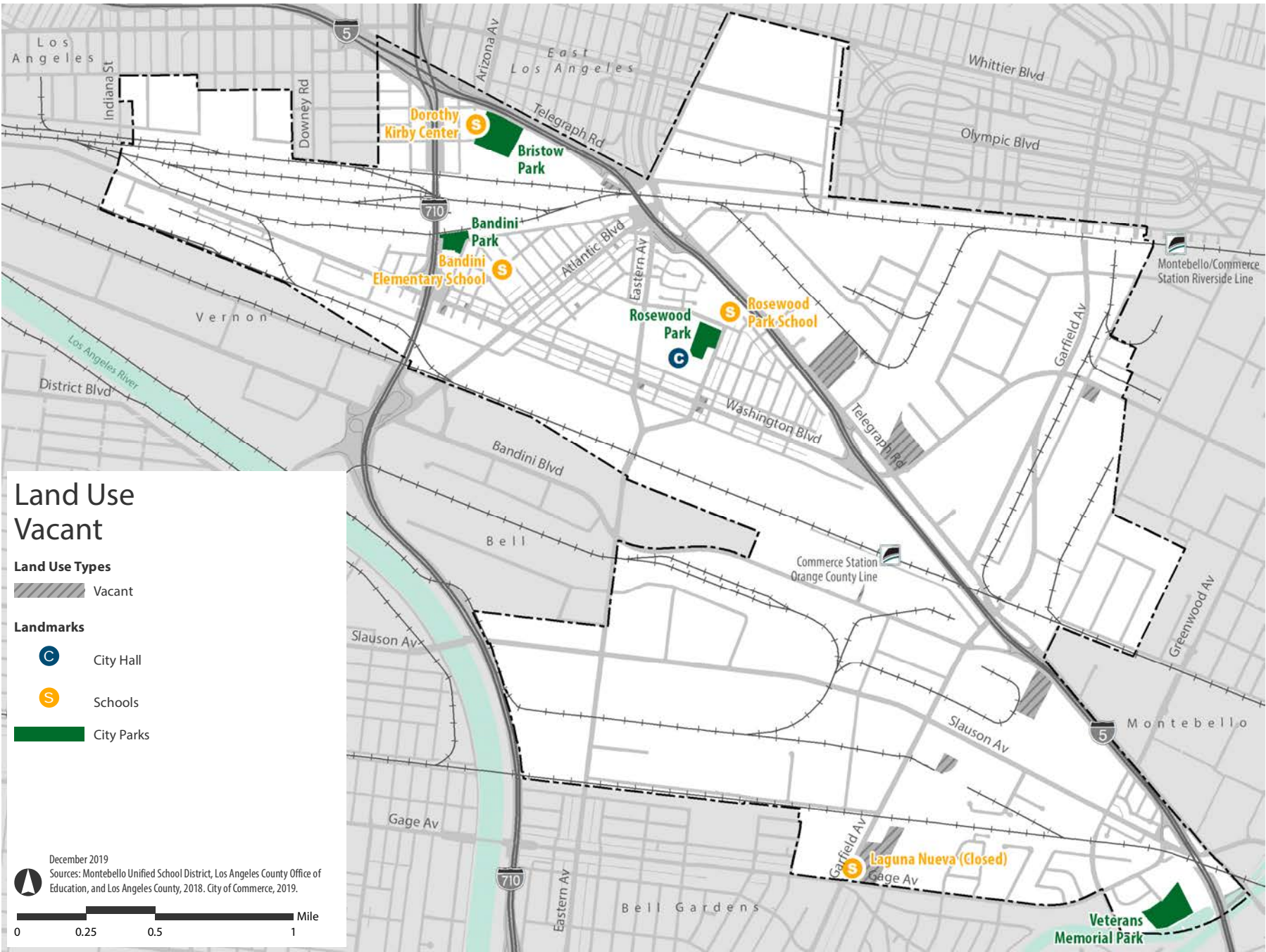


- The majority of surface utilities is dedicated to rail.
- Forty-eight acres (or seven percent) of surface utilities are used for parking.



# LAND USE

## Vacant



- The majority of vacant land lies along Telegraph Boulevard.

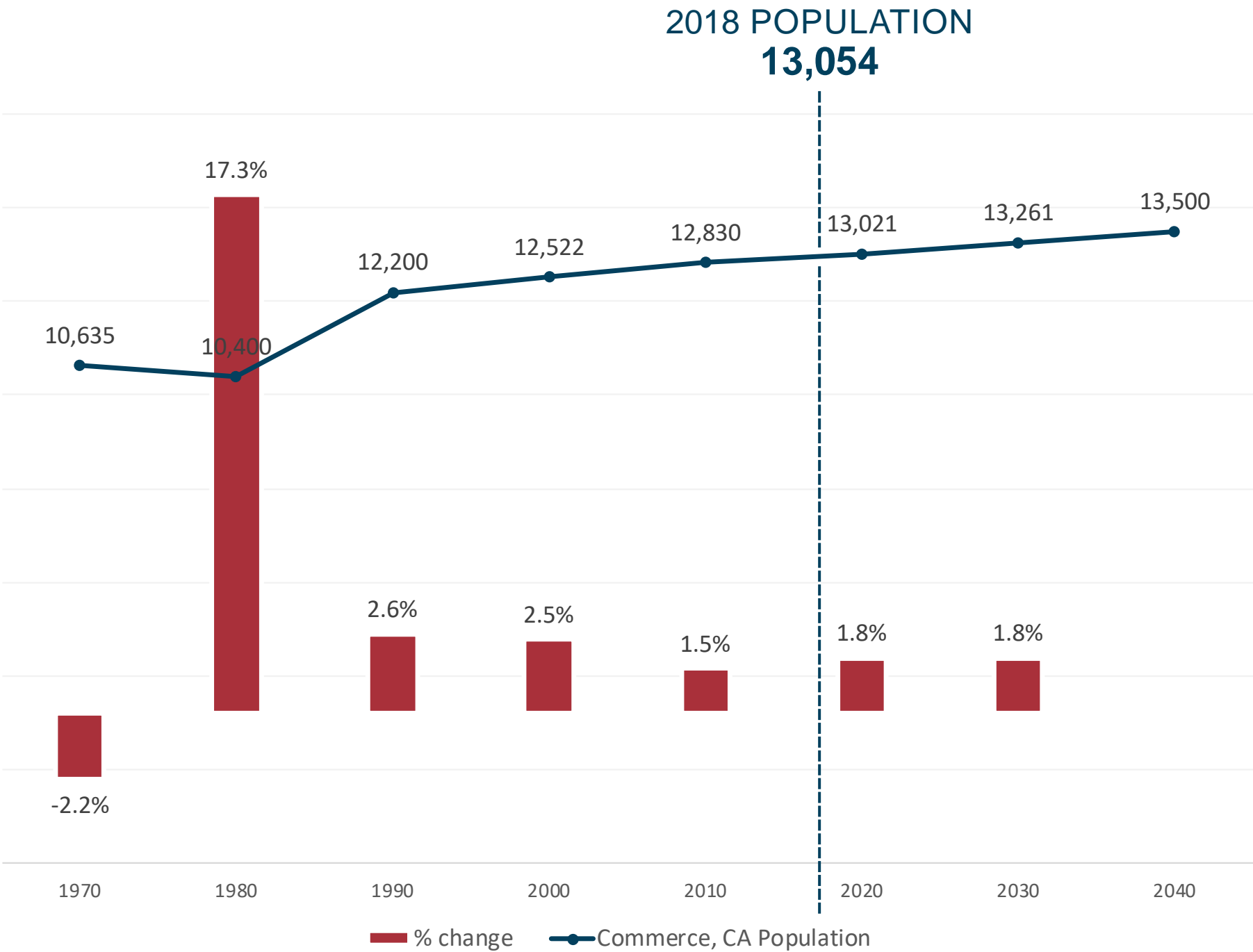


# 02 COMMUNITY PROFILE



# DEMOGRAPHICS

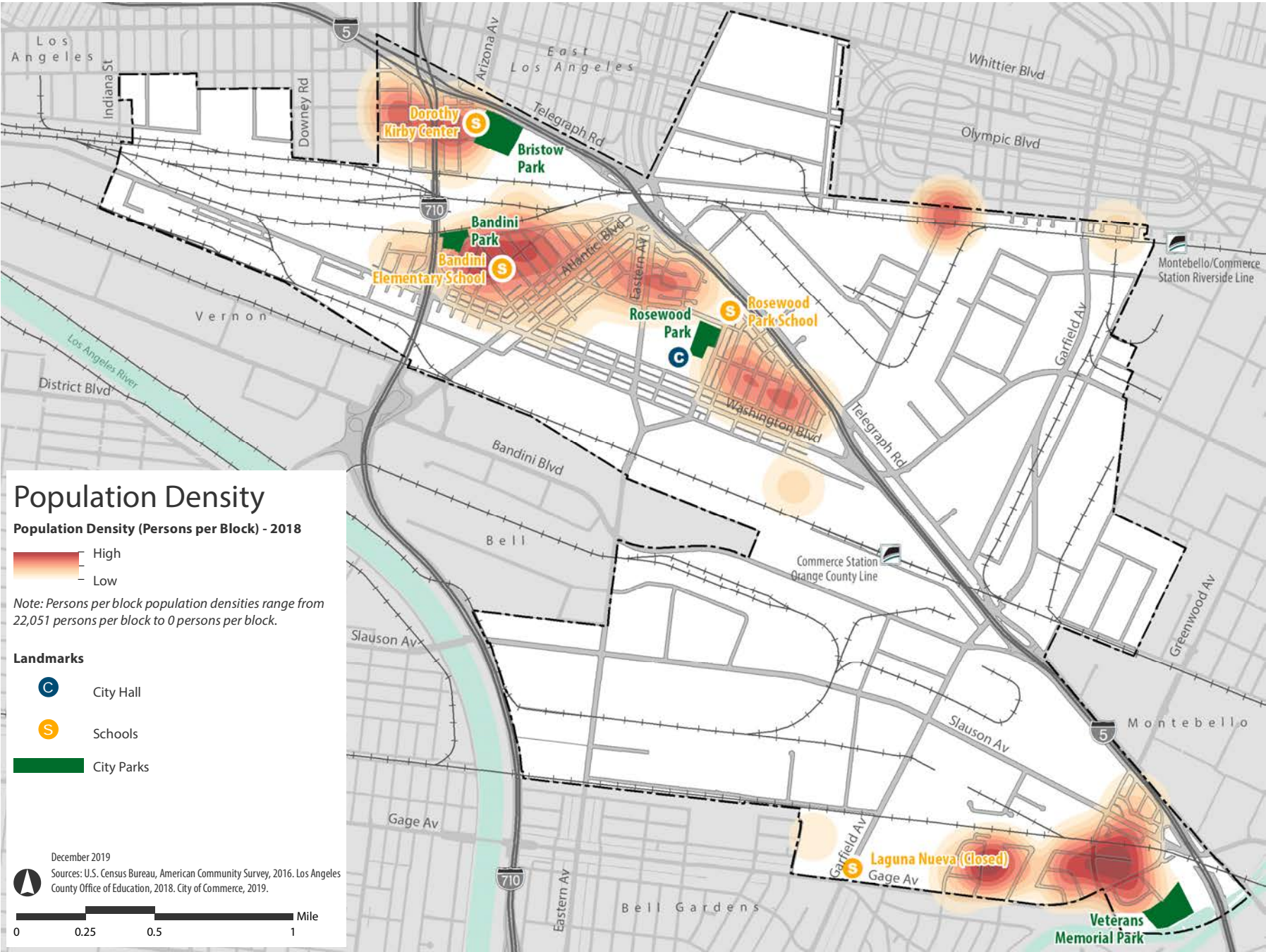
## Population



Source(s): State Dept of Finance, SCAG, Los Angeles Almanac

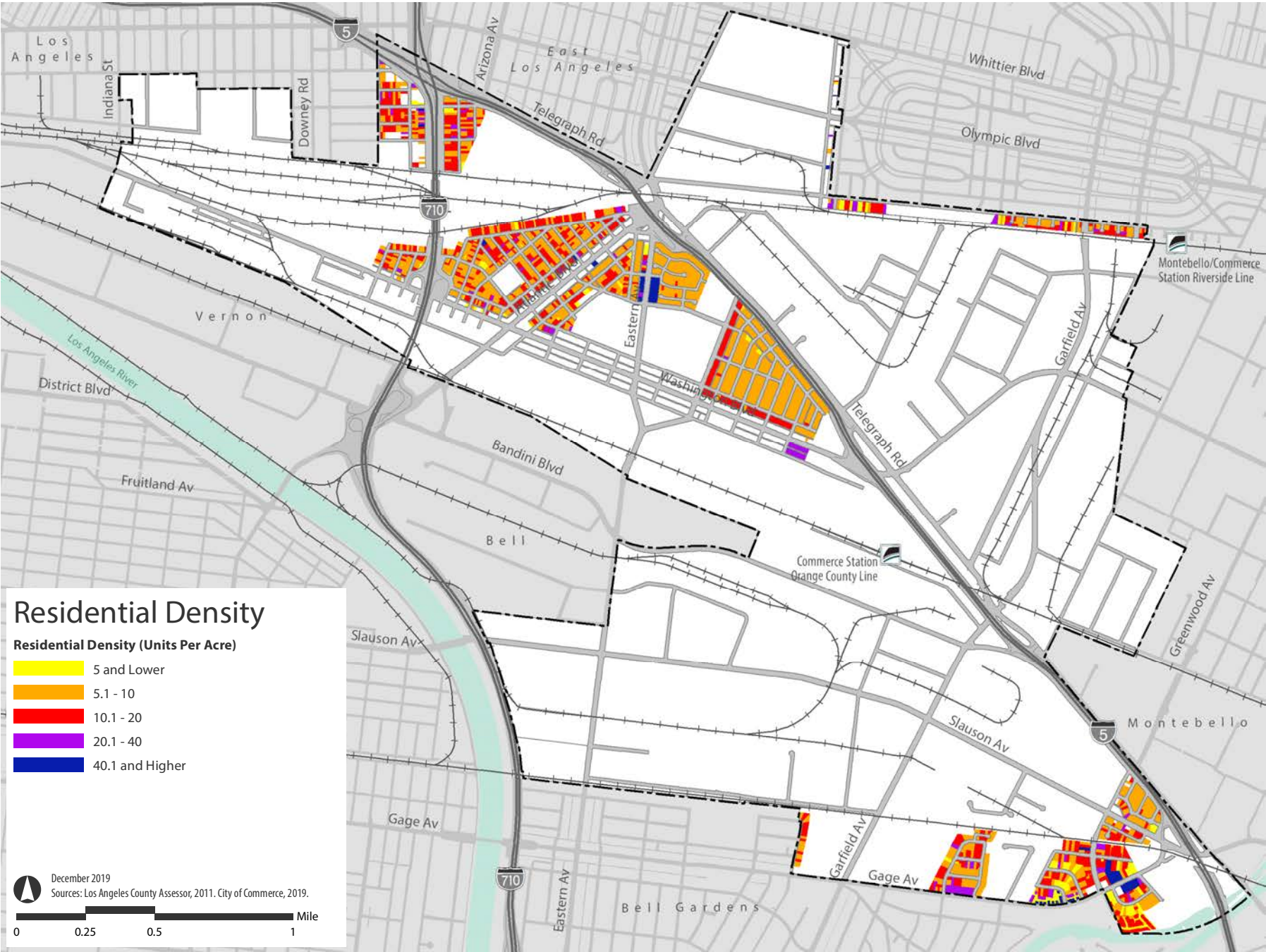


# Population Density





# Residential Land Use Density





# Race and Ethnicity

The population of Commerce is predominately of Hispanic or Latino origin (95 percent), nearly double the proportion in Los Angeles County (48 percent). One percent of residents are White, and one percent are African American.

## COMMERCE

RACE AND ETHNICITY	NUMBER	PERCENT
White	163	1.3%
Black or African American	187	1.4%
American Indian and Alaska Native	99	0.8%
Asian	114	0.9%
Native Hawaiian and Other Pacific Islander	17	0.1%
Some Other Race	18	0.1%
Two or More Races	78	0.6%
Hispanic or Latino Origin	12,322	94.8%

## LOS ANGELES COUNTY

RACE AND ETHNICITY	NUMBER	PERCENT
White	2,676,982	26.5%
Black or African American	799,579	7.9%
American Indian and Alaska Native	19,915	0.2%
Asian	1,442,577	14.3%
Native Hawaiian and Other Pacific Islander	24,950	0.2%
Some Other Race	28,960	0.3%
Two or More Races	219,180	2.2%
Hispanic or Latino Origin	4,893,579	48.4%

Source(s): US Census 2017 ACS 5-Year Estimates



# Age

The median age of residents in Commerce is 35. The largest age group is 15 to 24 years old, and comprises 15 percent of residents. The second largest age group is 25 to 34, representing 15 percent of residents. Thirteen and one-half percent of residents are 65 years old or older, and 20 percent are under 15 years old. The median age in Commerce tracks with the Los Angeles County median age of 36.

## COMMERCE

AGE	NUMBER	PERCENT
Under 5 years	850	6.5%
5 to 14 years	1,761	13.5%
15 to 24 years	2,002	15.4%
25 to 34 years	1,928	14.8%
35 to 44 years	1,698	13.1%
45 to 54 years	1,541	11.9%
55 to 64 years	1,480	11.4%
65 to 74 years	988	7.6%
75 to 84 years	505	3.9%
85 years and over	245	1.9%
Median Age	34.7	-

## LOS ANGELES COUNTY

AGE	NUMBER	PERCENT
Under 5 years	631,911	6.3%
5 to 14 years	1,245,960	12.3%
15 to 24 years	1,426,000	14.1%
25 to 34 years	1,593,895	15.8%
35 to 44 years	1,397,855	13.8%
45 to 54 years	1,381,247	13.7%
55 to 64 years	1,163,870	11.5%
65 to 74 years	710,663	7.0%
75 to 84 years	376,828	3.7%
85 years and over	177,493	1.8%
Median Age	36.0	-

Source(s): US Census 2017 ACS 5-Year Estimates



# Educational Attainment

Approximately 57 percent of residents 25 or older have at least a high school degree. Eight and one-half percent of residents have a Bachelor’s degree or higher. Educational attainment in Commerce is significantly lower than in Los Angeles County as a whole (at 31 percent).

## COMMERCE

EDUCATIONAL ATTAINMENT	NUMBER	PERCENT
Population 25 years and over	8,385	100.0%
Less than high school graduate	3,594	42.9%
High school graduate, or equivalent	2,021	24.1%
Some college or associates degree	2,059	24.6%
Bachelor’s degree or higher	711	8.5%

## LOS ANGELES COUNTY

EDUCATIONAL ATTAINMENT	NUMBER	PERCENT
Population 25 years and over	6,801,851	100.0%
Less than high school graduate	1,485,760	21.8%
High school graduate, or equivalent	1,408,905	20.7%
Some college or associates degree	1,782,880	26.2%
Bachelor’s degree or higher	2,124,306	31.2%

Source(s): US Census 2017 ACS 5-Year Estimates



# Income, Household Size, and Family Size

The median household income in Commerce is \$42,734, having decreased by almost 16 percent from \$50,667 in 2010. The average household and family size in Commerce has marginally decreased since 2010, but still remains higher than the countywide average.

