



COMMUNITY INVESTMENT DEPARTMENT

Karen Bass, Mayor
Abigail R. Marquez, General Manager

July 30, 2026

Council File: 23-0957-S1
Council District: 15
Contact Persons & Phone Numbers:
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Honorable Karen Bass
Mayor, City of Los Angeles
Room 303, City Hall
200 N. Spring Street
Los Angeles, CA 90012
Attention: Legislative Coordinator

Honorable Members of the City Council
City of Los Angeles
c/o City Clerk, City Hall
200 N. Spring Street
Los Angeles, CA 90012
Attention: Jason Lopez
Legislative Assistant

TRANSMITTAL: RESPONSE TO MOTION REQUESTING EWDD TO ESTABLISH THE PACIFIC AVENUE / 22ND STREET CORRIDOR JOBS AND ECONOMIC DEVELOPMENT INCENTIVE (JEDI) ZONES IN COUNCIL DISTRICT FIFTEEN.

SUMMARY

Effective June 29, 2026, the Los Angeles Department of Aging, the Community Investment for Families Department, the Economic and Workforce Development Department, and Youth Development Department will be integrated to form the new Community Investment Department (CID). Through this action, the City has taken a significant step toward a more equitable, responsive, and inclusive future through the consolidation of key public-facing functions into a single integrated department. CID brings together social services and economic development functions to provide a seamless continuum of support—from youth and senior services to workforce development, housing stabilization, and small business assistance. By aligning programs and resources under a unified framework, the City will be better positioned to respond to emerging needs, improve service delivery, and advance strategic priorities that strengthen communities across Los Angeles.

On October 22, 2025, City Council (C.F. 23-0957-S1) requested EWDD, now known as CID, to conduct a baseline evaluation of a proposed JEDI Zone along Pacific Boulevard Corridor. EWDD conducted a baseline evaluation of the following proposed JEDI Zone, hereinafter named:

- **Proposed New Pacific Boulevard Corridor JEDI Zone:** Pacific Boulevard between 110 Freeway to the North and to 22nd St to the South.
- The proposed area, being located in a CEDS focus area and partially in a federally-recognized Opportunity Zone, qualifies the proposed expansion under the primary qualifying criteria
- The evaluation determined that the majority of the proposed additional area block groups satisfy four of the secondary qualifying criteria.

Table 1 below provides a summary of primary qualifying criteria that have been met.

TABLE 1 – Summary of Primary Qualifying Criteria

Primary Qualifying Criteria	Qualification Status
City-established EIFD District	N/A
City-established CRIA District	N/A
Within a designated Opportunity Zone	Partially Meets Criteria
Focus Area designated by Citywide Economic Development Strategy	Meets Criteria
Promise Zone Community	Does Not Meet Criteria
Economic assessment establishes five criteria in the secondary needs assessment.	N/A

Table 2

Secondary Needs Criteria	P9 1101	P10 9021	P11 1102	P12 1201	P13 9011	P14 9012	P15 1202	P16 2011
Unemployment	Does Not Meet Criteria	Meets Criteria	Does Not Meet Criteria			Meets Criteria	Does Not Meet Criteria	
Low and Moderate Income	Meets Criteria						Does Not Meet Criteria	Meets Criteria
Blight	Visual Assessment							
Commercial Industrial and Retail Usage	Meets Criteria							

Contains an Identified City Priority Project	Does Not Meet Criteria
Former Community Redevelopment Area	Meets Criteria

The above tables provide a Summary of the Secondary Needs Assessment Qualifications for the proposed New Pacific Blvd Corridor JEDI Zone, indicating which criteria are either met or not met in the proposed area, referenced by the following block group numbers:

Block Group 060372962102 (P1)

Block Group 060372965001 (P2)

Block Group 060372962101 (P3)

Block Group 060372962201 (P4)

Block Group 060372966001 (P5)

Block Group 060372962202 (P6)

Block Group 060372962203 (P7)

Block Group 060372966002 (P8)

Block Group 060372971101 (P9)

Block Group 060372969021 (P10)

Block Group 060372971102 (P11)

Block Group 060372971201 (P12)

Block Group 060372969011 (P13)

Block Group 060372969012 (P14)

Block Group 060372971202 (P15)

Block Group 060372972011 (P16)

RECOMMENDATIONS

The General Manager of CID or designee respectfully requests that the City Council:

1. APPROVE the establishment of the New Pacific Boulevard JEDI Zone area on Pacific Boulevard between the 110 Freeway to the North and 22nd St to the South. The area qualifies as a JEDI Zone, per the JEDI Establishment Policy adopted on March 6, 2020, and revised on November 2, 2021(C.F. 13-0934-S2). Funds from the previously identified JEDI Zone designation will be budgeted to execute the program in the extended area.

FISCAL IMPACT STATEMENT

No Fiscal Impact was identified.

CONCLUSION

The Department has identified the proposed New Pacific Boulevard Corridor JEDI Zone as a strong candidate for program expansion. Funding originally allocated for the Pacific Avenue JEDI Zone will be used to support the implementation of program resources within the proposed extended area. Because the proposed corridor satisfies the minimum eligibility requirements established under the JEDI Zones Establishment Policy, CID recommends formally establishing the “New” Pacific Boulevard Corridor as part of the Pacific Corridor JEDI Zone.

Sincerely,



ABIGAIL R. MARQUEZ
General Manager

AM:FJ:DH:KH

Attachments:

Proposed New Pacific Blvd Active Business Listings **Attachment 1**

Proposed New Pacific Blvd JEDI Zone - Visual Assessment **Attachment 2**

Proposed New Pacific Blvd Assessment Results Listings **Attachment 3**

**JEDI Zone Evaluation
COUNCIL DISTRICT 15
ATTACHMENT 1
Active Business Listing Proposed New Pacific Blvd Corridor JEDI Zone**

NAICS	NAICS Primary Description	Count of Active Businesses
531100	Lessors of Real Estate	55
722110	Full-Service Restaurants	20
812990	All Other Personal Services	19
452000	General Merchandise Stores	14
811110	Automotive Mechanical and Electrical Repair and Maintenance	13
453990	All Other Miscellaneous Store Retailers	11
812111	Barber Shops	9
493100	Warehousing and Storage	6
531310	Real Estate Property Managers	6
722211	Limited-Service Restaurants	6
424940	Tobacco and Tobacco Product Merchant Wholesalers	5
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	5
441300	Automotive Parts, Accessories, and Tire Retailers	5
445310	Beer, Wine, and Liquor Stores	5
454390	Other Direct Selling Establishments	5
541600	Management, Scientific, and Technical Consulting Services	5
812112	Beauty Salons	5
812310	Coin-Operated Laundries and Drycleaners	5
445100	Grocery stores (including supermarkets & convenience stores without gas)	4
512100	Motion Picture & video industries (except video rental)	4

