



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 3, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON THE LOS ANGELES COUNTY HOUSING ELEMENT, 2014-2021
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

The proposed update to the Housing Element consists of technical revisions to address the Regional Housing Needs Assessment (RHNA) allocation for the unincorporated areas of Los Angeles County; revisions to reflect recent changes in the State Housing Element Law; updated analyses of housing needs and resources; and new programs to meet the County's housing goals, pursuant to the State Housing Element Law.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached negative declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the negative declaration reflects the independent judgment and analysis of the Board, and adopt the negative declaration; and
2. Approve and adopt by resolution, the recommendation of the Regional Planning Commission as reflected in the attached Los Angeles County Housing Element 2014-2021, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The State Housing Element Law (California Government Code §§65580-65589.8) requires every local jurisdiction to prepare and regularly update its housing element, which is one of the seven mandated elements of the general plan. The purpose of the Housing Element is to analyze existing, and to plan for future housing needs for all

unincorporated areas of Los Angeles County. The Housing Element must address the housing needs of all income levels and accommodate a diversity of housing types and special needs.

If the Housing Element is adopted after February 15, 2014, the County will be required to update the Housing Element in four years rather than eight. After adoption, the County is required to submit the Housing Element to the State Department of Housing and Community Development (HCD), and undergo a 90-day certification review to determine compliance with the State Housing Element Law.

Housing elements are required to be updated periodically to ensure that every local jurisdiction plans for its fair share of the regional housing need. The Southern California Association of Governments (SCAG) has determined that the regional housing need, or RHNA allocation, for the unincorporated areas of Los Angeles County is 30,145 dwelling units over the period January 1, 2014 to October 31, 2021. The RHNA, broken down by income level, is shown below.

RHNA for Unincorporated Los Angeles County, by Area Median Income (AMI)

Very Low ($\leq 50\%$ AMI*) 7,854 units

Lower ($\leq 80\%$ AMI) 4,650 units

Moderate ($\leq 120\%$ AMI) 5,060 units

Above Moderate ($>120\%$ AMI) 12,581 units

The Housing Element provides an assessment of housing needs in the unincorporated areas. For example, more than half of households are overpaying for housing in the unincorporated Los Angeles County. In addition, in 2013, the number of homeless within Los Angeles County increased to 58,423.

Housing elements ensure that local jurisdictions incentivize and encourage the production of a diversity of housing types for a variety of needs and income levels. Compliance with the State Housing Element Law provides the public and private sectors with a clear set of goals and policies to appropriately guide housing development over the next seven years. Furthermore, the State incentivizes compliance by prioritizing funding for state housing programs for local jurisdictions with certified housing elements.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan Goal No.1, Operational Effectiveness by identifying constraints to housing for the unincorporated areas, and proposing solutions to removing them. This action also supports Goal No. 3, Integrated Services

Delivery by coordinating various County departments and agencies in the delivery of housing services and resources to the unincorporated areas.

FISCAL IMPACT/FINANCING

Adoption of the Housing Element will not result in any significant new costs to the Department of Regional Planning, or other County departments and agencies. The majority of the programs outlined in the Housing Element are ongoing programs. The implementation of the new programs will be funded by applicable County departments, including the Department of Regional Planning, through the General Fund as part of the overall work program.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

General plans must contain a housing element that sets forth goals, policies and programs for the preservation, improvement and development of housing for all income levels and special needs populations. Housing elements are required, pursuant to the State Housing Element Law, to be periodically updated to ensure that every local jurisdiction properly plans for its fair share of the regional housing need. In addition, §65583(c)(7) of the Government Code requires that a local jurisdiction's housing element describe the means by which consistency will be achieved with other general plan elements and community goals. The Housing Element is compatible with and supportive of the policies outlined in the Los Angeles County General Plan. At the time of adoption of the forthcoming General Plan Update, the County will amend the Housing Element, as needed, to demonstrate consistency and the continued ability to accommodate the RHNA under the updated General Plan Land Use Element.

The State Housing Element Law prescribes the contents of the Housing Element. The Housing Element contains the required analyses, including: a parcel specific inventory of vacant and underutilized sites; a housing needs assessment; an analysis of governmental and non-governmental constraints to housing development; and a list of programs focused on addressing the identified needs and constraints.

In addition, the State Housing Element Law requires that local governments make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element.

The County staff participated in public meetings and focus groups organized by the Community Development Commission for the Consolidated Plan Update, to discuss issues related to housing needs and resources. Participants included members of the public, non-profit and for-profit affordable housing developers, and housing advocates.

The staff also reached out to key stakeholder groups, such as representatives from the building industry and fair housing advocates. Furthermore, the staff facilitated outreach through postcard mailings, an online housing survey, and announcements on social media.

Pursuant to Government Code §65585(b), the County submitted the Housing Element to the State Department of Housing and Community Development (HCD) on June 11, 2013 for the mandatory 60-day review and comment period. The County received HCD's comment letter on August 9, 2013.

The Regional Planning Commission conducted a public hearing and heard testimony from the public regarding the Housing Element on October 9, 2013. At the direction of the Regional Planning Commission, the staff incorporated a reference to State law regarding mobilehomes to the Housing Element. In addition, the staff made non-substantive changes to the Housing Element to respond to the attached comment letters, which were received subsequent to the Regional Planning Commission public hearing.

A public hearing is required pursuant to Section 22.16.200 of the County Code and §§65353-65356 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of §65090 of the Government Code relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The staff has prepared an Initial Study and Negative Declaration for the Housing Element in compliance with the California Environmental Quality Act (CEQA) and the environmental reporting procedures of the County of Los Angeles.

The Housing Element serves as a policy guide for meeting the existing and future housing needs of all economic segments of the unincorporated areas of Los Angeles County. It analyzes adopted land use policies to ensure that the County plans for its fair share of the regional housing need. The Initial Study determined that there is no substantial evidence that the adoption of the Housing Element will have a significant effect on the physical environment, and therefore, a Negative Declaration was prepared.

A copy of the Negative Declaration was transmitted to all County libraries for public review. Public notice was published in 16 newspapers, including one Spanish language newspaper, of general circulation in the unincorporated areas of Los Angeles County, between September 6, 2013 and September 19, 2013. The public notice provided

exceeded the minimum requirements pursuant to Public Resources Code Section 21092.

Based on the attached Negative Declaration, the adoption of the Housing Element will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Housing Element will not significantly impact County services.

Should you have any questions, please contact Connie Chung in the General Plan Development and Housing Section at (213) 974-6417 or cchung@planning.lacounty.gov.

Respectfully submitted,



RICHARD J. BRUCKNER
Director

RJB:MC:CC:TE

Attachments

1. Project Summary
2. Summary of the Regional Planning Commission Proceedings
3. Public Comments
4. Resolution of the Regional Planning Commission
5. Housing Element
6. Initial Study and Negative Declaration
7. Legal Notice of Board Hearing
8. Notification List
9. Resolution of the Board of Supervisors

c: Executive Office, Board of Supervisors
Chief Executive Office (Rita Robinson, Anthony Baker)
Community Development Commission
County Counsel

Attachment 1

DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT IDENTIFICATION:	Proposed update to the Housing Element of the Los Angeles County General Plan
REQUEST:	Adoption of the Housing Element Update
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Ms. Connie Chung at (213) 974-6417
RPC MEETING DATE:	October 9, 2013
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Housing Element Update.
MEMBERS VOTING AYE:	Commissioners Valadez, Louie, Helsley, and Pedersen
MEMBERS ABSENT:	Commissioner Modugno
KEY ISSUES:	<p>The proposed update to the Housing Element consists of technical revisions to address the Regional Housing Needs Assessment (RHNA) allocation for the unincorporated areas of Los Angeles County; revisions to reflect recent changes in State Housing Element Law; updated analyses of housing needs and resources; and new programs to meet the County's housing goals, pursuant to Sections 65580-65589 of the California Government Code.</p>

In compliance with State law, Los Angeles County is required to prepare and submit an adopted Housing Element to the State Department of Housing and Community Development (HCD) for certification. If the Housing Element is adopted after February 15, 2014, the County will be required to update the Housing Element in four years rather than eight.

If the County does not adopt a housing element, or does not receive State certification of the adopted Housing Element, the County will be out of compliance with the State Housing Element Law,

thereby resulting in the County being ineligible for State affordable housing and infrastructure funding, and vulnerable to lawsuits.

MAJOR POINTS FOR:

The proposed update to the Housing Element contains policies and programs to responsibly address the housing pressures facing Los Angeles County.

The Housing Element provides a framework for ensuring affordable and accessible housing options for residents at all income levels, as well as special needs groups.

MAJOR POINTS AGAINST:

Some of the programs included in the Housing Element are modest in their commitment to provide new housing opportunities within the next planning period.

Some of the programs included in the Housing Element will require additional staff and consultant resources.

The programs and analyses in the Housing Element are formulated in response to the RHNA allocation of projected housing need provided by the Southern California Association of Governments, as required by the State Housing Element Law. Historically, this allocation has over-estimated population and household growth in the region.

Attachment 2

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION**

**LOS ANGELES COUNTY HOUSING ELEMENT, 2014-2021
PROJECT NO. R2012-02607
ADVANCED PLANNING CASE NO. 201200011
ENVIRONMENTAL ASSESSMENT NO. 201200284**

October 9, 2013:

The Regional Planning Commission (“Commission”) conducted a public hearing to consider the Los Angeles County Housing Element and a negative declaration, pursuant to CEQA. Following the staff presentation, the Regional Planning Commission provided comments and asked questions on a wide range of topics, including the requirements of the State Housing Element Law, details on the implementation of specific programs, and details on outreach efforts.

In particular, the Commission asked for more information regarding the programs related to making amendments to the Zoning Code. The staff explained that the program would offer an opportunity to remove outdated language and definitions, and to ensure consistency with state laws.

The Commission also asked for more information regarding the Transit Oriented Districts (TOD) program. The staff explained that the TOD program is designed to utilize tools, such as specific plans, within a ½ mile radius of transit stations in the unincorporated areas.

With respect to programs that address CEQA streamlining, the Commission indicated their support for programs that can address environmental impacts in advance in key areas, such as TODs, to streamline future development.

The Commission also asked where more effort can be put into implementing the objectives and goals of the Housing Element. The staff responded that the programs section in the Housing Element provides objectives and funding sources, and identifies responsible agencies. Furthermore, the State Housing Element Law requires that all programs in the Housing Element have a beneficial impact within the planning period, 2014-2021.

Finally, the Commission commented that the Housing Element would benefit from more outreach and comments from developers. The staff shared that the County did reach out to developers and representatives from the building industry.

Three members of the public provided testimony. They emphasized the importance of maintaining community character and the scale of development within established neighborhoods. Also, they expressed concern over the allowance of mobilehomes within single family neighborhoods. The staff provided clarification that the intent of the programs to consider changes to the Zoning Code, including provisions related to mobilehomes, are to be consistent with State law.

The Commission closed the public hearing, instructed the staff to work with County Counsel to add clarification to the Housing Element regarding mobilehomes and the State law, approved the Housing Element, and recommended that the Board of Supervisors hold a public hearing to consider the Housing Element and Negative Declaration for adoption.

Attachment 3

Caltrans would like to remind you that when updating the Housing Element, the County's Mobility Element in the General Plan should be updated as well to reflect the consistency of allowing 30,145 residential units. This is referenced in Government Code Section 65583 (c)(7), "The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals." Per conversation between Ms. Connie Chung (LA County) and Mr. Alan Lin (Caltrans) on 10/3/13, the County is in the process to update the Mobility Element. The County and Caltrans both agree to meet in the near future to discuss potential cumulative traffic impact and mitigations on the freeways.

Caltrans would like to establish a solid relationship to assist the County to alleviate County's cumulative traffic impact on the freeways as much as possible since the most of the existing Level of Service on the freeways are operating at LOS "F". We would like to explore all traffic congestion solutions on freeways including the coordination for the County to work with other agencies. We are looking forward in working with you.

If you have any questions, please feel free to contact Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 130919AL-ND

Sincerely,

A handwritten signature in blue ink that reads "Dianna Watson for".

DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 9, 2013

IN REPLY PLEASE
REFER TO FILE: **LD-2**

TO: Jon Sanabria
Advance Planning Division
Department of Regional Planning

Attention ~~Connie Chung~~

FROM: Anthony Nyivih
for Land Development Division
Department of Public Works

DRAFT HOUSING ELEMENT 2014-2021 (DHE)

Thank you for the opportunity to review the Draft Housing Element 2014-2021 that was submitted to Public Works for review on April 23, 2013. The purpose of the DHE is to serve as a policy guide to address the comprehensive housing needs in the unincorporated County areas. The primary focus of the DHE is to ensure descent, safe, sanitary, and affordable housing for current and future residents of the unincorporated County areas including those with special needs. The DHE determines the existing and projected housing needs; establishes goals, policies, and implementation programs that guide decision-making on housing needs; implements actions that encourage the private sector to build housing; and ensures that governmental polices do not serve as an unnecessary constraint to housing production.

Public Works reviewed the DHE and has the following general comments:

For specific revisions, additions, or deletions of wording directly from the project document the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

- Deletions are represented by a **strikethrough**.
- Additions are represented by *italics* along with an underline.
- Revisions are represented by a combination of the above.

Water Resources

1. Infrastructure Constraints, Water, second paragraph, page 114: Modify the second paragraph as follows:

"A major issue in the unincorporated areas is that most of the groundwater basins never fully recharge because the rate of water extraction is much higher than the rate of replenishment. This issue is particularly severe in south Los Angeles County and the Antelope Valley, where urbanization continues to increase impervious surfaces. Another significant problem is that local groundwater basins are increasingly impacted by man-made and naturally occurring contaminants that infiltrate the groundwater basins and degrade the potable water supplies."

2. Infrastructure Constraints, Water, third paragraph, page 114: Modify the third paragraph as follows:

"Most of the imported water utilized in the unincorporated areas is provided by state water contractors, such as Metropolitan Water District (MWD), Castaic Lake Water Agency, Antelope Valley-East Kern Water Agency, Littlerock Creek Irrigation District, and Palmdale Water District. These agencies have exclusive rights to purchase surface water conveyed through the State Water Project (SWP) aqueduct from the California State Department of Water Resources. The reliability of imported water is subject to global climatic changes, environmental restrictions and annual snow and precipitation levels in the watersheds that are tributary to the Sacramento-San Joaquin Delta (Delta). The SWP pumps water from the Delta, and environmental conditions within the Delta can have a significant effect on water deliveries to the SWP. To manage existing and future water supplies, the County coordinates with state agencies and local water districts to operate a complex system that conserves, manages, and efficiently utilizes existing water resources. Some examples of water conservation efforts are the expansion and use of recycled water, development of water banking systems, extensive rebate programs, and source water protection projects and programs. Additionally, in 2010, the County was involved in the planning process to develop the Integrated Regional Water Management Plans (IRWMP) for the Los Angeles Basin, the Antelope Valley, and the Upper Santa Clara River."

For questions regarding the water resources comments, please contact Greg Even of Public Works' Waterworks Division at (626) 300-3331 or geven@dpw.lacounty.gov.

Development Services

1. Program 7, Second Unit Ordinance, page 23: Delete the Department of Public Works as one of the responsible agencies in the table.
2. Impacts Fees, fourth paragraph, page 100: Include "Westside" as a Bridge and Major Thoroughfare District for the Santa Clarita area.

For questions regarding development services comment Nos. 1 and 2, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

3. National Pollutant Discharge Elimination System (NPDES) Requirements, second paragraph, page 112: Replace the second paragraph with the following:

"A residential development equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious area must comply with special NPDES requirements. Complying with these NPDES requirements increases the costs of creating plans and implementing mitigation measures in residential development."

For questions regarding development services comment No. 3, please contact Ariel Palomares of Public Works' Building and Safety Division at (626) 458-3152 or apalormar@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

Attachment 4

**RESOLUTION
LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION
PROJECT NO. R2012
ADVANCE PLANNING CASE NO. 201200011**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing on the matter of the update to the Los Angeles County Housing Element, pursuant to the State Housing Element Law (§§65580-65589.8 of the California Government Code), on October 9, 2013; and

WHEREAS, the Commission finds as follows:

1. The Board of Supervisors of the County of Los Angeles adopted the General Plan, pursuant to California Government Code §65300, on November 25, 1980;
2. The General Plan must contain a Housing Element that sets forth goals, policies and programs for the preservation, improvement and development of housing for all income groups and persons with disabilities;
3. The Housing Element is required to be updated periodically to, among other things, evaluate the appropriateness and effectiveness of a jurisdiction's housing goals, objectives and policies with respect to that jurisdiction providing for their fair share of regional housing need, as required by California Government Code §65588;
4. The Southern California Association of Governments (SCAG) undertakes a Regional Housing Need Assessment ("RHNA") and determined that the County's fair share of the regional housing need for the period January 1, 2014 – October 31, 2021 is as follows: 7,854 units for very low income households; 4650 units for lower income households; 5,060 units for moderate income households; and 12,581 units for above moderate income households;
5. A local jurisdiction's inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, pursuant to §65583.2 of the California Government Code;
6. The County identified the following in the Adequate Sites Inventory to demonstrate its ability to accommodate the RHNA over the 2014-2021 planning period:

- Vacant and underutilized residential sites in the urban unincorporated areas;
 - Vacant and underutilized commercial sites in the urban unincorporated areas where mixed use is permitted; and
 - Remaining capacity of specific plan areas.
7. The County provided a comprehensive analysis, using a combination of technical analyses and the application of local knowledge, to provide a sound basis for realistic capacity. The analyses include adjusting site capacity based on additional standards and/or incentives provided by geographically-specific zoning overlays; and the redevelopment potential of the underutilized sites;
 8. The Housing Element concludes that the County unincorporated areas have the appropriate and realistic capacity to meet the RHNA through a variety of housing types and to address the housing needs of special needs groups;
 9. California Government Code §65583 requires that a housing element include a program that sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and other means;
 10. The Housing Element includes a list of programs to increase the supply of housing, preserve existing housing stock and provide equal access to housing opportunities;
 11. California Government Code §65583 further requires that a housing element include an analysis of population and employment trends, existing and projected housing needs and other housing analyses;
 12. The Housing Element includes a housing needs assessment, analysis of governmental and nongovernmental constraints to housing development in the unincorporated areas and other analyses required by California Government Code §65583;
 13. Upon adoption, the County will submit the Housing Element to the State Department of Housing and Community Development (HCD) for review and certification;

14. The Housing Element must be certified to comply with the State Housing Element Law;
15. The State prioritizes funding for State housing programs for local jurisdictions with certified housing elements;
16. California Government Code §65583(c)(7) requires that a local jurisdiction's housing element describe the means by which consistency will be achieved with other general plan elements and community goals;
17. The Housing Element is consistent with the purpose, intent and provisions of the General Plan;
18. At the time of adoption of the forthcoming General Plan Update, the County will amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA;
19. An Initial Study was prepared for the Housing Element in compliance with the California Environmental Quality Act (CEQA), which demonstrates that there is no substantial evidence that the amendments will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a related Negative Declaration for this project;
20. Upon notice duly provided pursuant to California Government Code §65090 and 22.64.174 of the Los Angeles County Code, the Regional Planning Commission held public hearing on the Housing Element on October 9, 2013;
21. Pursuant to California Government Code §65585(b), the County submitted a draft of the Housing Element to HCD on June 11, 2013 for the mandatory 60-day review and comment period;
22. The County received HCD's comment letter dated August 9, 2013; and
23. The County incorporated the State's comments, as well as public comments, into the Housing Element.

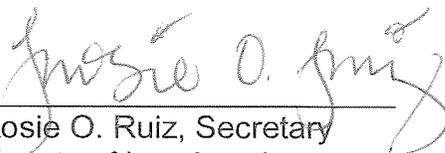
WHEREAS, the Regional Planning Commission, having considered all materials, file information, the negative declaration, all State and public comments and reports from the staff, does make the following findings:

1. The Negative Declaration dated September 3, 2013 was prepared, reviewed, and circulated pursuant to the provisions of the County Code and the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; and, the project has no potential to cause significant impacts to the environment;
2. The proposed revision to the Los Angeles County General Plan Housing Element sets forth policies and programs intended to guide the development of housing, including housing for special needs populations and households of all income levels, within the unincorporated areas of Los Angeles County; and
3. There exists within unincorporated Los Angeles County an affordable housing crisis, as well as constraints to the further development of affordable housing related to regulatory, physical, and financial issues. The adoption of the Housing Element is intended to reduce or eliminate these constraints to the greatest extent feasible, while protecting and promoting the public health, safety and welfare.

NOW, THEREFORE BE IT RESOLVED, that the Regional Planning Commission recommends to the Board of Supervisors as follows:

1. That the Board hold a public hearing to consider the Housing Element, 2014-2021, pursuant to §§65580-65589.8 of the California Government Code;
2. That the Board find that the Negative Declaration reflects the independent judgment and analysis of the County, adopt the Negative Declaration and find that the Housing Element, 2014-2021 will not have a significant effect on the environment; and
3. That the Board adopt the Housing Element, 2014-2021, and determine that the Housing Element is compatible with and supports the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on October 9, 2013.

By 

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By 

Jill M. Jones
Principal Deputy County Counsel
Property Division

Attachment 5

LOS ANGELES COUNTY HOUSING ELEMENT, 2014-2021
TEXT-ONLY VERSION

Los Angeles County Board of Supervisors

Gloria Molina, First Supervisorial District
Mark Ridley-Thomas, Second Supervisorial District
Zev Yaroslavsky, Third Supervisorial District
Don Knabe, Fourth Supervisorial District
Michael D. Antonovich, Fifth Supervisorial District

Los Angeles County Regional Planning Commission

Esther L. Valadez, First Supervisorial District
David W. Louie, Second Supervisorial District
Harold V. Helsley, Third Supervisorial District
Curt Pedersen, Fourth Supervisorial District
Pat Modugno, Fifth Supervisorial District

Los Angeles County Department of Regional Planning

Richard J. Bruckner, Director
Dennis Slavin, Chief Deputy Director
Mark Child, Acting Deputy Director, Advance Planning Division

General Plan Development and Housing Section

Connie Chung, AICP
Troy Evangelho, AICP
Leon Freeman
Tina Fung

GIS Section

Dan Hoffman

Contributors

Los Angeles County Community Development Commission

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I. INTRODUCTION

USER GUIDE

Purpose

The Housing Element is one of the seven required elements of the Los Angeles County General Plan. This Fifth Revision to the Housing Element complies with the California Government Code, beginning at Section 65583.

The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs.

The Housing Element does the following:

- Determines the existing and projected housing needs of the unincorporated areas.
- Establishes goals, policies, and implementation programs that guide decision-making on housing needs.
- Implements actions that encourage the private sector to build housing, and ensure that government policies do not serve as unnecessary constraints to housing production.

General Plan Consistency

The State law requires the elements of the General Plan to be consistent. Section 65583(c)(7) of the Government Code requires that a local jurisdiction's housing element describe "the means by which consistency will be achieved with other general plan elements and community goals." The County has established procedures toward ensuring internal consistency between the Housing Element and other General Plan elements. The Housing Element is consistent with the General Plan in that it does not require any significant changes to the other elements of the General Plan, modify or relocate density, and recommend policies or action programs that would create housing at the expense of goals and policies within the General Plan.

Housing Element policies are shaped by other General Plan policies, with particular focus on hazard avoidance (i.e., fire hazard areas, hillside management areas, flood zones, seismic zones, etc.); resource protection (i.e., Significant Ecological Areas and major recreational areas, such as the Santa Monica Mountains); avoidance of irritating noise sources; and the cost of providing and maintaining additional infrastructure, such as for water and sewers, to undeveloped areas. Therefore, several elements of the General Plan may affect housing development strategies because they govern environmental or man-made factors that impact the County's ability to accommodate housing.

The County of Los Angeles is currently undertaking a comprehensive update to the Los Angeles County General Plan and anticipates completion by 2014. The County is committed to ensuring that the policies of the General Plan Update are consistent with the Housing Element. At the time of adoption of the General

Plan Update, the County shall amend the Housing Element, as needed, to continue to demonstrate its ability to accommodate the RHNA under the updated General Plan Land Use Element.

Document Organization

The Housing Element is comprised of the following sections:

Introduction: This section contains a description of how to use the Housing Element and highlights major housing characteristics and trends, major housing constraints, and a summary of the Adequate Sites Inventory for the unincorporated areas.

Housing Strategy: This section contains goals, policies, and implementation programs.

Background: This section contains the Housing Needs, Constraints, and Resources Analysis chapters. The analyses in this section provide the basis for the Housing Element goals, policies and implementation programs.

Appendices: The appendices contain the Adequate Sites Inventory, Review of Past Accomplishments, Public Participation Efforts, and a detailed comparison between the unincorporated areas and Los Angeles County as a whole.

How To Use This Document

Below are instructions for using and interpreting the Housing Element:

- **Goals:** A goal is a general direction-setter that expresses the community's values. It may be abstract in nature and is generally not quantifiable or time dependent. A goal should be used for interpreting policies.
- **Objectives:** Objectives quantify and establish the number of housing units by income category, including extremely low income, that are expected to be constructed, rehabilitated, and conserved over the planning period. They also serve as actions, or specific tasks that will be undertaken in order to carry out a program.
- **Policies:** A policy is a specific statement or diagram that guides decision-making. It indicates a commitment of the County to a particular course of action. A policy may be carried out through implementation programs and by direct application of the policy. No policy, whether in written or diagram form, shall be given greater weight than any other policy.
- **Implementation Programs:** Implementation programs provide actions for carrying out the policies of the Housing Element. Each program identifies lead/partner agencies; however, they are not exclusive and new partners can be added as needed. The programs also include general timeframes. The programs and timeframes are based on adequate funding. If funding is not secured, the implementation programs may need to be modified.
- **Figures, Tables, and Text:** These items provide background information and are to be interpreted in light of applicable written policies in the Housing Element. Furthermore, the maps, tables, and text in this document represent an analysis of the data available at the time.

EXECUTIVE SUMMARY

Adequate Sites Inventory

The County is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need--also known as the Regional Housing Needs Assessment (RHNA) allocation. The unincorporated areas have been assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period, which is broken down as follows:

Source of Residential Sites	Affordability				TOTAL
	Very Low	Lower	Moderate	Above Moderate	
RHNA	7,854	4,650	5,060	12,581	30,145
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	--	--	--	3,623	3,623
2013 Vacant and Underutilized Sites		5,445	2,295		7,740
2008 Vacant and Underutilized Sites		10,587	3,574		14,161
TOTAL Adequate Sites		17,167	7,161	24,215	48,543

The Adequate Sites Inventory identifies sites to accommodate the County's share of the regional housing need in the unincorporated areas. The Adequate Sites Inventory (Appendix A) is comprised of vacant and underutilized sites that have been identified through this Housing Element Update, as well as sites listed in the 2008 Housing Element.

Programs

The Housing Element includes programs that reduce regulatory barriers and provide incentives for private development. Some of these programs include: Zoning Ordinance Update Program; Small Lot Subdivisions Ordinance; Transit Oriented Districts; and CEQA Streamlining.

Housing Constraints

Unnecessary Governmental Barriers to Housing Development

While the land use controls that apply to the unincorporated areas are not considered unreasonable or substantial constraints on development, there are certain constraints in the zoning ordinance that need to be amended, such as the definition of family; or the absence of standards and definitions for housing types, such as single room occupancy units; or for special housing needs, such as assisted living for seniors and housing for large, multi-generational households. Furthermore, another barrier is the entitlement process itself, which the County has helped to streamline through ordinance amendments, organizational change, enhanced technology, and increased efficiencies in case processing.

Environmental, Hazard, and Resource Constraints

Nearly all of the undeveloped land remaining in the unincorporated areas is within physically hazardous areas, environmentally sensitive areas, and/or lacking in basic sewer/water infrastructure. Furthermore, efforts to manage environmentally sensitive habitats and protect lives and property from physical hazards have made development infeasible in many of these areas.

Land and Construction Costs

High land costs are one of the major contributing factors to housing prices and rents in Los Angeles County. The urban unincorporated areas are substantially built out, with little or no vacant land available for development. The shortage of developable land further drives up the demand and cost of housing construction.

Limited Public Resources for Housing

The Los Angeles County Community Development Commission (CDC) sponsors the development of affordable and special needs housing in the unincorporated areas and 49 cities that participate in the CDC's Urban County Program. Funding for CDC has been drastically reduced in recent years. Redevelopment funds have been eliminated, and state and federal funds have decreased.

Mortgage Financing

In recent years, interest rates on a 30-year mortgage have been below 4%,¹ and the median home price for a single-family home in Los Angeles County is \$325,000.² These mortgage rates are historically low, and the cost of housing has significantly decreased. This is a stark contrast to the peak housing prices of 2007, when interest rates were closer to 6%, with median home prices near \$500,000.³

Even with historically low mortgage rates, the approval rates among very low income households were significantly lower than the rates for other income groups.

Demographic and Housing Statistics

Demographics

- **Population:** The population of the unincorporated areas is 1,057,088, which accounts for 11% of the total population of Los Angeles County.
- **Race and Ethnicity:** From 2000-2010, the Hispanic population increased to 57% of the total population in the unincorporated areas. Nearly half of those who identify as Hispanic or Latino identify their race as White.
- **Seniors:** Seniors account for 9% of the population and head approximately 20% of all households in the unincorporated areas. According to the U.S. Department of Health and Human Services, by 2030, the senior population in the United States is projected to be twice as large as in 2000.⁴
- **Persons with Disabilities:** Approximately 9% of the population over the age of 18 in Los Angeles County has a disability.

¹ <http://articles.latimes.com/2011/sep/23/business/la-fi-mortgage-rates-20110924>, accessed 7/12/12

² DQ News, <http://dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR11.aspx>, accessed 7/10/12.

³ DQ News. <http://www.dqnews.com/ZIPLAT.shtm>, accessed September 21, 2007.

⁴ A Profile of Older Americans: 2011. U.S. Department of Health and Human Services. Administration on Aging.

- **Homelessness:** The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County.
- **Commuting Patterns:** Over 50% of commuters living in the unincorporated areas drive at least 30 minutes to get to work, with 15% driving more than an hour.

Housing Characteristics

- **Housing Supply:** Between 2000 and 2010, the number of housing units in the unincorporated areas increased by 5%. Despite this steady growth, the vacancy rate increased to 6%.
- **Housing Stock:** Single-family homes make up 82% of all housing in the unincorporated areas.
- **Age of Housing:** Over 70% of the housing stock in the unincorporated areas is at least 30 years old, with roughly half more than 50 years old. Rehabilitation, maintenance, and replacement and even historical preservation are issues that may need to be addressed.
- **Housing Unit Size:** More than 80% of owner-occupied units have 3 bedrooms or more, and 64% percent of rented units have one or two bedrooms.
- **Household Size:** Approximately 25% percent of households in the unincorporated areas have five or more people. From 2000 to 2010, there was an 8% increase in the number of new households with seven or more people.
- **Overcrowding:** According to the 2010 U.S. Census, 12% of unincorporated households were considered "overcrowded," with overcrowding more prevalent among renter households than homeowners.
- **Housing Cost:** The median home price in Los Angeles County is \$325,000. While the real estate market has been improving, the job market and overall economy are still struggling, making homeownership difficult.
- **Rental Cost:** More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent. In 2012, the fair market rent of a two-bedroom apartment in the Los Angeles– Long Beach increased 11% since 2005 to \$1,421.
- **Homeownership Rate:** Sixty-five percent of households in the unincorporated areas own their homes.
- **Foreclosures:** In 2008, there were 5,526 foreclosure filings in the unincorporated areas. As of November 2012, the number of foreclosures in the unincorporated areas had dropped to 2,015.

II. HOUSING STRATEGY

GOALS AND POLICIES

HOUSING AVAILABILITY

The State recognizes that housing availability is an issue of “vital State-wide importance.” The County places particular emphasis on providing housing opportunities to low and moderate income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations because these groups do not have the necessary resources to participate in private sector housing. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.

Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County’s Regional Housing Needs Assessment (RHNA) allocation.

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.

Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.

Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.

Policy 1.5: Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to state housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs as reflected in the RHNA.

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and amenities.

Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.

Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.

HOUSING AFFORDABILITY

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. A variety of mechanisms should be explored to enhance affordability.

Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

Policy 3.2: Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.

Goal 4: A housing delivery system that provides assistance to low and moderate income households and those with special needs.

Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

NEIGHBORHOOD AND HOUSING PRESERVATION

The preservation of sound, quality neighborhoods and the revitalization of deteriorating neighborhoods are essential to maintaining an adequate and decent housing supply. The State considers “decent housing and a suitable living environment for every California family a priority of the highest order.” To this end, the following policies seek to ensure the general health, safety, and welfare for all economic segments of the population.

The improvement and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. These efforts are especially important with regard to the preservation or replacement of housing for low income households. Future development and preservation efforts must also consider environmental, physical, and economic constraints.

Goal 5: Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply.

Policy 5.1: Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy 5.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods.

Policy 5.3: Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.

Goal 6: An adequate supply of housing preserved and maintained in sound condition, and located within safe and decent neighborhoods.

Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.

Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.

Policy 6.3: Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.

Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.

Goal 7: An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.

Policy 7.1: Conserve existing affordable housing stock that is at risk of converting to market-rate housing.

Policy 7.2: Preserve and, where feasible, provide additional affordable housing opportunities within the coastal zone.

EQUAL HOUSING OPPORTUNITY

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply.

Goal 8: Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.

Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.

Policy 8.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.

Policy 8.3: Promote equal opportunity in housing and community development programs countywide.

Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.

IMPLEMENTATION AND MONITORING

Monitoring, enforcement, preservation, and innovation in housing should be established and maintained as an ongoing function of the County government.

Goal 9: Planning for and monitoring the long-term affordability of adequate housing.

Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.

Policy 9.2: Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.

PROGRAMS AND OBJECTIVES

Table 2.2 on the following page list a summary of housing programs organized by topic. These programs implement the County's housing goals. Specific program guidelines and eligibility requirements are available from the identified responsible agencies.

The programs are designed to maintain and increase the supply of housing, especially affordable housing, preserve existing units, and provide equal access to housing opportunities. It is important to note that the majority of the programs included are previously adopted, ongoing regulatory and funding programs.

Quantified Objectives

Table 2.1 summarizes the County's quantified housing objectives for construction, preservation, and financial assistance over the 2014-2021 Housing Element planning period.

Program	Extremely Low (30% AMI and below)	Very Low (50% AMI and below)	Lower (80% AMI and below)	Moderate (120% AMI and below)	Above Moderate (120% AMI and below)	TOTAL
RHNA	3,927	3,927	4,650	5,060	12,581	30,145
Section 8 Rental Assistance	1,560	2,340	0	0	0	3,900
Family Self Sufficiency	25	75	0	0	0	100
First 5 LA	560	0	0	0	0	560
New Construction Countywide						
-Affordable Rental Housing Construction	175	175	0	0	0	350
-AHOP	0	0	43	0	0	43
Homebuyer Assistance	0	200	425	425	0	1,050
Ownership Housing Rehabilitation	1,265	1,050	1,050	0	0	3,365
Public Housing Modernization	972	973	0	0	0	1,945
Preservation of At-Risk Housing	24	662	263	0	0	949
Notes: In the absence of income data for extremely low income households, 50% of the very low income units are assumed to be extremely low-income.						

Topic	Program	Responsible Agency	Timeframe
Housing Availability	Program 1: Adequate Sites for Regional Housing Needs	DRP	Ongoing
	Program 2: General Plan Update	DRP	2014
	Program 3: Zoning Ordinance Update Program	DRP	2015; 2016
	Program 4: Density Bonus Ordinance	DRP, CDC	Ongoing
	Program 5: Infill Sites Utilization Program	DRP, CDC	2014; Ongoing
	Program 6: Transit Oriented Districts Program	DRP, CDC	2016; 2021
	Program 7: Second Unit Ordinance	DRP	2014
	Program 8: Small Lot Subdivisions Ordinance	DRP	2016
	Program 9: Air Quality and Housing	DRP, DPH, CDC	2016; Ongoing
Housing Affordability	Program 10: First 5 LA Supportive Housing for Homeless Families Fund	CDC	Ongoing
	Program 11: Countywide Affordable Rental Housing Development	CDC	Ongoing
	Program 12: Priority of Water and Sewer for Affordable Housing	DRP, LACSD, WSP	2014
	Program 13: Homebuyer Assistance	CDC	Ongoing
	Program 14: Section 8 Rental Assistance	HACOLA	Ongoing
	Program 15: Family Self-Sufficiency Program	HACOLA	Ongoing
	Program 16: Housing Relocation for CalWORKs Participants Program	DPSS	Ongoing
	Program 17: Shelter Plus Care - Supportive Housing Program	CDC, LAHSA, HACOLA	Ongoing
	Program 18: Green Grant Program	CDC	Ongoing
Neighborhood and Housing Preservation	Program 19: Winter Shelter Program	LAHSA	Ongoing
	Program 20: Ownership Housing Rehabilitation Assistance	CDC	Ongoing
	Program 21: Public Housing Modernization Program	HACOLA	Ongoing
	Program 22: Preservation of At-Risk Housing	CDC	2014; Ongoing
Equal Housing Opportunity	Program 23: Foreclosed Property Tracking System	DPW	2014; Ongoing
	Program 24: Fair Housing Program	DRP, CDC	Ongoing
	Program 25: Best Practices for Accessible Housing	CDC	2014; Ongoing
	Program 26: Homeowner Fraud Prevention	DCA	Ongoing
Implementation Monitoring	Program 27: Reasonable Accommodations Ordinance	DRP	2014; 2015; 2016
	Program 28: CEQA Streamlining	DRP	2014; Ongoing
	Program 29: Coordination and Implementation	DRP, CEO, CDC, DPR, DPW, DPH, FD	2018
	Program 30: Housing Element Annual Progress Report	DRP, CDC, DPW	Ongoing
	Program 31: Monitoring of Housing Issues	DRP, CDC, DPW, CEO	Ongoing
<p>CDC: Community Development Commission CEO: Chief Executive Office HACOLA: Housing Authority LACSD: Sanitation Districts of Los Angeles County LAHSA: Los Angeles Homeless Services Authority DCA: Department of Consumer Affairs DPH: Department of Public Health DPR: Department of Parks and Recreation DPSS: Department of Public Social Services DPW: Department of Public Works DRP: Department of Regional Planning WSP: Water Service Providers</p>			

Housing Availability

Program 1: Adequate Sites for Regional Housing Needs

The County shall maintain an inventory of sites with the appropriate General Plan land use designation and zoning, and adequate public infrastructure and services for the County's Regional Housing Needs Assessment (RHNA) allocation of 30,145 units during the Housing Element planning period.

Objectives	Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate 30,145 units. Maintain an inventory of sites and make it available to interested developers.
Policies	Policy 1.1: Make available through land use planning and zoning an adequate sites inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.
Timeframe	Ongoing
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

Program 2: General Plan Update

The Los Angeles County General Plan Update provides the policy framework for how and where the unincorporated areas will grow through the year 2035, while recognizing and celebrating the County's wide diversity of cultures, abundant natural resources, and status as an international economic center. The General Plan Update accommodates new housing and jobs in anticipation of population growth in the unincorporated areas and the region.

The General Plan Update includes a number of land use changes and zones changes, but will continue to maintain an inventory of sites that meet the RHNA for the 2014-2021 planning period. See Appendix B for a preliminary analysis of the General Plan Update.

At the time of adoption of the General Plan Update, the County shall amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA under the updated General Plan Land Use Element.

Objectives	Maintain an inventory of sites and make it available to interested developers.
Policies	Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.
Timeframe	2014
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

Program 3: Zoning Ordinance Update Program

Certain County rules and regulations may constrain the development of housing for low and moderate income households and those with special needs. To mitigate potential constraints, the Zoning Ordinance Update Program (ZOUP), and other programs, will update the County’s zoning ordinance to do the following:

- Reform parking standards to encourage housing development.
- Add clarification policies and procedures for special housing needs, including but not limited to: assisted living for seniors; housing for large and/or multi-generational households; and housing for persons with disabilities, including those with developmental disabilities. Incorporate by reference or add uses that are mandated by state law to be permitted by right in single-family zones.
- Amend the definition of “family” and “disability” in Section 22.08.040, and add any other clarification or references to ensure consistency with state and federal fair housing laws.
- Ensure Mobilehome Permit provisions are in accordance with state laws such as, but not limited to, Government Code § 65852.3.
- Create standards for Single Room Occupancy (SRO) housing.
- Add clarification policies and procedures for transitional and supportive housing, homeless shelters, and residential care facilities to facilitate the implementation, and to ensure continued consistency with the State Housing Element Law, the Health and Safety Code, and state and federal fair housing laws.
- Address other possible policies and procedures in the zoning ordinance that are inconsistent with the Housing Accountability Act, the Housing Element Law, and state and federal fair housing laws.

Objectives	<p>By 2015, amend the zoning ordinance through the Technical Update.</p> <p>By 2016, amend the zoning ordinance through ZOUP and other programs.</p>
Policies	<p>Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.</p> <p>Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.</p>
Timeframe	2015; 2016
Responsible Agency	Department of Regional Planning

Funding Source	General Fund
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Program 4: Density Bonus Ordinance

On August 8, 2006, the Board of Supervisors adopted the Density Bonus Ordinance, which provides incentives for affordable housing by permitting density increases beyond what is allowed by the General Plan, and requires set-asides for very low, lower, or moderate income households and seniors. Density bonuses and incentives, consistent with the State Density Bonus Law, can be requested through an Administrative Housing Permit. With increases in the minimum set-aside, a project can receive a density bonus of up to 35% above what the General Plan allows, based on a sliding scale.

In addition to an increase in density, the County's Density Bonus Ordinance offers a variety of incentives. A project is eligible for one or more incentives, depending on the amount of affordable units that have been set aside for very low, lower, or moderate income households. Incentives include, but are not limited to: reduced setbacks; increased height limit; and reduced lot size requirements.

Furthermore, the County's Density Bonus Ordinance provides waivers or modifications to development standards, requests for incentives that do not meet the State's criteria for qualified affordable housing developments, and up to a 50% density bonus for senior citizen housing developments through a Discretionary Housing Permit.

The County shall market the Ordinance during the planning period, and ensure that there is adequate technical assistance to facilitate the implementation of the Ordinance.

Objective	Continue to promote the County Density Bonus Program to developers through the dissemination of brochures, presentations and web postings on the DRP web site, and by offering technical assistance to the public.
Policies	<p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.</p>
Timeframe	Ongoing
Responsible Agencies	Department of Regional Planning, Community Development Commission
Funding Source	General Fund

Program 5: Infill Sites Utilization Program

The Infill Sites Utilization Program promotes the acquisition, sale, or lease of infill sites of no more than four units each to increase affordable housing opportunities in the unincorporated areas and participating cities in the Urban County. Periodic funding of up to \$500,000 may be provided by the CDC to assist with pre-development, construction, and permanent financing.

The County offers a density bonus to projects in the unincorporated areas that participate in the Infill Sites Utilization Program (with a pre-bonus capacity for two to three units on the site). Subject to the approval of a Housing Permit, an infill site is eligible to receive a density bonus of one additional unit and incentives.

The County shall market the Infill Sites Utilization Program as funds become available. The County shall market the Infill Sites Utilization Program along with the Density Bonus Ordinance and ensure that there is adequate technical assistance to facilitate the implementation of the Program.

Objectives	By 2014, promote awareness of the County's Infill Sites Utilization Program as funds become available, and in conjunction with the implementation of the Density Bonus Ordinance.
Policies	Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs. Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.
Timeframe	2014; Ongoing
Responsible Agencies	Department of Regional Planning, Community Development Commission
Funding Sources	General Fund, HOME, CDBG

Program 6: Transit Oriented Districts Program

Transit Oriented Districts (TODs) are areas that will be established by the General Plan Update, within a 1/2 mile radius from a Metro transit stop, with development and design standards, and incentives to facilitate transit-oriented development. Eleven TODs will be located along the Metro Blue Line, Green Line, Gold Line, Gold Line Extension and near the Metro Silver Line.

In the General Plan Update, major corridors within a proposed TOD will be given a mixed use zoning and land use designation. These new regulations will allow by right mixed use and residential development, with densities of up to 150 dwelling units per acre.

All TODs will be implemented by TOD specific plans, with standards, regulations, and infrastructure plans that are tailored to the unique characteristics and needs of each community, and address issues such as access, connectivity, pedestrian improvements, and safety.

Objectives	Complete Willowbrook TOD Specific Plan by 2016. Establish all TOD specific plans by 2021.
Policy	Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.
Timeframe	2016;2021
Responsible Agencies	Department of Regional Planning, Community Development Commission
Funding Source	General Fund

Program 7: Second Unit Ordinance

In 2004, the Board of Supervisors adopted the Second Unit Ordinance, which allows second units in residential and agricultural zones. Second units provide an affordable rental option for the workforce within single-family neighborhoods.

Objectives	By 2014, promote the Second Unit Ordinance through the Department of Regional Planning web site and brochures at public counters.
Policies	Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs. Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.
Timeframe	2014
Responsible Agencies	Department of Regional Planning
Funding Source	General Fund

Program 8: Small Lot Subdivisions Ordinance

The intent of the Small Lot Subdivision Ordinance is to promote affordable homeownership through the allowance of smaller, fee simple lots, in areas zoned for two-family and multi-family housing where infill development is encouraged. A "small lot subdivision" is a land division that creates single-family residential lots with an area of less than 5,000 square feet. These small lots are generally less than 50 feet wide, with modifications to other development standards, including but not limited to setback, street frontage, and access requirements.

By allowing greater flexibility in lot sizes and widths, small lot subdivisions promote affordable homeownership opportunities. Due to the high cost of housing in Los Angeles County, reducing the amount of land required for new residences could potentially result in a significant reduction in the price of a new house. Lower home prices allow more residents to own their homes, while increased homeownership opportunities in turn contribute to neighborhood stability. Furthermore, small lot subdivisions ease overcrowding by allowing a greater variety in lot sizes, promote urban infill on vacant and underutilized parcels, and add flexibility in design to promote a diversity of housing types.

Objectives	By 2016, establish a Small Lot Subdivisions Ordinance.
Policies	Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs. Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.
Timeframe	2016
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

Program 9: Air Quality and Housing

Studies indicate that residences near sources of traffic pollution are associated with adverse health effects. While siting residences further from a pollution source reduces these adverse health impacts, it also reduces the potential for housing development.

Given the association between traffic pollution and health, the California Air Resources Board and the Los Angeles County Department of Public Health recommend that residences be sited at least 500 feet from freeways, in particular. In addition, the Community Development Commission requires a minimum 500 foot distance from freeways as part of its funding requirements for new affordable housing development and affordable housing rehabilitation.

In an effort to improve health and provide an adequate housing supply, the County will continue to assess the impacts of siting residences next to freeways from a health and housing development perspective.

Objectives	<p>During the planning period:</p> <ul style="list-style-type: none"> • Collaborate with appropriate private and public agencies to address air quality and housing development issues. • By 2016, consider the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway. • Revise County policies to reflect identified best practices.
Policies	<p>Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.</p> <p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.</p>
Timeframe	Ongoing
Responsible Agency	Department of Regional Planning, Department of Public Health, Community Development Commission
Funding Source	General Fund, Community Development Commission

Housing Affordability

Program 10: First 5 LA Supportive Housing for Homeless Families Fund

First 5 LA Supportive Housing for Homeless Families Fund provides services to families who are homeless or at risk of homelessness with very young children. This program funds supportive services, rental assistance, and capital development of housing.

Objectives	Serve 60 children with new housing development. Serve 400-500 children over a two year period through rental assistance.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Source	First 5 LA

Program 11: Countywide Affordable Rental Housing Development

This program provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas. The funds are made available as low-interest long term loans.

Funds for the program are administered through a Notice of Funding Availability (NOFA) issued by the Community Development Commission and/or the Housing Authority of the County of Los Angeles. A NOFA issuance depends on funding availability. Funding allocations are recommended based on a competitive process between applicants. As an incentive, applications for funds in the unincorporated areas are awarded additional points and are eligible for larger allocations, regardless of the funding source.

All units developed utilizing these resources are made available to households earning less than 50% of the Area Median Income.

Objectives	Assist in the development of 350 extremely low and very low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the planning period.
Policies	<p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.</p> <p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.</p> <p>Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training facilities.</p>
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Sources	HOME, CDBG, Tax Exempt Multi-Family Revenue Bond, County General Funds and other sources of Affordable Housing Funds.

Program 12: Priority of Water and Sewer for Affordable Housing

The State law requires that when allocating or planning to allocate available and future water or sewer services designated for residential use, public and private providers shall grant priority to proposed housing developments on sites identified in the Housing Element that help meet the housing needs of low and moderate income households.

Objective	Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the RHNA for the unincorporated areas, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.
Policy	Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.
Timeframe	2014
Responsible Agencies	Department of Regional Planning, Department of Public Works, Sanitation Districts of Los Angeles County, and water service providers
Funding Source	General Fund

Program 13: Homebuyer Assistance

The County helps strengthen neighborhoods and empower families by supporting low and moderate income first-time homebuyers. The County offers financial assistance with down payment assistance loans, including closing cost assistance, federal income tax credits, and below market-rate loan programs. The following programs are offered by the County:

- **Home Ownership Program (HOP):** HOP is designed to meet the needs of low income households with the necessary down payment assistance. This program provides a 2nd Trust Deed loan at 0% interest with all payments deferred until sale or transfer.
- **Mortgage Credit Certificate Program (MCC):** The MCC Program offers first-time homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is deducted accordingly.
- **Southern California Home Financing Authority (SCHFA):** SCHFA is a joint powers authority between Los Angeles and Orange counties that formed in June 1988 to issue tax exempt mortgage revenue bonds for low and moderate income first-time homebuyers. This program makes purchasing a home more affordable for qualified homebuyers by offering a competitive fixed interest rate on a 30-year mortgage and a grant for down payment and closing costs assistance.
- **Affordable Homeownership Opportunities Program (AHOP):** The AHOP incorporates both local and federal resources to subsidize the financing of for-sale developments. Sales are restricted to buyers that do not exceed 120% of the Area Median Income. The subsidy to the development is at least partially assumed as debt by the income-qualified buyers. There is no direct cash assistance to the buyers.

Objectives	Assist 1,050 low and moderate income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period. HOP – 200 households MCC – 250 households SCHFA – 600 households AHOP – 43 affordable units
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Sources	HOP/AHOP (HOME Funds), MCC (federal income tax credits), SCHFA (mortgage revenue bonds)

Program 14: Section 8 Rental Assistance

The Housing Authority of the County of Los Angeles (HACOLA) provides various rental assistance programs for income-eligible households, and eligible homeless families and individuals. These include:

- **Housing Choice Voucher Program:** This program provides rent subsidies to extremely low and very low income households with a housing cost burden, or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30% of their income). The federal government subsidizes the difference in monthly payments directly to the owner.
- **Homeless Set Aside Program:** This program provides rental assistance to homeless families and individuals. It also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention, child care referrals, and children’s services through contracted homeless services agencies. Case management includes an 18 month follow-up. Families who are successful in maintaining housing for 12 months are retained in the program similar to the Section 8 Housing Choice Voucher Program.
- **Housing Opportunities for Persons with HIV/AIDS (HOPWA):** This program provides rental assistance to eligible homeless households that include a person who has HIV/AIDS. HACOLA has entered into agreements with two supportive services agencies--AIDS Project Los Angeles and AIDS Service Center--to identify, assess, refer, and provide case management for eligible households. This program also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention, child care referrals, and children’s services.

Objectives	Provide rental assistance to 4,000 extremely low and very low income households, and homeless individuals and families in the unincorporated areas during the planning period. Housing Choice Voucher – 3,800 households Homeless Set Aside Program – 70 homeless individuals or families Housing Opportunities for Persons with AIDS – 30 homeless persons with HIV/AIDS
Policy	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Housing Authority of the County of Los Angeles
Funding Source	HUD Section 8 Funding

Program 15: Family Self-Sufficiency Program

This program provides opportunities for Section 8 recipients and public housing residents to engage in job training, personal development, and educational programs. As a result of this program, participants seek and obtain initial or promotional employment opportunities. The program is based on the principle of economic independence. Families paying higher rent due to an increase in earned income are credited with respective proportions of the program escrow account. Participants earn their portion of the escrow account by remaining free of public assistance for 12 consecutive months and by reaching their individual goals.

Objectives	Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period. Annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services during the planning period.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Housing Authority of the County of Los Angeles
Funding Sources	HUD Section 8 Funding, other public and private funds

Program 16: Housing Relocation for CalWORKs Participants Program

The Relocation Program provides a one-time-only assistance to qualified CalWORKs participants to ensure their success in obtaining/maintaining employment. Participants who are eligible for this payment are CalWORKs participants who have obtained a job or received a documented offer of employment, and are in need of child care or public transportation assistance, or need to move closer to work. The payment is only made to a participant receiving cash assistance or who has left a cash assistance program during the last 12 months due to employment. The subsidy can be used for moving expenses, such as moving truck rental, utility deposits, and security deposits.

Objectives	Continue to provide assistance to CalWORKs participants during the planning period.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Department of Public Social Services
Funding Sources	State CalWORKs funds

Program 17: Shelter Plus Care - Supportive Housing Program

The Los Angeles Homeless Services Authority (LAHSA) assumes responsibility for coordinating the community process for developing the Los Angeles Continuum of Care strategy. Planning for the Continuum of Care occurs through the facilitation efforts of LAHSA staff, through the work among numerous coalitions in the Continuum, and through the public meetings of the LAHSA Advisory Board and Commission.

Continuum of Care funding is awarded on a competitive basis to community-based organizations. Three funding programs exist under the Continuum of Care: Shelter Plus Care, Supportive Housing Program, and the Single Room Occupancy (SRO) Moderate Rehabilitation Program. Due to the lack of existing SRO hotels in the Urban County, there have been little interest in these funds. The other two programs are described below:

- **Shelter Plus Care (S+C) Program:** The S+C Program provides rental assistance for difficult-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside of the program. S+C was designed to give an applicant maximum flexibility by allowing the rental assistance to be tenant, sponsor, or project-based (with or without rehabilitation). Eligible applicants are states, units of local government, and public housing authorities (PHAs). Under the sponsor-based component, an applicant must subcontract with a private non-profit organization or a community mental health agency established as a public non-profit organization.
- **Supportive Housing Program (SHP):** The SHP is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. Eligible applicants are states, units of local government, other governmental entities such as PHAs, public non-profit community mental health associations, and private non-profits.

Objectives	Annually apply for funding to develop and expand the Continuum of Care strategy for the homeless, using Shelter Plus Care – Supportive Housing Program during the planning period.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agencies	Los Angeles Homeless Services Authority, Community Development Commission, Housing Authority of the County of Los Angeles
Funding Sources	Federal McKinney Homeless funds

Program 18: Green Grant Program

The Green Grant Program provides grants up to \$10,000 for energy efficiency upgrades for low income homeowners in unincorporated East Los Angeles. These upgrades include photovoltaic panels, tankless water heaters, and ceiling and under floor insulation. Homeowners will see energy savings from 30% to 80% within a year. The Green Grant Program is funded by Community Development Block Grant (CDBG). \$139,000 has been authorized for FY 2012-2013.

Objective	Annually allocate funding to implement program based on CDBG funding availability.
Policy	Policy 3.2: Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Source	CDBG

Program 19: Winter Shelter Program for Homeless (WSP)

The WSP operates 19 sites across 15 cities and communities throughout Los Angeles County. This program is instituted yearly during the coldest and wettest months. It is funded by the City of Los Angeles and the County, and supported by the California National Guard, which provides shelter sites at several armories. Non-profit homeless service agencies contracted by the Los Angeles Homeless Services Authority manage each program site. The sites offer persons experiencing homelessness with temporary overnight shelter, meals, and help with connecting to supportive services and stable housing.

Objective	Annually operate 19 sites, providing 1,491 beds.
Policy	Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity. Policy 8.3: Promote equal opportunity in housing and community development programs countywide.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Source	CDBG

Neighborhood and Housing Preservation

Program 20: Ownership Housing Rehabilitation Assistance

Housing rehabilitation is a cost-effective way to preserve the existing stock of affordable housing and, where focused in targeted areas, can also serve to stimulate neighborhood revitalization efforts. The County offers the following programs to aid in housing rehabilitation by homeowners:

- **Single-Family Rehabilitation Loan Program:** This program assists low income owner-occupied households with one to two units in need of rehabilitation. The program provides 3% interest deferred loans that are due and payable upon sale or transfer. The maximum loan amount is \$25,000.
- **Single-Family Home Improvement Program:** This program is designed to assist low income qualified owners to repair electrical, plumbing, heating, and roofing systems, and eliminate minor code violations. The maximum loan amount is \$10,000.
- **Residential Sound Insulation Program:** This program provides grants to eligible property owners to sound insulate homes from aircraft noise caused by the Los Angeles International Airport (LAX). To be eligible for the grants, the property must be located within designated areas of the unincorporated communities of Lennox, Del Aire, and West Athens-Westmont. Sound insulation improvements may include the replacement of windows and exterior doors; and the addition of attic installation, vents, electrical panel upgrades, and a heating ventilation and air conditioning system. Properties located within the highest impacted areas are given first priority for sound insulation. This is a grant program with no cost to the property owners for sound insulation work.
- **Handyworker Program:** This program provides grants for minor home repairs and rehabilitation services to eligible low income households. Services include interior and exterior painting, window and screen repairs, smoke alarm repair and installation, and yard clean-up. The County contracts with community-based organizations to perform all repairs.

Objectives	Assist 3,365 low income households in the unincorporated areas during the planning period. Single-Family Loan – 125 households; Single-Family Home Improvement – 1,500 households Residential Sound Insulation – 1,500 households; Handyworker – 240 households
Policies	Policy 3.2: Incorporate advances in energy and money-saving technologies into housing design, construction, operation, and maintenance. Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration. Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit. Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Sources	Single-Family Loan – CDBG, HOME Residential Sound Insulation – CDBG, Handyworker – CDBG

Program 21: Public Housing Modernization Program

The County owns and/or operates 2,962 units of HUD-subsidized conventional public housing throughout the unincorporated areas and in the cities of Santa Clarita, West Hollywood, Santa Monica, La Puente, and Compton. Among the 2,962 public housing units, 1,945 are located within the unincorporated areas.

Modernization activities include replacing roofs; regrading and landscaping sites; replacing windows; remodeling kitchens and bathrooms; replacing ranges, range hoods, and refrigerators; replacing gas, electricity lines, heating systems, interior and exterior doors, drapes and carpets; making apartments comply with the Americans with Disabilities Act (ADA); constructing community centers; and painting building exteriors.

Objective	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.
Policies	<p>Policy 3.2: Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.</p> <p>Policy 5.3: Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.</p> <p>Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.</p> <p>Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.</p> <p>Policy 6.3: Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.</p> <p>Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.</p>
Timeframe	Ongoing
Responsible Agency	Housing Authority of the County of Los Angeles
Funding Sources	HUD Comprehensive Grant Program, State Disaster Funds

Program 22: Preservation of At-Risk Housing

For the period 2014 to 2024, a total of 582 housing units for low income households are at risk of converting to market-rate housing. The County will work to preserve the at risk units.

Objectives	<p>Annually update the status of at-risk housing projects during the planning period.</p> <p>Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at risk projects or extension of affordability covenants.</p> <p>Initiate contact with non-profit housing organizations by the end of 2014 to solicit interest in preserving at-risk housing projects.</p> <p>Pursue funding from state and federal programs to assist in preserving at-risk housing.</p> <p>Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance.</p> <p>Work with non-profits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options.</p>
Policies	<p>Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.</p> <p>Policy 7.1: Conserve existing affordable housing stock that is at risk of converting to market-rate housing.</p> <p>Policy 7.2: Preserve and, where feasible, provide additional affordable housing opportunities within the coastal zone.</p>
Timeframe	2014; Ongoing
Responsible Agency	Community Development Commission
Funding Sources	HOME, HUD Section 8

Program 23: Foreclosed Property Tracking System

The Department of Public Works will continue to utilize existing staff and code enforcement/property rehabilitation procedures and coordinate with the Registrar-Recorder/County Clerk to maintain an active GIS mapping database of properties entering the foreclosure process by recording notice of defaults. Mapping, tracking, and monitoring properties in the foreclosure database, along with continued coordination with other County departments, will focus efforts on early detection to improve existing and future properties before deterioration results in substandard conditions.

Objectives	<p>By 2014, develop a foreclosure database for mapping, tracking, and monitoring properties in foreclosure.</p> <p>Throughout the planning period, continue to coordinate with other County departments, focusing on early detection of foreclosures.</p> <p>During the planning period, use the information to inform community-based planning efforts, such as area plans and TOD specific plans, and place-based programs and strategies.</p>
Policies	<p>Policy 5.3: Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.</p> <p>Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.</p> <p>Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.</p>
Timeframe	2014; Ongoing
Responsible Agency	Department of Public Works
Funding Sources	General Fund

Equal Housing Opportunity

Program 24: Fair Housing Program

The County contracts with service providers to provide and coordinate fair housing services for residents. The service providers are required to conduct outreach and education activities, distribute literature, and publicize the availability of fair housing services through various media. The service providers also record and investigate inquiries and complaints from residents, and conduct testing and enforcement activities.

Objectives	<p>Annually allocate funding to support fair housing and tenant/landlord services during the planning period.</p> <p>Provide training to County staff on fair housing laws and responsibilities.</p>
Policies	<p>Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.</p> <p>Policy 8.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.</p> <p>Policy 8.3: Promote equal opportunity in housing and community development programs countywide.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care services; health clinics; or onsite job training facilities.</p>
Timeframe	Ongoing
Responsible Agencies	Community Development Commission (Housing Rights Center), Department of Regional Planning
Funding Source	CDBG, General Fund

Program 25: Best Practices for Accessible Housing

Developing and managing an accessible housing stock is an important consideration for affordable housing. Best practices are needed to ensure that accessible and affordable housing units are developed and managed to provide the most benefit to persons with disabilities. While all newly constructed residential buildings must comply with the California Building Code in regard to building accessibility, this program focuses on the requirements and incentives related to the adaptability and accessibility of residential units within affordable housing developments that receive financing assistance provided through County agencies. Although accessible units have long been required in publicly-assisted affordable housing, the County hopes to improve upon best practices to ensure compliance with all applicable regulations and fair housing requirements, while also taking steps to help match the accessible units with income-eligible persons or households that are seeking such housing.

<p>Objectives</p>	<p>Take active steps to ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS).</p> <p>In accordance with HUD regulations related to accessibility, expand design requirements for new construction for affordable and special needs multi-family housing projects that receive financing assistance from the NOFA application process to require 5% of dwelling units (or one unit minimum, whichever is greater) to be accessible for persons with mobility disabilities and 2% of units (or one unit minimum, whichever is greater) to be accessible to persons with hearing or visual disabilities, and to make such units available in the same range of sizes and amenities as other units in the building.</p> <p>By the end of 2014, allow and support the inclusion of preferences for persons with disabilities having notice and opportunity to lease accessible/adaptable and visual/hearing impaired units funded with public funds, especially federal HOME funds.</p> <p>By the end of 2014, complete ongoing research, review, and update best practices and requirements for leasing and management of accessible/adaptable units, in accordance with state and federal fair housing laws.</p> <p>By the end of 2014, update NOFAs to require and encourage universal design principles, and, where appropriate, award extra points for projects that exceed minimum standards for accessibility.</p> <p>Improve housing inventory and registration of accessible units on the Los Angeles County Housing Resource Center web site.</p>
<p>Policies</p>	<p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.</p>

Timeframe	2014; Ongoing
Responsible Agency	Community Development Commission
Funding Source	General Fund, HOME, CDBG, HUD Section 8 Funding, Community Development Commission

Program 26: Homeowner Fraud Prevention

Housing fraud has continued to impact homeowners in the unincorporated areas, particularly in low and moderate income neighborhoods. The Homeowner Fraud Prevention Project is designed to protect homeowners in the unincorporated areas of the Second Supervisorial District from being victims of fraud in the following areas: home purchasing; equity transactions, including identity theft; purchase of home repair and improvement contracts; purchase of household goods and services, foreclosures, etc.

Objectives	Continue to provide fraud prevention counseling services to low and moderate income homeowners during the planning period.
Policies	Policy 8.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice. Policy 8.3: Promote equal opportunity in housing and community development programs countywide.
Timeframe	Ongoing
Responsible Agency	Department of Consumer Affairs
Funding Source	CDBG

Program 27: Reasonable Accommodations Ordinance

On November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodation from land use and zoning standards or procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws. Codifying the procedure was a critical step in raising awareness of the County's reasonable accommodations request procedures. As a next step, the County will review current practices and application forms, and increase public awareness through the use of signage and other information materials. In addition, the County will refine the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code to clarify and simplify the definition of "individual with a disability" and remove any outdated application requirements. Furthermore, the County will consider amendments to the notification and appeals provisions of the Ordinance to ensure the protection of privacy rights of individuals with disabilities.

Objectives	<p>By 2014, review current reasonable accommodation practices and application forms to eliminate any barriers for individuals seeking accommodations, and increase public awareness of the Reasonable Accommodations Ordinance through the development of signage and user-friendly informational materials.</p> <p>By 2015, clarify and simplify the definition of "individual with a disability" and remove outdated application requirements in the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code.</p> <p>By 2016, consider amendments to the notification and appeals provisions of the Ordinance to ensure the protection of the privacy rights of persons with disabilities through the Zoning Ordinance Update Program.</p>
Policies	<p>Policy 8.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.</p> <p>Policy 8.3: Promote equal opportunity in housing and community development programs countywide.</p>
Timeframe	2015 (Technical Update of the Zoning Code); 2016 (ZOUF); Ongoing
Responsible Agencies	Department of Regional Planning
Funding Source	General Fund

Implementation and Monitoring

Program 28: CEQA Streamlining

Analyzing the impacts of a project is a valuable part of the development process. However, when not performed correctly, environmental review also adds some additional cost, processing time, and uncertainty for developers.

The County will consider approaches to designing planning documents within urbanized areas near employment and transit, such as TOD specific plans, to allow development with a streamlined environmental review, to the extent possible. The County will also develop tools to facilitate the use of applicable exemptions and streamlining provisions for infill projects and affordable housing projects in CEQA.

Objectives	<p>Design planning documents within urbanized areas near employment and transit, such as TOD specific plans, to allow development with a streamlined environmental review, to the extent possible.</p> <p>By 2014, develop tools to facilitate the use of applicable exemptions and streamlining provisions for infill projects and affordable housing projects in CEQA.</p>
Policies	<p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.</p>
Timeframe	2014; Ongoing
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

Program 29: Coordination and Implementation

Implementation and oversight of affordable housing development is facilitated by the Department of Regional Planning, Community Development Commission, Department of Public Works, Fire Department, Department of Parks and Recreation, and the Department of Public Health. The County provides an interdepartmental “One-Stop” counseling session and conceptual plan review. The One-Stop brings together representatives from relevant departments to provide information on County regulations and requirements to potential applicants. The pre-application conceptual design review provides preliminary feedback to potential applicants, which can reduce overall costs and improve projects.

Objectives	By 2018, create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing.
Policies	Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs. Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.
Timeframe	2018
Responsible Agencies	Chief Executive Office, Department of Regional Planning, Community Development Commission, Department of Public Works, Fire Department, Department of Parks and Recreation, Department of Public Health
Funding Source	General Fund

Program 30: Housing Element Annual Progress Report

The State law requires that each local jurisdiction submit an annual progress report on the implementation of the Housing Element. This report must include the following:

- Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance.
- Progress in achieving Regional Housing Needs Assessment allocation.
- Program-by-program account of implementation status.
- Outcome/disposition of development applications.

Objectives	Prepare an annual report for submittal to HCD by April 1 during the planning period.
Policies	Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services. Policy 9.2: Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.
Timeframe	Ongoing
Responsible Agencies	Department of Regional Planning, Department of Public Works, Community Development Commission
Funding Source	General Fund

Program 31: Monitoring of Housing Issues

The County will monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in the County.

Objectives	<p>Ongoing efforts during the planning period will include, but are not limited to:</p> <p>Attending housing and legislative review conferences.</p> <p>Attending training workshops.</p> <p>Consulting with housing professionals through the Development Advisory Group, etc.</p> <p>Working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Affordable Housing Cost and Income Limits, the Density Bonus Law, and the Housing Element Law.</p> <p>Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG).</p> <p>Interfacing with other County agencies and the public.</p>
Policies	<p>Policy 1.5: Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to state housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs as reflected in the RHNA.</p> <p>Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.</p> <p>Policy 9.2: Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.</p>
Timeframe	Ongoing
Responsible Agencies	Department of Regional Planning, Community Development Commission, Chief Executive Office, Department of Public Works
Funding Source	General Fund

III. BACKGROUND

HOUSING NEEDS ASSESSMENT

This housing needs assessment determines the existing housing inventory and market trends that can be used to inform housing policies for the unincorporated areas. The analysis of existing conditions includes a review of population, employment, households, and housing characteristics. Additionally, the housing needs assessment addresses special circumstances, such as populations with special needs and limitations on resources. This section utilizes various data sources, including sample data and projections; therefore, depending on the source, some data totals may differ slightly.

County Overview

Almost 65% of the land area in Los Angeles County is unincorporated (see **Figure 3.1**) and unincorporated communities are home to roughly 11% of the County's total population.

Figure 3.1: Los Angeles County Unincorporated Areas

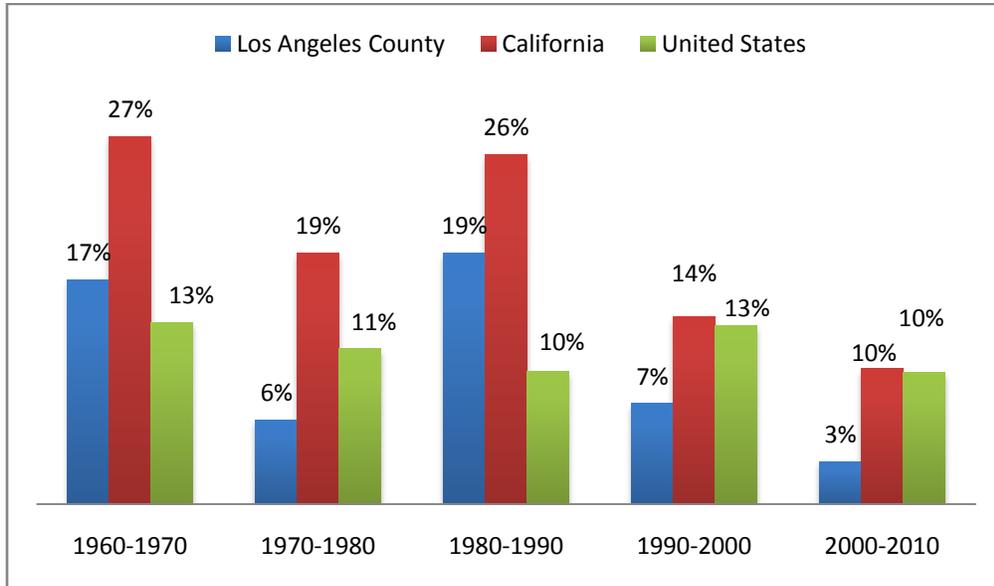


Figure 3.1: Eleven percent of Los Angeles County's population lives in the unincorporated areas.

Population Growth Trends: 1960-2010

With a population of nearly 10 million people, Los Angeles County is the most populous county in the United States. The majority of Los Angeles County's growth occurred in the post-war years, and has slowed in the decades since 1960. Despite the declining growth rate, Los Angeles County added nearly 300,000 new residents from 2000 to 2010.

Figure 3.2: Population Growth, 1960-2010



Source: U.S. Census, 1960-2010.

Figure 3.2: The population growth rate of Los Angeles County has decreased since the 1980's.

Projections

Population Projections: 2008-2020

According to SCAG, by 2020, the population in the unincorporated areas is expected to increase by 10%. SCAG prepares seasonal studies to project population growth and other indicators for the Southern California region. SCAG completes these short-term projections for use in housing elements and other planning initiatives.

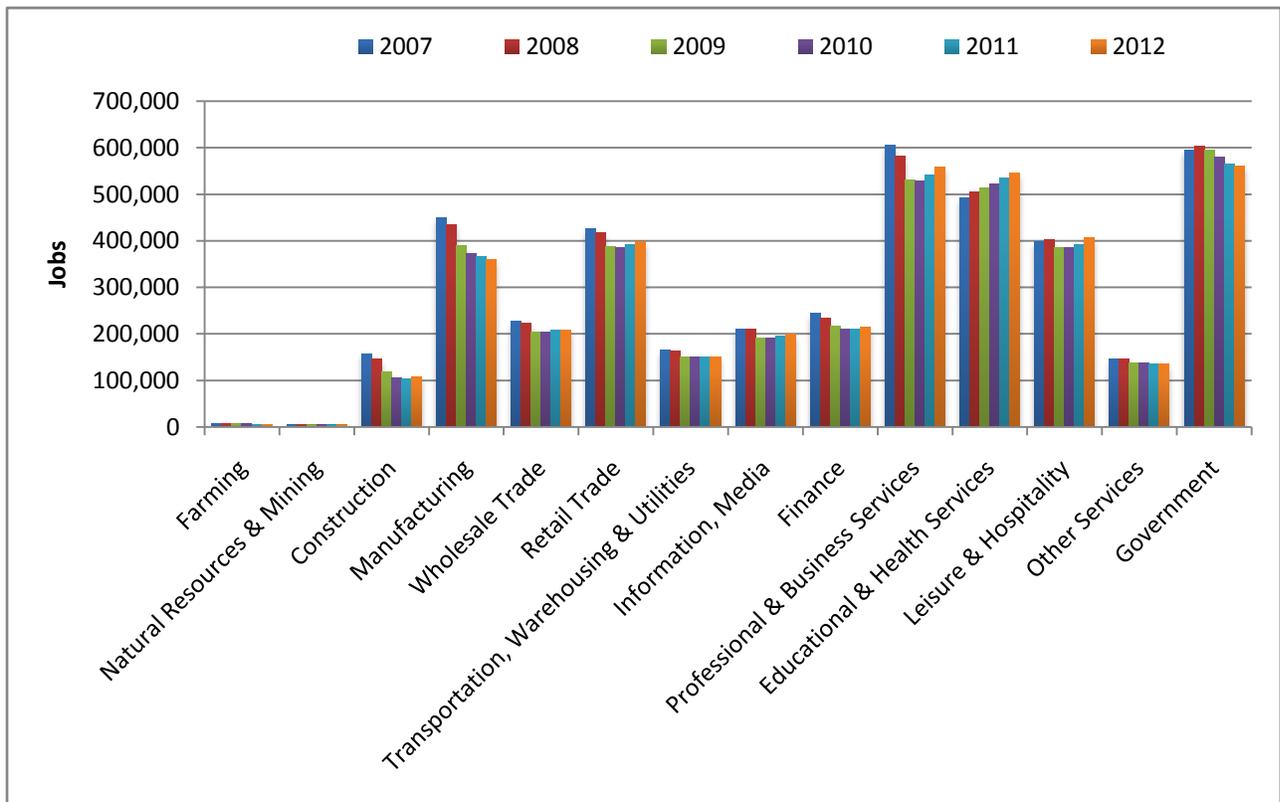
Household Projections: 2008-2020

According to SCAG, by 2020, the number of households in the unincorporated areas is projected to grow by 13%.

Employment Projections: 2008-2020

According to SCAG, by 2020, employment in the unincorporated areas will increase by 12%. Growth is expected in some higher paying sectors, including educational and health services, and professional and business services (see **Figure 3.3**). These sectors have the potential for higher wages, which can contribute to the overall strengthening of the economy, although they may require higher educational attainment. Attracting new target industries, workforce development, and the lack of higher paying wages continue to be concerns for economic development.

Figure 3.3: Employment Trends, Los Angeles County, 2007-2012



Source: SCAG.

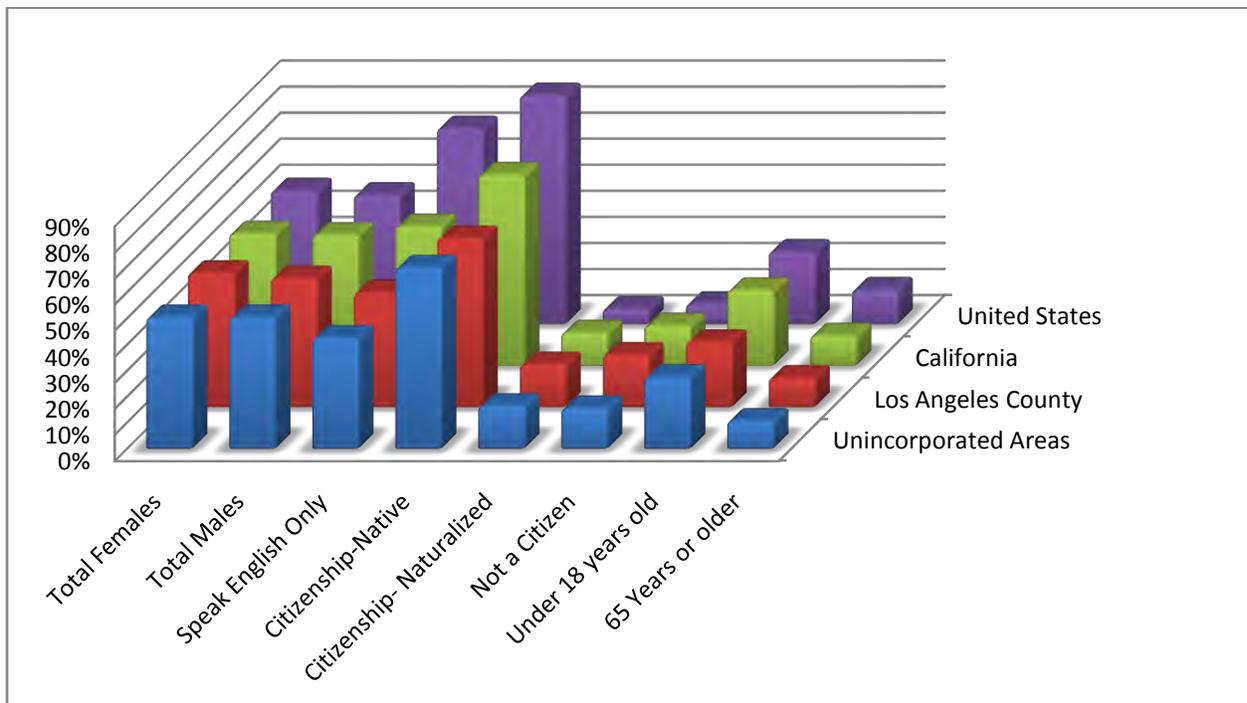
Figure 3.3: Educational and Health Services is the only sector to show a consistent increase.

Population Characteristics

Assessing the profile of a community can indicate the current and projected needs for housing types. Typically, a community with more families, larger households, and households with children need and/or desire larger units and ownership units. Communities that have a higher percentage of single people or younger people, on the other hand, typically need and/or desire smaller, rental units. Communities with a higher percentage of senior citizens typically need and/or desire smaller, accessible and affordable units.

In general, the population trends of the unincorporated areas reflect those of Los Angeles County as a whole. **Figure 3.4** compares the population profile of the unincorporated areas with Los Angeles County, the State and the rest of the country. Note that California, Los Angeles County, and the unincorporated areas reflect a higher percentage of non-citizens and naturalized citizens compared to the rest of the country.

Figure 3.4: Population Characteristics, 2010



Source: U.S. Census 2010, SF1 (Seg 4, P12), American Community Survey 2006-2010 (Seq17, B05001) (Seq21, B06007).

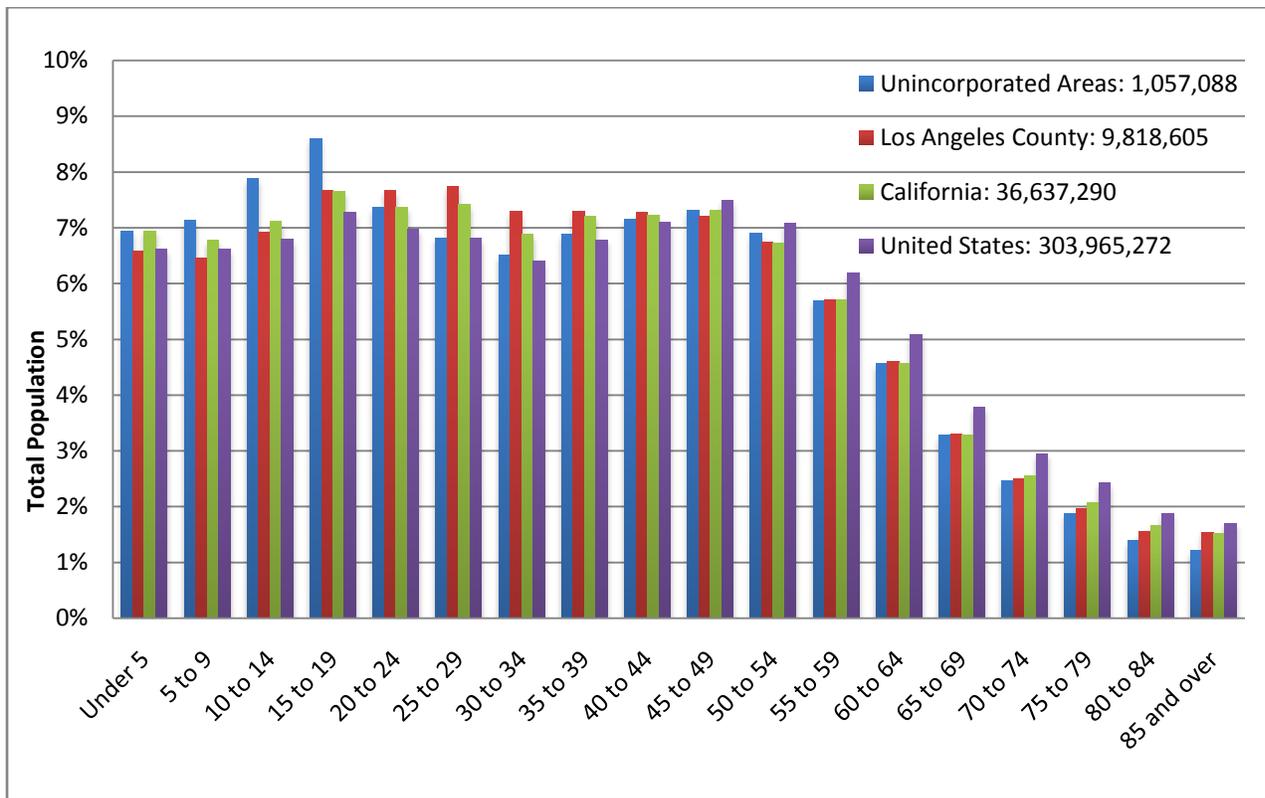
Figure 3.4: Population characteristics of the unincorporated areas are comparable to the rest of Los Angeles County.

Age of Residents

The age of the population is useful for determining the types of housing that will be required during the Housing Element planning period. For example, younger individuals living alone (between 20 and 34) and seniors over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units, while the population between 35 and 65 makes up the majority of the market for single-family houses and condominiums.

According to the U.S. Census, 31% of the unincorporated areas population is age 19 and younger. The age group 20 to 49 makes up 42% of the unincorporated area population and the age group 50 to 64 makes up 18%. Those age 65 and over represent the smallest percentage of the unincorporated areas population at 9% (see **Figure 3.5**). The large population of young people creates a demand for smaller, more affordable housing, while the middle-aged population will continue to demand more variability in housing choices.

Figure 3.5: Age of the Population, 2010



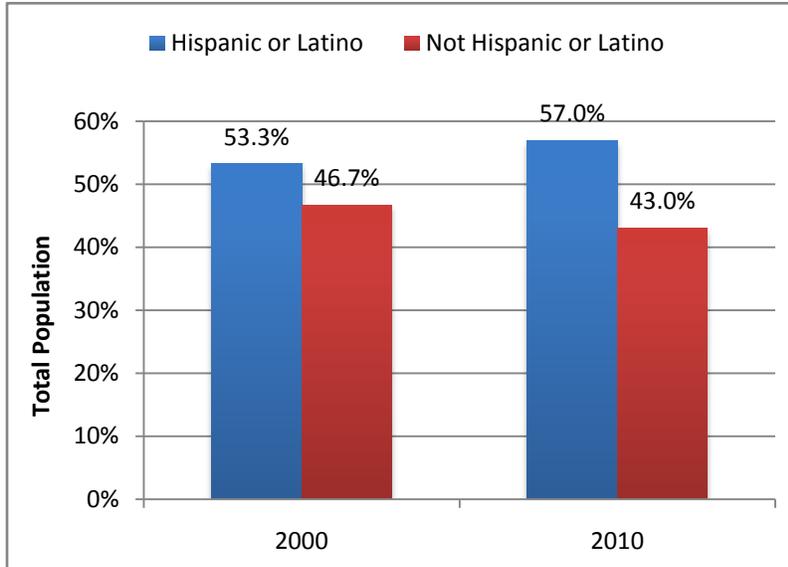
Source: U.S. Census 2010 - Summary File 1.