## COMMERCE

INCOME	2010	2017
Median Household Income	\$50,667	\$42,734
Average Household Size	3.89	3.60
Average Family Size	4.22	4.16

## LOS ANGELES COUNTY

INCOME	2010	2017
Median Household Income	\$55,476	\$61,015
Average Household Size	2.97	3.01
Average Family Size	3.64	3.69

Source(s): US Census 2017 ACS 5-Year Estimates



# ECONOMY & COMMERCE

## Employers and Employment

The unemployment rate in Commerce is 11 percent, three percent higher than in Los Angeles County. Top employers in Commerce in 2018 included:

- California Commerce Club, Inc.
- American International Industries
- Parsec, Inc.
- County of Los Angeles
- 99 Cents Only Stores
- AltaMed Health Services Corporation
- Smart and Final Stores LLC
- Smart and Final, Inc.
- FedEx Ground Package System, Inc.
- ACCO Engineered Systems

### COMMERCE

EMPLOYMENT	NUMBER	PERCENT
Population 16 years and over	10,235	100.0%
Civilian Labor Force	6,247	61.0%
Employed	5,560	54.3%
Unemployed	687	6.7%
Unemployment Rate	-	11.0%

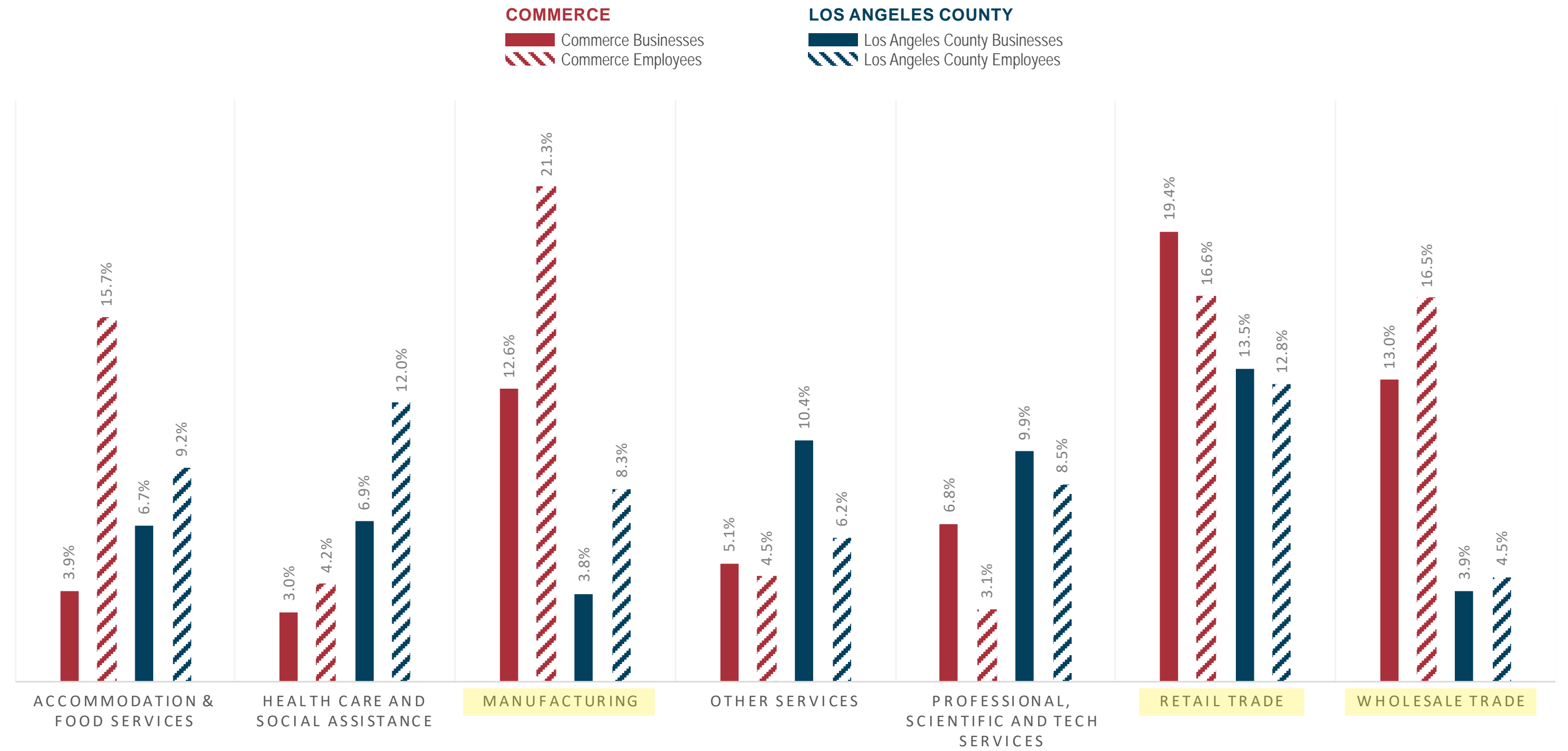
### LOS ANGELES COUNTY

EMPLOYMENT	NUMBER	PERCENT
Population 16 years and over	8,102,402	100.0%
Civilian Labor Force	5,212,243	64.3%
Employed	4,805,817	59.3%
Unemployed	406,426	5.0%
Unemployment Rate	-	7.8%

Source(s): US Census 2017 ACS 5-Year Estimates, City of Commerce, CA 2018 Comprehensive Annual Financial Report



# Industries



Source(s): Esri Community Analyst, October 2019, Business Summary for Los Angeles County, CA and Commerce, CA  
Note(s): See complete list of Industries in Appendix (US Census 2017 ACS 5-Year Estimates).



# Occupations

Over 50 percent of Commerce residents are employed in the Sales and Office and Production, Transportation, and Material Moving categories, which at a county-level reflect relatively low wages. Countywide, Management, business, science, and arts occupations outnumber those in Commerce by almost 22 percent.

## COMMERCE

OCCUPATION	NUMBER	PERCENT
Civilian employed population 16 years and over	5,560	100.0%
Management, business, science, and arts occupations	805	14.5%
Service occupations	1,337	24.0%
Sales and office occupations	1,517	27.3%
Natural resources, construction, and maintenance occupations	512	9.2%
Production, transportation, and material moving occupations	1,389	25.0%

## LOS ANGELES COUNTY

OCCUPATION	NUMBER	PERCENT
Civilian employed population 16 years and over	4,805,817	4,805,817
Management, business, science, and arts occupations	1,749,614	36.4%
Service occupations	912,905	19.0%
Sales and office occupations	1,160,343	24.1%
Natural resources, construction, and maintenance occupations	367,072	7.6%
Production, transportation, and material moving occupations	615,883	12.8%

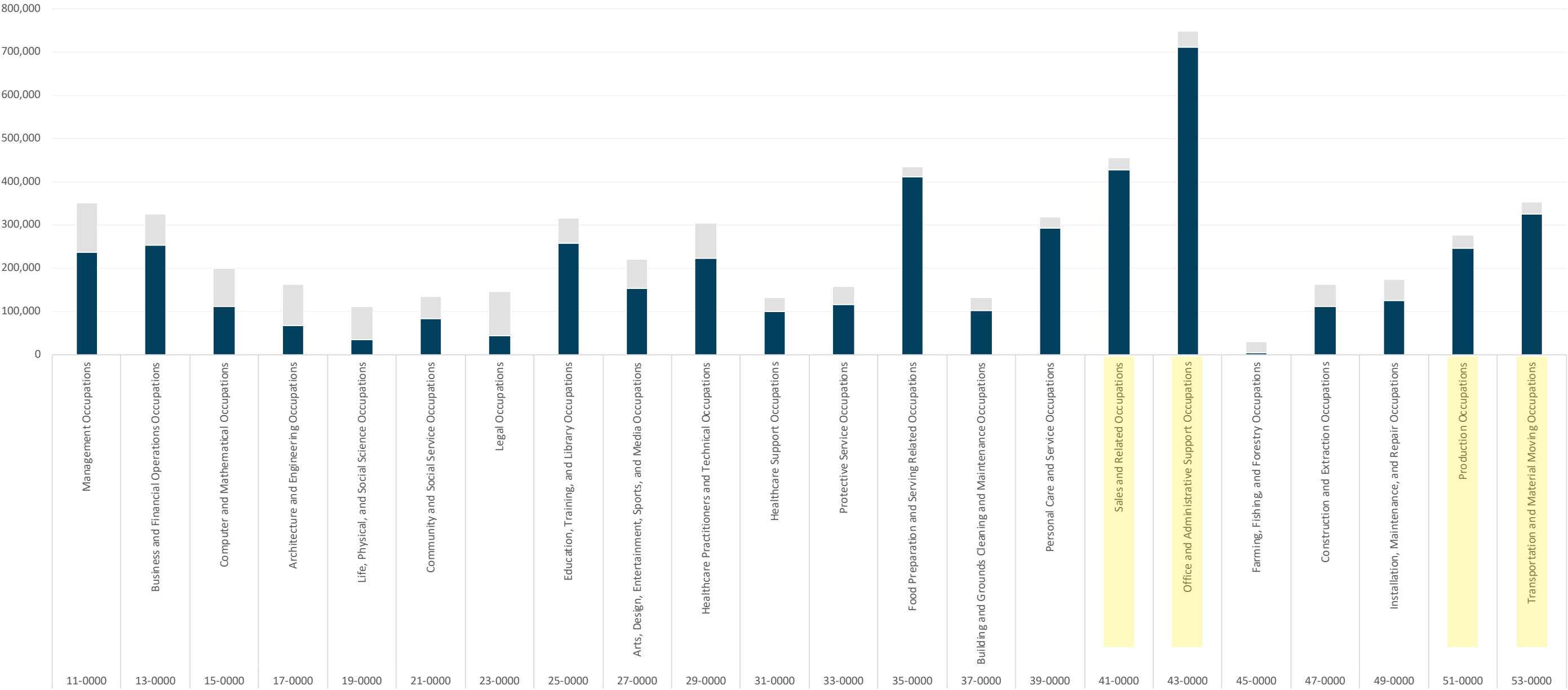
Source(s): US Census 2017 ACS 5-Year Estimates



# Top Occupations and Annual Median Wage

## LOS ANGELES COUNTY

■ Total Employees by Standard Occupational Classification (SOC)  
■ Annual Median Wage (2017)



Source(s): Bureau of Labor Statistics, May 2017 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, Los Angeles-Long Beach-Glendale, CA Metropolitan Division; Esri Community Analyst, October 2019, Community Profile for Los Angeles County, CA and Commerce, CA



Fastest Growing Industries in Commerce (Projected 2019-2029)

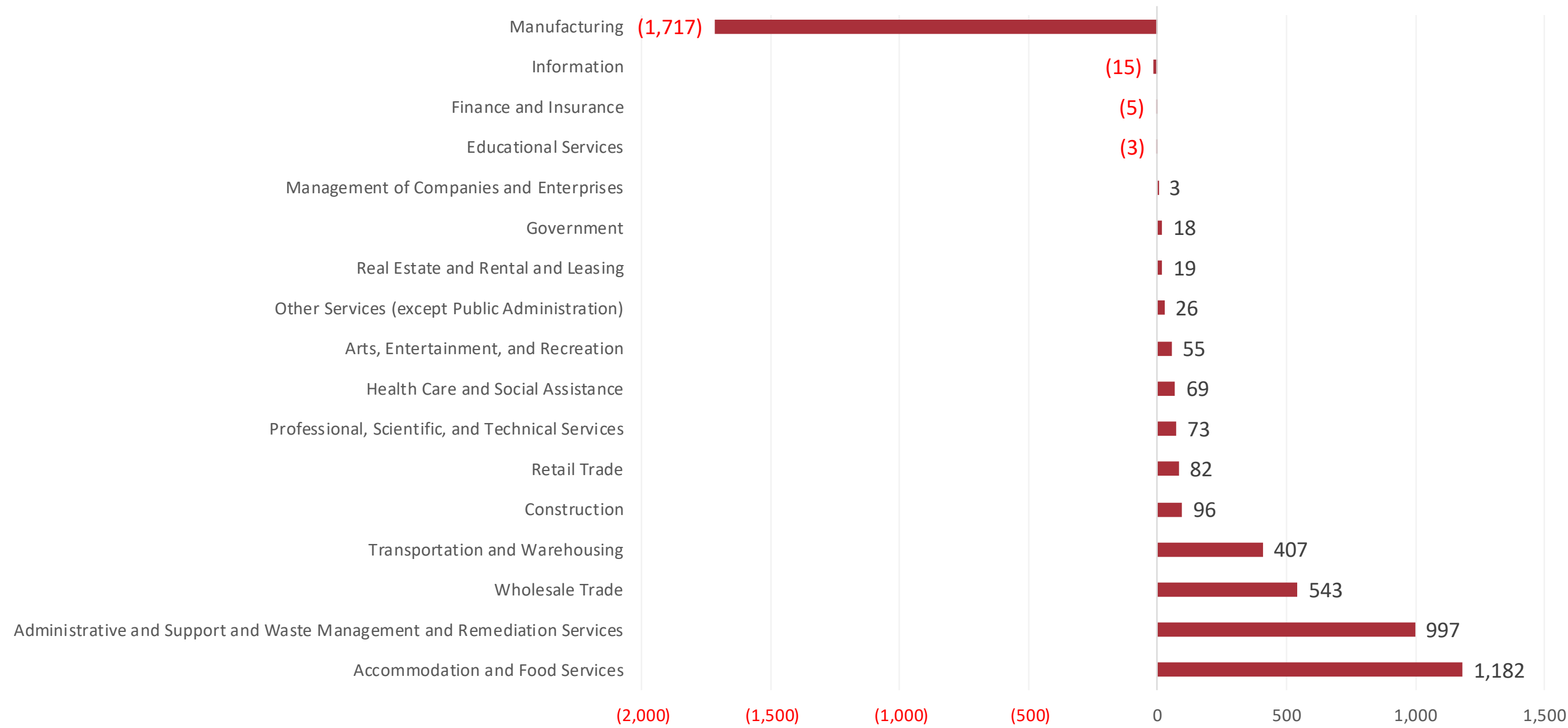
INDUSTRY	2019 JOBS	2029 JOBS	CHANGE IN JOBS (2019-2029)	% CHANGE	2019 EARNINGS PER WORKER
Accommodation and Food Services	3,531	4,713	1,182	33%	\$35,964
Administrative and Support and Waste Management and Remediation Services	11,416	12,413	997	9%	\$38,169
Wholesale Trade	10,181	10,724	543	5%	\$73,863
Transportation and Warehousing	3,199	3,606	407	13%	\$63,057
Construction	865	961	96	11%	\$74,574
Retail Trade	4,861	4,943	82	2%	\$37,533
Professional, Scientific, and Technical Services	1,051	1,124	73	7%	\$97,451
Health Care and Social Assistance	610	679	69	11%	\$48,556
Arts, Entertainment, and Recreation	255	310	55	22%	\$87,659
Other Services (except Public Administration)	897	923	26	3%	\$54,216
Real Estate and Rental and Leasing	299	318	19	6%	\$91,129
Government	446	464	18	4%	\$131,044
Management of Companies and Enterprises	1,672	1,675	3	0%	\$134,290
Educational Services	159	156	(3)	(2%)	\$59,855
Finance and Insurance	258	253	(5)	(2%)	\$107,089
Information	213	198	(15)	(7%)	\$123,337
Manufacturing	7,097	5,380	(1,717)	(24%)	\$72,018

Source(s): EMSI, Bureau of Labor Statistics (Quarterly Census of Employment and Wages collected for Commerce, CA (ZIP code 90040) and Los Angeles County)

Note(s): (X) refers to declining numbers.



Fastest Growing Industries in Commerce (Projected 2019-2029)



Source(s): EMSI, Bureau of Labor Statistics (Quarterly Census of Employment and Wages collected for Commerce, CA (ZIP code 90040) and Los Angeles County)

Note(s): (X) refers to declining numbers. Removed Mining, Agriculture, Utilities and Unclassified Categories from dataset due to insufficient data.



Fastest Growing Industries in LA County (Projected 2019-2029)

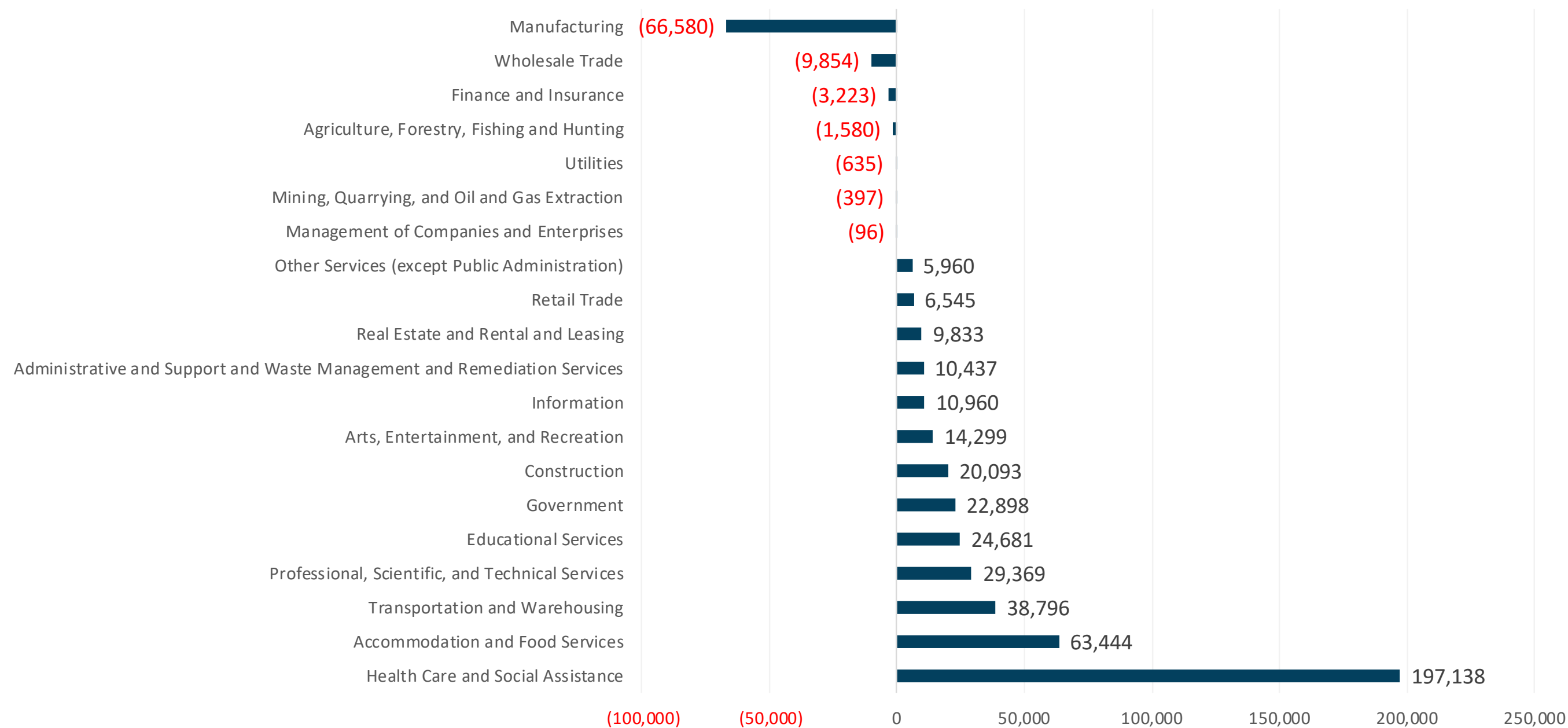
INDUSTRY	2019 JOBS	2029 JOBS	CHANGE IN JOBS (2019-2029)	% CHANGE	2019 EARNINGS PER WORKER
Health Care and Social Assistance	763,805	960,943	197,138	26%	\$54,869
Accommodation and Food Services	457,889	521,333	63,444	14%	\$30,468
Transportation and Warehousing	216,614	255,410	38,796	18%	\$75,888
Professional, Scientific, and Technical Services	367,392	396,761	29,369	8%	\$112,283
Educational Services	173,172	197,853	24,681	14%	\$54,392
Government	619,496	642,394	22,898	4%	\$104,554
Construction	216,570	236,663	20,093	9%	\$66,753
Arts, Entertainment, and Recreation	133,509	147,808	14,299	11%	\$98,715
Information	225,072	236,032	10,960	5%	\$146,698
Administrative and Support and Waste Management and Remediation Services	317,716	328,153	10,437	3%	\$49,091
Real Estate and Rental and Leasing	115,308	125,141	9,833	9%	\$76,898
Retail Trade	457,270	463,815	6,545	1%	\$43,285
Other Services (except Public Administration)	282,517	288,477	5,960	2%	\$35,540
Management of Companies and Enterprises	60,495	60,399	(96)	(0%)	\$138,416
Mining, Quarrying, and Oil and Gas Extraction	2,004	1,607	(397)	(20%)	\$119,381
Utilities	11,758	11,123	(635)	(5%)	\$164,171
Agriculture, Forestry, Fishing and Hunting	5,618	4,038	(1,580)	(28%)	\$51,629
Finance and Insurance	156,048	152,825	(3,223)	(2%)	\$143,447
Wholesale Trade	230,335	220,481	(9,854)	(4%)	\$75,854
Manufacturing	353,999	287,419	(66,580)	(19%)	\$89,721

Source(s): EMSI, Bureau of Labor Statistics (Quarterly Census of Employment and Wages collected for Commerce, CA (ZIP code 90040) and Los Angeles County)

Note(s): (X) refers to declining numbers.