541213	Tax preparation services	4
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NAICS	NAICS Primary Description	Count of Active Businesses
722300	Special food services (including food service contractors & caterers)	4
722410	Drinking Places (alcoholic beverages)	4
233210	Single Family Housing Construction	3
311900	Other food mfg. (including coffee, tea, flavorings, & seasonings)	3
423910	Sporting & recreational goods & supplies	3
453220	Gift, novelty, & souvenir stores	3
453920	Art dealers	3
541990	All other professional, scientific, & technical services	3
561300	Employment services	3
621111	Offices of physicians (except mental health specialists)	3
711510	Independent artists, writers, & performers	3
999999	Unclassified establishments (unable to classify)	5
235310	Electrical Contractors	2
335000	Electrical equipment, appliance & component mfg.	2
339900	Other miscellaneous mfg.	2
423100	Motor vehicle & motor vehicle parts & supplies	2
423990	Other miscellaneous durable goods	2
447100	Gasoline stations (including convenience stores with gas)	2
453110	Florists	2
453310	Used merchandise stores	2
512200	Sound recording industries	2
531210	Offices of real estate agents & brokers	2
532290	Other consumer goods rental	2
541400	Specialized design services (including interior, industrial, graphic, & fashion design)	2

541800	Advertising & related services	2
561110	Office administrative services	2
611000	Educational services (including schools, colleges, & universities)	2
713900	Other amusement & recreation services	2

NAICS	NAICS Primary Description	Count of Active Businesses
811120	Automotive body, paint, interior, & glass repair	2
811210	Electronic & precision equipment repair & maintenance	2
812113	Nail salons	2
114112	Shellfish Fishing	1
115310	Support activities for forestry	1
233320	Commercial and Institutional Building Construction	1
235110	Plumbing, Heating	1
238110	Poured Concrete Foundation and Structure Contractors	1
238990	All Other Specialty Trade Contractors	1
311400	Fruit & vegetable preserving & specialty food mfg.	1
311800	Bakeries & tortilla mfg.	1
315000	Apparel mfg.	1
321000	Wood product mfg.	1
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers	1
423930	Recyclable materials	1
423940	Jewelry, watch, precious stone, & precious metal	1
424400	Grocery & related products	1
425120	Wholesale trade agents & brokers	1
441110	New car dealers	1

441120	Used car dealers	1
441222	Boat dealers	1
441229	All other motor vehicle dealers	1
442110	Furniture stores	1
442200	Home furnishings stores	1
443111	Household appliance stores	1

NAICS	NAICS Primary Description	Count of Active Businesses
443112	Radio, television, & other electronics stores	1
444130	Hardware stores	1
445210	Meat markets	1
445298	All Other Specialty Food Retailers	1
448120	Women's clothing stores	1
448190	Other clothing stores	1
448310	Jewelry stores	1
451140	Musical instrument & supplies stores	1
451211	Book stores	1
459140	Musical Instrument and Supplies Retailers	1
484110	General freight trucking, local	1
522200	Nondepository credit intermediation (including sales financing & consumer lending)	1
522300	Activities related to credit intermediation (including loan brokers)	1
531390	Other activities related to real estate	1
532100	Automotive equipment rental & leasing	1

532210	Consumer electronics & appliances rental	1
541219	Other accounting services	1
541320	Landscape architecture services	1
541380	Testing laboratories	1
541510	Computer systems design & related services	1
541920	Photographic services	1
561600	Investigation & security services	1
561720	Janitorial services	1
611610	Fine Arts Schools	1

NAICS	NAICS Primary Description	Count of Active Businesses
621310	Offices of chiropractors	1
621330	Offices of mental health practitioners (except physicians)	1
621399	Offices of all other miscellaneous health practitioners	1
621400	Outpatient care centers	1
621900	Other ambulatory health care services (including ambulance services, blood & organ banks)	1
622000	Hospitals	1
624100	Individual & family services	1
624200	Community food & housing, & emergency & other relief services	1
624410	Child day care services	1
711100	Performing art companies	1
721100	Traveler Accommodation (including hotels, motels, & bed & breakfast inns)	1

Proposed Pacific Ave Jedi Zone - Council District 15

VISUAL EVALUATION



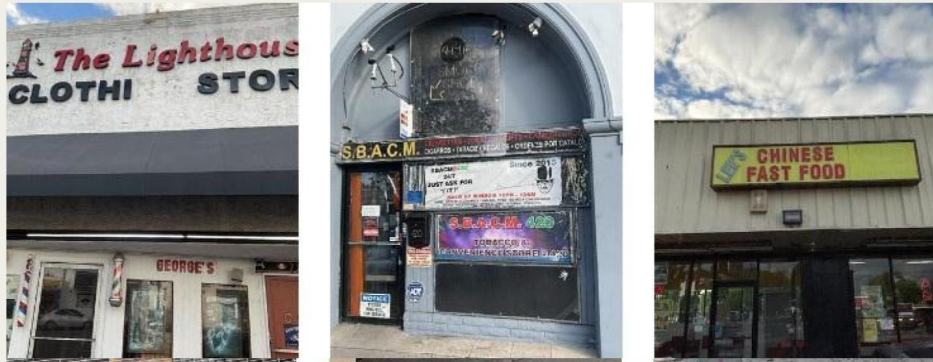
VACANCIES



THE PACIFIC AVE CORRIDOR DISPLAYS MULTIPLE VACANCIES BETWEEN 6TH AND 8TH AND 11TH TO 14TH ST.

Sources: Block Groups 060372966002(P3), 060372962203(P4) and 060372971101(P5)

OUTDATED SIGNAGE



THE PROPOSED JEDI ZONE CONTAINS MULTIPLE STORE FRONTS WITH OUTDATED SIGNAGE THAT ONE DOES NOT READILY CONVEY THE SERVICES AND OR PRODUCTS THE BUSINESSES OFFER AND TWO COULD BE CONSIDERED HEALTH HAZARDS DO TO THEIR SIZE, FOUNDATIONAL CHALLENGES AND EXPOSED WIRING.