Figure 3.5: A significant percentage of the population in the unincorporated areas is under the age of 19.

Race and Ethnicity of Residents

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups. According to the U.S. Census, between 2000 and 2010, the percentage of the total population in the unincorporated areas that identifies as Hispanic or Latino increased from 53% to 57%.

Figure 3.6: Population by Ethnicity, Unincorporated Areas, 2000-2010

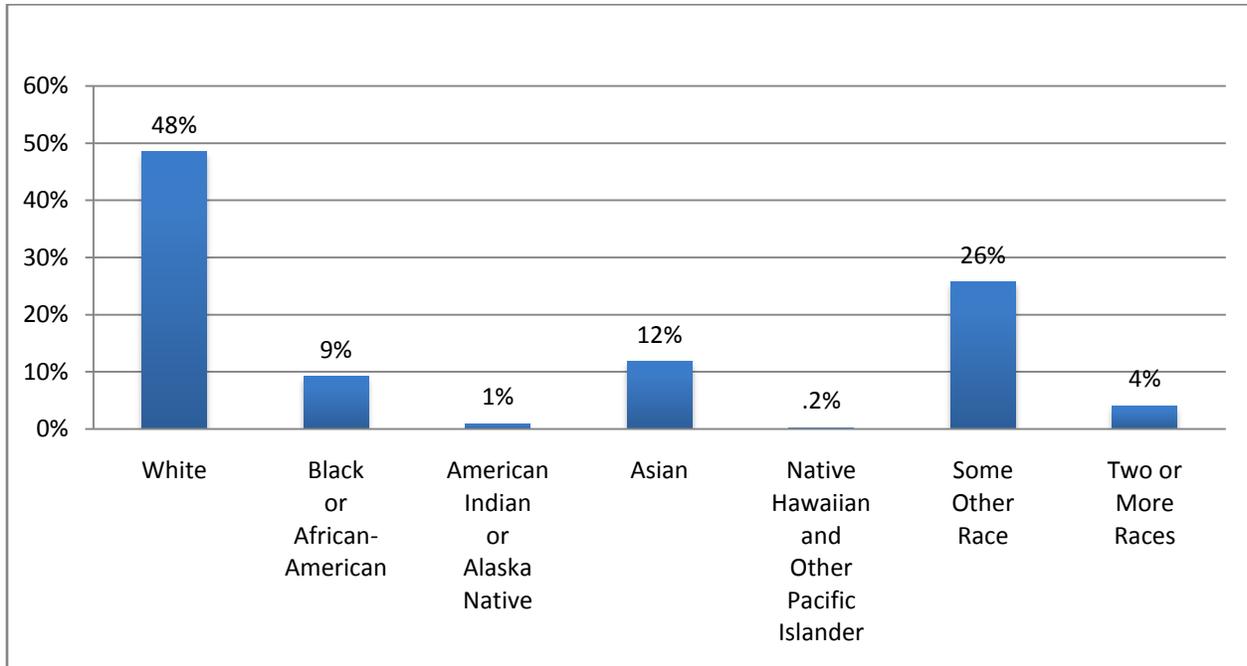


Source: U.S. Census 2000, 2010.

Figure 3.6: Fifty-seven percent of the population in the unincorporated areas now identify as Hispanic or Latino.

In 2010, of the total Hispanic and Non-Hispanic population, approximately 48% identified as White, 30% identified as Some Other Race or Two or More Races, 12% identified as Asian, 9% identified as Black, and 1% identified as American Indian or Native Hawaiian or Other Pacific Islander.

Figure 3.7: Population by Race, Unincorporated Areas, 2010



Source: U.S. Census 2010.

Figure 3.7: Approximately 48% of the population identified as White, 12% identified as Asian and 9% identified as Black.

Persons with Special Needs

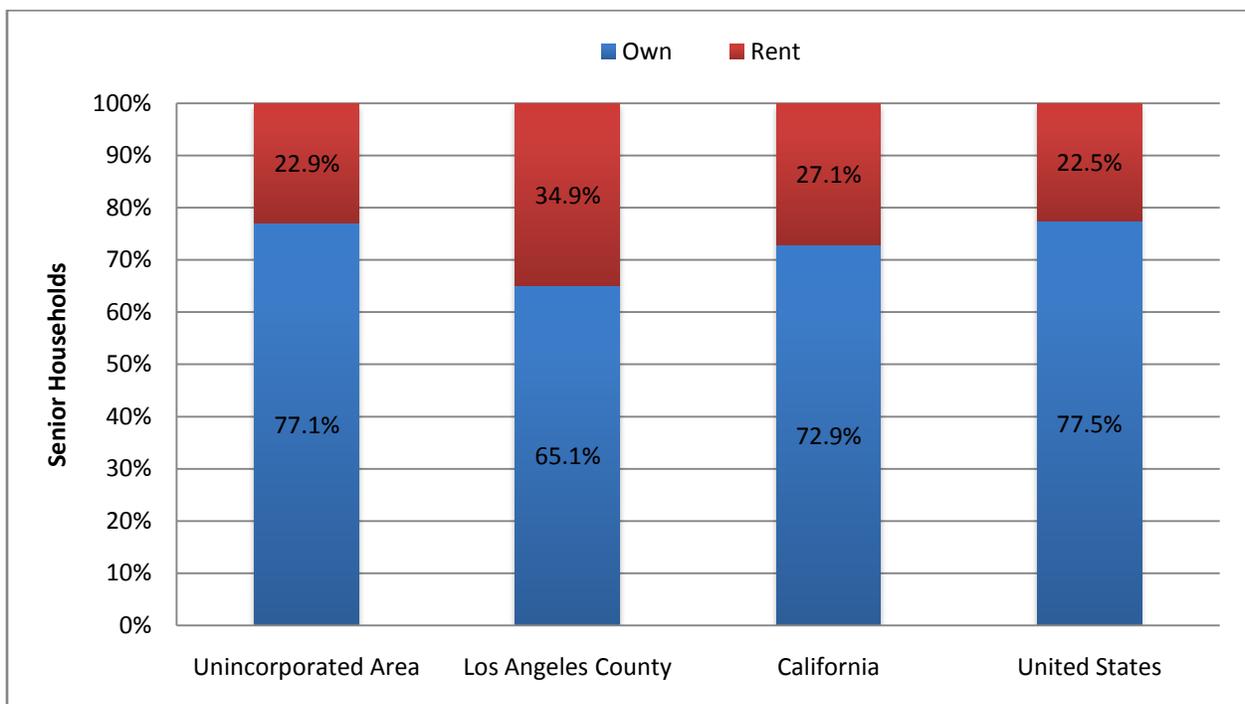
In addition to affordability and access issues that affect all populations in the unincorporated areas, those with special needs face greater challenges in finding available housing. Special needs groups include seniors, farmworkers, single parent households, large households, the homeless, and persons with disabilities. An analysis of these special needs populations is provided in the following sections. (For a discussion on special needs resources, please see the section “Resources for Special Needs Housing.”)

Seniors

The U.S. Census defines the elderly, or seniors, as the population 65 years and older. As a general population group, seniors are at a disadvantage for housing. This is due to an increased likelihood of being on fixed or low incomes, having disabilities, or having different living preferences than families or younger single people.

According to the 2010 U.S. Census, seniors account for 9% of the unincorporated areas population. Approximately 20% of unincorporated area households are headed by seniors. Of the senior-headed households, 77% are homeowners and 23% are renters, as shown in **Figure 3.8**. In addition to the problems associated with fixed or low incomes, many seniors are faced with various disabilities. According to the 2010 U.S. Census, approximately 38% of seniors countywide have a disability.

Figure 3.8: Senior Households by Tenure, 2010



Source: U.S. Census 2010, SF1 (Seg 44, H17).

Figure 3.8: The rate of homeownership among seniors in the unincorporated areas is comparable to the national average.

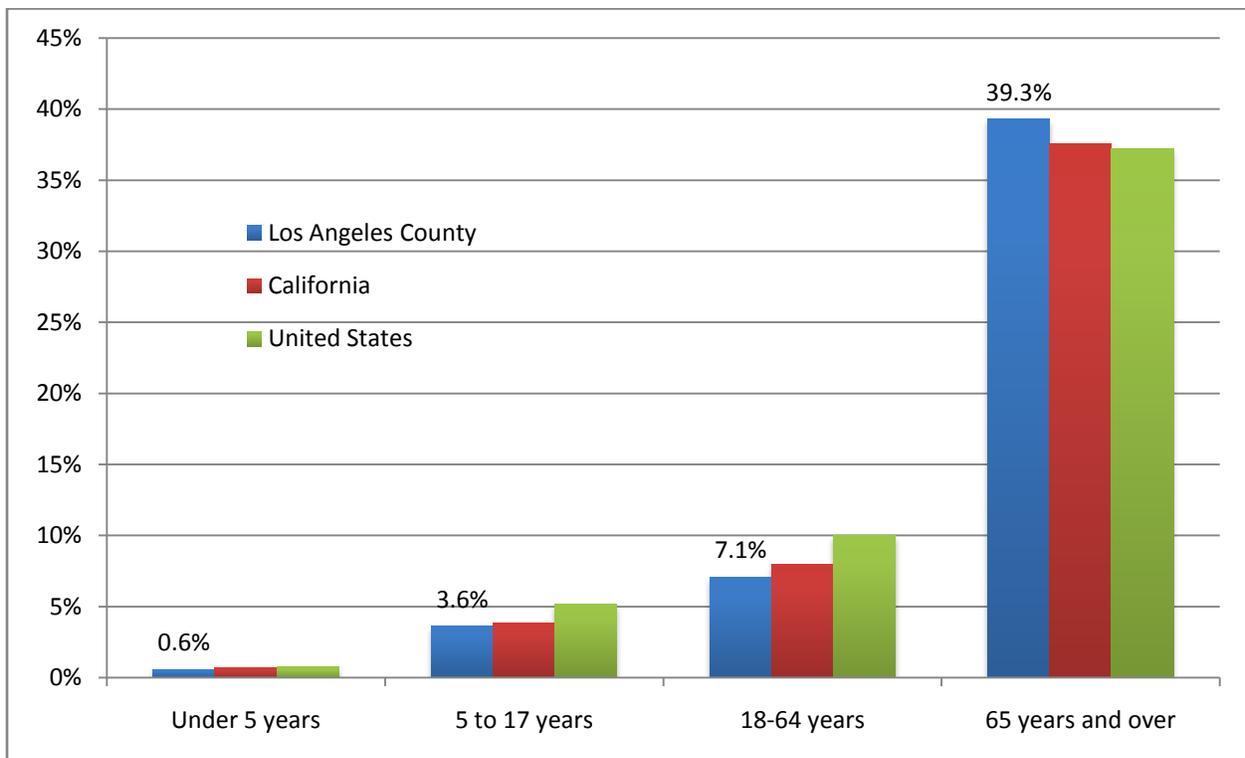
According to the U.S. Census, a substantial increase in the number of seniors will occur by 2030. The senior population in 2030 is projected to be twice as large as in 2000.⁵ Similar trends are expected in the unincorporated areas and Los Angeles County. As the number of seniors and life expectancies increase, the demand for a variety of senior housing options will also increase.

In addition to traditional facilities that offer independent living units, it is likely that the demand for intermediate care and assisted living will also increase, as well as the demand for facilities offering a full range of living arrangements. The Housing Element addresses the needs of the senior population through various programs, such as the Density Bonus Ordinance, which provides regulatory incentives for senior citizen housing developments. As discussed in the Programs and Objectives section, the ZOUF will include the development of new housing types, including housing for seniors.

Persons with Disabilities

Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income. As shown in **Figure 3.9**, seniors age 65 and over have a significantly higher rate of disability compared to younger populations.

Figure 3.9: Percentage of Age Group with a Disability, 2010



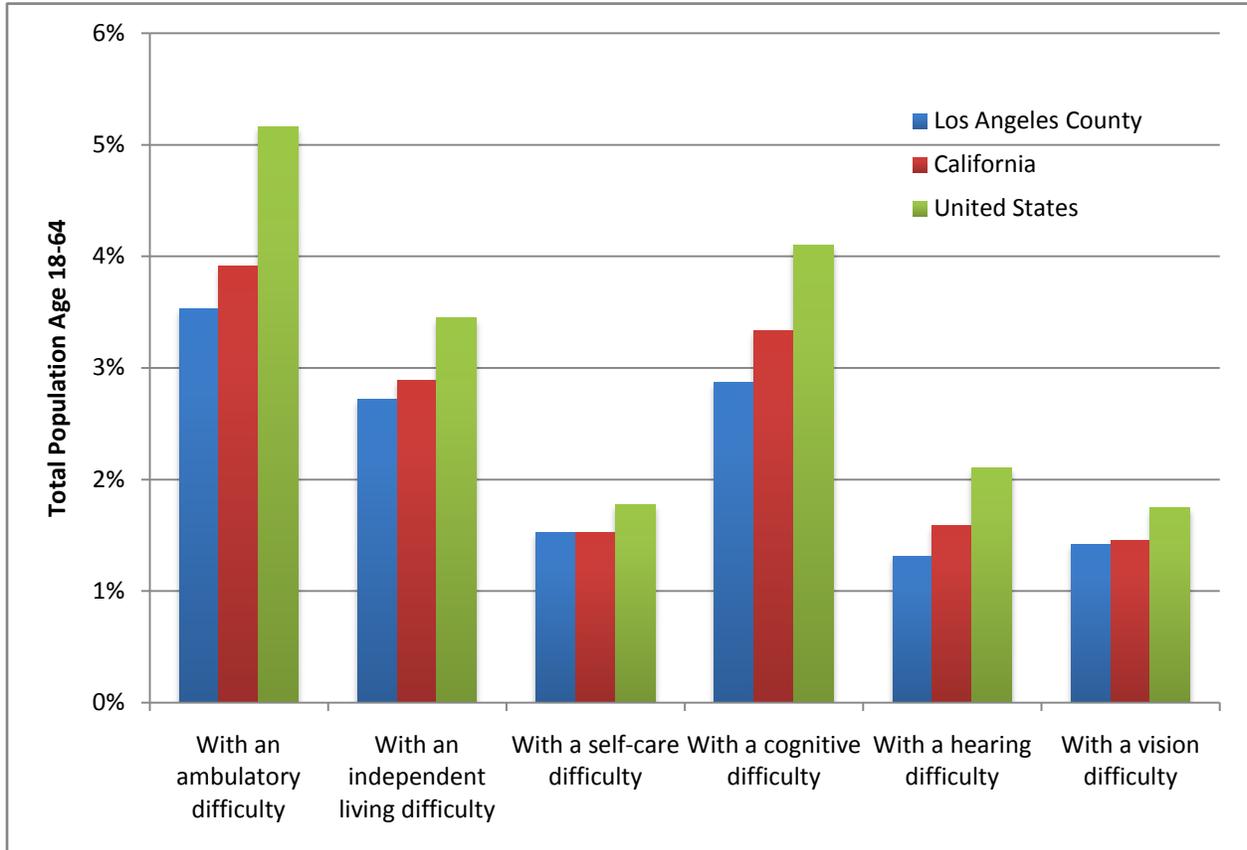
Source: U.S. Census 2010, American Community Survey 2008-2010 (S1810).

Figure 3.9: Nearly 40% of seniors living in Los Angeles County have at least one disability.

⁵ A Profile of Older Americans: 2011. U.S. Department of Health and Human Services. Administration on Aging.

As shown in **Figure 3.10**, the most pervasive disabilities for the population ages 18 to 64 include ambulatory, cognitive, and independent living difficulty.

Figure 3.10: Disabilities Among 18-64 Year Olds, 2010

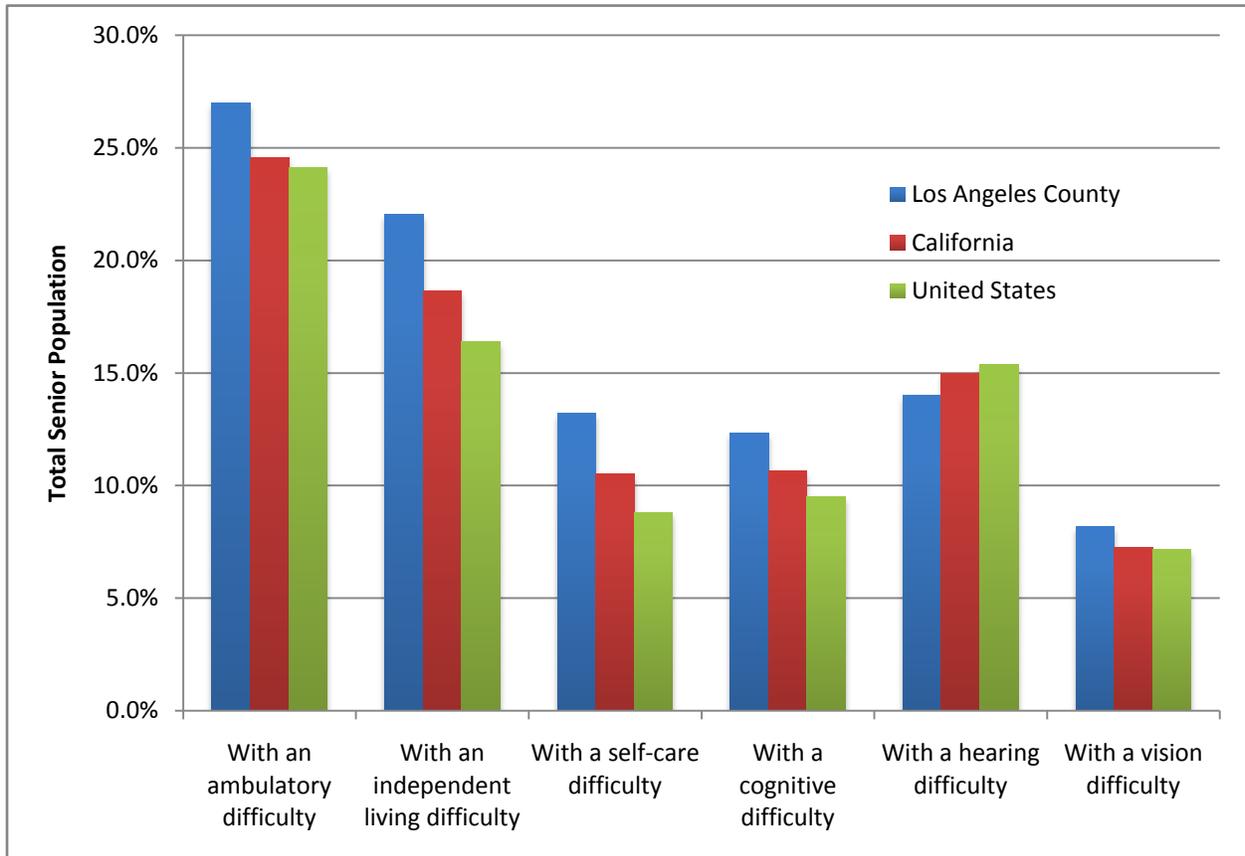


Source: U.S. Census 2010, American Community Survey 2008-2010 (S1810).

Figure 3.10: Los Angeles County has a lower rate of 18-64 year olds with a disability compared to the State and the rest of the country.

As shown in **Figure 3.11**, ambulatory and independent living difficulties make up the majority of disabilities in the senior population.

Figure 3.11: Disabilities Among Seniors Age 65 and Over, 2010



Source: U.S. Census 2010, American Community Survey 2008-2010 (S1810).

Figure 3.11: Disabilities generally occur at a comparatively higher rate among seniors in Los Angeles County.

Persons with disabilities face unique problems in obtaining affordable and adequate housing. State and federal laws require that all new multi-family construction be accessible to persons with disabilities, but older units built prior to 1989 are rarely accessible to persons with disabilities. Furthermore, once a regular unit is completed, modifications are more expensive and not always feasible. Older units, particularly older multi-family structures, are expensive to retrofit for persons with disabilities because space is rarely available for elevator shafts, ramps, wider doorways, etc. This population needs low-cost, conveniently located housing that is adapted for disability access. In some cases, they may also require supportive services.

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The State Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based locked facilities. The regional centers are private, non-profit organizations that contract with the state to offer a wide range of services. The developmental centers and the two locked facilities are state-owned and operated.

Los Angeles County is served by the following seven regional centers that provide point of entry services and ongoing support for persons with developmental disabilities.

- Eastern Los Angeles Regional Center
Areas Served: East Los Angeles, Northeast Los Angeles, Whittier District and Alhambra Health Districts
- Frank D. Lanterman Regional Center
Areas Served: Pasadena, Hollywood, Wilshire, Central Los Angeles, Glendale/Foothill Health Districts
- Harbor Regional Center
Areas Served: Bellflower, Harbor, Long Beach, and Torrance Health Districts
- North Los Angeles County Regional Center
Areas Served: San Fernando, Antelope Valley, Santa Clarita, Conejo Health Districts
- San Gabriel/Pomona Regional Center
Areas Served: Foothill, El Monte and Pomona Health Districts
- South Central Los Angeles Regional Center
Area Served: Compton, San Antonio, South Los Angeles, Southeast Los Angeles, and Southwest Los Angeles Health Districts
- Westside Regional Center
Areas Served: Inglewood and Santa Monica West Health Districts

According to 2012 data collected from County-serving regional centers, there are approximately 73,000 persons with developmental disabilities receiving services countywide. These individuals are primarily concentrated in and around the Metro area, San Fernando Valley, West San Gabriel Valley and East San Gabriel Valley.

Persons with developmental disabilities can live and work independently or with support within a conventional housing environment. One important principle, which is derived from the Americans with Disabilities Act (ADA) and the Supreme Court decision in *Olmstead vs. Zimring*, and which applies to housing for persons with disabilities, is that of integration and full inclusion. County efforts to provide housing for persons with disabilities will take into account the need to provide a continuum of housing

types for persons with disabilities that provides them with opportunities to live in the most integrated setting, and not in segregated housing or communities. Housing opportunities include market-rate and affordable housing (single-family and multi-family) without supports; shared housing; housing with individualized supports, such as supported living services or independent living services; supported housing with services available through the housing provider on or off site; group housing; and licensed housing for individuals with greater service needs.

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all, new multi-family housing (as required by state and federal fair housing laws) is especially important in providing the widest range of choices for persons with developmental disabilities.

Resources for Persons with Disabilities

The County addresses the housing needs of persons with disabilities by allowing a variety of housing types. For example, the zoning ordinance considers licensed adult residential homes (serving six or fewer persons on a 24-hours-a-day basis) as a residential use that is permitted in all residential zones. Licensed adult residential homes for more than six persons are conditionally permitted in most residential and commercial zones. In addition, the zoning ordinance also allows for small family homes for six or fewer children with mental, developmental, or physical disabilities and who require special care and supervision as a result of such disabilities. Furthermore, on November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures serve as barriers to equal housing access, pursuant to state and federal fair housing laws and the State Housing Element Law.

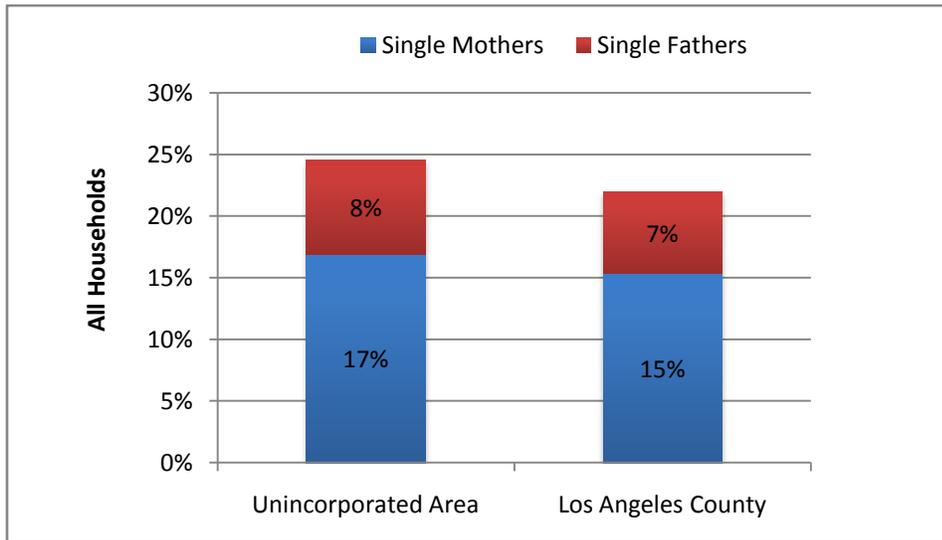
The County offers a home improvement program, which targets assisting persons with disabilities. Additionally, the CDC’s NOFA/RFP process encourages applicants to incorporate supportive services for special needs groups into their projects. Rating criteria within the RFP process award additional points for the incorporation of special needs housing and associated supportive services.

Single Parent Households

Single parent households often experience difficulty in finding adequate housing due to the lack of affordable housing. They may also have additional needs for day care, health care, and other services that can augment their ability to support their household. Many single parent households are one-wage-earner households, and therefore tend to have lower incomes, which place them at a disadvantage for housing.

There are an estimated 73,454 single parent households in the unincorporated areas that account for nearly one-quarter of all households as shown in **Figure 3.12**. More than two-thirds of single parent households are headed by single mothers. The County's Ownership Housing Rehabilitation Assistance program and other programs target the needs of single parent households.

Figure 3.12: Single Parent Households, 2010



Source: U.S. Census 2010, SF 1 (Seg 5 - P18).

Figure 3.12: The unincorporated areas have a higher rate of single parent households.

Large Households

Large households are generally identified as those having five or more people. They are characterized as a special needs population because they may include one or more families sharing housing, especially extended families, and can indicate a lack of affordable housing and increased overcrowding. Large households can also put a physical strain on the housing stock, which results from the greater wear-and-tear that more inhabitants can have on a unit. According to the 2010 U.S. Census, 25% of the households in the unincorporated areas had five or more people. As discussed in the Programs and Objectives section, the ZOUP will include the development of new housing types, including housing for large households.

Farmworkers

According to SCAG, there are approximately 2,246 farmworkers in the unincorporated areas; however, it is difficult to estimate the number of unaccompanied farmworkers. In addition, this number does not reflect the housing needs of the families of farmworkers. Los Angeles County has seen a significant decrease in agricultural workers. State Employment Development Department data shows that the number of farmworker jobs countywide has decreased 19%, from 7,700 to 6,200 between 2000 and 2010. Agricultural practices no longer account for a significant sector of Los Angeles County's economy, and as more

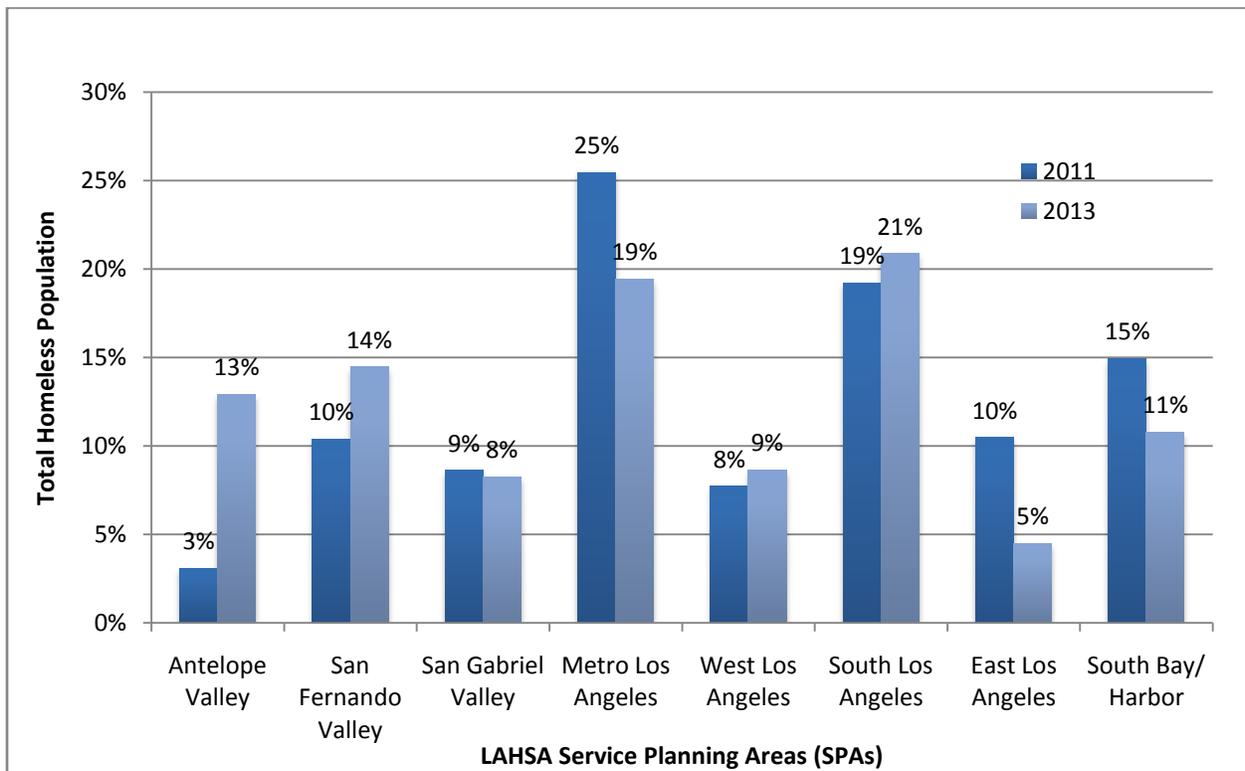
agricultural land is converted for non-agricultural uses, this sector will continue to decline. Existing farmworkers in Southern California are usually able to work year-round, thereby accruing a yearly salary, which is typically in the extremely low income category. Farmworkers typically move from farm to farm to find work, which points to the need for migrant farm worker housing. To address the housing needs of agricultural workers, the County established the Farmworker Housing Ordinance in 2010.

Homeless

In 2013, the Los Angeles Homeless Services Authority (LAHSA) estimated that there are 58,423 homeless persons in Los Angeles County. This represents a 16% increase in homeless persons compared to the 2011 count. While the overall number of homeless persons has increased, the numbers of homeless veterans and families have decreased.

LAHSA’s Los Angeles Study Area provides estimates of the number of homeless by Service Planning Area (SPA), which includes both cities and the unincorporated areas. The total number of homeless people in SPAs has increased by 8,376, or approximately 18% between 2011-2013. As shown in **Figure 3.13**, the South Los Angeles and Metro SPAs are home to the greatest percentages of the homeless population.

Figure 3.13: Homeless Population by LAHSA Service Planning Area (SPA), 2011 and 2013

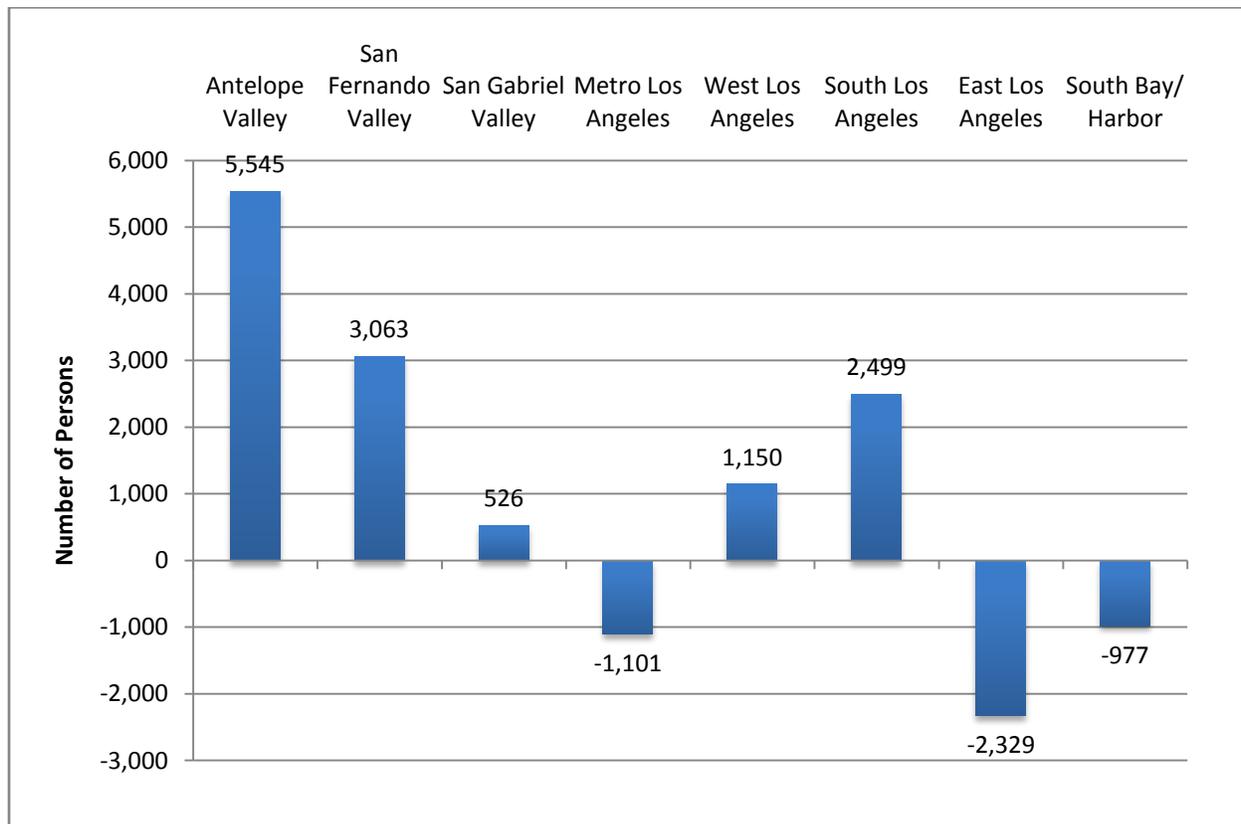


Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority.

Figure 3.13: Twenty-one percent of people who are homeless live in the South Los Angeles SPA.

As shown in **Figure 3.14**, the San Fernando Valley, San Gabriel Valley, Metro Los Angeles, and South Bay SPAs experienced an increase in the number of homeless from the prior count.

Figure 3.14: Change in Homeless Population by LAHSA Service Planning Area (SPA), 2011-2013



Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority.

Figure 3.14: The number of homeless people has increased the most in the Antelope Valley area.

According to the 2013 LAHSA report, approximately 24% of all homeless people are “chronically homeless.” These individuals often have the most severe disabilities, including mental disabilities and substance abuse issues. Adult single men represent the fastest growing segment of the homeless population, increasing from 59% to 68% between 2011-2013.

Providing shelter for the homeless is a difficult task. In 2013, an estimated 64% of homeless people in Los Angeles County were unsheltered. The lack of affordable housing and the economic recession have factored into the large number of unsheltered homeless. The following Housing Element programs, which are discussed in greater detail in the Programs and Objectives section, specifically target the needs of the homeless:

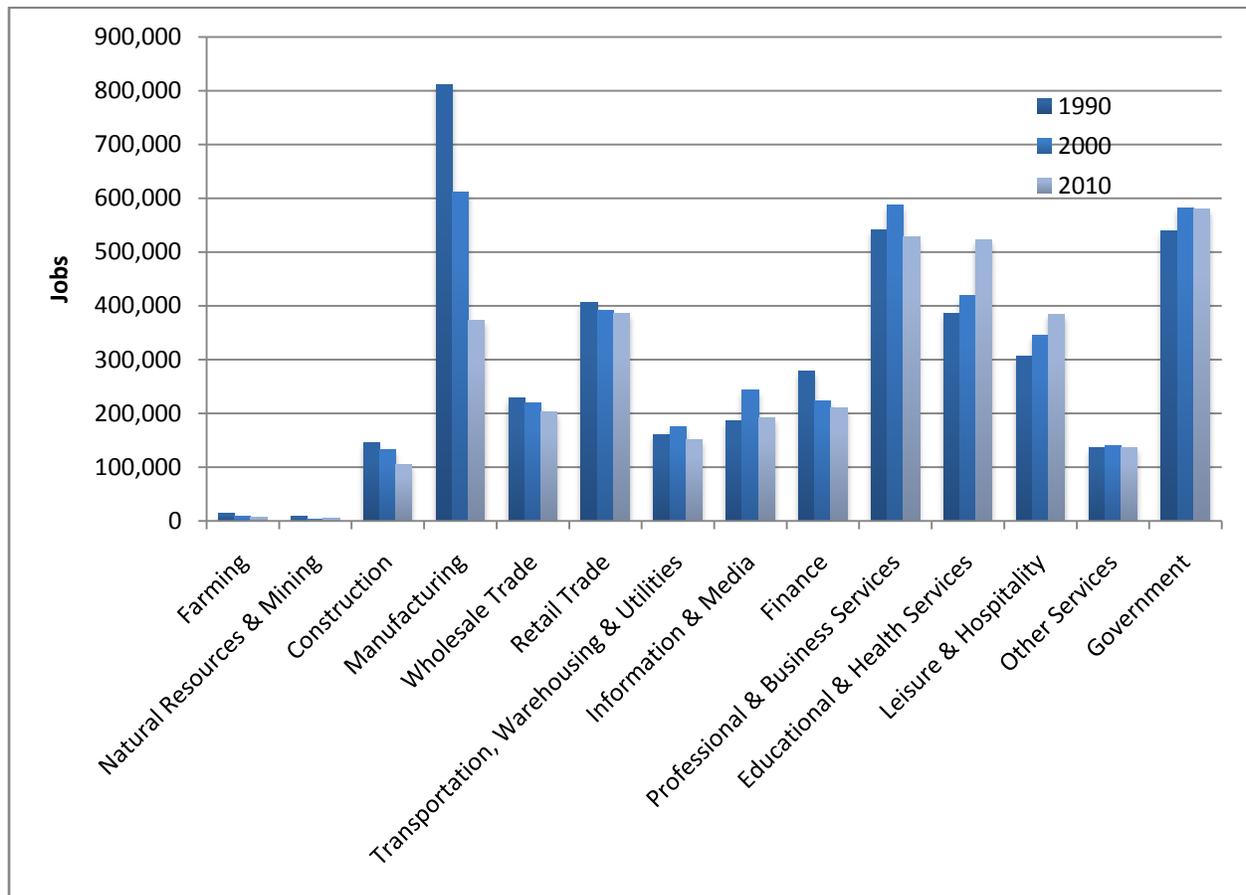
- First 5 LA Supportive Housing for Homeless Families Fund
- Section 8 Project-Based Rental Housing Assistance
- Shelter Plus Care – Supportive Housing Program
- Winter Shelter Program

Employment Characteristics

Employment Characteristics

The County continues to host a diverse economy, but its composition has changed substantially over the past several decades and continues to transition. Although Los Angeles County is still one of the largest manufacturing centers in the United States, since the 1970s, the manufacturing industry has declined steadily and substantially, as shown in **Figure 3.15**. However, the County has seen the growth of new sectors, such as Educational and Health Services, and Leisure and Hospitality. The resulting profile of employment has varied implications for the County and its housing needs.

Figure 3.15: Jobs by Employment Sector, Los Angeles County, 1990-2010



Source: State of California Employment Development Department, 2012.

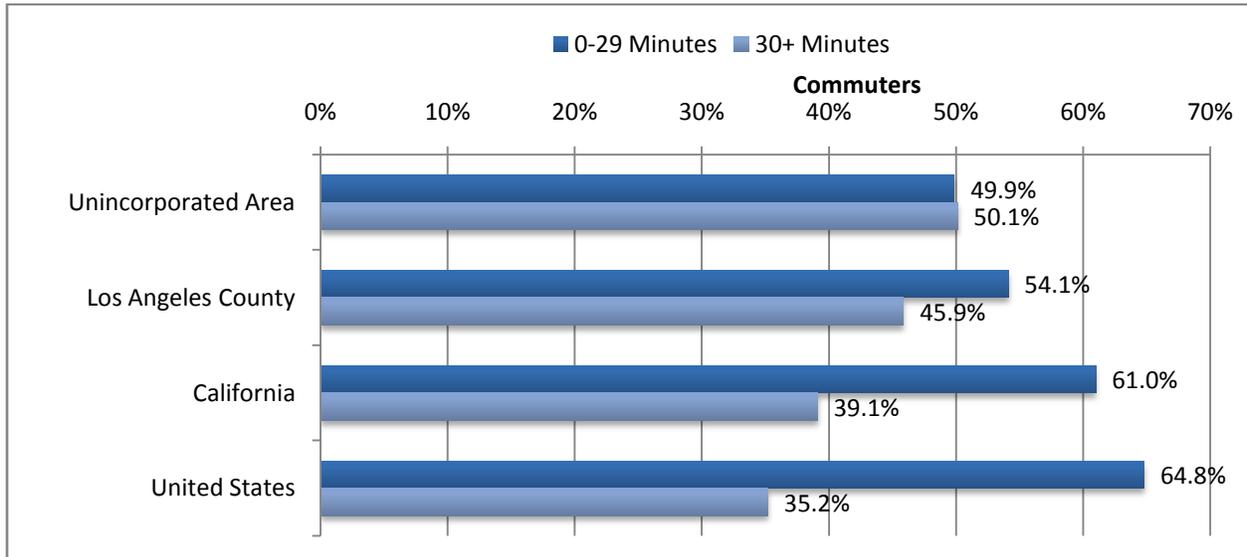
Figure 3.15: Educational and Health Services, and Leisure and Hospitality are the only sectors that have seen a steady increase.

Historically, significant industries have declined in Los Angeles County, while several industries have emerged as new leaders. The most substantial losses were in manufacturing, which lost nearly 240,000 jobs between 2000 and 2010. The Professional and Business Services, Information and Media, and Construction sectors also saw large job losses. The only sectors that saw sustained gains in employment were Educational and Health Services, and Leisure and Hospitality.

Commuting Patterns

Ideally, housing should be located within a short distance of employment opportunities to alleviate congestion on roadways. However, residents in many unincorporated areas commute long distances to get to work. **Figures 3.16** and **3.17** show that just over half of commuters living in the unincorporated areas drive 30 minutes or more to get to work. Fifteen percent drive more than an hour.

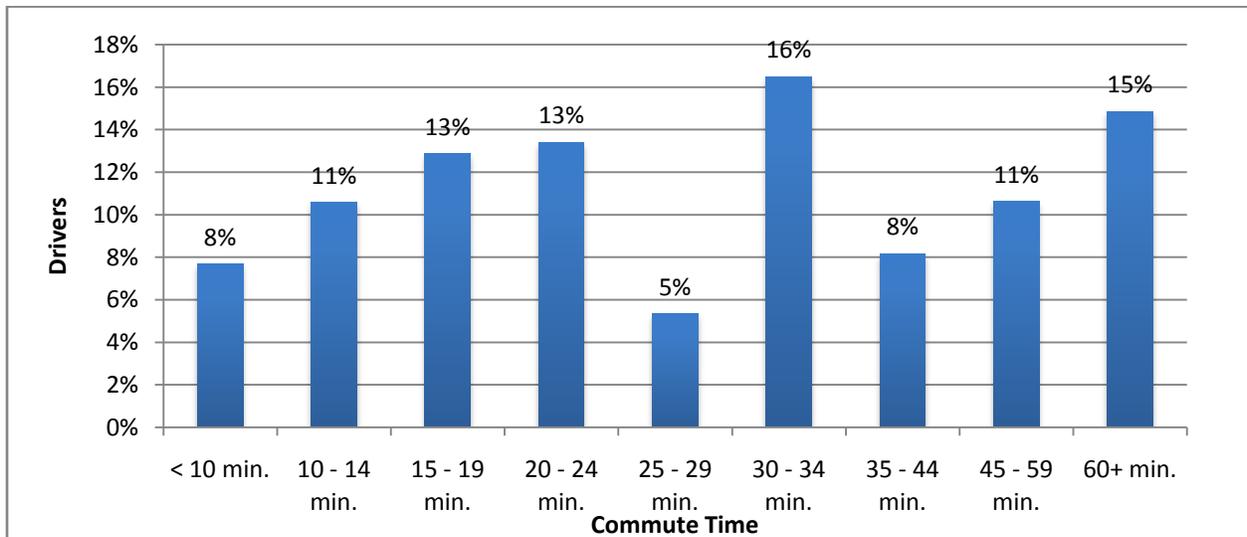
Figure 3.16: Drive Time to Work, 2010



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 29, C08134).

Figure 3.16: Commuters living in the unincorporated areas spend more time driving to work.

Figure 3.17: Drive Time to Work (Detail), Unincorporated Areas, 2010



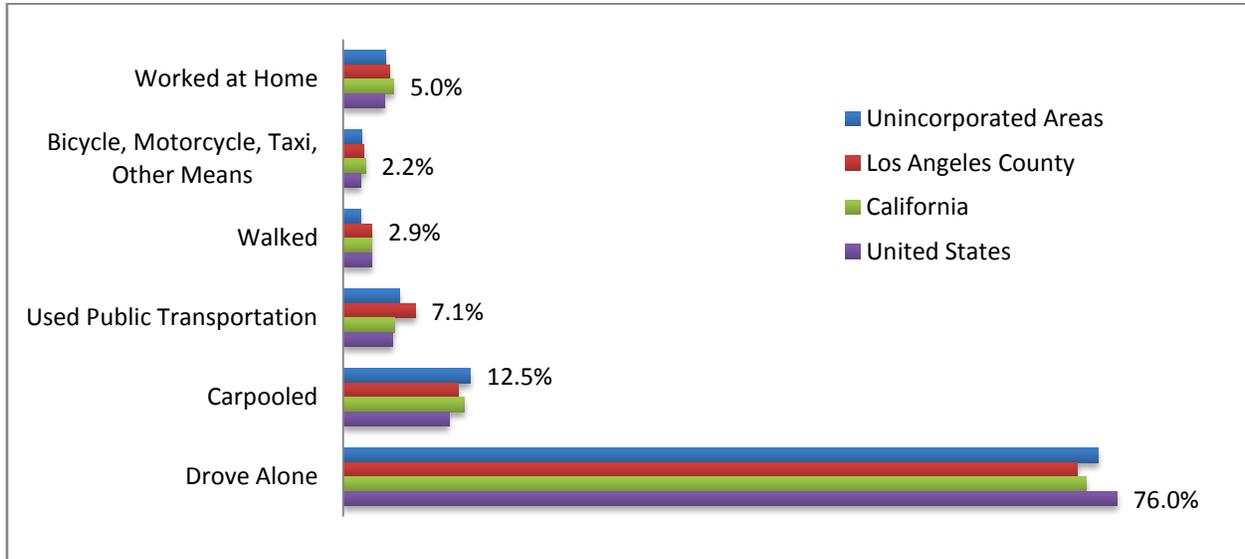
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 29, C08134).

Figure 3.17: More than one-quarter of commuters in the unincorporated areas spend more than 45 minutes driving to work.

The transportation modes to get to work in the unincorporated areas heavily favor automobile trips. Eighty seven percent of trips to work are made by automobile, with 74% of commuters driving alone and 13% carpooling. The remaining 13% of non-automobile trips to work are made using alternative transportation, such as transit, biking, walking, or telecommuting.

Figure 3.18 shows that most Americans drive to work alone. However, California has a higher rate of telecommuters and Los Angeles County has a higher rate of public transit use. Notably, the unincorporated areas have the highest rate of commuters who carpool.

Figure 3.18: Methods of Commuting, 2010



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 26, B08101).

Figure 3.18: The unincorporated areas have the highest rate of commuters who carpool.

Household Characteristics

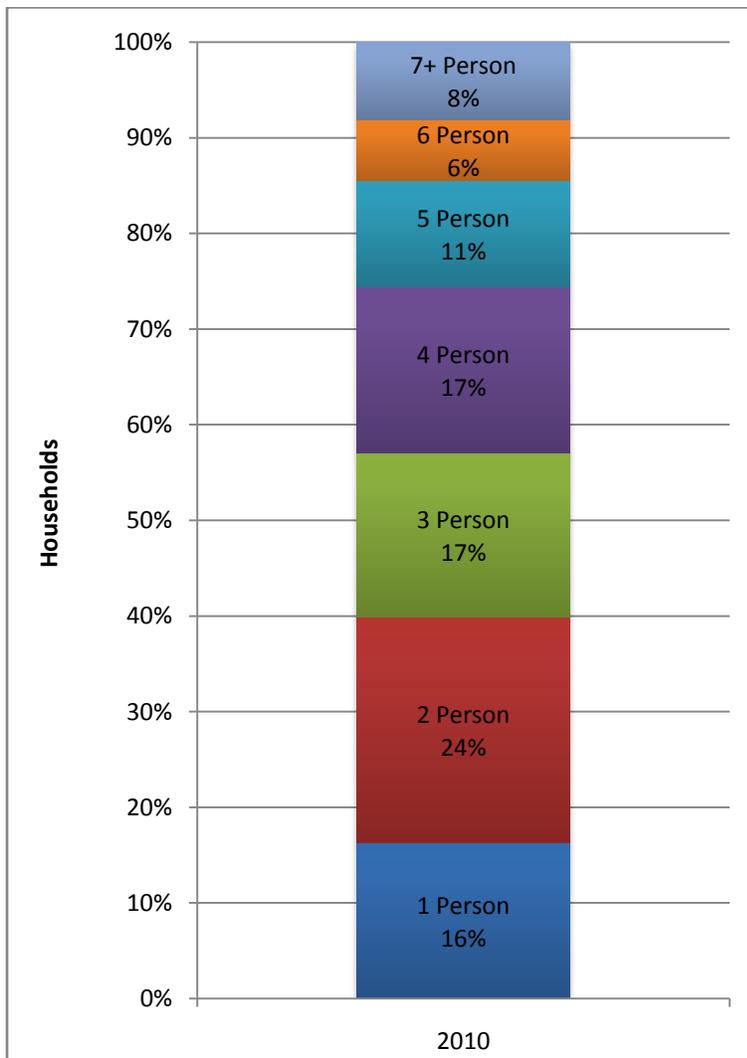
Existing Households

In 2010, there were 299,358 households in the unincorporated areas, which account for approximately 9% of the households in Los Angeles County. Between 2000 and 2010, the number of households in both the unincorporated areas and Los Angeles County as a whole, increased by approximately 4%.

Household Size and Composition

The size of a household determines the type of housing unit that is needed. As shown in **Figure 3.19**, the most common household size in the unincorporated areas is the two-person household, which accounts for 24% of all unincorporated households. Households of three or more make up about 60% of all unincorporated households.

Figure 3.19: Households by Household Size, Unincorporated Areas, 2010



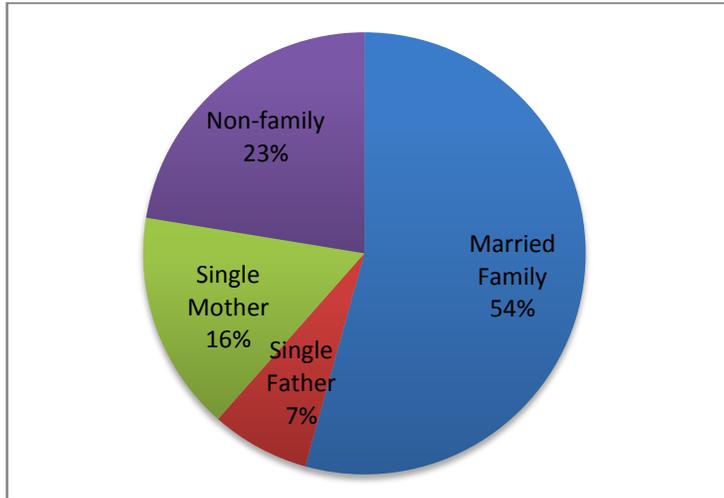
Source: U.S. Census 2010, SF1 (Seg 44, H16).

Figure 3.19: Small households of less than four persons make up more than half of all households in the unincorporated areas.

The frequency of large households in the unincorporated areas is significant to the Housing Element. Over one quarter of the population in the unincorporated areas need a housing unit with several bedrooms that can accommodate a large household.

The composition of households also determines the type of housing unit that is needed. As shown in **Figure 3.20**, families account for 78% of households, with nearly one-quarter headed by single parents.

Figure 3.20: Households by Type, Unincorporated Areas, 2010

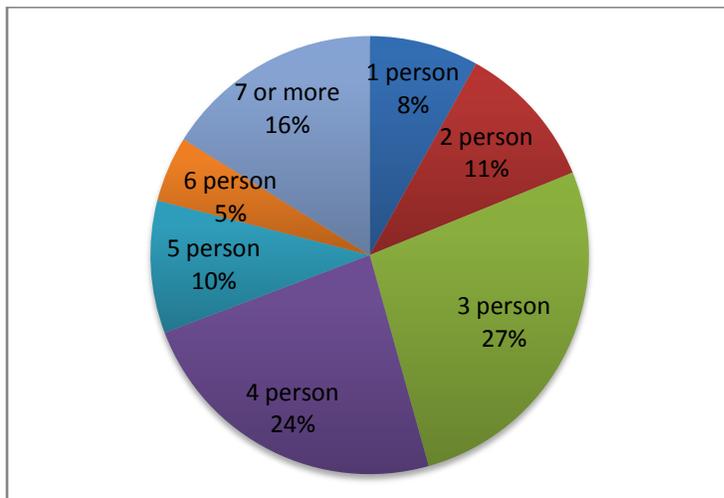


Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.

Figure 3.20: Nearly one quarter of households in the unincorporated areas are headed by single parents.

According to the U.S. Census, from 2000 to 2010, there were roughly 12,000 new households added in the unincorporated areas. As shown in **Figure 3.21**, nearly one-third of those were large households with five or more persons. More than half of new households had three or four people.

Figure 3.21: New Households by Size, Unincorporated Areas, 2000-2010



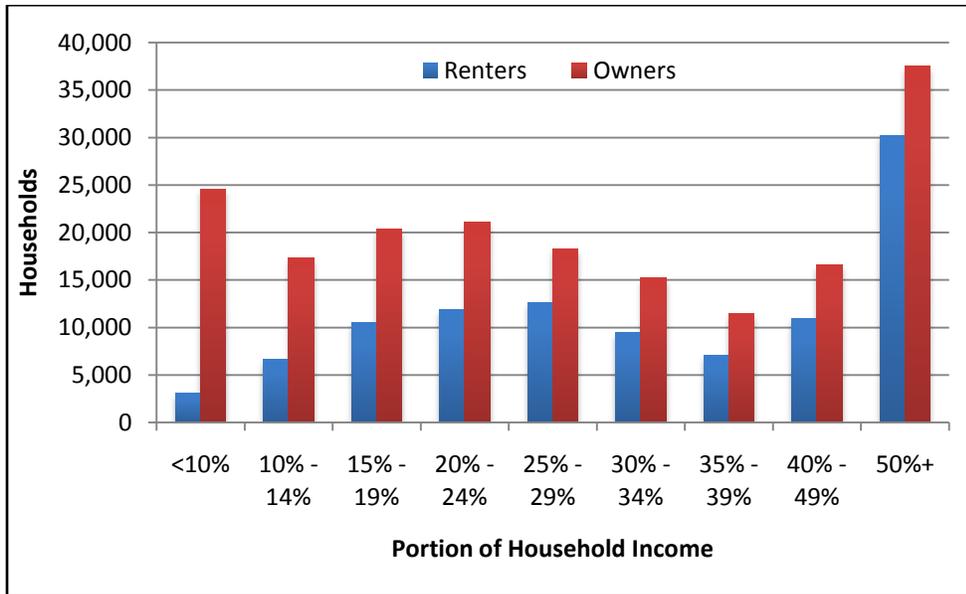
Source: American Community Survey, 2006-2010 (B25009).

Figure 3.21: Nearly one-third of households added since 2000 were large households with five or more persons.

Household Income

Area Median Income (AMI) is an important indicator of a household’s access to housing. While above moderate income households have more discretionary income to spend on housing, low and moderate income households are more limited to the range of housing that they can afford. As shown in **Figure 3.22**, the largest segment of households spend over 50% of their income on housing, and nearly half of the households spend over 30% of their income on housing. With over a third of households considered low income, spending 30-50% of income on housing costs is a tremendous financial burden.

Figure 3.22: Household Income Spent on Housing, Unincorporated Areas, 2010



Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.

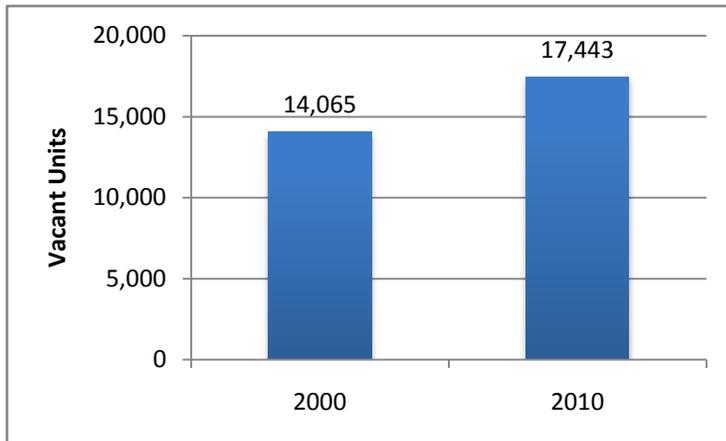
Figure 3.22: Nearly half of all households spend more than 30% of their household income on housing.

Housing Supply

Housing Units Added

Between 2000 and 2010, the number of housing units in the unincorporated areas increased by 5%. As shown in **Figure 3.23**, despite this steady growth, the number of vacant housing units increased and raised the vacancy rate to 6% in the unincorporated areas. It can be inferred that the nationwide foreclosure crisis contributed to the increase in the vacancy rate.

Figure 3.23: Vacant Units, Unincorporated Areas, 2000-2010



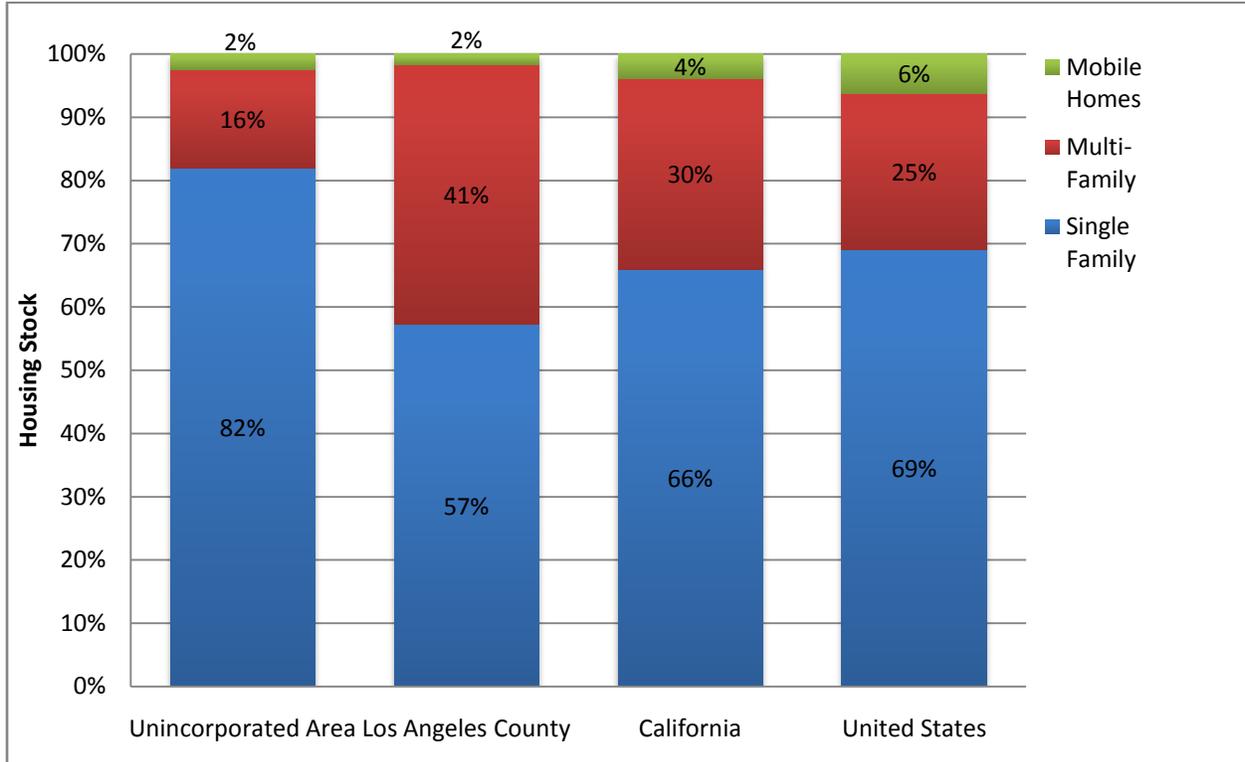
Source: U.S. Census 2000, 2010.

Figure 3.23: Six percent of housing units in the unincorporated areas are vacant.

Types of Housing

As shown in **Figure 3.24**, a majority of the housing stock in the unincorporated areas are single-family homes, with only 16% of the housing stock being multi-family. The lack of housing diversity is a common theme found throughout many unincorporated areas.

Figure 3.24: Housing Stock by Type, 2010

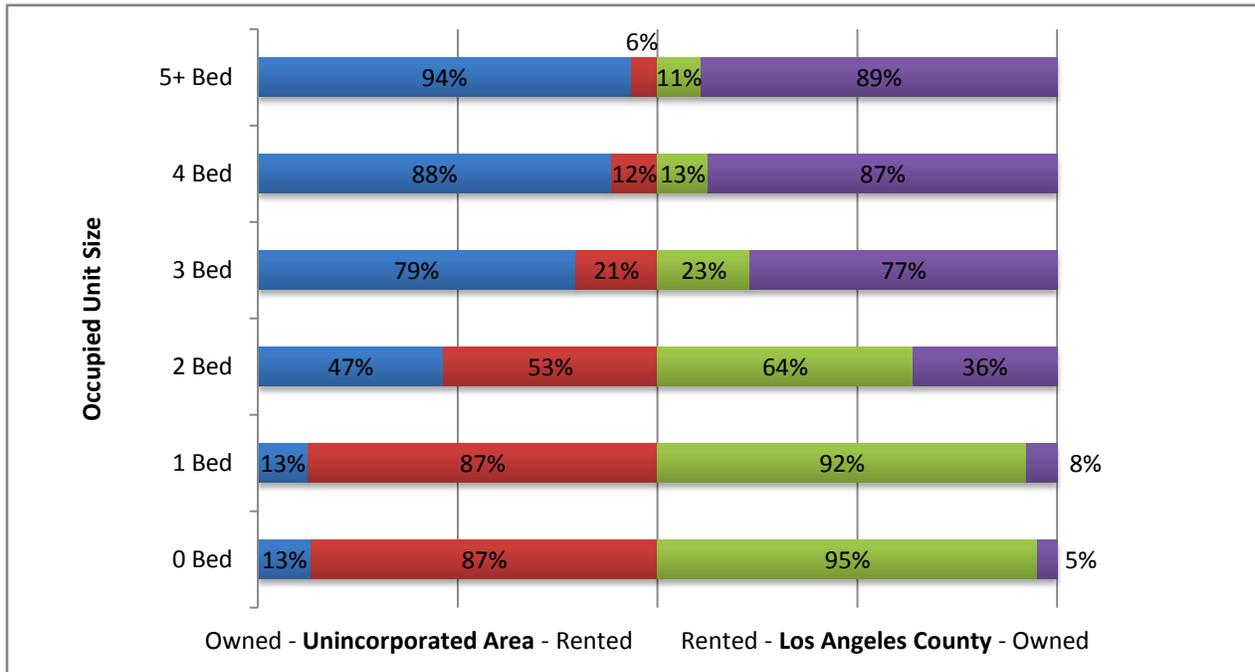


Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 33, B11011).

Figure 3.24: Single-family residences account for over 80% of the housing stock in the unincorporated areas.

In addition to the type of housing, the size of the unit has implications on affordability and access. As shown in **Figure 3.25**, in general, renter-occupied units are smaller than single-family homes. This makes rental units more likely to be affordable, but they may not be ideally sized for larger households. Most owner-occupied units have three or more bedrooms, which are appropriate for larger households, but also tend to be less affordable.

Figure 3.25: Housing Stock by Number of Bedrooms and Tenure, 2010



Source: U.S. Census 2010, American Community Survey 2006 - 2010 (Seq 97, B25041 - B25042).

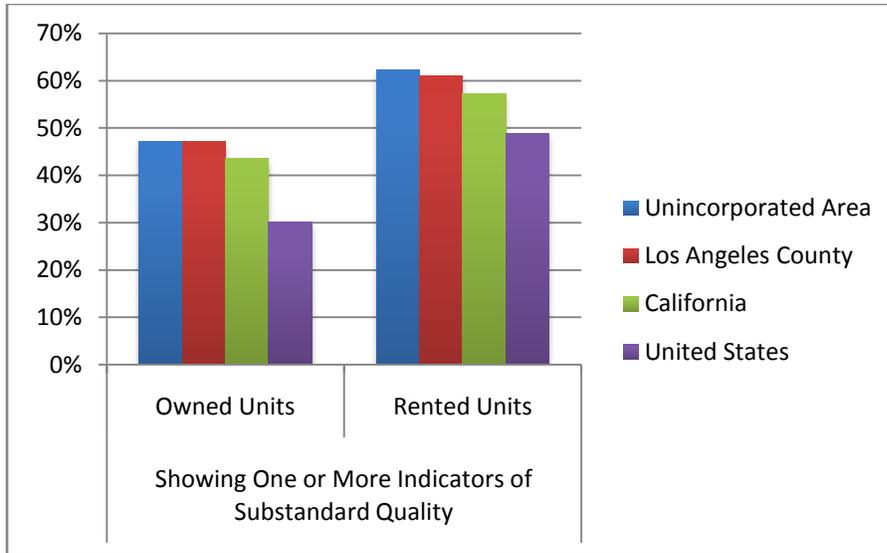
Figure 3.25: Larger units tend to be occupied by owners, while smaller units are occupied by renters.

The lack of housing choices for low income households is largely a function of the residential marketplace. In general, single-family homes are desired by most owner-occupied households and can command higher profit for developers. This market trend inherently overlooks disadvantaged or low income households.

Substandard Housing

The Los Angeles County Department of Public Health, Environmental Health Division, conducts regular studies and inspections on the degree of substandard housing in the unincorporated areas. Apartments and condominiums with five or more units are regularly inspected; however, single-family homes are only inspected if a complaint is issued for that property. The Environmental Health Division issues code violations for substandard properties. When issued citations, building owners are regularly referred to the Community Development Commission (CDC) when applicable programs can provide rehabilitation assistance.

Figure 3.26: Physical Indicators of Housing Quality, 2010



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 102, B25123).

Figure 3.26: The unincorporated areas have a comparatively higher rate of housing stock showing one or more indicators of substandard quality.

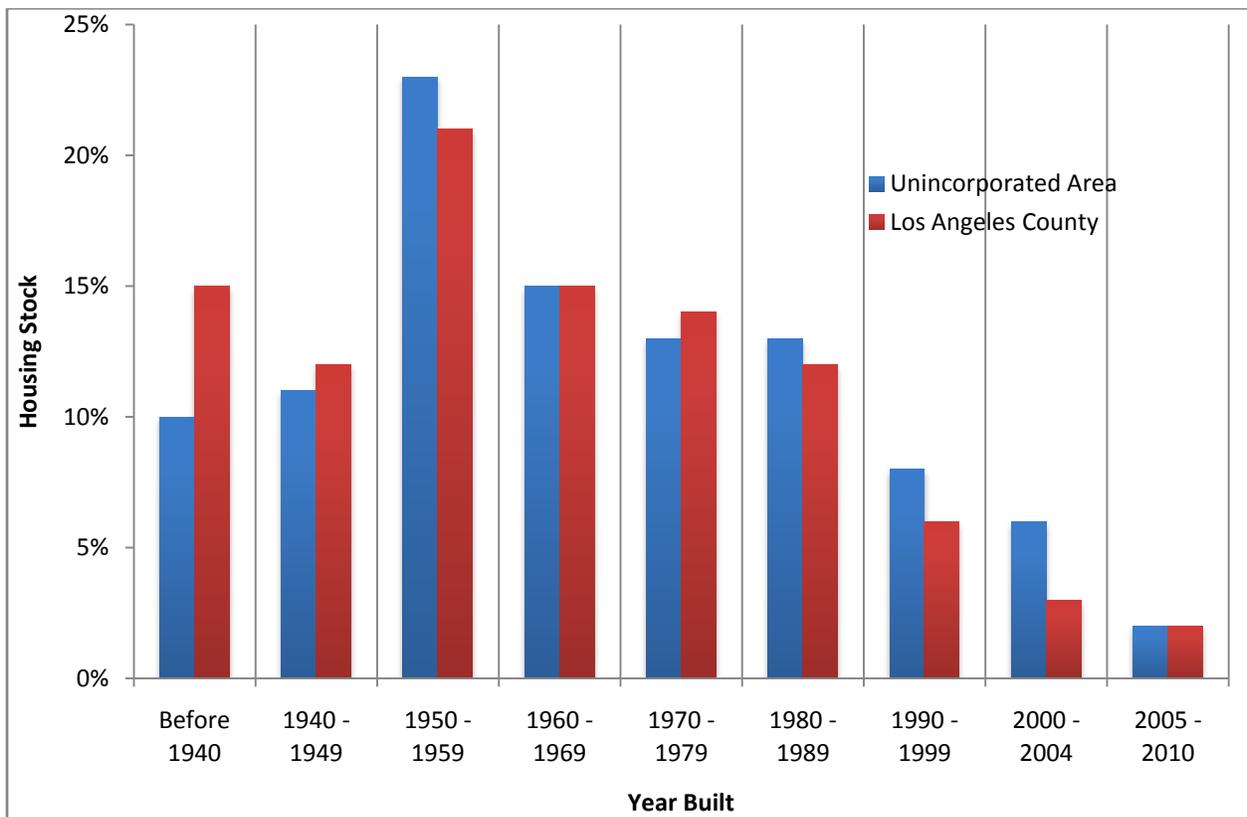
County Nuisance Abatement Teams (NATs) target specific neighborhoods and properties with multiple violations, including housing code violations. County agencies involved in NATs include Public Works, Regional Planning, Fire, Public Health, CDC, Sheriff, and the District Attorney. Other County agencies, such as Animal Care and Control and the Treasurer and Tax Collector/Business Licensing Division, are contacted as needed. The NATs coordinate joint inspections at a location to investigate multiple nuisance conditions at commercial and residential properties, such as junk and salvage, lack of running water, vermin infestation, and illegal business activities at residences. There are 23 established NATs operating within the unincorporated areas.

Age of Housing

Housing age is commonly used by state and federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Features, such as electrical capacity, plumbing, kitchen features, and roofs usually need updating if no prior replacement has occurred. Over 70% of the housing stock in the unincorporated areas was built prior to 1980, with more than half at least 50 years old, and therefore may be susceptible to deterioration.

Rehabilitation, maintenance, and replacement could become a critical issue in the unincorporated areas before the end of the Housing Element planning period. **Figure 3.27** depicts the age of the housing stock in the unincorporated areas. The County may need to address the preservation of homes that are considered historical in the near future.

Figure 3.27: Housing Stock by Age, 2010



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq97, B25034).

Figure 3.27: Most of the housing in Los Angeles County is more than 30 years old.

Housing Supply and Demand Indicators

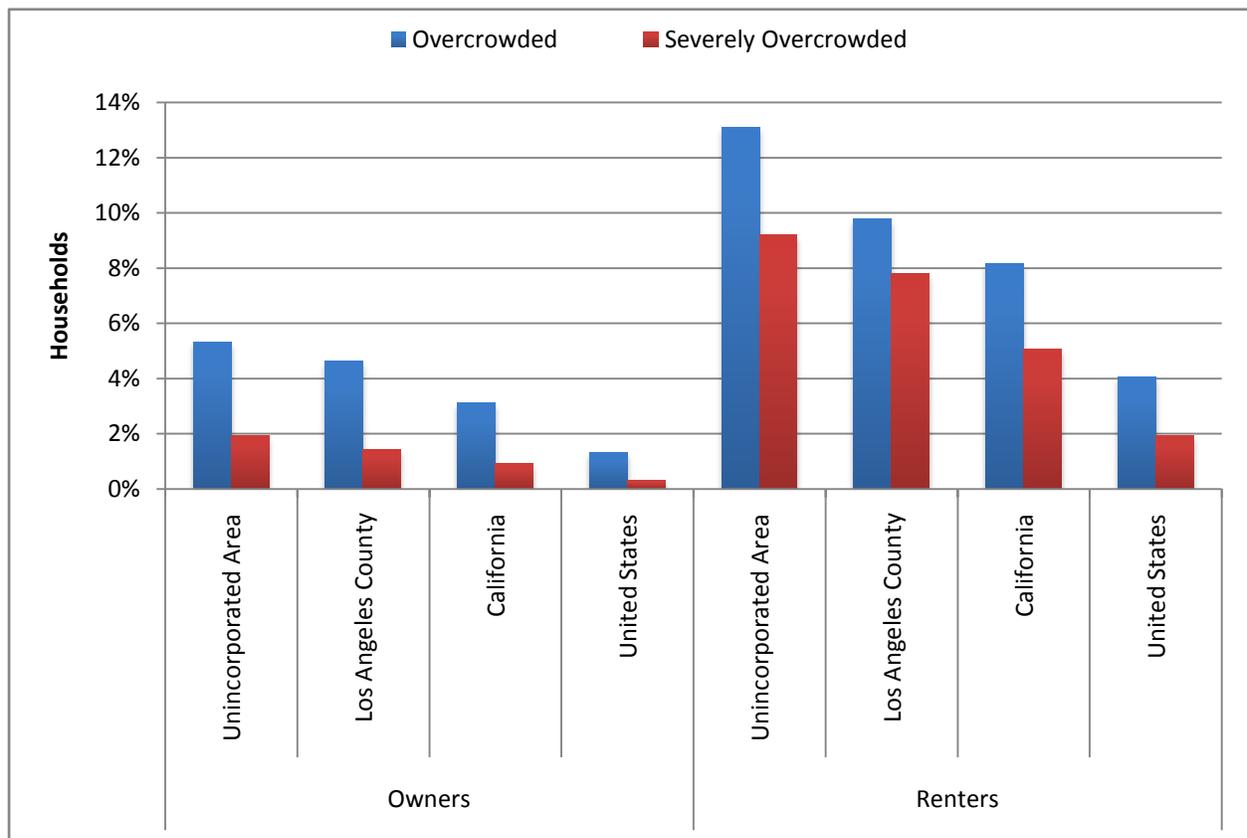
Tenure

According to the 2010 U.S. Census, 65% of households in the unincorporated areas own their homes. Historically, the Los Angeles County as a whole has had the lowest homeownership rate in the State, and within the country. This is in part due to its large transitory and immigrant populations, but also due to the lack of affordable housing options.

Overcrowding

“Overcrowded” is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. “Severely overcrowded” is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of appropriate housing, either in affordability or adequacy in size. According to the 2010 U.S. Census, 12% of unincorporated households were living in overcrowded quarters. Overcrowding was more common among renter-occupied units than owner-occupied units.

Figure 3.28: Overcrowding in Households by Tenure, 2010



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 95, B25014).

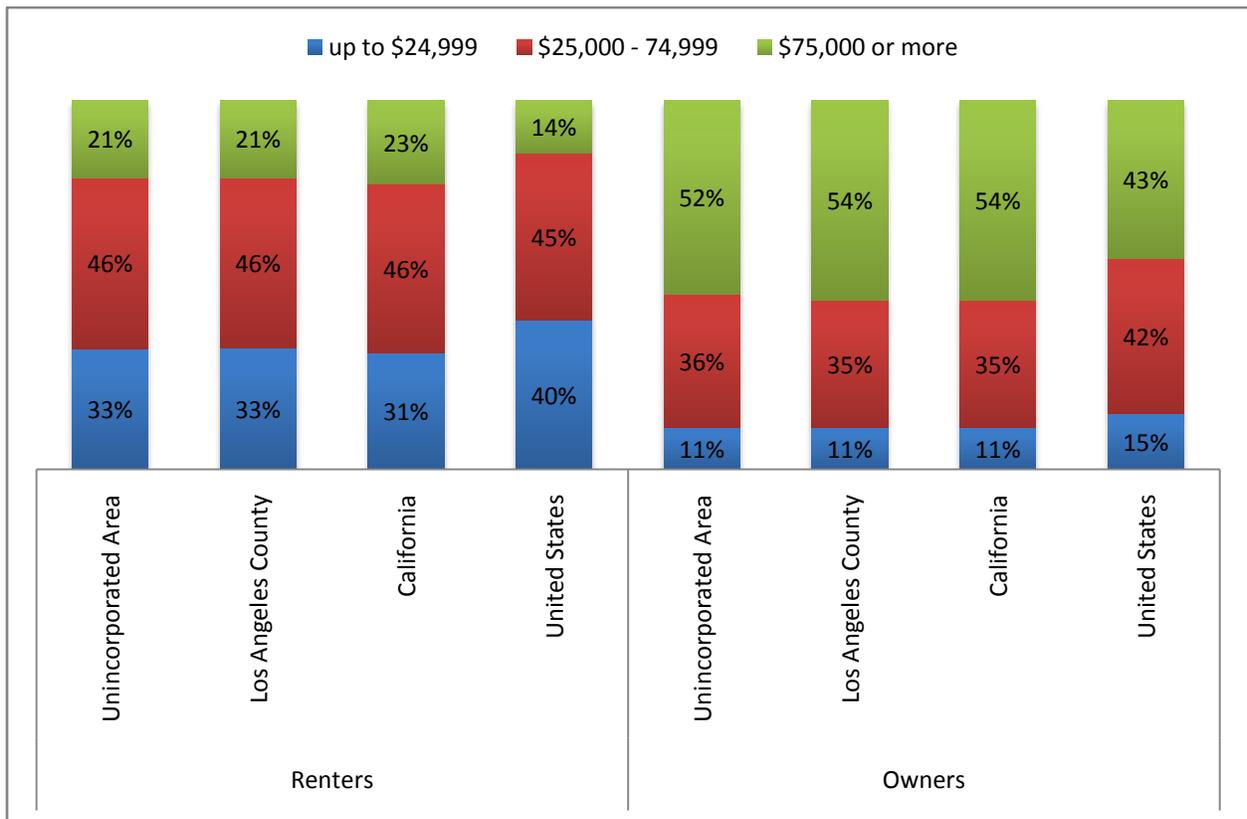
Figure 3.28: The unincorporated areas have a higher incidence of overcrowded and severely overcrowded housing units.

Overpayment

According to the 2010 U.S. Census, many low income households in Los Angeles County were paying a high percentage of their income toward rent, which indicates a lack of affordable housing. Households that pay more than 30% of their income on rent or mortgage payments have less money to spend for other necessities and emergencies. This can be a financially precarious situation for many, especially for renters who do not have any of the security afforded by homeownership and can easily fall into homelessness if an unexpected financial hardship were to occur.

Income directly affects a household's access to housing, as shown in **Figure 3.29**. A family of four earning the Area Median Income of \$64,800 is statistically more likely to rent their home.

Figure 3.29: Tenure by Household Income, 2010



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 101, B25118).

Figure 3.29: Households of four in California earning \$64,800 annually are more likely to rent their home.

Housing Cost

During the mid 2000s, home prices in Los Angeles County were at an all-time high. Then the foreclosure crisis and economic recession hit. Due to pressures placed on homeowners and the struggling economy, home prices steadily dropped countywide. However, as of 2012, there has been a trend of increased home sales and home sale prices. According to DataQuick, the median home price in Los Angeles County for 2012 was \$325,000, which is approximately 40% lower than in 2006 when the median price was \$541,000. While home sales have been improving, the job market and economy are still struggling, which makes homeownership difficult for low income households.

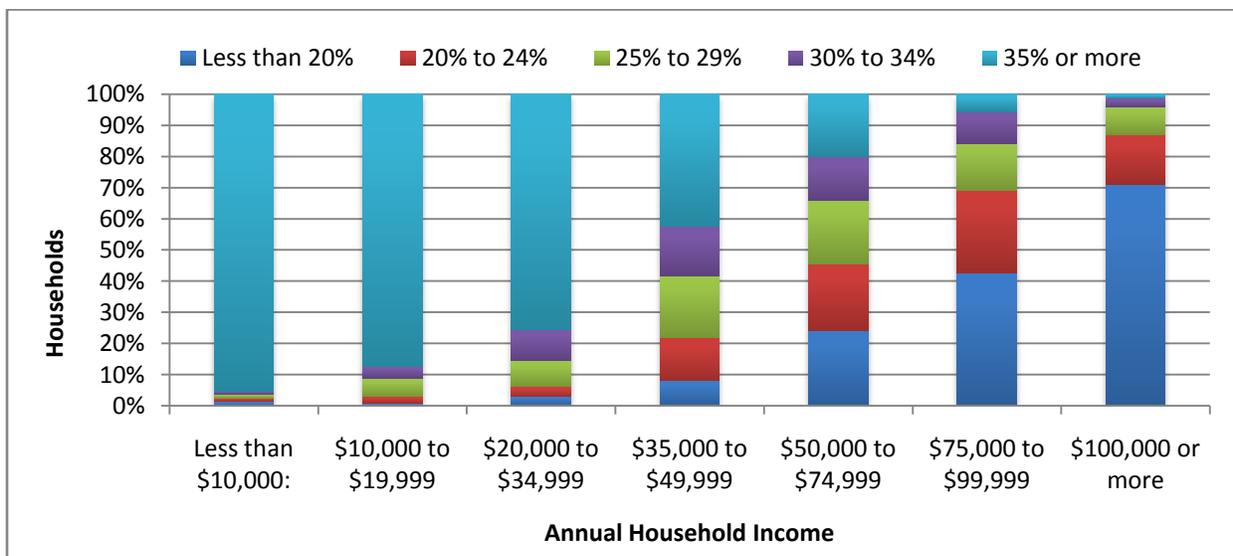
Housing affordability emerged as a common theme from community members during the Housing Element outreach process. Community members indicated that contributing factors to housing affordability include the lack of housing diversity, lack of developable land, a lengthy entitlement process, and disproportionate fees/permitting costs.

Rental Cost

The foreclosure crisis and economic recession in recent years have resulted in high foreclosures and job loss throughout the unincorporated areas. This has created a higher demand for affordable housing and, in particular, rental housing. The shortage of affordable housing has increased rents and further reduced housing choices for the region's low income households. As a result, rental cost is one of the largest expenses for households in the unincorporated areas.

More than half of all unincorporated households pay more than 30% of their income on rent. In 2012, the fair market rent of a two-bedroom apartment in the Los Angeles – Long Beach PMSA was \$1,421 (\$17,052 annually), which is an 11% increase since 2005. **Figure 3.30** shows the percentage of income paid for rent in the unincorporated areas. Over 60% of renter households in the unincorporated areas make less than \$50,000 a year. A household earning \$50,000 a year needs to spend over 30% of their income to afford a fair market rate two-bedroom apartment in Los Angeles County.

Figure 3.30: Portion of Income Spent on Rental Housing, Unincorporated Areas, 2010



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 99, B25074).

Figure 3.30: Lower income households spend a much greater percentage of their income on housing.

Affordable Housing Inventory

Affordable Housing Developments

The CDC uses a variety of funding sources to facilitate the development of affordable housing. Oftentimes, multiple layers of funding sources are required for the development of affordable housing. As shown in **Table 3.1**, there are 76 affordable housing projects in the unincorporated areas that provide a total of 2,589 units deed-restricted as housing for low income households.

Affordable Housing at Risk of Converting to Market-Rate

The State Housing Element Law requires that local jurisdictions evaluate the potential conversion of deed-restricted housing for low income households into market-rate housing. The analysis covers a 10-year period (January 1, 2014 through January 1, 2024).

As shown in **Table 3.1**, there are at least 18 affordable projects with a total of 582 affordable units at risk of converting to market-rate housing between January 1, 2014 and January 1, 2024. Density bonus units are typically the most at risk, as these units do not receive ongoing public assistance and therefore would potentially realize the biggest increase in rents when converted to market-rate housing.⁶ HOME-funded projects are often developed by non-profit organizations. Projects owned by non-profit organizations are more likely to remain as affordable housing even after the affordability controls expire.