Fastest Growing Industries in LA County (Projected 2019-2029)



Source(s): EMSI, Bureau of Labor Statistics (Quarterly Census of Employment and Wages collected for Commerce, CA (ZIP code 90040) and Los Angeles County)

Note(s): (X) refers to declining numbers. Removed Unclassified Category from dataset due to insufficient data.

# Top Industries

- Leading industries in Commerce (where the number of businesses and the number of employees outweigh those of LA County) include Manufacturing, Retail Trade, and Wholesale Trade.
- Leading occupations in Commerce, making up over 50 percent of total jobs, include:
  - » Sales and office occupations, and
  - » Production, transportation, and material moving occupations.
- Compared to a regional level (LA County), the occupations most prevalent in Commerce are low-wage jobs.

## TOP COMMERCE OCCUPATION CATEGORIES

OCCUPATION (LA COUNTY)	MEAN HOURLY WAGE	MEAN ANNUAL WAGE
Sales and Related Occupations	\$20.43	\$42,500
Office and Administrative Support Occupations	\$19.88	\$41,350
Production Occupations	\$17.44	\$36,280
Transportation and Material Moving Occupations	\$18.30	\$38,060

Source(s): Top Commerce Occupation Categories: US Census 2017 ACS 5-Year Estimates. Wage data: Bureau of Labor Statistics, May 2017 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, Los Angeles-Long Beach-Glendale, CA Metropolitan Division; Esri Community Analyst, October 2019, Community Profile for Los Angeles County, CA and Commerce, CA.

## COMMERCE, PROJECTED (2019-2029)

Three employment sectors are projected to increase by more than 500 employees by 2029. Accommodation and Food Services is projected to add 1,182 jobs at an annual rate of three and one-half percent. This represents the most jobs added out of all sectors and the fastest annual growth rate.

The Administrative and Support and Waste Management and Remediation Services sector are expected to add the second most number of jobs at 997, yet grew at the sixth fastest annual rate of less than one percent. Wholesale Trade is projected to add 543 jobs through 2029, growing at the ninth fastest, out of 13 industries projected to show growth at an annual rate of one-half percent.

Of the top three fastest-growing industries, only Wholesale Trade has annual earnings over \$40,000 per year. This means that roughly 80 percent of new jobs, within the top three fastest growing industries in Commerce through 2029, pay less than \$40,000 annually. The highest paying jobs, within the Management of Companies and Enterprises sector, has zero growth projected in Commerce through 2029.

# Shrinking Industries

## COMMERCE, PROJECTED (2019-2029)

Four sectors are projected to lose jobs within the same time period including:

- Educational Services
- Finance and Insurance
- Information
- Manufacturing

Only one sector, Manufacturing, is projected to lose more than 500 jobs.



# Community Profile · Key Takeaways

- Commerce is majority Hispanic or Latino origin (approximately 95 percent).
- Commerce has a high percentage of youth (ages 0-17) and seniors (ages 65 years and over).
- Approximately 43 percent of residents in Commerce have less than a high school degree.
- Eight and one-half percent of residents have a Bachelor's degree or higher, compared to over 30 percent in LA County.
- Average household and family size in Commerce is between 0.47 to 0.92 more than LA County.
- The unemployment rate is three percent higher in Commerce (11 percent) than in LA County (eight percent).
- Leading industries in Commerce (where the number of businesses and the number of employees outweigh those of LA County) include Manufacturing, Retail Trade, and Wholesale Trade.
- Leading occupations in Commerce, making up over 50 percent of total jobs, include:
  - » Sales and office occupations
  - » Production, transportation, and material moving occupations
- Compared to a regional level (LA County), the occupations most prevalent in Commerce are low-wage jobs.



# 03 HOUSING AND HOUSEHOLD CHARACTERISTICS



# Households and Housing

In 2018, Commerce had 3,589 households (occupied housing units). Commerce increased households by an annual rate of two percent from 2010 to 2017, which equates to 495 new households citywide.

Despite an almost even split of owner-occupied versus renter-occupied units as a whole, recent growth was predominantly in renter-occupied households. Between 2010 and 2017, 568 renter-households were added, compared to a decrease of 73 owner-occupied households. The addition of renter-occupied households resulted in a shift in the housing tenure split towards renters. In contrast, the housing tenure majority has remained owner-occupied in Los Angeles County since 2010.

## COMMERCE

HOUSEHOLDS AND TENURE	2010		2017	
	NUMBER	PERCENT	NUMBER	PERCENT
Total Housing Units	3,210	100.0%	3,731	100.0%
Occupied Housing Units	3,094	96.4%	3,589	96.2%
Owner-Occupied	1,587	51.3%	1,514	42.2%
Renter-Occupied	1,507	48.7%	2,075	57.8%
Vacant Housing Units	116	3.6%	142	3.8%

## LOS ANGELES COUNTY

HOUSEHOLDS AND TENURE	2010		2017	
	NUMBER	PERCENT	NUMBER	PERCENT
Total Housing Units	3,425,736	100.0%	3,506,903	100.0%
Occupied Housing Units	3,217,889	93.9%	3,295,198	94.0%
Owner-Occupied	1,552,091	48.2%	1,512,364	45.9%
Renter-Occupied	1,665,798	51.8%	1,782,834	54.1%
Vacant Housing Units	207,847	6.1%	211,705	6.0%

Source(s): US Census 2017 ACS 5-Year Estimates

# Housing Affordability

Given the high cost of housing in Los Angeles County, many residents spend a sizable portion of their incomes on housing every month and are susceptible to significant housing burden, which is defined as housing expenses totaling 30 percent or more of monthly income. Housing burden can negatively impact health by causing significant stress and limiting the amount of money people have available to spend on other life necessities, such as food or healthcare.

Assuming affordability at 30 percent of a household’s monthly income, 31 percent of residents can afford to buy a home in Commerce (based on 2017 Median Household Incomes and Home Values).

Although median gross rent and median mortgage/ housing costs are less in Commerce than in Los Angeles County, median household income is approximately 30 percent less (total of \$18,281) in Commerce in 2018. Median household income in Commerce decreased since 2010, whereas it increased countywide within the same time period.

## COMMERCE

HOUSING AFFORDABIILTY	2010	2017
Median Household Income	\$50,667	\$42,734
Median Home Value	\$389,600	\$357,200
Median Gross Rent	\$894	\$1,014
Median Mortgage/ Housing Costs	\$1,887	\$1,729

## LOS ANGELES COUNTY

HOUSING AFFORDABIILTY	2010	2017
Median Household Income	\$55,476	\$61,015
Median Home Value	\$508,800	\$495,800
Median Gross Rent	\$1,117	\$1,322
Median Mortgage/ Housing Costs	\$2,421	\$2,336

Source(s): US Census 2017 ACS 5-Year Estimates, <http://www.publichealth.lacounty.gov/ohae/cchp/healthIndicator.htm>



# Housing Affordability

Fifty-four percent of Commerce residents are considered cost burdened, compared to 59 percent countywide.

## COMMERCE

HOUSEHOLDS AND TENURE	2010		2017	
	NUMBER	PERCENT	NUMBER	PERCENT
Median Gross Rent as a Percent of Household Income	-	32.0%	-	32.6%
Renter-Occupied Units	1,494	100.0%	1,918	100.0%
Less than 15%	203	13.6%	194	10.1%
15% to 29.9%	482	32.3%	689	35.9%
30% or more	809	54.1%	1,035	54.0%
Not Computed	13	-	157	-

## LOS ANGELES COUNTY

HOUSEHOLDS AND TENURE	2010		2017	
	NUMBER	PERCENT	NUMBER	PERCENT
Median Gross Rent as a Percent of Household Income	-	33.6%	-	34.7%
Renter-Occupied Units	1,594,602	100.0%	1,697,450	100.0%
Less than 15%	150,160	9.4%	148,875	8.8%
15% to 29.9%	542,348	34.0%	548,175	32.3%
30% or more	902,094	56.6%	1,000,400	58.9%
Not Computed	71,196	-	85,384	-

Source(s): US Census 2017 ACS 5-Year Estimates

# Multi-generational Households

Seventy-seven percent of total households in Commerce are considered family households. The percent of households with more than four persons in Commerce is higher than LA County totals.

## COMMERCE

HOUSEHOLDS AND TENURE	2010		2017	
	NUMBER	PERCENT	NUMBER	PERCENT
Family Households	2,563	82.8%	2,768	77.1%
2-person household	518	20.2%	714	25.8%
3-person household	616	24.0%	530	19.1%
4-person household	461	18.0%	621	22.4%
5-person household	355	13.9%	530	19.1%
6-person household	412	16.1%	213	7.7%
7-or-more person household	201	7.8%	160	5.8%
Non-family Households	531	17.2%	821	22.9%

## LOS ANGELES COUNTY

HOUSEHOLDS AND TENURE	2010		2017	
	NUMBER	PERCENT	NUMBER	PERCENT
Family Households	2,170,227	67.4%	2,203,922	66.9%
2-person household	690,135	31.8%	721,034	32.7%
3-person household	498,141	23.0%	518,811	23.5%
4-person household	485,191	22.4%	486,679	22.1%
5-person household	272,470	12.6%	263,848	12.0%
6-person household	121,561	5.6%	118,822	5.4%
7-or-more person household	102,729	4.7%	94,728	4.3%
Non-family Households	1,047,662	32.6%	1,091,276	33.1%

Source(s): US Census 2017 ACS 5-Year Estimates



# Household Profiles · Las Casas

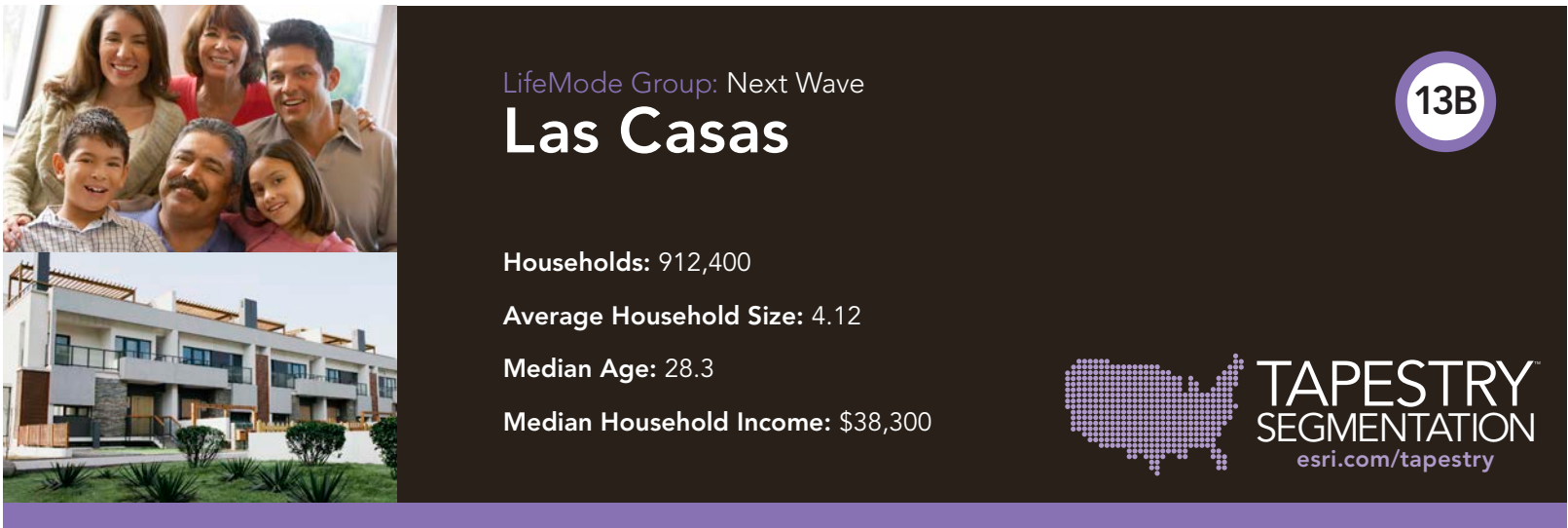
Esri, a GIS mapping software company, has developed “Tapestry” profiles of California’s residents. Commerce households are largely typified as Las Casas (65 percent) and Southwestern Families (21 percent), reflecting the Hispanic and Latino origin and cultures of most households.

## OUR NEIGHBORHOOD

- Older neighborhoods, which can be found in the urban periphery of large metropolitan areas, primarily on the West Coast.
- Most of the housing built before 1960; 25 percent built before 1940.
- Housing a mix of single-family homes (less than half) and apartments, primarily in buildings with 2–4 units.
- Primarily renter-occupied homes, with an average rent of \$1,067 monthly.
- Family market, primarily married couples with children, but also a number of multi-generational households; average household size at 4.12.

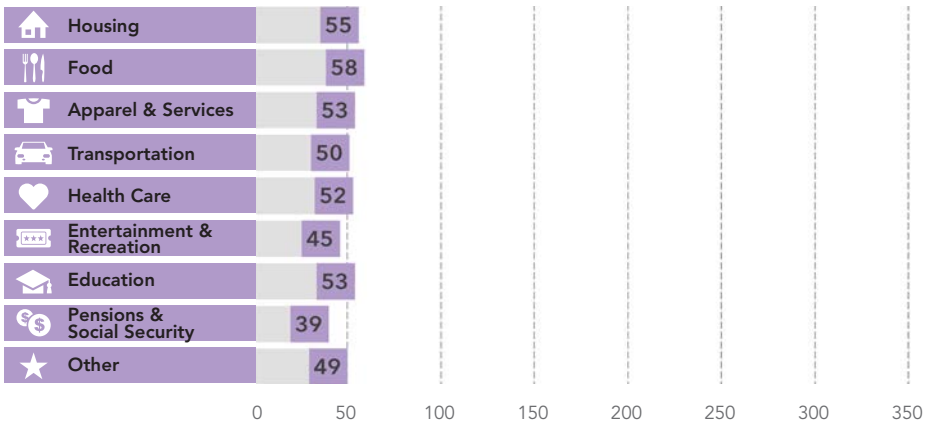
## SOCIOECONOMIC TRAITS

- More than 40 percent of the population was born abroad (Index 327); 25 percent of the households have members who speak only Spanish (Index 558).
- Unemployment is high at seven percent; labor force participation is average (Index 98).
- Trendy consumers who focus on style.
- Brand loyalty and environmentally safe products also guide purchasing choices, although these consumers are open to new products.
- Use but do not rely on technology.



## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market’s household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



Source(s): <https://www.esri.com/en-us/arcgis/products/tapestry-segmentation/zip-lookup>

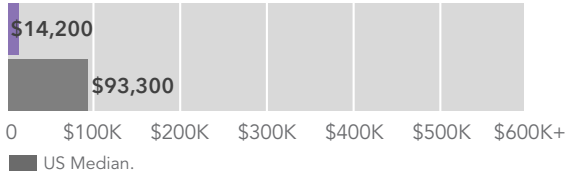
## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

### Median Household Income



### Median Net Worth



Note(s): The Index represents the ratio of the segment rate to the US rate multiplied by 100.

# Household Profiles · Southwestern Families

## OUR NEIGHBORHOOD

- A family market: Married couples with kids, single parents, and grandparents head these households.
- Average household size is higher at 3.20 (Index 124).
- Many residents were born abroad (Index 242); many households have residents who speak only Spanish (Index 569).
- Over 45 percent of householders rent single-family homes within a mix of urban city centers and the suburbs in metropolitan areas.
- Neighborhoods are older; most of the homes constructed prior to 1970.
- Nearly 70 percent of all households have one or two vehicles available.



LifeMode Group: Ethnic Enclaves

## Southwestern Families

7F

Households: 1,021,400  
Average Household Size: 3.20  
Median Age: 34.6  
Median Household Income: \$30,400

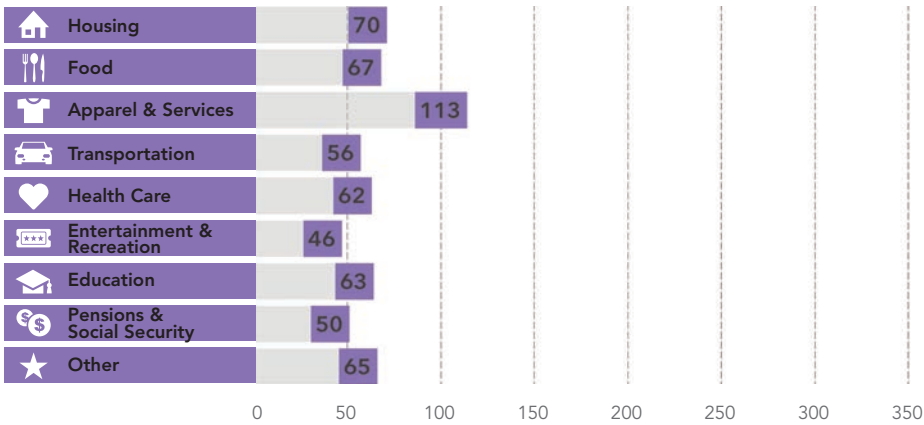


## SOCIOECONOMIC TRAITS

- While close to 32 percent have attended or graduated from college, nearly 40 percent did not complete high school, which has limited their employment prospects.
- High rate of unemployment is at nine percent (Index 168), and low labor force participation is at 52 percent (Index 84).
- Most households receive income from wages or salaries, but over 35 percent receive contributions from Social Security and over 12 percent from Supplemental Security Income.
- While budget-conscious consumers, they are also mindful of quality and attentive to environmental concerns in their purchasing decisions.
- Often, purchase decisions are based on how a product may improve or organize their lives.

## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



Source(s): <https://www.esri.com/en-us/arcgis/products/tapestry-segmentation/zip-lookup>

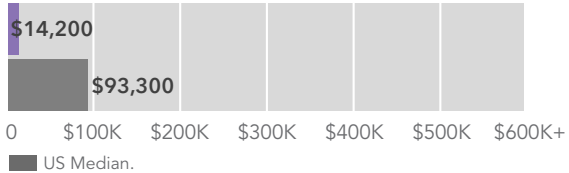
## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

### Median Household Income



### Median Net Worth



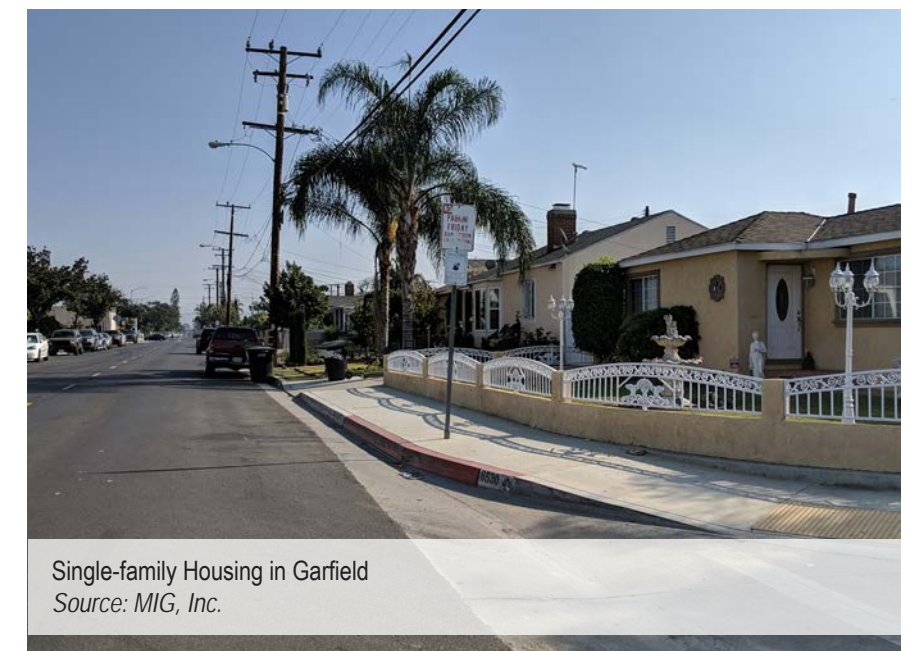
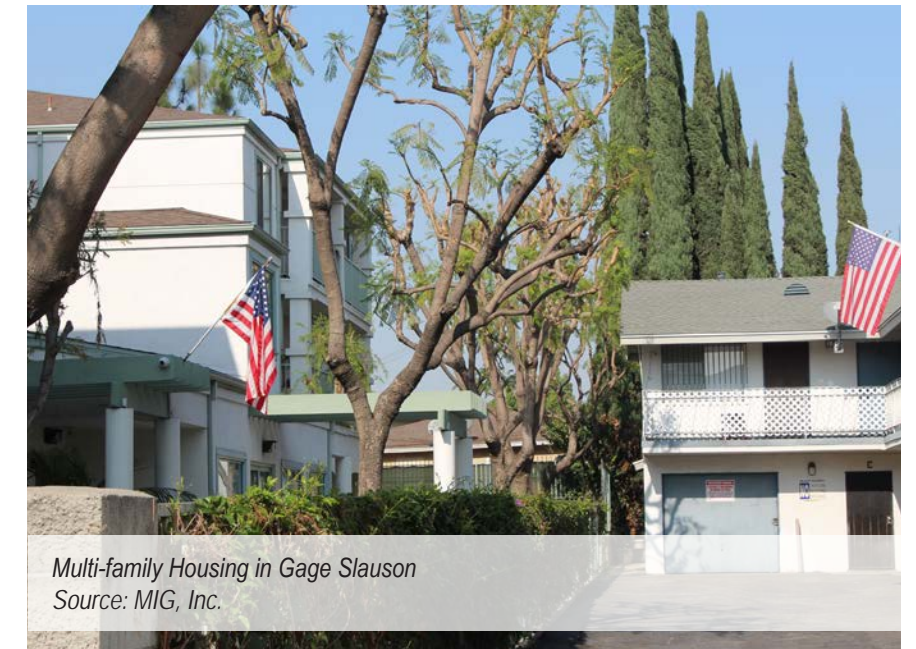
Note(s): The Index represents the ratio of the segment rate to the US rate multiplied by 100.



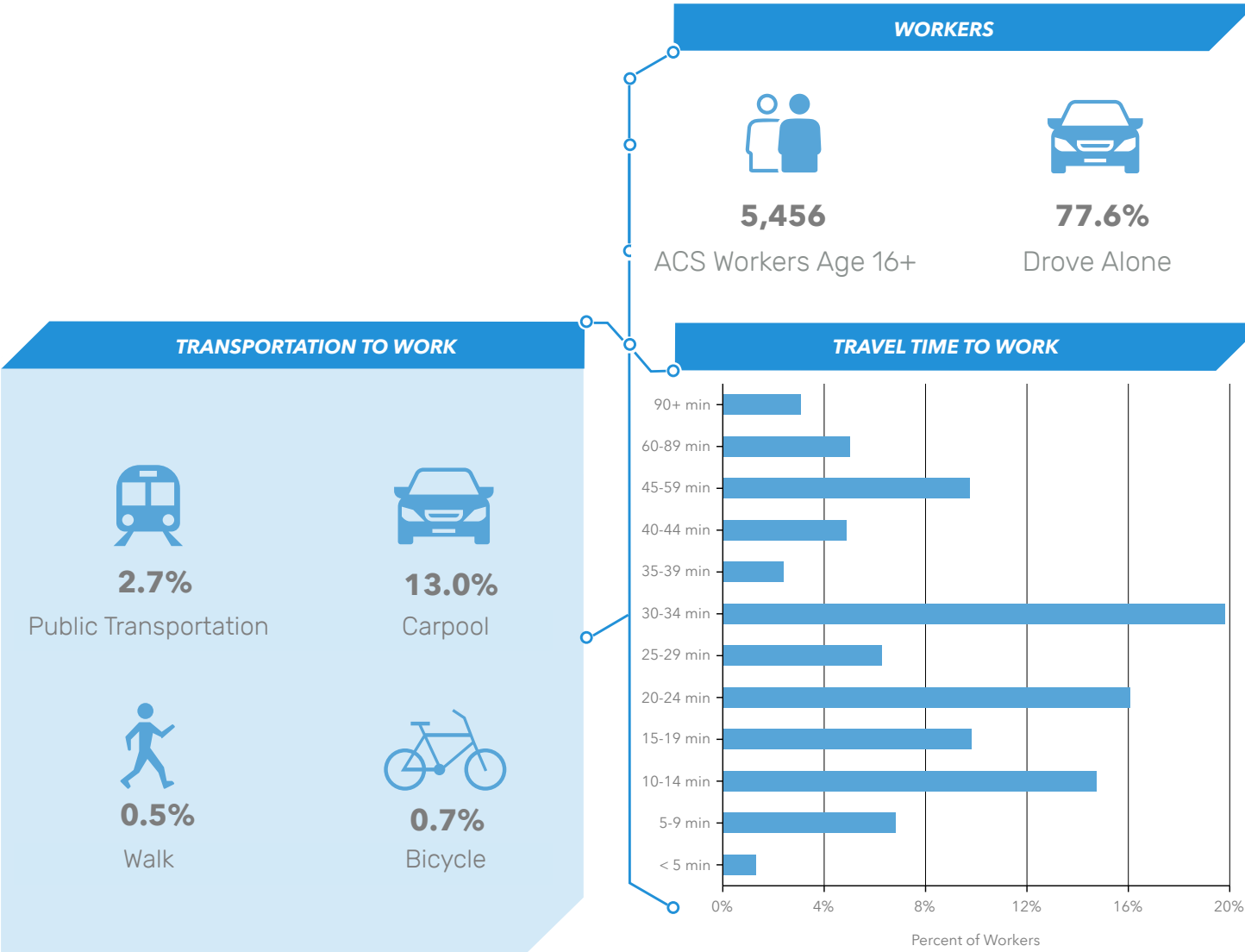
# Housing and Household Characteristics ·

## Key Takeaways

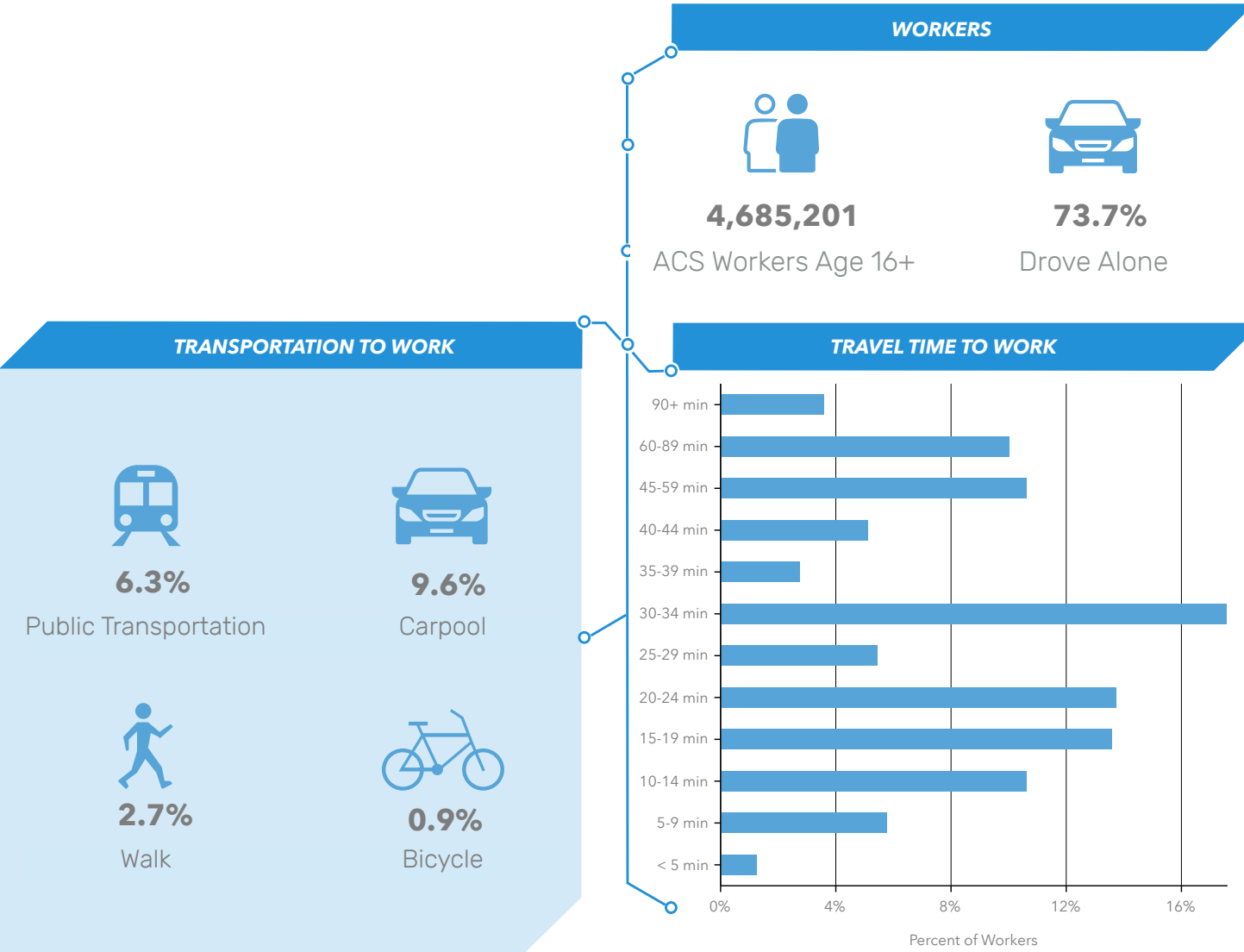
- Since 2010:
  - » Median household income decreased by \$7,933, or two percent annually.
  - » Home values decreased by eight percent.
  - » Gross median rent increased by \$120, or 13 percent.
  - » Renter-occupied units now outnumber owner-occupied units.
- Assuming affordability at 30 percent of a household's monthly income, only 31 percent of residents can afford to buy a home in Commerce (based on 2017 Median Household Incomes and Home Values).
- Fifty-four percent of Commerce residents are considered cost burdened.
- Commerce has a high percentage of multi-generational and four+ person households.
- A larger percentage of people in Los Angeles County commute to work using public transportation, walking, and/ or bicycling than in Commerce.
- Approximately 78 percent of Commerce residents drove alone to work in 2018, compared to 74 percent countywide.



# Commuting Profiles



COMMERCE



LOS ANGELES COUNTY

Source(s): Esri Community Analyst, October 2019, Commute Profile for Los Angeles County, CA and Commerce, CA



# 04 HEALTH AND RESOURCES

# Health Equity Indicators

## ECONOMIC ENVIRONMENT

- » degree of poverty
- » employment with living wages and good benefits
- » neighborhood economic conditions
- » home ownership
- » small business ownership
- » presence of quality commercial and retail services and investments

## SOCIAL ENVIRONMENT

- » ability to have strong social networks and support systems
- » civic engagement
- » community cohesion
- » cultural values and affiliations
- » perceptions of the neighborhood

## PHYSICAL ENVIRONMENT

- » quality of the built environment and infrastructure
- » environmental quality (degree of toxins and pollution)
- » public safety
- » quality, affordable housing
- » parks and recreation
- » geographic access to opportunities

## SERVICES

- » quality, affordable health services
- » community and public support services, including good schools
- » reliable transit
- » access to healthy and affordable foods
- » banking and financial services
- » police and fire protection
- » quality schools and child care services
- » consistent sanitation

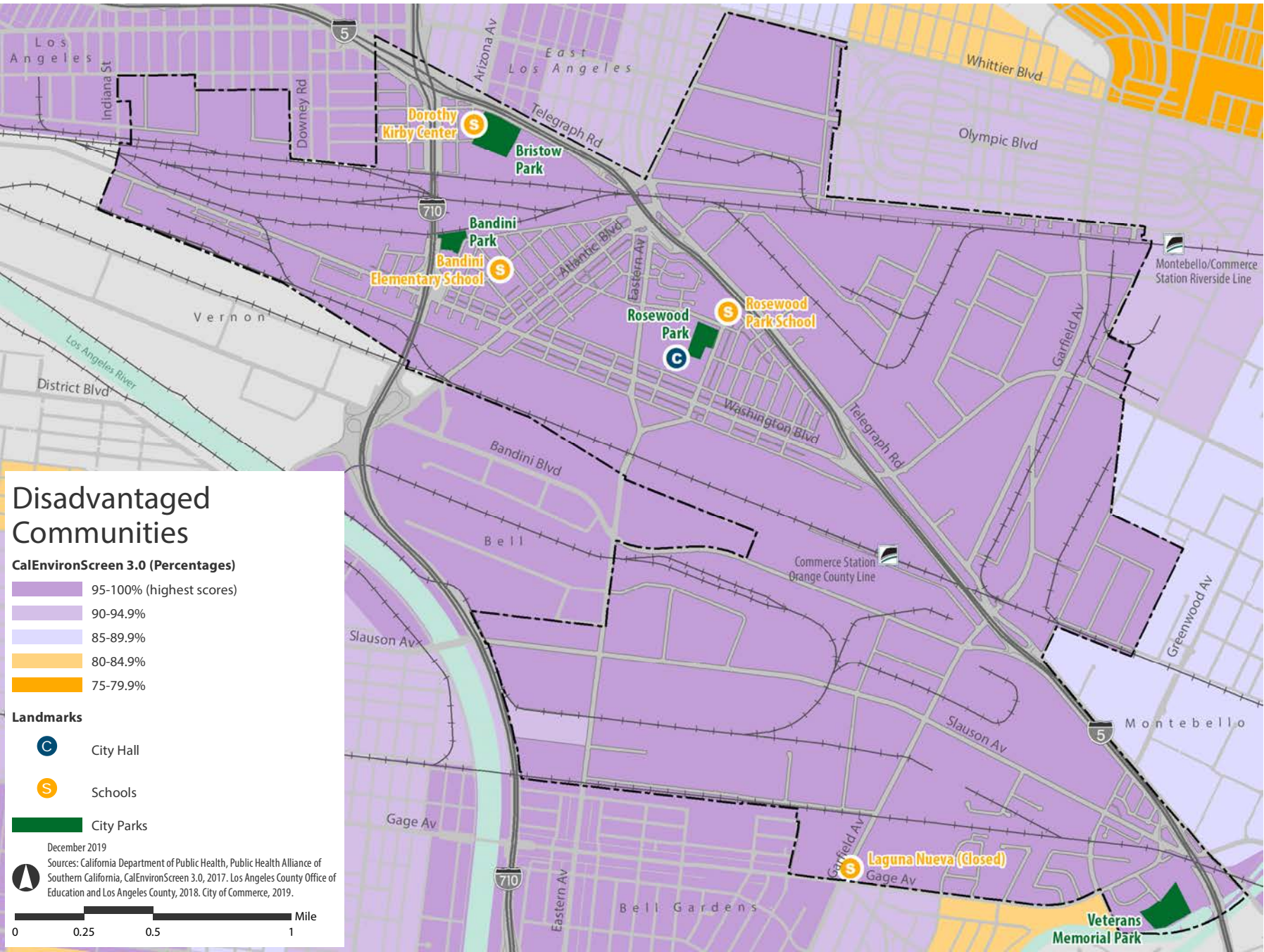
*“Health equity” focuses on the root causes or social determinants of health. It requires broadening our definition of “health” to mean one’s overall quality of life, an analysis of socioeconomic factors, including education, income and wealth inequality, and a willingness to address racial and social inequality.*

*These are the factors that impact a person’s overall quality of life and life expectancy. When health is measured not just by a lack of diseases and illness, but by access to opportunities, we see that some populations have greater access to opportunities than others.*

Source(s): <https://www.policylink.org/sites/default/files/Health%20Equity%20101%20Final%20May%202014%20AS%20pdf.pdf>



# Disadvantaged Communities · Exposure to Pollution



Source(s): <https://oehha.ca.gov/calenviroscreen/sb535>

CalEnviroScreen 3.0 criteria may include, but is not limited to:

- Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation.
- Areas with concentrations of people that are of low income, high unemployment, low levels of home ownership, high rent burden, sensitive populations, or low levels of educational attainment.

The following numbers represent the percentile score for a component or indicator. A higher percentile indicates a higher relative burden.

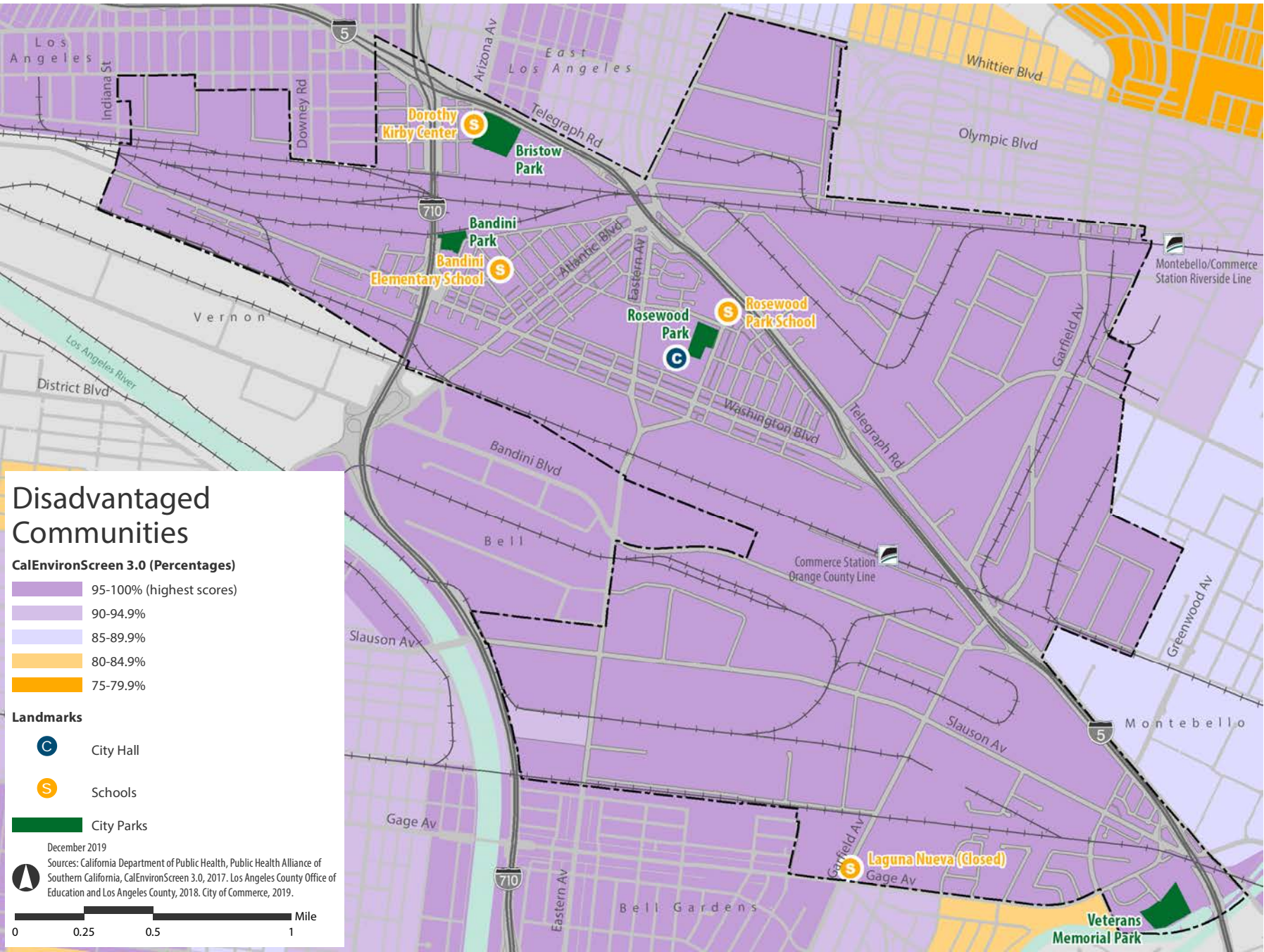
**Pollution Burden Percentile: 93-100 (AVG: 98)**

**Population Characteristics Percentile: 73-83 (AVG: 79)**

According to CalEnviroScreen 3.0, the entire City of Commerce falls between the 91 and 100 percentile for exposure to environmental risks. This score indicates that Commerce residents share a disproportionate amount of environmental impacts that stem from environmental hazards like pollution exposure and other socioeconomic factors that impact quality of life.