Sources: Block Groups 060372966001 (P1), 060372971101 (P5), 060372969021 (P6), 060372971102 (P7), and 060372969011 (P8).

VANDALISM/BLIGHT



VANDALISM IS NOTICEABLE THROUGHOUT THE ENTIRE PROPOSED JEDI ZONE, DEFACING MULTIPLE STOREFRONTS MAKING THEIR FACADES UNINVITING FOR CONSUMERS.

Sources: Block Groups 060372969021 (P6), 060372971102 (P7), and 060372969011 (P8)

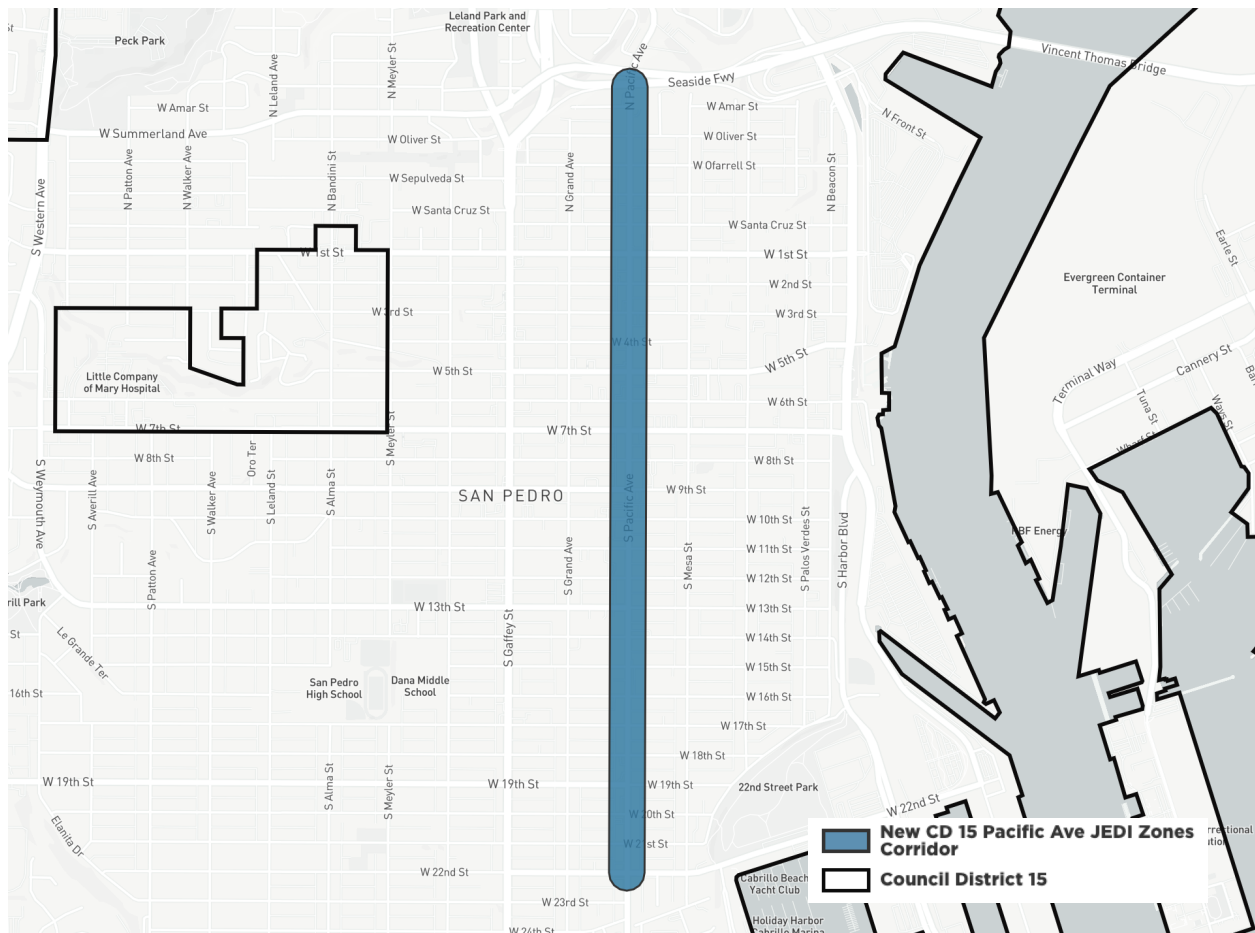
Attachment 3 Assessment Results

Proposed Location

Council (C.F. 23-0957-S1) requested EWDD to conduct a baseline evaluation of a proposed JEDI Zone along Pacific Boulevard Corridor bounded by 110 Freeway to the North on Pacific Avenue to 22nd St to the South, which is approximately 1.7 miles according to Google Maps.

Map 1 below illustrates the proposed New Pacific Boulevard Corridor JEDI Zone locations within CD 15.