Address	Total Units	Assisted Units	Funding Source(s)	Income Target (% of AMI)	Potential Expiration of Affordability
Potrero Senior Housing (Jasmine)	53	52	HOME; Industry; MFR Bond	50%;60%	6/1/2013; 12/31/2050
1321 - 1323 E. 68th Street	3	3	HOME	80%	11/13/2014
CP2433	Unknown	2	DB	50%;80%;120%	2014
753-757 Fetterly Street, East LA	Unknown	20	DB	50%;80%;120%	2014
17th St. East & Avenue Q	Unknown	14	DB	50%;80%;120%	2014
202 E Sacramento St. E. Altadena	Unknown	2	DB	50%;80%;120%	2014
2349-59 Miravista Avenue	Unknown	3	DB	50%;80%;120%	2015
Las Virgenes & Thousand Oaks	Unknown	153	DB	50%;80%;120%	2015
Oak Spring & Soledad Canyon	Unknown	29	DB	50%;80%;120%	2015
Soledad Canyon & Oak Springs Canyon	Unknown	25	DB	50%;80%;120%	2015
SW of Ventura Fwy & Las Virgenes Rd	Unknown	120	DB	50%;80%;120%	2015
14733-14803 Chadron Ave	Unknown	10	DB	50%;80%;120%	2016
Rowland Heights Apartments	144	144	MFR Bond	50%;80%;120%	8/1/2015
1120 E. 74th St (Washington)	2	1	HOME	50%;80%;120%	3/27/2016
1451 W 105th St (formerly N	18	18	HOME	50%;60%	2/7/2019

⁶ However, it should be noted that a majority of projects that have received density bonuses are subsidized and, therefore, subject to additional requirements, including a longer duration of affordability.

Table 3.1: Affordable Rental Housing Inventory, Unincorporated Areas, 2012

Address	Total Units	Assisted Units	Funding Source(s)	Income Target (% of AMI)	Potential Expiration of Affordability
Wilson Apartments)					
Willow Apartments	24	24	HOME; Industry	35%	1/25/2021
8906-8908 Elm Street	2	2	HOME	80%	3/1/2022
1310 110th St, 1120 W 107th St, 11100 S Normandie Ave	12	12	DB	50%;80%;120%	2022
Mayflower Gardens	503	101	MFR Bond	50%	5/8/2027
Palms Apartments	338	338	MFR Bond	50%	12/1/2028
816 S Record Ave., East LA	9	9	DB	80%	2028
1401 Sepulveda Blvd.	41	41	DB	50%;80%;120%	2028
12707-13 Willowbrook Ave.	8	8	DB	50%;80%;120%	2030
Step Out Apartments	11	11	HOME; Industry	50%	5/15/2030
Avalon Seniors	42	41	HOME	40%	12/20/2030
Valencia Village 23700 San Fernando Road Santa Clarita	75	75	Section 8	50%	11/1/2031
4328 E 4th Street, East LA	5	4	DB	50%;80%;120%	2032
Imperial Highway Apartments	46	45	HOME; MFR Bond	60%	12/4/2032
Castaic Lake Seniors	150	11	HOME; MFR Bond	50%	1/6/2033
13935 Panay Way MDR	99	10	DA	60%	2037
Mason Court	12	12	HOME	50%	3/15/2037
Slauson Station	30	29	HOME	50%	3/15/2038
Sunshine Terrace	100	49	HOME	60%	4/1/2038
Homes For Life - Harbor Gateway	3	1	HOME	50%	5/1/2039
Telegraph Seniors (Villa Hermosa)	75	75	HOME	50%	3/1/2040
Awakening Village	6	2	HOME	50%	3/15/2044
San Felipe Homes	20	20	DB	80%	2047
Calaveras (Altadena Vistas)	22	22	HOME	50%;60%	2/3/2050
895 Bonnie Beach aka Guadalupe Terrace	31	31	HOME	50%	12/31/2050
Budlong (Athens Glen)	51	11	HOME	50%	12/31/2050
Hoefner/Repetto	4	3	HOME	50%	12/31/2050
Orange Tree Village	21	21	HOME	50%	12/31/2050
Palm Village Senior Housing	30	29	HOME	40%	12/31/2050
Hale Morris Lewis Manor	41	40	HOME; Industry; MFR Bond	40%	12/31/2050
Villa Serena Apartments	85	83	HOME; MFR Bond	30%;60%	12/31/2050; 12/1/2056
Mariposa	6	6	HOME; HUD 811	50%	2054
Van Ness St. Apartments I	2	2	HOME; CDBG	50%	2054
103rd St. Apartments	2	2	CDBG	50%	2056
Mednik/Gleason	9	9	HOME; CDBG	50%	2056
Compton Garden	18	18	HOME; Industry	50%	2057
Haas Apartments	2	2	HOME	50%	2059

Address	Total Units	Assisted Units	Funding Source(s)	Income Target (% of AMI)	Potential Expiration of Affordability
Van Ness St. Apartments II	2	2	HOME	50%	2059
Seasons @ Compton	54	54	HOME; Industry	50%	2065
Immanuel House of Hope (85th & Holmes)	6	6	HOME; Industry	50%	10/30/2057
Las Flores	25	24	HOME; Industry	40%;50%	6/26/2058
Harmony Creek/Los Robles	75	74	HOME; Industry; MFR Bond	50%;60%	6/1/2059
Casa Dominguez	70	69	HOME	50%	11/14/2061
1717 E 61st St, Los Angeles	30	29	HOME	50%	2061
4500 Via Marina MDR	112	18	DA	60%	2062
10426 S Normandie Ave. Los Angeles	62	61	HOME; Industry	30%;45%;50%	2063
15810 Frailey Ave, Compton Seasons at Compton by LINC Housing	84	32	HOME; Industry	35%;50%	2063
5051 E 3rd St, Los Angeles	60	60	HOME; Industry; CDBG; TI	30%;40%;50%	2063
6705 W Avenue M, Quartz Hill	75	74	HOME	50%	2064
1256 Imperial Hwy, Los Angeles	72	71	HOME	30%;45%50%	2069
El Segundo Terrace	25	11	HOME	50%;60%	Unknown
Fellowship Homes	11	11	HOME	60%	Unknown
Hojas de Plata Apartments	52	52	HOME	50%	Unknown
L.A. Retarded Citizens Foundation	13	13	HOME	60%	Unknown
Los Girasoles	11	11	HOME; Industry	45%;50%	Unknown
Stovall Development Corp (Fairmont)	109	100	HOME	80%	Unknown
22433 South Vermont Avenue, Torrance	224	22	Unknown	Unknown	Unknown
TOTAL	3,327	2,589			

Source: Department of Regional Planning, Community Development Commission, October 2012.

Total At-Risk Affordable Units	582
Estimated Monthly Rent Assuming 50% Lower and 50% Very Low Income	\$466,764
Estimated Monthly Fair Market Rent	\$827,002
Monthly Subsidies Required	\$360,238
Annual Subsidies Required	\$4,322,856
20 Year Subsidies Required	\$105,034,031

Source: Department of Regional Planning, July 2013.

Preservation Options

Table 3.2 estimates the rent subsidies required to preserve the affordability of the 582 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$4.3 million in rent subsidies would be required annually. Assuming a 20-year duration of affordability, the total subsidy is about \$105 million.

Through a variety of funding sources, tenant-based rent subsidies, such as Section 8 vouchers, could be used to preserve the affordability of at-risk housing. Another preservation option for at-risk units is to transfer the ownership to a non-profit organization or purchase similar units by a non-profit organization. The cost of transferring ownership depends on a number of factors, including market conditions, occupancy rate, and physical conditions of the building and units.

The rent subsidies analysis in **Table 3.2** assumes the following:

- Half of the at-risk units are affordable to very low income households and half to lower income households.
- All at-risk units are assumed to be two-bedroom, three person units.
- The monthly affordable rental cost limits are \$729 for very low income households and \$875 for lower income households, based on the 2013 Los Angeles County Affordable Rent/Housing Cost Limits.
- The level of subsidy required to preserve the at-risk units is estimated to equal the 2013 HUD Los Angeles County fair market rate for a two bedroom unit, which is \$1,421, minus the housing costs affordable by very low and lower income households.
- The future value calculation for 20-year subsidies is based on an inflation rate of 2% based on average consumer price index for the past three years.

Replacement Options

Replacement as a strategy to preserve or replenish the affordable housing inventory requires financial resources, as well as non-profit developer participation, and the availability of vacant/underutilized properties or existing properties that can be purchased at a reasonable price.

The cost of developing new housing depends on a variety of factors, such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multi-family rental housing, the replacement of 582 at-risk units (worst-case scenario) would require approximately \$194 million. This cost does not include the ongoing rent subsidies that may still be required.

Resources available to preserve and replace at-risk housing units, including financial and administrative (non-profit participation) resources, are presented in the Resources section of this document.

HOUSING CONSTRAINTS

Government Constraints

The intent of land use controls, such as those contained in the General Plan, and the County's zoning and subdivision ordinances, is to promote the orderly development, and the public health, safety and welfare, of the unincorporated areas. Overly-restrictive standards and procedures in the General Plan, and the zoning and subdivision ordinances can add to the cost of housing. The land use controls that apply to the unincorporated areas are not considered unreasonable or substantial constraints on development. The County's regulations are generally comparable to land use controls utilized in other local jurisdictions throughout California.

General Plan

The General Plan provides general goals and policies to achieve planning objectives for the unincorporated areas. Moreover, the County utilizes several types of community and area plans, which are components of the General Plan, to allow for context-specific community and neighborhood planning. All goals, policies, and programs in each of these plans must be consistent with the General Plan. The following is a list of such plans utilized by the County:

Area Plans: Area plans are used for large, contiguous unincorporated areas of the County and allow for comprehensive, detailed, and focused planning, as well as planning in coordination with adjacent cities. Existing area plans include:

- Antelope Valley Area Plan (adopted 1986)
- Santa Clarita Valley Area Plan (adopted 2012)
- Santa Monica Mountains North Area Plan (adopted 2000)

Community Plans (or Neighborhood Plans): Community plans usually cover smaller geographic areas and provide more neighborhood-level planning within unincorporated communities. Existing community plans include:

- Altadena Community Plan (adopted 1986)
- East Los Angeles Community Plan (adopted 1988)
- Hacienda Heights Community Plan (adopted 2011)
- Rowland Heights Community Plan (adopted 1981)
- Twin Lakes Community Plan (adopted 1991)
- Walnut Park Neighborhood Plan (adopted 1987)
- West Athens/Westmont Community Plan (adopted 1990)

Local Coastal Programs: The California Coastal Commission (CCC) determines the final approval of projects within designated coastal zones, unless a local jurisdiction completes a certified local coastal program (LCP). An LCP is comprised of a land use plan and a local implementation plan.

LCPs for the unincorporated areas include:

- Santa Catalina Island LCP (certified)
 - Santa Catalina Island Local Coastal Plan (adopted 1983)
 - Santa Catalina Island Specific Plan (adopted 1989)
- Marina del Rey LCP (certified)
 - Marina del Rey Land Use Plan (adopted 1996)
 - Marina del Rey Specific Plan (adopted 2012)
- Malibu LCP (partially certified)
 - Malibu Land Use Plan (adopted 1986)
 - No local implementation program

Specific Plans: In addition to the specific plans mentioned as part of the LCPs, specific plans are used for large-scale planning projects, as well as for handling sites with difficult environmental and fiscal constraints. Specific plans allow the County to assemble land uses and implementation programs tailored to the unique characteristics of a specific site. Existing specific plans include:

- La Vina (Altadena, adopted 1989)
- Northlake (Santa Clarita Valley, adopted 1993)
- Newhall Ranch (Santa Clarita Valley, adopted 1999)
- Universal Studios Specific Plan (adopted 2013)

Zoning and Subdivision Ordinances

The zoning ordinance (Title 22 of the Los Angeles County Code) contains regulations that ensure that land uses are situated properly in relation to each other, such as restrictions on the use, height, and bulk of buildings, and requirements for setbacks and parking. **Table 3.3** lists the zones that permit residential uses. The subdivision ordinance (Title 21 of the Los Angeles County Code) is concerned with the division of any unit or units of improved or unimproved land for the purpose of sale, lease, or financing. Generally, the subdivision ordinance allows the County to address public safety and other concerns by regulating the internal design of streets, lots, public utilities and other similar infrastructure in each new subdivision.

Zones

Table 3.3: Zones that Allow Residential Uses
A-1 Light Agriculture
A-2 Heavy Agriculture
R-A Residential Agriculture
R-1 Single-Family Residence
R-2 Two-Family Residence
R-3 Limited Density Multiple Residence
R-4 Medium Density Multiple Residence
RPD Residential Planned Development
C-1 Restricted Business
C-2 Neighborhood Commercial
C-3 General Commercial
C-H Commercial Highway
C-M Commercial Manufacturing
C-R Commercial Recreation
CPD Commercial Planned Development
Source: Los Angeles County Zoning Ordinance.

New housing development has been prohibited in industrial zones in the unincorporated areas since 1960. The zoning ordinance allows existing legally built residences in manufacturing zones to continue as lawful nonconforming uses, with limitations on whether and when additions or reconstruction may occur. While the actual number of such residences cannot be calculated without significant expense, field observations by Zoning Enforcement staff indicate that a significant number of residential uses still exist in the industrial zones in many urban parts of the unincorporated areas.

Development Standards

Minimum Lot Sizes

The minimum lot size (i.e., required area) in the zones that permit residential uses is generally 5,000 square feet. However, there are specific parcels in areas with larger lot size requirements. Large-lot zoning is primarily located in rural, non-urban, topographically impaired, or environmentally sensitive areas. **Table 3.4** summarizes minimum lot sizes. The County will develop a procedure to allow the creation of smaller, fee simple lots. See the Small Lot Subdivisions Ordinance Program in the Programs and Objectives section for more information.

Table 3.4: Minimum Lot Sizes	
Zone	Minimum Lot Size (square feet)
A-1 Light Agriculture	5,000
A-2 Heavy Agriculture	10,000
R-A Residential Agriculture	5,000
R-1 Single-Family Residence	5,000
R-2 Two-Family Residence	5,000
R-3 Limited Density Multiple Residence	5,000
R-4 Medium Density Multiple Residence	5,000
RPD Residential Planned Development	5,000 (5 acres/development)
C-1 Restricted Business	No Minimum Area Required
C-2 Neighborhood Commercial	No Minimum Area Required
C-3 General Commercial	No Minimum Area Required
C-H Commercial Highway	No Minimum Area Required
C-M Commercial Manufacturing	No Minimum Area Required
C-R Commercial Recreation	5 Acres
Source: Los Angeles County Zoning Ordinance.	

Floor Area

The zoning ordinance requires single-family residences to have a floor area of not less than 800 square feet, exclusive of any appurtenant structures.

Maximum Height Limit

The maximum height for all residential development is generally 35 feet, with the exception residential developments in zones R-4, C-3 and C-M, which do not specify a maximum height limit, but permit buildings with total floor area that does not exceed 13 times the buildable area on one parcel of land. Joint live and work units and vertical mixed use developments in zones C-3 and C-M, pursuant to the Mixed Use Ordinance, have a maximum height limit of 60 feet.

Parking

The County's parking requirements are similar to most communities and more lenient than some communities in Southern California. **Table 3.5** summarizes the general parking requirements in the zoning ordinance.

A minor parking deviation procedure is available to allow reductions in the required parking. Upon request by the applicant, the Director of Planning may consider minor deviations of the required parking of less than 30 percent. The Parking Permit procedure is also available to allow parking reductions of 50% or more, as well as greater design flexibility, such as compact parking spaces for apartment houses or uncovered parking for housing for low and moderate income households. Furthermore, through the Density Bonus Ordinance, qualified projects can receive parking reductions and modifications to parking requirements. The County will study reforming parking standards through the Zoning Ordinance Update Program (ZOUP), as discussed in the Programs and Objectives section.

Table 3.5: Parking Requirements	
Use	Parking Requirements per Unit
Single-Family Residence	2 covered spaces
Two-Family Residence	3 covered spaces and 1 uncovered space
Apartment	
Bachelor	1 covered space
Efficiency or One Bedroom	1.5 covered spaces
Two or More Bedrooms	1.5 covered spaces and 0.5 uncovered space
Guest Parking	For apartment complex with more than 10 units, 1 guest parking per 4 units.
Senior Unit	1 uncovered space
Second Unit	
One Bedroom	1 uncovered space
Two or More Bedrooms	2 uncovered spaces
General Provisions	Covered parking can be achieved with enclosed garage parking, carports, or other similar structures. Where 2 spaces are required per unit, tandem parking is permitted.
Source: Los Angeles County Zoning Ordinance.	

Setbacks

Setbacks are necessary to regulate health and safety. However, as setback requirements determine the buildable area on a lot, they may serve to constrain the number of housing units that can be achieved. Generally, the zoning ordinance allows for flexibility with respect to narrow and shallow lots (**Table 3.6**).

Zone	Front	Interior Side	Corner Side	Rear
A-1 Light Agricultural Zone	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
A-2 Heavy Agricultural Zone	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-A Residential Agriculture	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-1 Single-Family Residence	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-2 Two-Family Residence	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-3 Limited Density Multiple Residence	15 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-4 Medium Density Multiple Residence	15 feet	5 feet interior side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
C-1 Restricted Business	20 feet for front or corner side yards where the property adjoins a parkway, major or secondary highway. On local streets - same as the adjoining residentially or agriculturally-zoned property			
C-2 Neighborhood Business	None			
C-3 General Commercial	None			
C-H Commercial Highway	20 feet for front or corner side yards where property adjoins a parkway, major or secondary highway. On local streets - same as adjoining residentially or agriculturally-zoned property			
C-M Commercial Manufacturing	None			
C-R Commercial Recreation	None			
CPD Commercial Planned Development	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.

Source: Los Angeles County Zoning Ordinance.

Housing Types

It is important to meet the diversity of housing needs, particularly for persons with special needs, through a variety of housing types. The following analysis reviews the County's zoning ordinance to evaluate potential constraints to developing housing, including housing for persons with special needs. **Table 3.7** summarizes the key zoning provisions for various housing types in the unincorporated areas.

Table 3.7: Provisions for Residential Uses														
	R-A CPD	R-1	R-2	R-3	R-4	RPD	A-1	A-2	C-1	C-2	C-3	C-H	C-M	C-R
Adult Residential Facility (≤6)	P	P	P	P	P	P	P	P	C	C	C	C	C	X
Adult Residential Facility (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Apartment	X	X	C	P	P	X	X	X	C	C	C	C	C	X
Caretaker Unit	X	X	X	X	X	X	C	C	C	C	C	X	C	C
Children Group Home (≤6)	P	P	P	P	P	P	P	P	C	C	C	C	C	X
Children Group Home (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Domestic Violence Shelter	D	X	D	D	D	X	D	D	D	D	D	D	X	X
Farmworker Housing	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	P	P	P	C	P
Foster Family Home	P	P	P	P	P	P	P	X	P	P	P	P	P	X
Homeless Shelter	X	X	X	D	D	X	X	X	D	D	D	D	D	X
Joint Live/Work	X	X	X	X	X	X	X	X	C/D	C/D	C/D	C/D	C/MC	X
Manufactured Home	P	P	P	P	P	P	P	P	C	C	C	C	C	C
Mixed Use Development	X	X	X	X	X	X	X	X	C/D	C/D	C/D	C/D	C/MC	X
Mobilehome Park	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Residential Care Facility	D	D	D	D	D	D	X	X	X	X	X	X	X	X
Second Unit	P	P	P	P	P	P	P	P	X	X	X	X	X	X
Single-Family Residence	P	P	P	P	P	P	P	P	C	C	C	C	C	C
Small Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Townhome	C	C	C	P	P	C	C	C	C	C	C	C	C	X
Two-Family Residence	X	X	P	P	P	C	X	X	C	C	C	C	C	X
P = Permitted, C = Conditional Use Permit, D = Director's Review, MC = Minor Conditional Use Permit, X = Not Permitted														
Source: Los Angeles County Zoning Ordinance.														

Adult Residential Facilities

Adult residential facilities for six or fewer people are considered regular residential uses and permitted where single-family homes are permitted, as well as in the CPD zone. Facilities serving more than six persons are conditionally permitted in all residential zones and most commercial zones. Adult residential facility means any facility that provides 24-hour-a-day nonmedical care and supervision to adults, as defined and licensed under the regulations of the State of California.

Apartments and Townhomes

Apartments and townhomes are primarily permitted in the R-3 and R-4 zones, but are also conditionally permitted in R-1 (townhomes only) and R-2 zones, as well as in certain commercial zones.

Caretaker Units

Caretaker units are conditionally allowed in most agricultural and commercial zones. The zoning ordinance currently defines "caretaker" as a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the real or personal property of the employer, which is located on the same or contiguous lots or parcels of land.

Children Group Homes

Small group homes for six or fewer children are permitted in all zones where single-family homes are permitted by right. Larger homes (for more than six children) are conditionally permitted in all residential and some commercial zones. The zoning ordinance defines children group homes as facilities that provide 24-hour nonmedical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California.

Domestic Violence Shelters

Domestic violence shelters are typically permitted through an administrative director's review in most residential and commercial zones, as well as industrial zones. Domestic violence shelter means any facility consisting of one or more buildings or structures in which specialized services are provided, including but not limited to the temporary provision of housing and food to the victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.

Farmworker Housing

On September 14, 2010, the Board of Supervisors adopted the Farmworker Housing Ordinance. The Ordinance ensures that the County's provisions for farmworker housing are consistent with state law, clarifies and codifies the requirements of the Employee Housing Act, and aims to streamline the land use permitting process for those interested in providing housing for farmworkers. The Farmworker Housing Ordinance includes definitions for farmworker dwelling units, which house up to six farmworkers, and which are permitted in the same zones as single-family residences. The Farmworker Housing Ordinance also defines farmworker housing complexes, which are group living quarters or units for farmworkers and their households, and which are permitted in the same zones as agricultural uses. However, farmworker housing is not permitted industrial zones, Airport Influence Areas, and environmentally sensitive areas. Furthermore, farmworker complexes are not permitted within Very High Fire Hazard Severity Zones.

It is important to note that a number of factors—such as the decline of the agricultural industry, and the financial and administrative challenges of providing farmworker housing—suggest that without additional resources, farmworker housing is not likely to occur with significant frequency.

Foster Family Homes

Foster family homes are permitted by right in all residential zones, and nearly all commercial zones. Foster family homes are any residential facility providing 24-hour care for six or fewer foster children, which is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed, as defined and licensed under the regulations of the County Code.

Homeless Shelters

The zoning ordinance allows emergency, or homeless shelters, to locate in the following zones: R-3, R-4, C-1, C-2, C-3, C-M, and all industrial zones with a director's review, which is a staff level, administrative procedure that does not require a public hearing. These districts are appropriate for homeless shelter facilities because they are primarily located in urbanized areas where there is easy access to public transportation and services. Homeless shelters are residential uses operated by a governmental agency or non-profit, which provide temporary accommodations for up to six months per individual.

The criteria used to evaluate homeless shelters include a maximum number of residents, minimum parking requirements, distancing standards and management requirements. The staff is required to determine whether or not the proposed shelter is compatible with the land uses in the immediate vicinity. Compatibility is determined by evaluating the surrounding land uses for real or potential noxious uses, as well as the General Plan land use designation to determine if similar land uses are permitted, exist in the vicinity, and if the proposed use fits the character of the designated land use category. In some cases, the review may include conditions for shelters in consideration of traffic impacts, to protect health, safety, general welfare, to protect adverse affects on neighboring properties, and in conformance with good zoning practice.

In addition to the principles and standards above, homeless shelters are also required to comply with all of the following considerations:

- That there is not an over-concentration of homeless shelters in the surrounding area.
- That not more than 30 persons, exclusive of staff, will be permitted on the site, if the proposed shelter is located on a lot or parcel of land of less than one acre.
- That the land uses and developments in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the shelter.
- That the number and arrangement of parking spaces to be provided on the subject property are sufficient to mitigate any adverse impacts on persons or properties in the surrounding area.
- That the proposed shelter is capable of and will meet all operation and maintenance standards.

As described in the Programs and Objectives section, the Zoning Ordinance Update Program will review these considerations to ensure that they do not serve as an unintended barrier to permitting emergency shelters by right within these zones.

Joint Live and Work Units

Joint live and work units are permitted administratively, per the Mixed Use Ordinance, or conditionally in the most commercial zones. A joint live and work unit is a dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use, and in which at least one resident of the living space is responsible for the commercial activity performed in the work space.

Manufactured Homes

Factory built housing and/or modular homes meeting the State Uniform Housing Code and installed on a permanent foundation are considered regular single-family homes and permitted where single-family homes are permitted.

Mixed Use Development

Mixed use developments allow the combination of residential and commercial uses within the same building or in adjacent buildings. Mixed use developments are permitted administratively, per the Mixed Use Ordinance, or conditionally in commercial zones; and in the C-3 zone through a director's review when combined with the ()-CRS Commercial-Residential zone.

Mobilehomes

Mobilehomes are residential uses with the following characteristics: transportable in one or more sections; certified under the National Manufactured Housing Construction and Safety Standards Act of 1974; over eight feet in width and 40 feet in length; and with or without a permanent foundation. Mobilehomes are allowed in all zones that allow single-family residences. However, there is currently a provision in the zoning ordinance that describes a Mobilehome Permit. As described in the Programs and Objectives section, the Zoning Ordinance Update Program will remove this provision to ensure consistency with state law.

Mobilehome Parks

Mobilehome park is defined as any area or tract of land where two or more sites are rented or leased, or held out for rent or lease to accommodate mobilehomes and/or factory-built houses as defined in the Health and Safety Code. Mobilehome parks are conditionally permitted in most residential zones, all agricultural zones, and some commercial zones. Once a mobilehome park is established, Title 8 of the Los Angeles County Code provides safeguards for the displacement of residents in the event of a closure of the mobilehome park.

Residential Care Facilities

Residential care facilities are permitted in all residential zones and the CPD zone with a director's review. Residential care facilities are not defined in the zoning ordinance. Zone R-1 specifies that residential care facilities include adult residential facilities, group homes for children and small family homes for children. Foster family homes and adult residential facilities for the elderly, persons over 62 years of age, are excluded from this requirement. As described in the Programs and Objectives section, the Zoning Ordinance Update Program will clarify these policies and procedures, and ensure that residential care facilities are consistent with state and federal laws.

Single-Family Residences

Single-family residences are permitted in all residential zones, all agricultural zones and zone CPD. Such uses are also conditionally permitted in commercial zones.

Single Room Occupancy (SRO)

The zoning ordinance does not contain specific provisions for SRO units. However, when the SRO housing is operated as group quarters, it is permitted or conditionally permitted as residential facilities. If the SRO housing is operated as apartments, it is permitted or conditionally permitted as apartments. The ZOUP will define and develop standards for SROs, and clarify these policies to ensure that SROs are consistent with the Health and Safety Code.

Second Units

Second units are permitted on parcels where one single-family unit exists or is concurrently proposed. The minimum floor area is 220 square feet. The maximum floor area varies by the size of the lot, from 600 square feet for lots less than 6,000 square feet to 1,200 square feet for lots 10,000 square feet or larger. Second units in certain areas may require a conditional use permit if the proposed unit is located within a Very High Fire Hazard Severity Zone, or within an area not served by a public sewer system or water system. In addition, second units are prohibited on hillsides with a slope greater than 25%.

Small Family Homes

"Children small family home" means any residential facility in the licensee's family residence providing 24-hour-a-day care for six or fewer children with mental, developmental or physical disabilities and who require special care and supervision as a result of such disabilities, as defined and licensed under the regulations of the State of California. This use is permitted by right in all residential and most commercial zones.

Two-Family Residences

Two-family residences are permitted in residential zones R-2, R-3, R-4, and conditionally permitted in C-H, C-1, C-2, C-3, and RPD.

Transitional and Supportive Housing

Transitional housing and supportive housing are not specifically defined in the County's zoning ordinance. In general, transitional housing provides stay from six months to two years, and includes a service component to help residents gain independent living skills and transition into permanent housing. Supportive housing is typically referred to as permanent housing with a service component.

When the transitional or supportive housing is operated as group quarters, it is permitted or conditionally permitted as residential facilities. When the transitional or supportive housing is operated as apartments, it is permitted or conditionally permitted as apartments. As described in the Programs and Objectives section, the Zoning Ordinance Update Program will clarify these policies and procedures, and ensure that transitional and supportive housing are consistent with the Housing Element Law, Health and Safety Code, and state and federal fair housing laws.

Community Standards Districts (CSDs)

Specific standards may be established in a Community Standards District (CSD) to respond to the unique characteristics or circumstances of a community. A CSD is a zoning overlay that provides a means of implementing special development standards and procedures contained in a community-based plan or another implementation tool of the General Plan.

All CSDs are initiated and implemented through a comprehensive community process. There are 28 CSDs that apply throughout the unincorporated areas. Most CSDs have more restrictive development standards

which, in some cases, could only be modified through a discretionary review process. However, a majority of these restrictive regulations apply to single-family residences and are intended to preserve neighborhood characteristics. For example, both the Altadena and the East Pasadena-San Gabriel CSDs have more restrictive regulations on setbacks, lot coverage, floor area, and height in order to deter “mansionization” in older, established urban areas.

Some CSDs include building step-backs for multi-family and/or commercial zones when adjacent to single-family or residential zones, such as in the East Pasadena-San Gabriel and the La Crescenta-Montrose CSDs, while other CSDs include stories or height limitations for multi-family and commercial zones, including the Rowland Heights, South San Gabriel, Walnut Park, and Willowbrook CSDs. It is important to note that the Density Bonus Ordinance and Second Unit Ordinance, which facilitate the development of affordable housing, supersede the provisions of CSDs. A review of multi-family, mixed use and affordable housing cases located within the CSDs suggests that most projects are reasonably able to realize the capacity of their sites.

There are also CSDs that provide incentives for multi-family and mixed use developments, such as the East Los Angeles CSD, which includes density bonuses for lot consolidation and infill development in multi-family zones, and the Florence-Firestone CSD, which includes procedural and other incentives for residential uses and mixed use development in commercial zones.

Local Processing and Permit Procedures

General Procedures

The review process for discretionary projects in the unincorporated areas is governed by several advisory and decision-making bodies:

- Significant Ecological Areas Technical Advisory Committee (SEATAC)
- Environmental Review Board (ERB)
- Subdivision Committee
- Hearing Examiners (for projects that require EIRs)
- Department of Regional Planning (DRP) Hearing Officers
- Regional Planning Commission (RPC)
- Board of Supervisors

Depending on the project and where it is located, some or all of these groups may review a project.

The general procedures described as follows apply to the following types of applications: general plan amendments, tentative tract map, tentative parcel map, conditional use permits (CUPs), zone changes, variances, development agreements, coastal development permits, discretionary housing permits, and parking permits.

- Applicants generally start the permitting process by obtaining zoning and application information at the Land Development Coordinating Center. To assist applicants who are interested in filing an application, the County established the interdepartmental “One-Stop” for counseling on proposed

projects. Applicants are highly encouraged to contact the Land Development Coordinating Center for counseling before beginning the application process. Depending on the nature of the proposed project, additional materials for the application may be required.

- Applicants make an appointment to submit the completed application and documentation package to the Land Development Coordinating Center. A planner reviews the materials to ensure completeness. All projects subject to a discretionary review require an initial study/environmental assessment in accordance with the California Environmental Quality Act.
- The Hearing Officer or Regional Planning Commission conducts the public hearing upon completion of the above requirements. The staff sends the applicant and other interested parties legal notification of the public hearing.

Processing Procedure by Case Type

The time and financial cost of land investments during the development permit process can contribute significantly to housing costs. Generally, the time required for processing a typical development varies depending on the size and complexity, as well as the location of the project. The County has developed a handbook and an interpretation manual to help residents and developers navigate through the process.

Developments that require a subdivision, general plan amendment, or zone change, will normally take at least a year to process. If an Environmental Impact Report is required in accordance with CEQA, the processing time is increased. For cases in which the development is permitted by right, such as apartment houses in the R-3 and R-4 zones, the processing time is markedly less as only an administrative site plan approval is required. The processing time for site plan reviews is approximately six to eight weeks, as measured from the date of a completed application. The following provides a summary of processing procedures by case type:

General Plan Amendments and Zone Changes: General plan amendments and zone changes require a public hearing before the Regional Planning Commission (RPC), and upon recommendation by the RPC, are referred to the Board of Supervisors for final adoption. Proposed plan amendments and zone changes that are denied by the RPC do not go before the Board unless they are appealed. If the Board's decision is different from the RPC's recommendation, and contemplates an alternative not discussed by the RPC, the case is referred back to the RPC for further comments before the decision is finalized by the Board.

Conditional Use Permits (CUP): A CUP requires a public hearing before a Hearing Officer or the RPC. In general, appeals of an action or part of an action by the Hearing Officer are presented to the RPC and any appeals of an RPC decision are presented to the Board of Supervisors. The Hearing Officer or the RPC may impose certain conditions to ensure that the approved proposal will be in accordance with the findings.

The following are specialized CUPs that apply to residential development:

- Significant Ecological Areas (SEA) CUP: The intent of this CUP is to protect natural resources contained in the SEAs, as shown in the General Plan, from incompatible development that may have the potential for environmental degradation or destruction of life and property. Individual single-family residences are exempt from this CUP requirement. Applicants must submit a biological constraints analysis and a biota report that are prepared by a biologist selected from the Department of Regional Planning's certified list of biologists. The analyses and reports are reviewed by the Significant Ecological Areas Technical Advisory Committee (SEATAC), which consists of seven members from the private and public sectors with a wide range of expertise. Members are appointed by the Planning Director. At the

conclusion of its review, the SEATAC can approve the report, recommend biota report changes, or make recommendations regarding project design. The SEATAC must make a recommendation on each project by the completion of their third review for the project. The applicant may elect to have a public hearing without a recommendation from the SEATAC.

- Hillside Management Area (HMA) CUP: HMAs are defined as any area with a natural slope of 25% or more. A CUP is required if the development in the urban HMAs is set at a density exceeding the midpoint of the “density range” established by the respective community or specific plan. If no such plan is adopted, the density range is established by the Countywide General Plan Land Use Element. In addition, a CUP is required for any development with a natural slope of 25% or more in a nonurban HMA when the proposed density exceeds the low-density threshold. Individual single-family residences are exempt from this CUP requirement.

Coastal Development Permit: The permit ensures that development conforms to the policies of the Los Angeles County Local Coastal Program Land Use Plans and the implementation programs. Depending on the circumstances of a particular development, Coastal Development Permits may be appealable to the California Coastal Commission. This process is designed to protect the aesthetics, public use, and ecology of the coastal areas. A public hearing before the Hearing Officer or the RPC is required if the permit is appealable to the California Coastal Commission (CCC). If the permit is not subject to appeal to the CCC, then a public hearing is not necessary and the Planning Director approves or denies the project.

Director’s Review: Director’s review is an administrative, staff-level procedure for uses subject to a director’s review in the zoning ordinance and does not require a public hearing. The staff follows a checklist to verify that the proposed uses meet the development standards and performance standards that are specified in the zoning ordinance.

Housing Permits: The Housing Permit is established to facilitate the increased production of affordable housing and senior housing through the implementation of the County’s Density Bonus Ordinance. The Housing Permit specifies the proportion and number of affordable or senior housing units, duration and level of affordability, density bonus granted, and incentives requested, etc. Depending on the requested density bonus and incentives, the project requires an Administrative Housing Permit or Discretionary Housing Permit.

Minor Conditional Use Permits: A minor CUP entails a notice of application to addresses located within a 300-foot radius and other interested parties. The notice describes the project and indicates that any individual may request a public hearing on the application by filing a written request within 15 days of the receipt of the notice. Unless two or more requests for a public hearing have been filed with the Director, the project can be approved through a director’s review. The Director’s decision can be appealed to the Hearing Officer, and the Hearing Officer’s decision can be appealed to the RPC.

Oak Tree Permit: Oak Tree Permits are required in order mitigate the impacts of development on oak trees, such as removal, grading, trenching, soil compaction, and paving. This permit provides protection for oak trees as important historic, aesthetic, and ecological resources.

Parking Permit: The Parking Permit procedure is established to provide an alternative to the general parking requirements of the zoning ordinance, in the event that a particular use does not have the need for such requirements. The intent is to conserve land and promote efficient land use by allowing alternative parking arrangements, such as shared use of parking facilities, tandem parking, and compact parking spaces.

Site Plan Review: A site plan review is an administrative, staff-level procedure for permitted uses in the zoning ordinance and does not require a public hearing.

Tentative Tract Maps: After the initial filing, tentative tract maps are reviewed by the Subdivision Committee, which consists of staff from the Departments of Public Works, Regional Planning, Public Health, Fire, and Parks and Recreation. Any unresolved technical issues are usually addressed at this stage. Upon completion of the environmental review and Subdivision Committee proceedings, the case is set for public hearing before a Hearing Officer or the RPC, concurrent with other associated cases, if applicable. If there is an associated legislative action, such as a zone change or plan amendment, the tentative tract map must be heard by the RPC before ultimately being heard by the Board of Supervisors. At the public hearing, the Hearing Officer or the RPC approves or denies the tentative tract map based on public comments, Subdivision Committee recommendations, the subdivision ordinance, the State Subdivisions Map Act, General Plan, zoning and general planning practices. Anyone who is dissatisfied with the decision made by the Hearing Officer or the RPC may file an appeal to the next higher decision-making body (the RPC or the Board of Supervisors, respectively). If the tentative tract map is approved and no appeal is filed, a final map must be recorded with the County Clerk to complete the subdivision. Any necessary improvement bonding should be completed between the subdivider and appropriate departments prior to the final map recordation. Once all of the conditions of the Subdivision Committee have been met, the Department of Public Works files the final map with the County Clerk.

Tentative Parcel Maps: The processing and appeal procedure for a tentative parcel map is the same as the procedure mentioned above for a tentative tract map. In most cases, the public hearing for a tentative parcel map is held before a Hearing Officer. However, the tentative parcel map must be heard by the RPC if there is an associated legislative action, such as a zone change or plan amendment, before ultimately being approved by the Board of Supervisors. Once the tentative parcel map is approved and no appeal is filed, either a final map or a parcel map waiver may be processed to complete the subdivision. However, since improvements are often required, most projects are not eligible to obtain a parcel map waiver, and the applicant must have a final map recorded to complete the subdivision.

Variances: A variance application requires a public hearing. To be approved, the findings need to substantiate the following:

- Because of certain circumstances or exceptional characteristics applicable to the property, the zoning ordinance deprives the owner of privileges enjoyed by other landowners in the area;
- The adjustment granted will not create a special privilege inconsistent with the limitations upon other properties in the zone where the subject property is located;
- The application of the zoning regulations as they apply will result in difficulties that are inconsistent with the purpose of such regulations; and
- Such adjustment will not be materially detrimental to public health, safety, or general welfare, or to the use, enjoyment, or valuation of property or of other persons located in the vicinity.

Zoning Conformance Review (ZCR): A ZCR is a streamlined, staff-level procedure that applies to relatively straightforward and minor projects and does not require a public hearing. ZCRs do not apply to projects within CSDs, with environmental issues, or other factors that would constitute additional review.

Streamlining Efforts

The County has helped to streamline the entitlement process through ordinance amendments, organizational change, enhanced technology, and increased efficiencies in case processing. Improvements from these efforts can be seen from pre-application consultations, through case processing, and final determination. The discussion below will provide a sample of the types of streamlining efforts the Department is continually implementing.

Knowledge of the County's process for project approval is an important step in avoiding costly delays. To assist applicants, the County updates the *Applicant's Guide to Development and Permit Processing*, which details the steps involved in processing various permits. Furthermore, the Regional Planning Department web site is regularly updated to provide information on how to obtain CUPs, plan amendments, zone changes, and other planning entitlements.

The County provides an interdepartmental "One-Stop" counseling session and conceptual plan review. The One-Stop brings together representatives from relevant departments to provide information on County regulations and requirements to potential applicants. The pre-application conceptual design review provides preliminary feedback to potential applicants, which can reduce overall costs and improve projects.

Once an application has been submitted, the Department has instituted changes to streamline permit processing. A one-project-one-planner approach is used to provide a consistent point of contact for applicants. Implementation of geographic service areas allows for planners to specialize in the regulations for certain geographies and improve permit processing times.

Development Fees

While most development fees are one-time fees, some entitlements, such as plan amendments, require an initial deposit upon application submittal. Supplemental deposits are required when the actual cost of processing the case exceeds the amount of the initial deposit. As the application fees for certain types of entitlements can vary, applicants may not be able to estimate the actual application cost prior to filing.

Table 3.8 presents application fees for common fixed planning entitlements.

Unlike most fixed planning entitlement fees, application fees for tentative maps vary depending on the number of proposed lots, as well as the availability of public water and sewer service at the project location. Tentative maps also require an initial deposit and supplemental deposits when the actual cost of processing the case exceeds the amount of the initial deposit.

Other fees for plan check or other review conducted by the Building and Safety Division of the Department of Public Works are based on the size of the development. Grading and landscaping permit fees are based on the volume of material handled and area to be landscaped, respectively.

Application	Fee
Plan Amendment	\$3,000 Initial Deposit
Zone Change	\$12,604 Plus \$180 if referred to Fire Department
Tentative Tract Map	\$21,159, including \$5,000 initial deposit
Tentative Parcel Map	\$15,059, including \$5,000 initial deposit
Environmental Assessment (CEQA)	\$310
EIR	\$10,000 Major EIR, \$5,000 Minor EIR
Site Plan Review (Residential)	\$758
Site Plan Review (Residential in Hillside Areas)	\$979
Conditional Use Permit	\$8,461
Conditional Use Permit (Significant Ecological Areas)	\$8,949
Conditional Use Permit (Hillside Management Areas)	\$8,461
Housing Permit	\$995 - \$3,445
Coastal Development Permit	\$1,511 - \$9,810
Oak Tree Permit	\$1,054 - \$8,461
Parking Permit	\$8,461
Zoning Conformance	\$463
Variance	\$8,461

Source: County of Los Angeles Department of Regional Planning Filing Fees, March 1, 2012.

Impact Fees

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments. One major impact fee is the Quimby fee. Pursuant to the Quimby Act, the County of Los Angeles requires dedication of land or the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map, subject to certain conditions.

The Board of Supervisors has amended the subdivision ordinance to require park fees if all or any portion of the local park space obligation for a residential subdivision is not satisfied by the existing local park space. Park fees are assessed as a condition prior to the final approval of the subdivision. This requirement applies only to residential subdivisions and only where there are not enough parks and open space in surrounding areas. In areas that do not have enough land set aside for parks and recreation, this obligation may increase the cost of developing housing but is necessary to meet recreational needs and is a cost borne statewide.

School fees, which are calculated on a per-square-foot basis, can represent one of the largest impact fees for housing developments. The County does not have the ability to amend school fees, which are established by the State. Furthermore, water connection fees are another common impact fee, which can vary as they are controlled by individual water service providers throughout the County.

There are a number of other impact fees required by the County. For example, the Bridge and Major Construction Fee Districts (B&T) were established by the County to finance specific highway and bridge improvements in the unincorporated areas. New developments within these districts are levied a fee in proportion to the benefit they will receive from the improvements. The County has established the Eastside (Route 126), Westside, Bouquet Canyon, Lyons Avenue/McBean, Valencia and Castaic B&T Districts in the Santa Clarita Valley, and the Lost Hills/Las Virgenes B&T District in the Parkway Calabasas area.

A drainage fee is required to address increased storm run-off resulting from new developments in the Antelope Valley, per the Antelope Valley Comprehensive Plan of Flood Control. The drainage fee may be increased or decreased, depending on the review of the Construction Cost Index and the type and amount of development being constructed within the Antelope Valley Drainage Area.

Fee Comparison, by Various Unincorporated Communities

Table 3.9 presents development and entitlement fees based on three actual development projects in different geographic areas to demonstrate the differences in costs between urban areas and urban expansion areas. Certain impact fees, such as library fees, are relatively consistent throughout the unincorporated areas. In contrast, the extent of improvements needed for infrastructure may vary widely.

A substantial portion of the unincorporated “islands” located on the Westside, in central Los Angeles, and the San Gabriel Valley are highly urbanized. Typically, the existing facilities in these urban areas, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees. As a result, the cost of land development is usually less in these areas than in undeveloped “urban expansion” or rural portions of the unincorporated areas. However, the Quimby fee is an exception and tends to be higher in urban areas because it is tied to the cost of land, which is higher in urban areas.

Areas with existing facilities within urban unincorporated areas, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees.

However, while properties in urban areas may have lower onsite and offsite improvement costs, they typically command high land costs on a per-square-foot basis due to the permitted densities and the availability of infrastructure. In contrast, properties in the undeveloped rural areas typically require payment of substantial development fees to provide infrastructure, services, and facilities, although the land costs may be lower.

The County recognizes the impact of such fees on affordable housing development. However, the provision of necessary infrastructure and public facilities is critical to ensure that residents of affordable housing have equal opportunity for quality housing in a suitable living environment. To mitigate the financial impacts of such fees, the County uses HOME and Community Development Block Grant (CDBG) funds to help offset the cost of development for affordable housing.

	Urban Infill Project in West Carson (60 units)		Urban Expansion Project in Antelope Valley (54 units)		Urban Expansion Project in Santa Clarita Valley (82 units)	
	Amount	Cost per Unit	Amount	Cost per Unit	Amount	Cost per Unit
Entitlement Fees						
Tentative Map -Subdivision Application Fee*	\$19,930	\$332.17	\$35,736.00	\$661.78	\$28,369.00	\$345.96
Grading Plan Check Fees	\$9,158.00	\$152.63	\$20,052.00	\$371.33	\$67,343.00	\$821.26
Final Map Fees	\$10,675.00	\$177.92	\$22,615.00	\$418.80	\$22,950.00	\$279.88
Street Improvement Plan Check Fees	\$8,040.00	\$134.00	\$17,767.00	\$329.02	\$29,200.00	\$356.10
Sewer Improvement Plan Check Fees**	\$24,295.00	\$404.92	\$501.00	\$9.28	\$53,934.00	\$657.73
Storm Drain Improvement Plan Check Fees	\$6,151.00	\$102.52	\$5,373.00	\$99.50	\$37,044.00	\$451.76
Impact Fees and Exactions						

Table 3.9: Entitlement and Impact Fees in Various Unincorporated Communities						
	Urban Infill Project in West Carson (60 units)		Urban Expansion Project in Antelope Valley (54 units)		Urban Expansion Project in Santa Clarita Valley (82 units)	
	Amount	Cost per Unit	Amount	Cost per Unit	Amount	Cost per Unit
Quimby (Parks) Fees	\$203,382.00	\$3,390.00	\$20,585.00	\$381.00	\$143,756.00	\$1,753.00
Library Facilities Mitigation Fees	\$45,960.00	\$766.00	\$40,122.00	\$743.00	\$62,730.00	\$765.00
School Fees***	\$438,649.20	\$7,310.82	\$472,500.00	\$8,750.00	\$754,400.00	\$9,200
Bridge and Major Thoroughfare Fees	N/A	N/A	N/A	N/A	\$278,800.00	\$3,400
Antelope Valley Drainage Fees	N/A	N/A	\$297,000	\$5,500	N/A	N/A
Sewer Maintenance, Annexation, Sanitation District Fees****	\$0-\$132,000	\$0-\$2,200	\$0*****	\$0	\$0-\$180,400	\$0-\$2,200

*Subdivision application fee includes a \$5,000 initial deposit to the Department of Regional Planning. Supplemental deposits may be required when actual processing cost exceeds the amount of initial deposit. **Fees vary according to the development requirements. Fees may also increase in developed areas in which the existing sewer capacity needs to be upgraded. ***Based on the following 2007 fee rate: West Carson project: \$4.18 per sq. ft. (Los Angeles Unified School District); Antelope Valley project: \$3.50 per sq. ft. (Acton Agua Dulce Unified School District); Santa Clarita Valley project: \$3.68 per sq. ft. (Castaic Union Elementary School District). ****Sewer impact fees vary depending on the actual improvement that is required and if the project needs to be annexed into a sewer maintenance district. If a project is on private septic tank then there is no sewer impact fee. *****Assumed to be on private septic tank system.

On- and Off- Site Improvements

According to the County's subdivision ordinance, improvements are not required as a condition of project approval for minor land divisions (parcel maps--four or less lots), if the existing systems and improvements have been deemed adequate to serve adjacent developed parcels, unless such improvements are necessary to serve the project or to be consistent with the General Plan. In addition, no improvements are required when all lots shown on a parcel map of a minor land division have a gross area of 5 acres or more and are within a single-family residential or agricultural zone, or within a desert-mountain zone and used for residential or agricultural purposes.

In existing urban areas where development has already occurred and for minor land divisions, there are likely to be very few site improvement requirements. In such cases, the costs of on and offsite improvements do not serve as constraints on development. However, in new major subdivisions, the need to provide infrastructure may increase the cost of new housing. Lower land prices in some unincorporated areas, such as the Santa Clarita Valley and Antelope Valley, can help offset some of the costs. In addition, the County often provides incentives to affordable housing developers in the form of reduced parking requirements, filing fees, and others.

In general, the following improvements are required of all major subdivisions:

Street Right-of-Way Width Requirements

Developers must provide a minimum of 24 feet of offsite pavement to the subdivision. The following are required street right-of-way widths for various types of streets in major subdivisions, as defined by the County's subdivision ordinance:

- Cul-de-sacs (up to 700 feet): 58 feet
- Cul-de-sacs (more than 700 feet in length): 60 feet
- Local streets: 60 feet
- Collector streets: 64 feet
- Limited secondary highways: 64 feet and 80 feet for future streets
- Parkways: 80 feet (minimum)
- Secondary highways: 80 feet
- Major highways: 100 feet
- Expressways: 180 feet
- For industrial/commercial collector streets:
 - Cul-de-sacs (up to 500 feet) 66 feet
 - Collector streets 84 feet

Sidewalk Requirements

In general, where lots in a subdivision are smaller than 15,000 square feet, developers are required to install sidewalks of no less than five feet wide:

- On both sides of entrance and collector streets.

- On both sides of loop, interior, and cul-de-sac streets.
- Along one side of service roads adjacent to abutting lots.
- Along highways shown on the County's Highway Plan where no service road is provided.
- Along highways shown on the Highway Plan where necessary to provide for the safety and convenience of pedestrians.

Streetlighting Requirements

Streetlights are required in most major subdivisions where lots are less than 40,000 square feet in size. In the Rural Outdoor Lighting Districts, less street lighting is required than in the urban areas.

Curbs and Gutters

Curbs and gutters are required in subdivisions with lots less than 20,000 square feet in size.

Water and Sewer Connections

Water systems are not required if lots are at least five acres in size, even in major subdivisions, well water may be used instead. If lot sizes are at least one acre in size, septic systems are deemed adequate in providing sewer services.

Circulation Improvements

Developers are required to provide onsite improvements in the form of direct dedications needed for access and circulation for the development. In designated Bridge and Thoroughfare Districts, developers may also be required to pay an impact fee to offset the cost of constructing bridges over waterways, railways, freeways, and canyons, and/or constructing major thoroughfares. Mitigation measures are only required if level of service falls below level B.

Rural Communities Requirements and Waivers

In rural areas where subdivisions contain lots larger than 20,000 square feet in size, there are no requirements for curbs, gutters, and sidewalks. Street lighting may or may not be required and is determined on a case-by-case basis.

Other General Exemptions

Requirements for improvements may be waived for subdivisions with lots larger than 20 acres and some with lots larger than 10 acres in size.

Incentives

To mitigate the impacts of government policies, rules, and regulations on the development and improvement of affordable housing, the County offers a number of regulatory incentives.

Density Bonuses

Consistent with state law, the County's Density Bonus Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments and housing developments (minimum size five units) that set aside a portion of the units for low and moderate income households. In addition, the Ordinance offers incentives for housing developments that set aside a portion of the units for low and moderate income households.

The County offers a density bonus for small infill projects that are not covered under state law requirements, if they participate in the County's Infill Sites Utilization Program. For small residential projects of two to three units, an additional bonus unit can be granted. **Table 3.10** summarizes the County's density bonus provisions.

Furthermore, the Ordinance includes two discretionary procedures—the senior citizen housing option and the affordable housing option—for qualifying projects that request density bonuses and/or incentives that go beyond the State Density Bonus law.

Developers are also entitled to incentives to help mitigate the cost impacts of providing affordable and senior housing. The Ordinance specifies a menu of incentives, which includes reduced setbacks, increased heights and number of stories, reduced parking, reduced minimum lot sizes and lot width, additional density increases, and fee waivers.

Dwelling Unit Size	Parking Spaces
0-1 bedroom	1 space
2-3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces

*Parking may be provided by tandem parking or uncovered parking, but not onstreet parking. Parking is inclusive of guest and accessible parking spaces. Source: Los Angeles County Zoning Ordinance.

Income Group	Minimum Set-Aside of Affordable Units	Bonus	Each Additional 1% Adds:	Maximum
Very Low Income	5%	20%	2.5%	35%
Lower Income	10%	20%	1.5%	35%
Moderate Income (common interest developments only)	10%	5%	1.0%	35%
Senior Citizen Housing Development*	100%	20%	N/A	20%
Land Donation (very low income projects only)	10%	15%	1.0%	35%
County Infill Sites Program (projects of two or three units pre-bonus)	N/A	1 unit	N/A	1 unit

*Affordability is not a requirement for senior housing developments to qualify for a density bonus and waivers or modifications to development standards. Source: Los Angeles County Zoning Ordinance.

Transit Oriented Districts

A Transit Oriented District (TOD) is a zoning overlay for areas near Metro transit stations that promotes transit-oriented and pedestrian-oriented development to increase transit use, manage traffic congestion, and improve air quality. To achieve these goals, the following TODs are established to create and apply unique development standards and case processing procedures to geographic areas within an approximately 1/4 to 1/2 mile radius around Metro transit stations in the unincorporated areas (see **Table 3.12**):

Blue Line TODs

- Slauson Station TOD
- Florence Station TOD
- Firestone Station TOD
- Imperial Station TOD

Green Line TODs

- Vermont Station TOD
- Hawthorne Station TOD

In addition, to encourage infill and transit-oriented development, the County offers a 25% fee reduction for site plan reviews and a 50% fee reduction for CUPs for projects within Transit Oriented Districts.

District	Basic TOD (all Districts)	Blue Line TOD	Green Line TOD
Minimum Floor Area	<p>C-2: Total gross mixed use floor area not to exceed 3 times the total net area of the parcel. Residential portion at least 33% of gross floor area.</p> <p>C-3: Total gross mixed use floor area not to exceed 3 times the total net area of the parcel. Residential portion at least 2 times net parcel area.</p>	<p>C-2, C-3, and CM: 50% of floor space of 1-story mixed use structure must be devoted to commercial uses.</p> <p>C-3 and C-M: 100% of ground floor space of a multi-story mixed use structure must be devoted to commercial uses.</p> <p>C-M: Residential portion of mixed use building must constitute at least all floor area exceeding 1.8 times total net lot area.</p>	N/A
Maximum Height	N/A	<p>R-4: 40 ft.</p> <p>C-2: Mixed use=45 ft.</p> <p>C-3: Mixed use = 60 ft.</p>	<p>C-3: 35 ft. if residential portions constitute less than 33% of floor area in a mixed use building, or 45 ft. if residential portions constitute minimum 33% of floor area in a mixed use building</p>

District	Basic TOD (all Districts)	Blue Line TOD	Green Line TOD
Minimum Front Setback	R-2 and R-3: Not more than 25% of the required front yard setback used for vehicle access or storage. C-2: Structures may be constructed on the front property line or set back up to 10 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.	R-2: 10 ft. R-3: 10 ft. R-4: Not more than 25% of the required front yard setback used for vehicle access or storage. C-M: Structures may be constructed on the front property line or set back up to 15 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.	C-2 and C-3: Structures may be constructed on the front property line or set back up to 10 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.
Minimum Side Setback	N/A	R-2, R-3, and R-4: Interior side yard setback may be reduced for 5 ft. to 0 ft. subject to yard modification procedure provided the minimum distance from building on adjoining lot is 10 ft.	N/A
Maximum Lot Coverage	R-2 and R-3: 50%	C-M: 80%	N/A
Parking	N/A	40% reduction	25% parking reduction for specified commercial uses 5% parking reduction for any commercial use when open leisure areas are provided. For multi-family structures must be located in the rear of the housing development.
Other	R-3 zone can get additional density bonuses for infill development and lot consolidation subject to director's review. (Infill gets additional 25%; lot consolidation varies, is subject to provisions of amenities.) Mixed use allowed in C-2 and C-3 zones with director's review.	C-2 and C-3: Single-family residences, two-family residences, and apartment houses are permitted subject to director's review. C-M: Single-family residences, two-family residences, apartment houses, and mixed commercial/residential developments are permitted subject to director's review.	R-2 zone can get additional density bonuses for infill development and lot consolidation subject to director's review. (Infill gets additional 25%; lot consolidation varies, is subject to provisions of amenities.) Entire ground floor area shall be devoted to commercial uses in mixed use projects and no retail is permitted on floors other than the ground floor.

Source: Los Angeles County Zoning Ordinance.

Fee Exemptions for Affordable Housing Developers

To help reduce the costs of housing development due to governmental policies and regulations, the County waives certain fees for affordable housing. Specifically, non-profit developers of very low and lower income housing are exempted from planning and zoning fees or deposits for their project. For-profit developers are also exempt from the payment of planning and zoning fees or deposits for very low and lower income housing, and the developer requests a fee waiver as an incentive eligible under the Density Bonus Ordinance. Furthermore, subdivision fees and deposits are waived for non-profit developers of very low and lower income housing.

Housing for Persons with Disabilities

Land Use Controls

The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that persons with mental and physical disabilities are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hours-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in **Table 3.7** and as discussed previously, the County's zoning ordinance complies with the Lanterman Act and permits small residential care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones and most commercial zones. Facilities for more than six persons are conditionally permitted in most residential and commercial zones. However, the zoning ordinance does not explicitly address fair housing considerations, or include many housing and facilities that are mandated by the State to be permitted by right in single-family zones, such as community care facilities.

As described in the Programs and Objectives section, the Zoning Ordinance Update Program will include fair housing considerations, and incorporate by reference or add uses that are mandated by state law to be permitted by right in single-family zones, as this may serve as a barrier to housing for persons with disabilities.

Building Code

The County Building Code is based on the current California Building Code. The Building Code is considered to have the minimum standards for protecting public health, safety and welfare. The 2013 State Building Code, which mandates accessibility for new developments, serves as the basis for the Los Angeles County Building Code Update, which will be considered by the Board of Supervisors in 2013, and is anticipated to be effective on January 1, 2014. It is important to also note that Section 104.2.7 and 104.2.8 of the Los Angeles County Code allows considerations for applications, on a case-by-case basis, for the use of any alternate material, appliance, installation, device, arrangement, design or method of construction not specifically prescribed by the Code. This section will be maintained with the Building Code Update to ensure that there is a procedure in place to address the needs of persons with disabilities.

Removing Governmental Constraints

The zoning ordinance has a restrictive definition of "family." The zoning ordinance defines "family" as:

"...a person or persons related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit. 'Family' shall also include a group of not more than five persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit."

The zoning ordinance includes a definition of "disability" that needs to be updated to be consistent with state and federal fair housing laws.

As described in the Programs and Objectives section, the Zoning Ordinance Update Program will amend the current definition of family and disability, as these may serve as barriers to housing for persons with disabilities.

Reasonable Accommodations

On November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures serve as barriers to equal housing access, pursuant to state and federal fair housing laws. The Ordinance applies to all the unincorporated areas. The sole intent of the Reasonable Accommodations Ordinance is to implement state and federal laws on reasonable accommodations to ensure that individuals with disabilities have an equal opportunity to use and enjoy housing. The Reasonable Accommodations Ordinance does this by allowing an accommodation or accommodations with respect to certain County regulations, policies, procedures, and standards if the accommodation or accommodations are both reasonable and necessary to provide such equal opportunity. The Reasonable Accommodations Ordinance includes definitions, procedures for reviewing reasonable accommodations requests that are consistent with state and federal fair housing laws, and time limits for County review of reasonable accommodations requests. There is no fee charged for reasonable accommodations requests. All reasonable accommodations are determined on a case-by-case basis.

The Reasonable Accommodations Ordinance follows a series of state and federal laws that have been enacted over the past several decades to prohibit housing discrimination against individuals with disabilities. Both the Federal Fair Housing Amendments Act of 1988 (FHAA) and the California Fair Employment and Housing Act (FEHA) define discrimination as, among other things, a refusal to make reasonable accommodations in rules, policies, practices, or services, when these accommodations may be necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling. Subsequent legislation expands upon the intent of the fair housing laws. The Housing Element Law requires local housing elements to include programs that “provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.”

State and federal law dictate the findings for a reasonable accommodation procedure. Because reasonable accommodation is based upon the specific needs of an individual, the procedure differs from other procedures to waive or modify zoning or land use standards. The findings in the Reasonable Accommodations Ordinance relate to the necessity of the accommodation, and the reasonableness of the request. For necessity, the Director determines that the accommodation is intended for a person(s) who has a disability as defined in the law and verified by an appropriate third party. Secondly, the applicant establishes that, but for the accommodation, the applicant likely would be denied an equal opportunity to use or enjoy housing. In another finding, the Director may determine that a request is reasonable, and grant the requested accommodation, unless the Director finds that granting the request would be an undue financial or administrative burden to the County or would result in a fundamental alteration to the County’s land use and zoning programs.

The Reasonable Accommodations Ordinance also includes procedures for notifying the applicant, as well as nearby property owners, of the decision for the reasonable accommodation request. To accommodate applicants, the applicant may choose to authorize the County to notify the property owners on the applicant’s behalf. The applicant and theoretically any stakeholder can appeal the decision. This appeal is subject to an administrative process that narrowly focuses on the findings enumerated in the Ordinance. Furthermore, the Ordinance outlines procedures for concurrent review and enforcement procedures, which are necessary from an implementation standpoint.

In the implementation of the Reasonable Accommodations Ordinance, the County has taken affirmative steps to ensure the privacy of information, and to ensure that the process to request reasonable accommodations is accessible and interactive. The application requirements for reasonable

accommodations are limited to information that is needed to review the request, and are typical of all land use and zoning applications. Furthermore, the application and information materials developed for reasonable accommodations requests are designed to facilitate the process in a clear and informative way.

Program 27: Reasonable Accommodations Ordinance in the Programs and Objectives section includes the development of signage and other information materials to bring greater awareness of the County's Reasonable Accommodations Ordinance. It also includes refining the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code to clarify and simplify the definition of an individual with a disability, and to remove outdated application requirements. In addition, Program 27 will include a review of current reasonable accommodation practices and application forms to eliminate any barriers for individuals seeking accommodations. Furthermore, Program 27 will consider amendments to the notification and appeal procedures in the Ordinance to ensure the protection of the privacy rights of persons with disabilities.

Constraints to Housing in the Coastal Zone

The unincorporated areas within the coastal zone include a portion of the Santa Monica Mountains, Marina del Rey, and Santa Catalina Island (excluding the City of Avalon). The State law (Mello Act) requires that new housing development within the coastal zone provide housing opportunities for low and moderate income households, where feasible. Furthermore, the law requires the replacement of housing for low and moderate income households that are demolished or converted into other uses.

Under the State Coastal Act, projects within the coastal zone are subject to final approval by the California Coastal Commission (CCC), unless a local jurisdiction has a local coastal program (LCP) that is certified by the CCC. An LCP is comprised of a land use plan and a local implementation program. All unincorporated communities within the coastal zone are covered by certified LCPs except for the Malibu Coastal Zone. County staff is currently working with the CCC to finalize an LCP for this area that would then be certified by the CCC.

Affordable housing opportunities within the coastal zone are focused in Marina del Rey. The Marina del Rey LUP provides for 225 affordable units to be built and reserved for senior citizens. The total number of low and moderate income housing units provided in Marina del Rey exceeds the 225 units projected, and serve both seniors and low and moderate income households.

The physical terrain of the Santa Monica Mountains and Santa Catalina Island make the development of housing generally difficult in either area. The County has determined that the restrictions posed by steep slopes, infrastructure constraints, such as limited water, sewer, and roadways, numerous natural hazards, and exorbitant land costs, make it infeasible to provide low or moderate income housing in certain parts of the Santa Monica Mountains. The Santa Catalina Island LUP makes provisions for the development of employee housing (primarily for low and moderate income housing) in conjunction with the future development at Two Harbors and other sites. The LUP requires the replacement of any demolished employee housing units near the City of Avalon. No employee housing has been demolished within the Santa Catalina Island Coastal Zone.

ENVIRONMENTAL AND SAFETY CONSTRAINTS

The unincorporated areas consist of a highly diverse topography, with a variety of environmental hazards and invaluable natural resources that may constrain the development of affordable housing. In general, the terrain in the unincorporated areas can be described as 25% mountainous; 15% coastal plains; and 60% hills, valleys, or deserts.

Hillsides

The topography in the mountainous portions of the unincorporated areas serves as a constraint to housing development. In the mountainous areas, the topography is generally rugged with deep V-sloped canyons, which are not conducive to any kind of development.

Hillsides exist in both urbanized and rural parts of the unincorporated areas, ranging from the hills of the San Jose Hills and Acton/Agua Dulce areas, to the steep hillsides of the San Gabriel Mountains, Santa Monica Mountains, and Ladera Heights-View Park-Windsor Hills. Development on such terrain necessitates severe grading and land modifications, which significantly add to the cost of housing development. Development restrictions apply to all hillsides, but the principal areas are the Santa Clarita Valley, Santa Monica Mountains, and the foothills of the San Gabriel Valley. Allowable development density and standards in these areas are governed by the Hillside Management Area Ordinance. In addition, the County's Building Code includes requirements for houses built on steep hillside slopes to mitigate potential seismic hazards.

Fire Hazards

Many parts of the unincorporated areas are susceptible to wildfires because of hilly terrain, dry weather conditions, and the nature of the plant cover. The principal vegetative cover of upper mountain areas consists of various species of brush and shrubs, known as chaparral. Chaparral is extremely flammable and extensive burns to this mountain vegetation frequently occur during dry weather accompanied by high winds. The intensity of development, the size of the potentially affected population, and the difficulties of containment result in high and extreme fire risks in many of the unincorporated areas. To reduce the risk, new housing developments in Very High Fire Hazard Severity Zones (delineated by the Fire Department) are required to comply with certain regulations related to design and mitigation.

Flooding and Mudflows

In hillside areas, large-scale fires can eliminate a significant amount of native vegetation that would normally prevent erosion, thereby making nearby housing developments vulnerable to mudflows and landslides.

The Federal Emergency Management Agency (FEMA) and the Department of Public Works have identified a number of areas in the County exposed to 100-year floods and the mudflow hazards associated with heavy rainfall. In an effort to protect such areas from these hazards, the County maintains a rigorous development review process that imposes appropriate development and building standards, including engineering and grading, and mitigation measures on both new and remodeled structures. Public Works is also active in maintaining multi-use flood control and water conservation facilities.

Seismic Hazards

Within the unincorporated areas, there are over 50 active and potentially active fault segments, and an undetermined number of buried faults, which are potentially capable of producing damaging earthquakes.

In 1990, the State legislature passed the Seismic Hazards Mapping Act, which requires the State Division of Mines and Geology (DMG) to prepare new Seismic Hazard Zone Maps showing areas where liquefaction or earthquake-induced landslides have historically occurred or where there is a high potential for such occurrences. The purpose of the maps is to help reduce and, where feasible, mitigate earthquake hazards in new construction. The County is required to use the maps in the regulatory process to mitigate the potential danger and high costs of such events.

Housing developments within seismic hazard zones may require a special geotechnical review before project approval. Construction is allowed in these areas; however, stricter standards may be requested as part of the geotechnical review and approval process.

National Pollutant Discharge Elimination System (NPDES) Requirements

The municipal storm water NPDES permit issued to the County and 85 cities by the Los Angeles Regional Water Quality Control Board on November 8, 2012 required the development and implementation of a program addressing storm water pollution issues in development projects. The Department of Public Works began implementing this program on December 8, 2012. All development projects that require discretionary approval and fall into certain types of development as determined by Public Works are required to submit a drainage concept and storm water quality plan.

A residential development equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious area must comply with special NPDES requirements. Complying with these NPDES requirements increases the costs of creating plans and implementing mitigation measures in residential development.

Significant Ecological Areas (SEAs) and Environmentally Sensitive Habitat Areas (ESHAs)

In addition to the environmental constraints posed by fire, floods, and earthquakes, the protection of ecological resources and sensitive habitat areas also presents constraints to housing development.

In areas designated as containing biological resources that are ecologically significant (SEA), the County has created a special development review process to ensure compatibility between the development and the SEA. An adequate biotic analysis of the SEA and affected portions must accompany applications, including zoning, land division, building, and grading permit requests and be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC) in addition to review by the Regional Planning Commission (RPC).

Housing development in an ESHA is prohibited by the State Coastal Act. Under the Coastal Act, ESHAs are designated areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and are sensitive to human activities and developments. In the Malibu Coastal Zone, ESHA types include unique riparian areas, streams, woodlands, grasslands, savannas, and wetlands.

Any unmapped areas that meet these criteria and that are identified through the biotic review process or other means, and any areas that contain plants or animal species listed by either the federal or state

government as endangered, threatened, proposed endangered or threatened, or species of concern are designated as ESHAs.

Oak Tree Protection

Part one of the Oak Woodlands Conservation Management Plan and the Oak Tree Ordinance has been adopted to protect oak trees. Enacted in 1982, the Ordinance prevents oaks of a certain diameter from being cut down, removed, or transplanted without the issuance of an Oak Tree Permit. The Ordinance also establishes a minimum replacement requirement of two oak trees for each tree that is cut down. The oak tree provision may substantially add to the cost of housing development since it requires additional arborist reports and possible mitigation measures, and may increase case processing time.

INFRASTRUCTURE CONSTRAINTS

Adequate infrastructure and public services are necessary to accommodate future housing development. Existing and projected deficiencies in infrastructure and public services in the unincorporated areas are primarily a result of growth and development pressures, although increased consumption by existing customers is also a factor. The following sections discuss the availability of fire protection, water, sewer, street, educational facilities, and library services to accommodate new development in the unincorporated areas. In addition, the sections discuss the air quality, safety and noise impacts that some infrastructure, such as freeways and airports, can have on future housing development.

It is important to note the difference between development in existing urban areas, where infrastructure is already in place, and development in rural areas, which require an extension of infrastructure and public services. The rural areas consist mainly of portions of the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains.

Fire Protection

The County Fire Department is organized into nine divisions throughout the unincorporated areas. In the rural areas, developers are required to pay fees to meet the need for increased fire services. As of November 2012, the developer fee per square foot was approximately \$0.88 in the Antelope Valley, \$0.99 in the Santa Clarita Valley, and \$0.93 in the Santa Monica Mountains. Developer fee amounts are updated on an annual basis.

Water

Los Angeles County is served by a mix of local and imported water supplies, delivered through a system of aqueducts, reservoirs, and groundwater basins. Between 30% and 40% of the water supply comes from local sources, with the remainder imported from outside of Los Angeles County. Local water sources are largely groundwater resources, surface water from mountain runoff, and recycled water. Eight major groundwater basins provide about one-third of the unincorporated areas' overall water demand, except during times of drought.

A major issue in the unincorporated areas is that most of the groundwater basins never fully recharge because the rate of water extraction is much higher than the rate of replenishment. This issue is particularly severe in south Los Angeles County and the Antelope Valley, where urbanization continues to increase impervious surfaces. Another significant problem is that local groundwater basins are increasingly impacted by man-made and naturally occurring contaminants that infiltrate the groundwater basins and degrade the potable water supplies.

Most of the imported water utilized in the unincorporated areas is provided by state water contractors, such as Metropolitan Water District (MWD), Castaic Lake Water Agency, Antelope Valley-East Kern Water Agency, Littlerock Creek Irrigation District, and Palmdale Water District. These agencies have exclusive rights to purchase surface water conveyed through the State Water Project (SWP) aqueduct from the California State Department of Water Resources. The reliability of imported water is subject to global climatic changes, water restrictions, and annual snow and precipitation levels in the watersheds that are tributary to the Sacramento-San Joaquin Delta (Delta). The SWP pumps water from the Delta, and environmental conditions within the Delta can have a significant effect on water deliveries to the SWP. To manage existing and future water supplies, the County coordinates with state agencies and local water

districts to operate a complex system that conserves, manages, and efficiently utilizes existing water resources. Some examples of water conservation efforts are the expansion and reuse of recycled water, development of water banking systems, extensive rebate programs, and source water protection projects and programs. Additionally, in 2010, the County was involved in the planning process to develop the Integrated Regional Water Management Plans (IRWMP) for the Los Angeles Basin, the Antelope Valley, and the Upper Santa Clara River.

Sewer Services

The Department of Public Works maintains over 4,600 miles sanitary sewers, 153 pumping stations, and four wastewater treatment plants. To ensure that the demands from new development will be met, the County requires developers to install new sewer pipes to serve the development and connect to the County's system.

Sewer systems in certain parts of the unincorporated areas are aging and require upgrades. Historically, the County does not plan for sewer infrastructure needs through long-range capital improvement planning, and instead addresses sewer infrastructure incrementally. However, the General Plan Update has a program for developing area plans with capital improvement plans for the unincorporated areas.

Streets

In urban residential neighborhoods, new development can overburden aging infrastructure that is not meant to handle the additional demands that higher density developments can generate. In rural areas, developers may need to build new streets to ensure adequate access to the housing developments and/or implement traffic engineering measures to mitigate project impacts to an acceptable level. In the cases where housing developments may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program.

Educational Facilities

In most instances, increases in the number of households with school-aged children have created significant overcrowding in public schools within the school districts serving the unincorporated areas. Many public schools, especially elementary schools, are currently operating in excess of or near their capacity, which necessitates the construction of new classroom facilities to mitigate additional school overcrowding. School fees are established by state legislation and are beyond the control of most local governments.

Libraries

The County has established a developer fee program for library facilities. This program establishes a fee structure to mitigate the impact of new residential development projects on library facilities in the unincorporated areas served by the County of Los Angeles Public Library system. The applicant or its successor in interest is required to pay the library facilities mitigation fee at the time a building permit is issued for each new residential unit. There are seven library planning areas. Effective July 1, 2013, the fees range from \$831 to \$867 per dwelling unit, depending on the planning area. The differences in fee amounts reflect the variation in land values among the seven library planning areas. The fee is adjusted annually based on the Consumer Price Index and is updated periodically to ensure that it continues to meet the cost requirements to construct new and enhance existing library facilities. The program also allows the provision of substitute consideration in lieu of the library facilities mitigation fee.

Major Sources of Air Pollution/Housing Next to Freeways

Where and how land is developed can impact air quality, as well as the impact of air quality on public health. People who live near major sources of air pollution are at a greater health risk. CARB advises distancing requirements for sources of air pollution, including freeways, distribution centers, ports, rail yards, refineries, chrome platers, dry cleaners that use perchloroethylene, and gasoline dispensing facilities. Studies indicate that residing near sources of traffic pollution is associated with adverse health effects, such as the exacerbation of asthma, onset of childhood asthma, non-asthma respiratory symptoms, impaired lung function, reduced lung development during childhood, and cardiovascular morbidity and mortality. These associations are diminished with distance from the pollution source. Given the association between traffic pollution and health, the Los Angeles County Department of Public Health recommends that residences be sited at least 500 feet from freeways, in particular. Also, the Community Development Commission requires a minimum 500 foot distance from freeways as part of its funding requirements for new affordable housing development and affordable housing rehabilitation.

While siting residences further from a pollution source reduces these adverse health impacts, it also reduces the potential for housing development. The policies that prohibit and discourage housing near freeways adversely affect affordable housing development by limiting potential sites for affordable housing. In addition, these policies limit affordable housing opportunities by reducing the number of sites that qualify for funding through the Los Angeles County Community Development Commission. This issue may potentially be addressed through a number of alternative approaches, including the application of design or other appropriate mitigation measures when siting residences near freeways. Program 9: Air Quality and Housing in the Programs and Objectives section encourages the ongoing coordination of agencies to address this issue, and considers the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway.

Airport Influence Areas

The Airport Influence Areas are established to ensure compatibility between uses surrounding the County's airports. The Los Angeles County ALUC is unique within the State, as the Regional Planning Commission for the County functions as the ALUC when dealing with airport-related land use decisions, as authorized by Public Utilities Code §21670.2. In Airport Influence Areas, developments and change of use applications that are enumerated in the PUC, an adopted airport land use compatibility plan, and/or the Los Angeles County Airport Land Use Commission Review Procedures (whether or not they are within cities or in the unincorporated areas), are subject to ALUC review. There are 13 airports in the unincorporated areas. Airport Influence Areas span between two to three miles from an airport and are defined by flight patterns and the type and size of airports. Requirements for ALUC review may increase case processing time.

MARKET CONSTRAINTS

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing.

Land Costs

High land costs appear to be one of the major contributing factors to housing prices and rents in the unincorporated areas. Developable portions of the unincorporated areas are substantially built out, with little vacant land available for development of any kind. The shortage of developable land further drives up the demand and cost of housing construction.

Much of the hillsides and nearly all the valley areas south of the San Gabriel Mountains are densely populated and have been converted into urban and suburban uses. Nearly all of the vacant land remaining in the unincorporated areas is mountainous and within physically hazardous areas, environmentally sensitive areas, and/or lacking in basic sewer/water infrastructure.

In terms of providing affordable housing, the high cost of development in these types of terrain and under such conditions renders affordable housing infeasible within the majority of the vacant land in the unincorporated areas. To address this problem, the County is creating the framework to increase residential densities on existing, flatter urban land near transit stations through the General Plan Update. The General Plan Update offers opportunities for affordable housing development, with greater access to transit and jobs. However, even with this infill development solution, the high cost of land in the unincorporated areas makes developing affordable housing costly.

Construction Costs

In the early 1990s, an economic recession resulted in a significant decline in housing development activity in California. With few construction employment opportunities, many experienced construction workers left the State to search for employment. The subsequent housing recovery in 1997 left the region with a labor shortage that led to higher labor costs. However, labor costs are set on a regional basis and therefore do not usually constrain housing development in specific locations.

In January 2002, Senate Bill (SB) 975 expanded the definition of public works and the application of the State's prevailing wage requirements to such projects. It also expanded the definition of what constitutes public funds and applies prevailing wage requirements to more projects (such as housing) that involve public-private partnerships. With the exception of self-help projects, SB 975 requires the payment of prevailing wages for most private projects constructed under an agreement with a public agency that is providing assistance to the project. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction.

The cost of construction materials (such as timber, steel, and fuel) represents another important cost component. However, such costs often fluctuate according to national policies and global economic conditions. These costs do not usually result in favoring development in one geographic area over another.

Construction Financing

Until recently, debt capital was readily available for market-rate housing developments, but is even less accessible for affordable housing developments due to the difficulty in layering various funding sources.

Low Income Housing Tax Credits (LIHTC) have become a critical source of capital for affordable housing developments; however, competition for tax credits is often fierce.

To obtain debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. The County utilizes a variety of funding sources to provide supplemental financing for affordable housing development, including the Home Investment Partnership Program (HOME) and Community Development Block Grant (CDBG).

Mortgage Financing

In 2011, interest rates on a 30-year mortgage were below 4%⁷ and the median home price for a single-family home in Los Angeles County was \$325,000.⁸ These mortgage rates are historically low, and the cost of housing has significantly decreased. This is a stark contrast to the peak housing prices of 2007, when interest rates were closer to 6% with median home prices near \$500,000.⁹

The Home Mortgage Disclosure Act (HMDA) requires the disclosure of mortgage lending activities by financial institutions. According to the HMDA data compiled by the Federal Financial Institutions Examination Council (FFIEC), over 130,000 households applied for conventional mortgage loans to purchase homes in Los Angeles County in 2010 (**Table 3.13**).

In 2010, 3% of mortgage applicants in Los Angeles County were very low income households, 13% were low income households, 25% were moderate income households, and 49% were above moderate income households. The approval rates among very low income households were significantly lower than the rates for other income groups.

Income Level	TOTAL	*Originated	% Approved but not accepted	% Denied	**Other
Very Low	4,431	39%	6%	22%	34%
Lower	17,722	45%	6%	14%	35%
Moderate	32,796	47%	6%	11%	35%
Above Moderate	64,216	53%	6%	10%	31%
TOTAL	***131,859	46%	6%	14%	34%

Notes:* Originated applications are those approved by the lenders and brought by the applicants.
 ** "Other" includes applications that were withdrawn by the applicants and those closed by the lenders due to incomplete information.
 *** Total includes 12,694 applicants whose income information was not available.
 Source: HMDA data for 2010, FFIEC.

⁷ <http://articles.latimes.com/2011/sep/23/business/la-fi-mortgage-rates-20110924>, accessed 7/12/12

⁸ DQ News, <http://dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR11.aspx>, accessed 7/10/12.

⁹ DQ News, <http://www.dqnews.com/ZIPLAT.shtm>, accessed September 21, 2007.

Mortgage Foreclosures

During the 1980s and 1990s, high mortgage interest rates served as a barrier to homeownership in Los Angeles County. Between 2000 and 2006, interest rates steadily declined, while real estate prices escalated. Lured by low interest rates, the overabundance of “cheap” financing, false assumptions of ever-increasing home prices, and predatory lending practices, many households overextended their financial means to pursue homeownership.

In 2006 and 2007, the concern over subprime lending and mortgage foreclosures affected many communities in Southern California. According to DataQuick, during the second quarter of 2007, foreclosures in Los Angeles County accounted for 34% of all foreclosures filed in Southern California.¹⁰ Foreclosure cases increased 126% from the second quarter of 2006 (10,393 cases in 2007, compared to 4,586 cases during the same quarter in 2006 and 3,233 cases in the third quarter of 2005). Increased foreclosures resulted in the tightening of the lending market, making mortgage financing more difficult for even credit-worthy homebuyers to obtain.

In 2008, there were 5,526 foreclosure filings in the unincorporated areas. As of November 19, 2012, the number of foreclosures in the unincorporated areas dropped to 2,015. A number of factors led to this change, including the slow steady improvement of the housing market, the increased use of short-sales, and the steady processing of homes in the foreclosure process.

¹⁰ DQ News, <http://www.dqnews.com/RRFor0707.shtm>, accessed September 20, 2007.

RESOURCES

Regional Housing Needs Allocation (RHNA)

The State law requires that all local jurisdictions accommodate a share of the region's projected housing needs, or the Regional Housing Needs Assessment (RHNA) allocation, for the planning period. Compliance with this requirement is measured by the local jurisdiction's ability to provide adequate land to accommodate the RHNA. The state law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to each local jurisdiction within its six-county region. For the Fifth Revision of the Housing Element, the County has been allocated a RHNA of 30,145 units for the unincorporated areas, which is broken down as follows:

- Extremely Low/Very Low Income (up to 50% of Area Median Income [AMI]): 7,854 units (26%)¹¹
- Lower Income (51 to 80% of AMI): 4,650 units (15%)
- Moderate Income (81 to 120% of AMI): 5,060 units (17%)
- Above Moderate Income (more than 120% of AMI): 12,581 units (42%)

Adequate Sites Inventory

The County is required to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas to accommodate the RHNA. California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The County's adequate sites inventory is comprised of the following:

- Specific plan areas that have been comprehensively pre-planned to accommodate a range of housing types and densities; and
- Vacant and underutilized sites that allow multi-family and mixed use residential developments administratively.

Various methods were utilized to identify adequate housing sites in the unincorporated areas. The above moderate income housing needs are primarily addressed in single-family zones and in the specific plan areas. Housing needs for low and moderate income households are met through specific plans, affordable housing subsidies, and regulatory incentives. The County identified the majority of the adequate sites for low and moderate income households on vacant and underutilized residential, commercial, and mixed-use sites that permit multi-family housing development. Specifically, for the purposes of the Adequate Sites Inventory, the County assumes densities of 17 du/acre or more can accommodate housing for moderate

¹¹ The County has an RHNA allocation of 7,854 very low income units. Pursuant to State law (AB 2634), 50% of the very low income units are assumed to be extremely low income. Therefore, the County's RHNA of 7,854 very low income units may be divided into 3,927 extremely low income units and 3,927 very low income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low income households.

income households, and densities of 30 du/acre or more can accommodate housing for low income households.

Table 3.14 provides a summary of the County's available housing development potential to accommodate the RHNA. To view a map of the Adequate Sites Inventory see Appendix A, **Figure A.1**.

Table 3.14: Summary of Adequate Sites Inventory					
Source of Residential Sites	Affordability				TOTAL
	Very Low	Lower	Moderate	Above Moderate	
RHNA	7,854	4,650	5,060	12,581	30,145
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	--	--	--	3,623	3,623
2013 Vacant and Underutilized Sites		5,445	2,295		7,740
2008 Vacant and Underutilized Sites		10,587	3,574		14,161
TOTAL Adequate Sites		17,167	7,161	24,215	48,543
Source: Department of Regional Planning.					

Specific Plan Areas

Newhall Ranch Specific Plan

The Newhall Ranch Specific Plan area is located within the Santa Clarita Valley, two miles west of Magic Mountain Amusement Park in Potrero Canyon. The Specific Plan provides for five integrated mixed use villages on a site of 11,963 acres. Housing development is anticipated to provide 21,308 units at buildout. A variety of housing types is planned, including Estate Residential, Low Density, Medium Density, Low-Medium Density, High Density, and Mixed Use.