# Disadvantaged Communities · Exposure to Pollution



**Pollution Burden x Population Characteristics = CalEnviroScreen Score**

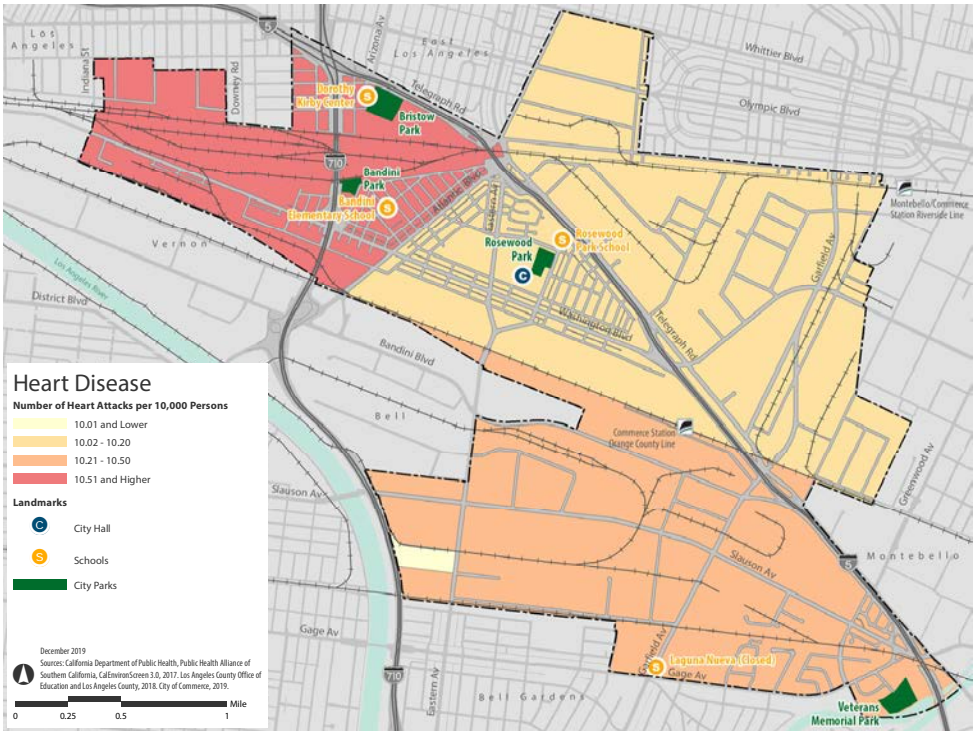
- Indicators over 80% in Commerce
- Pollution Burden**
- » Exposures
    - » Ozone Concentrations
    - » PM2.5 Concentrations
    - » Diesel PM Emissions
    - » Drinking Water Quality
    - » Pesticide Use
    - » Toxic Releases from Facilities
    - » Traffic Density
  - » Environmental Effects
    - » Cleanup Sites
    - » Groundwater Threats
    - » Hazardous Waste
    - » Impaired Water Bodies
    - » Solid Waste Sites and Facilities

- Population Characteristics**
- » Sensitive Populations
    - » Cardiovascular Disease
    - » Low Birth-Weight Births
    - » Asthma Emergency Department Visits
  - » Socioeconomic Factors
    - » Educational Attainment
    - » Linguistic Isolation
    - » Poverty
    - » Unemployment
    - » Housing Burdened Low Income Households

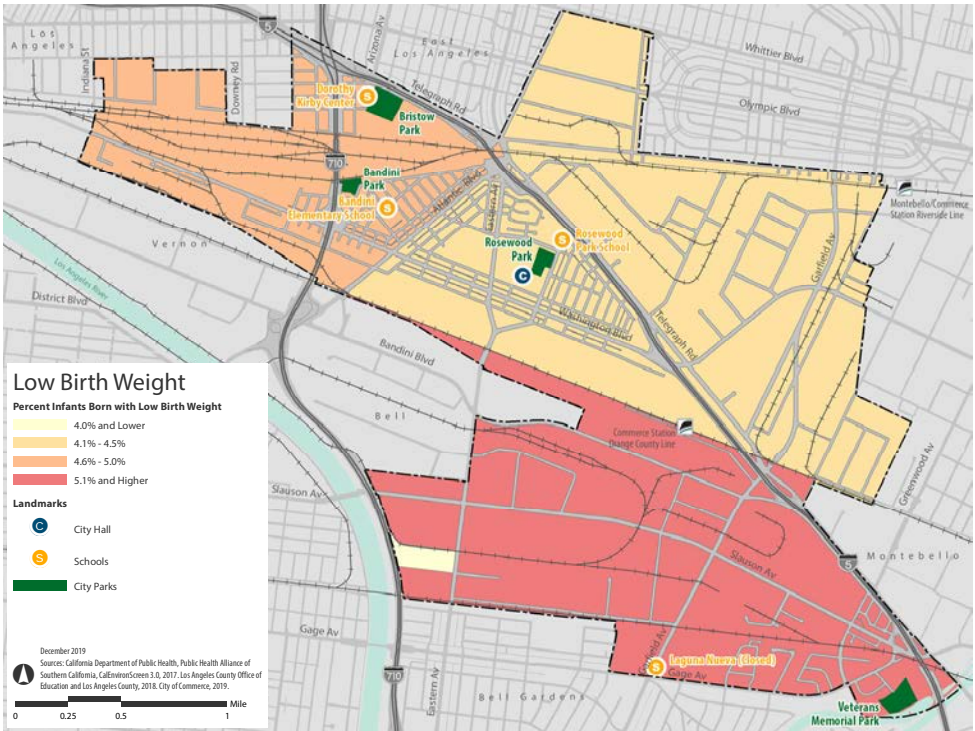
Note(s): CalEnviroScreen scores are calculated by census tract. Census tracts analyzed here (related to indicators) include: 6037532302, 6037532303, 6037532304, and 6037533703.



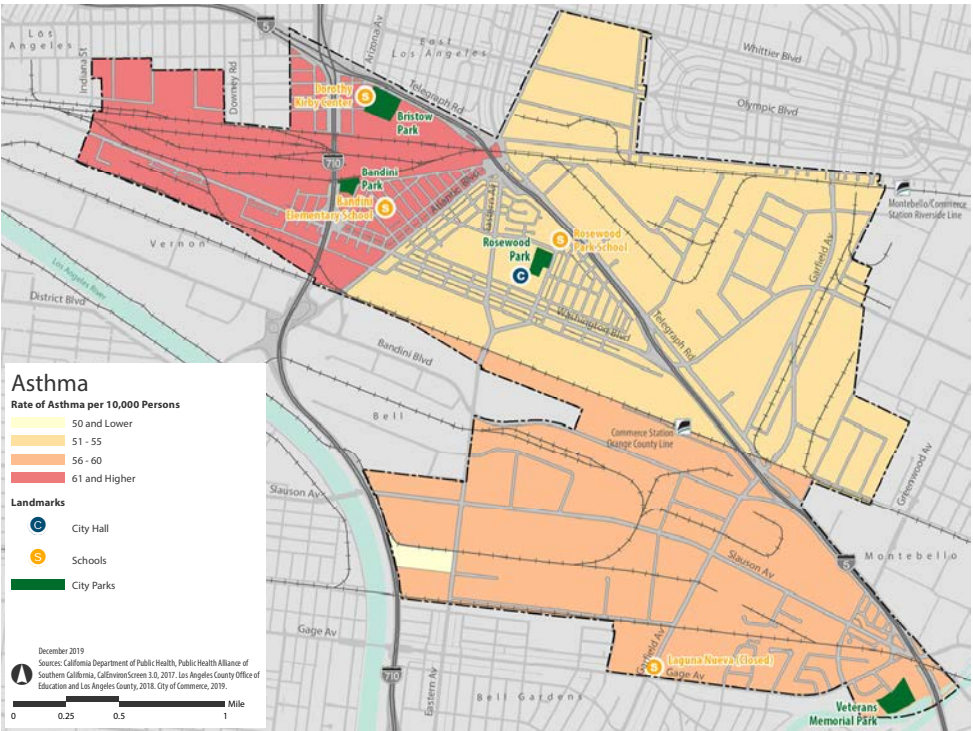
# Sensitive Populations



HEART DISEASE



LOW BIRTH WEIGHT



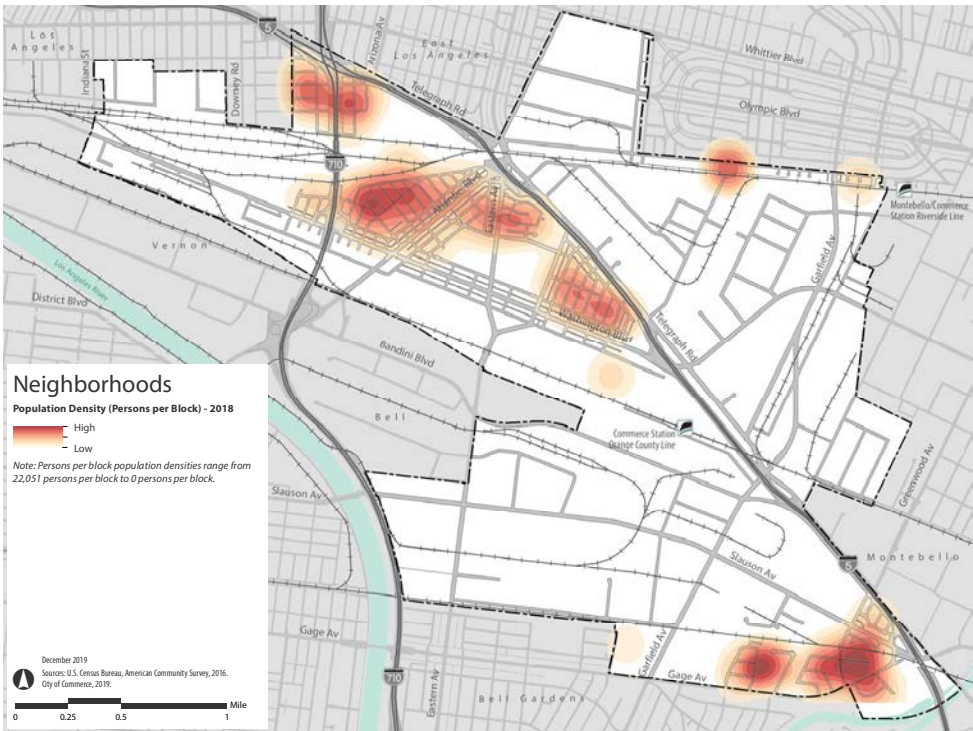
ASTHMA

Note(s): Low birth weight refers to babies who are born weighing less than 2,500 grams (5 pounds and 8 ounces.)

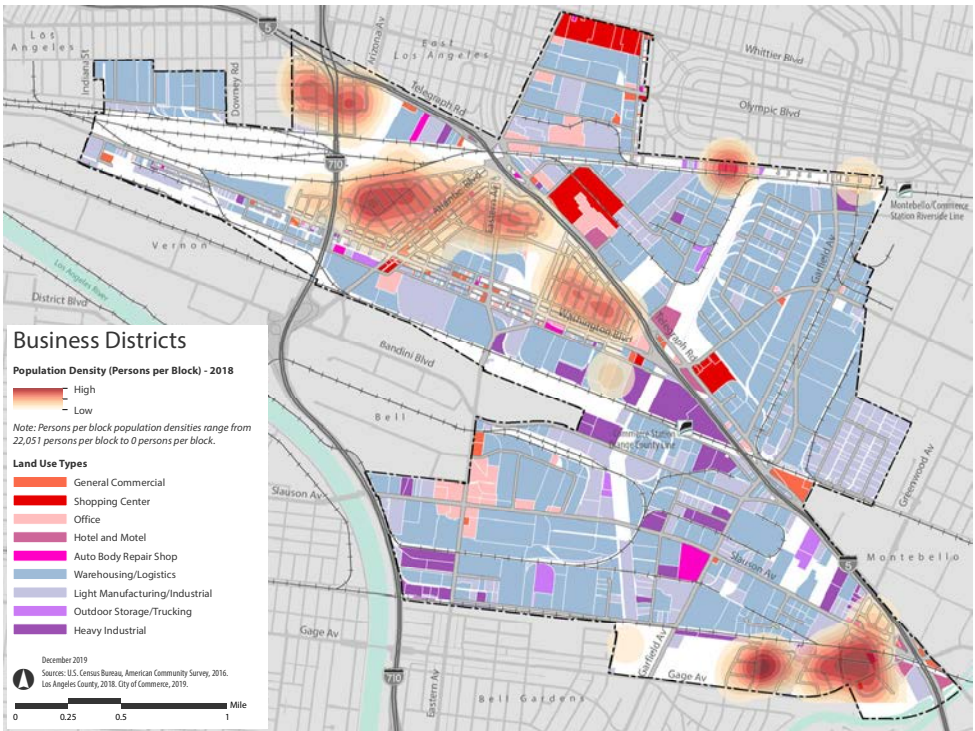
# Commerce Neighborhoods and Potential Exposure to Hazards

The places where people live, work, learn, play, and pray impact their health. In fact, where people live has a greater influence on how long they will live than their genetics. Allocating resources to support healthy communities is the most cost-effective pathway to reducing health inequities. Increasing awareness about the root causes of illnesses and catalyzing broad participation has been effective in changing disease patterns and advancing health equity.

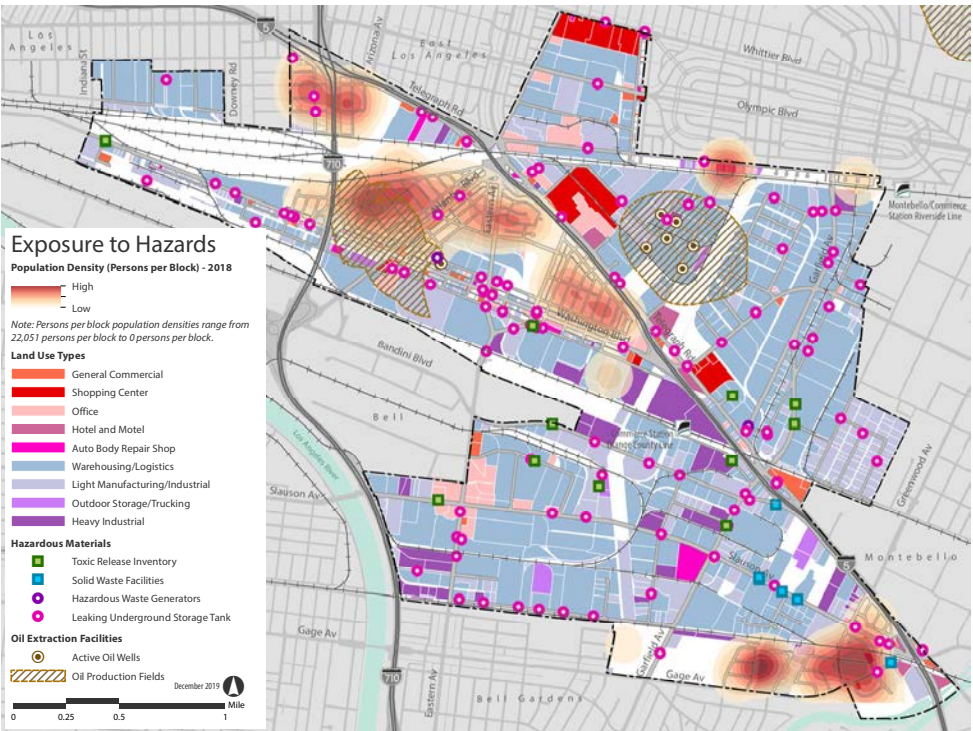
Exposure to environmental hazards can result in increased risk of chronic health issues such as cardiovascular disease, low birth weight, respiratory illness, higher hospitalization rates, and premature death.



POPULATION DENSITY



BUSINESS DISTRICTS

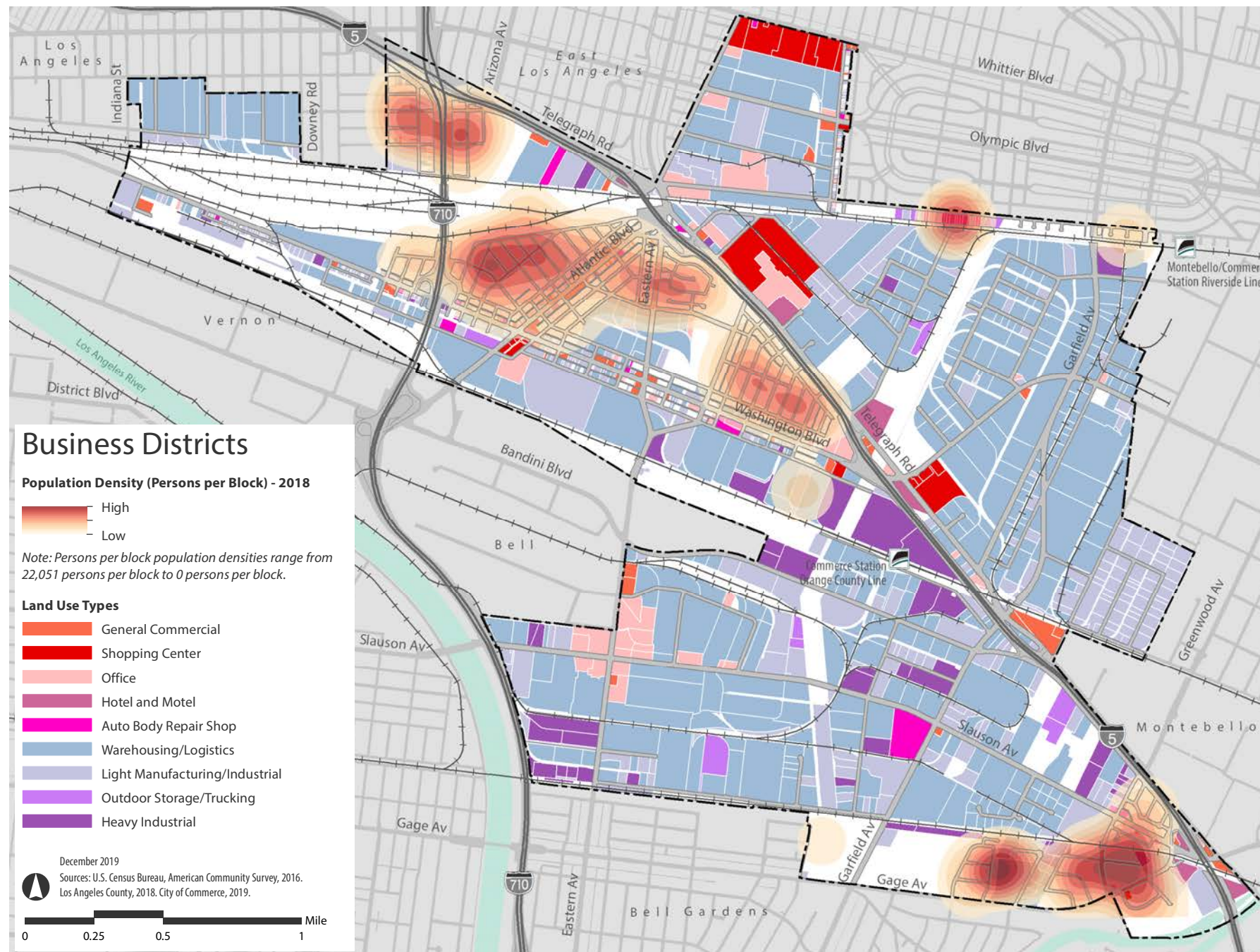


EXPOSURE TO HAZARDS

Source(s): <https://www.policylink.org/sites/default/files/Health%20Equity%20101%20Final%20May%202014%20AS%20pdf.pdf>  
Note(s): Larger maps can be found on subsequent pages.