**MAP 1-
Proposed New Pacific Blvd Corridor JEDI Zone Locations**



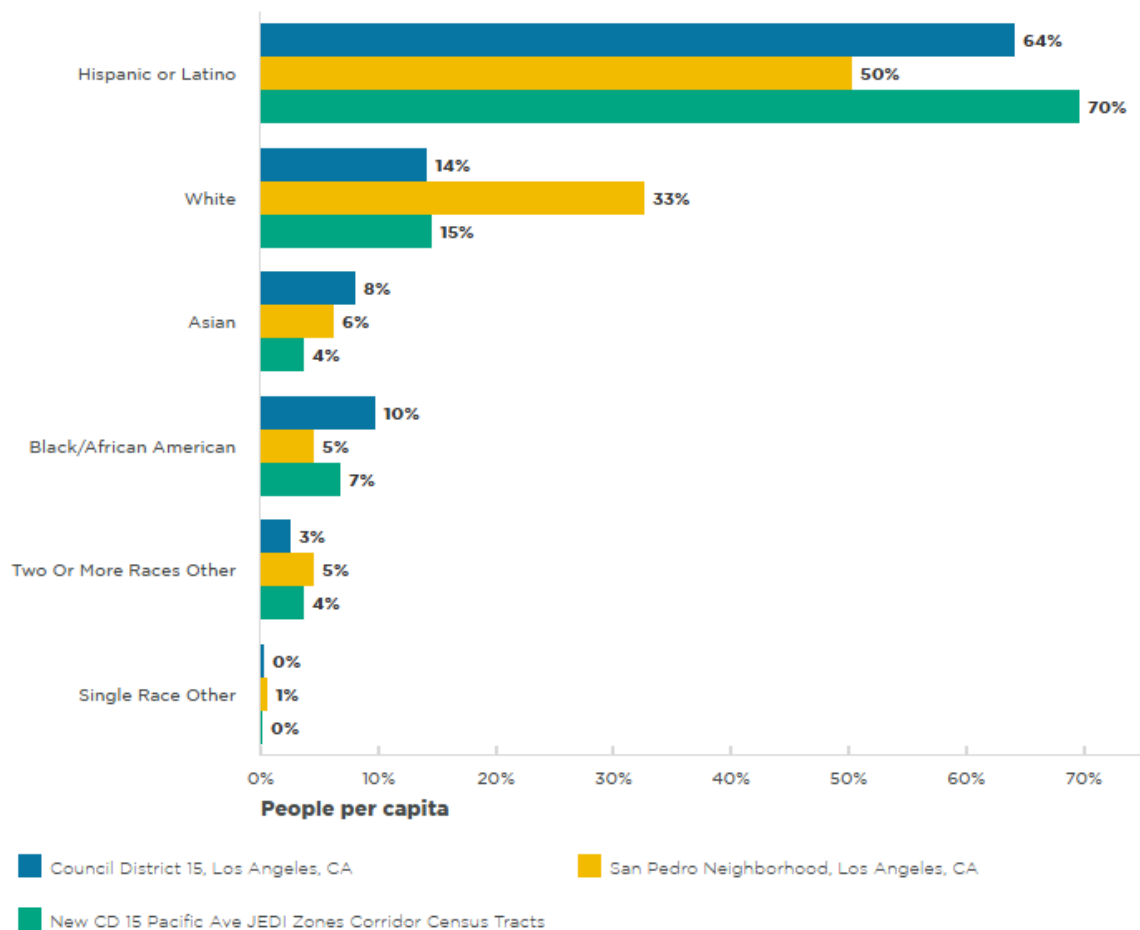
Economic/Income Status

Per the US Census Bureau ACS 5-year 2020-2024 data available, Council District 15's median household income is \$79,437. For context, the median household income in the City of Los Angeles is \$81,939. The percent of the population living below the poverty level within CD 15 is 18.2%. While 14% of the population is below the poverty level within the City as a whole.

Demographics

The proposed Council District 15 JEDI Zone Corridor is between the neighborhood identified as San Pedro in Council District 15, which has approximately 256,426 total residents, predominantly Hispanic/Latino. According to the *US Census Bureau ACS 5-year 2020-2024* data, the Hispanic/Latino population in Council District 15 is 64% of the total population, followed by the White population at 14%.

GRAPH 1
Demographics Population of Proposed New Pacific Blvd Corridor JEDI Zone



BUSINESS ENVIRONMENT

There are three hundred fifty-three (353) businesses that have a City of Los Angeles - Business Tax Registration Certificate (BTRC) in the proposed CD 15 New Pacific Blvd JEDI Zone Corridor. The proposed area's businesses span a diverse range of industries, including full-service restaurants, general merchandise stores, automotive and electrical repair, barber shops, and other personal services. The industries with the highest count in the proposed JEDI Zones are detailed in the truncated table below. The full listing of the 353 actively registered businesses with the City of Los Angeles - Office of Finance, as of December 12, 2025, can be found in Attachment 1 of this report.

**TABLE 1 –
Active Businesses NAICS Industry Codes within
the Proposed New Pacific Blvd Corridor JEDI Zone**

NAICS Industry Code	NAICS Primary Description	Count of Active Businesses
531100	Lessors of Real Estate	55
722110	Full-Service Restaurants	20
812990	All Other Personal Services	19
452000	General Merchandise Stores	14
811110	Automotive Mechanical and Electrical Repair and Maintenance	13
453990	All Other Miscellaneous Store Retailers	11
812111	Barber Shops	9
493100	Warehousing and Storage	6
531310	Real Estate Property Managers	6
722211	Limited-Service Restaurants	6
424940	Tobacco and Tobacco Product Merchant Wholesalers	5
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445310	Beer, Wine, and Liquor Stores	5
454390	Other Direct Selling Establishments	5

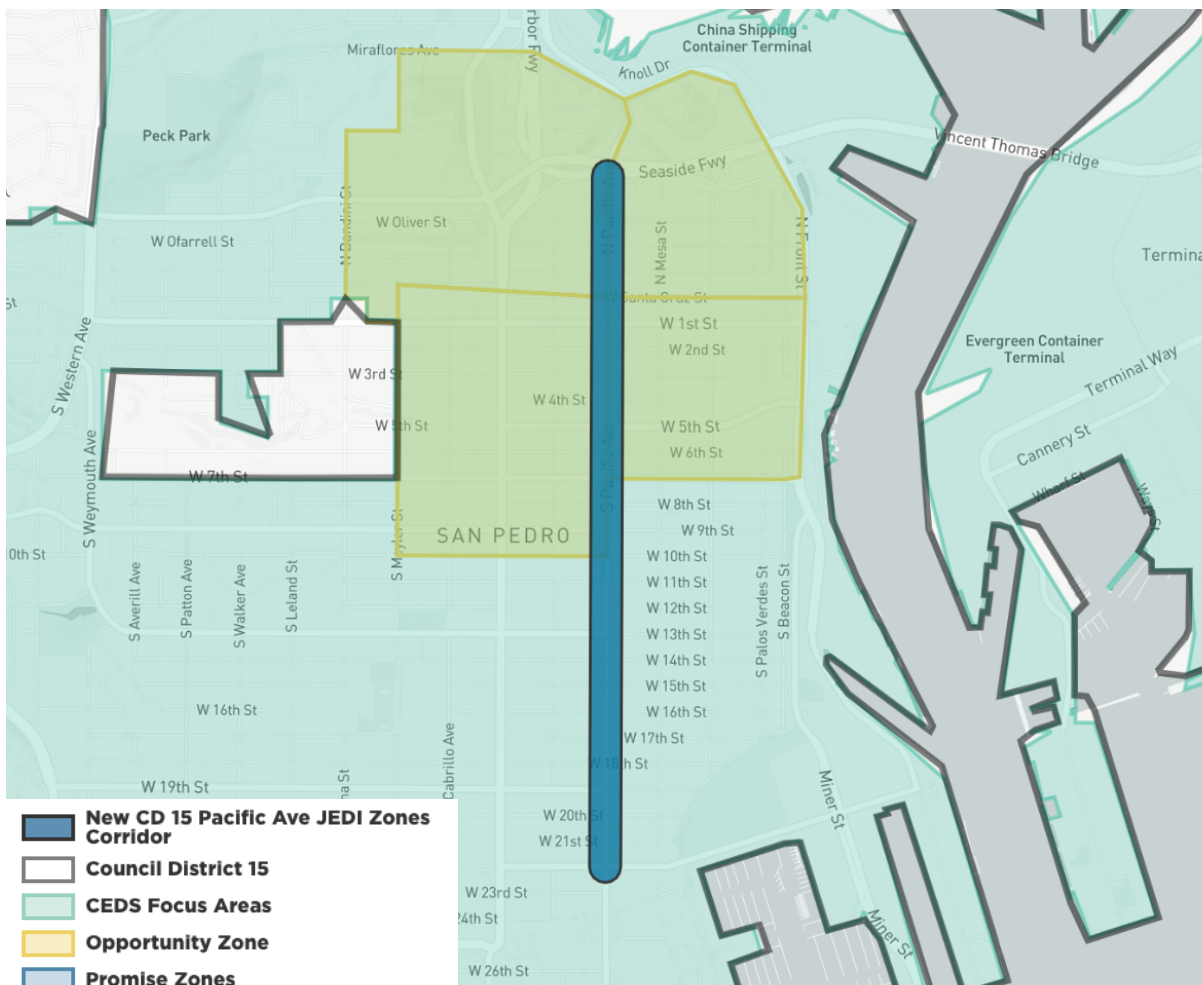
541600	Management, Scientific, and Technical Consulting Services	5
812112	Beauty Salons	5
	Grand Total*	353