The Specific Plan provides for the direct inclusion of housing for low and moderate income households. While affordable units may be located within any planning area that allows for housing development, the County anticipates that most units will be located within the land use designations Medium Residential, High Residential, and Mixed Use. These categories allow for higher intensity residential uses, which can typically provide affordable selling prices and rents that are affordable to low and moderate income households.

The Specific Plan provides for a total of 2,200 housing units that will be made affordable directly by the developer. Four hundred and forty units will be for very low income households at 50% AMI (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older); 330 units will be lower income households at 65% AMI; 220 units will be lower income households at 80% AMI; and 1,210 units will be for moderate income households at 120% AMI. These units will be provided in a variety of residential units (for-sale and rental) and will be disbursed throughout the Specific Plan area. The affordable units will be similar in size, and have the same number of bedrooms as the market-rate units, and will be constructed at a rate consistent with the overall housing development of the Specific Plan.

Landmark Village is an approved 291-acre project within the "Riverwood" village of the Specific Plan. It comprises of a maximum of 1,444 residential units, 1,033,000 square feet of mixed-use - commercial/retail/residential uses, 45 acres of open space, including a 16-acre community park, trail system, and an elementary school. This development is satisfying its Quimby obligation by providing a 9.87 net-acre public community park and 9.06 acres of private parks.

Mission Village is another approved project within the Specific Plan. It is a master-planned community development on 1,252 acres of land located in the northwestern portion within "The Mesas" village of the Specific Plan. Proposed development includes 4,412 residential units, 224,100 square feet of commercial/mixed-uses, 1,331,000 square feet of office uses, a school, fire station, public library, open space, public and private recreational facilities, trails and road improvements. Off-site improvements include the Commerce Drive Bridge, Magic Mountain Parkway, and Westridge Parkway extensions. This development is satisfying its Quimby obligation by providing 25 net acres of public parkland (20 acre community park and 5 acre neighborhood park), 14.4 acres of private parkland, trails, and a 21.3 acre river corridor.

Marina del Rey Specific Plan

The Marina del Rey Specific Plan was recertified as part of the County Local Coastal Program (LCP) by the California Coastal Commission on February 8, 2012. According to the Land Use Plan component of the LCP, there is a capacity for 1,711 additional units in Marina del Rey.

Marina del Rey is located in the coastal zone and is required to incorporate affordable housing, where feasible, per the Mello Act and the Los Angeles County Marina del Rey Affordable Housing Policy. As of July 2012, over 225 affordable units have been planned or approved (**Table 3.15**); 47 of these units will be available to seniors.

Status	Parcel	Very Low	Lower	Moderate	TOTAL
Units Under Construction	Parcel 140	15	--	--	15
Units Approved	Parcel 15	47 (Senior)	--	--	47 (Senior)
	Parcel 100/101	17	--	37	54
	Parcel 14	6	7	6	19
	Parcel 10	13	25	24	62
Planned Units	Parcel 33/NR	--	15	15	30
TOTAL		51	47	82	180

Source: Department of Regional Planning.

Northlake Specific Plan

The Northlake Specific Plan area is located two miles north of the community of Castaic in the Santa Clarita Valley. The Specific Plan provides for a mixed use community that allows up to 2,337 single-family units, 1,286 multi-family units, 169,884 square feet of commercial space, 545,589 square feet of industrial space, 643 acres of recreation and open space, and 23 acres of school and park facilities. Subdivision maps must be approved before actual construction can commence. **Table 3.16** provides a summary of the residential capacity of the Specific Plan. Given the relatively low density uses planned for the Specific Plan, these units are expected to be affordable to above moderate income households.

Land Use Category	Acreage	Density	Planned Units
Estate-Low Density	87	1 du/acre	87
Single-Family	418	5 du/acre	2,250
Multi-Family	96	13 du/acre	1,286
TOTAL	601		3,623

Source: Department of Regional Planning.

Vacant and Underutilized Sites for Multi-Family Residential

The County identified the majority of the adequate sites for low and moderate income households on vacant and underutilized sites that administratively permit multi-family housing development. The lists of vacant and underutilized sites can be found in Appendix A, **Tables A.1-A.5**.

To identify these sites, the County initially used Geographic Information System (GIS) analysis based on County land use policies and Assessor data. The analysis focused on the following zones in the urban areas:

- R-2, R-3, and R-4 zones, where duplexes and multi-family developments are allowed through an administrative procedure.
- C-1, C-2, C-3, and C-H zones, where certain mixed use developments are allowed through an administrative procedure.

The County used GIS to further narrow down these sites using the following criteria:

- Sites are at least 10,000 square feet.
- For underutilized sites:
 - Units/improvements on sites that are at least 30 years old for residentially-zoned properties and 15 years old for commercially-zoned properties.
 - Improvement-to-land value ratio of less than 1.0, which indicates that the structures on the site are less valuable than the land, and therefore more likely to be redeveloped.

After the initial GIS screening, the County reviewed aerial photos, planning permits, and building permits to confirm the status of the vacant and underutilized sites. The County also considered factors, such as the potential for lot consolidation with surrounding properties, and noted the presence of environmental, hazard and resource constraints, such as hillsides, Significant Ecological Areas, and sites located in proximity to freeways. Existing uses and other observations are noted in **Tables A.1-A.5** under the “Notes” column.

Additionally, the County reviewed the sites to determine the appropriateness for new housing development, and removed sites that contain existing uses that may be difficult to redevelop, either due to property ownership, timing, or market feasibility. The County also removed several sites in which the highest and best uses may be nonresidential due to the surrounding uses and development trends.

Most of the underutilized sites in the sites inventory consists of small retail neighborhood shopping centers and office buildings; stand-alone businesses, such as fast-food restaurants; auto service centers; surface parking lots; junk yards; single-family homes; mobilehome parks; and small apartment buildings. Given the age of the existing improvements, the intensification potential on individual lots, the lot consolidation potential, and the various incentives offered by the County, these uses are ripe for redevelopment.

Density Adjustments

Realistic Capacity

For vacant and underutilized sites, the County used a percentage of the maximum permitted density to estimate the capacity for each site. These assumptions, which are 80% of the maximum density for sites in residential zones, and 50% for sites in commercial zones, are typical of most urban development, particularly for urban infill development, where higher density is intended and most improvements are already in place (e.g., roadways and infrastructure).

Community Standards Districts and Transit Oriented Districts

Further adjustments to the assumed buildout were made for sites located in select zoning overlays, such as Transit Oriented Districts and Community Standards Districts (CSDs), which provide additional development standards and incentives than those specified in the County’s zoning ordinance. Based on a review of the various standards within these zoning overlays, the buildout assumptions were increased or decreased by 5%. As shown in **Table 3.17**, CSDs with more restrictive development standards for multi-family and mixed use developments are: Altadena CSD; East Pasadena-East San Gabriel CSD; La Crescenta-Montrose CSD; Rowland Heights CSD; South San Gabriel CSD; Walnut Park CSD; West Athens-Westmont CSD; West Rancho Dominguez-Victoria CSD; and Willowbrook CSD. As shown in **Table 3.18**, those with less restrictive development standards than the County zoning ordinance are East Los Angeles CSD, Florence-Firestone CSD and the TODs. Revitalization through infill development and lot consolidation is highly encouraged in these areas.

Table 3.17: Housing Development Potential - 5% Reduction	
Zoning Overlay	Reason for Adjustment
Altadena CSD	Stepback requirement when R-3 is adjacent to single-family zones.
East Pasadena-East San Gabriel CSD	Stepback requirement when R-3 is adjacent to single-family zones. Stepback requirement for C-1, C-2, C-H, and C-3 when adjacent to residential zones.
La Crescenta-Montrose CSD	Stepback requirement for R-3 when adjacent to single-family and two-family zones.
Rowland Heights CSD	Two stories limit for commercial zones or in some cases, three stories, but the third story must be for office uses.
South San Gabriel CSD	Height limit of 35 feet for C-3.
Walnut Park CSD	Height limit of 25 feet for R-3 and C-1.
West Athens-Westmont CSD	Height limit of 35 feet for residential projects.
West Rancho Dominguez-Victoria CSD	Height limit of 45 feet in R-3.
Willowbrook CSD	Height limit of 35 feet for C-1, C-2, C-3, and R-3, and two stories limit.
Source: Los Angeles County Zoning Ordinance.	

Table 3.18: Housing Development Potential - 5% Increase	
Zoning Overlay	Reason for Adjustment
East Los Angeles CSD	15% infill density bonus (affordability not required) in R-3 zones. Lot consolidation density bonus based on size of lot. Incentives for residential and mixed uses in "Mixed Use Commercial and Residential" areas, per East Los Angeles Community Plan.
Florence-Firestone CSD	Increased height limit for C-2 (45 feet instead of 35 feet). Incentives for residential and mixed uses in commercial zones. Lot consolidation density bonus based on size of lot. Incentives for residential and mixed uses in commercial zones.
Blue Line TOD	See Table 3.9.
Green Line TOD	See Table 3.9.
Source: Los Angeles County Zoning Ordinance.	

General Plan Infill Policy

The General Plan permits new residential development within existing urban areas not covered by a community plan to exceed those depicted on the Land Use Policy Map. The projects must meet criteria related to compatibility with surrounding uses in terms of scale, intensity and design. In addition, the project cannot overburden public services and facilities, or cause traffic and parking impacts. For the purposes of this analysis, the Adequate Sites Inventory assumes a higher density (one General Plan Category higher) for some vacant and underutilized sites when zoned R-3 or R-4, but designated by the General Plan Land Use Policy Map for low-medium density (Category 2) or medium density (Category 3) residential uses.

2008 Vacant and Underutilized Sites

In addition to the sites identified by the methodology described above, the Adequate Sites Inventory includes the vacant and underutilized sites identified from the 2008 Housing Element Adequate Sites Inventory. The methodology for these sites varies slightly from the above, such as the inclusion of certain sites smaller than 10,000 sq. ft. The lists have been revised to reflect recent community plan updates, as well as the removal of duplicates from the 2013 list of vacant and underutilized sites and the Housing Element Annual Progress Reports during the 2008-2014 Housing Element planning period.

Small Sites

The County conducted an analysis to determine the geographic clustering of smaller sites. Sites that are smaller than 10,000 sq. ft. are included in the Adequate Sites Inventory when lot consolidation is feasible. When assessing the feasibility of smaller sites, the following criteria are used:

- For 17 units/acre and 18 units/acre sites, the sites with a minimum lot size of 5,000 square feet are included in the inventory. This lot size is the minimum residential lot size and the

17 units/acre and 18 units/acre densities are assumed to be ideal for duplexes. Such housing provides affordable options for moderate income households.

- Lots that are delineated as split-zoned parcels are retained in the inventory because these lots typically reflect only a portion of the site that is usually substantially larger.
- Lots with consolidation potential are included in the sites inventory. Lot consolidation potential is determined by:
 - Reviewing the aerial photos to note when the lot is adjacent to other vacant lots;
 - Reviewing the aerial photos or GIS when the lot is adjacent to an identified underutilized and/or vacant site in the Adequate Sites Inventory.
 - Field surveys by planning staff.
 - Identifying sites zoned R-3 in the East Los Angeles Community Standards District (CSD) or in the TODs, which have lot consolidation incentives.
 - Noting when sites are under common property ownership; and/or
 - Noting when the lot is part of a cluster of identified underutilized and vacant sites in the Adequate Sites Inventory.

When sites at densities of 30 units/acre or more can be consolidated to accommodate at least five units, these parcels are considered feasible for facilitating the development of low income housing. The only exceptions are for parcels with split zoning. The “dominant” zoning for the largest portion of the parcel is used to determine the potential affordability level of the site. Therefore, in limited cases, split parcels with densities of 17 or 18 units/acre are considered feasible for low income housing.

Availability of Infrastructure and Services

Developers cannot receive building permits to initiate construction without demonstrating water availability, and either sewer availability or the ability to accommodate septic systems. As a condition to the projects being approved by the Regional Planning Commission, developers must annex into existing sewer/water districts or ensure the extension of sewer/water lines to the project. In the urban areas and near other developments, water and sewer may extend to the selected vacant lot. However, in rural areas, such as the Antelope Valley, Santa Clarita Valley, and the Santa Monica Mountains, developers of vacant lots may have to make a larger infrastructure investment in order to bring services to the lots from a significant distance.

As shown in **Table 3.14**, future housing development in the unincorporated areas are focused primarily in existing specific plan areas, such as Newhall Ranch, and urban, high density residential and mixed use areas. A review of the Environmental Impact Report for the Newhall Ranch Specific Plan, for example, indicates that the water supply for these areas will be sufficient to meet the projected demand. The developer of Newhall Ranch is responsible for installing infrastructure and services to serve the anticipated households in the plan. For high density residential and mixed use areas, water will be supplied by existing water service providers that serve the urban areas. Infrastructure improvements and upgrades may be needed to accommodate the increased demand.

Mixed use development is expected to occur as infill development in commercial zones that are already served by infrastructure and facilities. Mixed use development is considered less intensive than commercial-only development and therefore, it can be inferred that adequate infrastructure for mixed use development is already in place to serve the identified sites.

In addition, as mixed use development is expected to occur as infill development throughout the commercial zones in areas that are already served by infrastructure and facilities, and such development are less intensive than commercial-only development, there is adequate infrastructure to serve the identified sites.

Regarding sewer and wastewater management, a review of the 2005-2010 Municipal Service Review (MSR) for the Los Angeles County Sanitation Districts indicates that wastewater treatment facilities are operating with sufficient infrastructure to support projected growth. Completed and planned expansions, in addition to preventative maintenance, will accommodate wastewater needs for regional growth expectations; however, some landfills are near capacity and further expansion is planned. The Sanitation Districts facilities and systems plans are prepared with consideration of population growth and development trends. Capital improvement and service expansion analyses start with SCAG's most recent RTP growth projections and are adjusted with community-level and on-the-ground data.

Financial Resources

Service Areas

Various housing and community development funds are available to the County. Each funding program is subject to specific regulations and is available to different geographic areas. These geographic entities are briefly described below.

Los Angeles County

Los Angeles County is comprised of 88 cities and the unincorporated areas, which covers a land area of 4,086 square miles, including the islands of San Clemente and Santa Catalina. According to the 2010 U.S. Census, the population is 9,818,605. All of the cities in varying degrees contract with the County to provide municipal services, including the administration of housing programs.

Unincorporated Areas of Los Angeles County

Almost 65% of the land area of Los Angeles County is unincorporated. According to the 2010 U.S. Census, more than one million residents were living in the unincorporated areas. The Board of Supervisors is the governing body and County departments and agencies provide municipal services, including all housing programs.

Los Angeles Urban County

The Los Angeles Urban County is comprised of the unincorporated areas and 49 participating cities, as shown in **Table 3.19**.

Agoura Hills	Covina	La Verne	Santa Fe Springs
Arcadia	Cudahy	Lawndale	Sierra Madre
Artesia	Culver City	Lomita	Signal Hill
Avalon	Diamond Bar	Malibu	South El Monte
Azusa	Duarte	Manhattan Beach	South Pasadena
Bell	El Segundo	Maywood	Temple City
Bell Gardens	Hawaiian Gardens	Monrovia	Torrance
Beverly Hills	Hermosa Beach	Rancho Palos Verdes	Walnut
Bradbury	Irwindale	Rolling Hills Estates	West Hollywood
Calabasas	La Canada Flintridge	San Dimas	Westlake Village
Cerritos	La Habra Heights	San Fernando	
Claremont	La Mirada	San Gabriel	
Commerce	La Puente	San Marino	
Source: Community Development Commission.			

Table 3.20 summarizes the service areas covered by each funding program.

Table 3.20: Funding Sources and Applicable Service Areas				
Funding Program	Responsible Agency	Los Angeles County	Unincorporated Areas	Urban County
Affordable Housing Framework	CDC	X		
Community Development Block Grant (CDBG)	CDC			X
Department of Mental Health Housing Trust Fund	DMH	X		
Emergency Solutions Grants (ESG)	CDC			X
First 5 LA Housing for Homeless Families Fund	CDC	X		
HOME Investment Partnership (HOME)	CDC			X
Homeless Prevention Initiative	CEO, CDC, DCFS, DPSS, Sheriff	X		
Housing Opportunities for Persons with AIDS (HOPWA)	City of Los Angeles	X		
HUD Comprehensive Grant Program (CGP)	HACOLA	All public housing units owned and managed by HACOLA		
Mortgage Credit Certificate (MCC)	CDC	Unincorporated areas and 55 cities		
Section 8 Housing Choice Voucher Program	HACOLA	All jurisdictions except those with their own public housing authority		
Supportive Housing Program (SHP)	LAHSA	X		
CDC=Los Angeles County Community Development Commission; CEO=Chief Executive Office; DCFS=Department of Children and Family Services; DMH=Department of Mental Health; DPSS=Department of Public Social Services; HACOLA=Housing Authority of the County of Los Angeles; LAHSA=Los Angeles Homeless Services Authority; Sheriff=Sheriff's Department Source: Community Development Commission.				

Funding Sources

The following financial resources are available to the County for new construction and rehabilitation of affordable housing, as well as the preservation of housing units at risk of converting to market-rate housing.

Community Development Block Grant (CDBG)

The federal CDBG program, which was initiated by the Housing and Community Development Act of 1974, has provided eligible metropolitan cities and urban counties (called "entitlement communities") with annual direct grants for revitalizing neighborhoods, expanding affordable housing and economic opportunities, and/or improving community facilities and services--principally to benefit low income persons (up to 80% area median income, AMI). CDBG projects must fulfill at least one of the following three criteria: 1) benefits low income persons; 2) prevents or eliminates slums or blight; or 3) meets other urgent community development needs.

In the Los Angeles Urban County, CDBG funds are used for supportive services, site acquisition, site improvements, and infrastructure and neighborhood improvements in conjunction with CDC-sponsored housing developments. For fiscal year (FY) 2012-13, the CDBG allocation for the Los Angeles Urban County was \$21,009,818.

County of Los Angeles Homeless Prevention Initiative (HPI)

In 2006, the Board of Supervisors approved a \$100 million dollar Homeless Prevention Initiative (HPI) to prevent and reduce homelessness in Los Angeles County. The Chief Executive Office (CEO) has managed this initiative and worked with County departments, the Los Angeles Homeless Services Authority (LAHSA), the City of Los Angeles, various other cities, as well as many non-profit partners to increase permanent housing opportunities aligned with needed supportive services for chronically homeless individuals, veterans, families, and transition aged youth. The HPI focuses on the following: increasing the number of permanent housing units (new development and market-rate rentals) that target homeless individuals and households for occupancy; increasing the number of rental subsidies that align with these housing opportunities; aligning existing health, mental health and substance abuse resources with permanent housing opportunities to ensure that residents receive needed services and remain housed; and maximizing and leveraging other streams of funding. The HPI has overseen at least 64 programs funded in part by HPI. In FY 2011-2012, these programs served approximately 11, 101 individuals, households and/or youth.

On January 24, 2012, the Board of Supervisors approved a motion to establish the Los Angeles County Interdepartmental Council on Homelessness (LACICH), which is co-chaired by the Chair of the Board and vice-chaired by the CEO. The HPI funding will be central in facilitating all LACICH activities. On November 15, 2012, the LACICH membership approved a "Roadmap" for addressing homelessness by the County for youth, families, chronically homeless and veterans.

Department of Mental Health Housing Trust Fund

The Los Angeles County Department of Mental Health (DMH) offers onsite or scattered site supportive services and/or operating subsidies for affordable permanent housing projects for individuals with mental illness through the Housing Trust Fund program, which comes from DMH's Community Services and Supports Plan (CSS) to implement the Mental Health Services Act. The operating subsidies are restricted to project-based permanent housing projects. These services and subsidies are intended to provide leverage for other local, state, and federal financial resources for developing permanent affordable supportive

housing for all age groups, including youth and households, transition age youth (TAY), adults, and older adults.

Emergency Solutions Grant (ESG)

The ESG program, which was initiated by the Stewart B. McKinney Homeless Assistance Act of 1989, is designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The ESG program ensures that the homeless have access to safe and sanitary shelter, and to supportive services and other kinds of necessary assistance. The program is also intended to reduce homelessness through the funding of preventive programs and activities.

On December 17, 1993, the City of Los Angeles and County of Los Angeles entered into a joint powers agreement to create the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. Programs initially assigned to LAHSA by the City and County include the ESG program and the Cold/Wet Weather Emergency Shelter Program, which is funded in part by CDBG funds, as well as other homeless services programs. For FY 2012-13, the ESG allocation for the Los Angeles Urban County was \$2,311,484.

First 5 LA Supportive Housing for Homeless Families Fund

On July 12, 2012 the First 5 LA Commission approved a one-time allocation of \$25 million dollars to be used to provide permanent supportive housing and related services for families that are homeless or at-risk of homelessness, have had involvement with the child welfare system, and include children aged prenatal to 5 years. This initiative is consistent with First 5 LA's mission to increase the number of children prenatal to age 5 who are physically and emotionally healthy, ready to learn, and safe from harm.

HOME Investment Partnerships (HOME)

The HOME program, which was initiated by Cranston-Gonzales National Affordable Housing Act (NAHA) of 1990, is the largest federal block grant to state and local governments that is designed exclusively to create affordable housing for low income households (up to 80% AMI). HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows grantees to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposit.

HOME funds are used throughout the Los Angeles Urban County for short-term and long-term "gap" financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Development Organizations (CHDOs), and by other non-profit housing developers. For FY 2012-13, the HOME allocation for the Los Angeles Urban County was \$6,842,806.

Housing Opportunities for People with AIDS (HOPWA)

The federal HOPWA program helps low income people with AIDS and their households by providing funds for securing housing that can serve as a basis for health care and other services. HOPWA also funds the following activities that serve people at any income level: 1) housing information; 2) community outreach; and 3) education.

As the amendments made to NAHA in 1992 state that the largest city in the eligible metropolitan statistical area (MSA) is responsible for the HOPWA program, the City of Los Angeles is a designated recipient of HOPWA funds on behalf of Los Angeles County.

HUD Comprehensive Grant Program (CGP)

The federal CGP is the primary source of modernization funds for physical improvements to public housing units and for improvements to the management and operational practices for existing public housing projects for large public housing authorities (PHAs). Through CGP, HUD makes funds available to help PHAs correct physical and management deficiencies and keep units in the housing stock safe and desirable places to live.

The CGP gives larger PHAs, such as HACOLA, discretion for planning specific improvements, and facilitates long-term planning by providing funds annually on a formula basis. Funds are given as project grants, based on the backlog and accrual of modernization needs.

HUD Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program increases affordable housing choices for very low income households by allowing households to choose privately-owned rental housing. The PHA generally pays the landlord the difference between 30% of household income and the PHA-determined payment standard, which is approximately 80 to 100% of the fair market rent (FMR). The rent must be reasonable. The household may choose a unit with a higher rent than the FMR and pay the landlord the difference, or choose a lower cost unit and keep the difference.

According to a March 2013 memo from HUD, due to sequestration funding for Section 8 housing was reduced by 5%, roughly \$500 million. In order to manage this funding cut, the Housing Authority for the County of Los Angeles (HACOLA) will deny Section 8 recipients the ability to move to a higher cost rental unit within HACOLA's jurisdiction and also deny the ability to relocate to higher cost area outside of HACOLA's jurisdiction via portability.

Los Angeles County Affordable Housing Framework

The County has received millions of dollars in net increased revenue as a result of the dissolution of redevelopment agencies throughout California. In March 2013, the Board of Supervisors allocated \$15 million dollars to the Community Development Commission for affordable housing development, with half of the funds set aside for homeless-special needs populations.

Mortgage Credit Certificates (MCC) Program

The MCC Program offers first-time homebuyers with a federal income tax credit. This credit reduces the amount of federal taxes that the holder of the certificate pays. It can also help first-time homebuyers qualify for loans by allowing lenders to reduce the housing expense ratio by the amount of tax savings.

Qualified homebuyers that are awarded MCCs may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is taken as a deduction from the income.

Supportive Housing Program (SHP)

The 1989 Stewart B. McKinney Homeless Assistance Act authorized the establishment of the SHP to help develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives. HUD awards these funds annually on a competitive basis.

Administrative Resources

The following agencies and organizations form the delivery system of affordable housing in the unincorporated areas, including new construction and acquisition/rehabilitation of affordable housing, as well as preservation of affordable housing at risk of converting to market-rate housing.

County of Los Angeles Department of Regional Planning (DRP)

The DRP performs all land use planning functions for the unincorporated areas of Los Angeles County. Its responsibilities include long-range planning, land development counseling, development project/case intake and processing, environmental review, and zoning enforcement.

DRP is the lead agency in the preparation and amendments of the General Plan, including the Housing Element. The DRP also implements and facilitates amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code.

County of Los Angeles Community Development Commission (CDC)

The CDC serves as the County's affordable housing, community development, and economic development agency. It represents the consolidation of Community Development and the Housing Authority of the County of Los Angeles (HACOLA). The CDC's wide-ranging programs benefit residents and business owners in the unincorporated areas and in various incorporated cities that participate in different CDC programs. In FY 2012-13, the CDC had a budget of \$485 million. Over 70% of the CDC's funding comes from HUD.

The CDC maintains the Los Angeles County Housing Resource Center (<http://housing.lacounty.gov>), which provides information on affordable, special needs, and emergency housing resources. Specifically, the Resource Center offers the following:

- Rental listings by community (including information on income restriction, acceptance of Section 8 vouchers, accessibility, etc.);
- Calculation of affordable housing cost by household size, income, and unit size requirements;
- Shelter listings; and
- Other resources, such as links to information on funding resources, advocacy and non-profit groups, state and federal programs and regulations, and other housing organizations.

Los Angeles County Department of Mental Health (DMH)

The Countywide Housing, Employment, and Education Resource Development Division at DMH, provides housing-related services to homeless individuals and families with a mental illness through the following programs:

- The Mental Health Services Act Housing Program provides funding to support capital development and capitalized operating subsidies for supportive housing for individuals with psychiatric disabilities and their families who are homeless.
- The Housing Assistance Program provides funding to assist mental health consumers without the financial resources to afford the costs associated with moving into permanent housing.

- The Shelter Plus Care and Section 8 program provides Section 8 Housing Choice Voucher and Shelter Plus Care Certificates to homeless individuals and families with a mental illness served through the DMH system.
- The Temporary Shelter Program provides short-term basic living support services to adults with mental illness, including those with minor children, who are homeless, or at risk of becoming homeless.

Los Angeles Homeless Services Authority (LAHSA)

LAHSA is a Joint Powers Authority established in 1993 as an independent agency by the City and the County of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care and coordinates and manages over \$70 million dollars annually in federal, state, local funds for programs providing shelter, housing, and services to homeless persons in the City and County of Los Angeles.

Through LAHSA, funding, program design, outcomes assessment, and technical assistance are provided to over 100 non-profit partner agencies that operate within the City and County to assist the homeless. LAHSA's partner agencies provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention along with the necessary supportive services.

Affordable Housing Providers

The County works with a number of non-profit and for-profit housing providers to expand affordable housing opportunities, including new construction, acquisition/rehabilitation, and preservation of affordable housing. See Appendix F for a list of qualified entities.

Resources for Special Needs Housing

Community Development Commission and Housing Authority of the County of Los Angeles

The Community Development Commission (CDC) and the Housing Authority of the County of Los Angeles (HACOLA) develop and administer housing programs that serve a wide range of individuals and families earning below 80% of Area Median Income, with the majority of rental housing programs targeted to income ranges from 25% - 60% of Area Median Income. Allocation of resources among different special needs populations are primarily decided by the Board of Supervisors. These special needs populations include, but are not limited to persons with disabilities, such as mental illness; seniors; veterans; homeless; and families.

Accessibility requirements are incorporated into all types of housing financed by the CDC. County-funded developers of affordable and special needs housing are required to meet Americans with Disabilities Act (ADA) 2010 and California Building Code requirements for accessible units. If federal funds are involved, they are also required to construct Uniform Federal Accessibility Standards (UFAS) compliant units. CDC reviews building plans, inspects completed units, and requires Certified Accessibility Specialist certifications. The units must remain complaint for 55 years and are monitored on an ongoing basis.

For housing notice of funding availability (NOFAs), the CDC uses the term "Special Needs," which incorporates categories as determined by funding source or County Board policy decisions. The NOFA process competitively and transparently rates the projects that serve the desired populations and also leverage the best use of County funds. Accessibility, adaptability, fair housing, affirmative marketing, and reasonable accommodations are incorporated into all CDC funded rental projects as a matter of compliance with HUD, ADA, and local building codes.

In addition, CDC requires all new housing projects (all of which have fully accessible units) to list their properties on the Los Angeles County Housing Resource Center web site (LACHRC). The LACHRC web site, established in 2007, provides a way for all landlords to advertise accessible units, and allows all tenants to search for affordable and accessible units online or phone toll free. The CDC is working on new features to the LACHRC web site to alert caseworkers and stakeholder agencies of new accessible units in production.

The CDC also works with various partners to expand resources for special needs populations. For example, CDC works with the Westside Center for Independent Living on developing better ways to match accessible units with people who need them, and to improve fair housing and affirmative marketing practices. Shared housing is promoted on the LACHRC web site through a partnership with Affordable Living for the Aging, which is taking a national leadership role in shared housing practices. For more information, please see the discussion on Housing for Persons with Disabilities in the Housing Constraints section and Program 25: Best Practices in Accessible Housing in the Programs and Objectives section.

Reasonable Accommodations Ordinance

The Reasonable Accommodations Ordinance is a procedure in the zoning ordinance for persons with disabilities to request reasonable accommodation from land use and zoning standards or procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws. The Ordinance applies to the unincorporated areas. For more information on the Reasonable Accommodations Ordinance, please see the discussion on Housing for Persons with Disabilities in the Housing Constraints section and Program 27: Reasonable Accommodations Ordinance in the Programs and Objectives section.

Opportunities for Energy Conservation

Green Building Construction and Operations

In 2008, the Board of Supervisors adopted the Green Building Program, which includes drought-tolerant landscaping, green building, and low impact development ordinances, and created an implementation task force and technical manual. In 2010, in response to the mandates set forth in CALGreen (2010 California Green Building Standards Code), the Board of Supervisors adopted the Los Angeles County Green Building Standards Code (Title 31). The Los Angeles County Building Code Update, which will be considered by the Board of Supervisors in 2013 and is anticipated to be effective on January 1, 2014, will provide clarity for the development community, ensure consistency with CALGreen, and advance sustainable construction standards in the County.

The County also encourages the use of sustainable construction materials and energy-efficient equipment, as well as the installation of energy-efficient appliances and fixtures in affordable housing developments. As part of the Notice of Funding Availability issued by CDC, the County encourages sustainable development and green building practices. Applications that incorporate sustainable development and energy conservation measures receive higher scores, and therefore have better chances for being funded by the CDC.

Los Angeles County Community Climate Action Plan

A climate action plan is a local commitment to fulfilling the objectives of AB 32. The Los Angeles County Community Climate Action Plan (CCAP) specifies the County's goals for greenhouse gas (GHG) emission reductions within the unincorporated areas by 2020. The CCAP will identify emissions related to community activities, establish a greenhouse gas (GHG) reduction target consistent with AB 32, and provide a roadmap for successfully implementing GHG reduction measures selected by the County. Actions

undertaken as part of the CCAP will also result in important community co-benefits including improved air quality, energy savings, and increased mobility, and will enhance the resiliency of the community in the face of changing climatic conditions. Strategy areas for the CCAP include: Green Building and Energy; Land Use and Transportation; Water Conservation and Wastewater; Waste Reduction, Reuse, and Recycling; and Land Conservation and Tree Planting. The CCAP, which is a component of the General Plan Air Quality Element, is expected to be completed in 2014.

LOS ANGELES COUNTY HOUSING ELEMENT, 2014-2021
APPENDICES
TEXT ONLY VERSION

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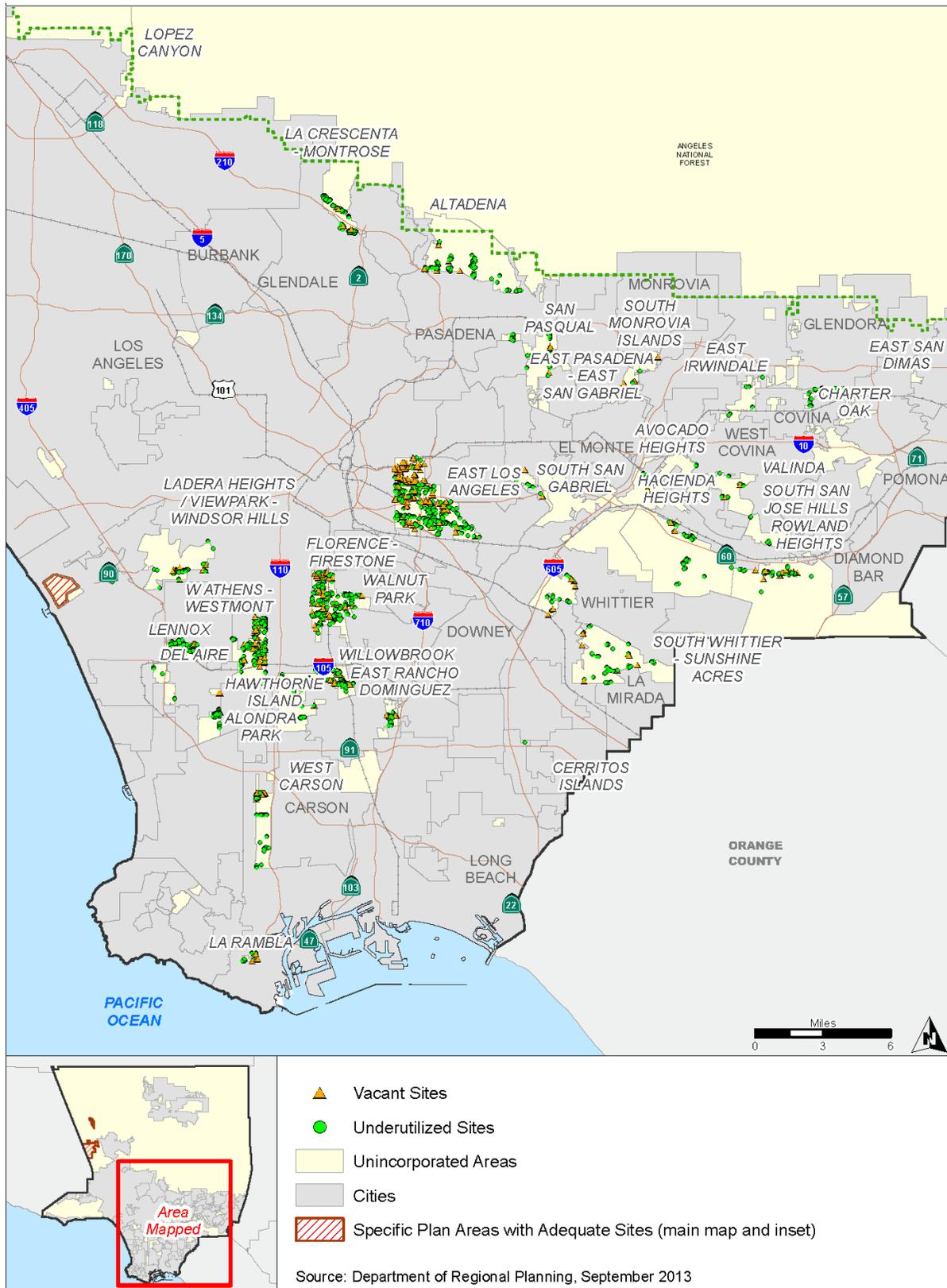
APPENDIX A: ADEQUATE SITES INVENTORY

The Adequate Sites Inventory identifies sites to accommodate the County's share of the regional housing need in the unincorporated areas. The Adequate Sites Inventory is comprised of vacant and underutilized sites that have been identified through this Housing Element Update, as well as sites listed in the 2008 Housing Element. Please refer to the Department of Regional Planning web site (<http://planning.lacounty.gov/housing>) to access the following datasets:

- Table A.1: 2013 Vacant and Underutilized Sites**
- Table A.2: Revised 2008 Vacant Sites Part 1**
- Table A.3: Revised 2008 Vacant Sites Part 2**
- Table A.4: Revised 2008 Underutilized Sites Part 1**
- Table A.5: Revised 2008 Underutilized Sites Part 2**

Source of Residential Sites	Affordability				TOTAL
	Very Low	Lower	Moderate	Above Moderate	
RHNA	7,854	4,650	5,060	12,581	30,145
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	--	--	--	3,623	3,623
2013 Vacant and Underutilized Sites		5,445	2,295		7,740
2008 Vacant and Underutilized Sites		10,587	3,574		14,161
TOTAL Adequate Sites		17,167	7,161	24,215	48,543
Source: Department of Regional Planning.					

Figure A.1: Los Angeles County Adequate Sites Inventory



APPENDIX B: GENERAL PLAN UPDATE/ADEQUATE SITES ANALYSIS

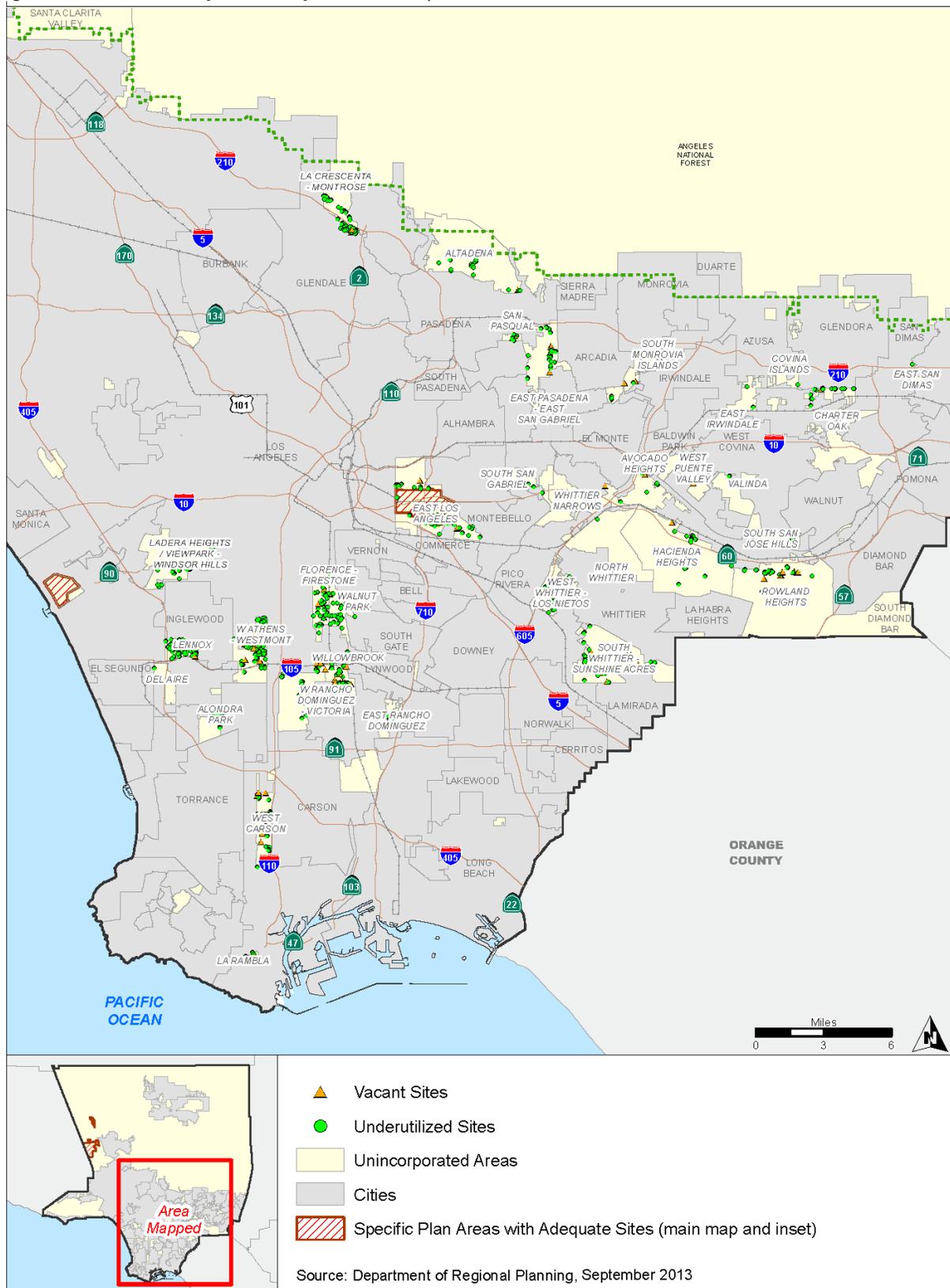
The following is an analysis of the proposed land uses and zone changes in the General Plan Update, which is scheduled for completion in late 2014. As the table shows, with the proposed General Plan Update, the County will continue to demonstrate its ability to meet the RHNA for the 2014-2021 planning period.

Please refer to the Department of Regional Planning web site (<http://planning.lacounty.gov/housing>) to access the following document.

Table B.1: General Plan Update / Adequate Sites Analysis

Table B.2 Summary of Adequate Sites Inventory - 2035 General Plan Update					
Source of Residential Sites	Affordability				Total
	Very Low	Lower	Moderate	Above Moderate	
RHNA	12,504		5,060	12,581	30,145
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	0	0	0	3,623	3,623
Draft Third Street Specific Plan	5,330		5,343	0	10,673
Vacant and Underutilized Sites	6,789		3,359	0	10,148
Total Adequate Sites	13,254		9,994	24,215	47,463
Excess Capacity	750		4,934	11,634	17,318
Source: Department of Regional Planning.					

Figure B.1: General Plan Update / Adequate Sites Analysis



The methodology used to identify sites is the same as the methodology described in the Resources Section of the Housing Element (pages 113-119), except for following differences:

- Inclusion of the Draft Third Street Specific Plan: This analysis incorporates units anticipated for development in the unincorporated East Los Angeles TOD corridor along the Metro Gold Line Extension. The median income in East Los Angeles is estimated to be about 34% below the County average, while average household sizes are larger. Additionally, home prices, residential rents and the rates of homeownership are lower. Housing development is anticipated to provide an additional 10,673 multi-family housing units in the specific plan area. Nearly half of this total comes from parcels that allow a maximum density of 32 units/acre. These parcels have the potential for 5,330 units that are considered affordable for very low and lower income households. The other half of this total comes from parcels that allow a maximum density of 13 units/acre. These parcels have the potential for 5,343 units that are considered affordable for moderate income households in East Los Angeles. The Third Street Specific Plan is anticipated to be completed by early summer 2014.
- New zones and new General Plan land use categories: In this analysis, some of the sites have been selected based on the application of new zones and land use designations that are proposed in the General Plan Update, such as the Mixed Use land use designation, which allows up to 150 units/acre.
- Expanded TODs: This analysis applies density assumptions to more sites based on the addition of new and expanded TODs in the General Plan Update.
- Exclusion of General Plan Infill Policy assumptions: This analysis does not apply assumptions regarding the General Plan Infill Policy, which permits new residential development within existing urban areas not covered by a community plan to exceed those depicted on the Land Use Policy Map. The General Plan Update does not include this policy.
- Exclusion of vacant and underutilized sites identified from the 2008 Housing Element: This analysis does not presume the inclusion of additional sites identified in the 2008 Housing Element Adequate Sites Inventory, which are based on a different methodology and represent sites that are smaller than 10,000 sq. ft.

APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS

Progress Toward Meeting the Regional Housing Needs Assessment (RHNA) Allocation

As of December 31, 2012, 6,295 units were constructed in the unincorporated areas, representing about 12% of the County’s RHNA for the planning period (**Table C.1**). The County achieved less than 4% of the very low and lower income RHNA.

	Very Low Income	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA	13,693	8,607	9,312	21,585	53,197
Units Constructed	245	56	344	5,650	6,295
Remaining	13,448	8,551	8,968	15,935	46,902
% Completed	2%	1%	4%	26%	12%

Source: 2012 Housing Element Annual Progress Report.

Progress Toward Implementing Programs and Objectives

When updating the Housing Element, the State law requires that the local jurisdiction review its previous Housing Element in order to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in the attainment of the community’s housing goals and objectives.
- The progress in implementing the Housing Element.

A program-by-program review of the County’s accomplishments under the previous Housing Element is presented in **Table C.2**.

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
1. Adequate Sites for Regional Housing Needs Allocation	<ul style="list-style-type: none"> • Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA of 57,176 units. • Maintain an inventory of sites and make it available to interested developers. • Pursue completion and adoption of the General Plan Update and its associated Zoning Ordinance amendments by 2010. 	<p>The DRP continues to maintain the adequate sites inventory.</p> <p>The DRP has been working with the County CEO to coordinate the transfer of RHNA in annexations and incorporations. During the planning period, the County transferred a total of 2,181 units as follows; 2,164 units to the City of Santa Clarita; 8 units to the City of Diamond Bar; and 9 units to the City of Calabasas.</p> <p>The DRP is preparing the General Plan Update, which is being coordinated with multiple planning initiatives, including but not limited to the County’s Community Climate Action Plan, the Antelope Valley Area Plan Update and the Zoning Ordinance Update Program. The General Plan Update and its concurrent initiatives are anticipated to be completed in 2014.</p>

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
2. Removal of Governmental Constraints	<ul style="list-style-type: none"> • Amend the Zoning Ordinance through the Zoning Ordinance Update Program (ZOUP) and other programs by 2010. • Prepare reasonable accommodation policy and procedure by 2009. 	<p>The DRP has identified two comprehensive efforts to amend the zoning code:</p> <ul style="list-style-type: none"> • Technical Update to Title 22: Amends Title 22 to reorganize, clarify and simplify code language, consolidate identical or similar standards or procedures, delete obsolete or redundant code provisions, and streamline administrative and case processing procedures. The result will be a County Zoning Ordinance that is organized, efficient, and easy to use. • Zoning Ordinance Update Program: Amends Title 22 with policy changes, such as deleting obsolete uses and adding emerging uses, changing permitting allowances on a number of uses, modifying or adding development standards, conferring new duties and procedures and modifying existing ones. This project will be implemented on chapter by chapter basis, focusing on specific subject matter: recycling, parking, land use categories, etc. <p>On November 29, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which establishes procedures for individuals with disabilities to request reasonable accommodations (with respect to planning and land use regulations) in order to obtain equal opportunity to housing. In 2012, the Department finalized application materials and review procedures, and granted three reasonable accommodations requests.</p>
3. Affordable Housing Density Bonus Program	By 2009, promote the County Density Bonus Program to developers, particularly in conjunction with the Mixed Use Ordinance and Transit Oriented Districts, through the dissemination of brochures, presentations and web postings on the DRP web site, and by offering technical assistance to the public.	Staff continues to offer technical assistance and consultation to the public.
4. Infill Sites Utilization Program	Promote awareness of the County's Infill Sites program to small property owners/developers, as funds become available, in conjunction with the efforts for the Affordable Housing Density Bonus Program (Program 3).	The Infill Sites Utilization Program was amended in early 2009 to incorporate the use of Federal Neighborhood Stabilization (NSP) Funds for the acquisition and rehabilitation of foreclosed one to four unit properties. The amended and successful program provided for the acquisition and rehabilitation of 20 units to be reserved for households earning less than 50% of the Area Median Income. The NSP 3 program will continue until at least June 30, 2013.
5. Graduated Density Zoning	<ul style="list-style-type: none"> • Conduct study to determine the feasibility of a graduated zoning approach in 2010. • In the event that the program is determined to not be feasible, establish an alternative program to incentivize lot consolidation to promote appropriate and targeted higher density housing. 	<p>Due to lack of funding, this study was not completed.</p> <p>SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.</p>

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
6. Transit Oriented Districts	<ul style="list-style-type: none"> • Adopt the Metro Gold Line Eastside Extension TOD Specific Plan by 2009. • Using the Gold Line TOD as a model, retool and enhance existing TODs, including providing additional incentives for housing development by 2011. • Promote the use of incentives available for all TODs. 	<p>The County is moving forward with continuing efforts to complete the Third Street Specific Plan for the unincorporated portion of the East Los Angeles, located north and south of the Metro Gold Line Eastside Extension. The Third Street Specific Plan defines a vision and a set development principles to guide future development within the plan area over the next 20 years. The Specific Plan includes a form based code and recommendations for improving the public realm, which are intended to implement principles of transit-oriented development.</p> <p>With the General Plan Update and the 2014-2021 Housing Element Update, the County is also continuing to develop the General Plan TOD Program, which identifies unincorporated areas within a ½ mile of a Metro transit station. Upon adoption of the General Plan Update, the County will prepare specific plans for each TOD. The specific plans will focus on land use and zoning, infrastructure, open space, access and streamlined environmental review.</p>
7. Land Banking/Write Downs	<ul style="list-style-type: none"> • Develop an inventory of potential properties in 2009 and update quarterly. • Establish a land banking strategy in 2009 and identify appropriate funding sources (certain funding sources have strict limitations on land banking activities, e.g., CDBG and HOME). • Review the list of surplus properties owned by other County departments on a quarterly basis to identify potential sites for affordable housing. 	<p>Due to the implementation of a new policy, no CDC administered funds will be used to land bank or develop sites within 500 feet of a freeway. As a result, those sites previously acquired that meet this criteria will be sold to the market. Funding constraints will not allow the purchase of additional sites for land banking at this time. The disposition of "surplus" sites has been complicated by the dissolution of redevelopment agencies in 2012 and the acceptable process is being determined.</p> <p>In addition, SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.</p>
8. Second Unit Ordinance	<ul style="list-style-type: none"> • Promote second unit development through the County web site and brochures at public counters. • Retool the existing Second Unit Ordinance to emphasize good design through a streamlined procedure and flexibility in standards by 2013. • Study the feasibility of hosting a design competition for second units and implementing a procedure for pre-approved plans, using the winning entries. 	<p>During the planning period, 265 applications for second units were approved under the County's Second Unit Ordinance.</p>

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
9. Community Land Trust	<ul style="list-style-type: none"> • Evaluate the feasibility of establishing a land trust in 2009. • In the event that the program is not feasible, develop an alternative program to promote long-term affordable homeownership. 	<p>Negotiations with the developer of for-sale units to be a part of a land trust were placed on hold due to market conditions, and remained so through 2012. Conditions will be evaluated on an ongoing basis. Literature reviews and other research on community land trusts are being conducted in conjunction with the Housing Element Update.</p> <p>SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.</p>
10. Inclusionary Housing Program	<ul style="list-style-type: none"> • Evaluate the feasibility of establishing an inclusionary housing policy in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing. 	<p>On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element and instructed the Department of Regional Planning (DRP) to initiate a feasibility study for establishing an inclusionary housing program, and to report back to the Board in a year. On July 2, 2012, the Department submitted the final report to the Board. Due to a recent court decision, <i>Palmer/Sixth Street Properties v. City of Los Angeles</i>, which restricts local jurisdictions from implementing mandatory inclusionary housing policies that apply to rental housing, in the report, the Department of Regional Planning does not recommend pursuing an inclusionary housing policy, and instead recommends the consideration of alternative strategies to address housing affordability in the unincorporated areas.</p>
11. Commercial Linkage Fee for Housing	<ul style="list-style-type: none"> • Evaluate the feasibility of establishing a commercial linkage fee for housing in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing. 	<p>Due to a lack of funding, this study was not completed.</p> <p>SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.</p>
12. Small Lot Subdivisions	<ul style="list-style-type: none"> • Explore the feasibility of establishing a program for small lot subdivisions in 2011, and if feasible, pursue Zoning Ordinance amendments in 2012. • In the event that the program is not feasible, develop another strategy to promote affordable homeownership through smaller-sized houses. 	<p>On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element and instructed the Department of Regional Planning (DRP) to initiate a feasibility study for establishing a program for small lot subdivisions and to report back to the Board in a year. In October of 2009, the staff submitted a feasibility study to the Board of Supervisors. In December of 2012, the Regional Planning Commission initiated the preparation of the ordinance, which is anticipated to be completed in 2014.</p>

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
13. Countywide Affordable Rental Housing Development	Assist in the development of 450 low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the next planning period.	During the planning period, approximately \$156.5 million in public funds in City of Industry, County homeless, and First Five LA funds, along with 475 project-based vouchers and 50 project-based Veterans Affairs Supportive Housing Vouchers, were made available . Sixty-six (66) applications were received containing 2045 units and 19 applications for \$21.5 million of rental assistance were received.
14. Priority of Water and Sewer for Affordable Housing	Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the County's low income RHNA, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.	In March 2009, the Department of Regional Planning distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas.
15. Redevelopment Affordable Housing Requirements	Provide financing, technical assistance, as well as a revolving loan fund, to acquire sites and assist in the development of 143 affordable housing units in the Redevelopment project areas by 2009: 1. East Rancho Dominguez – 69 units 2. Willowbrook – 60 units 3. West Altadena – 14 units	During the planning period, 69 affordable units were developed in East Rancho Dominguez. The project, Casa Dominguez, consists of 10 one-bedroom units, 26 two-bedroom units, 23 three bedroom units and 10 four-bedroom units all of which are affordable to households with incomes that do not exceed 50% of the area median income. Seven of the units are reserved for emancipated foster youth between the ages of 18 and 24. The project also includes a family service center, which consists of a health clinic and child care center and was one of the first multifamily rental developments to be LEED certified Platinum in California. With the elimination Redevelopment Areas and Agencies, projects proposed for Willowbrook and Altadena will not proceed as redevelopment area projects.
16. Homebuyer Assistance*	Assist 1,200 low and moderate income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period. 1. HOP – 300 households 2. MCC – 420 households 3. SCHFA – 480 households 4. AHOP – 43 affordable units	HOP - 589 downpayment assistance loans were funded with a value of \$35,811,848. MCC -240 MCC's were issued with a value of \$28,927,552 SCHFA -164 loans were originated. AHOP -27 units were sold.
17. Section 8 Rental Housing Assistance	Provide rental assistance to 4,000 extremely low and very low income households, and homeless individuals and families in the unincorporated areas during the planning period. • Housing Choice Voucher – 3,800 households • Homeless Housing Program – 70 homeless individuals or families • Housing Assistance for Homeless with AIDS – 30 homeless persons with HIV/AIDS	As a part of its ongoing Housing Choice Voucher Program, the Housing Authority monitors an allocation of over 23,000 Vouchers including 426 Project based vouchers and 560 Homeless Set Aside vouchers, plus 855 Veterans Affairs Supportive Housing (VASH) vouchers. Nearly all Vouchers require monthly monitoring and payments. A total of 3,390 vouchers for homeless families were allocated during this period, with 2,050 requiring assistance.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
18. Family Self Sufficiency Program	<ul style="list-style-type: none"> • Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period. • Annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services during the planning period. 	Ongoing efforts are made to assist Section 8 participants and public housing residents to achieve self sufficiency. Qualified applicants are made aware of home ownership opportunities.
19. Housing Relocation for CalWORKS Receptients	Continue to provide assistance to CalWORKS participants during the planning period.	The Department of Public Social Services continues to administer this program to provide housing relocation support to CalWORKS participants.
20. Shelter Plus Care - Supportive Housing Programs	Annually apply for funding to develop and expand the Continuum of Care strategy for the homeless, using Shelter Plus Care – Supportive Housing Program during the planning period.	LACDC/HACOLA applied for and received approximately \$9.4 million for seven (7) Shelter Plus Care grants during the planning period. The grants were administered in partnership with the Los Angeles County Department of Mental Health, the City of West Hollywood, and non-profit organizations including Ocean Park Community Center, New Directions, Inc., and A Community of Friends to serve a total of 286 homeless veterans, individuals with severe mental illness and individuals and/or families with special needs. Additionally, LACDC/HACOLA has received over \$44.2 million dollars in renewal funding during the planning period to support existing Shelter Plus Care projects.
21. Green Building Program	The Green Building Program is currently in development; anticipated adoption by the Board of Supervisors by end of 2008, standards to be required by 2009, and certification for certain residential projects may be required by 2010. Low impact development and drought-tolerant landscaping will be applicable immediately after adoption.	<p>On November 18, 2008, the Los Angeles County Board of Supervisors adopted the County's Green Building Program. The program, which is comprises of three ordinances, addresses energy efficiency, water conservation, the use of recycled materials, the importance of rainwater infiltration and the need for better indoor air quality. The Green Building Ordinance seeks to reduce the need for energy within buildings, ensure that construction waste is diverted from landfills and provide the infrastructure for future environmentally friendly technologies. The Drought-tolerant Landscaping Ordinances provides guidelines of how to plant more water efficient landscapes, which both look nice and cost less to maintain. Finally, the Low Impact Development Ordinance guides the creation of developments that allow infiltration and treatment of rainwater that would otherwise flow into gutters.</p> <p>On November 3, 2010, the Board of Supervisors approved the integration of the CAL Green Code in to the County's Building code, which amended the Drought-Tolerant Landscape Ordinance, and the Low-Impact Development (LID) ordinance, with an effective date of January 1, 2011.</p>
22. Energy Efficiency-Based Utility Allowance Schedule	<ul style="list-style-type: none"> • Conduct annual updates on standard utility allowance and develop EEBUA based on standard allowance. • Develop implementation of the program by 2009. • Market to and train area developers as part of the CDC's affordable housing NOFA/RFP process. 	Consultants prepared a draft EEBUA through funding by GEC. However, the California Tax Credit Allocation Committee (TCAC) developed the California Utility Allowance Calculator (CUAC) in 2009, to be used in place of the EEBUA for tax credit projects. No further work is anticipated.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
23. Green Grant Program	Annually allocate funding to implement program based on CDBG funding availability.	During the planning period, the program served 45 households.
24. Ownership Housing Rehabilitation Program	Assist 1,730 low income households in the unincorporated areas during the planning period. 1. Single-Family Loan – 240 households 2. Single-Family Grant – 1,200 households 3. Residential Sound Insulation – 50 households 4. Handyworker – 240 households	The following number of loans/grants were completed during the planning period: 221 Single-Family Rehab Loans; 973 Single-Family Grants; 535 Residential Sound Insulation Grants; and 195 Handyworker Grants.
25. Public Housing Modernization Program	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.	Modernization of existing public housing is an ongoing activity of the Housing Authority, and over 1,923 units were undergoing modernization during the planning period.
26. Preservation of At-Risk Housing	<ul style="list-style-type: none"> • Annually update the status of at-risk housing projects during the planning period. • Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at-risk projects or extension of affordability covenants. • Contact non-profit housing organizations by the end of 2009 to solicit interest in preserving at-risk housing projects. • Pursue funding from state and federal programs to assist in preserving at-risk housing. • Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance. • Work with non-profits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options. 	<p>No actions were taken.</p> <p>During this time, the following at-risk affordable projects converted to market-rate:</p> <ul style="list-style-type: none"> • 2136-2142 Raymond Avenue, HOME, 5 units on 11/2/2008 • 2101-2105 E. 124th Street, HOME, 3 units on 2/1/2009 <p>The funding for that came from a rental rehab program, which is no longer available.</p>
27. Fair Housing Programs	<ul style="list-style-type: none"> • Annually allocate funding to support fair housing and tenant/landlord services during the planning period. • Provide training to County staff on fair housing laws and responsibilities. 	Fair housing and tenant services activities were ongoing through 2012. An average of over 2,700 clients annually were directly assisted under the program, with about 7% of those assisted having discrimination inquiries, and with about 27% of the inquiries resulting in fair housing cases being opened. The program continues to distribute relevant literature, sponsor public service announcements and host community event informational forums, summits, workshops and booths.
28. Homeowner Fraud Prevention	Continue to provide fraud prevention counseling services to low and moderate income homeowners during the planning period.	The Department of Consumer Affairs continues to provide ongoing fraud prevention counseling services to low and moderate income homeowners.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
29. Coordination and Implementation	<ul style="list-style-type: none"> • Convene a committee of staff representatives from DRP, CDC, DPW, FD, and Environmental Health to raise awareness of the unique, complicated, and time-sensitive nature of affordable housing development by 2009. • Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing by 2010. 	No formal committee has been established; however, all County departments facilitate the development of affordable housing on a case-by-case basis.
30. Annual Progress Report	Prepare an annual report for submittal to HCD by April 1 during the planning period.	Submitted reports covering all years in the planning period to date.
31. Monitoring of Housing Issues	<p>Ongoing efforts during the planning period include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Attending housing and legislative review conferences; 2. Attending training workshops; 3. Consulting with housing professionals through the Housing Advisory Committee, Special Needs Housing Alliance, and Land Development Advisory Committee, among others; 4. Working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Income Limits, the Regional Housing Needs Assessment, Density Bonus Law, and the Housing Element Law; 5. Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and 6. Interfacing with other County agencies and the public. 	During the planning period, the County staff worked with the CEO to coordinate legislative responses, primarily related to CEQA infill exemptions and amendments to the Housing Element Law. During the planning period, the staff also worked with SCAG on the development of the 2012 RTP/SCS and RHNA.

Source: Department of Regional Planning.

APPENDIX D: PUBLIC PARTICIPATION

The County implemented a broad outreach strategy, which included both traditional community outreach and online media resources. The end result was an inclusive process that informed the preparation of the Housing Element. The County's staff reached all socio-economic segments of the community by utilizing online outreach, facilitating community forums, reaching out to developers, and soliciting input from housing advocates.

Housing Element Website, Survey, and Online Media

County staff developed a media outreach campaign that included the Housing Element Update website, email notifications, postcard mailings, an online survey, and announcements on Facebook and Twitter. By utilizing these outreach tools, the staff connected with a wide range of community members, while expanding opportunity for feedback.

The Housing Element Update website served as the clearinghouse for information and to receive feedback on the Housing Element Update. Visitors of the website could request to be added to the Housing Element Update mailing list, leave feedback, obtain general information, as well as review draft materials. The staff posted a draft of the Housing Element Update in April 2013, and provided the public with the opportunity to submit their comments on the Draft Housing Element online.

In addition, participation and feedback were encouraged throughout the Housing Element Update process via an online, informal housing survey. The survey was available in English and Spanish and could be completed on any computer or mobile device. The survey was anonymous and included questions related to existing and future housing needs.

Throughout the survey, respondents were provided opportunities for unrestricted feedback. Public comments were consolidated and reviewed by the staff to gain an understanding of particular issues within a community. The survey results reflected a variety of community perspectives, including public housing tenants, housing developers, and small businesses owners. The staff also attended public meetings with the survey available for those without access to computers. Over 500 surveys were completed across all communities, economic sectors, and interests groups.

In addition to the Housing Element Update website and online survey, the staff also connected with the public through email, postcards, Facebook, and Twitter. These media platforms were utilized to provide updates on the Housing Element and to direct people to the online survey for public comments.

Meetings with Targeted Committees and Groups

The County staff made presentations and solicited input from various stakeholder groups and organizations, including for-profit and non-profit housing developers. Specifically in coordination with the Community Development Commission and their Consolidated Plan Update efforts, we met with the following groups; Century Housing, House of Ruth, Guild Mortgage, AMCAL Housing, Abode Communities, Local Initiative Support Corporation, Mayans Development, Homes for Life Foundation, Volunteers of East Los Angeles, Urban Land Institute – Los Angeles Chapter, Lanterman Regional Center.

These focus groups convened to discuss issues related to the implementation of the General Plan Update and zoning consistency, and the development of affordable housing. The participants provided insights into funding and regulatory issues, as well as the challenges related to the loss of Redevelopment and the slow economic recovery.

The County staff also participated in focus group discussions concerning barriers to affordable housing, as part of the County's Consolidated Plan Update. Those in attendance included County staff, homeless service providers, affordable housing developers, and business owners. Participants identified regulatory barriers to housing production, including the County's lengthy and complicated entitlement process for housing development. Participants suggested a streamlined, interagency (i.e., Regional Planning, Fire, and Public Works) approach to promoting housing development.

Collaboration with the Los Angeles County Community Development Commission

The County staff also participated in five public meetings, one per County supervisorial district, led by the Community Development Commission (CDC). The topic for these meetings was the Five-Year Consolidated Plan Update, with a focus on policy and actions for housing, economic development, infrastructure, and community and public facility investment. As the Housing Element deals with similar issues, the Housing Element Update team participated in these meetings and had the opportunity to gather feedback and answer questions from the public related to the Housing Element Update. These meetings were held in September 2012 in the following communities: Montebello, Florence-Firestone, West Hollywood, Lomita, Florence-Firestone and Littlerock.

In addition to the CDC's efforts to promote these meetings, the Housing Element team sent more than 4,500 postcards and emails to identified stakeholders and groups. Meetings were also announced on the Housing Element Facebook page and on the Department of Regional Planning Twitter account.

The number of attendees at each meeting ranged from 6 to 75 people. The discussions provided a snapshot of the diverse housing needs and housing characteristics of the unincorporated communities. Through the public participation process, members of the community expressed their concern over housing affordability. Participants also highlighted the need for a variety of housing types to accommodate people at different incomes and life stages, as well as the effects of lingering foreclosures on their communities, particularly in the areas of South Los Angeles and the Antelope Valley. In terms of solutions, participants expressed the need for higher density housing near transit and commercial corridors, as well as mixed use developments.

Table D.1 summarizes input received from the housing survey, outreach meetings, and comment letters. The matrix details public comments and where particular comments are addressed in the Housing Element, if applicable. Additionally, the matrix describes applicable goals, policies, and/or programs within the Housing Element that address the input received.

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
Foreclosures oftentimes remain vacant and unoccupied which negatively impacts communities and reduces property values.	The Homeowner Fraud Prevention Program helps people avoid becoming the victims of fraud in the foreclosure process. The Foreclosed Property Tracking System Program sets proactive inspections of foreclosed properties by Code Enforcement to ensure that these properties are being maintained in conformance with County codes.
Encourage for-profit developers to cross-subsidize affordable projects.	The Affordable Housing Density Bonus Ordinance encourages the provision of affordable housing by for-profit developers. The County's funding programs also support projects that are developed through for-profit and non-profit partnerships.
Encourage good infill design practices.	The Infill Sites Utilization Program; Transit Oriented Districts; Second Unit Ordinance; and Small Lot Subdivisions are programs that encourage infill development and design.

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
Promote mixed-use development and higher density residential development. Lack of supply of multi-family developments.	See Policy 2.1. The Transit Oriented Districts program is included in the Housing Element and is one of the main strategies in the forthcoming General Plan Update to accommodate new growth. TODs are areas with access to existing infrastructure and transit opportunities. Future specific plans for each TOD area are to be completed through a comprehensive and community-driven process.
Encourage and make it easier to develop second units.	Second Unit Ordinance program is included in the Housing Element.
Promote jobs/housing balance.	The forthcoming General Plan Update addresses jobs-housing balance by increasing densities in areas near jobs and transit. TODs are areas with access to existing infrastructure and transit opportunities. Future specific plans for each TOD area are to be completed through a comprehensive and community-driven process.
Lack of infrastructure constrains housing development.	The forthcoming General Plan Update establishes policies that guide the provision of public services and facilities in conjunction with the projected growth in the unincorporated areas. The General Plan Update will utilize Area Plans to evaluate the specific infrastructure needs of a community. Also the TOD program will entail the preparation of TOD Specific Plans to ensure the development of the appropriate infrastructure to support the development vision for the TOD, as well as to streamline the develop process. Future specific plans for each TOD area are to be completed through a comprehensive and community-driven process.
Increasing lack of affordability and scarcity of mobilehomes and mobilehome parks.	The Housing Element encourages a diversity of housing types to promote affordability and housing choice. Specifically as it relates to mobilehomes and mobilehome parks, the existing Density Bonus Ordinance in the zoning code includes incentives for mobilehome parks for senior citizens. In addition, Title 8 of the Los Angeles County Code requires persons to convert, close or cease the use of a mobilehome park to address the impact on the residents to be displaced, and, where required, to take steps to mitigate the adverse impacts on the residents. Furthermore, in Program 3 of the Housing Element Update, we propose to remove constraints to ensure that the County's procedures for permitting mobilehomes are consistent with state law.
Can't afford home purchase, down payment, and/or get mortgage or financing.	The County offers several programs to assist potential homebuyers including Homebuyer Assistance program and Family Self-Sufficiency program which assists families to achieve homeownership.
High housing costs, property taxes and land prices. High construction costs in general.	Home prices in Southern California are showing some signs of improvement relative to other parts of the country. In addition, the Housing Element emphasizes the importance of removing unnecessary governmental barriers to housing development. In addition, the Infill Sites Utilization program, the Small Lot Subdivision Ordinance, the Countywide Affordable Rental Housing Development program and the CEQA Streamlining program encourage the development of more affordable housing.

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
Encourage partnerships between the County, churches, and local community economic development initiatives for more affordable and community appropriate housing types. Increase density where it makes sense (i.e. existing infrastructure, access to transit, and in need of new development).	The Countywide Affordable Rental Housing Development Program encourages partnerships with various groups for a variety of affordable housing types. The forthcoming General Plan Update includes a strategy of focusing growth in areas with existing infrastructure and access to transit. Planning for these areas will be achieved through a comprehensive and community-driven process.
Inability to sell my home; loss of property values.	Home prices in Southern California are showing some signs of improvement relative to other parts of the country. The Foreclosed Property Tracking System Program along with the County's other code enforcement programs work to preserve neighborhood property values by ensuring properties are maintained in conformance with County codes.
Encourage the use of green building and LEED standards for new housing.	See Goal 3, Policy 3.2. The County has in place Green Building and Drought Tolerant Landscaping Ordinances for new development. In addition, the Green Grant Program encourages sustainable building practices for new housing.
An increasing number of homeless people needing limited resources.	The First 5 LA program provides housing for homeless families with children under the age of six. The Section 8 Rental Assistance program and the Shelter Plus Care and Supportive Housing programs provide housing for income eligible households and homeless families and individuals. The Winter Shelter program operates annually during the coldest and wettest months of the year to provide the homeless with assistance to services along with overnight shelter and food.
Reform CEQA to make it easier to develop all kinds of housing.	The CEQA Streamlining Program will investigate ways to streamline review and expedite the entitlement process.
Do not allow further development.	The State Housing Element Law requires all local jurisdictions to plan for current and future housing needs.
Build more senior housing and encourage "age in place" options.	See Policy 8.4. The Zoning Ordinance Update Program will remove or modify regulations that constrain the development of housing to low and moderate income households and households with special needs including seniors; and the Countywide Affordable Rental Housing Development Program will encourage development of new housing options.
Poor design and maintenance of some housing.	See Goal 5, Policy 5.3, and Goal 6, Policy 6.1. The Ownership Housing Rehabilitation Assistance Program and the Public Housing Modernization Program improve housing maintenance and rehabilitation needs.
Overcrowding due to extended and multiple families living together.	The County's strategy toward overcrowding is to expand affordable housing opportunities, which allows families that are doubling up to obtain separate housing arrangements. In addition, room addition is an eligible activity under various housing rehabilitation programs when overcrowding is determined to be an issue.

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
Illegal conversions to rental units.	The County has a comprehensive code enforcement program that addresses the illegal conversion of garages or other spaces as rental units. In addition, the County has flexible development standards relating to accessory units, duplexes, and second units. These standards encourage property owners to pursue the legalization of the converted units.
Absentee landlords contribute to decreased quality of life.	The County has a comprehensive code enforcement program that addresses maintenance issues. The Foreclosed Property Tracking System ensures that foreclosed properties are maintained in conformance with County codes.
Fees including impact fees and permits are barriers to housing development. Consider a sliding scale of fees to alleviate the barriers to smaller developments.	The County continues to monitor its fee schedule to ensure that it reflects the actual costs of providing facilities and services. Due to extensive infrastructure needs, development impact fees can be high. The County mitigates this constraint for affordable housing development by providing gap financing through the use of CDBG and HOME Funds. In addition, the CEQA Streamlining program will investigate ways the County can help to expedite the review process, which will in turn reduce costs.
Transportation limitations are a barrier to adequate housing.	The County encourages development in areas with access to transit in the Transit Oriented Districts program.
Any increased affordability of housing in distant locations may be negligible when commuting costs are considered.	The County recognizes the impacts that a jobs and housing imbalance can have on affordability. Therefore, affordable housing opportunities are typically concentrated near transit and employment centers. The Transit Oriented Districts program addresses this issue.
Build more market-rate housing to create more affordable housing.	The Housing Element encourages a diversity of housing types included market-rate and income-restricted affordable housing. Both housing strategies play an important role in meeting the regional housing needs for the unincorporated areas during the planning period.
Promote a diversity of housing types.	See Goal 3, Policy 3.1. The Housing Element includes various housing programs to expand housing options, including emergency shelters, transitional housing, and supportive housing, transit-oriented developments, second units, small lot subdivisions.
Preserve existing affordable housing.	See Policy 7.1. The Housing Element includes the Preservation of At-Risk Housing program, and the County offers a variety of housing programs to help preserve and improve the quality of existing housing.
Encourage transit-oriented housing developments.	Both the Affordable Housing Density Bonus Ordinance and the Transit Oriented Districts program promote transit-oriented housing developments.

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
Lengthy and expensive housing development entitlement process. Improve communication and coordination.	The Coordination and Implementation Program is intended to improve the communications and coordination among various County departments and agencies in order to improve the entitlement process. The CEQA Streamlining Program will also investigate ways to streamline review and expedite the entitlement process.
Some areas of the County have limited access and could be an issue in the case of a natural or manmade disaster.	The General Plan Update Safety Element contains policies that address both evacuation planning and emergency response.
Allow adaptive reuse of older commercial buildings.	The County General Plan Update includes a program for adaptive reuse. The Housing Element includes other infill promoting programs such as Infill Sites Utilization Program; Transit Oriented Districts; Second Unit Ordinance; and Small Lot Subdivisions are programs that encourage infill development and design.
Development requirements are too restrictive and prohibit housing development.	Program 3: Zoning Ordinance Update Program will update the County's Zoning Code to remove barriers to housing development.
County should address reasonable accommodations and encourage universal design.	The Board of Supervisors adopted a Reasonable Accommodations Ordinance in the 2011, which is discussed in the Draft Housing Element. In response to this comment, the staff added "universal design" to Policy 8.4.
Ensure that the Housing Element does not trump rural Community Standards Districts and area/community plans, and that some programs, such as TODs and Small Lot Subdivision Ordinance, are not implemented in rural areas.	The Housing Element is a component of the General Plan and must be consistent with the policies and regulations in effect to protect and promote rural community character. The Housing Element does not propose any changes to plans or the zoning code that would trump these provisions. Programs, such as TODs and Small Lot Subdivisions, are described explicitly as infill strategies.
Incorporate policy that precludes residential development within 500 feet of roads exceeding 100,000 vehicles/ day.	This is an issue that we are addressing through the General Plan Update. In the meantime, the staff included a discussion on the siting of residential uses near freeways as a constraint to housing, and identify sites in the Adequate Sites Inventory that are located within 500 feet of a freeway.
Impact of programs in the General Plan Update, such as the revisions to the SEA program and HMA program.	The Housing Element analyzes the currently adopted General Plan, and discusses the currently adopted provisions for Significant Ecological Areas and Hillside Management Areas. However, in Appendix B General Plan Update/adequate sites analysis, the staff did remove sites located within SEAs and HMAs.
The Housing Element should respect and align with the approved locations and scale of development reflected in the recently adopted regional Sustainable Communities Strategy.	The Housing Element analyzes the General Plan, which is the County's local land use document for locations and scale of development. The County staff worked closely with SCAG to implement SB 375, and believe that the Housing Element is overall consistent with the 2012 RTP/SCS.
<p>Source: Department of Regional Planning, 2013.</p> <p>*This table is a compilation all comments received from stakeholders, including from an online survey that was available from August to December 2012. A total of 702 visitors accessed the survey, with 506 completing or partially completing the survey and providing comments. Additionally, the staff fielded questions from the public at community meetings, as well as via email and telephone.</p>	

APPENDIX E: LOS ANGELES COUNTY STATISTICS

The tables below provide the data used for developing the charts found in the Housing Needs Assessment section of the Housing Element. Many of these tables compare the unincorporated areas and Los Angeles County as a whole. In some cases, the comparisons included state and national data.

	Unincorporated Area	Los Angeles County	% Unincorporated
Mainland	2,508	3,954	63%
San Clemente and Santa Catalina Islands	129	132	98%
TOTAL	2,638	4,086	65%

Source: Department of Regional Planning.

	Unincorporated Area	Los Angeles County	% Unincorporated
Population	1,057,088	9,818,605	10.8%

Source: U.S. Census 2010, SF 1.

Year	Unincorporated Area	% Change	Los Angeles County	% Change
1960	1,096,250		6,042,686	
1970	1,033,457	-5.7%	7,041,980	16.5%
1980	1,004,485	-2.8%	7,477,503	6.2%
1990	970,194	-3.4%	8,863,052	18.5%
2000	988,208	1.9%	9,519,330	7.4%
2010	1,057,088	7.0%	9,818,605	3.1%
Year	California	% Change	United States	% Change
1960	15,717,204		179,323,175	
1970	19,971,069	27.1%	203,302,031	13.4%
1980	23,667,902	18.5%	226,545,805	11.4%
1990	29,760,021	25.7%	248,709,823	9.8%
2000	33,871,648	13.8%	281,421,906	13.2%
2010	37,253,956	10.0%	308,745,538	9.7%

Source: U.S. Census, SF 1.

Table E.4: Industry Employment and Labor Force, Los Angeles County, 2007-2012

Table E.5: Population Characteristics, 2010

Sector	2007	2008	2009
Farming	7,500	6,900	6,200
Natural Resources & Mining	4,400	4,400	4,100
Construction	157,600	145,200	117,300
Manufacturing	449,200	434,500	389,200
Wholesale Trade	227,000	223,700	204,500
Retail Trade	426,000	416,500	387,000
Transportation, Warehousing & Utilities	165,600	163,100	151,200
Information, Media	209,800	210,300	191,200
Finance	243,800	233,300	216,000
Professional & Business Services	605,400	582,600	529,800
Educational & Health Services	492,700	505,800	514,600
Leisure & Hospitality	397,900	401,600	385,600
Other Services	147,100	146,100	137,900
Government	595,700	603,700	595,800
Sector	2010	2011	2012
Farming	6,200	5,500	5,500
Natural Resources & Mining	4,100	4,000	4,100
Construction	104,500	103,500	107,800
Manufacturing	373,200	365,400	359,600
Wholesale Trade	203,300	207,200	208,400
Retail Trade	386,000	390,900	397,200
Transportation, Warehousing & Utilities	150,600	149,900	150,800
Information, Media	191,500	195,600	199,100
Finance	209,500	209,400	214,800
Professional & Business Services	527,500	540,400	558,100
Educational & Health Services	522,000	534,800	546,400
Leisure & Hospitality	384,800	392,800	406,300
Other Services	136,700	135,000	134,300
Government	579,600	565,200	559,700

Source: Employment Development Department.

	Unincorporated Area	% Total	Los Angeles County	% Total
Total Females*	532,112	50%	4,978,951	51%
Total Males*	524,976	50%	4,839,654	49%
Speak English Only**	404,843	42%	3,966,317	44%
Citizenship-Native***	323,456	69%	6,280,433	64%
Citizenship- Naturalized***	74,748	16%	1,558,091	16%
Not a Citizen***	70,543	15%	1,919,732	20%
Under 18 years old*	286,233	27%	2,402,208	24%
65 Years or older*	108,205	10%	1,065,699	11%
	California	% Total	United States	% Total
Total Females*	18,414,133	50%	154,566,548	51%
Total Males*	18,223,157	50%	149,398,724	49%
Speak English Only**	19,429,309	53%	226,738,479	75%
Citizenship-Native***	26,674,818	73%	265,290,260	87%
Citizenship- Naturalized***	4,472,020	12%	16,653,874	5%
Not a Citizen***	5,490,452	15%	22,021,138	7%
Under 18 years old*	10,440,856	28%	83,020,895	27%
65 Years or older*	4,060,596	11%	38,749,413	13%

*Source: U.S. Census 2010, SF 1 (Seg 4, P12).
 **Source: U.S. Census 2010, American Community Survey 2006 - 2010 (Seq21, B06007).
 ***Source: U.S. Census 2010, American Community Survey 2006 - 2010 (Seq17, B05001).

Age	Unincorporated Area				Los Angeles County			
	Male	Female	Total	% Total	Male	Female	Total	% Total
Under 5 years	37,523	35,825	73,348	7%	330,265	315,528	645,793	7%
5 to 9 years	38,243	37,143	75,386	7%	323,676	310,014	633,690	6%
10 to 14 years	42,487	40,927	83,414	8%	347,102	331,743	678,845	7%
15 to 19 years	46,793	44,102	90,895	9%	385,012	368,618	753,630	8%
20 to 24 years	41,068	36,709	77,777	7%	385,393	367,395	752,788	8%
25 to 29 years	37,272	34,835	72,107	7%	386,393	373,209	759,602	8%
30 to 34 years	34,738	34,084	68,822	7%	360,263	355,866	716,129	7%
35 to 39 years	35,903	36,875	72,778	7%	356,358	359,277	715,635	7%
40 to 44 years	37,606	37,994	75,600	7%	357,282	357,409	714,691	7%
45 to 49 years	38,127	39,090	77,217	7%	349,671	357,071	706,742	7%
50 to 54 years	36,095	36,930	73,025	7%	323,330	338,875	662,205	7%

Table E.6 (cont.)								
Age	Unincorporated Area				Los Angeles County			
	Male	Female	Total	% Total	Male	Female	Total	% Total
55 to 59 years	29,105	31,136	60,241	6%	269,289	291,631	560,920	6%
60 to 64 years	22,891	25,382	48,273	5%	212,254	239,982	452,236	5%
65 to 69 years	16,016	18,681	34,697	3%	148,148	175,139	323,287	3%
70 to 74 years	11,782	14,281	26,063	2%	109,338	135,845	245,183	2%
75 to 79 years	8,717	11,193	19,910	2%	82,327	110,554	192,881	2%
80 to 84 years	5,992	8,711	14,703	1%	60,853	91,869	152,722	2%
85 years and over	4,618	8,214	12,832	1%	52,700	98,926	151,626	2%
TOTAL	524,976	532,112	1,057,088	100%	4,839,654	4,978,951	9,818,605	100%
Age	California				United States			
	Male	Female	Total	% Total	Male	Female	Total	% Total
Under 5 years	1,300,849	1,244,216	2,545,065	7%	10,286,150	9,845,270	20,131,420	7%
5 to 9 years	1,265,861	1,217,582	2,483,443	7%	10,258,390	9,858,264	20,116,654	7%
10 to 14 years	1,339,624	1,269,404	2,609,028	7%	10,589,889	10,053,841	20,643,730	7%
15 to 19 years	1,446,760	1,356,560	2,803,320	8%	11,364,289	10,764,802	22,129,091	7%
20 to 24 years	1,411,024	1,287,465	2,698,489	7%	10,861,715	10,352,403	21,214,118	7%
25 to 29 years	1,390,894	1,324,205	2,715,099	7%	10,411,885	10,301,064	20,712,949	7%
30 to 34 years	1,280,511	1,241,299	2,521,810	7%	9,757,061	9,721,003	19,478,064	6%
35 to 39 years	1,327,600	1,311,223	2,638,823	7%	10,272,443	10,356,659	20,629,102	7%
40 to 44 years	1,335,408	1,313,909	2,649,317	7%	10,727,802	10,849,237	21,577,039	7%
45 to 49 years	1,338,605	1,342,390	2,680,995	7%	11,239,189	11,531,317	22,770,506	7%
50 to 54 years	1,215,471	1,250,984	2,466,455	7%	10,541,876	10,990,315	21,532,191	7%
55 to 59 years	1,015,856	1,077,437	2,093,293	6%	9,113,421	9,704,307	18,817,728	6%
60 to 64 years	800,548	871,009	1,671,557	5%	7,411,477	8,048,190	15,459,667	5%
65 to 69 years	562,713	639,205	1,201,918	3%	5,402,244	6,115,809	11,518,053	4%
70 to 74 years	423,247	510,382	933,629	3%	4,086,858	4,888,556	8,975,414	3%
75 to 79 years	332,776	427,617	760,393	2%	3,170,222	4,187,948	7,358,170	2%
80 to 84 years	243,442	363,155	606,597	2%	2,246,801	3,474,832	5,721,633	2%
85 years and over	191,968	366,091	558,059	2%	1,657,012	3,519,131	5,176,143	2%
TOTAL	18,223,157	18,414,133	36,637,290	100%	149,398,724	154,566,548	303,965,272	100%

Source: U.S. Census 2010, SF 1 (Seg 4, P12).