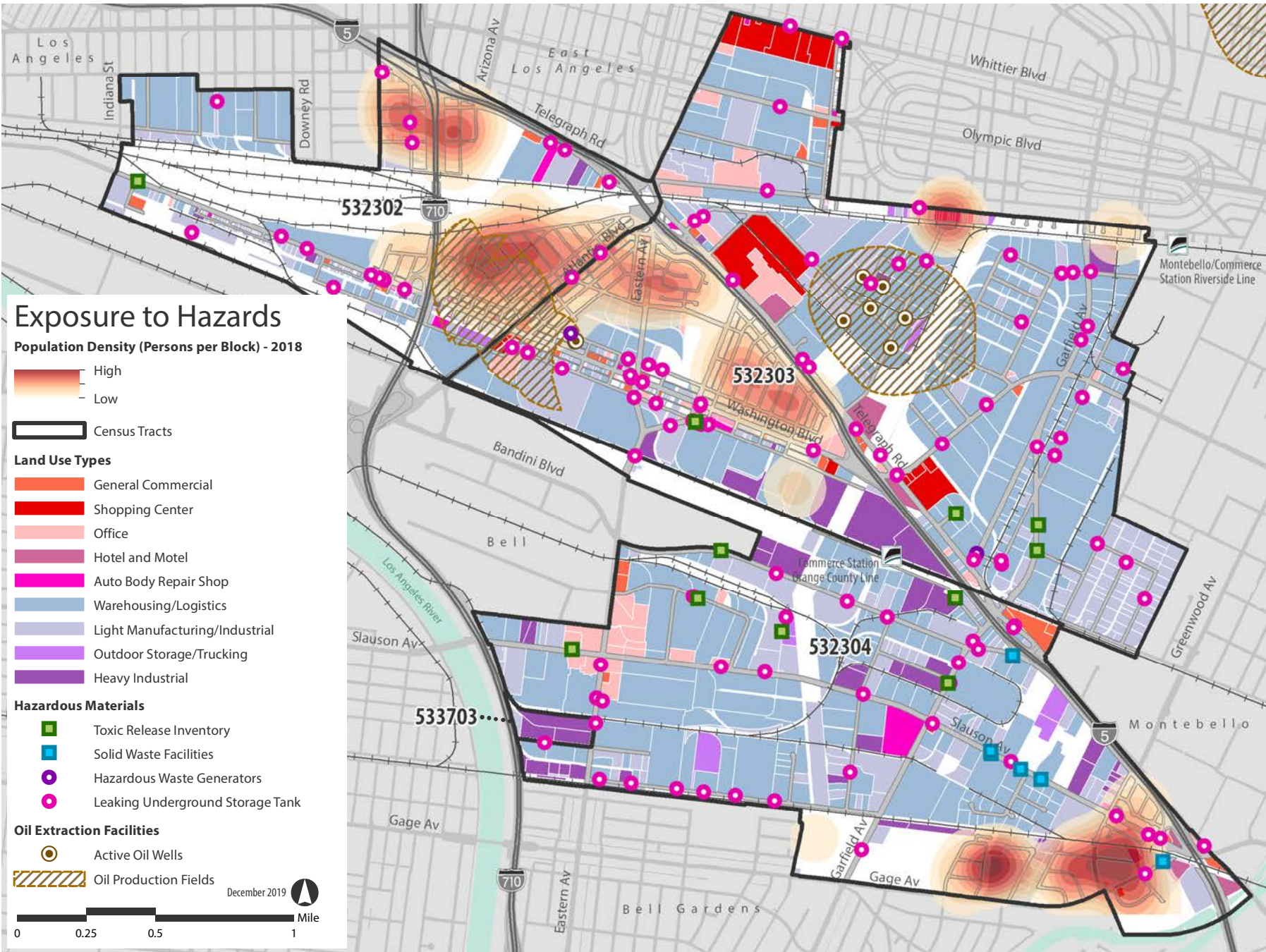
## Commerce Neighborhoods and Potential Exposure to Hazards



- All residential neighborhoods in Commerce are in close proximity or adjacent to industrial land uses and/ or a major interstate.



# Commerce Neighborhoods and Potential Exposure to Hazards



The CalEnviroScreen 3.0 hazardous waste indicator is calculated by considering the number of permitted Treatment, Storage, and Disposal Facilities (TSDFs) or generators of hazardous waste, the weight of each generator or site, and the distance to the census tract.

A higher percentile indicates a higher relative burden. If a census tract's percentile is 95, the number and type of hazardous waste generators/ sites is higher in that census tract than 95 percent of the census tracts in California.

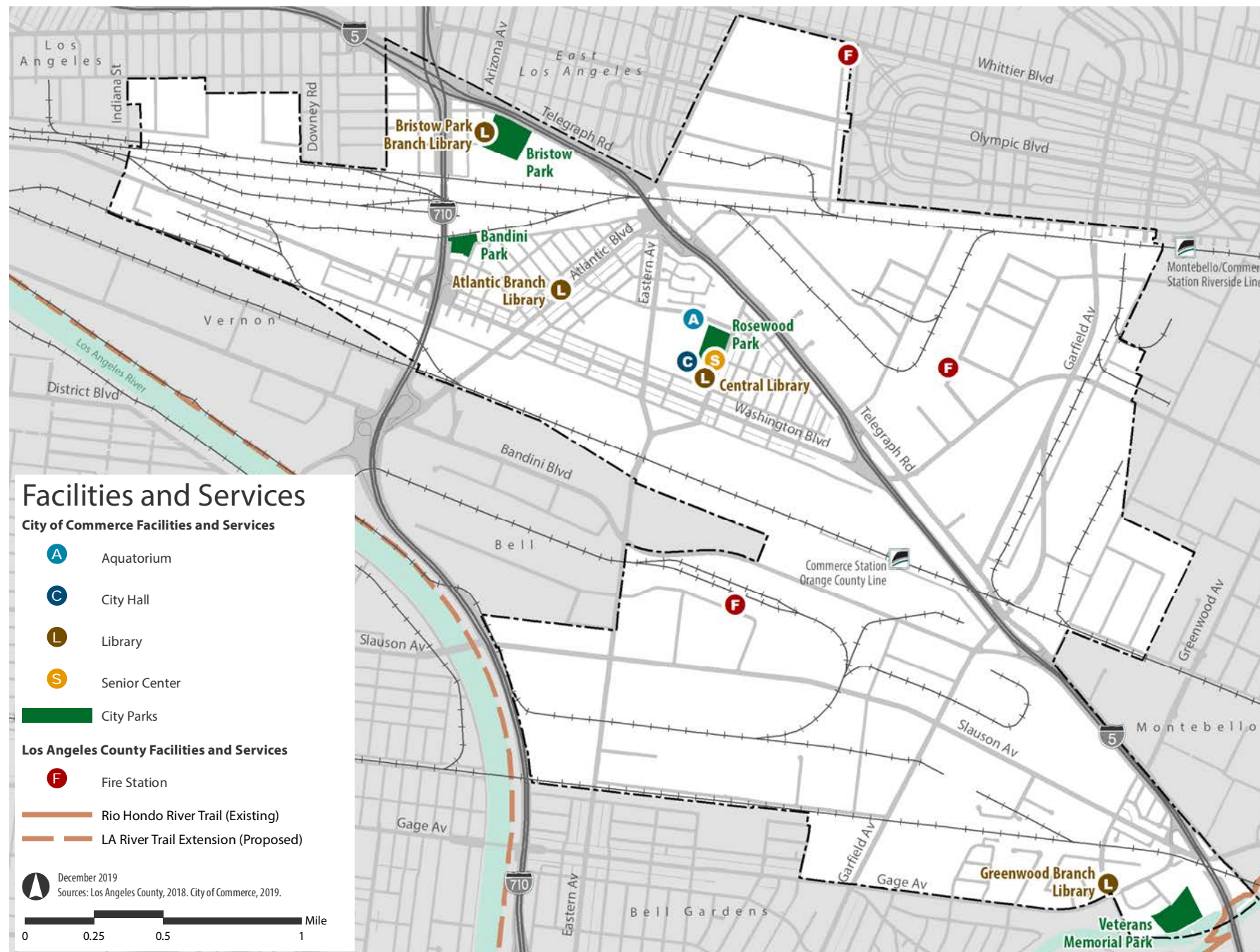
- Census Tract 6037-532302
  - » Hazardous Waste Percentile: 93
  - » This tract either contains or is nearby 21 hazardous waste generators and 1 TSDFs
- Census Tract 6037-532303
  - » Hazardous Waste Percentile: 98
  - » This tract either contains or is nearby 43 hazardous waste generators and 1 TSDFs
- Census Tract 6037-532304
  - » Hazardous Waste Percentile: 95
  - » Contains or is nearby 22 hazardous waste generators and 1 TSDFs
- Census Tract 6037-533703
  - » Hazardous Waste Percentile: 51
  - » Contains or is nearby 3 hazardous waste generators and 1 TSDFs

Sources: U.S. Census Bureau, American Community Survey, 2016. CalEPA and Office of Environmental Health Hazard Assessment, 2017. Montebello Unified School District, Los Angeles County Office of Education, and Los Angeles County, 2018. City of Commerce, 2019; <https://oehha.ca.gov/calenviroscreen/indicator/hazardous-waste-generators-and-facilities>



# OTHER HEALTH CONSIDERATIONS

## Community Facilities and Services

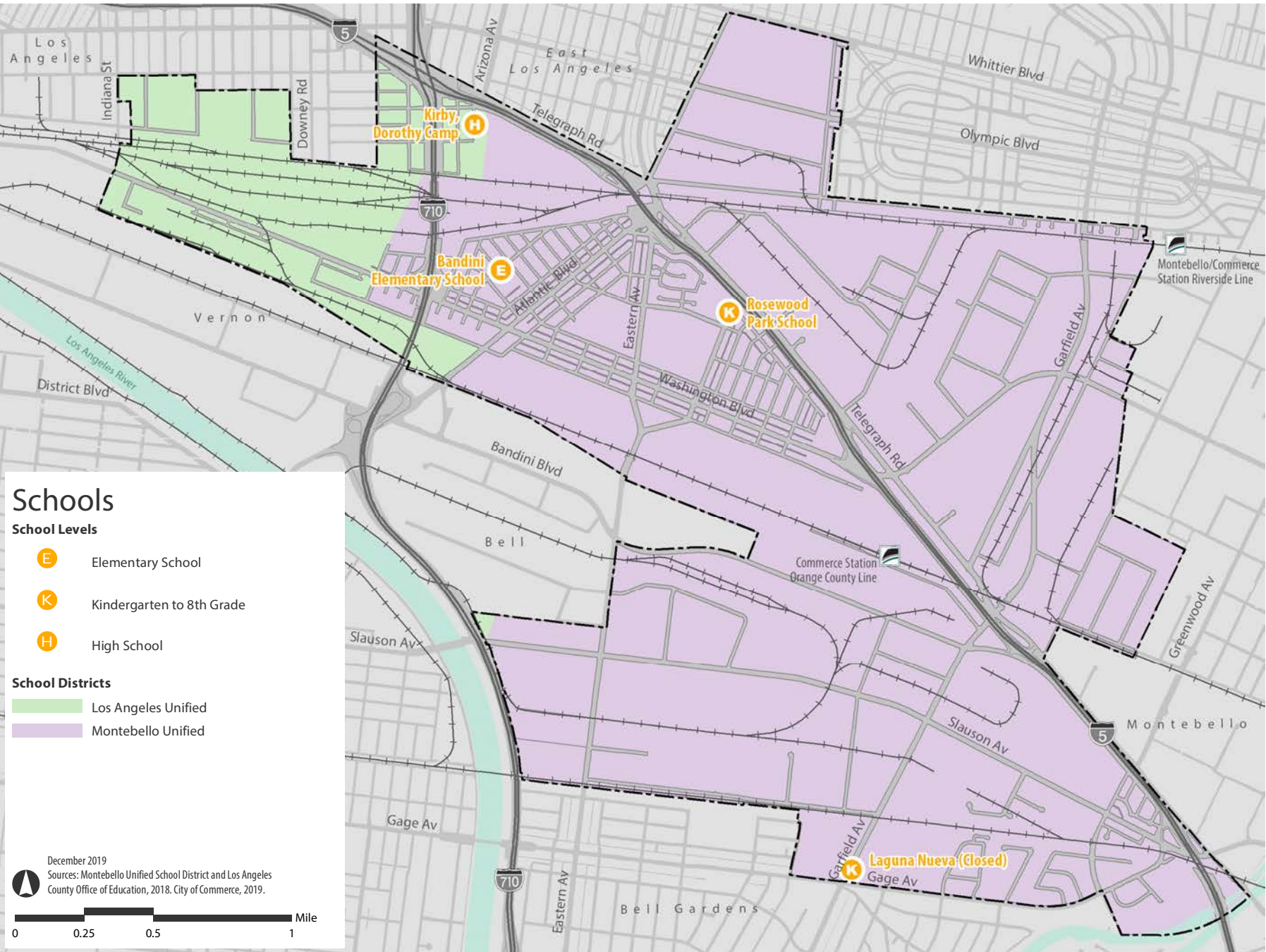


- Commerce maintains and operates eight community and recreation centers:
  - » Bandini Park/ Batres Community Center
  - » Brenda Villa Aquatic Center
  - » Bristow Park
  - » Camp Commerce
  - » Rosewood Park Community Center
  - » Senior Citizens Center
    - » The senior citizens center offers a variety of organized recreational programs and excursions for adults 50 years and older.
  - » Teen Center
  - » Veterans Memorial Park
- The City's parks and community and recreation centers offer residents access to a variety of amenities, including:
  - » Baseball
  - » Basketball
  - » Billiards
  - » Fitness zones
  - » Kitchen
  - » Meeting room
  - » Picnic shelters
  - » Playgrounds
  - » Softball
  - » Spray pools
  - » Television viewing
  - » Volleyball
- Commerce has four libraries that offer a range of learning activities and technology resources for all ages.

Source(s): City of Commerce, <http://ca-commerce.civicplus.com/index.aspx?NID=135>



# Schools and School Districts

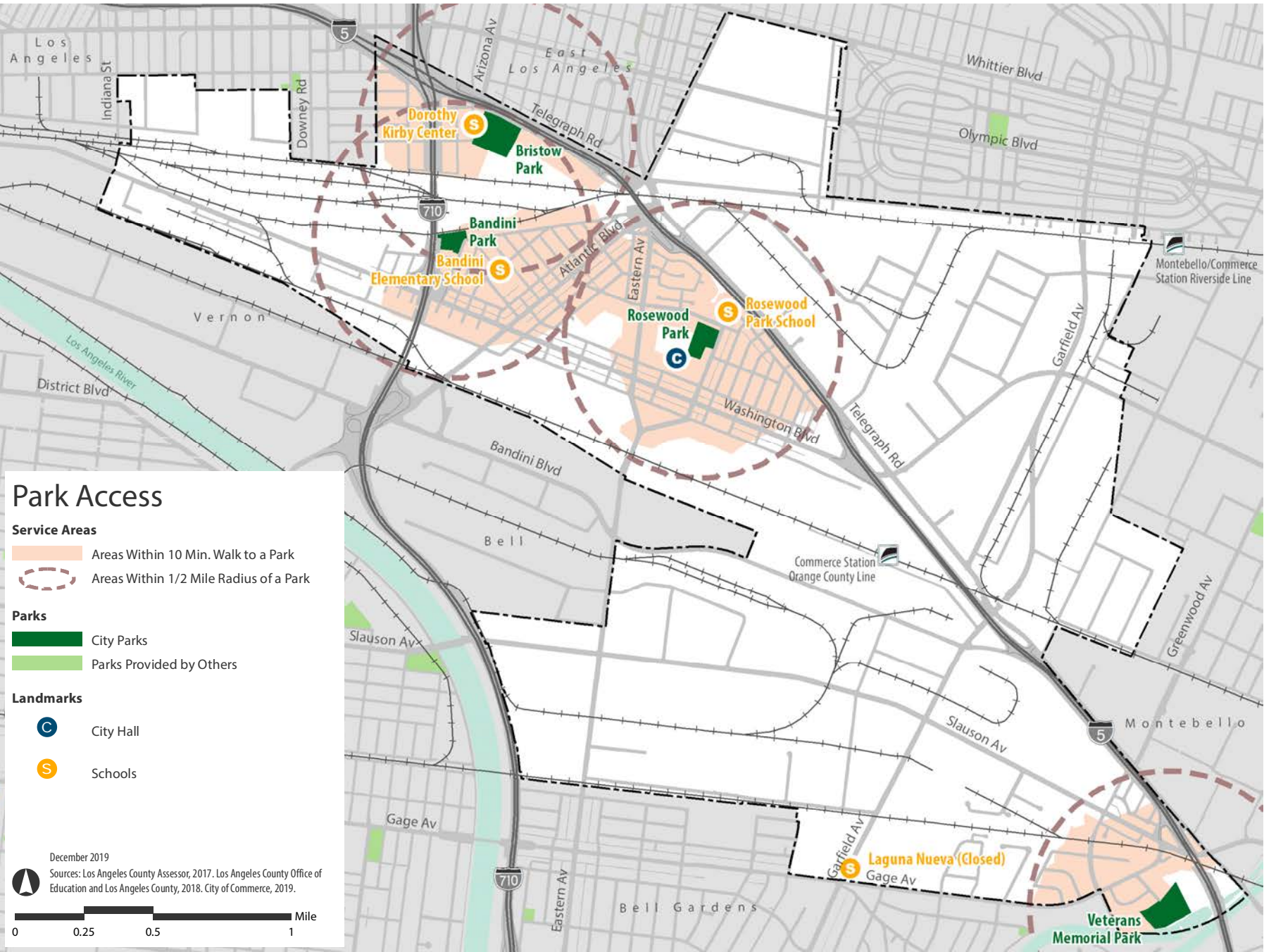


<https://locator.lacounty.gov/lac/Location/3051676/dorothy-kirby-center>

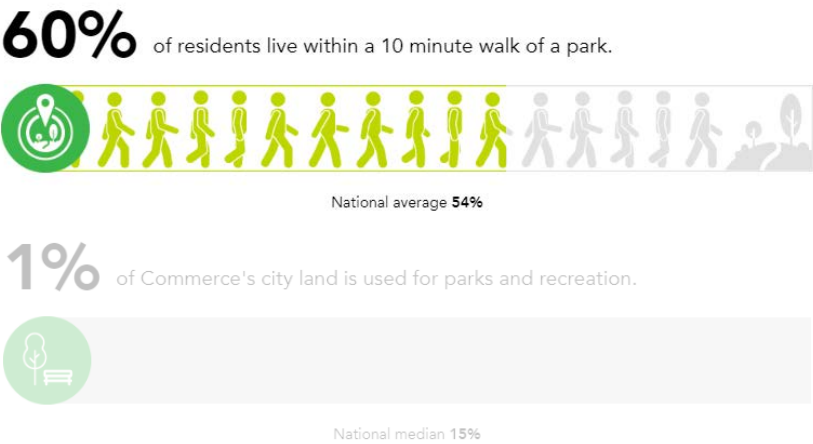
- Two operational public schools in Commerce serve K-12 students. Both are within the Montebello Unified School District.
- There are no public high schools in Commerce.
- The Dorothy Kirby Center is maintained by the Los Angeles County Department of Mental Health. It provides secure detention for delinquent minors and helps them transition.
- Commerce has two higher education facilities:
  - » Pacific College, Nursing School
  - » Anderson Medical Career College (Branch Campus), Nursing School