**List has been truncated due to length.*

New Pacific Boulevard Corridor Primary Qualifying Criteria

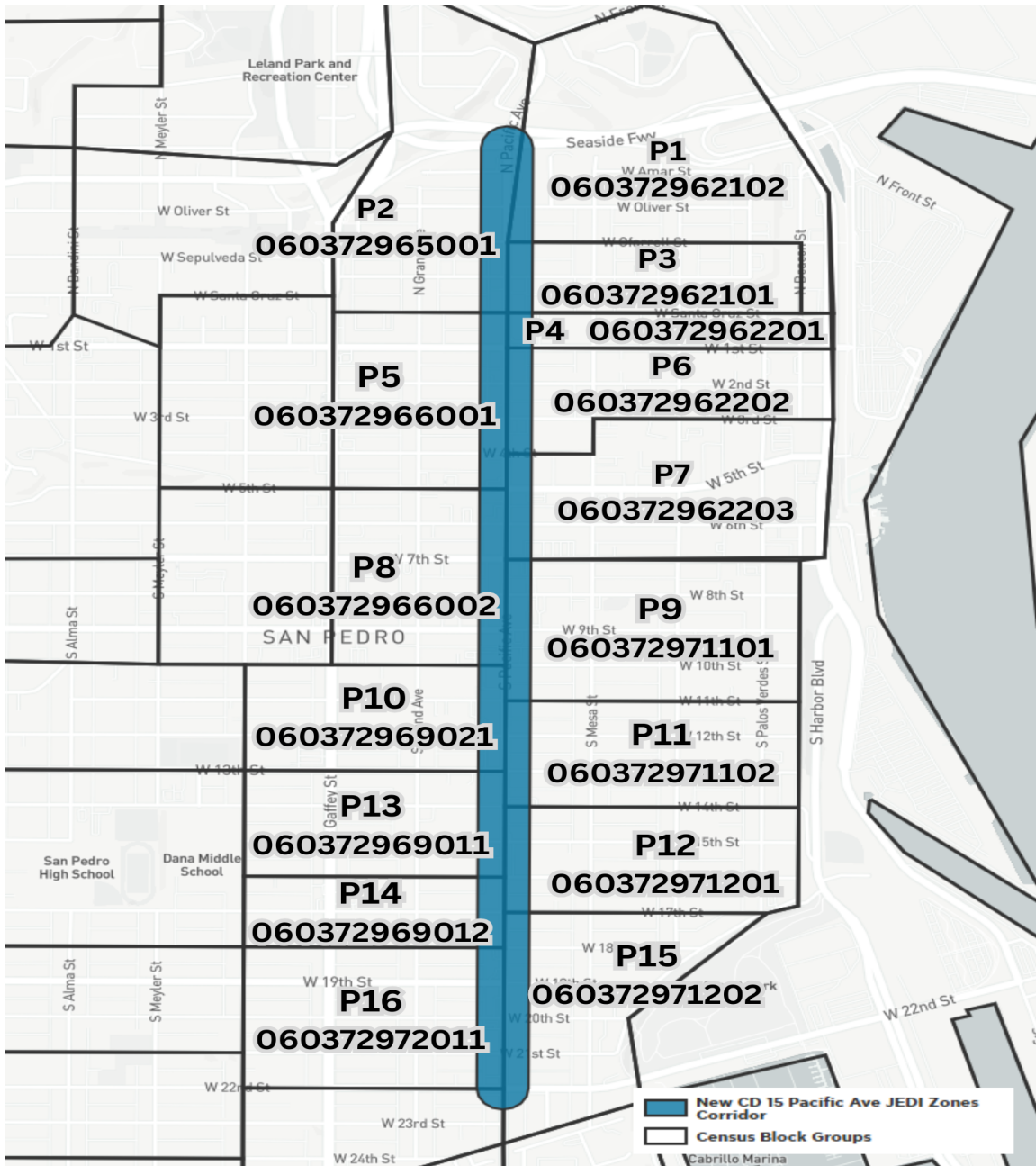
The proposed New Pacific Blvd Corridor JEDI Zone area is located within a Citywide Economic Development Strategy (CEDS) Focus Area that fulfills the primary qualifying criterion for the area's nomination as a JEDI Zone. Additionally, the area is partially located within a Federally designated Opportunity Zone.

**MAP 2 –
Economic Incentives Overlay Map of Proposed
New Pacific Boulevard Corridor JEDI Zone**



Map 3 identifies the Census Tract Groups that comprise the proposed New Pacific Blvd Corridor JEDI Zone.