		Unincorporated Area					
		2000		2010		Change	
		Estimate	% Total	Estimate	% Total	Estimate	% Change
Hispanic	Hispanic or Latino	526,357	53.26%	602,045	56.95%	75,688	12.57%
Non Hispanic	White	239,567	24.24%	219,398	20.75%	-20,169	-9.19%
	Asian	95,932	9.71%	121,915	11.53%	25,983	21.31%
	Black	103,575	10.48%	92,081	8.71%	-11,494	-12.48%
	Two or More Races	16,637	1.68%	15,729	1.49%	-908	-5.77%
	American Indian	2,717	0.27%	2,141	0.20%	-576	-26.90%
	Some Other Race	1,617	0.16%	2,123	0.20%	506	23.83%
	Native Hawaiian / other Pac. Isl.	1,806	0.18%	1,656	0.16%	-150	-9.06%
TOTAL		988,208	100.00%	1,057,088	100.00%	68,880	6.52%
		Los Angeles County					
		2000		2010		Change	
		Estimate	% Total	Estimate	% Total	Estimate	% Change
Hispanic	Hispanic or Latino	4,242,213	44.56%	4,687,889	47.74%	445,676	9.51%
Non Hispanic	White	2,959,614	31.09%	2,728,321	27.79%	-231,293	-8.48%
	Asian	1,124,569	11.81%	1,325,671	13.50%	201,102	15.17%
	Black	901,472	9.47%	815,086	8.30%	-86,386	-10.60%
	Two or More Races	222,661	2.34%	194,921	1.99%	-27,740	-14.23%
	American Indian	25,609	0.27%	18,886	0.19%	-6,723	-35.60%
	Some Other Race	19,935	0.21%	25,367	0.26%	5,432	21.41%
	Native Hawaiian / other Pac. Isl.	23,265	0.24%	22,464	0.23%	-801	-3.57%
TOTAL		9,519,338	100.00%	9,818,605	100.00%	299,267	3.05%
Source: U.S. Census 2000, 2010.							

	Unincorporated Area		Los Angeles County		California		United States	
	Estimate	% Total	Estimate	% Total	Estimate	% Total	Estimate	% Total
Owners	46301	77.1%	406644	65.1%	1871252	72.9%	20006616	77.5%
Renters	13753	22.9%	217743	34.9%	694669	27.1%	5813220	22.5%
TOTAL	60054	100.0%	624387	100.0%	2565921	100.0%	25819836	100.0%
Source: U.S. Census 2010, SF1 (Seg 44, H17).								

	Unincorporated Area*			Los Angeles County		
	Total	Disabled**	% Total	Total	Disabled**	% Total
Total civilian non-institutionalized population				9,704,968	910,048	9.4%
Population under 5 years				653,139	3,861	0.6%
With a hearing difficulty				(X)	3,009	0.5%
With a vision difficulty				(X)	2,154	0.3%
Population 5 to 17 years				1,768,274	63,965	3.6%
With a hearing difficulty				(X)	10,553	0.6%
With a vision difficulty				(X)	12,205	0.7%
With a cognitive difficulty				(X)	44,001	2.5%
With an ambulatory difficulty				(X)	11,200	0.6%
With a self-care difficulty				(X)	15,157	0.9%
Population 18 to 64 years				6,266,314	442,570	7.1%
With a hearing difficulty				(X)	82,252	1.3%
With a vision difficulty				(X)	88,631	1.4%
With a cognitive difficulty				(X)	179,576	2.9%
With an ambulatory difficulty				(X)	221,217	3.5%
With a self-care difficulty				(X)	95,238	1.5%
With an independent living difficulty				(X)	170,063	2.7%
Population 65 years and over				1,017,241	399,652	39.3%
With a hearing difficulty				(X)	142,299	14.0%
With a vision difficulty				(X)	83,097	8.2%
With a cognitive difficulty				(X)	125,532	12.3%
With an ambulatory difficulty				(X)	274,529	27.0%
With a self-care difficulty				(X)	134,280	13.2%
With an independent living difficulty				(X)	224,286	22.0%
	California			United States		
	Total	Disabled**	% Total	Total	Disabled**	% Total
Total civilian non-institutionalized population	36,414,291	3,646,867	10.0%	301,501,772	36,180,124	12.0%
Population under 5 years	2,545,158	17,821	0.7%	20,201,613	153,059	0.8%
With a hearing difficulty	(X)	11,875	0.5%	(X)	99,611	0.5%
With a vision difficulty	(X)	10,697	0.4%	(X)	87,500	0.4%
Population 5 to 17 years	6,745,270	260,074	3.9%	53,780,305	2,795,434	5.2%
With a hearing difficulty	(X)	39,531	0.6%	(X)	351,106	0.7%
With a vision difficulty	(X)	45,927	0.7%	(X)	410,255	0.8%
With a cognitive difficulty	(X)	182,446	2.7%	(X)	2,106,617	3.9%
With an ambulatory difficulty	(X)	41,111	0.6%	(X)	359,523	0.7%
With a self-care difficulty	(X)	56,730	0.8%	(X)	473,531	0.9%
Population 18 to 64 years	23,054,795	1,841,856	8.0%	189,239,988	18,984,266	10.0%

Table E.9 (cont.)						
	California			United States		
	Total	Disabled**	% Total	Total	Disabled**	% Total
With a hearing difficulty	(X)	364,720	1.6%	(X)	3,973,964	2.1%
With a vision difficulty	(X)	335,828	1.5%	(X)	3,306,048	1.7%
With a cognitive difficulty	(X)	768,124	3.3%	(X)	7,751,198	4.1%
With an ambulatory difficulty	(X)	901,891	3.9%	(X)	9,769,575	5.2%
With a self-care difficulty	(X)	351,774	1.5%	(X)	3,362,401	1.8%
With an independent living difficulty	(X)	664,743	2.9%	(X)	6,521,662	3.4%
Population 65 years and over	4,069,068	1,527,116	37.5%	38,279,866	14,247,365	37.2%
With a hearing difficulty	(X)	609,547	15.0%	(X)	5,877,080	15.4%
With a vision difficulty	(X)	295,275	7.3%	(X)	2,735,992	7.1%
With a cognitive difficulty	(X)	433,785	10.7%	(X)	3,636,464	9.5%
With an ambulatory difficulty	(X)	998,505	24.5%	(X)	9,229,675	24.1%
With a self-care difficulty	(X)	427,715	10.5%	(X)	3,367,442	8.8%
With an independent living difficulty	(X)	757,733	18.6%	(X)	6,277,615	16.4%
<p>* The American Community Survey (3-year survey), does not provide data at the Census Tract level. Therefore, it cannot be broken down by unincorporated area, only the countywide level.</p> <p>** Categories have changed slightly since 2008 Housing Element Update.</p> <p>Due to overlap between Disability Categories, the 'Total Disabilities' does not equal the sum of all the different categories (hearing, vision, etc.). Percentage for each category is based on the 'Total Disabilities' number.</p>						
Source: U.S. Census 2010, American Community Survey 2008 - 2010 (S1810).						

Table E.10: Summary of Special Needs Populations, 2010				
	Unincorporated Area		Los Angeles County	
	Total	% Total	Total	% Total
Total Single-Parent Households	73,454	24.5%	713,415	22.0%
Male-Headed Households	22,804	7.6%	216,368	6.7%
Female-Headed Households	50,650	16.9%	497,047	15.3%
Large Households (5+ People)	76,598	25.6%	590,309	18.2%
Source: U.S. Census 2010, SF 1 (Seg 5 - P18), (Seg 44, H13).				

Service Planning Area	2011	2013
Antelope Valley	1,412	6,957
San Fernando Valley	4,727	7,790
San Gabriel Valley	3,918	4,444
Metro Los Angeles	11,571	10,470
West Los Angeles	3,512	4,662
South Los Angeles	8,735	11,234
East Los Angeles	4,759	2,430
South Bay/ Harbor	6,788	5,811
TOTAL	45,422	53,798

Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority.
 *The Los Angeles Continuum of Care includes all of Los Angeles County, except the cities of Glendale, Pasadena and Long Beach who administer and operate their own Continuum of Care systems and conduct their own homeless counts.

	Unincorporated Area	Los Angeles County	California	United States
< 10 min.	8%	9%	11%	14%
10 - 14 min.	11%	12%	14%	15%
15 - 19 min.	13%	14%	16%	16%
20 - 24 min.	13%	14%	15%	15%
25 - 29 min.	5%	6%	6%	6%
30 - 34 min.	16%	17%	15%	13%
35 - 44 min.	8%	8%	7%	6%
45 - 59 min.	11%	9%	8%	8%
60+ min.	15%	12%	10%	8%
TOTAL	100%	100%	100%	100%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 29, C08134).*

Table E.13: Means of Transportation to Work, 2010

	Unincorporated Area	Los Angeles County	California	United States
Drove Alone	74%	72%	73%	76%
Carpooled	13%	11%	12%	10%
Used Public Transportation	6%	7%	5%	5%
Walked	2%	3%	3%	3%
Bicycle, Motorcycle, Taxi, Other Means	2%	2%	2%	2%
Worked at Home	4%	5%	5%	4%
TOTAL	100%	100%	100%	100%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 26, B08101).

Table E.14: Household Size by Number of Persons, Unincorporated Area, 2010

	2000	% Total	2010	% Total	Change	% Total
1 Person	47,828	16.6%	48,785	16.30%	957	8%
2 Person	69,323	24.1%	70,601	23.58%	1,278	11%
3 Person	48,098	16.7%	51,276	17.13%	3,178	27%
4 Person	49,302	17.1%	52,098	17.40%	2,796	24%
5 Person	32,125	11.2%	33,285	11.12%	1,160	10%
6 Person	18,295	6.4%	18,870	6.30%	575	5%
7+ Person	22,530	7.8%	24,443	8.17%	1,913	16%
TOTAL	287,501	100.0%	299,358	100.00%	11,857	100.00%

Source: U.S. Census 2010, SF1 (Seg 44, H16).

Table E.15: Households by Type, Unincorporated Area, 2010

	Estimate	% Total
Married family	158,675	54%
Male-Headed Family	21,055	7%
Female-Headed Family	46,949	16%
Non-family	65,508	22%
TOTAL	292,187	100%

Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.

	Estimate	% Total
Extremely Low	3927	13%
Very Low	3927	13%
Lower	4650	15%
Moderate	5060	17%
Above Moderate	12581	42%
TOTAL	30145	100%

Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.

	Renters	Owners
<10%	3,051	24,513
10% to 14%	6,662	17,364
15% to 19%	10,511	20,331
20% to 24%	11,843	21,085
25% to 29%	12,621	18,241
30% to 34%	9,464	15,256
35% to 39%	7,051	11,501
40% to 49%	10,992	16,564
50% or More	30,255	37,525
Not Computed	6,057	1,300
TOTAL	108,507	183,680

Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.

	Unincorporated Area				Los Angeles County			
	2000*	2010	Change	% Change	2000*	2010	Change	% Change
Housing Units	301,566	316,801	15,235	5.1%	3,270,909	3,445,076	174,167	5.3%
Vacant Units**	14,065	17,443	3,378	24.0%	137,135	203,872	66,737	48.7%
Vacancy Rate**	4.7%	5.5%	0.9%		4.2%	5.9%	1.7%	

Source: U.S. Census 2000, 2010.

Table E.19: Housing Stock by Type, 2010

	Unincorporated Area		Los Angeles County		California		United States	
	Estimate	% Total	Estimate	% Total	Estimate	% Total	Estimate	% Total
Mobile Homes	5,710	2.5%	53,489	1.7%	478,628	3.9%	7,102,078	6.2%
Multi-Family	36,346	15.7%	1,320,596	41.0%	3,744,894	30.2%	28,248,969	24.7%
Single Family	189,806	81.9%	1,843,804	57.3%	8,169,330	65.9%	78,884,949	69.1%
TOTAL	231,862	100.0%	3,217,889	100.0%	12,392,852	100.0%	114,235,996	100.0%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 33, B11011).

Table E.20: Housing Units by Number of Bedrooms and Tenure, 2010

Unincorporated Area								
Bedrooms	Owner-Occupied	%	Renter-Occupied	%	Total Occupied	%	Total Units	%
None	763	0.5%	4,936	6.2%	5,699	2.5%	7,075	2.9%
1 Bedroom	2,893	1.9%	20,083	25.1%	22,976	9.9%	24,969	10.2%
2 Bedroom	26,971	17.9%	30,975	38.7%	57,946	25.1%	61,695	25.2%
3 Bedroom	70,923	47.0%	18,337	22.9%	89,261	38.6%	93,422	38.2%
4 Bedroom	38,275	25.3%	4,978	6.2%	43,253	18.7%	44,855	18.4%
5+ Bedrooms	11,216	7.4%	780	1.0%	11,995	5.2%	12,360	5.1%
TOTAL	151,042	100.0%	80,088	100.0%	231,131	100.0%	244,376	100.0%
Los Angeles County								
Bedrooms	Owner-Occupied	%	Renter-Occupied	%	Total Occupied	%	Total Units	%
None	8,067	0.5%	159,393	9.6%	167,460	5.2%	192,986	5.6%
1 Bedroom	49,448	3.2%	600,782	36.1%	650,230	20.2%	703,432	20.5%
2 Bedroom	356,493	23.0%	630,583	37.9%	987,076	30.7%	1,054,640	30.8%
3 Bedroom	709,001	45.7%	214,669	12.9%	923,670	28.7%	965,848	28.2%
4 Bedroom	334,495	21.6%	48,838	2.9%	383,333	11.9%	398,300	11.6%
5+ Bedrooms	94,587	6.1%	11,533	0.7%	106,120	3.3%	110,530	3.2%
TOTAL	1,552,091	100.0%	1,665,798	100.0%	3,217,889	100.0%	3,425,736	100.0%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 97, B25041 - B25042).

	Unincorporated Area				Los Angeles County			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
with one selected condition	80,578	43.4%	54,558	48.5%	679,133	43.8%	829,939	49.8%
with two selected conditions	6,658	3.6%	14,677	13.0%	51,244	3.3%	178,323	10.7%
with three selected conditions	65	0.0%	533	0.5%	1,814	0.1%	7,731	0.5%
with four selected conditions	142	0.1%	212	0.2%	254	0.0%	1,409	0.1%
with no selected conditions	98,048	52.9%	42,566	37.8%	819,646	52.8%	648,396	38.9%
TOTAL	185,492	100.0%	112,545	100.0%	1,552,091	100.0%	1,665,798	100.0%
	California				United States			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
with one selected condition	2,935,313	41.3%	2,572,014	48.7%	22,203,494	29.2%	17,091,555	44.8%
with two selected conditions	153,767	2.2%	426,979	8.1%	645,392	0.8%	1,448,495	3.8%
with three selected conditions	8,188	0.1%	22,368	0.4%	69,719	0.1%	110,866	0.3%
with four selected conditions	656	0.0%	3,683	0.1%	3,361	0.0%	8,938	0.0%
with no selected conditions	4,014,126	56.4%	2,255,758	42.7%	53,167,684	69.9%	19,486,492	51.1%
TOTAL	7,112,050	100.0%	5,280,802	100.0%	76,089,650	100.0%	38,146,346	100.0%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 102, B25123).

Year Built	Unincorporated Area		Los Angeles County	
	Housing Units	% Total	Housing Units	% Total
Before 1940	24,067	10%	516,817	15%
1940-1949	28,075	11%	396,035	12%
1950-1959	55,054	23%	722,473	21%
1960-1969	36,258	15%	518,500	15%
1970-1979	31,443	13%	496,376	14%
1980-1989	31,785	13%	403,248	12%
1990-1999	19,268	8%	208,791	6%
2000-2004	14,298	6%	109,255	3%
2005-2010	4,128	2%	54,241	2%
TOTAL	244,376	100%	3,425,736	100%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 97, B25034).

Table E.23: Overcrowded and Severely Overcrowded Households by Tenure, 2010				
	Unincorporated Area		Los Angeles County	
	Estimate	% Total	Estimate	% Total
Total Households	231,130	100.0%	3,217,889	100.0%
Total Owner-Occupied	151,042	65.3%	1,552,091	48.2%
Not Crowded	140,084	92.7%	1,458,053	93.9%
Overcrowded	8,020	5.3%	71,920	4.6%
Severely Overcrowded	2,938	1.9%	22,118	1.4%
Total Renter-Occupied	80,088	34.7%	1,665,798	51.8%
Not Crowded	62,226	77.7%	1,372,383	82.4%
Overcrowded	10,481	13.1%	163,166	9.8%
Severely Overcrowded	7,382	9.2%	130,249	7.8%
TOTAL Overcrowded	28,821	12.5%	387,453	12.0%
	California		United States	
	Estimate	% Total	Estimate	% Total
Total Households	12,392,852	100.0%	114,235,996	100.0%
Total Owner-Occupied	7,112,050	57.4%	76,089,650	66.6%
Not Crowded	6823362	95.9%	74837111	98.4%
Overcrowded	222,257	3.1%	1,001,613	1.3%
Severely Overcrowded	66431	0.9%	250926	0.3%
Total Renter-Occupied	5,280,802	42.6%	38,146,346	33.4%
Not Crowded	4582418	86.8%	35862715	94.0%
Overcrowded	431,095	8.2%	1,544,601	4.0%
Severely Overcrowded	267289	5.1%	739030	1.9%
TOTAL Overcrowded	987072	8.0%	3536170	3.1%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 95, B25014).

Annual Household Income	Unincorporated Area				Los Angeles County			
	Renter	%	Owner	%	Renter	%	Owner	%
Less than \$5,000	5,081	4.5%	2,735	1.5%	76,127	4.6%	22,946	1.5%
\$5,000 to \$9,999	5,215	4.6%	2,522	1.4%	80,028	4.8%	20,179	1.3%
\$10,000 to \$14,999	8,573	7.6%	4,518	2.4%	127,600	7.7%	39,834	2.6%
\$15,000 to \$19,999	9,457	8.4%	4,826	2.6%	146,697	8.8%	43,507	2.8%
\$20,000 to \$24,999	8,468	7.5%	6,280	3.4%	119,535	7.2%	48,150	3.1%
\$25,000 to \$34,999	14,738	13.1%	12,513	6.7%	214,630	12.9%	100,211	6.5%
\$35,000 to \$49,999	17,780	15.8%	21,532	11.6%	258,420	15.5%	163,591	10.5%
\$50,000 to \$74,999	19,749	17.5%	33,403	18.0%	294,694	17.7%	272,344	17.5%
\$75,000 to \$99,999	11,350	10.1%	29,566	15.9%	154,876	9.3%	231,297	14.9%
\$100,000 to \$149,999	8,627	7.7%	37,375	20.1%	129,586	7.8%	303,176	19.5%
\$150,000 or more	3,509	3.1%	30,219	16.3%	63,605	3.8%	306,856	19.8%
TOTAL	112,545	100.0%	185,492	100.0%	1,665,798	100%	1,552,091	100.0%
Annual Household Income	California				United States			
	Renter	%	Owner	%	Renter	%	Owner	%
Less than \$5,000	226,283	4.3%	99,664	1.4%	2,357,818	6.2%	1,193,155	1.6%
\$5,000 to \$9,999	242,427	4.6%	90,298	1.3%	3,176,136	8.3%	1,547,279	2.0%
\$10,000 to \$14,999	446,735	8.5%	184,321	2.6%	3,647,251	9.6%	2,647,497	3.5%
\$15,000 to \$19,999	380,096	7.2%	198,864	2.8%	3,209,311	8.4%	2,898,479	3.8%
\$20,000 to \$24,999	366,433	6.9%	227,889	3.2%	3,042,524	8.0%	3,190,424	4.2%
\$25,000 to \$34,999	658,465	12.5%	474,691	6.7%	5,347,860	14.0%	6,695,980	8.8%
\$35,000 to \$49,999	818,117	15.5%	750,521	10.6%	6,014,855	15.8%	10,118,047	13.3%
\$50,000 to \$74,999	942,286	17.8%	1,241,660	17.5%	5,891,440	15.4%	15,310,271	20.1%
\$75,000 to \$99,999	529,237	10.0%	1,056,795	14.9%	2,708,745	7.1%	11,388,550	15.0%
\$100,000 to \$149,999	440,972	8.4%	1,420,961	20.0%	1,867,148	4.9%	12,198,608	16.0%
\$150,000 or more	229,751	4.4%	1,366,386	19.2%	883,258	2.3%	8,901,360	11.7%
TOTAL	5,280,802	100.0%	7,112,050	100.0%	38,146,346	100.0%	76,089,650	100.0%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 101, B25118).

	Estimate	% Total			
TOTAL	112,545	100.0%			
Earning less than \$10,000:	10,296	100.0%			
Less than 20%	113	1.1%			
20% to 24%	81	0.8%			
25% to 29%	98	1.0%			
30% to 34%	78	0.8%			
35% or more	7,329	71.2%	Table E.25 (cont.)		
Not computed	2,596	25.2%		Estimate	% Total
Earning \$10,000 to \$19,999:	18,030	100.0%	Earning \$50,000 to \$74,999:	19,749	100.0%
Less than 20%	148	0.8%	Less than 20%	4,634	23.5%
20% to 24%	363	2.0%	20% to 24%	4,075	20.6%
25% to 29%	1,016	5.6%	25% to 29%	3,888	19.7%
30% to 34%	653	3.6%	30% to 34%	2,727	13.8%
35% or more	14,932	82.8%	35% or more	3,821	19.3%
Not computed	917	5.1%	Not computed	605	3.1%
Earning \$20,000 to \$34,999:	23,206	100.0%	Earning \$75,000 to \$99,999:	11,350	100.0%
Less than 20%	685	3.0%	Less than 20%	4,664	41.1%
20% to 24%	690	3.0%	20% to 24%	2,913	25.7%
25% to 29%	1,864	8.0%	25% to 29%	1,650	14.5%
30% to 34%	2,194	9.5%	30% to 34%	1,122	9.9%
35% or more	16,834	72.5%	35% or more	603	5.3%
Not computed	938	4.0%	Not computed	398	3.5%
Earning \$35,000 to \$49,999:	17,780	100.0%	Earning \$100,000 or more:	12,136	100.0%
Less than 20%	1,427	8.0%	Less than 20%	8,324	68.6%
20% to 24%	2,353	13.2%	20% to 24%	1,868	15.4%
25% to 29%	3,474	19.5%	25% to 29%	1,052	8.7%
30% to 34%	2,772	15.6%	30% to 34%	335	2.8%
35% or more	7,325	41.2%	35% or more	141	1.2%
Not computed	429	2.4%	Not computed	416	3.4%
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 99, B25074).					

APPENDIX F: LIST OF QUALIFIED ENTITIES

Organization	Address	City	Zip Code	Phone Number	Added to List
A Community of Friends	3701 Wilshire Boulevard, Suite 700	Los Angeles	90010	(213) 480-0809	12/16/1998
Abode Communities	701 E. Third St., Ste. 400	Los Angeles	90013	(213) 629-2702 x734	3/9/2000
Access Community Housing, Inc.	222 North Sepulveda Boulevard, Suite 2000	El Segundo	90245	(310) 335-2090	12/23/1998
Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	92009	(760) 436-5979	1/6/1999
BRIDGE Housing Corporation	345 Spear Street, Suite 700	San Francisco	94105	(415) 989-1111	12/28/1998
Century Housing Corporation	1000 Corporate Pointe	Culver City	90230	(310) 642-2007	12/24/1998
Century Pacific Equity Corporation	1801 Century Park East, Ste. 1200	Los Angeles	90067	(310) 208-1888	2/4/2004
City Housing Real Estate Services	PO Box 561574	Los Angeles	90056	(562) 809-8152	10/11/2006
City of Pomona Housing Authority	505 South Garey Ave	Pomona	91766	(909) 620-2368	12/23/1998
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	90020	(213) 252-4411	6/8/2006
Community Partnership Dev. Corp	7225 Cartwright Ave.	Sun Valley	91352	(818) 503-8503	12/24/1998
Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	90022	(323) 266-0453	12/29/1998
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	91356	(818) 708-2710	5/21/1999
Doty-Burton Associates	1224 East Wardlow Road	Long Beach	90807	(562) 595-7567	4/17/2001
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	90033	(323) 269-4214	7/13/2001
Eden Housing, Inc.	22645 Grand Street	Hayward	94541	(510) 582-1460	12/24/1998
FAME Housing Corporation	1968 West Adams Blvd.	Los Angeles	90018	(323) 730-7700	12/28/1998
Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano	92675	(949) 443-9101	
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	91602	(818) 763-0810	12/24/1998
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	90305	(323) 756-6533	9/18/2003
Hart Community Homes	208 N. Lemon St.	Fullerton	92832	(714) 526-2729	12/27/2005
Hollywood Community Housing Corp.	5020 Santa Monica Blvd.	Los Angeles	90029	(323) 469-0710	12/23/1998
Home and Community	2425 Riverside Place	Los Angeles	90039	(213) 910-9738	11/28/2005
Hope - Net	760 S. Westmoreland Ave	Los Angeles	90005	(213) 389-9949	12/23/1998
Housing Authority of the City of Los Angeles	2600 Wilshire Blvd.	Los Angeles	90057	(213) 252-2701	12/24/1998
Housing Corporation of America	2022 South 2100 East Ste. 101	Salt Lake City	84108	(801) 819-7989	6/10/1999
Jamboree Housing Corporation	17701 Cowan Avenue Suite 200	Irvine	92614	(949) 263-8676	12/24/1998
Keller & Company	4309 Argos Drive	San Diego	92116		2/8/2006
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	90005	(213) 365-7400	1/19/1999
Latin American Civic Assoc.	340 Parkside Dr	San Fernando	91340	(818) 361-8641	12/23/1998
Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	90803	(562) 434-3333	5/19/1999

Table F1: List of Quantified Entities					
Organization	Address	City	Zip Code	Phone Number	Added to List
Los Angeles Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	90046	(323) 656-4410	10/29/2004
Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	90017		
Los Angeles Housing Partnership, Inc.	1200 Wilshire Boulevard, Suite 307	Los Angeles	90071	(213) 629-9172	12/24/1998
Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	90019	(323) 954-7575	12/29/2000
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	90013	(213) 473-3030	4/25/2001
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste.C	Thousand Oaks	91362	(805) 496-4948	4/28/2004
Matinah Salaam	3740 Barrington Drive	Concord	94518	(925) 671-0725	4/28/2004
Menorah Housing Foundation	10991 W. Pico Blvd	Los Angeles	90064	(310) 477-1476	11/20/2001
National CORE	9065 Haven Ave. Suite 100	Rancho Cucamonga	91730	(909) 483-2444	5/17/1999
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	95860	(916) 231-1999	12/24/1998
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	92867	(714) 282-2520	7/13/2001
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	92866	(714) 771-1439	6/10/2005
Pico Union Housing Corporation	1345 S. Toberman	Los Angeles	90015	(213) 252-1991	1/12/1999
Poker Flats LLC	1726 Webster	Los Angeles	90026		2/8/2006
Shelter For The Homeless	15161 Jackson St.	Midway City	92655	(714) 897-3221	1/6/1999
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	90021	(213) 683-0522 x111	12/23/1998
Southern California Presbyterian Homes	516 Burchett Street	Glendale	91203	(818) 247-0420	12/29/2000
The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	90022	(323) 721-1655	1/29/2001
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr.	Long Beach	90802	(562) 570-6926	12/23/1998
West Hollywood Community Housing Corp.	7530 Santa Monica Boulevard, Suite #1	West Hollywood	90046	(323) 650-8771	12/23/1998
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	91302	(818) 222-2800 x204	4/28/2004
Source: Community Development Commission/Regional Planning Department.					

Table A.1: 2013 Vacant and Underutilized Sites

SUMMARY

	VERY LOW/LOWER	MODERATE	ABOVE MODERATE
RHNA	12504	5060	12581
SPECIFIC PLANS	1,135	1292	24215
VACANT AND UNDERUTILIZED SITES (2013)	5,445	2295	
VACANT AND UNDERUTILIZED SITES (2008, Revised)	10,587	3574	
TOTAL	17,167	7161	24215
RHNA STATUS	4,663	2101	11634

2013 VACANT AND UNDERUTILIZED SITES

California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The purpose of this inventory is to demonstrate the County's ability to meet its share of the regional housing need through adopted land use policies. This analysis is an estimate of the potential capacity of sites and does not change the required policies and procedures in the General Plan and the Zoning Code or represent a complete listing of parcels with potential for residential development. For a detailed explanation of the methodology for the Adequate Sites Inventory, please refer to the Resources Section of the Housing Element.

	TOTAL
MODERATE	2,295
VERY LOW/LOWER	5,445

VACANT AND UNDERUTILIZED SITES

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes	
4147010039	Adopted General Plan	DEL AIRE	3	C-3	0.30	50	YES	25			8			0	#DIV/0!								Commercial Building with surface parking	
5246021900	East Los Angeles Community	EAST LOS ANGELES	CC	C-2	0.44	17		9	9	CSD+	4			0	0.00		YES						County owned surface lot	
5827013023	Alladena Community Plan	ALTADENA	GC	C-3	0.26	50		25			6			1893	0.25		YES						Residence	
6080011904	West Athens - Westmont Corn	W ATHENS - WESTMONT	RD.3.1	R-2	0.42	17		14		13	CSD-	5		0	0.00		YES						Vacant Lot	
6076020409	West Athens - Westmont Corn	W ATHENS - WESTMONT	C.1	C-3	0.31	50		25		24	CSD-	7		0	0.16		YES						Commercial Building with surface parking	
6132035028	Adopted General Plan	W RANCHO DOMINGUEZ - VIC	9	C-2	0.37	17		9		8	CSD-	3		0	0.48		YES						Commercial - Office Building	
6149001033	Adopted General Plan	WILLOWBROOK	2	C-2	1.60	17		9		CSD-				1994	0.0		YES						Vacant, bus storage, near higher den dev	
6149003901	Adopted General Plan	WILLOWBROOK	2	C-2	0.53	17		9		CSD-				0	na		YES						gov offices, maintenance equipment parking storage, large surface lot	
6149003901	Adopted General Plan	WILLOWBROOK	2	R-3	1.10	30	YES	24		23	CSD-	25		0	na		YES						gov offices, maintenance equipment parking storage, large surface lot	
6152003906	Adopted General Plan	WILLOWBROOK	3	R-3	0.32	30		24		23	CSD-	7		0	0.00		YES						residence, opt owned	
6154002032	Adopted General Plan	WILLOWBROOK	3	R-3-25U	3.53	25		20			71			1973	0.4								near higher den dev	
6154004032	Adopted General Plan	WILLOWBROOK	3	C-3	0.55	50	YES	25			14			1922	0.0								Church with large surface lot	
7345018023	Adopted General Plan	WEST CARSON	C	C-3	7.62	50		25			191			1962	0.3								shopping center with large surface lot, across from Harbor UCLA	
740704028	Adopted General Plan	WEST CARSON	C	C-3	8.91	50		25			223			1970	0.4								supermarket with large surface lot	
7407025012	Adopted General Plan	WEST CARSON	C	C-2	3.45	17		9			29			1973	0.8								supermarket with large surface lot	
8110060842	Adopted General Plan	AVOCADO HEIGHTS	C	C-1	0.38	17		9			3			0	0.00		YES						#N/A	
4001001009	Adopted General Plan	LADERA HEIGHTS / VIEWPARK	C	C-3	0.89	50		25			22			1966	0.8									Church with large surface parking lot
4001001016	Adopted General Plan	LADERA HEIGHTS / VIEWPARK	C	C-3	0.82	50		25			21			1985	0.5									shopping center with large surface lot, see also 017
4034033001	Adopted General Plan	LADERA HEIGHTS / VIEWPARK	C	C-2	0.34	17		9			3			1951	0.83									Commercial - Service Station
4019040406	Adopted General Plan	LADERA HEIGHTS / VIEWPARK	C	C-2	0.30	17		9			3			1962	0.56									Commercial - Store
4019018019	Adopted General Plan	LADERA HEIGHTS / VIEWPARK	C	C-2	0.33	17		9			3			1966	0.45									Commercial - Store Combination (w/ Office or Residential)
4019020035	Adopted General Plan	LADERA HEIGHTS / VIEWPARK	C	C-2	0.35	17		9			3			1983	0.32									Commercial - Service Station
4034014024	Adopted General Plan	LENNOX	2	R-2	0.23	17		14			3			1951	0.23									residence
4034017033	Adopted General Plan	LENNOX	C	C-3	0.51	50		25			13			1925	0.1									market/residence/used car lot, large surface lot
4034018007	Adopted General Plan	LENNOX	2	R-2	0.29	17		14			4			1926	0.25									detached units
4034020009	Adopted General Plan	LENNOX	2	R-3-P	0.27	30	YES	24			6			1951	0.69									detached units
4034022021	Adopted General Plan	LENNOX	2	R-2	0.24	17		14			3			1912	0.33									detached units
4034024004	Adopted General Plan	LENNOX	C	C-3	0.47	50		25			12			1957	0.02									Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
4034024021	Adopted General Plan	LENNOX	2	R-2	0.30	17		14			4			1952	0.55									detached units
4034025011	Adopted General Plan	LENNOX	2	R-2	0.48	17		14			6			1948	0.47									residence
4034025044	Adopted General Plan	LENNOX	2	R-2	0.43	17		14			6			1909	0.23									commercial parking lot, detached units
4034025018	Adopted General Plan	LENNOX	C	C-3	0.67	50		25			17			1939	0.4									commercial, large surface lot
4034025018	Adopted General Plan	LENNOX	2	R-3-P	0.43	50	YES	40			17			1939	0.43									commercial, large surface lot
4034029006	Adopted General Plan	LENNOX	2	R-2	0.24	17		14			3			1913	0.53									residence
4034031020	Adopted General Plan	LENNOX	2	R-2	0.25	17		14			3			1914	0.23									residence
4034031039	Adopted General Plan	LENNOX	2	R-2	0.30	17		14			4			1957	0.35									singlestory multifamily
4034031041	Adopted General Plan	LENNOX	2	R-2	0.29	17		14			4			1957	0.33									singlestory multifamily
4034031057	Adopted General Plan	LENNOX	2	R-2	0.76	17		14			10			1938	0.9									near higher den dev
4034032002	Adopted General Plan	LENNOX	2	R-3	0.33	30	YES	24		25	TOD+	8		1956	0.39	YES							lower density apartments, large surface lot	
4034032007	Adopted General Plan	LENNOX	2	R-3	0.24	30	YES	24		25	TOD+	6		1924	0.64	YES								detached units
4035001026	Adopted General Plan	LENNOX	C	C-2	0.36	17		9		9	TOD+	3		1924	0.49	YES								Commercial - Store
4035003031	Adopted General Plan	LENNOX	2	R-3	0.25	30	YES	24		25	TOD+	6		1963	0.62	YES								lower density apartments, large surface lot
4035003036	Adopted General Plan	LENNOX	2	R-3	0.24	30	YES	24		25	TOD+	6		1950	0.67	YES								singlestory multifamily
4035005009	Adopted General Plan	LENNOX	2	R-2	0.30	17		14		14	TOD+	4		1958	0.45	YES								singlestory multifamily
4035005011	Adopted General Plan	LENNOX	2	R-2	0.45	17		14		14	TOD+	6		1955	0.45	YES								singlestory multifamily
4035005013	Adopted General Plan	LENNOX	2	R-2	0.45	17		14		14	TOD+	6		1952	0.42	YES								detached units
4035007002	Adopted General Plan	LENNOX	2	R-2	0.45	17		14		14	TOD+	6		1922	0.79	YES								detached units
4035007003	Adopted General Plan	LENNOX	2	R-2	0.45	17		14		14	TOD+	6		1924	0.44	YES								singlestory multifamily
4035007005	Adopted General Plan	LENNOX	2	R-2	0.27	17		14		14	TOD+	4		1949	0.11	YES								residence
4035007006	Adopted General Plan	LENNOX	2	R-2	0.36	17		14		14	TOD+	4		1926	0.25	YES								detached units
4035007009	Adopted General Plan	LENNOX	2	R-2	0.27	17		14		14	TOD+	4		1963	0.77	YES								singlestory multifamily
4035007023	Adopted General Plan	LENNOX	2	R-2	0.27	17		14		14	TOD+	4		1950	0.24	YES								singlestory multifamily
4035009008	Adopted General Plan	LENNOX	2	R-2	0.27	17		14		14	TOD+	4		1922	0.92	YES								detached units
4035009022	Adopted General Plan	LENNOX	2	R-2	0.23	17		14		14	TOD+	3		1916	0.15	YES								detached units
4035009027	Adopted General Plan	LENNOX	2	R-2	0.28	17		14		14	TOD+	4		1912	0.43	YES								residence
4035011012	Adopted General Plan	LENNOX	2	R-2	0.29	17		14			4			1952	0.43									singlestory multifamily
4035012013	Adopted General Plan	LENNOX	2	R-2	0.27	17		14			6			1813	0.60									detached units
4035014009	Adopted General Plan	LENNOX	2	R-3-P	0.24	30	YES	24			6			1959	0.67									older apts
4035014010	Adopted General Plan	LENNOX	2	R-3-P	0.24	30	YES	24			6			1959	0.67									older apts
4035014012	Adopted General Plan	LENNOX	2	R-3-P</																				

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Lower	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes	
4036028002	Adopted General Plan	LENNOX	2	R-2	0.26	17		14				4		1924	0.43								detached units	
4036028006	Adopted General Plan	LENNOX	2	R-2	0.24	17		14				3		1922	0.87									detached units
4036028023	Adopted General Plan	LENNOX	2	R-2	0.31	17		14				4		1952	0.46									detached units
4036028018	Adopted General Plan	LENNOX	2	R-2	0.25	17		14				3		1914	0.41									singlestory multifamily
4036030009	Adopted General Plan	LENNOX	2	C-2	0.24	17		9				2		1957	0.28									Residential - Five or more Apartments or units
4036030012	Adopted General Plan	LENNOX	2	C-2	0.24	17		9				2		1957	0.28									Residential - Five or more Apartments or units
4036030030	Adopted General Plan	LENNOX	2	C-2	0.34	17		9				3		1921	0.44									Residential - Five or more Apartments or units
4036031018	Adopted General Plan	LENNOX	2	R-3	0.46	30	YES	24			11			1950	0.31									detached units
4036031020	Adopted General Plan	LENNOX	2	C-2	0.41	17		9				4		1975	0.34									Industrial - Light Manufacturing, Small equipment Manufacturing, Small Machin*
4036031021	Adopted General Plan	LENNOX	2	C-2	0.42	17		9				4		1921	0.09									commercial with large surface lot, detached units
4036031021	Adopted General Plan	LENNOX	2	R-2	0.35	17		14				5		1921	0.09									commercial with large surface lot, detached units
4037001032	Adopted General Plan	LENNOX	2	C-2	0.33	17		9				3		1939	0.18									Industrial - Light Manufacturing, Small equipment Manufacturing, Small Machin*
4037001035	Adopted General Plan	LENNOX	2	C-2	0.26	17		9				2		1984	0.67									Commercial - Store
4037002026	Adopted General Plan	LENNOX	2	C-2	0.41	17		9				3		1967	0.98									Commercial - Store
4037003011	Adopted General Plan	LENNOX	2	R-2	0.24	17		14				3		1950	0.72									residence
4037003021	Adopted General Plan	LENNOX	2	R-2	0.28	17		14				4		1921	0.79									detached units
4037003027	Adopted General Plan	LENNOX	2	R-3	0.24	30	YES	24				6		1908	0.42									residence
4037006016	Adopted General Plan	LENNOX	2	R-2	0.26	17		14		14 TOD+		4		1916	0.43	YES								residence
4037006024	Adopted General Plan	LENNOX	2	R-2	0.26	17		14		14 TOD+		4		1945	0.44	YES								detached units
4037007005	Adopted General Plan	LENNOX	2	R-2	0.41	17		14		14 TOD+		6		1941	0.82	YES								detached units
4037007015	Adopted General Plan	LENNOX	2	R-3	0.24	30	YES	24		25 TOD+		6		1939	0.73	YES								detached units
4037009021	Adopted General Plan	LENNOX	2	R-2	0.24	17		14		14 TOD+		3		1936	0.26	YES								detached units
4037009022	Adopted General Plan	LENNOX	2	R-2	0.24	17		14		14 TOD+		3		1944	0.27	YES								detached units
4037010032	Adopted General Plan	LENNOX	2	R-2	0.23	17		14		14 TOD+		3		1927	0.46	YES								detached units
4037013025	Adopted General Plan	LENNOX	2	C-2	0.24	17		9		9 TOD+		2		1948	0.96	YES								Institutional - Church
4037013027	Adopted General Plan	LENNOX	2	R-3	0.27	30	YES	24		25 TOD+		7		1939	0.44	YES								detached units
4037013030	Adopted General Plan	LENNOX	2	C-2	0.27	17		9		9 TOD+		2		1952	0.82	YES								Commercial - Store
4037014028	Adopted General Plan	LENNOX	2	R-3	0.40	30	YES	24		25 TOD+		10		1923	0.67	YES								detached units
4037015025	Adopted General Plan	LENNOX	2	C-2	1.34	30		9		9 TOD+		12		1968	0.6	YES								supermarket with large surface lot
4037015025	Adopted General Plan	LENNOX	2	C-2	0.71	17		9		9 TOD+		6		1956	0.6	YES								supermarket with large surface lot
4038016001	Adopted General Plan	LENNOX	2	R-3	0.25	30	YES	24				6		1910	0.16									detached units
4038016005	Adopted General Plan	LENNOX	2	R-3	0.29	30	YES	24				7		1948	0.25									residence
4038016015	Adopted General Plan	LENNOX	2	R-3	0.44	30	YES	24				11		1958	0.43									singlestory multifamily
4038016017	Adopted General Plan	LENNOX	2	R-3	0.29	30	YES	24				7		1947	0.62									singlestory multifamily
4038020001	Adopted General Plan	LENNOX	2	C-2	0.28	17		9				2		1932	0.47									Commercial - Store Combination (w/ Office or Residential)
4038022001	Adopted General Plan	LENNOX	2	C-2	0.29	17		9				2		1956	0.44									Commercial - Store Combination (w/ Office or Residential)
4038022012	Adopted General Plan	LENNOX	2	C-2	0.24	17		9				2		1952	0.33									Residential - Three Units (any combination)
4038022017	Adopted General Plan	LENNOX	2	C-2	0.27	17		9				2		1971	0.43									Commercial - Store
4038022011	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1927	0.30									detached units
4038025002	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1926	0.25									detached units
4038025005	Adopted General Plan	LENNOX	2	R-2	0.46	17		14				6		1924	0.30									residence
4038025008	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1958	0.43									detached units
4038025009	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1912	0.40									residence
4038026010	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1942	0.56									singlestory multifamily
4038026011	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1947	0.25									detached units
4038026007	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1921	0.50									detached units
4038026008	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1927	0.13									residence
4038026009	Adopted General Plan	LENNOX	2	R-2	0.44	17		14				6		1963	0.42									singlestory multifamily
4038026013	Adopted General Plan	LENNOX	2	R-2	0.29	17		14				4		1957	0.29									singlestory multifamily
4038026014	Adopted General Plan	LENNOX	2	R-2	0.29	17		14				4		1961	0.47									singlestory multifamily
4038026015	Adopted General Plan	LENNOX	2	R-2	0.29	17		14				4		1936	0.55									singlestory multifamily
4038026017	Adopted General Plan	LENNOX	2	R-2	0.32	17		14				4		1964	0.43									singlestory multifamily
4038026018	Adopted General Plan	LENNOX	2	R-2	0.32	17		14				4		1952	0.25									singlestory multifamily
4038027006	Adopted General Plan	LENNOX	2	R-2	0.35	17		14				4		1952	0.50									residence
4038027012	Adopted General Plan	LENNOX	2	R-2	0.32	17		14				4		1922	0.40									detached units
4038027013	Adopted General Plan	LENNOX	2	R-2	0.28	17		14				4	YES	0										vacant
4038027015	Adopted General Plan	LENNOX	2	R-2	0.75	17		14				10		1922	0.4									near higher den dev
4038027016	Adopted General Plan	LENNOX	2	R-2	0.88	17		14				12		1940	0.2									near higher den dev
4038028026	Adopted General Plan	LENNOX	2	R-2	0.50	17		14				12		1947	0.36									Residential - Four Units (any combination)
4038028007	Adopted General Plan	LENNOX	2	R-2	0.38	17		14				5		1928	0.67									detached units
4039020001	Adopted General Plan	LENNOX	2	C-2	0.37	17		9				3		1946	0.45									Residential - Five or more Apartments or units
4039024023	Adopted General Plan	LENNOX	2	R-3	0.374	30		24				9		1979	0									Residential - Single
4039025023	Adopted General Plan	LENNOX	2	R-2	0.25	17		14				3		1959	0.33									detached units
4039026019	Adopted General Plan	LENNOX	2	C-2	0.25	17		9				3		1942	0.25									Residential - Five or more Apartments or units
4057018024	West Athens - Westmont Comm	W ATHENS - WESTMONT	C-2	C-1	0.43	17		9		8 CSD-		3		1964	0.22	3	YES							part of larger site that includes Food4Less and former Kmart (vacant)
4057018024	West Athens - Westmont Comm	W ATHENS - WESTMONT	C-2	C-2	1.23	17		9		8 CSD-		10		1964	0.2	10	YES							part of larger site that includes Food4Less and former Kmart (vacant)
4057027006	West Athens - Westmont Comm	W ATHENS - WESTMONT	C-2	C-2	0.77	17		9		8 CSD-		6		1969	0.5	6	YES							former DPSS leased offices (vacant)
4057027007	West Athens - Westmont Comm	W ATHENS - WESTMONT	C-2	C-2	0.77	17		9		8 CSD-		6		1954	0.7	6	YES							small commercial/office
4071007005	Adopted General Plan	ALONDRA PARK	3	R-3	0.23	30		24				30		1960	0.5									near higher den dev
4071007020	Adopted General Plan	ALONDRA PARK	3	R-3	0.24	30		24				3		1963	0.28									Residential - Five or more Apartments or units
4071007033	Adopted General Plan	ALONDRA PARK	3	R-3	0.28	30		24				7		1948	0.17									single story detached units
4071007035	Adopted General Plan	ALONDRA PARK	3	R-3	1.06	30		24				26		1957	0.7									near higher den dev, see also 037 and 038
4071007036	Adopted General Plan	ALONDRA PARK	3	R-3	0.68	30		24				16		1956	0.8									near higher den dev, see also 037 and 038
4071007038	Adopted General Plan	ALONDRA PARK	3	R-3	0.37	30		24				9		1957	0.55									near higher den dev, see also 035, 036, and 039
4071007039	Adopted General Plan	ALONDRA PARK	3	R-3	0.74	30		24				18												

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Lower	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes	
5231021009	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.24	17		14	14 CSD+			3		1923	0.62		YES						detached units	
5231022001	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.33	17		14	14 CSD+			5		1924	0.54		YES							detached units
5231023005	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.23	17		14	14 CSD+			3		1925	0.68		YES							detached units
5231024002	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.25	17		14	14 CSD+			4		1922	0.37		YES							residence
5231024007	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.27	17		14	14 CSD+			4		1921	0.64		YES							residence
5231024008	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.23	17		14	14 CSD+			3		1957	0.33		YES							residence
5231024009	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.26	17		14	14 CSD+			4		1962	0.50		YES							detached units
5231024010	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.28	17		14	14 CSD+			4		1917	0.82		YES							residence
5231024011	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.28	17		14	14 CSD+			4		1920	0.67		YES							detached units
5231024012	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.27	17		14	14 CSD+			4		1960	0.45		YES							residence
5231024013	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.27	17		14	14 CSD+			4		1921	0.86		YES							detached units
5231025005	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.26	17		14	14 CSD+			4		1922	0.40		YES							detached units
5231025007	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.32	17		14	14 CSD+			5		1960	0.19		YES							residence
5231025012	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.26	17		14	14 CSD+			4		1910	0.67		YES							detached units
5232007035	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.34	50		25	26 CSD+		9		1964	0.26		YES							Commercial Building with surface parking	
5232008020	East Los Angeles Community F	EAST LOS ANGELES	MD	R-2	0.30	17		14	14 CSD+			4		1951	0.62		YES						church with large surface lot	
5232008035	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.31	50		25	26 CSD+		8		1989	0.79		YES							Commercial Building with surface parking	
5232014960	East Los Angeles Community F	EAST LOS ANGELES	MD	R-2	0.30	17		14	14 CSD+			4		1964	0.00		YES						0.30 surface lot	
5232019001	East Los Angeles Community F	EAST LOS ANGELES	MC	C-3	0.34	50		25	26 CSD+		9		1930	0.69		YES							Commercial Building with surface parking	
5232025047	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3-DP	1.00	50		25	26 CSD+		20		1960	0.8		YES							See also 5232025016	
5232027023	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.25	50		25	26 CSD+		7		1953	0.75		YES							Commercial Building with surface parking	
5233010519	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.29	17		9	9 CSD+		3		1968	0.87		YES							Commercial Building with surface parking	
5233013068	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.23	17		14	14 CSD+			3		1914	0.41		YES							residence
5233013014	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.25	17		14	14 CSD+			4		1925	0.67		YES							residence
5233013016	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.27	17		14	14 CSD+			4		1920	0.64		YES							detached units
5233013048	East Los Angeles Community F	EAST LOS ANGELES	MD	R-4-DP	0.37	30		24	25 CSD+		9	YES	0				YES						Apartment building with surface parking	
5233014024	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.38	17		14	14 CSD+			5		1965	0.50		YES							residence
5233015013	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.24	17		14	14 CSD+			3		1925	0.84		YES							detached units
5233015014	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.33	17		14	14 CSD+			5		1906	0.43		YES							detached units
5233017003	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.23	17		9	9 CSD+		2		1906	0.37		YES								Commercial Building on large lot
5233017005	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.23	17		9	9 CSD+		2		1958	0.37		YES								Residence
5233017007	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.24	17		9	9 CSD+		2		1941	0.70		YES								Commercial Building with surface parking
5233017008	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.32	17		14	14 CSD+		5		1924	0.32		YES								residence
5233022019	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.35	17		9	9 CSD+		3		1924	0.12		YES								Vacant lot
5233023001	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.35	17		9	9 CSD+		3	YES	0				YES							Vacant lot
5233024035	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.30	17		9	9 CSD+		3	YES	1925			YES								Car Salvage lot
5234003025	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.24	17		9	9 CSD+		2		1940	0.97		YES								Commercial Building with surface parking
5234003028	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.47	17		9	9 CSD+		4		1965	0.41		YES								Commercial Building with surface parking
5234004042	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.24	17		9	9 CSD+		2		1974	0.21		YES								Commercial Building with surface parking
5234007031	East Los Angeles Community F	EAST LOS ANGELES	MD	R-2	0.25	17		14	14 CSD+			4		1924	0.62		YES							residence
5234010033	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-3	0.29	17		14	14 CSD+			4		1924	0.89		YES							detached units
5234011053	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-3	0.44	17		14	14 CSD+			6		1924	0.80		YES							detached units
5234011065	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.48	17		14	14 CSD+			7		1902	0.72		YES							detached units
5235015001	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.25	17		14	14 CSD+			4		1934	0.25		YES							detached units
5235017047	East Los Angeles Community F	EAST LOS ANGELES	CC	C-2	0.26	17		9	9 CSD+		2		1959	0.50		YES								Commercial with surface parking
5235020050	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.30	50		25	26 CSD+		8		1935	0.92		YES								Commercial Building with surface parking
5236005034	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.35	50		25	26 CSD+		9		1924	0.17		YES								Commercial Building with surface parking
5236015037	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.37	50		25	26 CSD+		10		1937	0.09		YES								Vacant lot
5236016002	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.37	50		25	26 CSD+		10		1928	0.47		YES								Commercial Building with surface parking
5236016028	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.30	50		25	26 CSD+		8		1924	0.05		YES								Commercial Building with surface parking
5236016049	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.30	50		25	26 CSD+		8		1929	0.32		YES								Commercial Building with surface parking
5236019025	East Los Angeles Community F	EAST LOS ANGELES	CC	R-4	0.47	50		40	42 CSD+		20		1934	0.70		YES								sarcophagus factory
5236019026	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.27	50		25	26 CSD+		7		1966	0.50		YES								Commercial Building with surface parking
5236019027	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.24	17		14	14 CSD+			3		1911	0.30		YES							detached units
5238008026	East Los Angeles Community F	EAST LOS ANGELES	LMD	R-2	0.29	17		14	14 CSD+			4		1965	0.74		YES							detached units
5238013040	East Los Angeles Community F	EAST LOS ANGELES	MD	R-3	0.24	30		24	25 CSD+		6		1971	0.07		YES								apartments with surface lot
5239002008	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.31	50		25	26 CSD+		8		1953	0.73		YES								Commercial Building with surface parking
5239002062	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.31	50		25	26 CSD+		8		1967	0.70		YES								Commercial Building with surface parking
5239002065	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.29	50		25	26 CSD+		8		1963	0.33		YES								Commercial Building with surface parking
5239003028	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.29	17		9	9 CSD+		3		1961	0.04		YES								Parking lot
5239003029	East Los Angeles Community F	EAST LOS ANGELES	CR	C-2	0.45	17		9	9 CSD+		4		1947	0.70		YES								Commercial Building with surface parking
5239007001	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.31	50		25	26 CSD+		8		1998	0.67		YES								Commercial Building with surface parking
5239007035	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.26	50		25	26 CSD+		7		1974	0.84		YES								Vacant lot
5239008049	East Los Angeles Community F	EAST LOS ANGELES	CC	R-3	0.23	50		25	26 CSD+		6		1958	0.11		YES								Commercial Building with surface parking
5239008049	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.23	50		25	26 CSD+		6	YES	0				YES							Commercial Building with surface parking
5239017031	East Los Angeles Community F	EAST LOS ANGELES	CC	C-3	0.38	50		25	26 CSD+		8		1953	0.00		YES								Commercial Building with surface parking
5239021035	East Los Angeles Community F	EAST LOS ANGELES	MD	R-3	0.29	30		24	25 CSD+		7		1909	0.94		YES								detached units
5240001018	East Los Angeles Community F	EAST LOS ANGELES	MD	R-2	0.23	17		14	14 CSD+			3		1921	0.41		YES							detached units
5240001030	East Los Angeles Community F	EAST LOS ANGELES	MD	R-3	0.36	30		24	25 CSD+		7		1936	0.73		YES								detached units
5240002029	East Los Angeles Community F	EAST LOS ANGELES	MD	R-3	0.29	30		25	25 CSD+		7		1960	0.25		YES								lower density apartments, large surface lot
5240003035	East Los Angeles Community F	EAST LOS ANGELES	CC	C-2	0.35	17		9	9 CSD+		3		1990	0.96		YES								Commercial with surface parking
5240006007	East Los Angeles Community F	EAST LOS ANGELES	MD	R-3	0.37	30		24	25 CSD+		9		1928	0.33		YES								apartments with surface lot
5240006015	East Los Angeles Community F	EAST LOS ANGELES	CC	C-2	0.74	17		9																

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Lower	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes
5248022028	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.25	50		25	26	CSD+	7			1953	0.26		YES						Commercial Building with surface parking
5248022031	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.36	50		25	26	CSD+	9			1954	0.26		YES						Commercial Building with surface parking
5248022033	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.62	50		25	26	CSD+	16			1995	0.3		YES						Commercial Building with surface parking
5249012041	East Los Angeles Community Plan	EAST LOS ANGELES	CC	C-3	0.35	50		25	26	CSD+	9			1987	0.58		YES						fast food with large surface lot; McDonalds
5249012041	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.34	50		25	26	CSD+	9			1987	0.58		YES						McDonalds
5249019026	East Los Angeles Community Plan	EAST LOS ANGELES	UMD	R-2	0.29	17		14	14	CSD+		4		1941	0.40		YES						residence
5249022033	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.30	50		25	26	CSD+	8			1975	0.20		YES						Commercial Building with surface parking
5249022033	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.29	50		25	26	CSD+	8			1964	0.14		YES						Car storage
5249027029	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.25	50		25	26	CSD+	7			1959	0.72		YES						Commercial Building
5249031030	East Los Angeles Community Plan	EAST LOS ANGELES	MC	C-3	0.33	50		25	26	CSD+	9			1953	0.62		YES						Commercial Building with surface parking
5250017032	East Los Angeles Community Plan	EAST LOS ANGELES	CC	C-2	0.44	17		9	9	CSD+		4		1954	0.36		YES						Commercial with large surface parking
5250020036	East Los Angeles Community Plan	EAST LOS ANGELES	CC	C-2	0.26	17		9	9	CSD+		2		1915	0.53		YES						Commercial with large surface parking
5329012001	Adopted General Plan	SAN PASQUAL	3	C-2	0.33	17		9	9	CSD+		3		1922	0.04								Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
5330001008	Adopted General Plan	SAN PASQUAL	3	R-4	0.33	30		24			8			1961	0.48								lower density apartments; surface lot
5330002009	Adopted General Plan	SAN PASQUAL	3	R-4	0.37	30		24			8			1958	0.35								lower density apartments; surface lot
5330002010	Adopted General Plan	SAN PASQUAL	3	R-4	0.33	30		24			8			1958	0.33								lower density apartments; surface lot
5330002011	Adopted General Plan	SAN PASQUAL	3	R-4	0.33	30		24			8			1961	0.48								lower density apartments; surface lot
5330002015	Adopted General Plan	SAN PASQUAL	3	R-4	0.25	30		24			8			1964	0.35								lower density apartments; surface lot
5330004004	Adopted General Plan	SAN PASQUAL	3	R-4	0.33	30		24			8			1958	0.57								lower density apartments; surface lot
5330005017	Adopted General Plan	SAN PASQUAL	3	R-4	0.37	30		24			8			1951	0.25								lower density apartments; surface lot
5330005028	Adopted General Plan	SAN PASQUAL	3	R-4	0.32	30		24			8		YES	0									Residential - Vacant Land
5330005031	Adopted General Plan	SAN PASQUAL	3	R-4	1.03	30		24			25			1964	0.1								CVS; see also 031 - RCUP2008-00143 added WTF and 24 hour operation - included because of large surface lot
5330005032	Adopted General Plan	SAN PASQUAL	3	C-2	0.37	17		9	6					1964	0.5								CVS; see also 031 - RCUP2008-00143 added WTF and 24 hour operation - included because of large surface lot
5330006042	Adopted General Plan	SAN PASQUAL	3	R-4	0.37	30		24			9			1982	0.94								Residential - Single
5330006047	Adopted General Plan	SAN PASQUAL	3	R-4	0.37	30		24			9			1982	0.39								Residential - Single
5331001001	Adopted General Plan	SAN PASQUAL	3	C-2	0.33	17		9			3			1957	0.93								Commercial - Professional Building
5331001002	Adopted General Plan	SAN PASQUAL	3	C-2	0.26	17		9			2			1950	0.83								Commercial with surface lot
5378011028	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	1.16	30		24	23	CSD-	26			1961	0.5		YES						near higher den dev.
5378011032	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.40	30		24	23	CSD-	9		YES	0			YES						Residential - Vacant Land
5378012021	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.28	30		24	23	CSD-	6		YES	0			YES						Residential - Vacant Land
5378015008	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-1	0.24	17		9	8	CSD-		2		1949	0.72		YES						0
5378015009	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-1	0.29	17		9	8	CSD-		2		1962	0.37		YES						0
5378015010	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-1	0.29	17		9	8	CSD-		2		1962	0.38		YES						0
5378018020	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-2	0.42	17		9	8	CSD-		3		1924	0.81		YES						0
5379006004	Adopted General Plan	EAST PASADENA - EAST SAN	3	C-1	0.27	17		9	8	CSD-		2		1956	0.44		YES						Institutional - Church
5379012003	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.46	30		24	23	CSD-	10			1960	0.87		YES						Commercial - Store Combination (w/ Office or Residential)
5379012024	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.35	30		24	23	CSD-	9			1957	0.31		YES						apartments with surface lot
5379013003	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.37	30		24	23	CSD-	9			1962	0.31		YES						apartments with surface lot
5379018034	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.39	30		24	23	CSD-	9			1965	0.43		YES						singlestory multifamily
5379026104	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.72	30		24	23	CSD-	16			1972	0.6		YES						near higher den dev.
5379026105	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.45	30		24	23	CSD-	10			1973	0.75		YES						apartments with surface lot
5379030001	Adopted General Plan	EAST PASADENA - EAST SAN	3	C-1	0.27	17		9	8	CSD-		2		1978	0.74		YES						Commercial - Restaurant, Cocktail Lounge
5379032001	Adopted General Plan	EAST PASADENA - EAST SAN	3	C-2	0.31	17		9	8	CSD-		2		1964	0.40		YES						Commercial - Service Station
5379032027	Adopted General Plan	EAST PASADENA - EAST SAN	3	C-1	0.62	17		9	8	CSD-		3		1969	0.44		YES						Restaurant with large surface lot
5379032036	Adopted General Plan	EAST PASADENA - EAST SAN	3	C-1	0.35	17		9	8	CSD-		3		1962	0.22		YES						Petco; large surface lot
5379032036	Adopted General Plan	EAST PASADENA - EAST SAN	3	C-2	1.51	17		9	8	CSD-		12		1962	0.2		YES						Petco; large surface lot
5382003027	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3-30U	0.28	30		24	23	CSD-	6			1973	0.75		YES						apartments with surface lot
5382005039	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.46	30		24	23	CSD-	11			1979	0.84		YES						unit in condo complex; counted once
5382009045	Adopted General Plan	EAST PASADENA - EAST SAN	3	R-3	0.72	30		24	23	CSD-	17			1962	0.72		YES						near higher den dev.
5743005001	Alladena Community Plan	ALTADENA	GC	C-3	0.41	50		25	0		10			1985	0.95		YES						Commercial Building with surface parking
5751005004	Alladena Community Plan	ALTADENA	GC	C-1	0.72	17		9			6			1955	0.3		YES						pharmacy with large surface lot
5751005010	Alladena Community Plan	ALTADENA	GC	C-1-DP	0.25	17		9			2			1959	0.29		YES						Commercial with surface parking
5751005020	Alladena Community Plan	ALTADENA	GC	C-3	0.46	50		25			12			1960	0.43		YES						McDonalds
5751005032	Alladena Community Plan	ALTADENA	GC	C-3	0.48	50		25			12			1960	0.48		YES						Commercial Building with surface parking
5751005041	Alladena Community Plan	ALTADENA	GC	C-2-DP-BE-UIC	0.60	17		9			5	YES		0			YES						adjacent to skilled nursing facility
5755004031	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-3	0.70	50		25	24	CSD-	17			1986	0.7		YES						metel with large surface lot
5755008023	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-2	0.85	17		9	8	CSD-		7		1967	0.2		YES						furniture store, hardware store with large surface lot
5755008034	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-3	0.40	50		25	24	CSD-	9			1965	0.32		YES						Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
5755008039	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-3	1.04	50		25	24	CSD-	25			1968	0.4		YES						Commercial Building with surface parking
5755008021	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-2	0.43	17		9	8	CSD-		3		1978	0.54		YES						Commercial - Store
5755012032	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-2	0.31	17		9	8	CSD-		3		1965	0.75		YES						Commercial - Restaurant, Cocktail Lounge
5755012034	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-2	0.24	17		9	8	CSD-		2		1989	0.04		YES						Commercial - Store
5755013015	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-2	0.23	17		9	8	CSD-		2		1959	0.00		YES						Commercial - Parking Lot (Commercial Use Property)
5755018021	Adopted General Plan	EAST PASADENA - EAST SAN	C	C-2	0.41	17		9	8	CSD-		2		1986	0.41		YES						

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes
5810001033	Adopted General Plan	LA CRESCENTA - MONTROSE	C	C-2-BE	0.65	17		0				6		1982	0.4		YES						commercial office
5810001037	Adopted General Plan	LA CRESCENTA - MONTROSE	C	C-2-BE	0.36	17		9				3		1924	0.50		YES						Institutional - School (Private)
5810002020	Adopted General Plan	LA CRESCENTA - MONTROSE	C	C-2-BE	0.32	17		9				3		1986	0.87		YES				YES		Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser
5810008033	Adopted General Plan	LA CRESCENTA - MONTROSE	3	R-3	0.45	30		24	23	CSD-	10			1963	0.48		YES						apartments with surface lot
5810009035	Adopted General Plan	LA CRESCENTA - MONTROSE	3	R-3	0.46	30		24	23	CSD-	11			1974	0.79		YES						apartments with surface lot
5827004010	Alladene Community Plan	ALTADENA	GC	C-3	0.24	50		25						1927	0.28		YES						Commercial building
5827011026	Alladene Community Plan	ALTADENA	GC	C-3	0.39	50		25						1972	0.93		YES						Commercial Building with surface parking
5827011963	Alladene Community Plan	ALTADENA	GC	C-3	0.24	50		25						1949	0.00		YES						Commercial Building with surface parking
5827013029	Alladene Community Plan	ALTADENA	GC	C-3	1.57	50		25						1952	0.4		YES						former supermarket with large surface lot
5827013904	Alladene Community Plan	ALTADENA	GC	C-3	1.46	50		25						1998	0.0		YES						Commercial Office Owned by CDC
5828027022	Alladene Community Plan	ALTADENA	GC	C-3	0.39	50		25						1926	0.29		YES						Commercial Building with surface parking
5835008023	Alladene Community Plan	ALTADENA	GC	C-3	0.42	50		25						1927	0.42		YES						Apartment complex
5835007025	Alladene Community Plan	ALTADENA	GC	C-3	0.28	50		25						1959	0.30		YES						Commercial Building with surface parking
5835011020	Alladene Community Plan	ALTADENA	GC	C-3	0.83	50		25						1949	0.5		YES						supermarket with large surface lot
5835011025	Alladene Community Plan	ALTADENA	GC	C-3	0.44	50		25						1963	0.14		YES						Church with surface parking
5835021004	Alladene Community Plan	ALTADENA	GC	C-3	0.30	50		25						1968	0.70		YES						Commercial Building with surface parking
5835022016	Alladene Community Plan	ALTADENA	GC	C-3	0.26	50		25						1950	0.22		YES						Commercial Building with surface parking
5835031003	Alladene Community Plan	ALTADENA	GC	C-3	0.28	50		25						1947	0.71		YES						Apartment complex
5835031042	Alladene Community Plan	ALTADENA	GC	C-3	0.35	50		25						1980	0.50		YES						Commercial Building with surface parking
5835038033	Alladene Community Plan	ALTADENA	GC	C-3	0.27	50		25						1973	0.20		YES						Commercial Building with surface parking
5836031017	Alladene Community Plan	ALTADENA	MD	R-3	0.23	30		24	23	CSD-	5			1958	0.89		YES						single story detached units
5836031021	Alladene Community Plan	ALTADENA	MD	R-3	0.25	30		24	23	CSD-	5			1923	0.95		YES						Apartment complex
5836031055	Alladene Community Plan	ALTADENA	MD	R-3	0.71	30		24	23	CSD-	16			1928	0.3		YES						multifamily bungalows, large surface lot
5836031029	Alladene Community Plan	ALTADENA	MD	R-3	0.36	30		24	23	CSD-	8			1964	0.43		YES						older apartments, surface parking
5836031030	Alladene Community Plan	ALTADENA	MD	R-3	0.25	30		24	23	CSD-	9			1924	0.14		YES						single story detached units
5836031032	Alladene Community Plan	ALTADENA	MD	R-3	0.41	30		24	23	CSD-	9			1954	0.69		YES						single story detached units
5841029001	Alladene Community Plan	ALTADENA	MD	R-3-P	0.48	30		24	23	CSD-	11			1923	0.70		YES						single story detached units
584501008	Alladene Community Plan	ALTADENA	MU	R-3-P	0.65	30		24	23	CSD-	15			1947	0.3		YES						2 units
5845001018	Alladene Community Plan	ALTADENA	MD	R-3	0.76	30		24	23	CSD-	17			1922	0.6		YES						near higher den dev
5845002005	Alladene Community Plan	ALTADENA	MU	C-3	0.27	17		9			2			1965	0.09		YES						Surface parking
5845002016	Alladene Community Plan	ALTADENA	MU	C-3	0.30	17		9			3			1926	0.87		YES						Commercial with surface parking
5845003006	Alladene Community Plan	ALTADENA	MU	R-3-P	0.38	30		24	23	CSD-	9			1921	0.89		YES						residence, shared surface parking with adjacent commercial
5845008010	Alladene Community Plan	ALTADENA	MU	C-2	0.25	17		9			2			1970	0.2		YES						Vacant Lot
5845008011	Alladene Community Plan	ALTADENA	MU	C-2	0.28	17		9			2			1970	0.07		YES						Vacant Lot
5845016006	Alladene Community Plan	ALTADENA	GC	C-2	0.31	17		9			3			1905	0.27		YES						Commercial with large surface parking
5845016007	Alladene Community Plan	ALTADENA	GC	C-2	0.26	17		9			2			1949	0.00		YES						Commercial with surface parking
5845016008	Alladene Community Plan	ALTADENA	GC	C-2	0.28	17		9			2			1949	0.23		YES						Commercial with large surface parking
5845016013	Alladene Community Plan	ALTADENA	GC	C-2	0.43	17		9			4			1963	0.43		YES						Commercial with large surface parking
5845016020	Alladene Community Plan	ALTADENA	GC	C-2	0.36	17		9			3			1986	0.58		YES						Commercial with large surface parking
5845017010	Alladene Community Plan	ALTADENA	MU	C-3	0.30	17		9			3			1923	0.60		YES						Commercial building
5845017014	Alladene Community Plan	ALTADENA	MU	C-3	0.44	17		9			4			1924	0.48		YES						Commercial with surface parking
5845018013	Alladene Community Plan	ALTADENA	MU	C-3	0.48	17		9			4			1953	0.56		YES						Commercial with surface parking
5845019011	Alladene Community Plan	ALTADENA	MU	R-2	0.55	17		14			8			1965	0.6		YES						4 units
5845019019	Alladene Community Plan	ALTADENA	MU	C-3	0.38	17		9			3			1965	0.43		YES						Commercial with surface parking
5845020013	Alladene Community Plan	ALTADENA	MU	C-3	0.42	17		9			4			1969	0.62		YES						Commercial with surface parking
5845020014	Alladene Community Plan	ALTADENA	MU	C-3	0.43	17		9			4			1957	0.27		YES						Commercial with surface parking
5845021004	Alladene Community Plan	ALTADENA	MU	C-3	0.44	17		9			4			1957	0.29		YES						Commercial with surface parking
5845021008	Alladene Community Plan	ALTADENA	MU	R-2	0.55	17		14			7			1924	0.5		YES						multiple units
5845021034	Alladene Community Plan	ALTADENA	MU	C-3	0.88	17		9			2			1980	0.2		YES						shopping center with large surface lot
5845021034	Alladene Community Plan	ALTADENA	MU	C-3	0.47	17		9			4			1980	0.78		YES						shopping center with large surface lot
5845021038	Alladene Community Plan	ALTADENA	MU	R-2	0.34	17		14			5			1954	0.72		YES						church with large surface lot
5845029014	Alladene Community Plan	ALTADENA	GC	C-2-DP	0.57	17		9			5			1994	0.6		YES						Blockbuster with large surface lot
5848037001	Alladene Community Plan	ALTADENA	GC	C-2	0.24	17		9			2			1960	0.72		YES						Commercial with large surface parking
5853016027	Alladene Community Plan	ALTADENA	MD	R-3	1.57	30		24	23	CSD-	36			1967	0.57		YES						near higher den dev
5853016039	Alladene Community Plan	ALTADENA	GC	C-2	0.24	17		9			2			1969	0.55		YES						Salvage care facility
5854021009	Alladene Community Plan	ALTADENA	GC	C-2	0.24	17		9			2			1974	0.84		YES						Commercial with large surface parking
6008022008	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.25	17		14	14	CSD+	7			1914	0.02		YES						detached units
6008023024	Adopted General Plan	FLORENCE - FIRESTONE	3	R-3	0.26	30		24	25	CSD+	0		YES	1920	0.0		YES						commercial/industrial equip storage, large surface lot
6008027030	Adopted General Plan	FLORENCE - FIRESTONE	3	R-3	0.35	30		24	26	CSD+	9			1959	0.06		YES						surface lot for adjacent commercial
6008029028	Adopted General Plan	FLORENCE - FIRESTONE	3	C-3	0.40	50		25	26	CSD+	11			1997	0.29		YES						Commercial - Office Building
6008031003	Adopted General Plan	FLORENCE - FIRESTONE	3	C-3	0.29	50		25	26	CSD+	8			1929	0.76		YES						Commercial - Store Combination (w/ Office or Residential)
6008034018	Adopted General Plan	FLORENCE - FIRESTONE	3	R-3	0.30	30		24	26	CSD+ TOD+	8			1942	0.96	YES	YES						Residential - Five or more Apartments or units
6008035285	Adopted General Plan	FLORENCE - FIRESTONE	3	R-3	1.29	30		24	26	CSD+ TOD+	34		YES	0	0.0	YES	YES						Public utility, small office, supplies/ equipment storage, near higher den
6009026019	Adopted General Plan	FLORENCE - FIRESTONE	4	R-2	0.24	50		24	44	CSD+ TOD+	10			1931	0.45	YES	YES						detached units
6009011900	Adopted General Plan	FLORENCE - FIRESTONE	4	C-2	0.50	17		9	9	CSD+	0		4	YES	0		YES						Daycare center with large surface lot
6009017026	Adopted General Plan	FLORENCE - FIRESTONE	4	C-3																			

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes
6043022001	Adopted General Plan	FLORENCE - FIRESTONE	C	C-3	0.27	50		25	26	CSD+	7			1920	0.74		YES						market with large surface lot
6043030018	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.26	17		14	14	CSD+	4			1920	0.26		YES						detached units
6043030019	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.26	17		14	14	CSD+	4			1921	0.26		YES						detached units
6043032001	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.24	17		14	14	CSD+	3			1910	0.52		YES						detached units
6044009025	Adopted General Plan	FLORENCE - FIRESTONE	2	C-3	0.27	50	YES	25	28	CSD+ TOD+	7			1938	0.92	YES	YES						commercial the large surface lot
6044012025	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.23	17		14	14	CSD+	3			1912	0.43		YES						residence
6044016028	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.23	17		14	15	CSD+ TOD+	4			1967	0.02	YES	YES						surface lot for adjacent commercial
6044019025	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.25	17		14	14	CSD+	4			1916	0.33		YES						detached units
6044025025	Adopted General Plan	FLORENCE - FIRESTONE	2	C-3	0.27	50	YES	25	28	CSD+ TOD+	7			1961	0.26	YES	YES						commercial automotive with large surface lot
6045003011	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.23	17		14	14	CSD+	3			1955	0.55		YES						detached units
6045004027	Adopted General Plan	FLORENCE - FIRESTONE	2	C-3	0.27	50	YES	25	26	CSD+	7			1998	0.38		YES						Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
6045008001	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.39	17		14	14	CSD+	5			1942	0.06		YES						trailer park
6045009017	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.24	17		14	14	CSD+	3			1915	0.73		YES						detached units
6045010004	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.25	17		14	14	CSD+	4			1905	0.77		YES						detached units
6047004003	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.24	50		25	24	CSD-	6			1921	0.01		YES						Commercial building
6047004012	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1926	0.35		YES						detached units
6047004041	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1924	0.30		YES						detached units
6047007025	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1928	0.33		YES						detached units
6047008010	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1924	0.87		YES						singlestory multifamily
6047009049	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1951	0.01		YES						part of surface lot for church
6047010013	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1924	0.77		YES						detached units
6047010028	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.34	50		25	24	CSD-	8			1948	0.13		YES						Commercial building
6047010069	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.31	50		25	24	CSD-	7			1954	0.14		YES						Commercial building
6047010085	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17		14	13	CSD-	6			1923	0.59		YES						detached units
6047010044	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17		14	13	CSD-	3			1911	0.46		YES						detached units
6047011011	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.24	17		14	13	CSD-	3			1914	0.73		YES						detached units
6047012014	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.25	17		9	8	CSD-	2			1911	0.27		YES						Residence
6047015068	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17		14	13	CSD-	6			1941	0.39		YES						detached units
6047015020	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17		14	13	CSD-	6			1935	0.83		YES						singlestory multifamily
6047015034	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17		14	13	CSD-	6			1958	0.24		YES						older apts
6047015036	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.43	17		14	13	CSD-	6			1941	0.39		YES						detached units
6047017014	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.25	17		9	8	CSD-	2	YES		0	0		YES						Vacant Lot
6047020044	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1942	0.34		YES						detached units
6047020047	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.45	50		25	24	CSD-	11			1981	0.59		YES						Commercial Building with surface parking
6047020048	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.59	50		25	24	CSD-	14			1955	0.7		YES						Commercial Use with surface parking
6049006018	Adopted General Plan	FLORENCE - FIRESTONE	3	R-3	0.24	30		24	25	CSD+	6			1933	0.58		YES						detached units
6056001011	Adopted General Plan	FLORENCE - FIRESTONE	2	R-2	0.24	17		14	14	CSD+	3			1908	0.23		YES						residence
6056001011	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.33	17		9	8	CSD-	3			1923	0.33		YES						residence
6056002032	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17		14	13	CSD-	4			1924	0.89		YES						detached units
6056004027	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.24	50		25	24	CSD-	6			1931	0.81		YES						Commercial Building with surface parking
6056004033	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.24	50		25	24	CSD-	6			1924	0.67		YES						Commercial Building with surface parking
6056006028	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.29	17		9	8	CSD-	2			1995	0.69		YES						Commercial with surface parking
6056007054	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.28	17		9	8	CSD-	2	YES		0	0		YES						Vacant Lot
6056008023	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17		13	13	CSD-	3			1923	0.25		YES						detached units
6056009024	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.24	50		25	24	CSD-	6			1959	0.18		YES						surface parking
6056010012	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.24	17		14	13	CSD-	3			1926	0.75		YES						surface lot for commercial and singlestory multifamily
6056011022	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.34	17		14	13	CSD-	4			1936	0.26		YES						residence
6056017054	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.28	17		9	8	CSD-	2			1957	0.52		YES						Commercial with surface parking
6056017025	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.28	17		9	8	CSD-	2			1958	0.28		YES						Commercial with surface parking
6056020023	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.23	17		9	8	CSD-	2			1962	0.25		YES						Commercial with surface parking
6058001023	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.2	R-3	1.00	30		24	23	CSD-	23			1948	0.3		YES						near higher den dev.
6058001024	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.2	R-3	1.00	30		24	23	CSD-	23			1948	0.3		YES						near higher den dev.
6058001025	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.2	R-3	1.00	30		24	23	CSD-	23			1948	0.3		YES						near higher den dev.
6058001026	West Athens - Westmont Com	W ATHENS - WESTMONT	C.1	C-3	0.3	50		9	8	CSD-	3			1958	0.64		YES						Commercial with large surface parking
6058001027	West Athens - Westmont Com	W ATHENS - WESTMONT	C.3	C-1	0.43	17		9	8	CSD-	3			1954	0.16		YES						Commercial with large surface parking
6059009024	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.29	17		9	8	CSD-	2	YES		0	0		YES						Vacant Lot
6059010010	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17		14	13	CSD-	3			1925	0.25		YES						residence
605901031	West Athens - Westmont Com	W ATHENS - WESTMONT	C.2	C-2	0.31	17		9	8	CSD-	3			1946	0.87		YES						Apartment with surface parking
6059012019	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17		13	13	CSD-	3			1919	0.41		YES						residence
6059013001	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17		14	13	CSD-	3			1962	0.51		YES						detached units
6059014007	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17		14	13	CSD-	3			1959	0.24		YES						older apts
6059019001	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17		14	13	CSD-	6			1918	0.25		YES						detached units
6059019032	West Athens - Westmont Com	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17		14	13														

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes
6086012050	Adopted General Plan	W RANCHO DOMINGUEZ - VIC 3	C-2	C-2	0.30	17		0	8	CSD		2		1991	0.59		YES						Commercial - Restaurant, Cocktail Lounge
6090008001	West Athens - Westmont	W ATHENS - WESTMONT	C-2	C-2	0.25	17		9	8	CSD		2		1962	0.46		YES						Commercial with surface parking
6132022003	Adopted General Plan	W RANCHO DOMINGUEZ - VIC 3	R-2	R-3	0.81	30		14	23	CSD	14	YES	1909	0.36		YES							public housing multifamily
6132022023	Adopted General Plan	W RANCHO DOMINGUEZ - VIC 3	R-2	R-2	0.31	17		14	13	CSD		4		1932	0.65		YES						residence
6132022024	Adopted General Plan	W RANCHO DOMINGUEZ - VIC 3	R-2	R-2	0.32	17		14	13	CSD		4		1913	0.99		YES						Residential - Single
6132022025	Adopted General Plan	W RANCHO DOMINGUEZ - VIC 3	R-2	R-2	0.31	17		14	13	CSD		4		1912	0.83		YES						residence
6132022026	Adopted General Plan	W RANCHO DOMINGUEZ - VIC 3	R-2	R-2	0.32	17		14	13	CSD		4		1924	0.86		YES						residence
6132023017	Adopted General Plan	W RANCHO DOMINGUEZ - VIC 3	R-2	R-2	0.33	17		14	13	CSD		4		1925	0.18		YES						detached units
6139003028	Adopted General Plan	W RANCHO DOMINGUEZ - VIC P	R-3	R-3	0.307	30		24	23	CSD	7		1941	0		YES							Institutional - School (Private)
6147018002	Adopted General Plan	WILLOWBROOK	3	R-2	0.34	17		14	13	CSD		4		1946	0.57		YES						Residential - Single
6147018003	Adopted General Plan	WILLOWBROOK	3	R-2	0.34	17		14	13	CSD		4		1941	0.64		YES						Residential - Single
6147019009	Adopted General Plan	WILLOWBROOK	3	R-2	0.44	17		14	13	CSD		6		1919	0.41		YES						Residential - Three Units (any combination)
6147019010	Adopted General Plan	WILLOWBROOK	3	R-2	0.44	17		14	13	CSD		6		1929	0.47		YES						Residential - Double, Duplex or Two Units
6147025001	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1927	0.39		YES						Residential - Double, Duplex or Two Units
6147025003	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1923	0.17		YES						Residential - Three Units (any combination)
6147025004	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1948	0.98		YES						Residential - Single
6147025005	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1939	0.34		YES						Residential - Single
6147025006	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1947	0.21		YES						Residential - Single
6147025008	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1950	0.59		YES						Residential - Double, Duplex or Two Units
6147025011	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1924	0.25		YES						Residential - Single
6147026018	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1942	0.40		YES						Residential - Double, Duplex or Two Units
6147026020	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1927	0.33		YES						Residential - Double, Duplex or Two Units
6147026022	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1924	0.83		YES						Residential - Double, Duplex or Two Units
6147026023	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1951	0.27		YES						Residential - Single
6147026024	Adopted General Plan	WILLOWBROOK	3	R-2	0.24	17		14	13	CSD		3		1952	0.86		YES						Residential - Double, Duplex or Two Units
6148011011	Adopted General Plan	WILLOWBROOK	2	R-2	0.26	17		14	29		4		1962	0.45		YES							detached units
6148013002	Adopted General Plan	WILLOWBROOK	2	R-2	0.26	17		14	29		4		1946	0.79		YES							residential multifamily
6148013003	Adopted General Plan	WILLOWBROOK	2	R-2	0.25	17		14	29		4		1946	0.40		YES							residence
6148013004	Adopted General Plan	WILLOWBROOK	2	R-2	0.25	17		14	29		4		1946	0.80		YES							residence
6148013005	Adopted General Plan	WILLOWBROOK	2	R-2	0.25	17		14	29		4		1946	0.43		YES							residence
6148013010	Adopted General Plan	WILLOWBROOK	2	R-2	0.28	17		14	39		5		1949	0.38		YES							residence
6148013011	Adopted General Plan	WILLOWBROOK	2	R-2	0.28	17		14	39		5		1948	0.88		YES							residence
6148013018	Adopted General Plan	WILLOWBROOK	2	R-2	0.39	17		14	5		5		1946	0.51		YES							residence
6149025038	Adopted General Plan	WILLOWBROOK	2	C-1	0.29	17		9				3	YES	0									Commercial - Parking Lot (Commercial Use Property)
6150001010	Adopted General Plan	WILLOWBROOK	3	R-3	0.25	30		24	23	CSD		6		1960	0.66		YES						Residential - Vacant Land
6150001011	Adopted General Plan	WILLOWBROOK	3	R-3	0.37	30	YES	24	23	CSD		8	YES	0			YES						Residential - Vacant Land
6150002031	Adopted General Plan	WILLOWBROOK	2	R-3	0.35	30	YES	24	23	CSD		8		1936	0.30		YES						Residential - Single
6150002032	Adopted General Plan	WILLOWBROOK	2	R-3	0.41	30	YES	24	23	CSD		8		1954	0.95		YES						Residential - Double, Duplex or Two Units
6150002034	Adopted General Plan	WILLOWBROOK	2	R-3	0.31	30	YES	24	23	CSD		7		1950	0.36		YES						Residential - Single
6150002035	Adopted General Plan	WILLOWBROOK	2	R-3	0.32	30	YES	24	23	CSD		7		1960	0.66		YES						Residential - Five or more Apartments or units
6150005010	Adopted General Plan	WILLOWBROOK	2	R-3	0.34	30	YES	24	23	CSD		8		1960	0.55		YES						detached units
6150006002	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		5		1910	0.33		YES						residence
6150006004	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		6		1961	0.67		YES						detached units
6150006005	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		5		1946	0.68		YES						residence
6150006006	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		5		1920	0.80		YES						residence
6150006007	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		5		1916	0.47		YES						residence
6150006018	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		9		1924	0.38		YES						detached units
6150006902	Adopted General Plan	WILLOWBROOK	2	R-3	0.25	30	YES	24	23	CSD		6	YES	1957	0.60		YES						Residential - Vacant Land
6150023017	Adopted General Plan	WILLOWBROOK	2	R-3	0.25	30	YES	24	23	CSD		6		1957	0.60		YES						residential multifamily
6150023045	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	24		6		1924	0.44		YES							residential multifamily
6150027017	Adopted General Plan	WILLOWBROOK	2	R-3	0.26	30	YES	24	23	CSD		6		1923	0.45		YES						residence
6150027018	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		6		1926	0.41		YES						Residential - Four Units (any combination)
6150029013	Adopted General Plan	WILLOWBROOK	2	C-2	0.29	17		9			2		1918	0.42		YES							Residential - Single
6152002020	Adopted General Plan	WILLOWBROOK	2	R-3	0.25	30	YES	24	23	CSD		6		1923	0.08		YES						commercial, large surface lot
6152002900	Adopted General Plan	WILLOWBROOK	2	R-3	0.24	30	YES	24	23	CSD		6	YES	0			YES						Residential - Vacant Land
6152003003	Adopted General Plan	WILLOWBROOK	3	R-3	0.38	30		24	23	CSD		9		1968	0.99		YES						Residential - Three Units (any combination)
6152003019	Adopted General Plan	WILLOWBROOK	3	R-3	0.37	30		24	23	CSD		17		1945	0.77		YES						near higher den dev
6152003029	Adopted General Plan	WILLOWBROOK	3	R-3	0.30	30		24	23	CSD		9		1961	0.31		YES						detached units
6152003030	Adopted General Plan	WILLOWBROOK	3	R-3	0.38	30		24	23	CSD		9	YES	0			YES						Residential - Vacant Land
6152003033	Adopted General Plan	WILLOWBROOK	3	R-3	0.65	30		24	23	CSD		15		1947	0.4		YES						church with large surface lot
6152003901	Adopted General Plan	WILLOWBROOK	3	R-3	0.38	30		24	23	CSD		9	YES	0			YES						Residential - Vacant Land
6152003908	Adopted General Plan	WILLOWBROOK	3	R-3	0.29	30		24	23	CSD		7	YES	0			YES						Commercial - Vacant Land
6152004008	Adopted General Plan	WILLOWBROOK	3	R-3	0.38	30		24	23	CSD		9		1944	0.38		YES						

APN	Plan Name	Community Name	Land Use	Zoning	Acres	Maximum Allowable Density	Infill Policy	Density Adjustment (Residential 80% of max. buildout; Commercial 50% of max. buildout)	Additional Density Adjustment	Additional Density Adjustment Reason	Potential Units Very Low/Lower	Potential Units Moderate	Vacant	Year Built	Improvement to Land Ratio	TOD	Community Standards District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of Freeway	Notes
6201018017	Walnut Park Neighborhood Plat	WALNUT PARK	GC	C-3	0.31	50		25			8			1957	0.65	YES							Commercial Building with surface parking
6201027025	Walnut Park Neighborhood Plat	WALNUT PARK	GC	C-3	0.25	50		25			8			1952	0.41	YES							Commercial Building with surface parking
6201027027	Walnut Park Neighborhood Plat	WALNUT PARK	GC	C-3	0.30	50		25			8			1985	0.73	YES							Commercial Building with surface parking
6201028015	Walnut Park Neighborhood Plat	WALNUT PARK	GC	C-3	0.29	50		25			7			1947	0.47	YES							Commercial Building
6201037024	Walnut Park Neighborhood Plat	WALNUT PARK	GC	C-3	0.33	50		25			8			1952	0.15	YES							Commercial Building with surface parking
6201038040	Walnut Park Neighborhood Plat	WALNUT PARK	GC	C-3	0.41	50		25			10			1984	0.33	YES							Commercial Building with surface parking
6202015030	Walnut Park Neighborhood Plat	WALNUT PARK	GC	C-3	0.28	50		25			7			1936	0.67	YES							Commercial Building with surface parking
6202027038	Walnut Park Neighborhood Plat	WALNUT PARK	MC	C-3-CRS	0.33	50		25			8			1922	0.29	YES							Commercial Building with surface parking
6202034003	Walnut Park Neighborhood Plat	WALNUT PARK	NR	R-3-NR	0.24	30		24	23	CSD-	5			1921	0.38	YES							residence
6202038045	Adopted General Plan	FLORENCE - FIRESTONE	C	C-3	0.25	50		25	26	CSD+	7			1955	0.20	YES							Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
6202038046	Adopted General Plan	FLORENCE - FIRESTONE	C	C-3	0.42	50		25	26	CSD+	11			1957	0.38	YES							Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
6202038047	Adopted General Plan	FLORENCE - FIRESTONE	C	C-3	0.38	50		25	26	CSD+	10			1978	0.53	YES							Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
6202038048	Adopted General Plan	FLORENCE - FIRESTONE	C	C-3	0.49	50		25	26	CSD+	13		YES	1975	0.1	YES							Commercial - Vacant Land
6337020001	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.27	30		24	25	CSD+	7			1953	0.34	YES							apartments with surface lot
6339025011	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.28	7		24	25	CSD+	7			1949	0.52	YES							singlestory multifamily
6340001001	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.32	50		25	26	CSD+	8			1971	0.16	YES							Service Station with large parking lot
6340003029	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.29	50		25	26	CSD+	8			1993	0.48	YES							Commercial Building with surface parking
6340003026	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.45	50		25	26	CSD+	12			1975	0.43	YES							Commercial Building with surface parking
6340010035	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.25	50		25	26	CSD+	7			1950	0.53	YES							Commercial Building with surface parking
6340011041	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.25	50		25	26	CSD+	7			1967	0.53	YES							Commercial Building with surface parking
6340012022	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.28	50		25	26	CSD+	7			1987	0.04	YES							Parking lot
6340019007	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.50	30		24	25	CSD+	13			1930	0.86	YES							apartments - near higher den dev.
6340020066	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.34	50		25	26	CSD+	9			1977	0.03	YES							Commercial Building with surface parking
6340020077	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.33	50		25	26	CSD+	9			1997	0.15	YES							Commercial Building with surface parking
6341001036	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.40	50		25	26	CSD+	9			1957	0.59	YES							Commercial Building with surface parking
6341002012	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.26	50		25	26	CSD+	7			1949	0.30	YES							Commercial Building with surface parking
6341002024	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.29	50		25	26	CSD+	8			1965	0.47	YES							Commercial Building with surface parking
6341006004	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.68	50		25	26	CSD+	18			1946	0.6	YES							used cars with large surface lot
6341008001	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.71	50		25	26	CSD+	19		YES	1946	0.0	YES							former auto sales, vacant
6341021031	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.24	30		24	25	CSD+	6			1927	0.37	YES							residence
6341024036	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.38	50		25	26	CSD+	10			1941	0.19	YES							Commercial Building with surface parking
6341024037	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.25	50		25	26	CSD+	6			1938	0.18	YES							Commercial Building with surface parking
6341025021	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30		24	25	CSD+	6			1928	0.83	YES							detached units
6341034032	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.67	50		25	26	CSD+	18			1959	0.3	YES							near higher den dev
6341035022	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.28	50		25	26	CSD+	8			1959	0.53	YES							Commercial Building with surface parking
6341035900	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.88	30		24	25	CSD+	22			1967	0.0	YES							parking garage, near higher den dev
6341038014	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30		24	25	CSD+	6			1929	0.77	YES							detached units
6341038036	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.27	50		25	26	CSD+	7			1972	0.43	YES							church with large surface lot
6342001039	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.25	50		25	26	CSD+	7			1962	0.65	YES							Commercial Building with surface parking
6342018017	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.25	30		24	25	CSD+	6			1928	0.97	YES							Commercial Building
6342028020	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.28	50		25	26	CSD+	7			1932	0.73	YES							Commercial Building with surface parking
6342029023	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30		24	25	CSD+	6			1925	0.55	YES							detached units
6342030031	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.50	50		25	26	CSD+	13			1968	0.5	YES							Auto related retail with large surface lot
6342030034	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.50	30		24	25	CSD+	13			1948	0.84	YES							Apartment complex
6342031018	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.28	50		25	26	CSD+	7			1951	0.11	YES							Commercial Building with surface parking
6342032035	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.28	50		25	26	CSD+	7			1946	0.29	YES							Church with surface parking
6342037033	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.39	50		25	26	CSD+	10			1972	0.89	YES							Commercial Building with surface parking
6343003058	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.24	17		14	14	CSD+	3			1981	0.45	YES							unit in condo complex, counted once
6343008036	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.28	17		14	14	CSD+	3			1938	0.0	YES							detached units
6343032066	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.24	17		14	14	CSD+	3			1937	0.66	YES							detached units
6351006012	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.30	50		25	26	CSD+	8		YES	2009		YES							Vacant lot
6351017042	East Los Angeles Community	EAST LOS ANGELES	CC	C-3	0.23	50		25	26	CSD+	6			1975	0.57	YES							Commercial Building with surface parking
6351032022	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.44	30		24	25	CSD+	11			1998	0.70	YES							church with large surface lot
7345010011	Adopted General Plan	WEST CARSON	C	C-3	0.23	50		25			6			1959	0.01	YES							Commercial - Restaurant, Cocktail Lounge
7345010021	Adopted General Plan	WEST CARSON	C	C-3	0.79	50		25			20			1970	0.2	YES							dentists office with large surface lot, near higher den dev
7345010022	Adopted General Plan	WEST CARSON	C	C-3	0.37	50		25			9			1960	0.20	YES							Commercial - Service Station
7345010023	Adopted General Plan	WEST CARSON	C	C-3	0.29	50		25			9			1969	0.36	YES							Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Se*
7345010037	Adopted General Plan	WEST CARSON	C	C-3	1.07	50		25			27			1981	0.8	YES							shopping center with large surface lot, across from Harbor UCLA
7345014048	Adopted General Plan	WEST CARSON	C	C-3	0.85	50		25			21			1967	0.8	YES							shopping center with large surface lot, across from Harbor UCLA
7345014049	Adopted General Plan	WEST CARSON	C	C-3	0.34	50		25			7			1969	0.73	YES							Commercial - Store
7345015020	Adopted General Plan	WEST CARSON	C	C-3	0.27	50		25			7			1956	0.32	YES							Commercial - Professional Building
7350010016	Adopted General Plan	WEST CARSON	2	R-2	0.24	17		14			3			1959	0.86	YES							detached units
7350010017	Adopted General Plan	WEST CARSON	2	R-2	0.24	17		14			3			1939	0.86	YES							detached units
7350010018	Adopted General Plan	WEST CARSON	2	R-2	0.24	17		14			3			1952	0.81	YES							detached units

Table A.2: Revised 2008 Vacant Sites Part 1

California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The purpose of this inventory is to demonstrate the County's ability to meet its share of the regional housing need through adopted land use policies. This analysis is an estimate of the potential capacity of sites and does not change the required policies and procedures in the General Plan and the Zoning Code or represent a complete listing of parcels with potential for residential development. For a detailed explanation of the methodology for the Adequate Sites Inventory, please refer to the Resources Section of the Housing Element.