# 10-Minute Walk to Parks



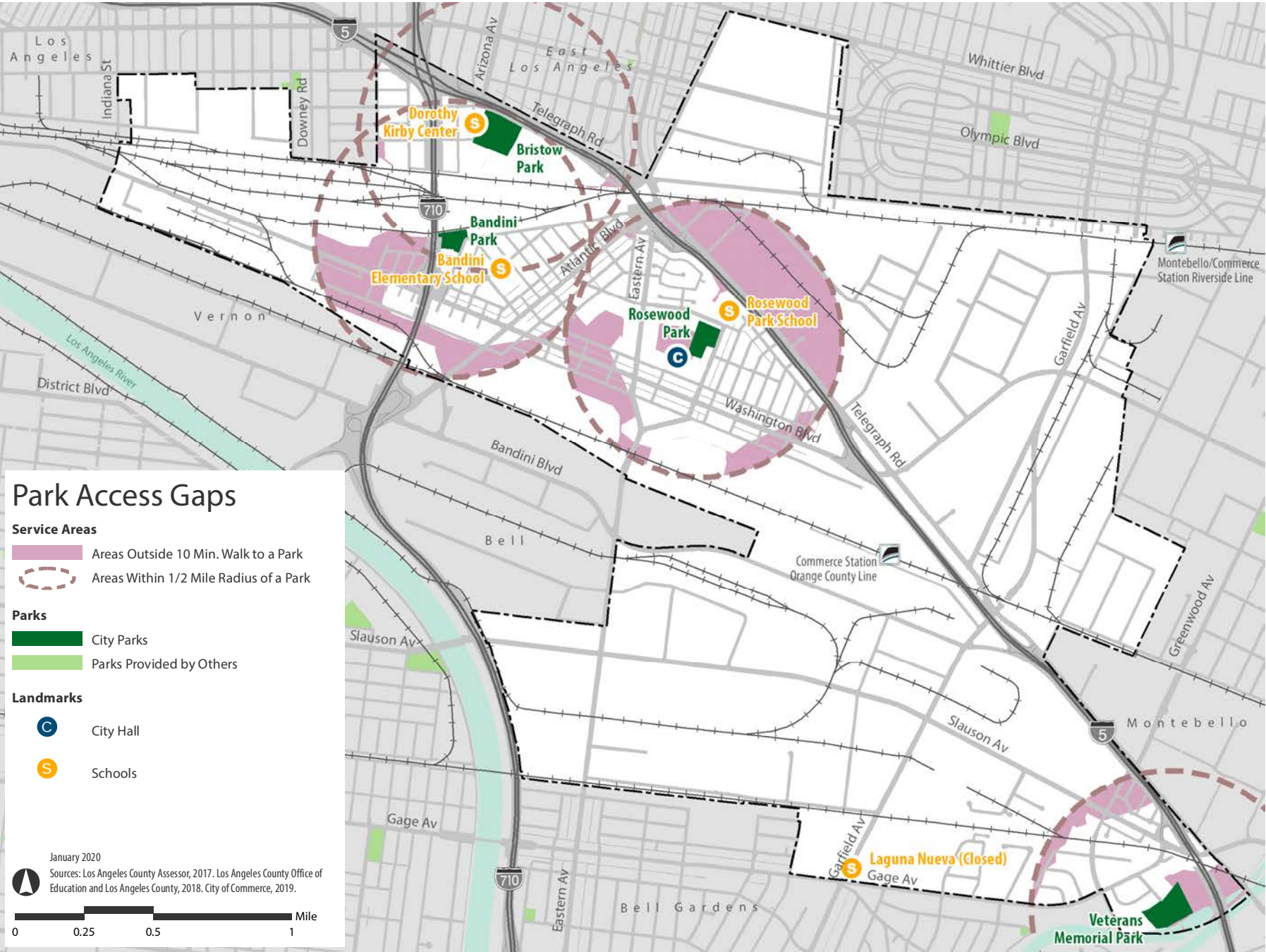
- Commerce has four neighborhood parks:
  - » Bandini Park (3.6 acres)
  - » Bristow Park (11.3 acres)
  - » Rosewood Park (5.7 acres)
  - » Veterans Memorial Park (9.7 acres)
- Access to parks and open space is essential to the social, environmental, and economic health of a community.
- Half-mile park access is the basis for the The #10-Minute-Walk campaign led by the National Recreation and Park Association (NRPA), the Trust for Public Land, and the Urban Land Institute.
- According to the Trust for Public Land, 60 percent of Commerce residents live within a 10-minute walk of a park (national average: 54 percent).



Source(s): <https://www.tpl.org/city/commerce-california>



# 10-Minute Walk · Limited Access

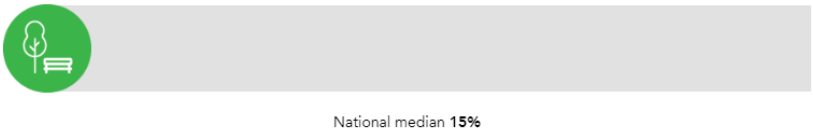


- According to the Trust for Public Land, one percent of Commerce land is used for parks and recreation (national median: 15 percent).
- Areas outside of a 10-minute walk to a park represent 27 percent of land (or 287 acres) within one-quarter mile radius a park that should have but lack access.
- Approximately 147 residential parcel lack ready park access.
- According to the Trust for Public Land, 5,437 Commerce residents live outside of a 10-minute walk to a park (of 13,546 total residents).
- Major barriers to park access within Commerce include:
  - » I-5 and I-710
  - » Utility and service corridors
  - » Limited grid/ parallel street network
  - » Wide thoroughfares and limited number of crosswalks

**60%** of residents live within a 10 minute walk of a park.



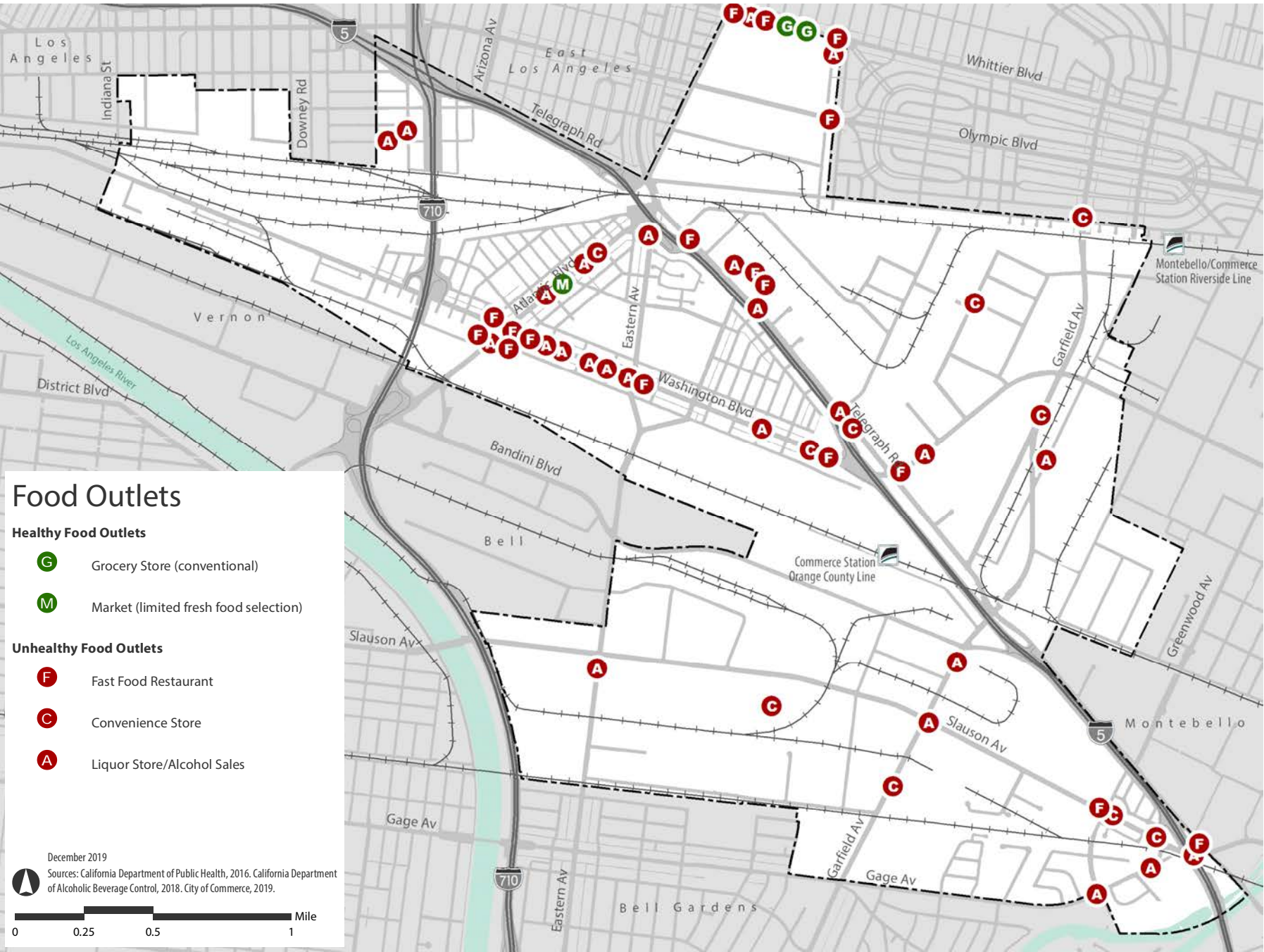
**1%** of Commerce's city land is used for parks and recreation.



Source(s): <https://www.tpl.org/city/commerce-california>

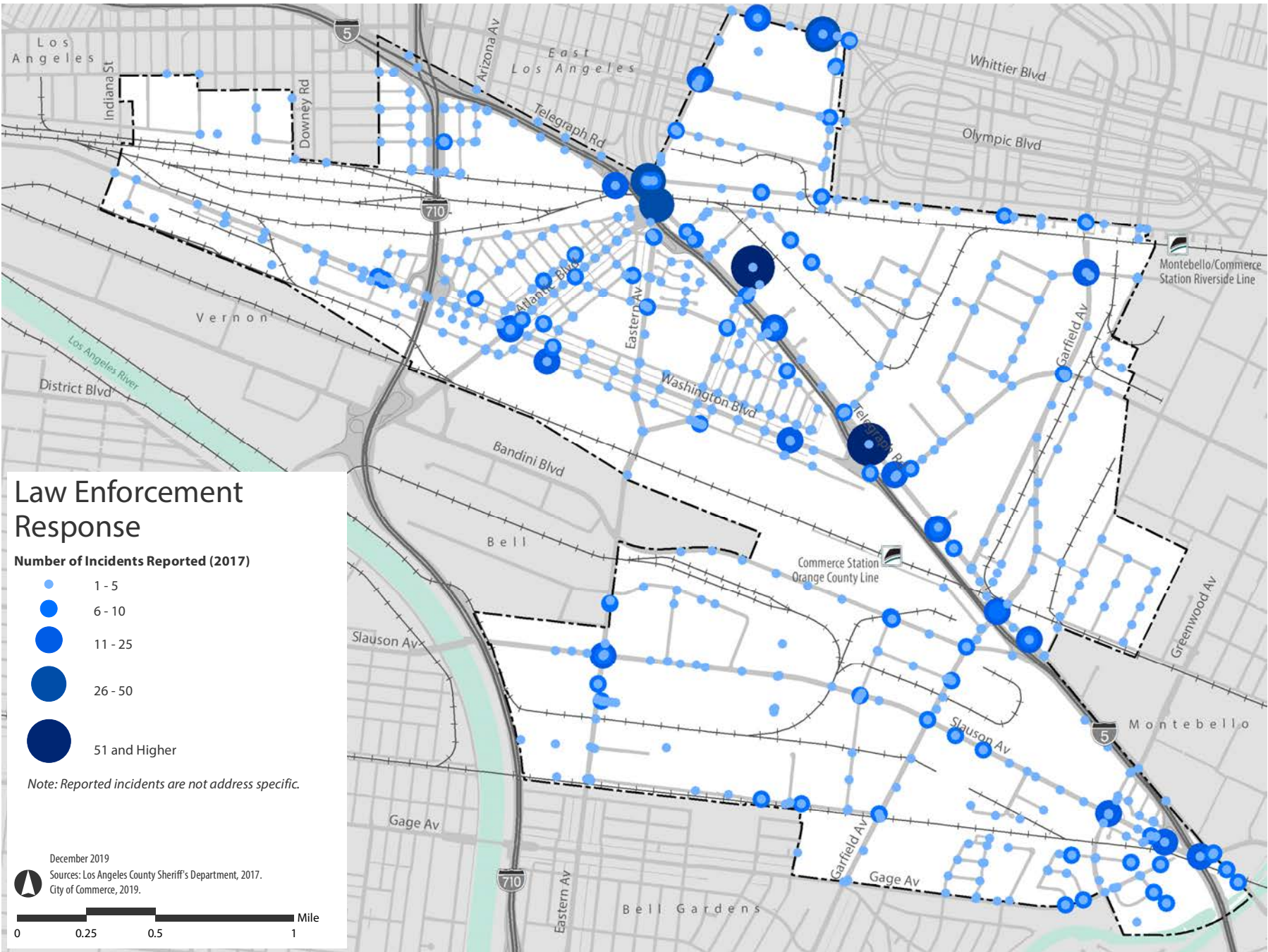


# Access to Healthy and Affordable Food Outlets



- As of 2018, three stores in Commerce provided fresh and healthy foods:
  - » Bandini Market
  - » El Super
  - » Target Grocery

# Law Enforcement Response



- Crimes reported in Commerce account for both residential crimes as well as those associated with its many businesses and daytime work population of almost 60,000.
- Higher percentages of the following incidents were reported in Commerce than in Los Angeles County:
  - Traffic accidents
  - Grand theft auto
  - Larceny theft
  - Vandalism
  - Vehicle/ boating laws



# GREEN ZONES WORKING GROUP

## *Key Strategy Recommendations and Framework*

As directed by the Commerce City Council, the Commerce Green Zones Working Group was convened in 2012 to discuss and develop land use recommendations related to Buffer Zones/ Sensitive Receptors and “Green Zones”. The group’s charge was to identify solutions to address concerns with regarding the proximity of hazardous sources to sensitive land uses. A second focus was to define strategies to encourage “greener and cleaner” businesses locally.

- Stakeholders included:
  - » Business Community - Small
  - » Business Community - Large
  - » Commerce Industrial Council Chamber of Commerce
  - » Environmental Justice Advisory Task Force
  - » Labor/ Jobs
  - » Commerce Planning Commission
  - » Commerce Residential Community
  - » USC PERE
- Guiding Principles
  - » Balance
  - » Community Health
  - » Collocation of Industrial Uses and Sensitive Receptors
  - » “Green” Practices
  - » Image
  - » Infrastructure
  - » Local Workforce
  - » Connectivity/ Mobility

### 01 PREVENTION

Provide separation of harmful uses from sensitive receptors

### 02 REDUCTION

Ensure reduction of polluting effects from industry

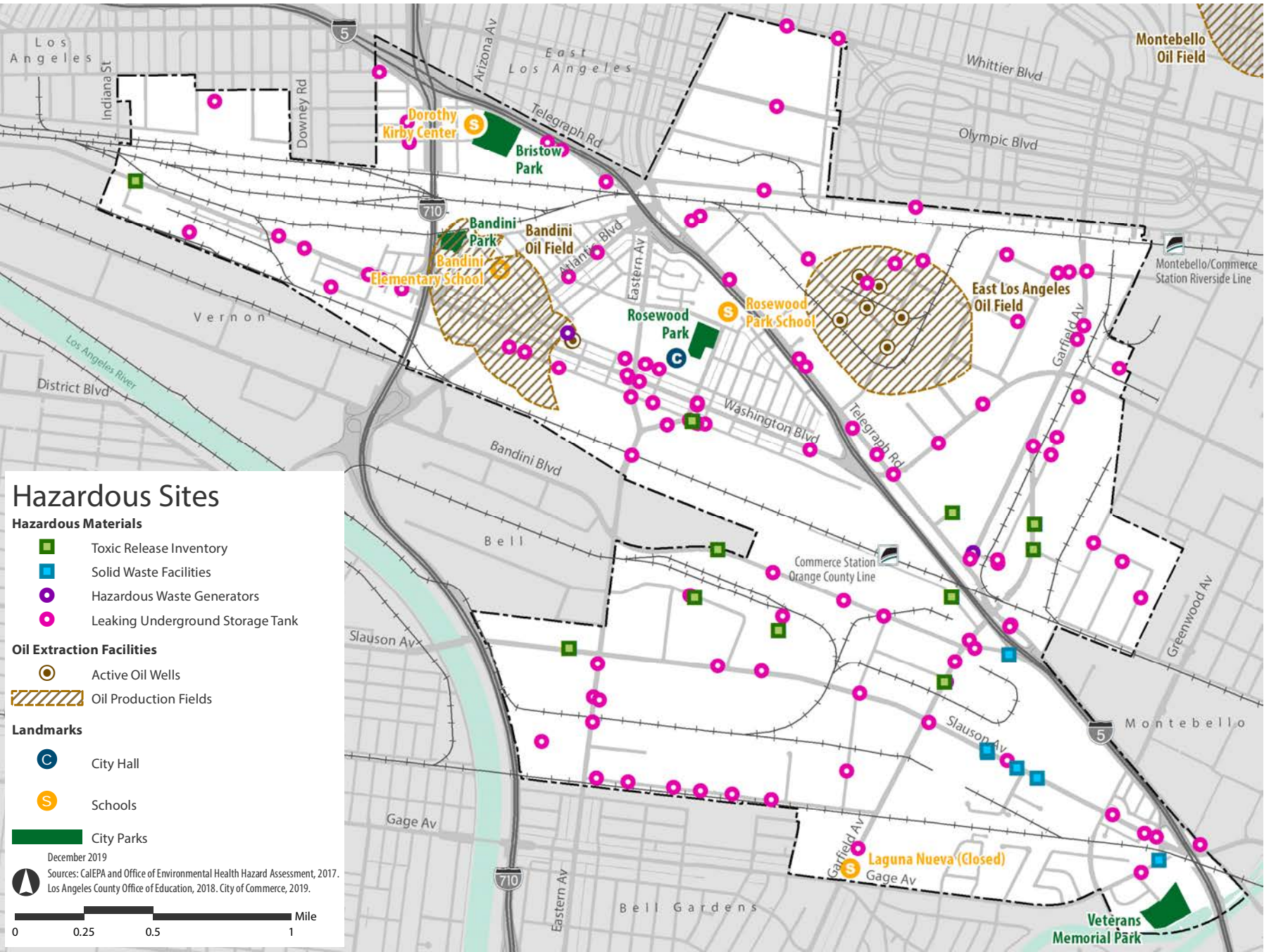
### 03 REVITALIZATION

Create opportunities that contribute to a healthy green economy

### 04 REINVESTMENT

Provide adequate infrastructure to support future economic and community health

# Hazardous Sites

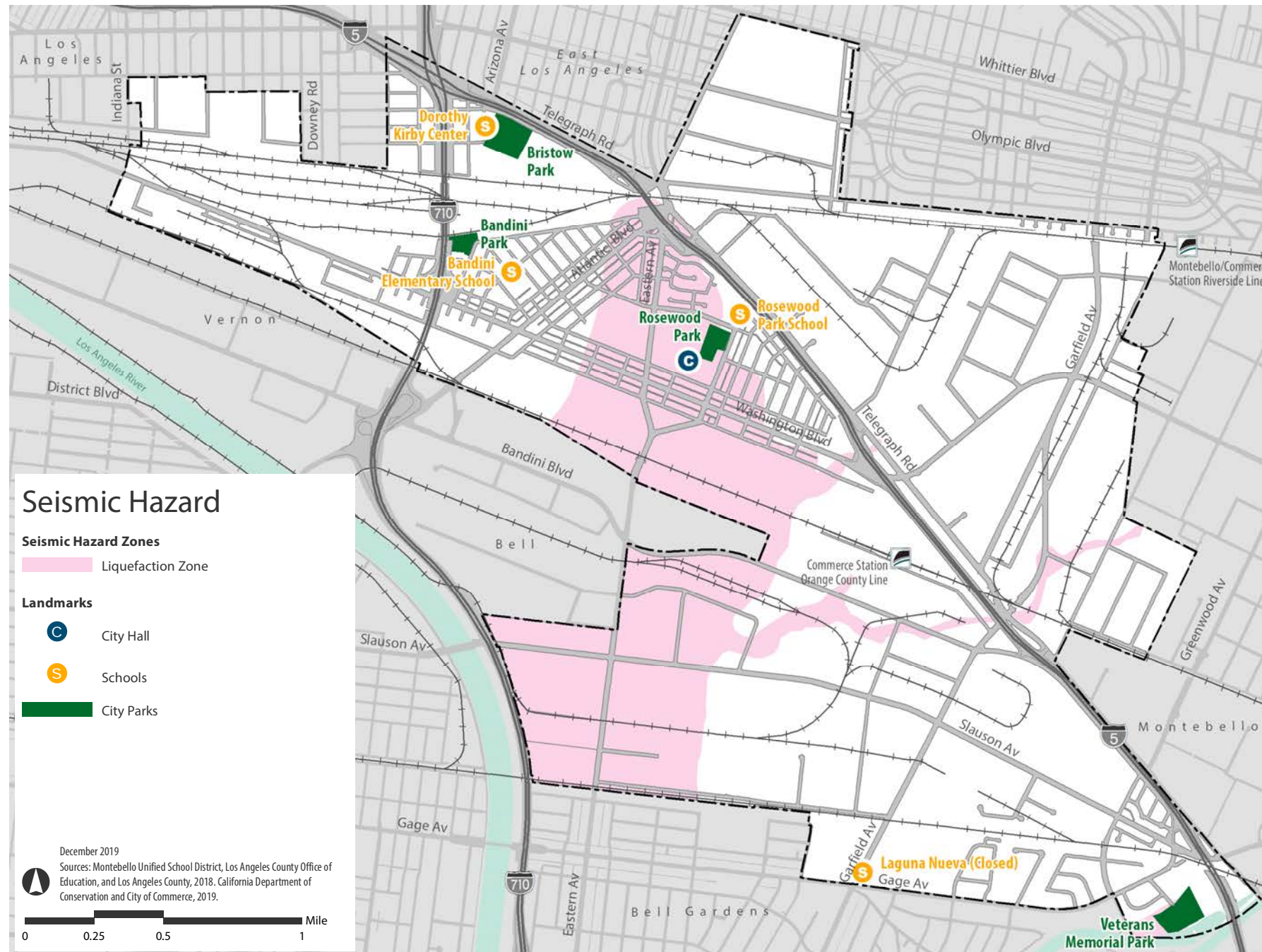


- Data provided by Cal EPA and the Office of Hazard Assessment indicate the presence of numerous businesses and sites in Commerce that have hazardous conditions due to current operations or prior use of a property.