**MAP 3 –
Proposed New Pacific Blvd Corridor JEDI Zone with Census Block Groups**



The proposed New Pacific Blvd Corridor JEDI Zone is comprised of sixteen adjoining census block groups, as defined in Map 3, including:

Block Group 060372962102 (P1)	Block Group 060372965001 (P2)
Block Group 060372962101 (P3)	Block Group 060372962201 (P4)
Block Group 060372966001 (P5)	Block Group 060372962202 (P6)
Block Group 060372962203 (P7)	Block Group 060372966002 (P8)
Block Group 060372971101 (P9)	Block Group 060372969021 (P10)
Block Group 060372971102 (P11)	Block Group 060372971201 (P12)
Block Group 060372969011 (P13)	Block Group 060372969012 (P14)
Block Group 060372971202 (P15)	Block Group 060372972011 (P16)

Unemployment

A proposed JEDI Zone must demonstrate that the area has an average unemployment rate that is 3% higher than the average Citywide unemployment rate. EWDD obtained access to unemployment figures that can be averaged over a period, providing a methodology to measure unemployment over a historical period. This methodology allows for a sustained and persistent basis for a designation of need.

For the Citywide average rate, U.S. Bureau of Labor Statistics (BLS) April 2026 current preliminary data was applied.

The 2020-2024 U.S. Census American Community Survey 5-year is the data source for the unemployment rate in council districts. This data is updated annually each December. This unemployment rate source can be apportioned to the City, Council District, and smaller granularity, providing for comparison within the census tracts and census block groups comprising the eligible area.

**TABLE 2 –
Average Unemployment Rates**

	Unemployment Rate Area
	8.2% Unemployment Rate - City of Los Angeles, CA

	8.4% Unemployment Rate - COUNCIL DISTRICT 15
	7.9% Unemployment Rate - Proposed New Pacific Blvd Corridor JEDI Zone

Sources: BLS LAUS August 2026; US Census Bureau ACS 5-year 2020-2024

**TABLE 3 –
Unemployment Rate by Census Block Group - New Pacific Blvd Corridor**

Geography	2020-2024 Unemployment Rate
Block Group 060372969021	20.6%
Block Group 060372969012	15.6%
Block Group 060372962202	13.9%
Block Group 060372966001	11.2%
Block Group 060372971102	10.5%
Block Group 060372962201	10.4%
Block Group 060372966002	9.3%
Block Group 060372969011	8.3%
Block Group 060372962102	7.8%
Block Group 060372971201	7%
Block Group 060372962203	4.7%
Block Group 060372971101	4.1%
Block Group 060372971202	3.7%
Block Group 060372962101	2%
Block Group 060372972011	0.6%
Block Group 060372965001	0%

Sources: US Census Bureau ACS 5-year 2020-2024

The average unemployment rate in the New Pacific Blvd Corridor is 7.9%. The majority of the proposed New Pacific Blvd Corridor JEDI Zone **does not meet** the criteria of an average unemployment rate at least 3% higher than the Citywide median. Out of sixteen Census Block

Groups, four block groups meet the 3% higher than the Citywide average criteria. In April 2026, the unemployment rate in Los Angeles City was 8.2%. Per the U.S. Census Bureau ACS 5-year 2020-2025 data available, the unemployment rate in Council District 15 is 8.4%. CID will continue to work to secure more current unemployment rates that can be apportioned to census tracts and block groups.