Through the initial GIS screening process, the sites on this list were identified as underutilized. Through further investigation, specifically planning staff field-checks, these sites were found to be vacant, and therefore, transferred from the underutilized list to this list of vacant sites.

Commercial sites and residential sites are organized separately on this list. This list also separates the sites based on the level of affordability that could potentially be accommodated by the site. Affordability is identified numerically: 1 = Moderate (≤120% area median income) and 2 = Low (≤80% area median income). For example, the table heading "COMMERCIAL 1" means commercial sites that could accommodate housing affordable to households at moderate incomes.

	TOTAL
MODERATE	40
VERY LOW/LOWER	342

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Max Density	Average Density	Maximum Units	Potential	Building Year	Land Value	Improve-ment Value	Improve-ment Ratio	UNDERUTILIZED? (Check all that apply)					Current Use	Photo	Notes	Community Standards District	Hillside Managem-ent Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft. of Freeway					
																Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)											Declining businesses on site and/or in surrounding areas				
COMMERCIAL 2																																			
5245001019	East Los Angeles	C3	MC	East Los Angeles Community Plan	43,872	1.01	1210	50	40	50	40	1928	1,783,683	378,355	0				X	X			X	Vacant		Formerly a used car dealer.	Y	N	N	N	N	N	N		
5379005048	East Pasadena-East San Gabriel	C2DP	3	Countywide General Plan	54,654	1.25	010V	30	22.5	37	28	1926	2,099,351	91,550	0				X					Commercial Complex has been demolished. Currently vacant.	X		Y	N	N	N	N	N	N	N	
7345009022	West Carson	CM	C	Countywide General Plan	110,460	2.54		50	40	127	101	UNKNOWN	0	0	0								N/A			N	N	N	N	N	N	N	N		
8028016001	South Whittier-Sunshine Acres	C3	1	Countywide General Plan	55,414	1.27	3100	30	24	38	30	1952	193,964	47,744	0				X	X	X		X	Vacant property perfect for a residential development boarded up- large parking lot		Vacant property for lease. Boarded up. Large parking lot.	N	N	N	N	N	N	N	N	
8621024017	Covina Islands	C3BE & A-1-6000	C	Countywide General Plan	140,825	3.23	1900	50	40	161	129	1955	2,449,592	28,588	0				X		X	X		Vacant	X		N	N	N	N	N	N	N	N	
TOTALS					9.30					413	328																								
RESIDENTIAL 1																																			
6149012901	Willowbrook	R2	P	Countywide Community Plan	122,387	2.81	8800	18	14.4	50	40	UNKNOWN	79,283	0	0				X		X			Vacant	X		Y	N	N	N	N	N	N	N	
TOTALS					2.81					50	40																								
RESIDENTIAL 2																																			
8171038020	West Whittier-Los Nietos	R3	1	Countywide General Plan	25,859	0.59	300V	30	24	17	14	UNKNOWN	20,663	0	0													N	N	N	N	N	N	N	N
TOTALS					0.59					17	14																								

Table A.3: Revised 2008 Vacant Sites Part 2

California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The purpose of this inventory is to demonstrate the County's ability to meet its share of the regional housing need through adopted land use policies. This analysis is an estimate of the potential capacity of sites and does not change the required policies and procedures in the General Plan and the Zoning Code or represent a complete listing of parcels with potential for residential development. For a detailed explanation of the methodology for the Adequate Sites Inventory, please refer to the Resources Section of the Housing Element.

This list includes sites that were initially screened using GIS, and further refined based on verification of aerial photos. In addition, this list includes additional vacant sites identified by planning staff through the scan of aerial photos of the unincorporated areas. Sites that were found to be underutilized in the aerial photo scan, based on criteria such as being partially vacant, were added to the list of underutilized sites.

Lots with consolidation potential are shaded in gray and grouped together in the following way:

Lots with consolidation potential

Commercial sites and residential sites are organized separately on this list. This list also separates the sites based on the level of affordability that could potentially be accommodated by the site. Affordability is identified numerically: 1 = Moderate (≤120% area median income) and 2 = Low (≤80% area median income). For example, the table heading "**COMMERCIAL 1**" means commercial sites that could accommodate housing affordable to households at moderate incomes.

	TOTAL
MODERATE	745
VERY LOW/LOWER	1005

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
COMMERCIAL 1																			
2007022001	West Chatsworth	C3	1	Countywide General Plan	787	0.02	30	0	24	0	100V	N	N	N	N	N	N	N	four odd shaped lots, one has improvement, lots of trees, consolidation potential
2007022002	West Chatsworth	C3	1	Countywide General Plan	1,623	0.04	30	1	24	0	100V	N	N	N	N	N	N	N	four odd shaped lots, one has improvement, lots of trees, consolidation potential
2007022003	West Chatsworth	C3	1	Countywide General Plan	2,468	0.06	30	1	24	1	1100	N	N	N	N	N	N	N	four odd shaped lots, one has improvement, lots of trees, consolidation potential
2007022004	West Chatsworth	C3	1	Countywide General Plan	4,049	0.09	30	2	24	2	010V	N	N	N	N	N	N	N	four odd shaped lots, one has improvement, lots of trees, consolidation potential
4036031008	Lennox	C2	2	Countywide General Plan	8,792	0.20	18	3	14.4	2	100V	N	N	N	Y	N	N	N	
4037001018	Lennox	C2	2	Countywide General Plan	6,121	0.14	18	2	14.4	2	100V	N	N	N	Y	N	N	N	
4038022017	Lennox	C2	2	Countywide General Plan	8,855	0.20	18	3	14.4	2	100V	N	N	N	Y	N	N	N	Appears to have some trailers on EFS imagery.
4053022007	Hawthorne Island	C2 / R3P	2	Countywide General Plan	8,069	0.19	18	3	14.4	2	100V	N	N	N	N	N	N	N	
5007016003	Ladera Heights View Park Windsor Hills	C2	2	Countywide General Plan	3,636	0.08	18	1	14.4	1	100V	N	N	N	N	N	N	N	vacant narrow lot; developed surrounding res lots comparable in size
5007027006	Ladera Heights/Viewpark/Windsor Hills	C2	C	Countywide General Plan	3,601	0.08	17	1	13.6	1	100V	N	N	N	N	N	N	N	paved lot, consolidation potential, 1/3
5007027007	Ladera Heights/Viewpark/Windsor Hills	C2	C	Countywide General Plan	3,601	0.08	17	1	13.6	1	100V	N	N	N	N	N	N	N	paved lot, consolidation potential, 2/3
5007027008	Ladera Heights/Viewpark/Windsor Hills	C2	C	Countywide General Plan	4,560	0.10	17	1	13.6	1	100V	N	N	N	N	N	N	N	paved lot, consolidation potential, 3/3

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5009004270	Ladera Heights View Park Windsor Hills	C2	C	Countywide General Plan	8,330	0.19	17	3	13.6	2	100V	N	N	N	N	Y	N	N	vacant utility owned parcel
5009009066	Ladera Heights View Park Windsor Hills	C2	C	Countywide General Plan	4,882	0.11	17	1	13.6	1	100V	N	N	N	N	Y	N	N	vacant grassy parcel, consolidation potential, 4/4
5009009067	Ladera Heights View Park Windsor Hills	C2	C	Countywide General Plan	6,765	0.16	17	2	13.6	2	100V	N	N	N	N	Y	N	N	vacant grassy parcel, consolidation potential, 2/4
5223012026	East Los Angeles	C3	LMD	East Los Angeles Community Plan	4,208	0.10	17	1	13.6	1	100V	Y	Y	N	N	N	N	N	Consolidation potential
5223012030	East Los Angeles	C3	LMD	East Los Angeles Community Plan	3,353	0.08	17	1	13.6	1	100	Y	N	N	N	N	N	N	Consolidation potential
5223012031	East Los Angeles	C3	LMD	East Los Angeles Community Plan	3,607	0.08	17	1	13.6	1	100	Y	N	N	N	N	N	N	Consolidation potential
5223012032	East Los Angeles	C3	LMD	East Los Angeles Community Plan	2,418	0.06	17	0	13.6	0	100V	Y	N	N	N	N	N	N	Consolidation potential
5223012033	East Los Angeles	C3	LMD	East Los Angeles Community Plan	4,594	0.11	17	1	13.6	1	100V	Y	N	N	N	N	N	N	Consolidation potential
5223012034	East Los Angeles	C3	LMD	East Los Angeles Community Plan	5,403	0.12	17	2	13.6	1	100V	Y	N	N	N	N	N	N	Consolidation potential
5226007009	East Los Angeles	C2	MD	East Los Angeles Community Plan	3,677	0.08	30	2	24	2	100V	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5226012013	East Los Angeles	C3	CC	East Los Angeles Community Plan	2,272	0.05	50	2	40	2	2700	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5226012016	East Los Angeles	C3	CC	East Los Angeles Community Plan	2,270	0.05	50	2	40	2	2700	Y	N	N	N	N	N	N	Consolidation potential
5226012017	East Los Angeles	C3	CC	East Los Angeles Community Plan	2,260	0.05	50	2	40	2	2700	Y	N	N	N	N	N	N	Consolidation potential
5226014001	East Los Angeles	C3	MD	East Los Angeles Community Plan	4,375	0.10	30	3	24	2	100V	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5226017008	East Los Angeles	C3	CC	East Los Angeles Community Plan	5,045	0.12	50	5	40	4	300	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5226017038	East Los Angeles	C3	CC	East Los Angeles Community Plan	2,364	0.05	50	2	40	2	100V	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5228017003	East Los Angeles	C2	CR	East Los Angeles Community Plan	4,970	0.11	30	3	24	2	100V	Y	N	N	N	N	N	N	Unpaved lot with parked cars; legal lot with comparable sized surrounding res lots.
5229001039	East Los Angeles	C3	LMD	East Los Angeles Community Plan	6,888	0.16	17	2	13.6	2	300V	Y	N	N	N	N	N	N	
5229021023	East Los Angeles	C2	CR	East Los Angeles Community Plan	3,998	0.09	30	2	24	2	100V	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5229022005	East Los Angeles	C2	CR	East Los Angeles Community Plan	4,636	0.11	30	3	24	2	010V	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5232020907	East Los Angeles	C3DP	LMD	East Los Angeles Community Plan	6,883	0.16	17	2	13.6	2	200	Y	N	N	N	N	N	N	Owned by LA Co MTA - no discernable uses on parcel; possibly used for storage of some type; lot consolidation potential with 5232020909
5232020908	East Los Angeles	C3	LMD	East Los Angeles Community Plan	2,883	0.07	17	1	13.6	0	300	Y	N	N	N	N	N	N	Owned by LA Co MTA - no discernable uses on parcel; possibly used for storage of some type; Consolidation potential with 5232020909

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5232020910	East Los Angeles	C3	LMD	East Los Angeles Community Plan	13,539	0.31	17	5	13.6	4	2700	Y	N	N	N	N	N	N	Owned by LA Co MTA - no discernable uses on parcel; possibly used for storage of some type; Consolidation potential with 5232020909
5232031036	East Los Angeles	C3	CR	East Los Angeles Community Plan	4,609	0.11	30	3	24	2	100V	Y	N	N	N	N	N	N	Irregular shaped parcel; legal lot; comparable nearby residential lots
5233017041	East Los Angeles	C3 / R2	LMD / CR	East Los Angeles Community Plan	23,767	0.55	17	9	13.6	7	1100	Y	N	N	N	N	N	N	Split zoning
5233019014	East Los Angeles	C3	LMD	East Los Angeles Community Plan	5,100	0.12	17	1	13.6	1	100V	Y	N	N	N	N	N	N	lot consolidation potential or part of an identified cluster of sites
5233020049	East Los Angeles	C3	LMD	East Los Angeles Community Plan	9,347	0.21	17	3	13.6	2	1100	Y	N	N	N	N	N	N	Consolidation potential with adjacent underutilized lot
5233022003	East Los Angeles	C2	CR	East Los Angeles Community Plan	7,124	0.16	30	4	24	3	100V	Y	N	N	N	N	N	N	lot size comparable to surrounding res lots
5236022004	East Los Angeles	C2	CC	East Los Angeles Community Plan	7,507	0.17	17	2	13.6	2	100V	Y	N	N	N	N	N	N	Consolidation potential
5236022029	East Los Angeles	C2	CC	East Los Angeles Community Plan	1,681	0.04	17	0	13.6	0	100V	Y	N	N	N	N	N	N	Consolidation potential
5236022030	East Los Angeles	C2	CC	East Los Angeles Community Plan	6,894	0.16	17	2	13.6	2	100V	Y	N	N	N	N	N	N	Consolidation potential
5240002010	East Los Angeles	C2	CC	East Los Angeles Community Plan	7,778	0.18	17	3	13.6	2	1100	Y	N	N	N	N	N	N	
5241007018	East Los Angeles	CM	CM	East Los Angeles Community Plan	4,626	0.11	50	5	40	4	8100	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
5247024900	East Los Angeles	C2	CC	East Los Angeles Community Plan	7,509	0.17	17	2	13.6	2	100V	Y	N	N	N	N	N	N	Owned by LA County CDC
5248001903	East Los Angeles	C2	LMD	East Los Angeles Community Plan	8,347	0.19	17	3	13.6	2	100V	Y	N	N	N	N	N	N	Consolidation potential; Owned by LA County
5248001904	East Los Angeles	C2	LMD	East Los Angeles Community Plan	16,446	0.38	17	6	13.6	5	300V	Y	N	N	N	N	N	N	Consolidation potential; Owned by LA County
5250009905	East Los Angeles	C2	CC	East Los Angeles Community Plan	14,504	0.33	17	5	13.6	4	3100	Y	N	N	N	N	N	N	
5250013007	East Los Angeles	C2	CC	East Los Angeles Community Plan	5,515	0.13	17	2	13.6	1	100	Y	N	N	N	N	N	N	Consolidation potential
5250013901	East Los Angeles	C2	CC	East Los Angeles Community Plan	5,192	0.12	17	2	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential; Owned by LA County CDC
5250013902	East Los Angeles	C2	CC	East Los Angeles Community Plan	5,617	0.13	17	2	13.6	1	100V	Y	N	N	N	N	N	N	Consolidation potential; Owned by LA County CDC
5250017034	East Los Angeles	C2	CC	East Los Angeles Community Plan	3,223	0.07	17	1	13.6	1	100V	Y	N	N	N	N	N	N	Consolidation potential
5250017037	East Los Angeles	C2	CC	East Los Angeles Community Plan	3,219	0.07	17	1	13.6	1	100V	Y	N	N	N	N	N	N	Consolidation potential
5250017900	East Los Angeles	C2	CC	East Los Angeles Community Plan	6,440	0.15	17	2	13.6	2	010V	Y	N	N	N	N	N	N	Consolidation potential
5250017901	East Los Angeles	C2	CC	East Los Angeles Community Plan	3,220	0.07	17	1	13.6	1	100V	Y	N	N	N	N	N	N	Consolidation potential
5250017902	East Los Angeles	C2	CC	East Los Angeles Community Plan	3,151	0.07	17	1	13.6	0	100V	Y	N	N	N	N	N	N	Consolidation potential
5250017903	East Los Angeles	C2	CC	East Los Angeles Community Plan	6,442	0.15	17	2	13.6	2	100	Y	N	N	N	N	N	N	Consolidation potential
5271005069	South San Gabriel	C2	1	Countywide General Plan	7,384	0.17	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
5791025014	South Monrovia Islands	C2	1	Countywide General Plan	26,081	0.60	17	10	13.6	8	4700	N	N	N	N	N	N	N	large vacant parcel

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5801021023	La Crescenta-Montrose	C2BE	C	Countywide General Plan	103,238	2.37	17	40	13.6	32	100V	Y	N	N	N	N	N	N	vacant lot
5801022036	La Crescenta-Montrose	C2BE	C	Countywide General Plan	5,252	0.12	17	2	13.6	1	100V	Y	N	N	N	N	N	N	maybe a garden, consolidation potential 2/2
5801022037	La Crescenta-Montrose	C2BE	C	Countywide General Plan	6,381	0.15	17	2	13.6	1	100V	Y	N	N	N	N	N	N	maybe a garden, consolidation potential 1/2
5828023022	Altadena	C3	CB	Altadena Community Plan	4,367	0.10	50	5	40	4	100V	Y	N	N	N	N	N	N	Vacant corner parcel; legal lot
5829013001	Altadena	C2	CB2	Altadena Community Plan	8,734	0.20	17	3	12.75	2	100V	Y	N	N	N	N	N	N	Vacant corner parcel with dirt
6021003002	Florence Firestone	C3	C	Countywide General Plan	4,448	0.10	50	5	40	4	010V	Y	N	N	N	N	N	N	vacant lot; legal lot; comparable adjacent residential lots
6025010800	Florence Firestone	C2	2	Countywide General Plan	8,004	0.18	30	5	25.5	4	8100	Y	N	N	N	N	N	N	vacant corner lot
6027033010	Florence Firestone	C3	2	Countywide General Plan	2,456	0.06	50	2	42.5	2	100V	Y	N	N	N	N	Y	N	vacant corner lot; legal lot; comparable adjacent residential lots
6047001009	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	6,846	0.16	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
6047001010	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	6,083	0.14	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
6047001011	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	10,800	0.25	17	4	13.6	3	010V	Y	N	N	N	N	N	N	
6055010006	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	7,100	0.16	17	2	13.6	2	1100	Y	N	N	Y	N	N	N	
6056020008	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	5,299	0.12	17	2	13.6	1	100V	Y	N	N	Y	N	N	N	
6056020017	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	5,263	0.12	17	2	13.6	1	100V	Y	N	N	Y	N	N	N	
6059009023	West Athens-Westmont	C2/R2	C.2 / RD3.1	West Athens-Westmont Neighborhood Plan	33,886	0.78	17	13	13.6	10	100V	Y	N	N	Y	N	N	N	Lot consolidation potential
6060009902	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	8,909	0.20	17	3	13.6	2	010V	Y	N	N	Y	N	N	N	Lot consolidation potential
6060009903	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	2,240	0.05	17	0	13.6	0	100	Y	N	N	Y	N	N	N	Lot consolidation potential
6060009904	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	2,978	0.07	17	1	13.6	0	010V	Y	N	N	Y	N	N	N	Lot consolidation potential
6060009905	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	1,959	0.04	17	0	13.6	0	1100	Y	N	N	Y	N	N	N	Lot consolidation potential
6076004008	West Athens-Westmont	C3	C.1	West Athens-Westmont Neighborhood Plan	2,742	0.06	50	3	40	2	010V	Y	N	N	N	N	N	N	lot consolidation potential with 6076001022; comparable adjacent residential lots
6079020900	West Athens-Westmont	C2	C.1	West Athens-Westmont Neighborhood Plan	8,454	0.19	17	3	14.45	2	010V	Y	N	N	N	N	Y	N	
6079021001	West Athens-Westmont	C2	C.1	West Athens-Westmont Neighborhood Plan	5,133	0.12	17	2	14.45	1	010V	Y	N	N	N	N	Y	N	
6079021002	West Athens-Westmont	C2	C.1	West Athens-Westmont Neighborhood Plan	8,618	0.20	17	3	14.45	2	100V	Y	N	N	N	N	Y	N	
6079021003	West Athens-Westmont	C2	C.1	West Athens-Westmont Neighborhood Plan	8,748	0.20	17	3	14.45	2	100V	Y	N	N	N	N	Y	N	
6090008026	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	4,058	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	lot consolidation potential or part of an identified cluster
6137029018	West Rancho Dominguez Victoria	C1	1	Countywide General Plan	22,920	0.53	17	8	13.6	7	010V	Y	N	N	N	N	N	N	vacant

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
6149025041	Willowbrook	C1	2	Countywide General Plan	4,786	0.11	18	1	13.5	1	100X	N	N	N	N	N	N	N	nice corner lot; larger than surrounding developed, existing residential lots; legal lot
6180003015	East Rancho Dominguez	C3	C	Countywide General Plan	5,015	0.12	50	5	40	4	100X	Y	N	N	N	N	N	N	Hard to tell what/if any use exists; Looks like junk yard and/or trash
6180003019	East Rancho Dominguez	C3	C	Countywide General Plan	5,058	0.12	50	5	40	4	010V	Y	N	N	N	N	N	N	Couple abandoned cars
6180005007	East Rancho Dominguez	C3	C	Countywide General Plan	4,857	0.11	50	5	40	4	100V	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
6180018004	East Rancho Dominguez	C3	C	Countywide General Plan	3,883	0.09	50	4	40	3	010V	Y	N	N	N	N	N	N	Consolidation potential
6180018900	East Rancho Dominguez	C3	C	Countywide General Plan	3,975	0.09	50	4	40	3	100	Y	N	N	N	N	N	N	Consolidation potential
6180021002	East Rancho Dominguez	C3	C	Countywide General Plan	3,817	0.09	50	4	40	3	100V	Y	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
6202038019	Florence Firestone	C3	C	Countywide General Plan	5,429	0.12	50	6	40	4	100V	Y	N	N	N	N	N	N	vacant dirt lot
7452014022	La Rambla	C2	2	Countywide General Plan	4,497	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	legal lot; comparable adjacent residential lots
7452037016	La Rambla	C2	2	Countywide General Plan	6,251	0.14	18	2	14.4	2	010V	N	N	N	N	N	N	N	
8112020020	Avocado Heights	A1P portion	1	Countywide General Plan	7,872	0.18	8	1	6.4	1									
		CH portion	1	Countywide General Plan	21,553	0.49	17	8	13.6	6	100V	Y	N	N	N	N	N	N	
8167028021	South Whittier-Sunshine Acres	C2	1	Countywide General Plan	23,935	0.55	17	9	13.6	7	100V	N	N	N	N	N	N	N	
8169020028	West Whittier - Los Nietos	C1	1	Countywide General Plan	20,975	0.48	17	8	13.6	6	100V	N	N	N	N	N	N	N	
8171026004	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	6,063	0.14	30	4	24	3	1100	N	N	N	N	N	N	N	
8171027002	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	6,032	0.14	30	4	24	3	100V	N	N	N	N	N	N	N	
8226022038	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	23,203	0.53	17	9	13.6	7	100V	N	N	N	N	N	N	N	
8227010016	South Whittier-Sunshine Acres	C2BE & R3P	1	Countywide General Plan	23,735	0.54	17	9	13.6	7	100V	N	N	N	N	N	N	N	
8228016068	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	26,524	0.61	17	10	13.6	8	010V	N	N	N	N	N	N	N	
8228023034	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	22,712	0.52	17	8	13.6	7	300V	N	N	N	N	N	N	N	
8270006037	Rowland Heights	C1	C	Rowland Heights Community Plan	9,679	0.22	17	3	13.6	3	100V	Y	N	N	N	N	N	N	
8521008044	South Monrovia Islands	C1	1	Countywide General Plan	19,464	0.45	17	7	13.6	6	100	N	N	N	N	N	N	N	adjacent to underutilized parcel, consolidation potential
8741011002	Valinda	C1	1	Countywide General Plan	22,412	0.51	17	8	13.6	6	301X	N	N	N	N	N	N	N	vacant corner lot
					TOTALS	21.65		384		301									

COMMERCIAL 2

2007023015	West Chatsworth	C3	1	Countywide General Plan	2,000	0.05	30	1	24	1	100V	N	N	N	N	N	N	N	4 vacant parcels, same owner, consolidation potential
2007023016	West Chatsworth	C3	1	Countywide General Plan	2,000	0.05	30	1	24	1	100V	N	N	N	N	N	N	N	consolidation potential
2007023017	West Chatsworth	C3	1	Countywide General Plan	2,000	0.05	30	1	24	1	100V	N	N	N	N	N	N	N	consolidation potential

Vacant Sites (Part 2)

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2007023018	West Chatsworth	C3	1	Countywide General Plan	2,500	0.06	30	1	24	1	100V	N	N	N	N	N	N	N	consolidation potential	
2007023019	West Chatsworth	C3	1	Countywide General Plan	8,802	0.20	30	6	24	4	1101	N	N	N	N	N	N	N	possibly building taking place, consolidation potential	
5233005015	East Los Angeles	C2	CR	East Los Angeles Community Plan	3,548	0.08	30	2	24	1	100	Y	N	N	N	N	N	N	Dashed line; lot consolidation with 5233005016	
5234009045	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,145	0.14	50	7	40	5	100V	Y	N	N	N	N	N	N	Consolidation potential	
5234009046	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,211	0.14	50	7	40	5	100V	Y	N	N	N	N	N	N	Consolidation potential	
5234009047	East Los Angeles	C3	CC	East Los Angeles Community Plan	5,855	0.13	50	6	40	5	100V	Y	N	N	N	N	N	N	Consolidation potential	
5239011006	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,157	0.14	50	7	40	5	300V	Y	N	N	N	N	N	N	N	Unpaved lot with parked cars and scrap
5241015022	East Los Angeles	CM	CM	East Los Angeles Community Plan																8,480
5242006016	East Los Angeles	C3DP	MC	East Los Angeles Community Plan	22,015	0.51	50	25	40	20	300V	Y	N	N	N	N	N	N	N	Consolidation potential
5245018005	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,928	0.07	50	3	40	2	2700	Y	N	N	N	N	N	N	N	Unpaved lot; consolidation potential
5245018006	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,815	0.06	50	3	40	2	2700	Y	N	N	N	N	N	N	N	Unpaved lot; consolidation potential
5250009900	East Los Angeles	C3	MC	East Los Angeles Community Plan	6,152	0.14	50	7	40	5	2600	Y	N	N	N	N	N	N	N	Consolidation potential; Owned by LA Co MTA
5250009902	East Los Angeles	C3	MC	East Los Angeles Community Plan	5,043	0.12	50	5	40	4	1100	Y	N	N	N	N	N	N	N	Consolidation potential; Owned by LA Co MTA
5250009903	East Los Angeles	C3	MC	East Los Angeles Community Plan	5,162	0.12	50	5	40	4	1900	Y	N	N	N	N	N	N	N	Consolidation potential; Owned by LA Co MTA
5250009904	East Los Angeles	C3	MC	East Los Angeles Community Plan	2,644	0.06	50	3	40	2	2700	Y	N	N	N	N	N	N	N	Consolidation potential
5379006006	East Pasadena-East San Gabriel	C2DP	3	Countywide General Plan	26,112	0.60	30	17	24	14	100V	Y	N	N	N	N	N	N	N	
5379006007	East Pasadena-East San Gabriel	C2DP	3	Countywide General Plan	32,318	0.74	30	22	24	17	100V	Y	N	N	N	N	N	N	N	possible junk yard or associated parking
5825002041	Altadena	CM	BP	Altadena Community Plan	9,613	0.22	50	11	40	8	010V	Y	N	N	N	N	N	N	N	vacant/grassy, consolidation potential
5825002042	Altadena	CM	BP	Altadena Community Plan	8,494	0.20	50	9	40	7	010V	Y	N	N	N	N	N	N	N	vacant/grassy, consolidation potential
5825022040	Altadena	CM	BP	Altadena Community Plan	13,813	0.32	50	15	40	12	100V	Y	N	N	N	N	N	N	N	vacant / odd shaped parcel, consolidation potential
5825022902	Altadena	CM	BP	Altadena Community Plan	26,268	0.60	50	30	40	24	1821	Y	N	N	N	N	N	N	N	
5827016044	Altadena	C3	CB	Altadena Community Plan	27,105	0.62	50	31	40	24	100V	Y	N	N	N	N	N	N	N	
5827016045	Altadena	C3	CB	Altadena Community Plan	26,998	0.62	50	30	40	24	100V	Y	N	N	N	N	N	N	N	
5839024009	Altadena	C3/R3P	CB	Altadena Community Plan	7,924	0.18	50	9	40	7	100V	Y	N	N	N	N	N	N	N	parking lot
6008040004	Florence Firestone	C3	C	Countywide General Plan	7,147	0.16	50	8	40	6	100V	Y	N	N	N	N	N	N	N	vacant grassy lot, consolidation potential; 1/3
6008040005	Florence Firestone	C3	C	Countywide General Plan	6,603	0.15	50	7	40	6	100V	Y	N	N	N	N	N	N	N	vacant grassy lot, consolidation potential; 2/3

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
6008040006	Florence Firestone	C3	C	Countywide General Plan	6,581	0.15	50	7	40	6	100V	Y	N	N	N	N	N	N	vacant grassy lot, consolidation potential, 3/3
6009040003	Florence Firestone	C3	C	Countywide General Plan	4,728	0.11	50	5	40	4	100V	Y	N	N	N	N	N	N	vacant lot with consolidation potential
6009040004	Florence Firestone	C3	C	Countywide General Plan	9,474	0.22	50	10	40	8	100V	Y	N	N	N	N	N	N	large vacant lot with consolidation potential
6010027066	Florence Firestone	C3	C	Countywide General Plan	5,133	0.12	50	5	40	4	100V	Y	N	N	N	N	N	N	lot consolidation potential with 6010027067
6021013004	Florence Firestone	C3	C	Countywide General Plan	7,485	0.17	50	8	42.5	7	300V	Y	N	N	N	N	Y	N	vacant corner lot
6024011033	Florence Firestone	C3	C	Countywide General Plan	7,026	0.16	50	8	40	6	100V	Y	N	N	N	N	N	N	vacant lot with consolidation potential
6025021018	Florence Firestone	C2	2	Countywide General Plan	8,927	0.20	30	6	25.5	5	100V	Y	N	N	N	N	N	N	vacant narrow lot
6025026020	Florence Firestone	C3	C	Countywide General Plan	6,144	0.14	50	7	40	5	100V	Y	N	N	N	N	N	N	vacant, dirt, consolidation potential
6025026021	Florence Firestone	C3	C	Countywide General Plan	3,092	0.07	50	3	40	2	100V	Y	N	N	N	N	N	N	vacant, dirt, consolidation potential
6025026022	Florence Firestone	C3	C	Countywide General Plan	6,123	0.14	50	7	40	5	100V	Y	N	N	N	N	N	N	vacant, dirt, consolidation potential
6026031026	Florence Firestone	C3	2	Countywide General Plan	5,951	0.14	50	6	40	5	100V	Y	N	N	N	N	N	N	vacant lot, consolidation potential with 6026031025 and 6026031027.
6027034013	Florence Firestone	C3	2	Countywide General Plan	2,456	0.06	50	2	42.5	2	100V	Y	N	N	N	N	Y	N	vacant lot 3/3; consolidation potential
6027034014	Florence Firestone	C3	2	Countywide General Plan	2,456	0.06	50	2	42.5	2	100V	Y	N	N	N	N	Y	N	vacant lot 2/3; consolidation potential
6027034015	Florence Firestone	C3	2	Countywide General Plan	2,948	0.07	50	3	42.5	2	100V	Y	N	N	N	N	Y	N	vacant lot 1/3; consolidation potential
6028009008	Florence Firestone	C3	C	Countywide General Plan	4,415	0.10	50	5	40	4	100V	Y	N	N	N	N	N	N	narrow grassy lot, consolidation potential, 1/2
6028009009	Florence Firestone	C3	C	Countywide General Plan	5,038	0.12	50	5	40	4	010V	Y	N	N	N	N	N	N	narrow grassy lot, parked cars, consolidation potential, 2/2
6060016003	West Athens-Westmont	C3	C.1	West Athens-Westmont Neighborhood Plan	7,612	0.17	50	8	40	6	010V	Y	N	N	N	N	N	N	
6090001002	West Athens-Westmont	CM	C.4	West Athens-Westmont Community Plan	7,003	0.16	50	8	40	6	300V	Y	N	N	N	N	N	N	
6137029020	West Rancho Dominguez Victoria	C3DP	1	Countywide General Plan	35,197	0.81	30	24	24	19	2520	Y	N	N	N	N	N	N	vacant
6149001011	Willowbrook	C3	2	Countywide General Plan	3,200	0.07	50	3	37.5	2	100V	Y	N	N	N	N	N	N	lot consolidation with 6149001030; 6149001031, 6149001032
6149001030	Willowbrook	C3	2	Countywide General Plan	6,210	0.14	50	7	37.5	5	300V	Y	N	N	N	N	N	N	
6149001031	Willowbrook	C3	2	Countywide General Plan	7,201	0.17	50	8	37.5	6	100V	Y	N	N	N	N	N	N	
6149001032	Willowbrook	C3	2	Countywide General Plan	3,857	0.09	50	4	37.5	3	100V	Y	N	N	N	N	N	N	
6180003004	East Rancho Dominguez	C3	C	Countywide General Plan	8,443	0.19	50	9	40	7	010V	Y	N	N	N	N	N	N	Consolidation potential
6180005021	East Rancho Dominguez	C3	C	Countywide General Plan	2,792	0.06	50	3	40	2	100V	Y	N	N	N	N	N	N	Consolidation potential
6180005022	East Rancho Dominguez	C3	C	Countywide General Plan	2,865	0.07	50	3	40	2	100V	Y	N	N	N	N	N	N	Consolidation potential

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
6202009001	Walnut Park	C3	GC	Walnut Park Neighborhood Plan	6,403	0.15	50	7	40	5	100V	Y	N	N	N	N	N	N	vacant dirt lot. Possible construction/demo, consolidation potential
6202009019	Walnut Park	C3	GC	Walnut Park Neighborhood Plan	6,118	0.14	50	7	40	5	1100	Y	N	N	N	N	N	N	vacant dirt lot. Possible construction/demo, consolidation potential
6202010016	Walnut Park	C3	GC	Walnut Park Neighborhood Plan	11,969	0.27	50	13	40	10	010V	Y	N	N	N	N	N	N	vacant corner dirt lot
6339006007	East Los Angeles	C3	CC	East Los Angeles Community Plan	11,830	0.27	50	13	40	10	100V	Y	N	N	N	N	N	N	
7350011054	West Carson	C3	2	Countywide General Plan	5,713	0.13	50	6	40	5	100V	N	N	N	N	N	N	N	
8157026019	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	32,105	0.74	30	22	24	17	100V	N	N	N	N	N	N	N	
8206025020	Avocado Heights	C3BE	I	Countywide General Plan	20,919	0.48	30	14	24	11	100V	Y	N	N	N	N	N	N	
8472001013	West Puente Valley	C3BE	1	Countywide General Plan	21,878	0.50	30	15	24	12	100V	N	N	N	N	N	N	N	
8511018015	South Monrovia Islands	C3	1	Countywide General Plan	29,272	0.67	30	20	24	16	100V	N	N	N	N	N	N	N	vacant odd shaped parcel
8761011014	Rowland Heights	C3BE	C	Rowland Heights Community Plan	29,577	0.68	50	33	37.5	25	6600	Y	N	N	N	N	N	N	
5228001023	East Los Angeles	C3	CC	East Los Angeles Community Plan	33,741	0.77	50	38	40	30	100V	Y	N	N	N	N	N	N	
5228003027	East Los Angeles	C3	CC	East Los Angeles Community Plan	2,661	0.06	50	3	40	2	100V	Y	N	N	N	N	N	N	Consolidation potential
5228003028	East Los Angeles	C3	CC	East Los Angeles Community Plan	2,546	0.06	50	2	40	2	100V	Y	N	N	N	N	N	N	Consolidation potential
5228003029	East Los Angeles	C3	CC	East Los Angeles Community Plan	2,692	0.06	50	3	40	2	100V	Y	N	N	N	N	N	N	Consolidation potential
5228024005	East Los Angeles	C2	CR	East Los Angeles Community Plan	4,520	0.10	30	3	24	2	100V	Y	Y	N	N	N	N	N	lot consolidation potential with 5228024013 and 5228024014
5232006039	East Los Angeles	C3	CC	East Los Angeles Community Plan	9,860	0.23	50	11	40	9	100V	Y	N	N	N	N	N	N	Dashed line, but seems to be held together with 523006039
5232020909	East Los Angeles	C3	MC	East Los Angeles Community Plan	6,991	0.16	50	8	40	6	1900	Y	N	N	N	N	N	N	Lot consolidation potential with 5232020907, 5232020908, 5232020910
5233005011	East Los Angeles	C2	CR	East Los Angeles Community Plan	6,378	0.15	30	4	24	3	100V	Y	N	N	N	N	N	N	lot condolidation potential with 5233005026
5233013030	East Los Angeles	C2	CR	East Los Angeles Community Plan	13,151	0.30	30	9	24	7	100V	Y	N	N	N	N	N	N	Consolidation potential
5233013045	East Los Angeles	C2	CR	East Los Angeles Community Plan	2,784	0.06	30	1	24	1	100V	Y	N	N	N	N	N	N	Consolidation potential
5233014031	East Los Angeles	C2	CR	East Los Angeles Community Plan	5,913	0.14	30	4	24	3	100V	Y	N	N	N	N	N	N	Owned by AMCAL Multi Housing; Consolidation potential
5233014032	East Los Angeles	C2	CR	East Los Angeles Community Plan	14,448	0.33	30	9	24	7	100V	Y	N	N	N	N	N	N	Owned by AMCAL Multi Housing; Consolidation potential
5233014033	East Los Angeles	C2	CR	East Los Angeles Community Plan	6,718	0.15	30	4	24	3	300V	Y	N	N	N	N	N	N	Owned by AMCAL Multi Housing; Consolidation potential
5233017006	East Los Angeles	C2	CR	East Los Angeles Community Plan	9,939	0.23	30	6	24	5	2700	Y	N	N	N	N	N	N	Partially paved; lot consolidation potential or part of an identified cluster of sites
5236008027	East Los Angeles	CM	CM	East Los Angeles Community Plan	7,940	0.18	50	9	40	7	010V	Y	N	N	N	N	N	N	

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5236012012	East Los Angeles	C3	CC	East Los Angeles Community Plan	5,932	0.14	50	6	40	5	100V	Y	N	N	N	N	N	N	Consolidation potential
5242006013	East Los Angeles	C3DP	MC	East Los Angeles Community Plan	5,537	0.13	50	6	40	5	100V	Y	N	N	N	N	N	N	Consolidation potential
5242006015	East Los Angeles	C3DP	MC	East Los Angeles Community Plan	22,841	0.52	50	26	40	20	100V	Y	N	N	N	N	N	N	Consolidation potential
5242016037	East Los Angeles	CM	CM	East Los Angeles Community Plan	7,227	0.17	50	8	40	6	300V	Y	N	N	N	N	N	N	Unpaved lot; parked cars; comparable residential lots
6047020046	West Athens-Westmont	C3	C.1	West Athens-Westmont Neighborhood Plan			9,009	0.21	50	10	40	8	100V	Y	N	N	N	N	N
6180003005	East Rancho Dominguez	C3	C	Countywide General Plan	5,797	0.13	50	6	40	5	010V	Y	N	N	N	N	N	N	Consolidation potential
6180004025	East Rancho Dominguez	C3	C	Countywide General Plan	2,527	0.06	50	2	40	2	100V	Y	N	N	N	N	N	N	Consolidation potential with 6180004026, 6180004027, 6180004028, 6180004029
6180005023	East Rancho Dominguez	C3	C	Countywide General Plan	2,647	0.06	50	3	40	2	100V	Y	N	N	N	N	N	N	Consolidation potential
6180013002	East Rancho Dominguez	C3	C	Countywide General Plan	3,669	0.08	50	4	40	3	100V	Y	N	N	N	N	N	N	Consolidation potential with 6180013003
6180013004	East Rancho Dominguez	C3	C	Countywide General Plan	8,469	0.19	50	9	40	7	2600	Y	N	N	N	N	N	N	Consolidation potential 6180013003
					TOTALS	19.40		798		621									

RESIDENTIAL 1

2007017015	West Chatsworth	R3	1	Countywide General Plan	2,186	0.05	30	1	24	1	010V	N	N	N	N	N	N	N	vacant lot, 1/3, consolidation potential, consolidation potential
2007017016	West Chatsworth	R3	1	Countywide General Plan	2,364	0.05	30	1	24	1	010V	N	N	N	N	N	N	N	vacant lot, 2/3, consolidation potential, consolidation potential
2007017017	West Chatsworth	R3	1	Countywide General Plan	3,691	0.08	30	2	24	2	010V	N	N	N	N	N	N	N	vacant lots, 3/3, consolidation potential, consolidation potential
4034019901	Lennox	R2	P	Countywide General Plan	6,479	0.15	18	2	14.4	2	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034019902	Lennox	R2	P	Countywide General Plan	4,389	0.10	18	1	14.4	1	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034019903	Lennox	R2	P	Countywide General Plan	6,715	0.15	18	2	14.4	2	200	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034019904	Lennox	R2	P	Countywide General Plan	4,403	0.10	18	1	14.4	1	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034019905	Lennox	R2	P	Countywide General Plan	4,403	0.10	18	1	14.4	1	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034020901	Lennox	R2	2	Countywide General Plan	8,821	0.20	18	3	14.4	2	200	N	N	N	Y	N	N	N	Lot owned by Lennox School District; lot consolidation potential with 4034020900, 4034020903, 4034020904, 4034020906, 4034020907
4034020902	Lennox	R2	2	Countywide General Plan	8,792	0.20	18	3	14.4	2	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District; lot consolidation potential with 4034020900, 4034020903, 4034020904, 4034020906, 4034020907

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
4034020905	Lennox	R2	2	Countywide General Plan	5,889	0.14	18	2	14.4	1	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District; lot consolidation potential with 4034020900,4034020903, 4034020904, 4034020906, 4034020907
4034020908	Lennox	R2	2	Countywide General Plan	10,902	0.25	18	4	14.4	3	400	N	N	N	Y	N	N	N	Lot owned by Lennox School District; lot consolidation potential with 4034020900,4034020903, 4034020904, 4034020906, 4034020907
4034020909	Lennox	R2	2	Countywide General Plan	5,870	0.13	18	2	14.4	1	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District; lot consolidation potential with 4034020900,4034020903, 4034020904, 4034020906, 4034020907
4034020910	Lennox	R2	2	Countywide General Plan	18,032	0.41	18	7	14.4	5	400	N	N	N	Y	N	N	N	Lot owned by Lennox School District; lot consolidation potential with 4034020900,4034020903, 4034020904, 4034020906, 4034020907
4034020911	Lennox	R2	2	Countywide General Plan	12,579	0.29	18	5	14.4	4	501	N	N	N	Y	N	N	N	Lot owned by Lennox School District; lot consolidation potential with 4034020900,4034020903, 4034020904, 4034020906, 4034020907
4039017091	Lennox	R2	2	Countywide General Plan	97,147	2.23	18	40	14.4	32	010V	N	N	N	Y	N	N	N	
4053021013	Hawthorne Island	R2	2	Countywide General Plan	5,600	0.13	18	2	14.4	1	100	N	N	N	N	N	N	N	
5224013002	East Los Angeles	R2	LMD	East Los Angeles Community Plan	8,924	0.20	17	3	13.6	2	010V	Y	Y	N	N	N	N	N	
5224013004	East Los Angeles	R2	LMD	East Los Angeles Community Plan	8,050	0.18	17	3	13.6	2	010V	Y	Y	N	N	N	N	N	
5224014002	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,202	0.12	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5224023022	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,935	0.16	17	2	13.6	2	010V	Y	Y	N	N	N	N	N	Consolidation potential
5224023023	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,462	0.15	17	2	13.6	2	010V	Y	Y	N	N	N	N	N	Consolidation potential
5224023045	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,066	0.12	17	1	13.6	1	010V	Y	Y	N	N	N	N	N	
5224024022	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,840	0.13	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5224031005	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,225	0.14	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5224033002	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,846	0.13	17	2	13.6	1	100	Y	N	N	N	N	N	N	
5224033016	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,793	0.11	17	1	13.6	1	300V	Y	N	N	N	N	N	N	Legal lot; corner; nearby, comparable residential lots
5225009026	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,449	0.13	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5225020021	East Los Angeles	R2	MD	East Los Angeles Community Plan	5,578	0.13	30	3	24	3	010V	Y	N	N	N	N	N	N	
5225020902	East Los Angeles	R2	MD	East Los Angeles Community Plan	7,804	0.18	30	5	24	4	8800	Y	N	N	N	N	N	N	Consolidation potential

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5226021016	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,405	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Corner lot; legal lot; comparable adjacent residential lots
5226024010	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,836	0.11	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Might be currently under construction; legal lot; comparable adjacent residential lots
5226029001	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,799	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
5226029006	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,023	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
5226030024	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,900	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
5226036018	East Los Angeles	R2	LMD	East Los Angeles Community Plan	10,138	0.23	17	3	13.6	3	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036030	East Los Angeles	R2	LMD	East Los Angeles Community Plan	2,908	0.07	17	1	13.6	0	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036032	East Los Angeles	R2	LMD	East Los Angeles Community Plan	10,322	0.24	17	4	13.6	3	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036034	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,216	0.17	17	2	13.6	2	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036035	East Los Angeles	R2	LMD	East Los Angeles Community Plan	8,365	0.19	17	3	13.6	2	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036044	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,604	0.17	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
5226036048	East Los Angeles	R2	LMD	East Los Angeles Community Plan	9,762	0.22	17	3	13.6	3	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036052	East Los Angeles	R2	LMD	East Los Angeles Community Plan	2,389	0.05	17	0	13.6	0	010V	Y	N	N	N	N	N	N	
5226036055	East Los Angeles	R2	LMD	East Los Angeles Community Plan	2,614	0.06	17	1	13.6	0	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036056	East Los Angeles	R2	LMD	East Los Angeles Community Plan	1,684	0.04	17	0	13.6	0	010V	Y	N	N	N	N	N	N	Consolidation potential
5226036058	East Los Angeles	R2	LMD	East Los Angeles Community Plan	9,759	0.22	17	3	13.6	3	010V	Y	N	N	N	N	N	N	Consolidation potential
5226044001	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,595	0.11	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Lot consolidation potential with 5226044017 and 5226044032
5226044007	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,949	0.14	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5226044029	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,169	0.16	17	2	13.6	2	010V	Y	N	N	N	N	N	N	Unpaved lot with parked cars
5226045006	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,267	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
5226045009	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,391	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5226045012	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,266	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5226045013	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,318	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5226045014	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,269	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5226046001	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,086	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5226046003	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,921	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential

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APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5226046004	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,113	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5226046005	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,415	0.08	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5226046013	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,304	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5226046017	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,165	0.07	17	1	13.6	0	010V	Y	N	N	N	N	N	N	Consolidation potential
5226046022	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,242	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5227016023	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,367	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5227016026	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,367	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5227016027	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,350	0.10	17	1	13.6	1	100	Y	N	N	N	N	N	N	Consolidation potential
5227018017	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,438	0.12	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5227018020	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,744	0.18	17	3	13.6	2	010V	Y	N	N	N	N	N	N	Consolidation potential
5227019003	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,469	0.10	17	1	13.6	1	200	Y	N	N	N	N	N	N	
5227019012	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,574	0.11	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5227022011	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,239	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Lot consolidation potential with 5227022010; comparable adjacent residential lots
5227023013	East Los Angeles	R2	LMD	East Los Angeles Community Plan	2,632	0.06	17	1	13.6	0	010V	Y	N	N	N	N	N	N	Consolidation potential
5227023014	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,911	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5227023015	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,767	0.11	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5227024002	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,523	0.10	17	1	13.6	1	100	Y	N	N	N	N	N	N	Consolidation potential
5227024003	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,386	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5227024011	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,640	0.11	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Lot consolidation potential with 5227022010, 5227022013 and 5227022014
5227024018	East Los Angeles	R2	LMD	East Los Angeles Community Plan	1,833	0.04	17	0	13.6	0	010V	Y	N	N	N	N	N	N	Consolidation potential with 5227024003
5228015004	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,913	0.11	17	1	13.6	1	010V	Y	Y	N	N	N	N	N	Consolidation potential
5228015005	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,778	0.11	17	1	13.6	1	010V	Y	Y	N	N	N	N	N	Consolidation potential
5228015008	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,787	0.11	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
5228015026	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,944	0.14	17	2	13.6	1	010V	Y	Y	N	N	N	N	N	
5228024012	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,689	0.13	17	2	13.6	1	010V	Y	Y	N	N	N	N	N	Consolidation potential
5228024013	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,685	0.13	17	2	13.6	1	010V	Y	Y	N	N	N	N	N	Consolidation potential

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APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5228024014	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,915	0.16	17	2	13.6	2	010V	Y	Y	N	N	N	N	N	Consolidation potential
5228024015	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,924	0.18	17	3	13.6	2	010V	Y	Y	N	N	N	N	N	Consolidation potential
5228024016	East Los Angeles	R2	LMD	East Los Angeles Community Plan	8,362	0.19	17	3	13.6	2	010V	Y	Y	N	N	N	N	N	Consolidation potential
5228026001	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,683	0.11	17	1	13.6	1	010V	Y	Y	N	N	N	N	N	Partially paved; cars; legal lot; comparable adjacent residential lots
5229010018	East Los Angeles	R2	LMD	East Los Angeles Community Plan	13,120	0.30	17	5	13.6	4	100V	Y	Y	N	N	N	N	N	Consolidation potential
5229010019	East Los Angeles	R2	LMD	East Los Angeles Community Plan	9,216	0.21	17	3	13.6	2	100V	Y	Y	N	N	N	N	N	Consolidation potential
5229010021	East Los Angeles	R2	LMD	East Los Angeles Community Plan	10,108	0.23	17	3	13.6	3	100V	Y	Y	N	N	N	N	N	Consolidation potential
5229010022	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,788	0.16	17	2	13.6	2	100V	Y	Y	N	N	N	N	N	Consolidation potential
5229013007	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,858	0.16	17	2	13.6	2	010V	Y	Y	N	N	N	N	N	
5229017904	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,565	0.17	17	2	13.6	2	880V	Y	Y	N	N	N	N	N	Consolidation potential
5229018001	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,840	0.18	17	3	13.6	2	100V	Y	N	N	N	N	N	N	
5229020009	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,044	0.14	17	2	13.6	1	010V	Y	Y	N	N	N	N	N	
5229020011	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,834	0.16	17	2	13.6	2	010V	Y	Y	N	N	N	N	N	
5229021007	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,563	0.17	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
5230006006	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,901	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
5230007020	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,706	0.09	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5230010005	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,671	0.18	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
5230010029	East Los Angeles	R2	LMD	East Los Angeles Community Plan	3,262	0.07	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5231004016	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,600	0.17	17	2	13.6	2	010V	Y	N	N	N	N	N	N	Consolidation potential
5231005006	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,526	0.13	17	2	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5231005016	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,609	0.13	17	2	13.6	1	010V	Y	Y	N	N	N	N	N	Consolidation potential
5231006026	East Los Angeles	R2	LMD	East Los Angeles Community Plan	8,152	0.19	17	3	13.6	2	200	Y	N	N	N	N	N	N	
5231026027	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,746	0.15	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
5231027031	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,736	0.15	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
5232014023	East Los Angeles	R2	MD	East Los Angeles Community Plan	6,650	0.15	30	4	24	3	010V	Y	N	N	N	N	N	N	
5233008027	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,929	0.14	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5233013023	East Los Angeles	R2	LMD	East Los Angeles Community Plan	13,514	0.31	17	5	13.6	4	010V	Y	N	N	N	N	N	N	

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APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5233014009	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,436	0.15	17	2	13.6	2	010V	Y	N	N	N	N	N	N	
5233020008	East Los Angeles	C3 / R2	LMD	East Los Angeles Community Plan	14,499	0.33	17	5	13.6	4	0200	Y	N	N	N	N	N	N	Consolidation potential
5233023018	East Los Angeles	R2	MD	East Los Angeles Community Plan	4,967	0.11	30	3	24	2	010V	Y	N	N	N	N	N	N	Consolidation potential
5233028003	East Los Angeles	R2 / C3	LMD	East Los Angeles Community Plan	9,997	0.23	17	3	13.6	3	010V	Y	N	N	N	N	N	N	
5233028025	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,191	0.12	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5234004034	East Los Angeles	R2	MD	East Los Angeles Community Plan	6,590	0.15	30	4	24	3	010V	Y	N	N	N	N	N	N	
5235011035	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,547	0.13	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5235012078	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,729	0.13	17	2	13.6	1	010V	Y	N	N	N	N	N	N	Unpaved lot with parked cars
5235013026	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,010	0.12	17	1	13.6	1	010V	Y	N	N	N	N	N	N	
5236011002	East Los Angeles	R3	MD	East Los Angeles Community Plan	5,100	0.12	30	3	24	2	100V	Y	N	N	N	N	N	N	
5236017901	East Los Angeles	R2	P	East Los Angeles Community Plan	14,669	0.34	17	5	13.6	4	8800	Y	N	N	N	N	N	N	Consolidation potential
5238005900	East Los Angeles	R2	LMD	East Los Angeles Community Plan	54,676	1.26	17	21	13.6	17	8800	Y	Y	N	N	N	N	N	Owned by LA County
5239019009	East Los Angeles	R3	MD	East Los Angeles Community Plan	5,622	0.13	30	3	24	3	010V	Y	N	N	N	N	N	N	
5247017022	East Los Angeles	R3P	RP	East Los Angeles Community Plan	4,271	0.10	30	2	24	2	010V	Y	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
5248005035	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,337	0.12	17	2	13.6	1	8100	Y	N	N	N	N	N	N	Owned by California Water Service Co.
5248008003	East Los Angeles	R3	LMD	East Los Angeles Community Plan	5,361	0.12	17	2	13.6	1	010V	Y	N	N	N	N	N	N	
5248008004	East Los Angeles	R3	LMD	East Los Angeles Community Plan	7,229	0.17	17	2	13.6	2	3920	Y	N	N	N	N	N	N	
5250012024	East Los Angeles	R2	LMD	East Los Angeles Community Plan	2,637	0.06	17	1	13.6	0	010V	Y	N	N	N	N	N	N	Consolidation potential
5250012025	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,188	0.10	17	1	13.6	1	010V	Y	N	N	N	N	N	N	Consolidation potential
5250016026	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,974	0.18	17	3	13.6	2	010V	Y	N	N	N	N	N	N	
5284010022	South San Gabriel	R2	1	Countywide General Plan	11,361	0.26	18	4	14.4	3	010V	Y	N	N	N	N	N	N	
5835013020	Altadena	R2	2	Altadena Community Plan	33,567	0.77	18	13	14.4	11	010V	Y	N	N	N	N	N	N	
6008006013	Florence Firestone	R3	3	Countywide General Plan	5,115	0.12	30	3	24	2	010V	Y	N	N	N	N	N	N	vacant grassy lot
6008013800	Florence Firestone	R3	3	Countywide General Plan	5,877	0.13	30	4	24	3	8000	Y	N	N	N	N	N	N	vacant utility owned parcel
6008022019	Florence Firestone	R3	3	Countywide General Plan	5,117	0.12	30	3	24	2	200	Y	N	N	N	N	N	N	vacant dirt lot
6008028900	Florence Firestone	R3	3	Countywide General Plan	8,855	0.20	30	6	24	4	010V	Y	N	N	N	N	N	N	vacant corner lot
6008043046	Florence Firestone	R3	3	Countywide General Plan	6,206	0.14	30	4	24	3	010V	Y	N	N	N	N	N	N	grassy vacant lot, possible easement to adjacent SFRs

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6009010028	Florence Firestone	R4	4	Countywide General Plan	5,323	0.12	50	6	35	4	010V	Y	N	N	N	N	N	N	paved lot; adjacent to train tracks
6010024012	Florence Firestone	R3	3	Countywide General Plan	6,717	0.15	30	4	24	3	010V	Y	N	N	N	N	N	N	vacant narrow lot
6024015027	Florence Firestone	R3	3	Countywide General Plan	4,962	0.11	30	3	24	2	7110	Y	N	N	N	N	N	N	vacant narrow lot
6028025025	Florence Firestone	R3	3	Countywide General Plan	7,828	0.18	30	5	24	4	010V	Y	N	N	N	N	N	N	vacant narrow lot
6028032901	Florence Firestone	R3	2	Countywide General Plan	4,888	0.11	30	3	25.5	2	400	Y	N	N	N	N	Y	N	comparable adjacent residential lots
6043010018	Florence Firestone	R2	2	Countywide General Plan	14,408	0.33	18	5	14.4	4	010V	Y	N	N	N	N	N	N	vacant narrow lot
6043022028	Florence Firestone	R2	2	Countywide General Plan	5,051	0.12	18	2	14.4	1	010V	Y	N	N	N	N	N	N	vacant lot
6043025010	Florence Firestone	R2	2	Countywide General Plan	26,702	0.61	18	11	14.4	8	200	Y	N	N	N	N	N	N	vacant parcel with rocks/debris
6044001043	Florence Firestone	R2	2	Countywide General Plan	5,185	0.12	18	2	15.3	1	1200	Y	N	N	N	N	Y	N	vacant grassy section of odd shaped parcel - would need to subdivide
6044009004	Florence Firestone	R2	2	Countywide General Plan	5,931	0.14	18	2	15.3	2	300V	Y	N	N	N	N	Y	N	vacant dirt parcel with junk (boats?)
6047018001	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	6,769	0.16	18	2	14.4	2	010V	Y	N	N	N	N	N	N	
6049005022	Florence Firestone	R2	2	Countywide General Plan	4,666	0.11	18	1	14.4	1	010V	Y	N	N	N	N	N	N	vacant residential lot; legal lot; comparable adjacent residential lots
6056005900	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	9,251	0.21	18	3	14.4	3	100	Y	N	N	N	N	N	N	
6056007900	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	9,232	0.21	18	3	14.4	3	010V	Y	N	N	N	N	N	N	
6060004900	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	4,377	0.10	18	1	14.4	1	010V	Y	N	N	Y	N	N	N	
6060004901	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	4,410	0.10	18	1	14.4	1	010V	Y	N	N	Y	N	N	N	
6060011905	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	9,201	0.21	18	3	14.4	3	010V	Y	N	N	N	N	N	N	
6060011907	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	9,201	0.21	18	3	14.4	3	880V	Y	N	N	N	N	N	N	
6060011908	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	6,714	0.15	18	2	14.4	2	100	Y	N	N	N	N	N	N	
6060012900	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	9,202	0.21	18	3	14.4	3	200	Y	N	N	N	N	N	N	
6060012901	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	9,201	0.21	18	3	14.4	3	200	Y	N	N	N	N	N	N	
6076013020	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	9,025	0.21	18	3	14.4	2	010V	Y	N	N	N	N	N	N	
6076020901	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	8,996	0.21	18	3	14.4	2	010V	Y	N	N	N	N	N	N	
6076023021	West Athens-Westmont	R2	RD3.1	West Athens-Westmont Neighborhood Plan	8,998	0.21	18	3	14.4	2	109	Y	N	N	N	N	N	N	
6079006021	West Athens-Westmont	R2	RD2.3	West Athens-Westmont Neighborhood Plan	15,802	0.36	18	6	14.4	5		Y	N	N	N	N	N	N	
6147024903	Willowbrook	R2	P	Countywide General Plan	10,020	0.23	18	4	14.4	3	8800	Y	N	N	N	N	N	N	Lot owned by Compton United School District
6148017014	Willowbrook	R2	2	Countywide General Plan	5,016	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
6149021039	Willowbrook	R2	P	Countywide General Plan	24,222	0.56	18	10	14.4	8	010V	Y	N	N	N	N	N	N	
6149023018	Willowbrook	R2	2	Countywide General Plan	5,775	0.13	18	2	14.4	1	010V	N	N	N	N	N	N	N	
6149024005	Willowbrook	R3	2	Countywide General Plan	2,888	0.07	30	1	22.5	1	010V	N	N	N	N	N	N	N	Legal lot; comparable adjacent residential lots
6150007911	Willowbrook	R3	2	Countywide General Plan	7,433	0.17	30	5	22.5	3	300	Y	N	N	N	N	N	N	
6150029035	Willowbrook	R3	2	Countywide General Plan	4,446	0.10	30	3	22.5	2	010V	N	N	N	N	N	N	N	
6154030012	Willowbrook	R3	3	Countywide General Plan	5,944	0.14	30	4	22.5	3	010V	N	N	N	N	N	N	N	
6341007005	East Los Angeles	R3	MD	East Los Angeles Community Plan	5,828	0.13	30	4	24	3	810X	Y	N	N	N	N	N	N	
6341011006	East Los Angeles	R3	MD	East Los Angeles Community Plan	4,941	0.11	30	3	24	2	100	Y	N	N	N	N	N	N	
7350007016	West Carson	R2	2	Countywide General Plan	4,097	0.09	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350007017	West Carson	R2	2	Countywide General Plan	4,065	0.09	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350007018	West Carson	R2	2	Countywide General Plan	4,143	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350007019	West Carson	R2	2	Countywide General Plan	4,183	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350007020	West Carson	R2	2	Countywide General Plan	3,934	0.09	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350014001	West Carson	R2	2	Countywide General Plan	1,219	0.03	18	0	14.4	0	010V	N	N	N	N	N	N	N	
7350014022	West Carson	R2	2	Countywide General Plan	5,026	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Unpaved; 2 parked cars
7350014027	West Carson	R2	2	Countywide General Plan	6,157	0.14	18	2	14.4	2	010V	N	N	N	N	N	N	N	Unpaved; 2 parked cars; Consolidation potential
7350014029	West Carson	R2	2	Countywide General Plan	6,168	0.14	18	2	14.4	2	010V	N	N	N	N	N	N	N	Partially paved; Consolidation potential
7350014031	West Carson	R2	2	Countywide General Plan	4,759	0.11	18	1	14.4	1	010V	N	N	N	N	N	N	N	Unpaved, parked cars
7350014043	West Carson	R2	2	Countywide General Plan	3,277	0.08	18	1	14.4	1	010V	N	N	N	N	N	N	N	Small lot - could be consolidated with adjacent vacant lots
7350014046	West Carson	R2	2	Countywide General Plan	3,289	0.08	18	1	14.4	1	020V	N	N	N	N	N	N	N	Small lot - could be consolidated with adjacent vacant lot
7350014049	West Carson	R2	2	Countywide General Plan	3,235	0.07	18	1	14.4	1	020V	N	N	N	N	N	N	N	Small lot - could be consolidated with adjacent vacant lot
7350015001	West Carson	R2	2	Countywide General Plan	2,494	0.06	18	1	14.4	0	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015035	West Carson	R2	2	Countywide General Plan	5,935	0.14	18	2	14.4	1	200	N	N	N	N	N	N	N	Partially paved, empty lot, consolidation potential with 7350015033, 7350015041

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
7350015037	West Carson	R2	2	Countywide General Plan	5,869	0.13	18	2	14.4	1	010V	N	N	N	N	N	N	N	Unpaved; empty except for some abandoned materials; consolidation potential with 7350015033, 7350015041
7350015043	West Carson	R2	2	Countywide General Plan	5,544	0.13	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015045	West Carson	R2	2	Countywide General Plan	5,818	0.13	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015046	West Carson	R2	2	Countywide General Plan	4,925	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015047	West Carson	R2	2	Countywide General Plan	5,529	0.13	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015048	West Carson	R2	2	Countywide General Plan	4,951	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015049	West Carson	R2	2	Countywide General Plan	4,439	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015050	West Carson	R2	2	Countywide General Plan	4,950	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015051	West Carson	R2	2	Countywide General Plan	4,365	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015052	West Carson	R2	2	Countywide General Plan	3,275	0.08	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics lot consolidation potential with 7350015043 through -56
7350015053	West Carson	R2	2	Countywide General Plan	1,548	0.04	18	0	14.4	0	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015054	West Carson	R2	2	Countywide General Plan	3,327	0.08	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015055	West Carson	R2	2	Countywide General Plan	1,609	0.04	18	0	14.4	0	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015056	West Carson	R2	2	Countywide General Plan	3,351	0.08	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350015057	West Carson	R2	2	Countywide General Plan	1,611	0.04	18	0	14.4	0	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016002	West Carson	R2	2	Countywide General Plan	5,270	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016003	West Carson	R2	2	Countywide General Plan	5,229	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
7350016004	West Carson	R2	2	Countywide General Plan	5,184	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016005	West Carson	R2	2	Countywide General Plan	5,238	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016012	West Carson	R2	2	Countywide General Plan	5,329	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016014	West Carson	R2	2	Countywide General Plan	6,073	0.14	18	2	14.4	2	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016015	West Carson	R2	2	Countywide General Plan	5,177	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016016	West Caron	R2	2	Countywide General Plan	5,027	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016017	West Carson	R2	2	Countywide General Plan	4,925	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016018	West Carson	R2	2	Countywide General Plan	4,950	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016019	West Carson	R2	2	Countywide General Plan	5,347	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016020	West Carson	R2	2	Countywide General Plan	4,951	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016025	West Carson	R2	2	Countywide General Plan	2,249	0.05	18	0	14.4	0	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016026	West Carson	R2	2	Countywide General Plan	4,951	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016027	West Carson	R2	2	Countywide General Plan	1,924	0.04	18	0	14.4	0	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016028	West Carson	R2	2	Countywide General Plan	4,953	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016029	West Carson	R2	2	Countywide General Plan	5,494	0.13	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016030	West Carson	R2	2	Countywide General Plan	4,952	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016031	West Carson	R2	2	Countywide General Plan	5,452	0.13	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016032	West Carson	R2	2	Countywide General Plan	4,951	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
7350016033	West Carson	R2	2	Countywide General Plan	5,421	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016034	West Carson	R2	2	Countywide General Plan	4,951	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016035	West Carson	R2	2	Countywide General Plan	5,403	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016036	West Carson	R2	2	Countywide General Plan	4,951	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016037	West Carson	R2	2	Countywide General Plan	5,378	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350016038	West Carson	R2	2	Countywide General Plan	4,953	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350018001	West Carson	R2	2	Countywide General Plan	4,098	0.09	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350018002	West Carson	R2	2	Countywide General Plan	4,186	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics; lot consolidation potential with 7350018001, 7350018003, 7350018004
7350018003	West Carson	R2	2	Countywide General Plan	4,265	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350018004	West Carson	R2	2	Countywide General Plan	4,120	0.09	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics
7350018005	West Carson	R2	2	Countywide General Plan	4,294	0.10	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics lot consolidation potential with 7350018001, 7350018003, 7350018004
7350018006	West Carson	R2	2	Countywide General Plan	4,123	0.09	18	1	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential - multiple vacant lots; owned by Triton Diagnostics lot consolidation potential with 7350018001, 7350018003, 7350018004
7451032002	La Rambla	R2	2	Countywide General Plan	5,401	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential 7451032002 through -10
7451032003	La Rambla	R2	2	Countywide General Plan	5,400	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	
7451032004	La Rambla	R2	2	Countywide General Plan	5,401	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential 7451032002 through -10
7451032005	La Rambla	R2	2	Countywide General Plan	5,001	0.11	18	2	14.4	1	010V	N	N	N	N	N	N	N	
7451032006	La Rambla	R2	2	Countywide General Plan	5,400	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	
7451032007	La Rambla	R2	2	Countywide General Plan	5,400	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential 7451032002 through -10

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
7451032008	La Rambla	R2	2	Countywide General Plan	5,400	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential 7451032002 through -10
7451032009	La Rambla	R2	2	Countywide General Plan	5,401	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	
7451032010	La Rambla	R2	2	Countywide General Plan	5,400	0.12	18	2	14.4	1	010V	N	N	N	N	N	N	N	Consolidation potential 7451032002 through -10
7451032030	La Rambla	R2	2	Countywide General Plan	400	0.01	18	0	14.4	0	010V	N	N	N	N	N	N	N	Consolidation potential
7452023024	La Rambla	R2	P	Countywide General Plan	20,924	0.48	18	8	14.4	6	050V	N	N	N	N	N	N	N	
8178033043	West Whittier - Los Nietos	R2	1	Countywide General Plan	6,750	0.15	18	2	14.4	2	100	N	N	N	N	N	N	N	
					TOTALS	37.70		589		444									

RESIDENTIAL 2

4002024021	Ladera Heights View Park Windsor Hills	R3	1	Countywide General Plan	27,607	0.63	30	19	24	15	010V	N	N	N	N	N	N	N	
4034020900	Lennox	R3	2	Countywide General Plan	11,062	0.25	30	7	24	6	500	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034020903	Lennox	R3	2	Countywide General Plan	5,861	0.13	30	4	24	3	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034020904	Lennox	R3	2	Countywide General Plan	6,561	0.15	30	4	24	3	300	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034020906	Lennox	R3	2	Countywide General Plan	5,859	0.13	30	4	24	3	300	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4034020907	Lennox	R3	2	Countywide General Plan	5,896	0.14	30	4	24	3	100	N	N	N	Y	N	N	N	Lot owned by Lennox School District
4071014018	Alondra Park	R3	3	Countywide General Plan	5,658	0.13	30	3	24	3	010V	N	N	N	N	N	N	N	
4071014019	Alondra Park	R3	3	Countywide General Plan	6,532	0.15	30	4	24	3	010V	N	N	N	N	N	N	N	
4140016162	Del Aire	RPD	4	Countywide General Plan	74,126	1.70	50	85	40	68	501	N	N	N	Y	N	N	N	large vacant parcel surrounded by MPD 2/2
5009005908	Ladera Heights View Park Windsor Hills	R3	C	Countywide General Plan	28,193	0.65	30	19	24	15	830V	N	N	N	N	Y	N	N	
5009009083	Ladera Heights View Park Windsor Hills	R3	1	Countywide General Plan	60,955	1.40	30	41	24	33	010V	N	N	N	N	Y	N	N	
5009009084	Ladera Heights View Park Windsor Hills	R3	1	Countywide General Plan	27,768	0.64	30	19	24	15	010V	N	N	N	N	Y	N	N	
5009009085	Ladera Heights View Park Windsor Hills	R3	1	Countywide General Plan	31,330	0.72	30	21	24	17	010V	N	N	N	N	Y	N	N	
5233023004	East Los Angeles	R2	MD	East Los Angeles Community Plan	7,649	0.18	30	5	24	4	010V	Y	N	N	N	N	N	N	Consolidation potential
5233023005	East Los Angeles	R2	MD	East Los Angeles Community Plan	3,809	0.09	30	2	24	2	010V	Y	N	N	N	N	N	N	Consolidation potential
5234004026	East Los Angeles	R2	MD	East Los Angeles Community Plan	6,800	0.16	30	4	24	3	010V	Y	Y	N	N	N	N	N	Consolidation potential
5234004027	East Los Angeles	R2	MD	East Los Angeles Community Plan	7,014	0.16	30	4	24	3	010V	Y	Y	N	N	N	N	N	Consolidation potential
5234006005	East Los Angeles	R2	MD	East Los Angeles Community Plan	1,517	0.03	30	1	24	0	010V	Y	N	N	N	N	N	N	Consolidation potential
5234006007	East Los Angeles	R2	MD	East Los Angeles Community Plan	5,124	0.12	30	3	24	2	010V	Y	N	N	N	N	N	N	Consolidation potential

Vacant Sites (Part 2)

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5236017900	East Los Angeles	R3	P	East Los Angeles Community Plan	6,490	0.15	30	4	24	3	8800	Y	N	N	N	N	N	N	Consolidation potential with 5236017901
5236021900	East Los Angeles	R2	MD	East Los Angeles Community Plan	20,180	0.46	30	13	24	11	010V	Y	N	N	N	N	N	N	Owned by LA CDC
5236021901	East Los Angeles	R2	MD	East Los Angeles Community Plan	33,800	0.78	30	23	24	18	100	Y	N	N	N	N	N	N	
5239006015	East Los Angeles	R3	MD	East Los Angeles Community Plan	7,980	0.18	30	5	24	4	010V	Y	N	N	N	N	N	N	Consolidation potential; Owned by Camino de Las Flores Limited
5239006017	East Los Angeles	R3	MD	East Los Angeles Community Plan	7,504	0.17	30	5	24	4	010V	Y	N	N	N	N	N	N	Consolidation potential; Owned by Camino de Las Flores Limited
5239006033	East Los Angeles	R3	MD	East Los Angeles Community Plan	22,238	0.51	30	15	24	12	7100	Y	N	N	N	N	N	N	
5378011005	East Pasadena E San Gabriel	R3	1	Countywide General Plan	11,361	0.26	30	7	22.5	5	500	Y	N	N	N	N	N	N	Image shows grading. Lot immediately east is also vacant, Consolidation potential
5378011006	East Pasadena E San Gabriel	R3	1	Countywide General Plan	14,072	0.32	30	9	22.5	7	400	Y	N	N	N	N	N	N	Image shows grading. Lot immediately east is also vacant, Consolidation potential
5381034024	East Pasadena E San Gabriel	R3	1	Countywide General Plan	17,101	0.39	30	11	24	9	010V	Y	N	N	N	N	N	N	vacant corner parcel
5807016017	La Crescenta-Montrose	R2	3	Countywide General Plan	11,284	0.26	30	7	24	6	100	Y	N	N	N	N	N	N	vacant residential lot
6008010039	Florence Firestone	R3	3	Countywide General Plan	11,356	0.26	30	7	24	6	500	Y	N	N	N	N	N	N	dirt, grading in progress (?); Consolidation potential
6008010040	Florence Firestone	R3	3	Countywide General Plan	16,870	0.39	30	11	24	9	500	Y	N	N	N	N	N	N	dirt, grading in progress (?); Consolidation potential
6008035286	Florence Firestone	R3	3	Countywide General Plan	6,756	0.16	30	4	25.5	3	200	Y	N	N	N	N	Y	N	grassy vacant lot; consolidation potential, 4/6. DWP owned
6008035287	Florence Firestone	R3	3	Countywide General Plan	6,397	0.15	30	4	25.5	3	100	Y	N	N	N	N	Y	N	grassy vacant lot; consolidation potential, 2/6. DWP owned
6008035288	Florence Firestone	R3	3	Countywide General Plan	7,219	0.17	30	4	25.5	4	300	Y	N	N	N	N	Y	N	grassy vacant lot; consolidation potential, 3/6. DWP owned
6008035289	Florence Firestone	R3	3	Countywide General Plan	6,494	0.15	30	4	25.5	3	200	Y	N	N	N	N	Y	N	grassy vacant lot; consolidation potential, 4/6. DWP owned
6008035290	Florence Firestone	R3	3	Countywide General Plan	6,540	0.15	30	4	25.5	3	200	Y	N	N	N	N	Y	N	grassy vacant lot; consolidation potential, 1/6. DWP owned
6008035291	Florence Firestone	R3	3	Countywide General Plan	6,745	0.15	30	4	25.5	3	300	Y	N	N	N	N	Y	N	grassy vacant lot; consolidation potential, 6/6. DWP owned
6008045002	Florence Firestone	R3	3	Countywide General Plan	23,129	0.53	30	15	24	12	010V	Y	N	N	N	N	N	N	
6009010026	Florence Firestone	R4	4	Countywide General Plan	6,603	0.15	50	7	40	6	010V	Y	N	N	N	N	N	N	grassy vacant lot
6009029033	Florence Firestone	R4	4	Countywide General Plan	6,821	0.16	50	7	42.5	6	200	Y	N	N	N	N	Y	N	vacant grassy lot
6025020025	Florence Firestone	R3	C	Countywide General Plan	4,666	0.11	30	3	24	2	100	Y	N	N	N	N	N	N	very narrow res lot, consolidation potential, 2/2
6025020026	Florence Firestone	R3	C	Countywide General Plan	4,392	0.10	30	3	24	2	010V	Y	N	N	N	N	N	N	very narrow res lot; consolidation potential 1/2
6027010006	Florence Firestone	R3	2	Countywide General Plan	3,876	0.09	30	2	24	2	010V	Y	N	N	N	N	N	N	narrow lot with trees; consolidation potential
6027010007	Florence Firestone	R3	2	Countywide General Plan	3,875	0.09	30	2	25.5	2	010V	Y	N	N	N	N	Y	N	narrow lot with trees; consolidation potential
6027010008	Florence Firestone	R3	2	Countywide General Plan	7,750	0.18	30	5	25.5	4	010V	Y	N	N	N	N	Y	N	vacant lot with trees; consolidation potential

Vacant Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
6027010009	Florence Firestone	R3	2	Countywide General Plan	3,876	0.09	30	2	25.5	2	010V	Y	N	N	N	N	Y	N	vacant lot with trees; consolidation potential
6027010013	Florence Firestone	R3	2	Countywide General Plan	4,804	0.11	30	3	25.5	2	010V	Y	N	N	N	N	Y	N	vacant lot with trees; consolidation potential
6028034900	Florence Firestone	R3	2	Countywide General Plan	5,256	0.12	30	3	25.5	3	010V	Y	N	N	N	N	Y	N	vacant lot with consolidation potential; owned by housing authority
6028034901	Florence Firestone	R3	2	Countywide General Plan	5,070	0.12	30	3	25.5	2	010V	Y	N	N	N	N	Y	N	vacant lot with consolidation potential; owned by housing authority
6028034902	Florence Firestone	R3	2	Countywide General Plan	4,378	0.10	30	3	25.5	2	010V	Y	N	N	N	N	Y	N	vacant lot with consolidation potential; owned by housing authority
6150001012	Willowbrook	R3	3	Countywide General Plan	7,126	0.16	30	4	22.5	3	010V	Y	N	N	N	N	N	N	lot consolidation potential
6339003901	East Los Angeles	R3	MD	East Los Angeles Community Plan	9,950	0.23	30	6	24	5	8800	Y	N	N	N	N	N	N	Owned by LA County
8521008049	South Monrovia Islands	R3DP	1	Countywide General Plan	28,335	0.65	30	19	24	15	010V	N	N	N	N	N	N	N	
					TOTALS	15.60		481		384									

Table A.4: Revised 2008 Underutilized Sites Part 1

California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The purpose of this inventory is to demonstrate the County's ability to meet its share of the regional housing need through adopted land use policies. This analysis is an estimate of the potential capacity of sites and does not change the required policies and procedures in the General Plan and the Zoning Code or represent a complete listing of parcels with potential for residential development. For a detailed explanation of the methodology for the Adequate Sites Inventory, please refer to the Resources Section of the Housing Element.