# 05 INFRASTRUCTURE

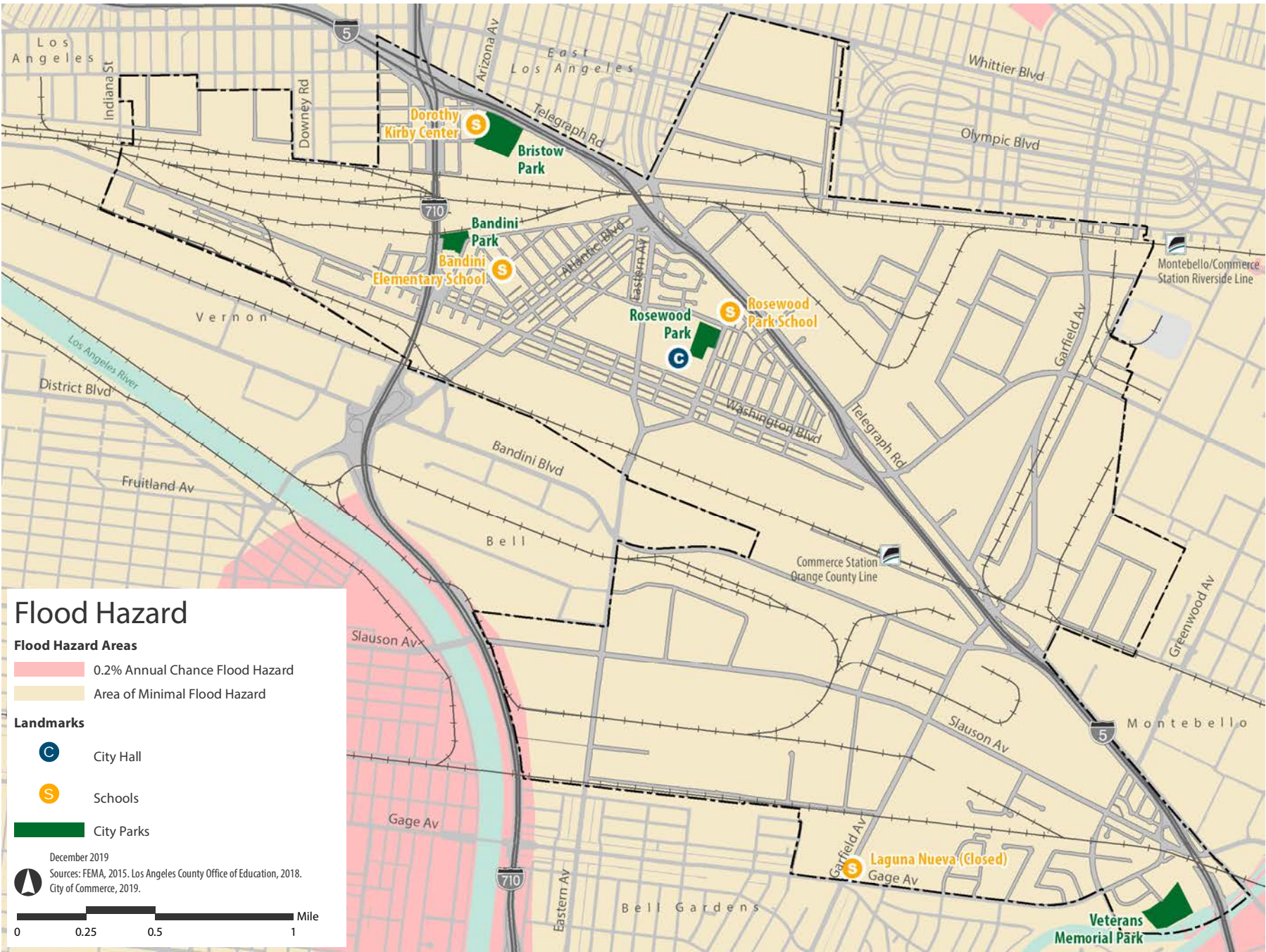
## Seismic Hazards



- Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading.



# Flood Hazards



- The only areas of Commerce subject to flooding lie along the Los Angeles River.

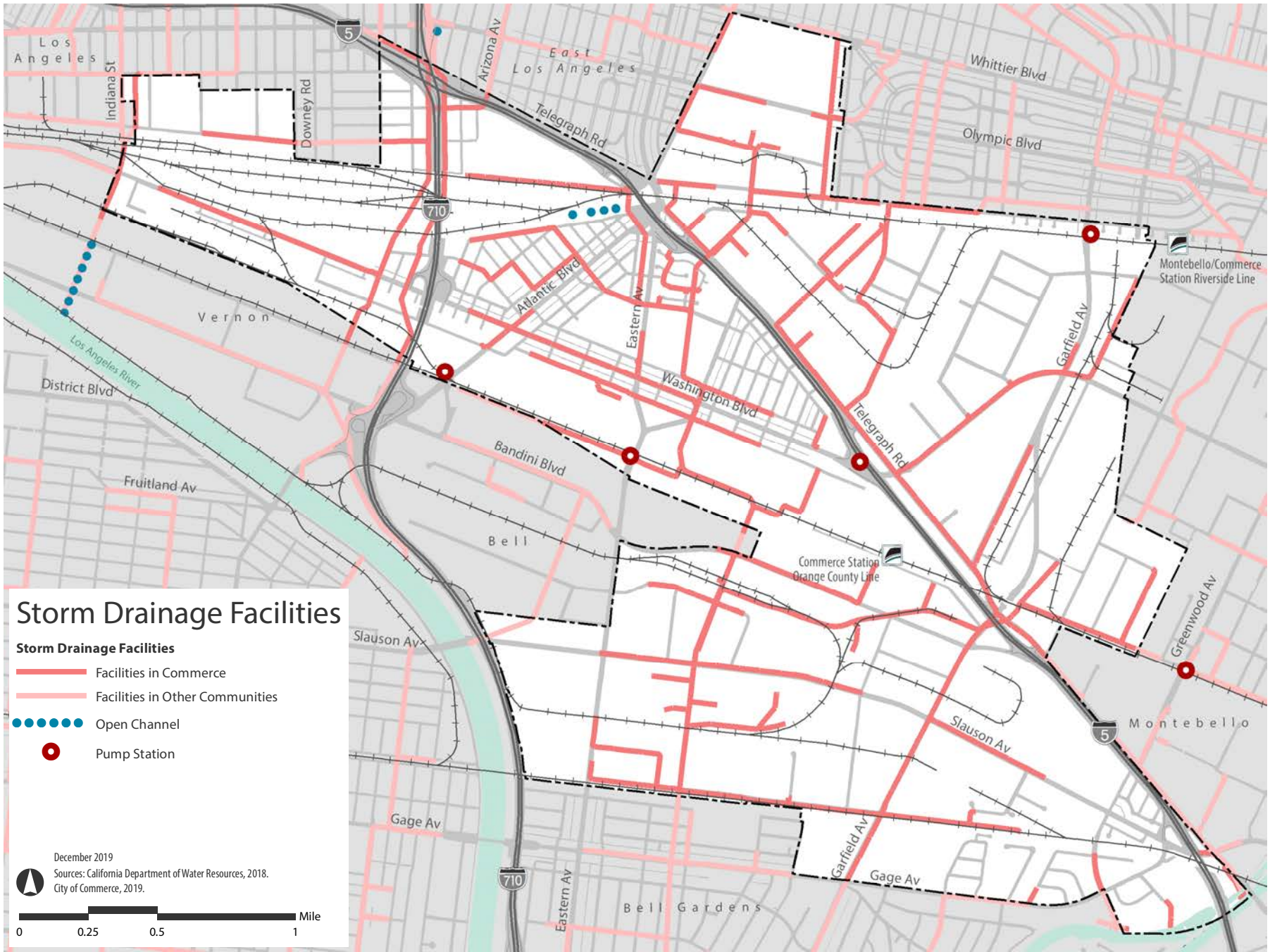


Sanitary Sewer Facilities · Major Collector Lines



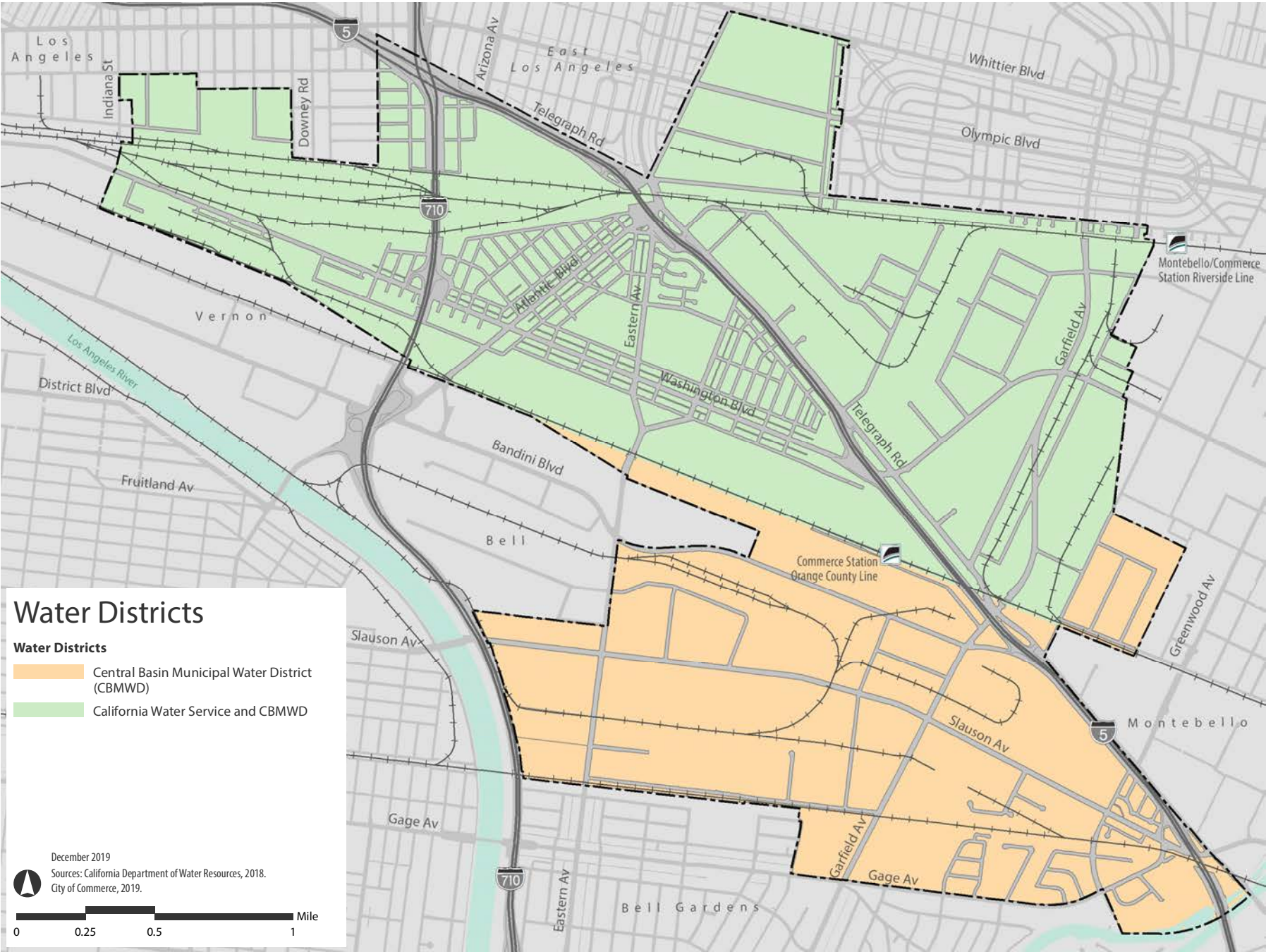


Storm Drain Facilities · Major Collectors



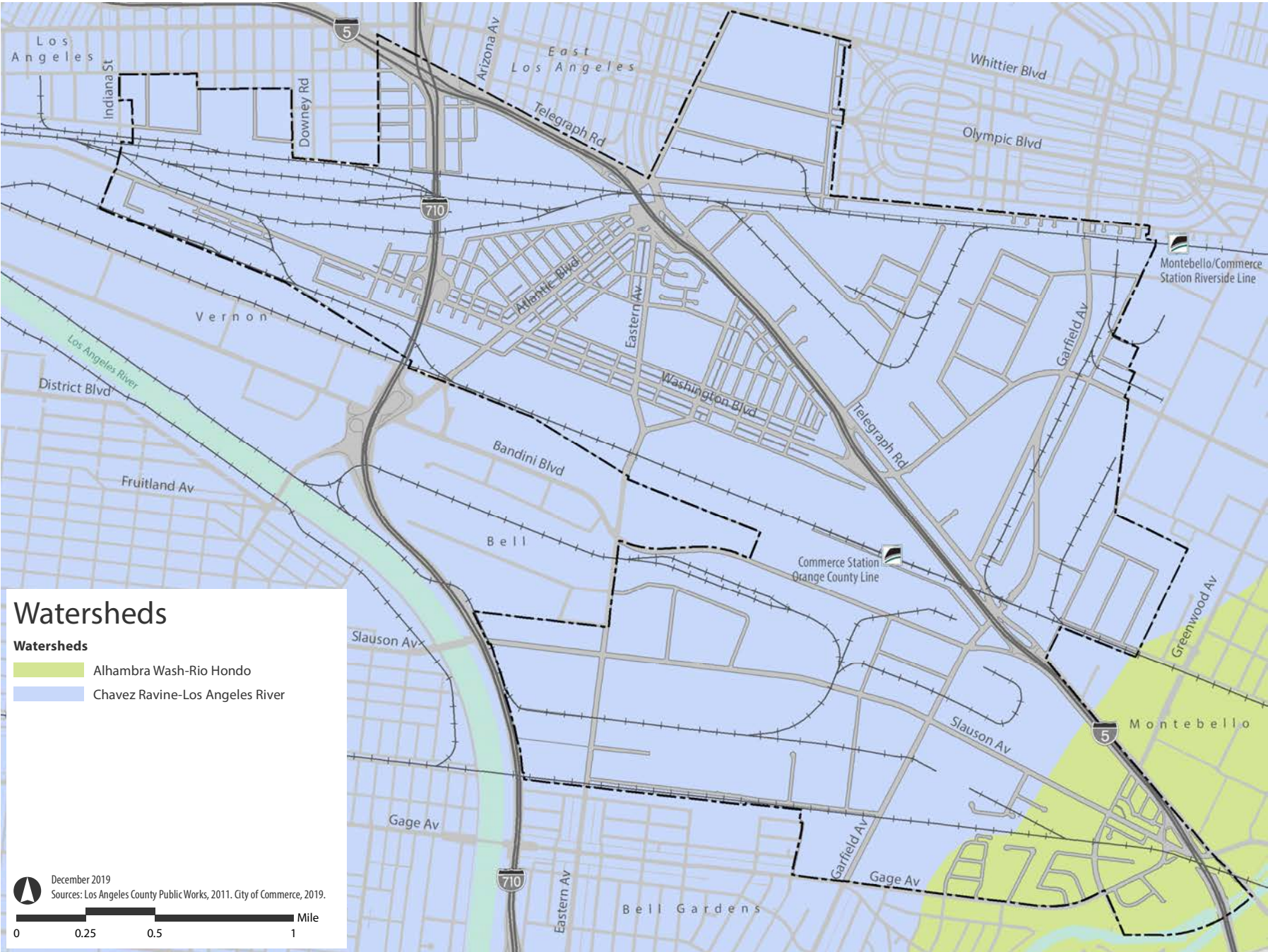


Water Districts





Watersheds



# 06 APPENDIX



# Commerce Residents Employment Profile

COMMERCE

INDUSTRY	NUMBER	PERCENT
Civilian employed population 16 years and over	5,560	100.0%
Agriculture, forestry, fishing and hunting, and mining	8	0.1%
Construction	295	5.3%
Manufacturing	745	13.4%
Wholesale trade	398	7.2%
Retail trade	642	11.5%
Transportation and warehousing, and utilities	481	8.7%
Information	137	2.5%
Finance and insurance, real estate, rental and leasing	173	3.1%
Professional, scientific and management, admin and waste management services	461	8.3%
Educational services, health care and social assistance	1,084	19.5%
Arts, entertainment and recreation, accommodation and food services	618	11.1%
Other services	242	4.4%
Public administration	276	5.0%

Source(s): US Census 2017 ACS 5-Year Estimates

# Los Angeles County Residents Employment Profile

LOS ANGELES COUNTY

INDUSTRY	NUMBER	PERCENT
Civilian employed population 16 years and over	4,805,817	100.0%
Agriculture, forestry, fishing and hunting, and mining	23,393	0.5%
Construction	276,879	5.8%
Manufacturing	475,291	9.9%
Wholesale trade	165,717	3.4%
Retail trade	506,091	10.5%
Transportation and warehousing, and utilities	270,211	5.6%
Information	213,966	4.5%
Finance and insurance, real estate, rental and leasing	294,319	6.1%
Professional, scientific and management, admin and waste management services	614,276	12.8%
Educational services, health care and social assistance	989,093	20.6%
Arts, entertainment and recreation, accommodation and food services	535,155	11.1%
Other services	289,152	6.0%
Public administration	152,274	3.2%

Source(s): US Census 2017 ACS 5-Year Estimates



# BUILDING AGE

1800s through 2018