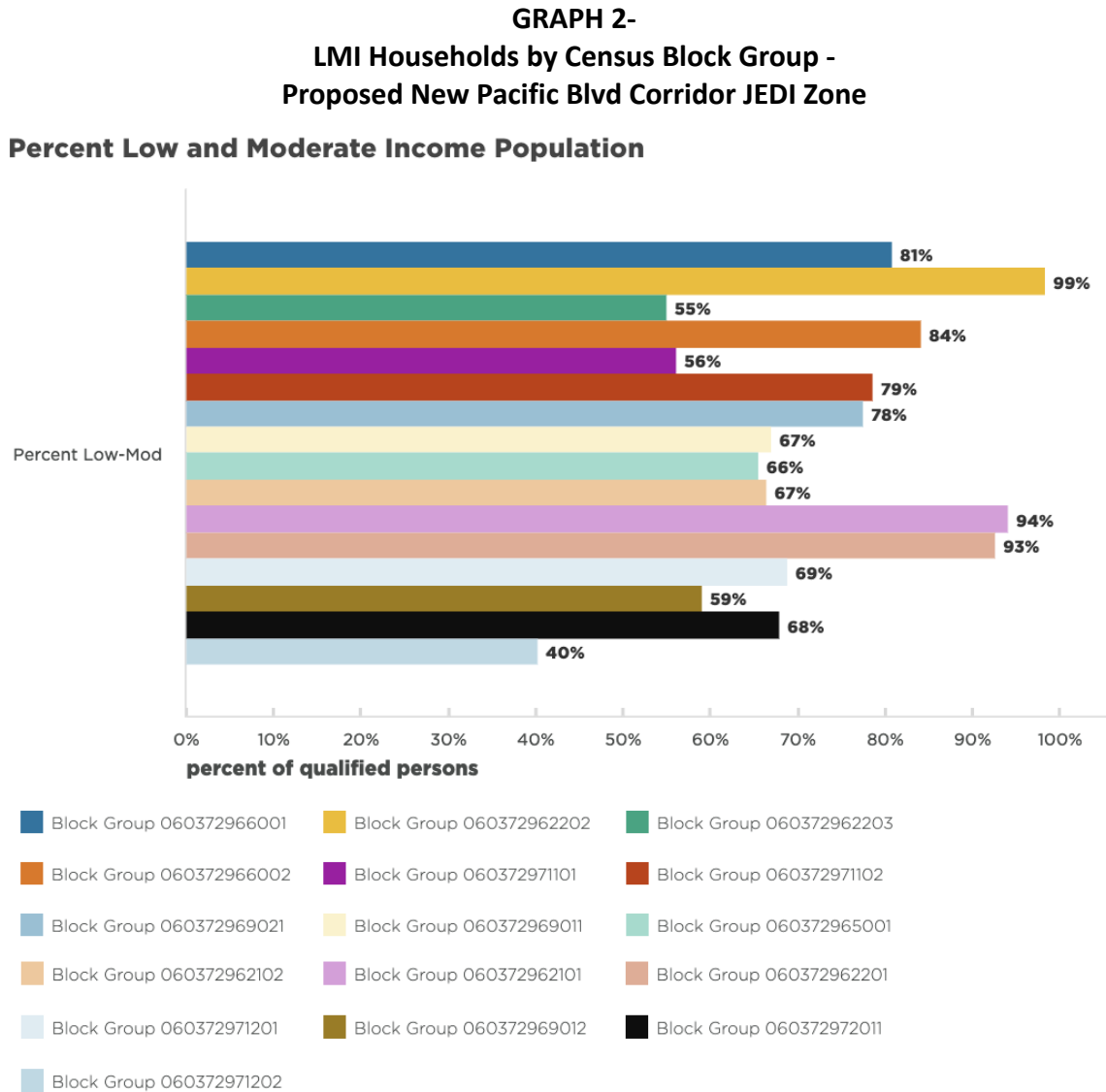
Low- and Moderate-Income Area

As specified in the JEDI Zone Establishment Policy, proposed areas with 50% or more of its residents that are Low and Moderate-income (LMI) persons as defined by the U.S. Department of Housing and Urban Development (HUD), qualify as economically distressed areas and meet the secondary needs assessment benchmark criteria. HUD defines LMI income categories as:

- Low Income: Up to 50% of Area Median Income
- Moderate Income: Up to 80% of Area Median Income

HUD designates an area as LMI when at least fifty-one percent (51%) of the area households are low to moderate-income.

Approximately 72% of the New Pacific Blvd Corridor residents, within their respective census tract block groups, are considered LMI. EWDD averaged the LMI rates within the sixteen (16) census tract block groups located within the proposed New Pacific Blvd Corridor to determine priority. Fifteen out of sixteen census tract block groups **meet** the distress benchmark of 51% or more of its households as LMI persons.



Blight

Economic blight is a secondary needs assessment criteria and is the visible and physical decline of a property or neighborhood as evidenced by the presence of deteriorated commercial structures and buildings/improvements; abandonment of properties; chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings; significant declines in property values or abnormally low property values relative to other areas in the community; or known or suspected environmental contamination.

On December 20, 2025, EWDD staff conducted a site visit and found the physical condition of the buildings to have moderate deterioration in some areas of the zone. There are several outdated signs and a lack of uniformity with some businesses that could be addressed through

the JEDI Zone's Façade Improvement Program to make the area more aesthetically pleasant and improve customer foot traffic in the area. There are many vacancies, and abandoned properties can lead to an accumulation of debris and unwanted loitering. Furthermore, there are numerous vandalized locations, occupied and unoccupied, covered in graffiti.

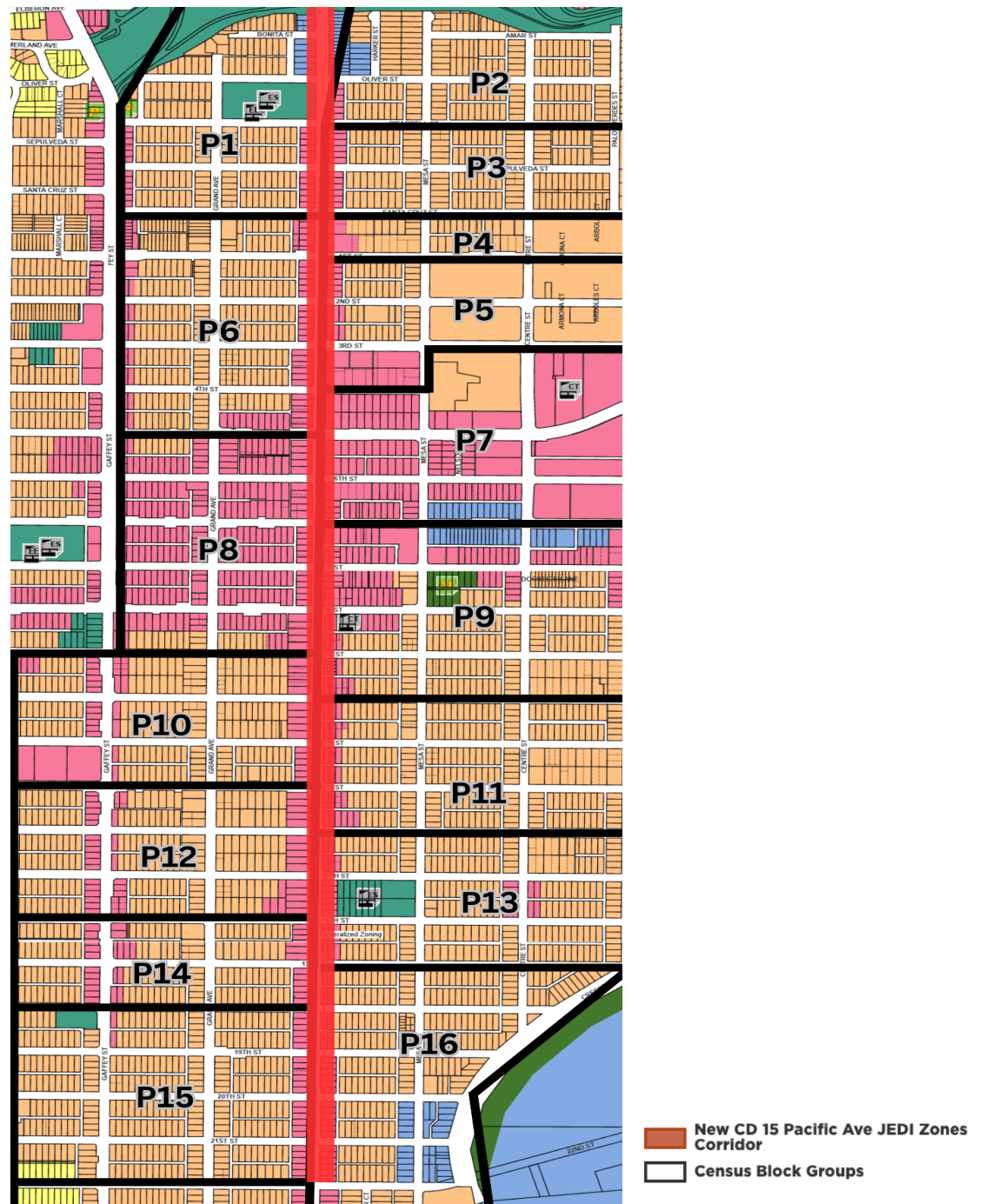
The assessment conducted by EWDD concluded that the proposed New Pacific Blvd Corridor JEDI Zone area **meets** the blight criteria.