The sites on this list were initially screened using GIS, and further refined based on verification of aerial photos and verification by planning staff, including field-checks. Sites that were found to be vacant in the field-checks were added to the list of vacant sites.

Commercial sites and residential sites are organized separately on this list. This list also separates the sites based on the level of affordability that could potentially be accommodated by the site. Affordability is identified numerically: 1 = Moderate (≤120% area median income) and 2 = Low (≤80% area median income). For example, the table heading "COMMERCIAL 1" means commercial sites that could accommodate housing affordable to households at moderate incomes.

	TOTAL
MODERATE	1,439
VERY LOW/LOWER	6,367

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Detailed Use Description	Max Density	Av Density	Max Units	Potential	Building Year	Land Value	Improvement Value	Improvement Ratio	UNDERUTILIZED? (Check all that apply)							Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway		
																	Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)	Not built to land use capacity (Zoning/GP)	Declining business on site and/or in surrounding areas												
COMMERCIAL 1																																			
4070013021	Alondra Park	C1	1	Countywide General Plan	55,009	1.26	1700	OFFICE BUILDING	17	13.6	21	17	1960	2,019,439	1,292,585	0.64	X		X					Health center			N	N	N	N	N	N	N	N	
5009004019	Ladera Heights/Viewpark/Windsor Hills	C2	C	Countywide General Plan	109,042	2.50	170L	OIL FIELD W/ ASSOCIATED OFFICE BUILDING	17	13.6	42	34	UNKNOWN	312,909	0	0.00								Chevron			N	N	N	N	Y	N	N	N	
5009004273	Ladera Heights/Viewpark/Windsor Hills	C2	C	Countywide General Plan	51,556	1.18	830V	PETROLEUM & GAS (VACANT)	17	13.6	20	16	UNKNOWN	183,820	0	0.00			X		X	X		Electrical transformers	X		N	N	N	N	Y	N	N	N	
5801001019	La Crescenta-Montrose	C1	C	Countywide General Plan	104,311	2.39	1400	SUPERMARKET 12000 SF OR MORE	17	13.6	40	32	1949	4,212,151	1,987,656	0.47								OSH store	X		Y	N	N	N	N	N	N	N	
5804001033	La Crescenta-Montrose	C2	C	Countywide General Plan	52,242	1.20	7100	CHURCH	17	13.6	20	16	1954	231,839	231,569	1.00								Church	X		Y	N	N	N	N	N	N	N	
5829013012	Altadena	C2	2 portion	Altadena Community Plan	17,746	0.41	1400	SUPERMARKET 12000 SF OR MORE	17	13.6	6	5	1949	2,096,100	274,380	0.13	X							Commercial			Y	N	N	N	N	N	N	N	N
					27,253	0.62			8	6.4	4	3																							
6079004900	West Athens-Westmont	C2	PL.1	West Athens Westmont Neighborhood Plan	61,131	1.40	2700	PARKING LOT PATRON OR EMPLOYEE (FOR COUNTY OFFICE)	17	13.6	23	19	1969	155,726	0	0.00	X		X	X	X			County offices	X		Y	N	N	N	N	N	N	N	
6079004902	West Athens-Westmont	C2	PL.1	West Athens Westmont Neighborhood Plan	64,814	1.49	2700	PARKING LOT PATRON OR EMPLOYEE (FOR COUNTY OFFICE)	17	13.6	25	20	1970	134,223	0	0.00	X		X	X	X			County offices			Y	N	N	N	N	N	N	N	
6079006904	West Athens-Westmont	C2	PL.1	West Athens Westmont Neighborhood Plan	114,762	2.63	0100	COUNTY OFFICES	17	13.6	44	35	UNKNOWN	183,855	0	0.00	X		X	X	X			County offices	X		Y	N	N	N	N	N	N	N	
6079021901	West Athens-Westmont	C2	C.1	West Athens Westmont Neighborhood Plan	62,646	1.44		STATE-OWNED PARKING LOT	17	14.45	24	20	UNKNOWN	0	0	0.00			X	X	X	X	X	Park & Ride lot	X		Y	N	N	N	N	Y	Y		
6086037900	W Rancho Dominguez-Victoria	C2	O	Countywide General Plan	219,126	5.03	1000	PARK	17	13.6	85	68	UNKNOWN	215,175	0	0.00			X		X			Open space	X		Y	N	N	N	N	N	N	N	
6086037901	W Rancho Dominguez-Victoria	C2	O	Countywide General Plan	74,469	1.71	1000	PARK	17	13.6	29	23	UNKNOWN	111,171	0	0.00			X		X			Open space	X		Y	N	N	N	N	N	N	N	
6134001020	W Rancho Dominguez-Victoria	C2	1	Countywide General Plan	46,422	1.07	3100	LIGHT MANUFACTURING SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	18	14	1961	404,948	15,038	0.04											Y	N	N	N	N	N	N	N	
6134001033	W Rancho Dominguez-Victoria	C2	1	Countywide General Plan	54,739	1.26	1500	SUPERMARKET 12000 SF OR MORE	17	13.6	21	17	1966	819,088	526,556	0.64								Commercial			Y	N	N	N	N	N	N	N	
6134001039	W Rancho Dominguez-Victoria	C2	1	Countywide General Plan	72,419	1.66	1400	SUPERMARKET 12000 SF OR MORE	17	13.6	28	22	1965	2,080,800	1,508,580	0.73			X					Commercial			Y	N	N	N	N	N	N	N	
6139002801	W Rancho Dominguez-Victoria	C1	1	Countywide General Plan	68,134	1.56	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLANT	17	13.6	26	21	UNKNOWN	0	0	0.00								Power station	X		Y	N	N	N	N	N	N	N	
7452030012	La Rambla	C1	1	Countywide General Plan	67,572	1.55	7500	HOMES FOR AGED & OTHERS	17	13.6	26	21	UNKNOWN	695,899	510,321	0.73											N	N	N	N	N	N	N	N	
8030004081	South Whittier-Sunshine Acres	CH	1	Countywide General Plan	44,368	1.02	010C	RESIDENTIAL OPEN CONDOMINIUM	17	13.6	17	13	1992	165,760	136,683	0.82			X		X			Multi-family units	X		N	N	N	N	N	N	N	N	
8152006004	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	55,071	1.26	1100	STORE	17	13.6	21	17	1955	562,346	172,009	0.31			X		X			Commercial	X		N	N	N	N	N	N	N	N	
8152006044	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	129,887	2.98	1400	SUPERMARKET 12000 SF OR MORE	17	13.6	50	40	1969	1,859,336	634,417	0.34			X	X	X		X	Commercial center	X		N	N	N	N	N	N	N	N	
8226022042	South Whittier-Sunshine Acres	C2	1	Countywide General Plan	70,265	1.61	1100	STORE	17	13.6	27	21	1966	1,440,954	778,219	0.54	X	X	X	X	X		X	Commercial	X		N	N	N	N	N	N	N	N	
8401001017	Charter Oak	C1	1	Countywide General Plan	113,784	2.61	1100	STORE	17	13.6	44	35	1962	2,440,778	1,804,053	0.74	X	X	X	X		X		Commercial complex	X		N	N	N	N	N	N	N	N	
8401014038	Charter Oak	C2	1	Countywide General Plan	156,263	3.59	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	61	48	1969	1,753,236	49,995	0.03			X					Commercial complex	X		N	N	N	N	N	N	N	N	
8465002028	West Puente Valley	C1	1	Countywide General Plan	53,231	1.22	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	17	13.6	20	16	1970	3,570,000	2,417,400	0.68			X					Apartment complex	X	The location is good, but would need to tear down existing apartment complex to create more density	N	N	N	N	N	N	N	N	
8725006031	South San Jose Hills	C2	1	Countywide General Plan	94,980	2.18	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	37	29	1975	2,346,000	714,000	0.30			X	X				Parking lot for strip mall	X		N	N	N	N	N	N	N	N	
8741011001	Valinda	C1	1	Countywide General Plan	93,944	2.16	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	36	29	1960	1,092,420	488,988	0.45	X		X		X			Strip mall	X	Existing enforcement case on property, owner might be willing to sell for development in future, existing supermarket is the only one in the area (one mile radius).	N	N	N	N	N	N	N	N	
TOTAL									48.99			815	651																						
COMMERCIAL 2																																			
4057031037	West Athens-Westmont	C3	OS.1	West Athens Westmont Neighborhood Plan	54,628	1.25	2725	5-STORY PARKING STRUCTURE - PATRON OR EMPLOYEE	50	40	62	50	UNKNOWN	1,090,733	0	0.00								County offices	X		Y	N	N	N	N	N	N	N	
5377034029	East Pasadena-East San Gabriel	C3	1	Countywide General Plan	105,635	2.43	1400	SUPERMARKET 12000 SF OR MORE	30	22.5	72	54	1961	2,460,866	797,722	0.32			X					Commercial complex	X		Y	N	N	N	N	N	N	N	
5825020907	Altadena	CM	BP	Altadena Community Plan	53,716	1.23	1700	OFFICE BUILDING	50	40	61	49	1987	637,000	0	0.00	X			X				Commercial			Y	N	N	N	N	N	N	N	N
					170,198	3.91			50	40	195	156																							
5827007901	Altadena	R17500	portion	Altadena Community Plan	29,216	0.67	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	5	4	3	2	UNKNOWN	184,342	0	0.00								School			Y	N	N	N	N	N	N	N	
5827008034	Altadena	CM	BP	Altadena Community Plan	43,581	1.00	0100	SINGLE FAMILY RESIDENCE	50	40	50	40	1921	38,225	33,833	0.89								Single family residence			Y	N	N	N	N	N	N	N	N

UNDERUTILIZED? (Check all that apply)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Detailed Use Description	Max Density	Av Density	Max Units	Potential	Building Year	Land Value	Improvement Value	Improvement Ratio	Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)	Not built to land use capacity (Zoning/GP)	Declining businesses on site and/or in surrounding areas	Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	
8176038021	West Whittier-Los Nietos	R2	1	Countywide General Plan	35,307	0.81	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	18	14.4	14	11	1947	296,968	296,968	1.00								Residential home		Residential Home	N	N	N	N	N	N	N	
					TOTAL	55.55						TOTAL	989	788																				
RESIDENTIAL 2																																		
4002023009	Ladera Heights/Viewpark/Windsor Hills	R3	1	Countywide General Plan	22,104	0.51	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	24	15	12	1949	213,474	206,016	0.97								Multi-family	X		N	N	N	N	N	N	N	
4038014006	Lennox	R3	2	Countywide General Plan	30,749	0.71	7200	SCHOOL (PRIVATE)	30	25.5	21	18	1949	406,199	95,277	0.23			X					Headstart program preschool			N	N	N	N	Y	Y	N	
4039020900	Lennox	R3	P	Countywide General Plan	27,128	0.62	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	18	14	UNKNOWN	0	0	0.00			X					Parking lot for Lennox Middle School			N	N	N	N	Y	N	N	
4039022900	Lennox	R3	P	Countywide General Plan	186,751	4.29	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	128	102	UNKNOWN	0	0	0.00			X					Lennox Middle School field			N	N	N	N	Y	N	N	
4039026900	Lennox	R3	P	Countywide General Plan	323,117	7.42	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	222	178	UNKNOWN	0	0	0.00			X					Lennox Middle School			N	N	N	N	Y	N	N	
4057027021	West Athens-Westmont	C2 portion R3P portion	C.2	West Athens Westmont Neighborhood Plan	84,549 16,384	1.94 0.38	6300	BOWLING ALLEY	17 30	13.6 24	32 11	26 9	1958	667,525	512,987	0.77	X	X	X		X	X	X	Bowling alley	X		Y	N	N	N	N	N	N	
4071016007	Alondra Park	R3	3	Countywide General Plan	34,169	0.78	0900	MOBILE HOME/MANUFACTURED HOME PARK	30	24	23	18	1947	131,903	43,959	0.33		X	X		X	X		Mobilehome park			N	N	N	N	N	N	N	N
4143007900	Del Aire	R3 & R3P portions	P	Countywide General Plan	291,852	6.70	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	201	160	UNKNOWN	1,498,664	0	0.00											N	N	N	N	N	N	N	N
4201023008	Ladera Heights/Viewpark/Windsor Hills	R3	3	Countywide General Plan	51,942	1.19	7100	CHURCH	30	24	35	28	1963	1,146,724	491,453	0.43								Church	X		N	N	N	N	N	N	N	N
5236023040	East Los Angeles	R3	MD	East Los Angeles Community Plan	22,339	0.51	0 1010C	RESIDENTIAL OPEN CONDOMINIUM	30	24	15	12	1973	63,570	51,946	0.82								Apartments			Y	N	N	N	N	N	N	N
5239004900	East Los Angeles	R3	MD	East Los Angeles Community Plan	94,165	2.16	8800	GOVERNMENT OWNED PROPERTY - PARK	30	25.5	64	55	UNKNOWN	154,984	0	0.00			X			X		Park		Owned by LA County	Y	N	N	N	N	N	N	N
5239012028	East Los Angeles	R3	MD	East Los Angeles Community Plan	47,044	1.08	7100	CHURCH	30	25.5	32	27	1953	1,071,000	816,000	0.76			X					Church with parking lot			Y	N	N	N	N	N	N	N
5240007900	East Los Angeles	R3P portion	RP	East Los Angeles Community Plan	31,912	0.73	8800	GOVERNMENT OWNED PROPERTY - PARKING LOT	30	25.5	21	18	UNKNOWN	87,609	0	0.00					X	X		Parking lot for large markey and other stores			Y	N	N	N	N	N	N	N
5242003016	East Los Angeles	CM portion R3 portion	CM	East Los Angeles Community Plan	20,199 28,752	0.46 0.66	7400	HOSPITAL	50 30	40 25.5	23 19	18 16	1960	912,701	865,894	0.95										Y	N	N	N	N	N	N	N	
5381001037	East Pasadena-East San Gabriel	R2	3	Countywide General Plan	22,570	0.52	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	15	12	1964	2,218,500	1,479,000	0.67								Apartments	X		Y	N	N	N	N	N	N	N
5382003033	East Pasadena-East San Gabriel	R3	3	Countywide General Plan	27,683	0.64	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	22.5	19	14	1955	182,312	174,023	0.95						X		5 unit single detached residences	X		Y	N	N	N	N	N	N	N
5754017031	East Pasadena-East San Gabriel	R3P/B1	1	Countywide General Plan		0.91	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	22.5	27	20	UNKNOWN	0	0	0.00										Y	N	N	N	N	N	N	N	
5835022910	Altadena	R3	Cemetery	Altadena Community Plan	114,417	2.63	7700	CEMETERY, MAUSOLEUM, MORTUARY	30	24	78	63	UNKNOWN	163,948	0	0.00	X		X		X	X		Cemetery			Y	N	N	N	N	N	N	N
5853015901	Altadena	R3	1	Altadena Community Plan	91,253	2.09	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	62	50	UNKNOWN	172,918	0	0.00			X					Elementary School	X		Y	N	N	N	N	N	N	N
6009005902	Florence-Firestone	R4	P	Countywide General Plan	120,452	2.77	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	50	40	138	110	UNKNOWN	0	0	0.00			X					Lillian Elementary School			Y	N	N	N	N	N	N	N
6010017901	Florence-Firestone	R3	P	Countywide General Plan	386,252	8.87	8830	PUBLIC SCHOOL, GENERAL	30	24	266	212	UNKNOWN	262,580	0	0.00								Thomas Edison Middle School			Y	N	N	N	N	N	N	N
6010017903	Florence-Firestone	R3	P	Countywide General Plan	101,942	2.34	8830	PUBLIC SCHOOL, GENERAL	30	24	70	56	UNKNOWN	70,445	0	0.00								Thomas Edison Middle School			Y	N	N	N	N	N	N	N
6010021900	Florence-Firestone	R3	P	Countywide General Plan	34,577	0.79	8830	PUBLIC SCHOOL, GENERAL	30	24	23	18	UNKNOWN	23,050	0	0.00								Thomas Edison Middle School			Y	N	N	N	N	N	N	N
6010023900	Florence-Firestone	R3	P	Countywide General Plan	180,762	4.15	8830	PUBLIC SCHOOL, GENERAL	30	24	124	99	UNKNOWN	121,681	0	0.00								Miramonte School			Y	N	N	N	N	N	N	N
6010023901	Florence-Firestone	R3	P	Countywide General Plan	75,120	1.72	8830	PUBLIC SCHOOL, GENERAL	30	24	51	41	UNKNOWN	51,229	0	0.00								Miramonte School			Y	N	N	N	N	N	N	N
6010026923	Florence-Firestone	R3	P	Countywide General Plan	142,172	3.26	8830	PUBLIC SCHOOL, GENERAL	30	24	97	78	UNKNOWN	193,411	0	0.00								Miramonte School			Y	N	N	N	N	N	N	N
6024022900	Florence-Firestone	R3	P	Countywide General Plan	273,853	6.29	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	188	150	UNKNOWN	185,727	0	0.00								Pamelee Ave. School	X		Y	N	N	N	N	N	N	N
6028030904	Florence-Firestone	R3	P	Countywide General Plan	30,692	0.70	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	21	16	UNKNOWN	0	0	0.00										Y	N	N	N	N	N	N	N	
6028031900	Florence-Firestone	R3	P	Countywide General Plan	147,202	3.38	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	101	81	UNKNOWN	102,467	0	0.00								School	X		Y	N	N	N	N	N	N	N
6028031901	Florence-Firestone	R3	P	Countywide General Plan	202,495	4.65	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	139	111	UNKNOWN	134,491	0	0.00								School	X		Y	N	N	N	N	N	N	N
6028031902	Florence-Firestone	R3	P	Countywide General Plan	684,624	15.72	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	471	377	UNKNOWN	454,719	0	0.00								School	X		Y	N	N	N	N	N	N	N
6068020901	Willowbrook	R3	P	Countywide General Plan	187,729	4.31	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	22.5	129	96	UNKNOWN	0	0	0.00			X					School			Y	N	N	N	N	N	N	N
6086037906	W Rancho Dominguez-Victoria	R3	1	Countywide General Plan	653,221	15.00	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	24	450	360	1971	3,581,559	0	0.00								Multi-family	X		Y	N	N	N	N	N	N	N
6137006043	W Rancho Dominguez-Victoria	R3	1	Countywide General Plan	41,205	0.95	010V	PARKING LOT FOR INDUSTRIAL/WAREHOUSE	30	24	28	22	UNKNOWN	661,132	0	0.00										Y	N	N	N	N	N	N	N	
6139003016	W Rancho Dominguez-Victoria	R3	1	Countywide General Plan	43,584	1.00	0901	MANUFACTURED HOME W/ POOL	30	24	30	24	1948	104,489	51,719	0.49								Mobilehome park			Y	N	N	N	N	N	N	N
6152002021	Willowbrook	R3	2	Countywide General Plan	24,966	0.57	7100	CHILD CARE CENTER	30	22.5	17	12	1963	151,364	98,189	0.65					X			School			Y	N	N	N	N	N	N	N
6152003007	Willowbrook	R3	3	Countywide General Plan	37,005	0.85	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	22.5	25	19	1948	297,711	253,605	0.85								Multi-family			Y	N	N	N	N	N	N	N
6152003012	Willowbrook	R3	3	Countywide General Plan	25,735	0.59	7100	CHURCH	30	22.5	17	13	1947	39,875	30,907	0.78			X					Church			Y	N	N	N	N	N	N	N
6342016900	East Los Angeles	R3	MD	East Los Angeles Community Plan	22,639	0.52	8800	GOVERNMENT OWNED PROPERTY - PARKING LOT	30	25.5	15	13	UNKNOWN	30,096	0	0.00					X	X		Parking lot for public school		Multi-level parking structure	Y	N	N	N	N	N	N	N
7409029011	West Carson	R3	2	Countywide General Plan	2,139,440	49.11	0 090E	MANUFACTURED HOME PARK	30	24	1473	1178	1972	4,830,985	2,277,852	0.47			X	X		X	X		Trailers			N	N	N	N	N	N	N
7439027005	West Carson	R3	2	Countywide General Plan	362,418	8.32	0901	MANUFACTURED HOME W/ POOL	30	24	249	199	1961	1,471,304	245,205	0.17		X	X		X	X		Trailers			N	N	N					

Underutilized Sites (Part 1)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Detailed Use Description	Max Density	Av Density	Max Units	Potential	Building Year	Land Value	Improvement Value	Improvement Ratio	UNDERUTILIZED? (Check all that apply)					Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway		
																	Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)											Not built to land use capacity (Zoning/GP)	Declining businesses on site and/or in surrounding areas
8031001011	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	39,960	0.92	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	27	22	1965	707,925	579,212	0.82			X	X		X		Multi-family	X		N	N	N	N	N	N	N
8113028030	Whittier Narrows	R3	1	Countywide General Plan	26,976	0.62	7100	CHURCH	30	24	18	14	1962	359,899	129,338	0.36								Church			N	N	N	N	N	N	N
8152008042	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	39,974	0.92	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	27	22	1972	891,472	729,386	0.82			X			X		Multi-family	X		N	N	N	N	N	N	N
8156029901	South Whittier-Sunshine Acres	C3	1	Countywide General Plan	55,184	1.27	8800	GOVERNMENT OWNED PROPERTY - COUNTY PUBLIC WORKS ROAD MAINTENANCE YARD	30	24	38	30	UNKNOWN	102,596	0	0.00										N	N	N	N	N	N	N	
8163006031	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	29,621	0.68	0100	SINGLE FAMILY RESIDENCE	30	24	20	16	1912	435,000	145,000	0.33										N	N	N	N	N	N	N	
8228030027	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	25,089	0.58	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	24	17	13	1969	1,352,520	1,352,520	1.00										N	N	N	N	N	N	N	
8276006013	Rowland Heights	R3	U4	Rowland Heights Community Plan	79,754	1.83	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	54	43	1973	3,986,000	2,000,000	0.50				X	X			Apartment	X	This property is adjacent to an abandoned property for which initial redevelopment plans were submitted to County for multifamily housing (those plans are currently stalled); the "For Rent" signs suggest high vacancy at this property.	Y	N	N	N	N	N	N
8404022019	Charter Oak	R3	1	Countywide General Plan	37,824	0.87	010V	APARTMENT COMPLEX	30	24	26	20	UNKNOWN	552,075	0	0.00								Apartment complex			N	N	N	N	N	N	N
8404022021	Charter Oak	R3	1	Countywide General Plan	25,164	0.58	010V	APARTMENT COMPLEX	30	24	17	13	UNKNOWN	257,894	0	0.00								Apartment complex			N	N	N	N	N	N	N
8404022067	Charter Oak	R3(20)JDP	1	Countywide General Plan	26,434	0.61	010V	APARTMENT COMPLEX	20	16	12	9	UNKNOWN	257,894	0	0.00								Apartment complex	X		N	N	N	N	N	N	N
8510020005	South Monrovia Islands	R3	1	Countywide General Plan	99,685	2.29	0900	MOBILE HOME/MANUFACTURED HOME PARK	30	24	68	54	1948	414,458	69,287	0.17								Mobilehome park	X		N	N	N	N	N	N	N

Table A.5: Revised 2008 Underutilized Sites Part 2

California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The purpose of this inventory is to demonstrate the County's ability to meet its share of the regional housing need through adopted land use policies. This analysis is an estimate of the potential capacity of sites and does not change the required policies and procedures in the General Plan and the Zoning Code or represent a complete listing of parcels with potential for residential development. For a detailed explanation of the methodology for the Adequate Sites Inventory, please refer to the Resources Section of the Housing Element.

This list includes sites that were initially screened using GIS, and further refined based on verification of aerial photos. In addition, this list includes additional vacant sites identified by planning staff through the scan of aerial photos of the unincorporated areas. Sites that were found to be underutilized in the aerial scan, based on criteria such as being partially vacant, were added to the list of underutilized sites.

Lots with consolidation potential are shaded in gray and grouped together in the following way:

 Lots with consolidation potential

Commercial sites and residential sites are organized separately on this list. This list also separates the sites based on the level of affordability that could potentially be accommodated by the site. Affordability is identified numerically: 1 = Moderate (≤120% area median income) and 2 = Low (≤80% area median income). For example, the table heading "COMMERCIAL 1" means commercial sites that could accommodate housing affordable to households at moderate incomes.

	TOTAL
MODERATE	1,350
VERY LOW/LOWER	2,873

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes	
COMMERCIAL 1																									
4019012008	Ladera Heights / Viewpark / Windsor Hills	C2	C	Countywide General Plan	24,652	0.57	17	9	13.6	7	1820	MOTEL; UNDER 50 ROOMS	1959	457,176	685,767	1.50	N	N	N	N	N	N	N		
4036030028	Lennox	C2	2	Countywide General Plan	28,737	0.66	17	11	13.6	8	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	1957	430,193	1,061,145	2.47	N	N	N	Y	N	N	N		
4070012017	Alondra Park	C1 portion R3P portion	1	Countywide General Plan	31,131	0.71	17	12	13.6	9	1830	MOTEL; 50 ROOMS AND OVER	1961	1,161,846	1,180,694	1.02	N	N	N	N	N	N	N		
4070012035	Alondra Park	C1	1	Countywide General Plan	22,505	0.52	17	8	13.6	7	2520	SERVICE STATION W/ CAR WASH	1960	407,456	2,929	0.01	N	N	N	N	N	N	N		
4070013016	Alondra Park	C1	1	Countywide General Plan	37,435	0.86	17	14	13.6	11	1100	STORE	1991	256,173	744,184	2.91	N	N	N	N	N	N	N		
4070013018	Alondra Park	C1 portion R3P portion	1	Countywide General Plan	31,804	0.73	17	12	13.6	9	1100	STORE	1957	1,796,008	764,567	0.43	N	N	N	N	N	N	N		
4070013020	Alondra Park	C1 portion R3P portion	1	Countywide General Plan	5,713	0.13	30	3	24	3	1830	MOTEL; 50 ROOMS AND OVER	1961	1,238,588	1,588,622	1.28	N	N	N	N	N	N	N		
4102001033	Ladera Heights / Viewpark / Windsor Hills	C2	1	Countywide General Plan	34,092	0.78	17	13	13.6	10	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1964	2,223,600	938,400	0.42	N	N	N	N	N	N	N		
4140004002	Del Aire	C1	1	Countywide General Plan	5,943	0.14	30	4	24	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				N	N	N	Y	N	N	N	Paved lot, possibly associated parking	
4140005037	Del Aire	C1	1	Countywide General Plan	6,188	0.14	17	2	13.6	1	1820	MOTEL; UNDER 50 ROOMS	1964	655,491	327,743	0.50	N	N	N	N	N	N	N		
4211003800	Westside Islands - W Fox Hills	C3	1	Countywide General Plan	32,112	0.74	17	12	13.6	10	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLAN	UNKNOWN				N	N	N	N	N	N	N	Small grassy lot owned by SC Edison; comparable or smaller nearby residential lots	
5007006001	Ladera Heights / Viewpark / Windsor Hills	C2	2	Countywide General Plan	5,995	0.14	30	4	24	3	7100	CHURCH	1928	166,882	351,347	2.11	N	N	N	N	N	N	N		
5009003043	Ladera Heights / Viewpark / Windsor Hills	C2	C	Countywide General Plan	30,803	0.71	17	12	13.6	9	7200	SCHOOL (PRIVATE)	1973	160,104	182,802	1.14	N	N	N	N	Y	N	N		
5009003060	Ladera Heights / Viewpark / Windsor Hills	C2	C	Countywide General Plan	29,911	0.69	17	11	13.6	9	1100	STORE	2002	714,070	1,357,435	1.90	N	N	N	N	N	N	N		
5009004009	Ladera Heights / Viewpark / Windsor Hills	C2	C	Countywide General Plan	29,968	0.69	17	11	13.6	9	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	1956	140,711	339,457	2.41	N	N	N	N	Y	N	N		
5009004010	Ladera Heights/Viewpark/Windsor Hills	C2	C	Countywide General Plan	24,014	0.55	17	9	13.6	7	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	1948	207,534	381,674	1.84	N	N	N	N	Y	N	N		
5009004014	Ladera Heights / Viewpark / Windsor Hills	C2	C	Countywide General Plan	42,929	0.99	17	16	13.6	13	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	1953	441,055	584,398	1.33	N	N	N	N	Y	N	N		

Underutilized Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5013013015	Ladera Heights / Viewpark / Windsor Hills	C1	1	Countywide General Plan	22,475	0.52	17	8	13.6	7	2300	BANK, SAVINGS & LOAN	1955	749,793	419,001	0.56	N	N	N	N	N	N	N	
5223028027	East Los Angeles	C3	CC	East Los Angeles Community Plan	5,405	0.12	50	6	40	4	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Paved lot; a few parked / abandoned cars; comparable adjacent residential lots
5225003023	East Los Angeles	C2	CC	East Los Angeles Community Plan	25,341	0.58	17	9	13.6	7	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1991	814,501	309,739	0.38	Y	N	N	N	N	N	N	
5225029036	East Los Angeles	C2	CC	East Los Angeles Community Plan	6,188	0.14	17	2	13.6	1	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking
5232016042	East Los Angeles	C3	CR	East Los Angeles Community Plan	6,747	0.15	30	4	24	3	2110	FAST FOOD-WALK UP	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; comparable adjacent residential lots
5233005026	East Los Angeles	C2/R3(16)UDP	CR/LMD	East Los Angeles Community Plan	31,168	0.72	17	12	13.6	9	010C	RESIDENTIAL OPEN CONDOMINIUM	1987	106,689	116,711	1.09	Y	N	N	N	N	N	N	
5233008015	East Los Angeles	C2	CR	East Los Angeles Community Plan	7,351	0.17	30	5	24	4	100V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; comparable adjacent residential lots
5233008021	East Los Angeles	C2	CR	East Los Angeles Community Plan	7,340	0.17	30	5	24	4	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; comparable adjacent residential lots
5233014004	East Los Angeles	C2	CR	East Los Angeles Community Plan	23,933	0.55	17	9	13.6	7	300 030V	THREE UNITS (VACANT)	1915	509,796	234,090	0.46	Y	N	N	N	N	N	N	
5233015040	East Los Angeles	C2	CR	East Los Angeles Community Plan	32,964	0.76	17	12	13.6	10	1100	STORE	1979	62,929	112,459	1.79	Y	N	N	N	N	N	N	
5234001011	East Los Angeles	C2	CR	East Los Angeles Community Plan	4,838	0.11	30	3	24	2	100V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; legal lot; comparable adjacent residential lots
5235004025	East Los Angeles	C3	CC	East Los Angeles Community Plan	5,310	0.12	50	6	40	4	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; comparable adjacent residential lots
5235020051	East Los Angeles	C2/C3	CC	East Los Angeles Community Plan	41,601	0.96	17	16	13.6	12	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	1997	929,969	1,709,515	1.84	Y	N	N	N	N	N	N	
5236009014	East Los Angeles	CM	CM	East Los Angeles Community Plan	5,282	0.12	50	6	40	4	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Paved lot; comparable adjacent residential lots
5236012035	East Los Angeles	C2/R3P	CC	East Los Angeles Community Plan	28,935	0.66	17	11	13.6	9	1900	PROFESSIONAL BUILDINGS	1977	495,980	799,933	1.61	Y	N	N	N	N	N	N	
5240003031	East Los Angeles	C2	CC	East Los Angeles Community Plan	23,819	0.55	17	9	13.6	7	1100	STORE	1955	113,793	375,366	3.30	Y	N	N	N	N	N	N	
5247005001	East Los Angeles	C2 portion	CC	East Los Angeles Community Plan	15,627	0.36	17	6	13.6	4	2110	FAST FOOD-WALK UP	1980	623,199	494,190	0.79	Y	N	N	N	N	N	N	N
		C3 portion			8,123	0.19	50	9	40	7														N
5250009040	East Los Angeles	C2	CC	East Los Angeles Community Plan	40,339	0.93	17	15	13.6	12	1900	PROFESSIONAL BUILDINGS	1966	207,036	719,469	3.48	Y	N	N	N	N	N	N	
5271003032	South San Gabriel	C2 portion	1	Countywide General Plan	24,298	0.56	17	9	13.6	7	2120	FAST FOOD-AUTO ORIENTED	1999	104,407	390,040	3.74	Y	N	N	N	N	N	N	
5275005017	South San Gabriel	C2	1	Countywide General Plan	35,293	0.81	17	13	13.6	11	1100	STORE	1966	601,709	281,173	0.47	Y	N	N	N	N	N	N	
5279014017	South San Gabriel	C2	1	Countywide General Plan	25,873	0.59	17	10	13.6	8	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1969	164,687	79,566	0.48	Y	N	N	N	N	N	N	
5279022011	South San Gabriel	C2	1	Countywide General Plan	35,427	0.81	17	13	13.6	11	0100	SINGLE FAMILY RESIDENCE	1912	1,000,000	550,000	0.55	Y	N	N	N	N	N	N	
5279023098	South San Gabriel	C2	1	Countywide General Plan	26,527	0.61	17	10	13.6	8	1201	STORE COMBO W/ OFFICE	1987	1,392,360	1,177,550	0.85	Y	N	N	N	N	N	N	
5279031021	South San Gabriel	C2	1	Countywide General Plan	25,653	0.59	17	10	13.6	8	1900	PROFESSIONAL BUILDINGS	1972	108,184	398,984	3.69	Y	N	N	N	N	N	N	
5375001031	East Pasadena-East San Gabriel	C1DP	1	Countywide General Plan	39,384	0.90	17	15	12.75	11	1100	STORE	1962	743,973	409,181	0.55	Y	N	N	N	N	N	N	
5376021001	East Pasadena-East San Gabriel	C2	1	Countywide General Plan	36,935	0.85	17	14	12.75	10	7500	HOMES FOR AGED & OTHERS	2004	1,485,691	5,577,584	3.75	Y	N	N	N	N	N	N	Parking Lot
5381035021	East Pasadena-East San Gabriel	C2	1	Countywide General Plan	41,761	0.96	17	16	12.75	12	1811	HOTEL 50 ROOMS AND OVER	1965	1,160,367	2,596,755	2.24	Y	N	N	N	N	N	N	
5751005003	Altadena	C1	CB	Altadena Community Plan	29,406	0.68	17	11	13.6	9	1900	PROFESSIONAL BUILDINGS	1982	432,998	881,475	2.04	Y	N	N	N	N	N	N	
5751005008	Altadena	C1/C1DP	CB	Altadena Community Plan	23,073	0.53	17	9	13.6	7	1900	PROFESSIONAL BUILDINGS	1948	67,326	232,997	3.46	Y	N	N	N	N	N	N	

Underutilized Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5755008022	East Pasadena-East San Gabriel	C2	C	Countywide General Plan	27,002	0.62	17	10	12.75	7	1100	STORE	1980	293,367	650,324	2.22	Y	N	N	N	N	N	N	
5801001003	La Crescenta-Montrose	C1	C	Countywide General Plan	38,305	0.88	17	14	13.6	11	1340	RETAIL WAREHOUSE STORE	1964	1,248,480	1,846,710	1.48	Y	N	N	N	N	N	N	
5802010001	La Crescenta-Montrose	C1	C	Countywide General Plan	25,126	0.58	17	9	13.6	7	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1994	714,341	754,323	1.06	Y	N	N	N	N	N	N	
5802010003	La Crescenta-Montrose	C1	C	Countywide General Plan	24,196	0.56	17	9	13.6	7	1700	OFFICE BUILDING	1979	301,280	677,875	2.25	Y	N	N	N	N	N	N	
5802011025	La Crescenta-Montrose	C1	C	Countywide General Plan	35,945	0.83	17	14	13.6	11	100V	VACANT COMMERCIAL BUILDING	UNKNOWN	2,958,000	0	0.00	Y	N	N	N	N	N	N	
5803028009	La Crescenta-Montrose	C2BE/R3P	C	Countywide General Plan	34,609	0.79	17	13	13.6	10	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1964	219,573	1,353,374	6.16	Y	N	N	N	N	N	N	
5807008035	La Crescenta-Montrose	C2BE	C	Countywide General Plan	23,335	0.54	17	9	13.6	7	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLAN	1972	551,319	639,529	1.16	N	N	N	N	N	N	N	Lot consolidation potential with 5807008034
5845010020	Altadena	C2	CB	Altadena Community Plan	24,829	0.57	17	9	13.6	7	1900	PROFESSIONAL BUILDINGS	1928	120,699	284,862	2.36	Y	N	N	N	N	N	N	
6047006011	West Athens-Westmont	C2/R2	C.2/RD3.1	W. Athens - Westmont Community Plan	27,376	0.63	17	10	13.6	8	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	1959	94,772	225,073	2.37	Y	N	N	N	N	N	N	
6047013014	West Athens-Westmont	C2	C.2	West Athens-Westmont Neighborhood Plan	5,832	0.13	17	2	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	Parking lot	
6058001029	West Athens-Westmont	C1	C.3	W. Athens - Westmont Community Plan	28,680	0.66	17	11	13.6	8	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	1954	234,022	409,543	1.75	Y	N	N	N	N	N	N	
6059013028	West Athens-Westmont	C2	C.2	W. Athens - Westmont Community Plan	25,608	0.59	17	9	13.6	7	1900	PROFESSIONAL BUILDINGS	1962	227,791	973,599	4.27	Y	N	N	N	N	N	N	
6077001001	West Athens-Westmont	C2	C.2	W. Athens - Westmont Community Plan	34,731	0.80	17	13	13.6	10	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1948	239,703	113,075	0.47	Y	N	N	N	N	N	N	
6078021021	West Athens-Westmont	C2	C.2	W. Athens - Westmont Community Plan	35,207	0.81	17	13	13.6	10	2110	FAST FOOD-WALK UP	1995	567,018	676,260	1.19	Y	N	N	N	N	N	N	
6079004014	West Athens-Westmont	C2	PL.1	W. Athens - Westmont Community Plan	33,340	0.77	17	13	13.6	10	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	1966	403,881	193,186	0.48	Y	N	N	N	N	N	N	
6079021044	West Athens-Westmont	C2	C.1	W. Athens - Westmont Community Plan	31,713	0.73	17	12	13.6	9	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1976	1,275,000	2,040,000	1.60	Y	N	N	N	N	N	N	
6086014061	West Rancho Dominguez Victoria	R1/B1 portions	1	Countywide General Plan	15,219	0.35	8	2	6.4	2	2670	CENTER (NO GASOLINE)	1974	936,360	156,060	0.17	Y	N	N	N	N	N	N	N
6086014061	West Rancho Dominguez Victoria	C2 portion			20,135	0.46	17	7	13.6	6														6
6086018022	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	22,454	0.52	17	8	13.6	7	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	1934	98,541	15,152	0.15	Y	N	N	N	N	N	N	
6086031035	West Rancho Dominguez Victoria	B1 portion	1	Countywide General Plan	10,743	0.25	8	1	6.4	1	2700	PARKING LOT PATRON OR EMPLOYEE	1979	324,305	10,807	0.03	Y	N	N	N	N	N	N	N
6086031035	West Rancho Dominguez Victoria	C2 portion			14,259	0.33	17	5	13.6	4														4
6086031065	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	23,534	0.54	17	9	13.6	7	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1985	177,834	1,261,662	7.09	Y	N	N	N	N	N	N	
6086033044	West Rancho Dominguez Victoria	C1	1	Countywide General Plan	39,984	0.92	17	15	13.6	12	1100	STORE	1989	243,125	633,349	2.61	Y	N	N	N	N	N	N	
6086037011	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	31,404	0.72	17	12	13.6	9	100V	PRESCHOOL	UNKNOWN	73,177	0	0.00	Y	N	N	N	N	N	N	
6089004015	West Athens-Westmont	C2	C.1	W. Athens - Westmont Community Plan	23,430	0.54	17	9	14.45	7	7100	CHURCH	1953	110,696	240,200	2.17	Y	N	N	N	N	Y	N	
6131003027	West Rancho Dominguez Victoria	C1	1	Countywide General Plan	27,405	0.63	17	10	13.6	8	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1987	143,923	365,078	2.54	Y	N	N	N	N	N	N	
6134001011	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	37,471	0.86	17	14	13.6	11	0300	3 UNITS (ANY COMBINATION); 4 STORIES OR LESS	1938	364,140	124,848	0.34	Y	N	N	N	N	N	N	
6134001012	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	37,471	0.86	17	14	13.6	11	0100	JUNK YARD	1935	395,352	93,636	0.24	Y	N	N	N	N	N	N	

Underutilized Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
6134001041	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	22,255	0.51	17	8	13.6	6	2102	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1993	507,451	601,333	1.19	Y	N	N	N	N	N	N	
6134001042	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	37,476	0.86	17	14	13.6	11	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	2000	538,139	1,405,866	2.61	Y	N	N	N	N	N	N	
6134001043	West Rancho Dominguez Victoria	C2	1	Countywide General Plan	37,493	0.86	17	14	13.6	11	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	2000	538,139	1,405,866	2.61	Y	N	N	N	N	N	N	
6137029019	West Rancho Dominguez Victoria	C1	1	Countywide General Plan	27,429	0.63	17	10	13.6	8	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1967	129,910	335,438	2.58	Y	N	N	N	N	N	N	
6139002004	West Rancho Dominguez Victoria	C1	1	Countywide General Plan	37,091	0.85	17	14	13.6	11	7200	SCHOOL (PRIVATE)	1989	1,300,000	600,000	0.46	Y	N	N	N	N	N	N	
6139002802	West Rancho Dominguez Victoria	C1	1	Countywide General Plan	25,010	0.57	17	9	13.6	7	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLAN	UNKNOWN	0	0	0.00	Y	N	N	N	N	N	N	
6139002804	West Rancho Dominguez Victoria	C1	1	Countywide General Plan	25,533	0.59	17	9	13.6	7	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLAN	UNKNOWN	0	0	0.00	Y	N	N	N	N	N	N	
6149017915	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017916	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017917	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017918	Willowbrook	C2	C	Countywide General Plan	4,011	0.09	17	1	13.6	1	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017919	Willowbrook	C2	C	Countywide General Plan	4,001	0.09	17	1	13.6	1	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017922	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017923	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	0200	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017926	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017928	Willowbrook	C2	C	Countywide General Plan	4,001	0.09	17	1	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017929	Willowbrook	C2	C	Countywide General Plan	4,001	0.09	17	1	13.6	1	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017930	Willowbrook	C2	C	Countywide General Plan	3,220	0.07	17	1	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017931	Willowbrook	C2	C	Countywide General Plan	3,220	0.07	17	1	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017933	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017936	Willowbrook	C2	C	Countywide General Plan	3,201	0.07	17	1	13.6	0	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017937	Willowbrook	C2	C	Countywide General Plan	3,220	0.07	17	1	13.6	1	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017938	Willowbrook	C2	C	Countywide General Plan	3,221	0.07	17	1	13.6	1	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017941	Willowbrook	C2	C	Countywide General Plan	4,000	0.09	17	1	13.6	1	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017942	Willowbrook	C2	C	Countywide General Plan	4,001	0.09	17	1	13.6	1	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149017947	Willowbrook	C2	C	Countywide General Plan	3,220	0.07	17	1	13.6	1	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	Y	N	Parking Lot
6149028910	Willowbrook	C2	C	Countywide General Plan	5,800	0.13	17	2	12.75	1	8800	GOVERNMENT OWNED PROPERTY - PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Parking Lot

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes	
6195019030	East Rancho Dominguez	C3	C	Countywide General Plan	5,027	0.12	50	5	40	4	1100	PARKING/JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	Unpaved; parked cars; legal lot; comparable adjacent residential lots	
7452033001	La Rambla	C1	1	Countywide General Plan	33,333	0.77	17	13	13.6	10	1900	PROFESSIONAL BUILDINGS	1965	417,131	1,191,810	2.86	N	N	N	N	N	N	N		
7452034012	La Rambla	C1	1	Countywide General Plan	7,517	0.17	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				N	N	N	N	N	N	N	Surface parking; Owned by San Pedro Peninsula Hospital	
7452034020	La Rambla	C1	1	Countywide General Plan	11,252	0.26	17	4	13.6	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				N	N	N	N	N	N	N	Surface parking; Owned by San Pedro Peninsula Hospital	
7452034028	La Rambla	C1	1	Countywide General Plan	27,786	0.64	17	10	13.6	8	7100	CHURCH	1934	287,294	386,119	1.34	N	N	N	N	N	N	N		
7452034036	La Rambla	C1	1	Countywide General Plan	7,503	0.17	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				N	N	N	N	N	N	N	Surface parking; Owned by San Pedro Peninsula Hospital	
7452034037	La Rambla	C1	1	Countywide General Plan	22,503	0.52	17	8	13.6	7	1700	OFFICE BUILDING	1959	276,141	1,637,431	5.93	N	N	N	N	N	N	N		
7452034039	La Rambla	C1	1	Countywide General Plan	11,253	0.26	17	4	13.6	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				N	N	N	N	N	N	N	Surface parking; Owned by San Pedro Peninsula Hospital	
8028011039	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	22,230	0.51	17	8	13.6	6	1100	STORE	1987	403,881	673,141	1.67	N	N	N	N	N	N	N		
8028015014	South Whittier-Sunshine Acres	C2	1	Countywide General Plan	24,929	0.57	17	9	13.6	7	0200	DOUBLE DUPLEX OR TWO UNITS	1920	68,961	23,262	0.34	N	N	N	N	N	N	N		
8029033033	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	36,097	0.83	17	14	13.6	11	1100	STORE	1964	83,061	258,879	3.12	N	N	N	N	N	N	N		
8031001018	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	31,812	0.73	17	12	13.6	9	1410	SUPERMARKET 6000 SF OR MORE	1990	253,721	178,287	0.70	N	N	N	N	N	N	N		
8031020013	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	22,288	0.51	17	8	13.6	6	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1971	292,531	255,909	0.87	N	N	N	N	N	N	N		
8039001029	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	25,290	0.58	17	9	13.6	7	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1970	711,253	263,850	0.37	N	N	N	N	N	N	N		
8039001043	South Whittier-Sunshine Acres	C1 portion	1	Countywide General Plan	23,210	0.53	17	9	13.6	7	0500	APARTMENTS OR UNITS; 4 STORIES OR	1979	838,354	1,729,769	2.06	N	N	N	N	N	N	N	N	
		R3P portion			9,940	0.23	30	6	24	5														N	
8039001044	South Whittier-Sunshine Acres	C1 portion	1	Countywide General Plan	27,725	0.64	17	10	13.6	8	0500	APARTMENTS OR UNITS; 4 STORIES OR	1977	139,669	420,759	3.01	N	N	N	N	N	N	N	N	N
		R3P portion			6,849	0.16	30	4	24	3															N
8040019011	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	25,024	0.57	17	9	13.6	7	1100	STORE	1962	99,536	149,494	1.50	N	N	N	N	N	N	N		
8040019012	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	34,522	0.79	17	13	13.6	10	1100	STORE	1962	134,858	158,463	1.18	N	N	N	N	N	N	N		
8040019025	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	39,888	0.92	17	15	13.6	12	2120	FAST FOOD-AUTO ORIENTED	1978	591,723	881,821	1.49	N	N	N	N	N	N	N		
8110023020	Avocado Heights	C1	C	Countywide General Plan	33,696	0.77	17	13	13.6	10	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1982	125,695	382,544	3.04	Y	N	N	N	N	N	N		
8112001026	Avocado Heights	C1	C	Countywide General Plan	25,443	0.58	17	9	13.6	7	3100	LIGHT MANUFACTURING	1977	346,404	446,500	1.29	Y	N	N	N	N	N	N		
8112020019	Avocado Heights	C1	1	Countywide General Plan	27,891	0.64	17	10	13.6	8	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1989	146,240	328,107	2.24	Y	N	N	N	N	N	N		
8151011020	South Whittier-Sunshine Acres	C2DPBE	1	Countywide General Plan	26,717	0.61	17	10	13.6	8	1100	STORE	1987	752,000	1,172,000	1.56	N	N	N	N	N	N	N		
8152006048	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	25,333	0.58	17	9	13.6	7	2700	PARKING LOT PATRON OR EMPLOYEE	1960	45,735	880	0.02	N	N	N	N	N	N	N		
8163006047	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	41,975	0.96	17	16	13.6	13	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY	1989	1,100,000	940,000	0.85	N	N	N	N	N	N	N		
8167014030	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	23,142	0.53	17	9	13.6	7	1100	STORE	1972	336,566	134,621	0.40	N	N	N	N	N	N	N		
8167014031	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	26,794	0.62	17	10	13.6	8	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1974	416,160	298,844	0.72	N	N	N	N	N	N	N		

Underutilized Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes	
8171026002	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	6,212	0.14	30	4	24	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				N	N	N	N	N	N	N	Surface parking; legal lot; comparable nearby residential lots	
8171026008	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	6,960	0.16	30	4	24	3	100V	PARKING LOT	UNKNOWN				N	N	N	N	N	N	N	Surface parking; legal lot; comparable nearby residential lots	
8171026012	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	5,761	0.13	30	3	24	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				N	N	N	N	N	N	N	Surface parking; legal lot; comparable nearby residential lots	
8173002026	West Whittier - Los Nietos	C2	1	Countywide General Plan	23,973	0.55	17	9	13.6	7	2120	FAST FOOD-AUTO ORIENTED	1968	530,604	543,609	1.02	N	N	N	N	N	N	N		
8173023015	West Whittier - Los Nietos	C2BE portion R3P portion	1	Countywide General Plan	18,629 10,400	0.43 0.24	17 30	7 7	13.6 24	5 5	2100	COCKTAIL LOUNGE, TAVERN	1969	94,593	721,485	7.63	N	N	N	N	N	N	N		
8178001044	West Whittier - Los Nietos	C1	1	Countywide General Plan	27,741	0.64	17	10	13.6	8	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	1962	197,089	1,167,421	5.92	N	N	N	N	N	N	N		
8178005022	West Whittier - Los Nietos	C1	P	Countywide General Plan	11,465	0.26	17	4	13.6	3	100V	PARKING LOT	UNKNOWN				N	N	N	N	N	N	N	Surface parking	
8218020062	East Los Angeles	C2BE	C	Hacienda Heights Community Plan	28,449	0.65	17	11	13.6	8	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1971	134,662	521,634	3.87	Y	N	N	N	N	N	N		
8227001046	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	27,993	0.64	17	10	13.6	8	1100	STORE	1962	594,276	891,414	1.50	N	N	N	N	N	N	N		
8227001053	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	24,694	0.57	17	9	13.6	7	1100	STORE	1961	344,154	114,717	0.33	N	N	N	N	N	N	N		
8227001057	South Whittier-Sunshine Acres	C2BE	1	Countywide General Plan	26,701	0.61	17	10	13.6	8	1100	STORE	1994	208,942	483,305	2.31	N	N	N	N	N	N	N		
8227010038	South Whittier-Sunshine Acres	C2BE portion R3P portion	1	Countywide General Plan	33,208 6,276	0.76 0.14	17 30	12 4	13.6 24	10 3	010C	RESIDENTIAL OPEN CONDOMINIUM	1991	64,669	138,449	2.14	N	N	N	N	N	N	N	N	
8254001030	Valinda	PR portion C1 portion	1	Countywide General Plan	11,613 30,813	0.27 0.71	8 17	2 12	6.4 13.6	1 9	1100	STORE	1956	526,716	367,946	0.70	N	N	N	N	N	N	N	N	
8265003028	Rowland Heights	C2BE	C	Rowland Heights Community Plan	24,569	0.56	17	9	12.75	7	1100	STORE	1986	424,483	3,894,633	9.18	Y	N	N	N	N	N	N		
8270006035	Rowland Heights	PR portion C1 portion	C	Rowland Heights Community Plan	5,286 18,257	0.12 0.42	0 17	0 7	0 13.6	0 5	2100	COCKTAIL LOUNGE, TAVERN	1972	88,732	146,075	1.65	Y	N	N	N	N	N	N	N	
8272001051	Rowland Heights	C1/C2BE	C	Rowland Heights Community Plan	37,610	0.86	17	14	12.75	11	1100	STORE	1951	120,966	556,646	4.60	Y	N	N	N	N	N	N		
8272016033	Rowland Heights	C2BE	C	Rowland Heights Community Plan	23,280	0.53	17	9	12.75	6	1700	OFFICE BUILDING	2004	1,040,400	4,995,480	4.80	Y	N	N	N	N	N	N		
8272016038	Rowland Heights	C2BE	C	Rowland Heights Community Plan	24,743	0.57	17	9	12.75	7	2400	SERVICE SHOP	1968	557,978	123,991	0.22	Y	N	N	N	N	N	N		
8272017024	Rowland Heights	C2BE	C	Rowland Heights Community Plan	22,415	0.51	17	8	12.75	6	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1970	76,656	256,718	3.35	Y	N	N	N	N	N	N		
8276006022	Rowland Heights	C1	C	Rowland Heights Community Plan	21,916	0.50	17	8	12.75	6	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1974	120,575	174,514	1.45	Y	N	N	N	N	N	N		
8401001012	Charter Oak	C1	1	Countywide General Plan	29,142	0.67	17	11	13.6	9	1100	STORE	1954	51,953	40,971	0.79	N	N	N	N	N	N	N	Lot consolidation potential with 8401001017	
8401001015	Charter Oak	C1	1	Countywide General Plan	22,293	0.51	17	8	13.6	6	1200	STORE COMBO W/ OFFICE	1954	198,387	154,992	0.78	N	N	N	N	N	N	N	Lot consolidation potential with 8401001017	
8401002012	Charter Oak	C1	1	Countywide General Plan	32,603	0.75	17	12	13.6	10	1200	STORE COMBO W/ OFFICE	1980	280,863	477,167	1.70	N	N	N	N	N	N	N		
8401002013	Charter Oak	C1	1	Countywide General Plan	32,754	0.75	17	12	13.6	10	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1962	59,274	30,906	0.52	N	N	N	N	N	N	N		
8401002014	Charter Oak	C1	1	Countywide General Plan	24,612	0.57	17	9	13.6	7	1820	MOTEL; UNDER 50 ROOMS	1969	39,146	272,658	6.97	N	N	N	N	N	N	N		
8401014039	Charter Oak	C2BE	1	Countywide General Plan	25,431	0.58	17	9	13.6	7	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1965	307,161	1,178,670	3.84	N	N	N	N	N	N	N		
8401014040	Charter Oak	C2BE	1	Countywide General Plan	29,480	0.68	17	11	13.6	9	1400	SUPERMARKET 12000 SF OR MORE	1964	394,487	1,040,447	2.64	N	N	N	N	N	N	N		
8403001017	Charter Oak	C2BE	C	Countywide General Plan	23,436	0.54	17	9	13.6	7	1100	STORE	1978	143,692	259,845	1.81	N	N	N	N	N	N	N		
8403001045	Charter Oak	C2BE	C	Countywide General Plan	39,150	0.90	17	15	13.6	12	1100	STORE	1972	1,471,894	836,231	0.57	N	N	N	N	N	N	N		

Underutilized Sites (Part 2)

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8403004019	Charter Oak	C1	1	Countywide General Plan	22,368	0.51	17	8	13.6	6	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1960	122,595	42,778	0.35	N	N	N	N	N	N	N		
8404002027	Charter Oak	C2BE	1	Countywide General Plan	39,613	0.91	17	15	13.6	12	1830	MOTEL; 50 ROOMS AND OVER	1966	129,910	521,510	4.01	N	N	N	N	N	N	N	N	
8404004061	Charter Oak	C2BE	1	Countywide General Plan	38,467	0.88	17	15	13.6	12	1100	STORE	1972	315,732	564,100	1.79	N	N	N	N	N	N	N	N	
8405014016	Charter Oak	C2BE	1	Countywide General Plan	28,932	0.66	17	11	13.6	9	0100	SINGLE FAMILY RESIDENCE	1897	390,000	210,000	0.54	N	N	N	N	N	N	N	N	
8420006017	East Irwindale	C1	1	Countywide General Plan	34,569	0.79	17	13	13.6	10	7200	SCHOOL (PRIVATE)	1971	395,080	212,735	0.54	N	N	N	N	N	N	N	N	
8435010015	East Irwindale	C1	1	Countywide General Plan	21,804	0.50	17	8	13.6	6	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1966	562,346	168,702	0.30	N	N	N	N	N	N	N	N	
8435024011	East Irwindale	C1	1	Countywide General Plan	22,171	0.51	17	8	13.6	6	1100	STORE	1957	131,350	310,966	2.37	N	N	N	N	N	N	N	N	
8465002021	West Puente Valley	C1	1	Countywide General Plan	25,911	0.59	17	10	13.6	8	1100	STORE	1966	255,013	87,426	0.34	N	N	N	N	N	N	N	N	
8489012074	Valinda	PR portion	1	Countywide General Plan	3,196	0.07	8	0	6.4	0	2100	COCKTAIL LOUNGE, TAVERN	1964	367,178	206,193	0.56	N	N	N	N	N	N	N	N	
		C2 portion			18,688	0.43	17	7	13.6	5														N	
8571001001	South Monrovia Islands	C2BE	1	Countywide General Plan	34,868	0.80	17	13	13.6	10	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1964	1,101,600	122,400	0.11	N	N	N	N	N	N	N	N	
8619014028	East Irwindale	C2	1	Countywide General Plan	6,861	0.16	17	2	13.6	2	010V	JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Possible junkyard	
8620001019	East Irwindale	C2BE	1	Countywide General Plan	33,660	0.77	17	13	13.6	10	1100	STORE	1978	594,560	1,026,967	1.73	N	N	N	N	N	N	N	N	
8725006035	South San Jose Hills	C2BE	1	Countywide General Plan	22,883	0.53	17	8	13.6	7	2510	SELF SERVICE STATION	1979	630,952	688,310	1.09	N	N	N	N	N	N	N	N	
8725006036	South San Jose Hills	C2BE	1	Countywide General Plan	23,081	0.53	17	9	13.6	7	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1977	610,714	600,310	0.98	N	N	N	N	N	N	N	N	
8725006037	South San Jose Hills	C2BE	1	Countywide General Plan	24,017	0.55	17	9	13.6	7	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1977	611,755	830,239	1.36	N	N	N	N	N	N	N	N	
8730005012	South San Jose Hills	C2BE	2	Countywide General Plan	32,639	0.75	17	12	13.6	10	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1969	373,743	52,322	0.14	N	N	N	N	N	N	N	N	
8730005015	South San Jose Hills	C2BE	2	Countywide General Plan	27,783	0.64	17	10	13.6	8	1700	OFFICE BUILDING	1978	530,604	1,273,449	2.40	N	N	N	N	N	N	N	N	
8741007003	Valinda	C1	1	Countywide General Plan	22,076	0.51	17	8	13.6	6	1100	STORE	1965	203,503	211,080	1.04	N	N	N	N	N	N	N	N	
8743001013	Valinda	C1	1	Countywide General Plan	23,003	0.53	17	8	13.6	7	7100	CHURCH	1986	122,795	53,967	0.44	N	N	N	N	N	N	N	N	
8761012007	Rowland Heights	C2-BE	C	Rowland Heights Community Plan	33,793	0.78	17	13	12.75	9	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	1971	186,086	229,453	1.23	Y	N	N	N	N	N	N	N	
8761012008	Rowland Heights	C2BE	C	Rowland Heights Community Plan	31,371	0.72	17	12	12.75	9	2300	BANK, SAVINGS & LOAN	1976	259,443	781,576	3.01	Y	N	N	N	N	N	N	N	
8761013022	Rowland Heights	C2BE	C	Rowland Heights Community Plan	35,072	0.81	17	13	12.75	10	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1970	142,712	406,222	2.85	Y	N	N	N	N	N	N	N	
8761015010	Rowland Heights	C2BE	C	Rowland Heights Community Plan	23,005	0.53	17	8	12.75	6	1100	STORE	1975	440,062	508,137	1.15	Y	N	N	N	N	N	N	N	
8761026038	Rowland Heights	C1	C	Rowland Heights Community Plan	36,024	0.83	17	14	12.75	10	1100	STORE	1962	154,659	223,021	1.44	Y	N	N	N	N	N	N	N	
8761026040	Rowland Heights	C1	C	Rowland Heights Community Plan	30,340	0.70	17	11	12.75	8	1100	STORE	1965	215,063	798,465	3.71	Y	N	N	N	N	N	N	N	
					TOTALS	99.87		1,645			1,285														

COMMERCIAL 2

4019018020	Windsor Hills	R1 portion	1	Plan	13,718	0.31	8	2	6.4	2	2500	STATION W/NO ADD'L	UNKNOWN	378,992	0	0.00	N	N	N	N	N	N	N	N	
5232009004	East Los Angeles	C3	CC	East Los Angeles Community Plan	7,363	0.17	50	8	40	6	100V	PARKING/JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	N	Paved lot; abandoned cars
5232010031	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,134	0.14	50	7	40	5	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	N	Surface parking
		R2 portion	MD	East Los Angeles	6,476	0.15	30	4	24	3														N	

Underutilized Sites (Part 2)

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5232015012	East Los Angeles	C3 portion	MC	Community Plan	21,386	0.49	50	24	40	19	1100	STORE	1936	219,577	170,681	0.78	Y	N	N	N	N	N	N	
5232016045	East Los Angeles	C3	MC	East Los Angeles Community Plan	24,979	0.57	50	28	40	22	1100	STORE	1916	172,917	370,170	2.14	Y	N	N	N	N	N	N	
5233009033	East Los Angeles	C3	CC	East Los Angeles Community Plan	23,096	0.53	50	26	40	21	1210	STORE COMBO W/ RESIDENTIAL	1927	339,281	406,579	1.20	Y	N	N	N	N	N	N	
5234009019	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,622	0.15	50	7	40	6	100V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	Surface parking	
5235002038	East Los Angeles	CM	CM	East Los Angeles Community Plan	31,517	0.72	50	36	40	28	3100	LIGHT MANUFACTURING	1963	1,106,700	525,300	0.47	Y	N	N	N	N	N	N	
5235005020	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,059	0.14	50	6	40	5	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	Paved lot	
5235006038	East Los Angeles	PR portion	MD	East Los Angeles Community Plan	4,740	0.11	17	1	13.6	1							Y	N	N	N	N	N	N	
		CM portion	CM		32,392	0.74	50	37	40	29	3100	LIGHT MANUFACTURING	1960	349,735	1,107,519	3.17	Y	N	N	N	N	N	N	
5235006040	East Los Angeles	CM	CM	East Los Angeles Community Plan	32,271	0.74	50	37	40	29	3100	LIGHT MANUFACTURING	1984	702,661	486,458	0.69	Y	N	N	N	N	N	N	
5236006026	East Los Angeles	C3	CC	East Los Angeles Community Plan	22,536	0.52	50	25	40	20	2610	USED CAR SALES	1963	255,114	151,111	0.59	Y	N	N	N	N	N	N	
5236010025	East Los Angeles	CM	CM	East Los Angeles Community Plan	22,526	0.52	50	25	40	20	1700	OFFICE BUILDING	1965	236,599	244,483	1.03	Y	N	N	N	N	N	N	
5236011043	East Los Angeles	R3 portion	MD portion	East Los Angeles Community Plan	14,235	0.33	30	9	25.5	8													N	
		CM portion	CM portion		15,913	0.37	50	18	40	14	3100	LIGHT MANUFACTURING	1922	628,401	385,988	0.61	Y	N	N	N	N	N	N	N
5239008065	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,586	0.15	50	7	40	6	2100	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	Surface parking	
5239010906	East Los Angeles	C3	CC	East Los Angeles Community Plan	29,450	0.68	50	33	40	27	3100	LIGHT MANUFACTURING	1981	0	0	0.00	Y	N	N	N	N	N	N	
5239015040	East Los Angeles	C3	CC	East Los Angeles Community Plan	6,561	0.15	50	7	40	6	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	Surface parking	
5240006014	East Los Angeles	C3	MC	East Los Angeles Community Plan	23,904	0.55	50	27	40	21	1400	SUPERMARKET 12000 SF OR MORE	1938	212,267	294,810	1.39	Y	N	N	N	N	N	N	
5240011036	East Los Angeles	C3	MC	East Los Angeles Community Plan	30,410	0.70	50	34	40	27	1100	STORE	2005	1,008,044	1,255,814	1.25	Y	N	N	N	N	N	N	
5240017027	East Los Angeles	C3	MC	East Los Angeles Community Plan	21,801	0.50	50	25	40	20	1200	STORE COMBO W/ OFFICE	1945	633,300	859,700	1.36	Y	N	N	N	N	N	N	
5242002016	East Los Angeles	CM	CM	East Los Angeles Community Plan	26,435	0.61	50	30	40	24	2730	PARKING STRUCTURES - COMMERCIAL	1973	602,616	280,828	0.47	Y	N	N	N	N	N	N	
5245009042	East Los Angeles	CM	CM	East Los Angeles Community Plan	28,046	0.64	50	32	40	25	7100	CHURCH	1946	891,622	788,623	0.88	Y	N	N	N	N	N	N	
5245016034	East Los Angeles	C3	CC	East Los Angeles Community Plan	5,585	0.13	50	6	40	5	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	Paved lot	
5246003022	East Los Angeles	R3 portion	MD portion	East Los Angeles Community Plan	3,947	0.09	30	2	25.5	2													N	
		CMDP portion	CM portion		18,212	0.42	50	20	40	16	3100	LIGHT MANUFACTURING	1970	91,486	223,244	2.44	Y	N	N	N	N	N	N	
5246005004	East Los Angeles	C3	MC	East Los Angeles Community Plan	6,444	0.15	50	7	40	5	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	Paved lot	
5246022034	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,750	0.06	50	3	40	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	Unpaved; unrecognizable use - perhaps a recycling/disposal center; consolidation potential	
5246022035	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,750	0.06	50	3	40	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	Unpaved; unrecognizable use - perhaps a recycling/disposal center; consolidation potential	
5246022036	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,783	0.06	50	3	40	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	Unpaved; unrecognizable use - perhaps a recycling/disposal center; consolidation potential	
5246022037	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,813	0.06	50	3	40	2	300V	RECYCLING/DISPOSAL CTR	UNKNOWN				Y	N	N	N	N	N	Unpaved; unrecognizable use - perhaps a recycling/disposal center; consolidation potential	
5246022038	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,643	0.06	50	3	40	2	301X	RECYCLING/DISPOSAL CTR	UNKNOWN				Y	N	N	N	N	N	Unpaved; unrecognizable use - perhaps a recycling/disposal center; consolidation potential	
5246022039	East Los Angeles	CM	CM	East Los Angeles Community Plan	2,766	0.06	50	3	40	2	301X	RECYCLING/DISPOSAL CTR	UNKNOWN				Y	N	N	N	N	N	Unpaved; unrecognizable use - perhaps a recycling/disposal center; consolidation potential	

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5248003803	East Los Angeles	C3	CM	East Los Angeles Community Plan	41,130	0.94	50	47	40	37	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLAN	1948	0	0	0.00	Y	N	N	N	N	N	N		
5249031010	East Los Angeles	C3	MC	East Los Angeles Community Plan	37,053	0.85	50	42	40	34	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	1947	221,415	533,457	2.41	Y	N	N	N	N	N	N	N	
5250023036	East Los Angeles	C3	CR	East Los Angeles Community Plan	30,973	0.71	50	35	40	28	1910	MEDICAL DENTAL BUILDING	1954	1,746,731	2,522,822	1.44	Y	N	N	N	N	N	N	N	
5275006050	South San Gabriel	C3	1	Countywide General Plan	32,109	0.74	30	22	22.5	16	010C	RESIDENTIAL OPEN CONDOMINIUM	1980	23,242	137,818	5.93	N	N	N	N	N	N	N	N	
5378010012	East Pasadena-East San Gabriel	C2	3	Countywide General Plan	41,037	0.94	30	28	22.5	21	23TO	BANK, SAVINGS & LOAN; PROPERTY W/ WIRELESS COMMUNICATION TOWER	1980	860,389	1,147,185	1.33	Y	N	N	N	N	N	N	N	
5379005047	East Pasadena-East San Gabriel	C2DP	3	Countywide General Plan	26,617	0.61	30	18	24	14	2700	PARKING LOT PATRON OR EMPLOYEE	1966	139,978	11,147	0.08	Y	N	N	N	N	N	N	N	
5379005055	East Pasadena-East San Gabriel	C2DP	3	Countywide General Plan	41,721	0.96	30	28	24	22	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1952	221,415	303,767	1.37	Y	N	N	N	N	N	N	N	
5379019036	East Pasadena-East San Gabriel	C3DP	3	Countywide General Plan	27,757	0.64	50	31	37.5	23	2110	FAST FOOD-WALK UP	1993	162,123	554,297	3.42	Y	N	N	N	N	N	N	N	
5379032028	East Pasadena-East San Gabriel	C1	3	Countywide General Plan	33,472	0.77	30	23	24	18	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1960	179,510	215,921	1.20	Y	N	N	N	N	N	N	N	
5381001046	East Pasadena-East San Gabriel	C1	3	Countywide General Plan	22,870	0.53	30	15	22.5	11	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1999	672,822	290,129	0.43	Y	N	N	N	N	N	N	N	
5382003036	East Pasadena-East San Gabriel	C1	3	Countywide General Plan	22,550	0.52	30	15	22.5	11	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1961	495,980	44,634	0.09	Y	N	N	N	N	N	N	N	
5801010047	La Crescenta-Montrose	C3BE	C	Countywide General Plan	25,888	0.59	50	29	40	23	2510	SELF SERVICE STATION	1993	424,509	210,663	0.50	Y	N	N	N	N	N	N	N	
5801010049	La Crescenta-Montrose	C3BE	C	Countywide General Plan	42,490	0.98	50	48	40	39	6510	AMUSEMENT FACILITIES	1999	3,097,405	1,719,632	0.56	Y	N	N	N	N	N	N	N	
5801010063	La Crescenta-Montrose	C3BE	C	Countywide General Plan	35,194	0.81	50	40	40	32	2700	PARKING LOT PATRON OR EMPLOYEE	1999	872,891	45,885	0.05	Y	N	N	N	N	N	N	N	
5802029010	La Crescenta-Montrose	C3BE	C&O	Countywide General Plan	24,243	0.56	50	27	40	22	1100	STORE	1978	380,203	567,719	1.49	Y	N	N	N	N	N	N	N	
5825001046	Altadena	CM	BP	Altadena Community Plan	37,230	0.85	50	42	40	34	3100	LIGHT MANUFACTURING	1920	637,257	548,264	0.86	Y	N	N	N	N	N	N	N	
5825002066	Altadena	CM	BP	Altadena Community Plan	32,515	0.75	50	37	40	29	2101	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1991	560,148	688,864	1.23	Y	N	N	N	N	N	N	N	
5825020029	Altadena	CM	BP	Altadena Community Plan	29,172	0.67	50	33	40	26	1700	OFFICE BUILDING	1955	906,800	278,200	0.31	Y	N	N	N	N	N	N	N	
5825022038	Altadena	CM	BP	Altadena Community Plan	22,131	0.51	50	25	40	20	2110	FAST FOOD-WALK UP	1995	972,917	845,355	0.87	Y	N	N	N	N	N	N	N	
5827011036	Altadena	CM	BP	Altadena Community Plan	24,071	0.55	50	27	40	22	1210	STORE COMBO W/ RESIDENTIAL	1963	266,837	44,103	0.17	Y	N	N	N	N	N	N	N	
5827012018	Altadena	CM	BP	Altadena Community Plan	25,176	0.58	50	28	40	23	0100	SINGLE FAMILY RESIDENCE	1915	420,237	105,058	0.25	Y	N	N	N	N	N	N	N	
5827020048	Altadena	CM	BP	Altadena Community Plan	22,387	0.51	50	25	40	20	1700	OFFICE BUILDING	1963	135,492	221,358	1.63	Y	N	N	N	N	N	N	N	
5835021038	Altadena	C3	CB	Altadena Community Plan	22,266	0.51	50	25	40	20	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1968	585,063	62,013	0.11	Y	N	N	N	N	N	N	N	
5836017024	Altadena	C3	CB	Altadena Community Plan	22,598	0.52	50	25	40	20	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1966	744,822	87,561	0.12	Y	N	N	N	N	N	N	N	
5845003007	Altadena	R3P portion C3 portion	CR	Altadena Community Plan	10,166 11,915	0.23 0.27	30 50	7 13	24 40	5 10	1100	STORE	1956	142,360	162,853	1.14	Y	N	N	N	N	N	N	N	
5845018015	Altadena	C3	CR	Altadena Community Plan	33,045	0.76	50	37	40	30	1210	STORE COMBO W/ RESIDENTIAL	1950	1,700,000	400,000	0.24	Y	N	N	N	N	N	N	N	
6008029002	Florence Firestone	C3	C	Countywide General Plan	6,087	0.14	50	6	40	5	300V	TRUCK PARKING	UNKNOWN				Y	N	N	N	N	N	N	Grassy narrow lot, truck parking	

Underutilized Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
6009006008	Florence Firestone	C2	4	Countywide General Plan	11,782	0.27	50	13	42.5	11	0900	JUNK YARD	UNKNOWN				Y	N	N	N	N	Y	N	Dirt lot, surface parking or junkyard
6009006009	Florence Firestone	C2	4	Countywide General Plan	7,445	0.17	50	8	42.5	7	010V	JUNK YARD	UNKNOWN				Y	N	N	N	N	Y	N	Dirt lot, surface parking or junkyard; Consolidation
6009015030	Florence Firestone	C3	4	Countywide General Plan	27,157	0.62	50	31	40	24	3100	LIGHT MANUFACTURING	1993	61,477	549,585	8.94	N	N	N	N	N	N	N	
6009029058	Florence Firestone	C3/R3P	C&4	Countywide General Plan	34,676	0.80	50	39	42.5	33	1100	STORE	1988	230,583	985,896	4.28	Y	N	N	N	N	Y	N	
6010025042	Florence Firestone	C2	C	Countywide General Plan	22,534	0.52	30	15	25.5	13	1100	STORE	2004	394,170	357,980	0.91	Y	N	N	N	N	N	N	
6010027067	Florence Firestone	C2	C	Countywide General Plan	28,135	0.65	30	19	25.5	16	1100	STORE	1993	506,110	1,613,329	3.19	Y	N	N	N	N	N	N	
6021018031	Florence Firestone	CM	3	Countywide General Plan	39,495	0.91	50	45	42.5	38	3100	LIGHT MANUFACTURING	1923	131,095	33,366	0.25	Y	N	N	N	N	Y	N	
6021019009	Florence Firestone	CM	3	Countywide General Plan	36,948	0.85	50	42	40	33	3100	LIGHT MANUFACTURING	1956	303,909	121,560	0.40	Y	N	N	N	N	N	N	
6024001030	Florence Firestone	C3	C	Countywide General Plan	26,671	0.61	50	30	40	24	1100	STORE	1981	100,162	688,227	6.87	Y	N	N	N	N	N	N	
6024002033	Florence Firestone	C3	C	Countywide General Plan	28,736	0.66	50	32	40	26	1100	STORE	1991	590,914	725,478	1.23	Y	N	N	N	N	N	N	
6024009001	Florence Firestone	C3	C	Countywide General Plan	3,952	0.09	50	4	40	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	underutilized, surface parking assoc with church, consolidation potential
6024009002	Florence Firestone	C3	C	Countywide General Plan	3,813	0.09	50	4	40	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	underutilized, surface parking assoc with church, consolidation potential
6024009003	Florence Firestone	C3	C	Countywide General Plan	4,154	0.10	50	4	40	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	underutilized, surface parking assoc with church, consolidation potential
6024013004	Florence Firestone	C3	C	Countywide General Plan	4,159	0.10	50	4	40	3	300X	TRUCK PARKING	UNKNOWN				Y	N	N	N	N	N	N	underutilized, truck parking, consolidation potential
6024013005	Florence Firestone	C3	C	Countywide General Plan	4,471	0.10	50	5	40	4	300X	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	underutilized, paved church parking, consolidation
6024013006	Florence Firestone	C3	C	Countywide General Plan	4,594	0.11	50	5	40	4	300X	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	underutilized, paved church parking, consolidation
6025028005	Florence Firestone	C3	C	Countywide General Plan	9,864	0.23	50	11	40	9	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	UNKNOWN				Y	N	N	N	N	N	N	Structure shaped like a water tank but it's a bar
6028025002	Florence Firestone	C3	C	Countywide General Plan	6,962	0.16	50	7	40	6	100V	JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	underutilized corner lot
6028032027	Florence Firestone	C3	C	Countywide General Plan	23,253	0.53	50	26	40	21	1100	STORE	1990	42,616	555,323	13.03	Y	N	N	N	N	N	N	
6043001026	Florence Firestone	C3	C	Countywide General Plan	31,071	0.71	50	35	40	28	1400	SUPERMARKET 12000 SF OR MORE	1995	988,380	1,238,076	1.25	Y	N	N	N	N	N	N	
6043020028	Florence Firestone	C3	C	Countywide General Plan	7,414	0.17	50	8	40	6	7100	CHURCH	UNKNOWN				Y	N	N	N	N	N	N	underutilized lot
6047009002	West Athens Westmont	C3	C.1	West Athens Westmont Neighborhood Plan	34,401	0.79	50	39	40	31	7110	CHUCH PARKING LOT	1950	413,316	436,948	1.06	Y	N	N	N	N	N	N	
6047015043	West Athens Westmont	C3	C.1	W. Athens - Westmont Community Plan	28,412	0.65	50	32	40	26	6400	CLUB, LODGE HALL, FRATERNAL ORGANIZATION	1998	525,157	2,702,486	5.15	Y	N	N	N	N	N	N	
6086009009	West Rancho Dominguez Victoria	C2	3	Countywide General Plan	21,891	0.50	30	15	24	12	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	1947	21,960	59,157	2.69	Y	N	N	N	N	N	N	
6086011011	West Rancho Dominguez Victoria	C2	3	Countywide General Plan	22,351	0.51	30	15	24	12	3100	LIGHT MANUFACTURING	1961	81,859	638,289	7.80	Y	N	N	N	N	N	N	
6086011028	West Rancho Dominguez Victoria	C2	3	Countywide General Plan	23,098	0.53	30	15	24	12	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1991	1,122,000	697,680	0.62	Y	N	N	N	N	N	N	
6089030027	West Athens Westmont	CM	C.4	West Athens Westmont Neighborhood Plan	26,008	0.60	50	29	40	23	3100	LIGHT MANUFACTURING	1946	318,362	53,060	0.17	Y	N	N	N	N	N	N	
6090002025	West Athens Westmont	CM	C.4	West Athens Westmont Neighborhood Plan	25,858	0.59	50	29	40	23	3420	OTHER PROCESSING PLANT	1953	421,758	449,876	1.07	Y	N	N	N	N	N	N	
6154004003	Willowbrook	C3	3	Countywide General Plan	11,562	0.27	50	13	37.5	9	100V	JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Appears to have junk and salvage
6154004027	Willowbrook	C3	3	Countywide General Plan	24,867	0.57	50	28	37.5	21	1100	STORE	1992	405,212	667,410	1.65	Y	N	N	N	N	N	N	