Commercial Industrial and Retail Usage

The JEDI Zone program is a place-based economic development program designed to assist businesses, boost job creation, and encourage investment in distressed commercial, industrial, and retail areas. For an area to be designated as a JEDI Zone, a secondary needs assessment to determine if the proposed Zones contain 50% or more commercial, industrial, and retail uses must be supported.

The block groups comprising the proposed New Pacific Blvd Corridor JEDI Zone are predominantly commercial. See below, Map 4 – Zoning and Usage of Structures – illustrate the commercial and public open space zoning and usage within the proposed JEDI Zone. More than 50% of the block groups are commercial, demonstrating the proposed JEDI Zone **meets the criteria**.

MAP 4- New Pacific Blvd Corridor Zoning and Usage of Structures



Source: Zone Information and Map Access System (ZIMAS)

Zoning and Usage of Structures Map Legend

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

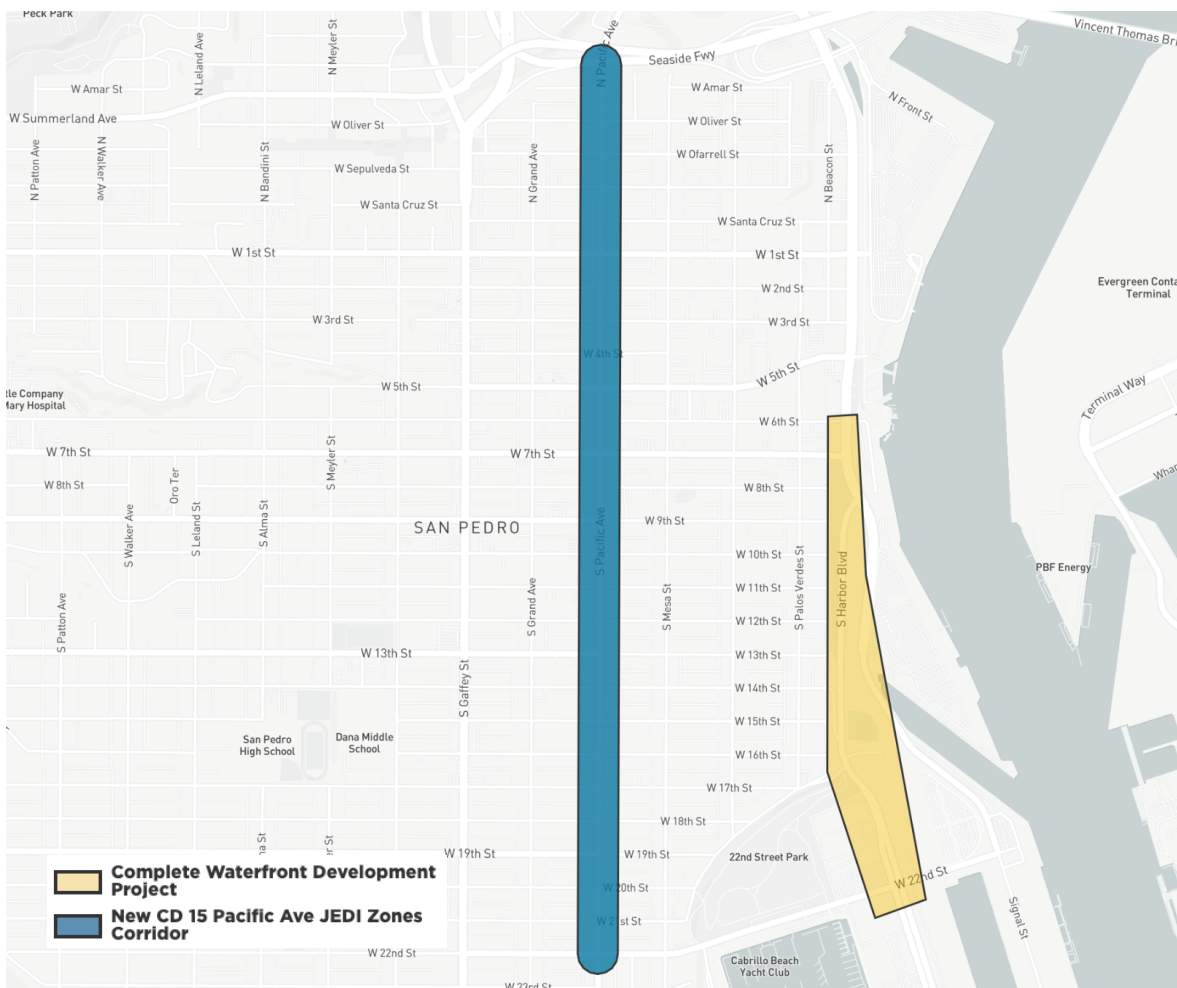
-  Limited Industrial
-  Light Industrial

Identified City Priority Project

A proposed JEDI Zone must contain at least one City priority project to meet the secondary needs assessment criteria identified in the JEDI Establishment Zone Policy. There are no City Priority Projects in the proposed Pacific Avenue Corridor JEDI Zone. Although the area is parallel to the nearby Complete Waterfront Development Project that is taking place along Harbor Boulevard in San Pedro, it **does not meet** this JEDI eligibility criteria.

Map 5 identifies the locations of the Complete Waterfront Development Project located outside the proposed JEDI Zone.

**MAP 5-
CD 15 Proposed Priority Projects**



Former Community Redevelopment Project Area

A proposed JEDI Zone must also be within the boundaries of a former Community Redevelopment Project Area that was active at the time of the dissolution of the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) to meet the criteria in the JEDI Policy.

The proposed Pacific Avenue Corridor JEDI Zone is within the boundaries of the Pacific Corridor Redevelopment Project Area, which was adopted in May 2002 with an expiration date of May 2033. This Project Area was active at the time of the dissolution of the CRA/LA in 2012.

Map 6, below, displays the entire proposed Pacific Avenue Corridor JEDI Zone located within the CRA/LA Pacific Corridor Redevelopment Project Area that meets the eligibility criteria of being an active plan area before the dissolution of the CRA.

**MAP 6-
Proposed New Pacific Boulevard Corridor JEDI Zone Redevelopment Project Area**