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6154029021	Willowbrook	C3	3	Countywide General Plan	2,815	0.06	50	3	37.5	2	100V	JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Appears to have junk and salvage
6154029022	Willowbrook	C3	3	Countywide General Plan	2,821	0.06	50	3	37.5	2	100V	JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Appears to have junk and salvage
6154029023	Willowbrook	C3	3	Countywide General Plan	8,456	0.19	50	9	37.5	7	300V	PARKING/JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Appears to have junk and salvage
6180003008	East Rancho Dominguez	C3	C	Countywide General Plan	5,675	0.13	50	6	40	5	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential with 6180003004 and 6180003005
6180004027	East Rancho Dominguez	C3	C	Countywide General Plan	2,531	0.06	50	2	40	2	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	UNKNOWN				Y	N	N	N	N	N	N	Unpaved; parked cars; Consolidation potential
6180004028	East Rancho Dominguez	C3	C	Countywide General Plan	2,456	0.06	50	2	40	2	1100	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Unpaved; parked cars; Consolidation potential
6180004029	East Rancho Dominguez	C3	C	Countywide General Plan	5,128	0.12	50	5	40	4	1000	JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	Unpaved; parked cars; Consolidation potential
6180005025	East Rancho Dominguez	C3	C	Countywide General Plan	2,699	0.06	50	3	40	2	100V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Consolidation potential
6180005026	East Rancho Dominguez	C3	C	Countywide General Plan	2,532	0.06	50	2	40	2	100V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Consolidation potential
6180010026	East Rancho Dominguez	C3	C	Countywide General Plan	26,832	0.62	50	30	40	24	100V	CHURCH W/ PARKING	UNKNOWN	46,065	0	0.00	Y	N	N	N	N	N	N	
6201002035	Walnut Park	C3	GC	Walnut Park Neighborhood Plan	22,516	0.52	50	25	40	20	1820	MOTEL; UNDER 50 ROOMS	1990	686,325	1,866,204	2.72	Y	N	N	N	N	N	N	
6201004025	Walnut Park	C3	GC	Walnut Park Neighborhood Plan	36,693	0.84	50	42	40	33	1100	STORE	1983	1,235,895	1,991,166	1.61	Y	N	N	N	N	N	N	
6201006002	Walnut Park	C3CRS	MC	Walnut Park Community Plan	6,167	0.14	50	7	40	5	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	underutilized paved lot; possibly associated parking	
6202011033	Walnut Park	R3NR portion C3 portion	NR GC	Walnut Park Neighborhood Plan	3,888 19,672	0.09 0.45	30 50	2 22	22.5 40	2 18	7100	CHURCH	1955	229,502	484,074	2.11	Y	N	N	N	N	N	N	
6339003030	East Los Angeles	C3	CC	East Los Angeles Community Plan	22,310	0.51	50	25	40	20	1700	OFFICE BUILDING	1960	243,125	364,691	1.50	Y	N	N	N	N	N	N	
6339009040	East Los Angeles	C3	CC	East Los Angeles Community Plan	28,214	0.65	50	32	40	25	1100	STORE	2000	864,815	648,611	0.75	Y	N	N	N	N	N	N	
6339019033	East Los Angeles	C3	CC	East Los Angeles Community Plan	27,032	0.62	50	31	40	24	1100	STORE	1987	354,478	408,395	1.15	Y	N	N	N	N	N	N	
6341007024	East Los Angeles	C3	MC	East Los Angeles Community Plan	32,154	0.74	50	36	40	29	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	1947	228,655	596,191	2.61	Y	N	N	N	N	N	N	
6341024034	East Los Angeles	C3	MC	East Los Angeles Community Plan	27,011	0.62	50	31	40	24	1310	DISCOUNT DEPARTMENT STORE	1965	798,512	196,645	0.25	Y	N	N	N	N	N	N	
6341033034	East Los Angeles	C3	MC	East Los Angeles Community Plan	25,215	0.58	50	28	40	23	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1982	898,537	538,449	0.60	Y	N	N	N	N	N	N	
6341035025	East Los Angeles	C3	MC	East Los Angeles Community Plan	23,932	0.55	50	27	40	21	1910	MEDICAL DENTAL BUILDING	1949	881,937	1,991,603	2.26	Y	N	N	N	N	N	N	
6341040035	East Los Angeles	C3	MC	East Los Angeles Community Plan	26,722	0.61	50	30	40	24	1100	STORE	1998	866,445	871,104	1.01	Y	N	N	N	N	N	N	
6341040036	East Los Angeles	C3	MC	East Los Angeles Community Plan	22,066	0.51	50	25	40	20	1100	STORE	1985	300,559	590,800	1.97	Y	N	N	N	N	N	N	
6342003040	East Los Angeles	C3	MC	East Los Angeles Community Plan	28,637	0.66	50	32	40	26	7700	CEMETERY, MAUSOLEUM, MORTUARY	1953	508,624	261,046	0.51	Y	N	N	N	N	N	N	
7345010900	West Carson	C3	C	Countywide General Plan	27,521	0.63	50	31	40	25	8800	HARBOR-UCLA CHILDREN DAY CARE CENTER	UNKNOWN	107,200	0	0.00	N	N	N	N	N	N	N	
7407008001	West Carson	C3	1	Countywide General Plan	40,816	0.94	30	28	24	22	1400	SUPERMARKET 12000 SF OR MORE	1959	500,864	404,681	0.81	Y	N	N	N	N	N	N	
7409003035	West Carson	C3	C	Countywide General Plan	24,845	0.57	50	28	40	22	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1966	98,803	193,957	1.96	N	N	N	N	N	N	N	
7409003039	West Carson	C3	C	Countywide General Plan	35,710	0.82	50	40	40	32	130V	DEPARTMENT STORE (VACANT)	UNKNOWN	38,225	0	0.00	N	N	N	N	N	N	N	
8030002029	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	22,713	0.52	30	15	24	12	1100	STORE	1963	774,681	424,483	0.55	N	N	N	N	N	N	N	
8030003035	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	37,049	0.85	30	25	24	20	1100	STORE	1979	1,530,000	714,000	0.47	Y	N	N	N	N	N	N	

Underutilized Sites (Part 2)

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8030003036	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	42,771	0.98	30	29	24	23	1830	MOTEL; 50 ROOMS AND OVER	1991	898,622	1,438,516	1.60	Y	N	N	N	N	N	N	
8030003041	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	24,629	0.57	30	16	24	13	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	1983	218,123	349,489	1.60	N	N	N	N	N	N	N	
8031021032	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	22,830	0.52	30	15	24	12	1700	OFFICE BUILDING	1959	800,000	1,000,000	1.25	N	N	N	N	N	N	N	
8031021033	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	24,527	0.56	30	16	24	13	1100	STORE	1982	1,040,400	1,664,640	1.60	N	N	N	N	N	N	N	
8031031032	South Whittier Sunshine Acres	A1P portion	1	Countywide General Plan	11,748	0.27	8	2	6.4	1	0100	VACANT COMMERCIAL BUILDING	1939	76,840	17,916	0.23	N	N	N	N	N	N	N	N
		C3BE portion			20,392	0.47	30	14	24	11														N
8112004085	Avocado Heights	C3	C	Countywide General Plan	22,646	0.52	50	25	40	20	1100	STORE	1957	411,060	415,140	1.01	Y	N	N	N	N	N	N	
8152006047	South Whittier Sunshine Acres	C3DP	1	Countywide General Plan	25,561	0.59	30	17	24	14	2500	FULL SERVICE STATION W/NO ADD'L SERVICE	1990	344,154	390,625	1.14	N	N	N	N	N	N	N	
8169021016	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	21,862	0.50	30	15	24	12	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1970	285,187	148,791	0.52	N	N	N	N	N	N	N	
8170001011	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	23,605	0.54	30	16	24	13	3100	LIGHT MANUFACTURING	1979	167,006	374,232	2.24	N	N	N	N	N	N	N	
8170001020	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	24,163	0.55	30	16	24	13	0900	MANUFACTURED HOME	1947	104,622	46,621	0.45	N	N	N	N	N	N	N	
8170001021	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	29,137	0.67	30	20	24	16	0900	MANUFACTURED HOME	1945	127,791	49,101	0.38	N	N	N	N	N	N	N	
8170001024	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	24,107	0.55	30	16	24	13	1700	OFFICE BUILDING	1951	424,483	922,314	2.17	N	N	N	N	N	N	N	
8171001021	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	34,881	0.80	30	24	24	19	1210	STORE COMBO W/ RESIDENTIAL	1950	156,073	253,565	1.62	N	N	N	N	N	N	N	
8171027016	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	23,985	0.55	30	16	24	13	1100	STORE	1933	127,630	330,130	2.59	N	N	N	N	N	N	N	
8171027018	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	23,776	0.55	30	16	24	13	1820	MOTEL; UNDER 50 ROOMS	1991	1,248,480	1,864,396	1.49	N	N	N	N	N	N	N	
8178001009	West Whittier - Los Nietos	C1 portion	1	Countywide General Plan	24,273	0.56	17	9	13.6	7	1100	STORE	1979	940,900	916,800	0.97	N	N	N	N	N	N	N	N
		R3P portion			16,536	0.38	30	11	24	9														N
8178027030	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	42,136	0.97	30	29	24	23	7100	CHURCH	1972	102,712	1,114,233	10.85	Y	N	N	N	N	N	N	
8178027031	West Whittier - Los Nietos	C3BE	1	Countywide General Plan	38,676	0.89	30	26	24	21	7110	CHUCH PARKING LOT	1972	94,905	17,182	0.18	Y	N	N	N	N	N	N	
8204001004	Hacienda Heights	C3BE	C	Hacienda Heights Community Plan	38,199	0.88	50	43	40	35	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1965	551,319	1,521,643	2.76	N	N	N	N	N	N	N	
8204001006	Hacienda Heights	C3BE	C	Hacienda Heights Community Plan	22,206	0.51	50	25	40	20	2110	FAST FOOD-WALK UP	1998	181,142	239,873	1.32	N	N	N	N	N	N	N	
8227036026	South Whittier Sunshine Acres	C3BE/R3P	1	Countywide General Plan	22,200	0.51	30	15	24	12	1100	STORE	1977	449,876	84,349	0.19	N	N	N	N	N	N	N	
8227036040	South Whittier Sunshine Acres	C3-BE/R3P	1	Countywide General Plan	24,123	0.55	30	16	24	13	1900	PROFESSIONAL BUILDINGS	1967	97,889	320,240	3.27	N	N	N	N	N	N	N	
8227036041	South Whittier Sunshine Acres	C3BE/R3P	1	Countywide General Plan	37,524	0.86	30	25	24	20	1100	STORE	1965	151,870	204,945	1.35	Y	N	N	N	N	N	N	
8228030029	South Whittier Sunshine Acres	C3BE	1	Countywide General Plan	27,760	0.64	30	19	24	15	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1964	250,152	140,992	0.56	N	N	N	N	N	N	N	
8253002015	Rowland Heights	C3BE	C	Rowland Heights Community Plan	25,221	0.58	50	28	37.5	21	100V 1100	STORE	UNKNOWN	1,100,478	0	0.00	Y	N	N	N	N	N	N	
8265003019	Rowland Heights	C3-DP-BE	C	Rowland Heights Community Plan	29,610	0.68	50	33	37.5	25	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1983	509,379	1,137,614	2.23	Y	N	N	N	N	N	N	
8265003021	Rowland Heights	C3DPBE	C	Rowland Heights Community Plan	28,321	0.65	50	32	37.5	24	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	1983	488,155	1,485,691	3.04	Y	N	N	N	N	N	N	
8270017024	Rowland Heights	C3BE	C	Rowland Heights Community Plan	23,911	0.55	50	27	37.5	20	1700	OFFICE BUILDING	2002	1,461,990	1,208,812	0.83	Y	N	N	N	N	N	N	
8401019036	Charter Oak	C3BE	1	Countywide General Plan	23,656	0.54	30	16	24	13	2670	AUTO SERVICE CENTER (NO GASOLINE)	1996	495,980	303,909	0.61	N	N	N	N	N	N	N	

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes	
8401021002	Charter Oak	C3BE	1	Countywide General Plan	26,778	0.61	30	18	24	14	1210	STORE COMBO W/ RESIDENTIAL	1954	45,550	27,823	0.61	N	N	N	N	N	N	N		
8401021003	Charter Oak	C3-BE	1	Countywide General Plan	30,351	0.70	30	20	24	16	0100	AUTO SALE/HARDWARE STORE/MACHINE REPAIR	1953	58,468	16,845	0.29	N	N	N	N	N	N	N	N	
8401021004	Charter Oak	C3BE	1	Countywide General Plan	29,438	0.68	30	20	24	16	0100	PSYCHIC READING	1955	189,508	113,698	0.60	N	N	N	N	N	N	N	N	
8401021060	Charter Oak	C3BE	1	Countywide General Plan	34,878	0.80	30	24	24	19	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	1963	54,883	206,773	3.77	N	N	N	N	N	N	N	N	
8428022003	Charter Oak	C3BE	1	Countywide General Plan	24,342	0.56	30	16	24	13	1210	STORE COMBO W/ RESIDENTIAL	1953	275,659	183,771	0.67	N	N	N	N	N	N	N	N	
8428022004	Charter Oak	C3BE	1	Countywide General Plan	24,153	0.55	30	16	24	13	2640	CAR WASH ONLY, SELF SERVICE BAY	1966	416,160	104,040	0.25	N	N	N	N	N	N	N	N	
8619016006	East Irwindale	C3BE	1	Countywide General Plan	22,062	0.51	30	15	24	12	1100	STORE	1955	301,140	217,096	0.72	N	N	N	N	N	N	N	N	
8661020018	East San Dimas	C3	1	Countywide General Plan	41,331	0.95	30	28	24	22	1100	STORE	1980	1,330,000	1,070,000	0.80	Y	N	N	N	N	N	N	N	
8661020901	East San Dimas	C3 portion	1	Countywide General Plan	23,382	0.54	30	16	24	12	2900	NURSERY OR GREENHOUSE	UNKNOWN	0	0	0.00	Y	N	N	N	N	N	N	N	
8727012035	San Jose Hills	CMDPBE	1 portion	Countywide General Plan	6,725	0.15	0	0	0	0	3310	DISTRIBUTION 10000-24999 SF	1998	698,700	807,840	1.16	N	N	N	N	N	N	N	N	
8727012036	San Jose Hills	CMDPBE	1	Countywide General Plan	25,430	0.58	30	17	24	14	3310	WAREHOUSE, DISTRIBUTION 10000-24999 SF	1998	700,000	777,000	1.11	N	N	N	N	N	N	N	N	
8727012037	San Jose Hills	CMDPBE	1	Countywide General Plan	26,327	0.60	30	18	24	14	3300	WAREHOUSE, DISTRIBUTION UNDER 10000 SF	1998	369,759	459,859	1.24	N	N	N	N	N	N	N	N	
8727012043	San Jose Hills	CMDPBE	1	Countywide General Plan	28,652	0.66	30	19	24	15	3310	WAREHOUSE, DISTRIBUTION 10000-24999 SF	2002	832,320	1,050,804	1.26	N	N	N	N	N	N	N	N	
8727013048	San Jose Hills	CMDPBE	1	Countywide General Plan	24,510	0.56	30	16	24	13	3300	WAREHOUSE, DISTRIBUTION UNDER 10000 SF	1990	364,691	585,130	1.60	N	N	N	N	N	N	N	N	
8727013049	San Jose Hills	CMDPBE	1	Countywide General Plan	23,324	0.54	30	16	24	12	3310	WAREHOUSE, DISTRIBUTION 10000-24999 SF	1990	449,017	692,617	1.54	N	N	N	N	N	N	N	N	
8761011004	Rowland Heights	C3/C3BE	C	Rowland Heights Community Plan	24,979	0.57	50	28	37.5	21	1700	OFFICE BUILDING	1981	45,732	288,897	6.32	Y	N	N	N	N	N	N	N	
8761011008	Rowland Heights	C3BE	C	Rowland Heights Community Plan	33,567	0.77	50	38	37.5	28	2100	RESTAURANT, COCKTAIL LOUNGE, TAVERN	1973	138,141	390,526	2.83	Y	N	N	N	N	N	N	N	
8761012014	Rowland Heights	C3BE	C	Rowland Heights Community Plan	36,200	0.83	50	41	37.5	31	1100	STORE	1997	93,710	1,635,862	17.46	Y	N	N	N	N	N	N	N	
					TOTALS	87.59		3,558			2,822														

RESIDENTIAL 1																								
APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5229026001	East Los Angeles	R2	LMD	East Los Angeles Community Plan	5,155	0.12	17	2	13.6	1	2670	AUTO SERVICE CENTER (NO GASOLINE)	UNKNOWN				Y	N	N	N	N	N	N	Paved lot; consolidation potential
5232013019	East Los Angeles	R2	MD	East Los Angeles Community Plan	6,591	0.15	30	4	24	3	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Paved lot, church parking; comparable adjacent residential lots
5232016008	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,050	0.16	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Paved lot
5232016009	East Los Angeles	R2	LMD	East Los Angeles Community Plan	7,082	0.16	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
5232016010	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,945	0.16	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Possible junk yard or associated parking
5232016034	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,591	0.15	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Junkyard or pallette yard

Underutilized Sites (Part 2)

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes
5232016035	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,742	0.15	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Underutilized, looks like a trailer on it
5232016036	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,615	0.15	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Narrow underutilized residential lot
5232017006	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,630	0.15	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Underutilized residential lot - unknown contents, possible consolidation potential
5232017007	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,522	0.15	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Underutilized church owned parking lot; consolidation potential
5232018006	East Los Angeles	R2	LMD	East Los Angeles Community Plan	6,640	0.15	17	2	13.6	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	underutilized church owned parking lot; consolidation potential
5235017037	East Los Angeles	R2	LMD	East Los Angeles Community Plan	4,627	0.11	17	1	13.6	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Underutilized parking lot; church owned, consolidation potential; legal lot
5239015009	East Los Angeles	R3	MD	East Los Angeles Community Plan	7,017	0.16	30	4	25.5	4	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Underutilized surface parking, comparable adjacent residential lots
5246020009	East Los Angeles	R3	MD	East Los Angeles Community Plan	6,501	0.15	30	4	25.5	3	100V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Underutilized surface parking, comparable adjacent residential lots
5249031016	East Los Angeles	R2	LMD	East Los Angeles Community Plan	9,958	0.23	17	3	13.6	3	100V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Underutilized parking lot; possibly associated with business- church owned; consolidation potential with other parking lot immediately south
5801014014	La Crescenta-Montrose	R2	1	Countywide General Plan	10,770	0.25	18	4	14.4	3	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Underutilized parking lot; consolidation potential
6008006027	Florence Firestone	R3	3	Countywide General Plan	5,040	0.12	30	3	24	2	300V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; comparable adjacent residential lots
6008021008	Florence Firestone	R2	2	Countywide General Plan	5,344	0.12	18	2	14.4	1	0200	JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	Underutilized parking lot; consolidation potential
6008022006	Florence Firestone	R3	2	Countywide General Plan	5,444	0.12	30	3	24	2	010V	JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; comparable adjacent residential lots
6008022028	Florence Firestone	R2	2	Countywide General Plan	10,847	0.25	18	4	14.4	3	100V	JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	Paved lot; a few parked cars
6025032033	Florence Firestone	R2	C	Countywide General Plan	18,061	0.41	18	7	14.4	5	0900	MANUFACTURED HOME	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6043027015	Florence Firestone	R2	2	Countywide General Plan	7,364	0.17	18	3	14.4	2	0100	SINGLE FAMILY RESIDENCE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6044019019	Florence Firestone	R2	2	Countywide General Plan	3,580	0.08	18	1	14.4	1	0100	SINGLE FAMILY RESIDENCE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6044019020	Florence Firestone	R2	2	Countywide General Plan	7,144	0.16	18	2	14.4	2	0100	SINGLE FAMILY RESIDENCE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6044024014	Florence Firestone	R2	2	Countywide General Plan	3,329	0.08	18	1	14.4	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6044024015	Florence Firestone	R2	2	Countywide General Plan	3,363	0.08	18	1	14.4	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6045010022	Florence Firestone	R2	2	Countywide General Plan	3,341	0.08	18	1	14.4	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6045010023	Florence Firestone	R2	2	Countywide General Plan	3,375	0.08	18	1	14.4	1	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; consolidation potential
6045010026	Florence Firestone	R2	2	Countywide General Plan	6,672	0.15	18	2	14.4	2	7110	CHUCH PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking
6202035020	Walnut Park	R3NR	NR	Walnut Park Neighborhood Plan	5,112	0.12	30	3	22.5	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; comparable adjacent residential lots
7350015009	West Carson	R2	2	Countywide General Plan	5,794	0.13	18	2	14.4	1	010V	JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Junk yard; consolidation potential
7350015033	West Carson	R2	2	Countywide General Plan	5,900	0.14	18	2	14.4	1	010V	JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Junk yard; consolidation potential
7350015041	West Carson	R2	2	Countywide General Plan	5,891	0.14	18	2	14.4	1	010V	JUNK YARD	UNKNOWN				N	N	N	N	N	N	N	Unpaved; multiple abandoned materials; consolidation potential
					TOTALS	4.98		80		65														

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Max Density	Max Units	Average Density	Potential	Use Code	Detailed Use Description	Year Built	Land Value	Improvement Value	Improvement Ratio	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway	Notes	
5232015011	East Los Angeles	R2	MD	East Los Angeles Community Plan	7,474	0.17	30	5	24	4	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Possibly abandoned cars; lot consolidation potential with 5232015012	
5232025016	East Los Angeles	R2	MD	East Los Angeles Community Plan	7,489	0.17	30	5	24	4	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; partially unpaved	
5233025017	East Los Angeles	R2	MD	East Los Angeles Community Plan	4,119	0.09	30	2	24	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking; partially unpaved	
5239008009	East Los Angeles	R3	MD	East Los Angeles Community Plan	5,116	0.12	30	3	25.5	2	2600	AUTO, RECREATION, CONSTR. EQUIP SALES	UNKNOWN				Y	N	N	N	N		N	Surface parking; consolidation potential 5239008004	
5239008027	East Los Angeles	R3	MD	East Los Angeles Community Plan	4,780	0.11	30	3	25.5	2	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Unpaved junk yard	
5239008028	East Los Angeles	R3	MD	East Los Angeles Community Plan	4,897	0.11	30	3	25.5	2	0100	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N		
5239008029	East Los Angeles	R3	MD	East Los Angeles Community Plan	4,980	0.11	30	3	25.5	2	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N	N	N	Surface parking/junkyard	
5239015035	East Los Angeles	R3	MD	East Los Angeles Community Plan	7,149	0.16	30	4	25.5	4	2700	PARKING LOT PATRON OR EMPLOYEE	UNKNOWN				Y	N	N	N	N		N	Underutilized surface parking. Lot consolidation with 5239015040.	
6009008023	Florence Firestone	R4	4	Countywide General Plan	6,817	0.16	50	7	35	5	010V	JUNK YARD	UNKNOWN				Y	N	N	N	N	N	N	Surface parking for church	
6010008038	Florence Firestone	R3	3	Countywide General Plan	9,625	0.22	30	6	24	5	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Surface parking for church	
6027003022	Florence Firestone	R3	2	Countywide General Plan	4,935	0.11	30	3	24	2	3800	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N		
6027003024	Florence Firestone	R3	2	Countywide General Plan	5,008	0.11	30	3	24	2	3800	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N		
6027003025	Florence Firestone	R3	2	Countywide General Plan	5,040	0.12	30	3	24	2	3800	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Paved parking lot, probably associated parking	
6343025045	East Los Angeles	R3	MD	East Los Angeles Community Plan	6,796	0.16	30	4	25.5	3	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Paved lot	
6343025046	East Los Angeles	R3	MD	East Los Angeles Community Plan	6,211	0.14	30	4	25.5	3	010V	PARKING LOT	UNKNOWN				Y	N	N	N	N	N	N	Paved lot; parked cars	
8113013003	Whittier Narrows	R3	1	Countywide General Plan	13,619	0.31	30	9	24	7	010V	PARKING LOT	UNKNOWN				N	N	N	N	N	N	N	Surface parking; consolidation potential	
					TOTALS	2.39		67																	

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Estimated			Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes
						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial	Density Adjustment														
4035009027	Proposed General Plan	LENNOX	H18	R-2	0.28	17	14	14	TOD+		4		1912	0.4		YES						residence
4035011002	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14	14	TOD+		3		1950	0.4		YES						residence
4035011004	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14	14	TOD+		3		1950	0.3		YES						residence
4035011012	Proposed General Plan	LENNOX	H18	R-2	0.29	17	14	14	TOD+		4		1952	0.4		YES						singlestory multifamily
4035012013	Proposed General Plan	LENNOX	H18	R-2	0.27	17	14	14	TOD+		4		1813	0.6		YES						detached units
4035014009	Proposed General Plan	LENNOX	H18	R-3-P	0.24	18	14	15	TOD+		4		1959	0.7		YES						older apts
4035014010	Proposed General Plan	LENNOX	H18	R-3-P	0.24	18	14	15	TOD+		4		1959	0.7		YES						older apts
4035014012	Proposed General Plan	LENNOX	H18	R-3-P	0.24	18	14	15	TOD+		4		1961	0.7		YES						singlestory multifamily
4035014013	Proposed General Plan	LENNOX	H18	R-3	0.26	18	14	15	TOD+		4		1961	0.3		YES						singlestory multifamily
4035014013	Proposed General Plan	LENNOX	H18	R-3-P	0.30	18	14	15	TOD+		4		1961	0.3		YES						singlestory multifamily
4035021011	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14	14	TOD+		4	YES	0	0.0		YES					YES	vacant, old garage from former residence remains
4035021037	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14	14	TOD+		3		0	0.2		YES					YES	detached units
4035025014	Proposed General Plan	LENNOX	H18	R-2	0.30	17	14	14	TOD+		4		1953	0.4		YES					YES	detached units
4036002023	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14				3		1924	0.9			YES					detached units
4036004013	Proposed General Plan	LENNOX	H18	R-2	0.81	17	14				11		1915	0.8			YES					near higher den dev
4036005008	Proposed General Plan	LENNOX	H18	R-2	0.28	17	14				4		1957	0.3			YES					detached units
4036008013	Proposed General Plan	LENNOX	H18	R-2	0.25	17	14				3		1922	0.5			YES					residence
4036009024	Proposed General Plan	LENNOX	H18	R-2	0.28	17	14				4		1924	0.7			YES					detached units
4036011023	Proposed General Plan	LENNOX	H18	R-2	0.25	17	14				3		1914	0.4			YES					detached units
4036017025	Proposed General Plan	LENNOX	H18	R-3-P	0.38	18	14	15	TOD+		6		1963	0.5		YES		YES				older apts
4036017026	Proposed General Plan	LENNOX	MU	MXD	0.69	150	120	126	TOD+	87			1963	0.4		YES		YES				carwash; large surface lot
4036018021	Proposed General Plan	LENNOX	H18	R-3	0.24	18	14	15	TOD+		4		1950	0.4		YES		YES				singlestory multifamily
4036018023	Proposed General Plan	LENNOX	H18	R-3	0.24	18	14	15	TOD+		4		1931	0.6		YES		YES				detached units
4036019028	Proposed General Plan	LENNOX	H18	R-3	0.23	18	14	15	TOD+		4		1922	0.8		YES		YES				detached units
4036020018	Proposed General Plan	LENNOX	H18	R-2	0.32	17	14				4		1924	0.4			YES					detached units
4036022013	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14				3		1910	0.4			YES					residence
4036022018	Proposed General Plan	LENNOX	H18	R-2	0.29	17	14				4		1946	0.3			YES					detached units
4036025015	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14	14	TOD+		3		1954	0.3		YES		YES				residence
4036025017	Proposed General Plan	LENNOX	H18	R-2	0.25	17	14	14	TOD+		4		1947	0.4		YES		YES				detached units
4036026023	Proposed General Plan	LENNOX	H18	R-2	0.29	17	14				4		1924	0.9			YES					detached units
4036026028	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14				3		1916	0.1			YES					singlestory multifamily
4036027026	Proposed General Plan	LENNOX	H18	R-3	0.25	18	14	15	TOD+		4		1911	0.5		YES		YES				residence
4036028002	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14				4		1924	0.4			YES					detached units
4036028006	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14				3		1922	0.9			YES					detached units
4036028023	Proposed General Plan	LENNOX	H18	R-2	0.31	17	14				4		1952	0.5			YES					detached units
4036029018	Proposed General Plan	LENNOX	H18	R-2	0.25	17	14				3		1914	0.4			YES					singlestory multifamily
4036031018	Proposed General Plan	LENNOX	H18	R-3	0.46	18	14				7		1950	0.3			YES					detached units
4036031021	Proposed General Plan	LENNOX	CG	R-2	0.35	17	14				5		1921	0.1			YES					commercial with large surface lot: detached units
4037003011	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14	14	TOD+		3		1950	0.7		YES		YES				residence
4037003021	Proposed General Plan	LENNOX	H18	R-2	0.28	17	14	14	TOD+		4		1921	0.8		YES		YES				detached units
4037003027	Proposed General Plan	LENNOX	H18	R-3	0.24	18	14	15	TOD+		4		1908	0.4		YES		YES				residence
4037004010	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14	14	TOD+		3		1957	0.8		YES						detached units
4037006016	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14	14	TOD+		4		1916	0.4		YES						residence
4037006024	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14	14	TOD+		4		1945	0.4		YES						detached units
4037007005	Proposed General Plan	LENNOX	H18	R-2	0.41	17	14	14	TOD+		6		1941	0.8		YES		YES				detached units
4037007015	Proposed General Plan	LENNOX	H18	R-3	0.24	18	14	15	TOD+		4		1939	0.7		YES		YES				detached units
4037009021	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14	14	TOD+		3		1936	0.3		YES		YES				detached units
4037009022	Proposed General Plan	LENNOX	H18	R-2	0.24	17	14	14	TOD+		3		1944	0.3		YES		YES				detached units
4037010032	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14	14	TOD+		3		1927	0.5		YES						detached units
4037011033	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14	14	TOD+		3		1958	0.4		YES		YES				detached units

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Estimated		Density Adjustment	Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes	
						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial																
4037012015	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14	14	TOD+		4		1911	0.7		YES					YES	detached units	
4037013027	Proposed General Plan	LENNOX	H18	R-3	0.27	18	14	15	TOD+		4		1939	0.4		YES							detached units
4037014002	Proposed General Plan	LENNOX	H18	R-3	0.23	18	14	15	TOD+		3		1934	0.8		YES							detached units
4037014011	Proposed General Plan	LENNOX	H18	R-3	0.25	18	14	15	TOD+		4		1913	0.3		YES					YES		residence
4037014020	Proposed General Plan	LENNOX	H18	R-3	0.23	18	14	15	TOD+		4		1956	0.4		YES					YES		singlestory multifamily
4037014028	Proposed General Plan	LENNOX	H18	R-3	0.40	18	14	15	TOD+		6		1923	0.7		YES							detached units
4037015025	Proposed General Plan	LENNOX	MU	MXD	2.05	150	120	126	TOD+	258			1966	0.6		YES		YES					supermarket with large surface lot
4037016018	Proposed General Plan	LENNOX	H18	R-3-P	0.24	18	14	15	TOD+		4		1947	0.3		YES					YES		residence
4037027016	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14	14	TOD+		4		1951	0.2		YES					YES		detached units
4038003035	Proposed General Plan	LENNOX	CG	C-3	0.65	50	25			16			1947	0.8				YES			YES		residences/outdoor storage
4038007010	Proposed General Plan	LENNOX	H18	R-2	0.45	17	14				6		1926	0.8				YES			YES		residence
4038007011	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1917	0.6				YES			YES		residence
4038007012	Proposed General Plan	LENNOX	H18	R-2	0.54	17	14				7		1941	0.2				YES			YES		near higher den dev
4038007023	Proposed General Plan	LENNOX	H18	R-2	0.53	17	14				7		1959	0.3				YES			YES		near higher den dev
4038007031	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14				3		1912	0.3				YES			YES		detached units
4038007036	Proposed General Plan	LENNOX	H18	R-2	0.80	17	14				11		1961	0.5				YES			YES		near higher den dev
4038007038	Proposed General Plan	LENNOX	H18	R-2	0.37	17	14				5		1924	0.2				YES			YES		residence
4038013012	Proposed General Plan	LENNOX	H30	R-3	0.59	30	24			14			1960	0.5				YES			YES		near higher den dev;
4038016001	Proposed General Plan	LENNOX	H30	R-3	0.25	30	24			6			1910	0.2				YES					detached units
4038016005	Proposed General Plan	LENNOX	H30	R-3	0.29	30	24			7			1948	0.3				YES					residence
4038016015	Proposed General Plan	LENNOX	H30	R-3	0.44	30	24			11			1958	0.9				YES					singlestory multifamily
4038016017	Proposed General Plan	LENNOX	H30	R-3	0.29	30	24			7			1947	0.6				YES					singlestory multifamily
4038025001	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1927	0.3				YES					detached units
4038025002	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1926	0.2				YES					detached units
4038025005	Proposed General Plan	LENNOX	H18	R-2	0.46	17	14				6		1924	0.3				YES					residence
4038025008	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1958	0.4				YES					detached units
4038025009	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1912	0.1				YES					residence
4038025010	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1964	0.6				YES					singlestory multifamily
4038025011	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1947	0.3				YES					detached units
4038026007	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1921	0.5				YES					detached units
4038026008	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1927	0.1				YES					residence
4038026009	Proposed General Plan	LENNOX	H18	R-2	0.44	17	14				6		1963	0.4				YES					singlestory multifamily
4038026013	Proposed General Plan	LENNOX	H18	R-2	0.29	17	14				4		1957	0.3				YES					singlestory multifamily
4038026014	Proposed General Plan	LENNOX	H18	R-2	0.29	17	14				4		1961	0.5				YES					singlestory multifamily
4038026015	Proposed General Plan	LENNOX	H18	R-2	0.29	17	14				4		1936	0.5				YES					singlestory multifamily
4038026017	Proposed General Plan	LENNOX	H18	R-2	0.32	17	14				4		1964	0.4				YES					singlestory multifamily
4038026018	Proposed General Plan	LENNOX	H18	R-2	0.32	17	14				4		1952	0.3				YES					singlestory multifamily
4038027006	Proposed General Plan	LENNOX	H18	R-2	0.35	17	14				5		1952	0.5				YES					residence
4038027012	Proposed General Plan	LENNOX	H18	R-2	0.32	17	14				4		1922	0.4				YES					detached units
4038027013	Proposed General Plan	LENNOX	H18	R-2	0.28	17	14				4	YES	0	0.0				YES					vacant
4038027015	Proposed General Plan	LENNOX	H18	R-2	0.75	17	14				10		1922	0.4				YES					near higher den dev
4038027016	Proposed General Plan	LENNOX	H18	R-2	0.88	17	14				12		1940	0.2				YES					near higher den dev
4038028007	Proposed General Plan	LENNOX	H18	R-2	0.38	17	14				5		1928	0.7				YES					detached units
4038029006	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14				3		1939	0.7				YES			YES		residence
4038029007	Proposed General Plan	LENNOX	H18	R-2	0.23	17	14				3		1920	0.2				YES			YES		detached units
4039017092	Proposed General Plan	LENNOX	H18	R-2	2.35	17	14				32		0	0.0							YES		has a SFR, but majority of parcel vacant. near higher den dev
4039019026	Proposed General Plan	LENNOX	H18	R-2	0.26	17	14				3		1922	0.7							YES		detached units
4039023002	Proposed General Plan	LENNOX	H18	R-3	0.70	18	14				10		1940	0.3				YES			YES		near higher den dev
4039024023	Proposed General Plan	LENNOX	H18	R-3	0.37	18	14				5		1979	0.3				YES					singlestory multifamily
4039024028	Proposed General Plan	LENNOX	H18	R-3	0.37	18	14				5		1979	0.7				YES					singlestory multifamily

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						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial																
4140005037	Proposed General Plan	DEL AIRE	MU	MXD	0.74	150	120	126	TOD+	93			1964	0.5		YES							near higher den dev
4201003042	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	CG	C-3	2.06	50	25			52			1971	0.4									shopping center with large surface lot
4201003043	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	CG	C-3	1.45	50	25			36			0	0.0									shopping center with large surface lot
4201009060	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	H18	R-2	0.26	17	14				3		1973	0.7									3 unit condo project with surface lot
4201021016	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	H18	R-3	0.23	18	14				3		1958	0.5									lower density apartments: large surface lot
5008015047	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	CG	R-3-P	1.57	30	24			38			1941	0.1									surface lot for adjacent commercial
5008015053	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	H18	R-3-P	0.30	18	14				4		1981	0.2									portion of parking lot for adjacent commercial
5008016013	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	H30	R-3	0.29	30	24			7			1950	0.7									lower density apartments: large surface lot
5008016015	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	H30	R-3	0.28	30	24			7			1952	0.5									lower density apartments: large surface lot
5009004011	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	CG	C-2	0.59	17	9				5		1969	0.2									gas station with large surface lot, adjacent to higher den dev
5013013015	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	CG	C-1	0.52	17	9				4		1955	0.6									parking lot for adjacent bank
5024003003	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	H30	R-3	0.23	30	24			6			1938	0.4									residence
5024005015	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	CG	R-2	0.37	17	14				5		1945	0.4									commercial offices with large surface lot
5024005016	Proposed General Plan	LADERA HEIGHTS / VIEWPARK	CG	R-2	0.34	17	14				5		1945	0.5									commercial offices with large surface lot
5225021901	East Los Angeles Community	EAST LOS ANGELES	MD	R-2	0.26	17	14	14	CSD+		4	YES	0	0.0	YES								
5226040014	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.25	17	14	14	CSD+		4		1967	0.6	YES								commercial automotive with surface lot
5231021009	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.24	17	14	14	CSD+		3		1923	0.6	YES								detached units
5231022001	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.33	17	14	14	CSD+		5		1924	0.5	YES								detached units
5231023005	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.23	17	14	14	CSD+		3		1930	0.7	YES								residence
5231024002	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.25	17	14	14	CSD+		4		1922	0.4	YES								residence
5231024007	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.27	17	14	14	CSD+		4		1921	0.6	YES								residence
5231024008	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.23	17	14	14	CSD+		3		1957	0.3	YES								residence
5231024009	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.26	17	14	14	CSD+		4		1962	0.5	YES								detached units
5231024010	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.28	17	14	14	CSD+		4		1917	0.8	YES								residence
5231024011	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.28	17	14	14	CSD+		4		1920	0.7	YES								detached units
5231024012	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.27	17	14	14	CSD+		4		1960	0.4	YES								residence
5231024013	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.27	17	14	14	CSD+		4		1921	0.9	YES								detached units
5231025005	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.26	17	14	14	CSD+		4		1922	0.4	YES								detached units
5231025007	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.32	17	14	14	CSD+		5		1880	0.2	YES								residence
5231025012	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.26	17	14	14	CSD+		4		1910	0.7	YES								detached units
5232012026	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.50	50	25	28	CSD+, TOD+	14			1920	1.0	YES	YES							single story older commercial
5234010033	East Los Angeles Community	EAST LOS ANGELES	LMD	R-3	0.29	17	14	14	CSD+		4		1924	0.9	YES								detached units
5234011053	East Los Angeles Community	EAST LOS ANGELES	LMD	R-3	0.44	17	14	14	CSD+		6		1924	0.8	YES								detached units
5234011055	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.48	17	14	14	CSD+		7		1902	0.7	YES								detached units
5235015001	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.25	17	14	14	CSD+		4		1934	0.8	YES								detached units
5239021035	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.29	30	24	25	CSD+	7			1909	0.9	YES								detached units
5240001018	East Los Angeles Community	EAST LOS ANGELES	MD	R-2	0.23	17	14	14	CSD+		3		1921	0.4	YES								detached units
5240001030	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.36	30	24	25	CSD+	9			1926	0.7	YES								detached units
5240002029	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.29	30	24	25	CSD+	7			1960	0.5	YES								lower density apartments: large surface lot
5240006007	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.37	30	24	25	CSD+	9			1928	0.3	YES								apartments with surface lot
5240006008	East Los Angeles Community	EAST LOS ANGELES	CC	C-2	0.54	17	9	9	CSD+		5		1937	0.0	YES								large surface lot for adjacent commercial; see also 014 and 015
5240006015	East Los Angeles Community	EAST LOS ANGELES	CC	C-2	0.74	17	9	9	CSD+		7		1955	0.1	YES								large surface lot for adjacent commercial.
5240006015	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.37	30	24	25	CSD+	9			1955	0.1	YES								surface lot for adjacent commercial
5240006016	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.37	30	24	25	CSD+	9			0	0.1	YES								surface lot for adjacent church
5240007002	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.25	30	24	25	CSD+	6			1925	0.4	YES								detached units
5240008023	East Los Angeles Community	EAST LOS ANGELES	MD	R-2	0.38	17	14	14	CSD+		5		1923	0.8	YES								detached units
5240010001	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.37	30	24	25	CSD+	9			1940	0.5	YES								church with large surface lot
5245001008	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.26	30	24	25	CSD+	6			1926	0.8	YES								residence
5245001021	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.86	50	25	26	CSD+	22	YES		0	0.0	YES								media arts high school, temporary buildings, partially developed with
5245003013	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.58	50	25			15			1952	0.9	YES								shopping center with large surface lot

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						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial	Density Adjustment															
5245009043	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.31	30	24	25	CSD+	8		0	0.0	YES								surface lot for adjacent church	
5246012014	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.26	30	24	25	CSD+	6		1947	0.7	YES									detached units
5246014023	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.44	30	24	25	CSD+	11		1923	0.9	YES									church with surface lot
5246021900	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.29	30	24	25	CSD+	7		0	0.0	YES									County owned surface lot
5246026019	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.29	30	24	25	CSD+	7		1922	0.8	YES									detached units
5249019026	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.29	17	14	14	CSD+		4	1941	0.4	YES									residence
5271003033	Proposed General Plan	SOUTH SAN GABRIEL	CG	C-2	0.62	17	9				5	1958	1.0	YES							YES		separate units/parking for adjacent commercial
5275005017	Proposed General Plan	SOUTH SAN GABRIEL	CG	C-2	0.81	17	9				7	1966	0.5	YES									shopping center with large surface lot
5277014045	Proposed General Plan	SOUTH SAN GABRIEL	H50	R-3-30U-DP	0.62	30	24			15		0	0.0	YES									Condo
5279014017	Proposed General Plan	SOUTH SAN GABRIEL	CG	C-2	0.59	17	9				5	1969	0.5	YES									vacant gas station
5279023098	Proposed General Plan	SOUTH SAN GABRIEL	CG	C-2	0.61	17	9				5	1987	0.8	YES									shopping center with large surface lot (small portion of building-parcel 001- is
5284010022	Proposed General Plan	SOUTH SAN GABRIEL	H18	R-2	0.26	17	14				4	0	0.0	YES									
5330001008	Proposed General Plan	SAN PASQUAL	H50	R-4	0.33	50	40			13		1961	0.5										lower density apartments: surface lot
5330002009	Proposed General Plan	SAN PASQUAL	H50	R-4	0.37	50	40			15		1958	0.4										lower density apartments: surface lot
5330002010	Proposed General Plan	SAN PASQUAL	H50	R-4	0.33	50	40			13		1958	0.3										lower density apartments: surface lot
5330002011	Proposed General Plan	SAN PASQUAL	H50	R-4	0.33	50	40			13		1961	0.5										lower density apartments: surface lot
5330002015	Proposed General Plan	SAN PASQUAL	H50	R-4	0.25	50	40			10		1964	0.5										lower density apartments: surface lot
5330002022	Proposed General Plan	SAN PASQUAL	H18	R-2	0.23	17	14				3	1923	0.3										detached units
5330002027	Proposed General Plan	SAN PASQUAL	H18	R-2	0.36	17	14				5	1948	0.5										residence
5330002042	Proposed General Plan	SAN PASQUAL	H18	R-2	0.37	17	14				5	0	0.0										
5330002043	Proposed General Plan	SAN PASQUAL	H18	R-2	0.30	17	14				4	1944	0.2										church with large surface lot
5330004004	Proposed General Plan	SAN PASQUAL	H50	R-4	0.33	50	40			13		1958	0.6										lower density apartments: surface lot
5330005017	Proposed General Plan	SAN PASQUAL	H50	R-4	0.37	50	40			15		1951	0.3										lower density apartments: surface lot
5330005028	Proposed General Plan	SAN PASQUAL	H50	R-4	0.32	50	40			13	YES	0	0.0										
5330005031	Proposed General Plan	SAN PASQUAL	H50	R-4	1.03	50	40			41		1964	0.1										CVS; see also 031 - RCUP2008-00143 added WTF and 24 hour operation -
5330005032	Proposed General Plan	SAN PASQUAL	CG	C-2	0.67	17	9				6	1964	0.5										CVS; see also 031 - RCUP2008-00143 added WTF and 24 hour operation -
5331001002	Proposed General Plan	SAN PASQUAL	H30	R-3	0.26	30	24			6		1950	0.8										commercial with surface lot
5374001003	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.49	30	24	23	CSD-	11		1922	0.4	YES									detached units
5374001005	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.43	30	24	23	CSD-	10		1961	0.9	YES									apartments with surface lot
5374028022	Proposed General Plan	EAST PASADENA - EAST SAN G	H18	R-3	0.23	18	14	14	CSD-		3	1957	0.9	YES									apartments with surface lot
5375001031	Proposed General Plan	EAST PASADENA - EAST SAN G	CG	C-1-DP	0.90	17	9	8	CSD-		7	1962	0.5	YES									supermarket with large surface lot
5377034029	Proposed General Plan	EAST PASADENA - EAST SAN G	CG	C-3	2.43	50	25	24	CSD-	58		1961	0.3	YES									supermarket with large surface lot
5378011004	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.41	30	24	23	CSD-	9		0	0.8	YES									apartments with surface lot
5378011028	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	1.16	30	24	23	CSD-	26		1961	0.5	YES									near higher den dev;
5378011032	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.40	30	24	23	CSD-	9	YES	0	0.0	YES									
5378012021	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.28	30	24	23	CSD-	6	YES	0	0.0	YES									
5379012003	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.46	30	24	23	CSD-	10		1960	0.9	YES									apartments with surface lot
5379012024	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.35	30	24	23	CSD-	8		1957	0.3	YES									apartments with surface lot
5379013003	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.37	30	24	23	CSD-	9		1948	0.8	YES									singlestory multifamily
5379019034	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.39	30	24	23	CSD-	9		1965	0.4	YES									apartments with surface lot
5379026104	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.72	30	24	23	CSD-	16		1972	0.6	YES									near higher den dev,
5379026105	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.45	30	24	23	CSD-	10		1973	0.8	YES									apartments with surface lot
5379032027	Proposed General Plan	EAST PASADENA - EAST SAN G	CG	C-1	0.62	17	9	8	CSD-		5	1969	0.4	YES									Restaurant with large surface lot
5379032036	Proposed General Plan	EAST PASADENA - EAST SAN G	CG	C-2	1.51	17	9	8	CSD-		12	1962	0.2	YES									Petco; large surface lot
5379035009	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.27	30	24	23	CSD-	6		1949	0.5	YES									apartments with surface lot
5379035012	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.24	30	24	23	CSD-	6		1951	0.4	YES									apartments with surface lot
5379036004	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.45	30	24	23	CSD-	10		1931	0.7	YES									TR061866 filed in 2004 for 10 townhouse condos "to be denied due
5381034024	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.26	30	24	23	CSD-	6	YES	0	0.0	YES									
5382003027	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	2.24	30	24	23	CSD-	51		1973	0.7	YES									near higher den dev,
5382003027	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3-30U	0.28	30	24	23	CSD-	6		1973	0.7	YES									apartments with surface lot

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Estimated			Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes
						Maximum Density Per Land Use	Density 80% Residential & Mixed Use, 50% Commercial	Density Adjustment														
5382005039	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.46	30	24	23	CSD-	11			1979	0.8	YES							unit in condo complex; counted once
5382009045	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.72	30	24	23	CSD-	17			1962	0.5	YES							near higher den dev.
5388022018	Proposed General Plan	EAST PASADENA - EAST SAN G	H30	R-3	0.43	30	24	23	CSD-	10			1961	0.6	YES							apartments with surface lot
5610029036	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.29	30	24	23	CSD-	7			1965	0.4	YES					YES		apartments with surface lot
5751005004	Altadena Community Plan	ALTADENA	GC	C-1	0.72	17	9			6			1955	0.3	YES							pharmacy with large surface lot
5751005033	Altadena Community Plan	ALTADENA	GC	C-1	0.70	17	9			6			1960	0.6	YES							professional offices with large surface lot
5751005041	Altadena Community Plan	ALTADENA	GC	C-2-DP-BE-U/C	0.60	17	9			5	YES	0	0.0	YES								adjacent to skilled nursing facility
5754017031	Proposed General Plan	EAST PASADENA - EAST SAN G	H18	R-3-P	0.54	18	14	14	CSD-	7			1960	0.4	YES	YES						near higher den dev
5755004011	Proposed General Plan	EAST PASADENA - EAST SAN G	H18	R-3	0.25	18	14	14	CSD-, TOD+	4			1929	0.9	YES	YES						apartments with surface lot
5755004031	Proposed General Plan	EAST PASADENA - EAST SAN G	MU	MXD	0.70	150	120	120	CSD-, TOD+	84			1986	0.7	YES	YES						motel with large surface lot
5755006023	Proposed General Plan	EAST PASADENA - EAST SAN G	MU	MXD	0.85	150	120	120	CSD-, TOD+	103			1967	0.2	YES	YES						furniture store, hardware store with large surface lot
5755018021	Proposed General Plan	EAST PASADENA - EAST SAN G	MU	MXD	0.49	150	120	114	CSD-	55			1964	0.2	YES							Commercial Building with surface parking
5791025014	Proposed General Plan	SOUTH MONROVIA ISLANDS	CG	C-2	1.44	17	9			12	YES		1966	0.0								existing market, 2004 CUP for condominium units was denied
5801001015	Proposed General Plan	LA CRESCENTA - MONTROSE	H18	R-2	0.23	17	14	13	CSD-	3			1948	0.8	YES							residence
5801010048	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-3-BE	0.95	50	25	24	CSD-	23			1953	0.1	YES							commercial with large surface lot
5802010002	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-1	0.87	17	9	8	CSD-	7			1962	0.4	YES							bank with large surface lot
5802010005	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-1	0.98	17	9	8	CSD-	8			1987	0.8	YES							shopping center with large surface lot
5802010013	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.98	30	24	23	CSD-	22			1959	0.9	YES							near higher den dev.
5802011009	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	1.00	30	24	23	CSD-	23			1955	0.1	YES							large surface lot for adjacent commercial, also multi-detached units;
5802011009	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.12	30	24	23	CSD-	3			1955	0.1	YES							multi-commercial, large surface lot; See also 5802-011-010
5802011010	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-1	0.69	17	9	8	CSD-	6			1963	0.7	YES							multi-commercial, large surface lot; See also 5802-011-009
5802011026	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.45	30	24	23	CSD-	10			1964	0.6	YES							apartments with surface lot
5802011091	Proposed General Plan	LA CRESCENTA - MONTROSE	H18	R-3	0.23	18	14	14	CSD-	3			1929	0.1	YES							residence
5802029005	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.34	30	24	23	CSD-	8			1948	0.6	YES							detached units
5802029006	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.34	30	24	23	CSD-	8			1947	0.5	YES							residence
5802029009	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-3-BE	0.60	50	25	24	CSD-	14			1967	0.4	YES							bank with large surface lot
5802029081	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.26	30	24	23	CSD-	6			1946	0.2	YES							detached units
5803028006	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-2-BE	2.47	17	9	8	CSD-	20			1964	0.1	YES							large surface lot for adjacent supermarket shopping center
5804002017	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-2-DP-BE	0.48	17	9	8	CSD-	4			1949	0.1	YES							near higher den dev
5804002018	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	C-2-DP-BE	0.59	17	9	8	CSD-	5			1949	0.1	YES							near higher den dev; see also 017
5804002023	Proposed General Plan	LA CRESCENTA - MONTROSE	CG	R-3	0.44	50	40	38	CSD-	17			1956	0.6	YES							detached units
5804003015	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.23	30	24	23	CSD-	5			1943	0.1	YES							residence
5807001043	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.36	30	24	23	CSD-	8			1927	0.7	YES					YES		church with large surface lot
5807003007	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.24	30	24	23	CSD-	5			1963	0.7	YES					YES		apartments with surface lot
5807003009	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.23	30	24	23	CSD-	5			1954	0.4	YES					YES		apartments with surface lot
5807003025	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.23	30	24	23	CSD-	5			1941	0.1	YES					YES		apartments with surface lot
5807003054	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.36	30	24	23	CSD-	8			1980	0.4	YES					YES		unit in condo project; counted once
5807003062	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.47	30	24	23	CSD-	11			1977	0.3	YES					YES		unit in condo project; counted once
5807004014	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.30	30	24	23	CSD-	7			1915	0.4	YES							residence
5807004016	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.31	30	24	23	CSD-	7			1922	0.3	YES							residence
5807004047	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.30	30	24	23	CSD-	7	YES	0	0.0	YES								
5807005013	Proposed General Plan	LA CRESCENTA - MONTROSE	H18	R-2	0.33	17	14	13	CSD-	4	YES		1914	0.0	YES					YES		
5807005055	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	1.05	30	24	23	CSD-	24			1979	0.4	YES					YES		built before 1982
5807005056	Proposed General Plan	LA CRESCENTA - MONTROSE	H18	R-2	0.25	17	14	13	CSD-	3			1946	0.5	YES					YES		residence
5807007003	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.33	30	24	23	CSD-	8			1914	0.1	YES					YES		residence
5807007017	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.24	30	24	23	CSD-	5			1947	0.7	YES							singlestory multifamily
5807007020	Proposed General Plan	LA CRESCENTA - MONTROSE	H18	R-3	0.29	18	14	14	CSD-	4			1920	0.1	YES							residence
5807007021	Proposed General Plan	LA CRESCENTA - MONTROSE	H18	R-2	0.23	17	14	13	CSD-	3			1923	0.5	YES					YES		residence
5807007022	Proposed General Plan	LA CRESCENTA - MONTROSE	H18	R-2	0.25	17	14	13	CSD-	3			1922	0.2	YES					YES		residence
5807008001	Proposed General Plan	LA CRESCENTA - MONTROSE	H30	R-3	0.47	30	24	23	CSD-	11			1961	0.5	YES							apartments with surface lot

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							Density Adjustment	Density Adjustment														
6008023024	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.50	50	25	28	CSD+, TOD+	14		YES	0	0.0	YES	YES						commercial/industrial equip storage; large surface lot
6008027030	Proposed General Plan	FLORENCE - FIRESTONE	H30	R-3	0.35	30	24	26	CSD+, TOD+	9			1956	0.1	YES	YES						surface lot for adjacent commercial PET recycling center with large surface lot
6008032020	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.24	50	25	26	CSD+	6			0	0.0	YES							
6009006019	Proposed General Plan	FLORENCE - FIRESTONE	H30	R-4	0.24	30	24	26	CSD+, TOD+	6			1931	0.5	YES	YES						detached units
6010016028	Proposed General Plan	FLORENCE - FIRESTONE	MU	C-3	0.24	50	25	26	CSD+	6			1926	0.4	YES							commercial/metal plating
6010019001	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.24	50	25	28	CSD+, TOD+	7			1924	0.7	YES	YES						vacant commercial with surface lot
6010026001	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.41	50	25	28	CSD+, TOD+	11			1955	0.7	YES	YES						commercial with large surface lot
6010035009	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.15	50	25	28	CSD+, TOD+	4	YES	0	0.0	YES	YES							Part of large surface lot for adjacent church; see also 027
6010035027	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.60	50	25	28	CSD+, TPD+	16			1951	0.6	YES	YES						Church with large surface lot; see also 009
6021006025	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.32	18	14	16	CSD+, TOD+	5			1920	0.9	YES	YES						detached units
6021008028	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.31	18	14	15	CSD+	5			1924	0.5	YES							commercial with surface lot
6021010003	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.39	50	25	28	CSD+, TOD+	11			1935	1.0	YES	YES						commercial/residential with surface lot
6021015005	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-2	0.13	17	9	9	CSD+, TOD+	1			1941	0.1	YES	YES						Large surface lot for adjacent shopping center; see also 010, 018, 050, 005,
6021015006	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.30	50	25	28	CSD+, TOD+	8			1941	0.1	YES	YES						Large surface lot for adjacent shopping center; see also 010, 018, 050, 005,
6021015008	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.16	50	25	28	CSD+, TOD+	4			1941	0.1	YES	YES						Large surface lot for adjacent shopping center; see also 010, 018, 050, 005,
6021015010	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	1.24	50	25	28	CSD+, TOD+	34			1981	0.1	YES	YES						Large surface lot for adjacent shopping center; see also 010, 018, 050, 005,
6021015018	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.66	50	25	28	CSD+, TOD+	18			1997	0.0	YES	YES						Large surface lot for adjacent shopping center; see also 010, 018, 050, 005,
6021015050	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	3.58	50	25	28	CSD+, TOD+	99			1961	1.0	YES	YES						Large surface lot for adjacent shopping center; see also 018, 010, 005, 006,
6021016048	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.39	18	14	16	CSD+, TOD+	6			1922	0.9	YES	YES						detached units
6021017035	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.41	18	14	16	CSD+, TOD+	6			1908	0.8	YES	YES						church with surface lot
6021019013	Proposed General Plan	FLORENCE - FIRESTONE	MU	C-2	0.77	17	9	9	CSD+, TOD+	7			1964	0.2	YES	YES						carwash; large surface lot
6024001027	Proposed General Plan	FLORENCE - FIRESTONE	MU	C-3	1.16	50	25	26	CSD+	31			1955	0.5	YES							bank with large surface lot
6024018038	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.31	18	14	15	CSD+	5	YES	0	0.0	YES								
6025002910	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.34	18	14	16	CSD+, TOD+	5	YES	0	0.0	YES	YES							
6025004001	Proposed General Plan	FLORENCE - FIRESTONE	MU	C-3	0.27	50	25	28	CSD+, TOD+	7			1958	0.8	YES	YES						fast food with large surface lot
6025005031	Proposed General Plan	FLORENCE - FIRESTONE	MU	C-3	0.25	50	25	28	CSD+, TOD+	7			1906	0.3	YES	YES						pet store with large surface lot
6025009008	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.23	17	14	15	CSD+, TOD+	3			1947	0.5	YES	YES						detached units
6025017017	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.37	18	14	16	CSD+, TOD+	6			1923	0.6	YES	YES						detached units
6025021028	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.26	18	14	15	CSD+	4			1925	0.8	YES							singlestory multifamily
6025029034	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.38	17	14	14	CSD+	5			1921	0.3	YES							surface lot
6025036020	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.60	50	25	26	CSD+	16			1940	0.0	YES							Car lot, automotive, commercial - large surface lot
6026010001	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.76	18	14	15	CSD+	12			1952	0.6	YES							Foam/Upholstery business, near higher density dev
6026014004	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.25	17	14	14	CSD+	4			1947	0.9	YES							detached units
6026028013	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.25	50	25	28	CSD+, TOD+	7			1946	0.1	YES	YES						commercial with large surface lot
6026033028	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.71	50	25	28	CSD+, TOD+	20			1960	0.5	YES	YES						indoor swap meet with large surface lot
6027003022	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.11	18	14	16	CSD+, TOD+	2			1978	0.4	YES	YES						Offsite parking for warehouse; see also 022-026
6027003023	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.11	18	14	16	CSD+, TOD+	2			1978	0.4	YES	YES						Offsite parking for warehouse; see also 022-026
6027003024	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.12	18	14	16	CSD+, TOD+	2			1978	0.4	YES	YES						Offsite parking for warehouse; see also 022-026
6027003025	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.12	18	14	16	CSD+, TOD+	2			1978	0.4	YES	YES						Offsite parking for warehouse; see also 022-026
6027003026	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.57	18	14	16	CSD+, TOD+	9			1978	0.5	YES	YES						Offsite parking for warehouse; see also 022-026
6027007028	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.36	18	14	16	CSD+, TOD+	6			1962	0.6	YES	YES						detached units
6027008019	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.31	50	25	28	CSD+, TOD+	9			1996	0.3	YES	YES						commercial automotive with large surface lot
6027009017	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.25	50	25	28	CSD+, TOD+	7			1934	0.3	YES	YES						vacant commercial with surface lot
6028008021	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.36	50	25	28	CSD+, TOD+	10			1946	1.0	YES	YES						commercial/industrial equip storage; large surface lot
6028010001	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.34	50	25	28	CSD+, TOD+	9			1957	0.1	YES	YES						commercial with large surface lot
6028016001	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.23	18	14	15	CSD+	3			1964	0.5	YES							singlestory multifamily
6028027005	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.25	18	14	15	CSD+	4			1947	0.3	YES							residence
6043001004	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.31	50	25	26	CSD+	8			1925	0.5	YES							commercial with surface lot
6043009031	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.58	18	14	15	CSD+	9			1940	0.5	YES							church with surface lot
6043018001	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.29	50	25	28	CSD+, TOD+	8			1948	0.1	YES	YES						gas station; with large surface lot; near higher den dev

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Maximum Density Per Land Use	Estimated Density Buildout, 80% Residential & Mixed Use, 50% Commercial		Density Adjustment	Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes
6043021001	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.41	50	25	28	CSD+, TOD+	11				1964	0.4	YES	YES						gas station; with large surface lot; near higher den dev
6043021003	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.33	50	25	28	CSD+, TOD+	9		YES		1947	0.4	YES	YES						vacant lot; off site parking for church
6043022001	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.27	50	25	28	CSD+, TOD+	7				1929	0.7	YES	YES						market with large surface lot
6043030018	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.26	17	14	14	CSD+		4			1920	0.3	YES							detached units
6043030019	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.26	17	14	14	CSD+		4			1927	0.8	YES							detached units
6043032001	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.24	17	14	14	CSD+		3			1910	0.5	YES							detached units
6044001046	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.23	50	25	28	CSD+, TOD+	6				1959	1.0	YES	YES						commercial with large surface lot
6044009025	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.27	50	25	28	CSD+, TOD+	8				1938	0.9	YES	YES						commercial the large surface lot
6044012025	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.23	17	14	15	CSD+, TOD+		3			1912	0.4	YES	YES						residence
6044016028	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.23	17	14	15	CSD+, TOD+		3			1967	0.0	YES	YES						surface lot for adjacent commercial
6044019025	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.25	17	14	15	CSD+, TOD+		4			1916	0.3	YES	YES						detached units
6044025025	Proposed General Plan	FLORENCE - FIRESTONE	CG	C-3	0.27	50	25	28	CSD+, TOD+	7				1961	0.3	YES	YES						commercial automotive with large surface lot
6045003011	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.23	17	14	15	CSD+, TOD+		3			1955	0.5	YES	YES						detached units
6045008001	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.38	17	14	14	CSD+		5			1942	0.1	YES							trailer park
6045009017	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.24	17	14	14	CSD+		3			1915	0.7	YES							detached units
6045010004	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.25	17	14	15	CSD+, TOD+		4			1905	0.8	YES	YES						detached units
6045016041	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.23	17	14	15	CSD+, TOD+		3			1975	0.6	YES	YES						residence
6046005011	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.23	18	14	15	CSD+		4			1910	0.7	YES							detached units
6046005033	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.23	18	14	15	CSD+		4			1929	0.6	YES							residence
6047004012	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4			1926	0.3	YES							detached units
6047004041	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4			1924	0.3	YES							detached units
6047007025	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4			1926	0.3	YES							detached units
6047008010	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4			1924	0.9	YES							singlestory multifamily
6047009049	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4			1951	0.0	YES							part of surface lot for church
6047010013	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4			1924	0.8	YES							detached units
6047010035	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6			1923	0.6	YES							detached units
6047010044	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17	14	13	CSD-		3			1911	0.5	YES							detached units
6047011011	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.24	17	14	13	CSD-		3			1914	0.7	YES							detached units
6047015008	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6			1941	0.4	YES							detached units
6047015020	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6			1935	0.8	YES							singlestory multifamily
6047015034	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6			1958	0.2	YES							older apts
6047015036	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.43	17	14	13	CSD-		6			1941	0.4	YES							detached units
6047020009	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3			1922	0.4	YES							detached units
6047020036	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3			1916	0.4	YES							residence
6047020044	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.25	17	14	13	CSD-		3			1916	0.9	YES							detached units
6049006018	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-3	0.24	18	14	15	CSD+		4			1933	0.6	YES							detached units
6049017033	Proposed General Plan	FLORENCE - FIRESTONE	H18	R-2	0.24	17	14	14	CSD+		3			1908	0.2	YES							residence
6055012270	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.33	17	14	13	CSD-		4	YES		0	0.0	YES			YES				
6056002032	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4			1924	0.9	YES							detached units
6056003023	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3			1912	0.4	YES							detached units
6056008023	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3			1923	0.2	YES			YES				detached units
6056010012	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.24	17	14	13	CSD-		3			1926	0.8	YES							surface lot for commercial and singlestory multifamily
6056011022	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.34	17	14	13	CSD-		4			1936	0.3	YES			YES				residence
6056015271	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.33	17	14	13	CSD-		4	YES		0	0.0	YES							
6056015272	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.34	17	14	13	CSD-		4	YES		0	0.0	YES							
6056016270	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.41	17	14	13	CSD-		5	YES		0	0.0	YES							
6056016271	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.32	17	14	13	CSD-		4	YES		0	0.0	YES							
6058001023	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.2	R-3	1.00	30	24	23	CSD-		23			1948	0.3	YES			YES				near higher den dev;
6058001024	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.2	R-3	1.00	30	24	23	CSD-		23			1948	0.3	YES			YES				near higher den dev;
6058001025	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.2	R-3	1.00	30	24	23	CSD-		23			1948	0.3	YES			YES				near higher den dev;

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Maximum Density Per Land Use	Estimated Density Buildout, 80% Residential & Mixed Use, 50% Commercial		Density Adjustment	Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes
6059009023	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4	YES	0	0.0	YES								
6059010010	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17	14	13	CSD-		3		1925	0.2	YES								residence
6059012019	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3		1919	0.3	YES								residence
6059013001	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17	14	13	CSD-		3		1962	0.5	YES								detached units
6059014007	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.26	17	14	13	CSD-		3		1959	0.2	YES								older apts
6059019001	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6		1918	0.3	YES								detached units
6059019009	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6		1952	0.3	YES								singlestory multifamily
6059020009	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6		1957	0.3	YES								detached units
6059020010	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.36	17	14	13	CSD-		5		1946	0.3	YES								detached units
6059020015	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.44	17	14	13	CSD-		6		1922	0.2	YES								residence
6059021027	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.28	17	14	13	CSD-		4		1917	0.2	YES								detached units
6060010025	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.32	17	14	13	CSD-		4		1963	0.3	YES								older apts
6060011904	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.42	17	14	13	CSD-		5	YES	0	0.0	YES								
6060012025	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.85	17	14	13	CSD-		11		1965	0.5	YES								near higher den dev;
6060014013	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.25	17	14	13	CSD-		3		1934	0.4	YES								detached units
6060018010	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.25	17	14	13	CSD-		3		1956	0.3	YES								detached units
6060019028	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.24	17	14	13	CSD-		3		1922	0.3	YES								residence
6068015033	Proposed General Plan	WILLOWBROOK	H18	R-2	0.31	17	14				4		1908	0.5									church with large surface lot
6068019016	Proposed General Plan	WILLOWBROOK	H18	R-2	0.30	17	14				4		1921	0.2									residence
6076001001	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.39	17	14	13	CSD-		5		1932	0.9	YES								vacant commercial with surface lot
6076001017	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.42	17	14	13	CSD-		5		1953	0.3	YES								older apts
6076001024	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.42	17	14	13	CSD-		5		1952	0.7	YES								detached units
6076001902	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.42	17	14	13	CSD-		5	YES	0	0.0	YES								
6076002005	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.42	17	14	13	CSD-		5		1955	0.4	YES								detached units
6076002008	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.50	17	14	13	CSD-		6		1925	0.4	YES								near higher den dev;
6076002009	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.35	17	14	13	CSD-		5		1953	0.5	YES								singlestory multifamily
6076005005	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3		1929	0.3	YES								detached units
6076006013	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.37	17	14	13	CSD-		5		1941	0.4	YES								detached units
6076006024	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.37	17	14	13	CSD-		5		1934	0.3	YES								singlestory multifamily
6076007011	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.36	17	14	13	CSD-		5		1910	0.1	YES								residence
6076007019	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3		1921	0.4	YES								residence
6076008010	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.37	17	14	13	CSD-		5		1914	0.8	YES								residence
6076013013	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	14	CSD-, TOD+		3		1956	0.3	YES	YES							detached units
6076013016	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.41	17	14	14	CSD-, TOD+		6		1949	0.9	YES	YES							singlestory multifamily
6076013025	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	14	CSD-, TOD+		3		1928	0.3	YES	YES							detached units
6076014003	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.41	17	14	14	CSD-, TOD+		6		1964	0.8	YES	YES							lower density apartments; surface parking lot
6076014008	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.41	17	14	14	CSD-, TOD+		6		1953	0.7	YES	YES							singlestory multifamily
6076015020	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.77	17	14	14	CSD-, TOD+		10		1958	0.5	YES	YES							near higher den dev;
6076016021	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.23	17	14	13	CSD-		3		1951	0.3	YES								lower density apts; surface lot
6076018003	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.24	17	14	13	CSD-		3		1926	0.4	YES								detached units
6076024001	West Athens - Westmont Co	W ATHENS - WESTMONT	C.1	C-2	1.28	17	9	9	CSD-, TOD+		11		1949	0.9	YES	YES							church with large surface lot
6076029025	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.30	17	14	14	CSD-, TOD+		4		1924	0.5	YES	YES							detached units
6076030027	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.30	17	14	14	CSD-, TOD+		4		1947	0.6	YES	YES							detached units
6077011040	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.2	R-3-P	0.52	30	24	23	CSD-		12	YES	0	0.0	YES								across from SW College
6077029017	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.38	17	14	13	CSD-		5		1954	0.8	YES								singlestory multifamily
6077030010	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.27	17	14	13	CSD-		3	YES	0	0.0	YES								
6079003019	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.2	R-3	0.29	30	24	23	CSD-		7		1961	0.2	YES								older apts
6079005020	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.76	17	14	14	CSD-, TOD+		10		1948	0.3	YES	YES						YES	near higher den dev
6079005022	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.94	17	14	14	CSD-		13	YES	0	0.0	YES	YES							near higher den dev
6079016048	West Athens - Westmont Co	W ATHENS - WESTMONT	RD3.1	R-2	0.39	17	14	14	CSD-, TOD+		5		1963	0.2	YES	YES						YES	lower density apartments; surface parking lot

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						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial																
6180009015	Proposed General Plan	EAST RANCHO DOMINGUEZ	CG	C-3	0.64	50	25			16			1958	0.9	YES								Rehab center; large surface lot; near higher den dev
6180010012	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.35	30	24			8			1947	0.7									detached units
6180010016	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.52	30	24			12			1936	0.4									near higher den dev
6180010026	Proposed General Plan	EAST RANCHO DOMINGUEZ	CG	C-3	0.82	50	25			15	YES	0	0.0	YES									vacant with parking lot for adjent church; see also 6180010007 and 003
6180011016	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.65	30	24			16			1951	0.3									near higher den dev
6180011018	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.35	30	24			8			1956	0.6									detached units
6180014002	Proposed General Plan	EAST RANCHO DOMINGUEZ	CG	C-3	1.45	50	25			36			1970	0.1	YES								shopping center with large surface lot; see also 003
6180014003	Proposed General Plan	EAST RANCHO DOMINGUEZ	CG	C-3	0.22	50	25			6			1970	0.0	YES								shopping center with large surface lot; see also 003
6181022001	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.47	17	14				6		1938	0.9									detached units
6181022002	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.43	17	14				6	YES	0	0.0									
6181022003	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.45	17	14				6	YES	0	0.0									
6181022005	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.44	17	14				6		1945	0.4									residence
6181022006	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.43	17	14				6		1946	0.7									detached units
6181022022	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.45	30	24			11			1948	0.6									detached units
6181022028	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.46	30	24			11			1935	0.7									detached units
6181022035	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.44	17	14				6		1950	0.8									detached units
6181023006	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.56	17	14				8		1939	0.7									near higher den dev
6181023007	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.49	17	14				7		1939	0.7									residence; nursery
6181023008	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.71	17	14				10		1937	0.7									near higher den dev
6181023009	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.44	17	14				6		1932	0.3									detached units
6181023010	Proposed General Plan	EAST RANCHO DOMINGUEZ	H18	R-2	0.45	17	14				6		1950	0.4									detached units
6181023019	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.33	30	24			8			1933	0.7									residence
6181023021	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.44	30	24			11			1934	0.6									detached units
6181024003	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.25	30	24			6			1932	0.4									detached units
6181024010	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.29	30	24			7			1938	0.8									residence
6181025027	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.30	30	24			7			1940	0.7									detached units
6181025028	Proposed General Plan	EAST RANCHO DOMINGUEZ	H30	R-3	0.26	30	24			6			1946	0.9									detached units
6181026024	Proposed General Plan	EAST RANCHO DOMINGUEZ	CG	C-3	0.57	50	25			14			1947	0.1	YES								meat market; large surface storage lot
6181029043	Proposed General Plan	EAST RANCHO DOMINGUEZ	CG	C-3	0.69	50	25			17			1961	0.0	YES								equipment storage; large surface lot
6181029044	Proposed General Plan	EAST RANCHO DOMINGUEZ	CG	C-3	0.57	50	25			14			1952	0.7	YES								nursery/garden supplies; large surface lot
6201016037	Walnut Park Neighborhood	FWALNUT PARK	NR	R-3-NR	0.25	30	24	23	CSD-	6			1923	0.5	YES								residence
6202034003	Walnut Park Neighborhood	FWALNUT PARK	NR	R-3-NR	0.24	30	24	23	CSD-	5			1921	0.4	YES								residence
6337020001	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.27	30	24	25	CSD+	7			1953	0.3	YES								apartments with surface lot
6339003901	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30	24	25	CSD+	6	YES	0	0.0	YES									
6339004900	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.51	30	24	25	CSD+	13	YES	0	0.0	YES									Government owned, undeveloped
6339009037	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30	24	25	CSD+	6		0	0.5	YES									detached units
6339025011	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.28	30	24	25	CSD+	7		1949	0.5	YES									singlestory multifamily
6340019007	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.50	30	24	25	CSD+	13		1930	0.9	YES									apartments - near higher den dev;
6341021031	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.24	30	24	25	CSD+	6		1927	0.4	YES									residence
6341025021	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30	24	25	CSD+	6		1939	0.8	YES									detached units
6341034032	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.67	50	25			17		1959	0.3	YES									near higher den dev
6341038014	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30	24	25	CSD+	6		1929	0.8	YES									detached units
6342029023	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.23	30	24	25	CSD+	6		1925	0.6	YES									detached units
6342030031	East Los Angeles Community	EAST LOS ANGELES	MC	C-3	0.50	50	25			12		1969	0.5	YES									Auto related retail with large surface lot
6343003058	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.24	17	14	14	CSD+		3	1981	0.4	YES									unit in condo complex; counted once
6343009036	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.26	17	14	14	CSD+		4	1938	0.6	YES									detached units
6343032066	East Los Angeles Community	EAST LOS ANGELES	LMD	R-2	0.24	17	14	14	CSD+		3	1937	0.7	YES									detached units
6351032022	East Los Angeles Community	EAST LOS ANGELES	MD	R-3	0.44	30	24	25	CSD+	11		1939	0.7	YES									church with large surface lot
7344002004	Proposed General Plan	WEST CARSON	MU	MXD	0.46	150	120	126	TOD+	57	YES	0	0.0			YES					YES	part of strip mall with large surface lot	
7344004002	Proposed General Plan	WEST CARSON	H30	R-3	0.89	30	24	25	TOD+	22		1964	0.9			YES							near higher den dev,

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Maximum Density Per Land Use	Estimated Density Buildout, 80% Residential & Mixed Use, 50% Commercial		Density Adjustment	Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes	
7344007039	Proposed General Plan	WEST CARSON	CG	C-3	0.93	50	25				23			1957	0.6								nursery/greenhouse; near higher den dev	
7344020023	Proposed General Plan	WEST CARSON	H18	R-2-DP	1.46	17	14					20	YES	0	0.0									near higher den dev
7344020024	Proposed General Plan	WEST CARSON	H18	R-2-DP	0.73	17	14					10	YES	0	0.0									near higher den dev
7344021021	Proposed General Plan	WEST CARSON	H18	R-2-DP	1.51	17	14					21	YES	0	0.0									near higher den dev
7344021022	Proposed General Plan	WEST CARSON	H18	R-2-DP	0.76	17	14					10	YES	0	0.0									near higher den dev
7344024006	Proposed General Plan	WEST CARSON	H18	R-3-17U-DP	0.23	17	14					3	YES	0	0.0									
7344024009	Proposed General Plan	WEST CARSON	H18	R-3-24U-DP	0.36	18	14					5		1957	0.3									residence
7344024010	Proposed General Plan	WEST CARSON	H18	R-3-24U-DP	0.46	18	14					7	YES	0	0.0									
7345009008	Proposed General Plan	WEST CARSON	MU	MXD	0.51	150	120	126	TOD+		64			1979	0.4		YES							fast food with large surface lot; across from Harbor UCLA
7345009013	Proposed General Plan	WEST CARSON	MU	MXD	0.50	150	120	126	TOD+		62			1952	0.5		YES						YES	near higher den dev
7345009014	Proposed General Plan	WEST CARSON	MU	MXD	0.59	150	120	126	TOD+		74			1950	0.9		YES						YES	near higher den dev; across from Harbor UCLA
7345009020	Proposed General Plan	WEST CARSON	MU	MXD	1.38	150	120	126	TOD+		174			1961	0.7		YES						YES	near higher den dev;
7345010021	Proposed General Plan	WEST CARSON	MU	MXD	0.79	150	120	126	TOD+		99			1970	0.2		YES							dentists office with large surface lot; near higher den dev
7345010037	Proposed General Plan	WEST CARSON	MU	MXD	1.07	150	120	126	TOD+		134			1981	0.8		YES							shopping center with large surface lot; across from Harbor UCLA
7345014048	Proposed General Plan	WEST CARSON	MU	MXD	0.85	150	120	126	TOD+		106			1967	0.8		YES							shopping center with large surface lot; across from Harbor UCLA
7345016023	Proposed General Plan	WEST CARSON	MU	MXD	7.62	150	120	42	TOD+, ADD-*		320			1962	0.3		YES							shopping center with large surface lot; across from Harbor UCLA
7348001002	Proposed General Plan	WEST CARSON	CG	C-2	0.74	17	9					6		1962	0.9									shopping center with large surface lot
7350010016	Proposed General Plan	WEST CARSON	H18	R-2	0.24	17	14					3		1959	0.9									detached units
7350010017	Proposed General Plan	WEST CARSON	H18	R-2	0.24	17	14					3		1939	0.7									detached units
7350010018	Proposed General Plan	WEST CARSON	H18	R-2	0.24	17	14					3		1953	0.5									detached units
7350011059	Proposed General Plan	WEST CARSON	H18	R-2	0.25	17	14					3		1946	0.2									detached units
7350011060	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3		1922	0.2									residence
7350012018	Proposed General Plan	WEST CARSON	H18	R-2	0.37	17	14					5	YES	0	0.0									
7350012019	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3		1926	0.7									detached units
7350012026	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3		1921	0.4									detached units
7350012027	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3		1945	0.2									detached units
7350012028	Proposed General Plan	WEST CARSON	H18	R-2	0.26	17	14					4		1911	0.2									residence
7350012029	Proposed General Plan	WEST CARSON	H18	R-2	0.24	17	14					3		1938	0.6									detached units
7350013041	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3		1952	0.4									detached units
7350013043	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3		1950	0.7									detached units
7350013054	Proposed General Plan	WEST CARSON	H18	R-2	0.26	17	14					4		1927	0.2									residence
7350013055	Proposed General Plan	WEST CARSON	H18	R-2	0.27	17	14					4		1930	0.3									residence
7350013056	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3		1930	0.4									residence
7350014055	Proposed General Plan	WEST CARSON	H18	R-2	0.23	17	14					3	YES	1941	0.2									
7350016041	Proposed General Plan	WEST CARSON	H18	R-2	0.24	17	14					3	YES	0	0.0									
7407004028	Proposed General Plan	WEST CARSON	CG	C-3	8.91	50	25				223			1970	0.4							YES		supermarket with large surface lot
7407008001	Proposed General Plan	WEST CARSON	CG	C-3	0.94	50	25				23			1959	0.8									supermarket with large surface lot
7407018044	Proposed General Plan	WEST CARSON	H18	R-2	0.78	17	14					11	YES	0	0.0									offsite surface lot for film studio
7407025031	Proposed General Plan	WEST CARSON	CG	C-2	0.71	17	9					6		1977	0.6									fast food with large surface lot;
7407025032	Proposed General Plan	WEST CARSON	CG	C-2	3.45	17	9					29		1973	0.8									supermarket with large surface lot
7409019011	Proposed General Plan	WEST CARSON	CG	C-2	0.81	17	9					7		1992	0.2								YES	fast food with large surface lot;
7409019013	Proposed General Plan	WEST CARSON	CG	C-2	1.03	17	9					9		1972	0.4								YES	church with large surface lot
7409019014	Proposed General Plan	WEST CARSON	CG	C-2	1.31	17	9					11		1979	0.8								YES	motel with large surface lot
7439027002	Proposed General Plan	WEST CARSON	CG	C-3	1.01	50	25				25			1961	0.5									commercial with large surface lot
7452014003	Proposed General Plan	LA RAMBLA	H18	R-2	0.26	17	14					3		1922	0.7									residence
7452022017	Proposed General Plan	LA RAMBLA	H18	R-2	0.23	17	14					3		1918	0.3									residence
7452022025	Proposed General Plan	LA RAMBLA	H18	R-2	0.28	17	14					4		1894	0.8									residence
7452023010	Proposed General Plan	LA RAMBLA	H18	R-2	0.59	17	14					8	YES	0	0.0									Parking lot for semi-public facility
7452023028	Proposed General Plan	LA RAMBLA	H18	R-2	0.54	17	14					7	YES	0	0.0									Between higher den dev and semi-public facility
7452030015	Proposed General Plan	LA RAMBLA	CG	C-1	0.88	17	9					7		0	0.0									medical plaza with large surface lot

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						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial	Density Adjustment														
7452033029	Proposed General Plan	LA RAMBLA	CG	C-1	1.63	17	9			14		0	0.0									medical plaza with large surface lot
8028006022	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.33	30	24			8	YES	0	0.0									
8028016001	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-3-BE	1.27	50	25			32		1952	0.2									former auction house; large surface lot
8029016003	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.28	17	14			4		1948	0.5									residence
8029016005	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.30	17	14			4		1948	0.8									residence
8029016007	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.29	17	14			4		1949	0.8									detached units
8029016020	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.79	17	14			11		1947	0.7									near higher den dev
8029016022	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.28	17	14			4		1930	0.7									detached units
8029017001	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.39	17	14			5		1926	0.1									detached units
8029017005	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.44	17	14			6		1948	0.5									detached units
8029017043	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	0.27	17	14			4		1935	0.7									residence
8030002029	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-3-BE	0.52	50	25			13		1963	0.5									shopping center with large surface lot
8031001011	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.92	30	24			22		1965	0.8									near higher den dev, supermarket shopping center with large surface lot
8031001018	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-2-BE	0.73	17	9			6		1990	0.7									detached units
8031002001	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.45	30	24			11		1942	0.6									detached units
8031003034	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.24	30	24			6		1945	0.3									residence
8031004018	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.23	30	24			6		1941	0.3									detached units
8031005050	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.38	30	24			9		1958	0.2									residence
8031005059	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.26	30	24			6		1943	0.3									detached units
8031005922	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.46	30	24			11	YES	0	0.0									
8031021023	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.23	30	24			5	YES	0	0.0									
8031021032	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-3-BE	0.52	50	25			13		1959	1.0									commercial shopping center with large surface lot
8031021033	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-3-BE	0.56	50	25			14		1982	1.0									retail shopping center with large surface lot
8039001044	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3-P	0.64	30	24			15		1977	1.0									lower density units; surface lot
8039001044	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3-P	0.16	30	24			4		1977	1.0									lower density units; surface lot
8039001047	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	1.15	30	24			28		1977	0.8									Lower density apts; surface lot
8039001047	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3-P	0.42	30	24			10		1977	0.8									lower density apartments: surface lot
8040019030	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-1	1.37	17	9			12		1962	0.3									shopping center with large surface lot
8110011050	Proposed General Plan	AVOCADO HEIGHTS	CG	C-1	0.58	17	9			5	YES	0	0.0	YES								btwn gas station and small market
8110023029	Proposed General Plan	AVOCADO HEIGHTS	CG	C-1	1.19	17	9			10		1965	0.6	YES							YES	shopping center with large surface lot
8110023030	Proposed General Plan	AVOCADO HEIGHTS	CG	C-1	0.54	17	9			5		0	0.0	YES							YES	shopping center with large surface area
8112007054	Proposed General Plan	AVOCADO HEIGHTS	CG	C-1	0.64	17	9			5		1925	0.3	YES								Restaurant/commercial/residential; large surface lot
8112007060	Proposed General Plan	AVOCADO HEIGHTS	CG	C-1	0.65	17	9			5		1948	0.2	YES								Parcel contains driveway and large surface parking lot for MHP - RNCR92-Commercial/Residential; large surface lot
8112007068	Proposed General Plan	AVOCADO HEIGHTS	CG	C-1	0.66	17	9			6		1974	0.7	YES								supermarket shopping center with large surface lot
8112022028	Proposed General Plan	AVOCADO HEIGHTS	CG	C-1	6.36	17	9			54		1965	0.6	YES								supermarket shopping center with large surface lot
8113013003	Proposed General Plan	WHITTIER NARROWS	H18	R-3	0.31	18	14			5	YES	0	0.0									
8115004004	Proposed General Plan	WHITTIER NARROWS	CG	C-3	0.69	50	25			17		1954	0.9									residence/outdoor storage
8125017013	Proposed General Plan	NORTH WHITTIER	CG	C-3-DP	0.59	50	25			15		1972	1.0							YES		commercial with large surface lot
8152006044	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-1	2.68	17	9			23		1969	0.4									Supermarket with large surface lot
8152006044	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	R-3-P	0.30	50	40			12		1969	0.4									commercial with surface lot
8152007056	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H18	R-2	1.21	17	14			16		1975	0.6									unit in condo complex, near higher den dev. (Counted Once)
8152008042	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H50	R-3	0.92	30	24			22		1972	0.8									multifamily building with large surface lot. ; see also 038
8157024015	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-3	1.57	50	25			39		1987	0.9									shopping center with large surface lot
8157024027	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-3	0.58	50	25			14	YES	0	0.0									adjacent to commercial center with large surface lot; see also 028 and 029
8157026027	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	0.30	30	24			7		1956	0.3									church with large surface lot
8163006047	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-1	0.96	17	9			8		1989	0.9									Shopping center with large surface lot
8167014030	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-2-BE	0.53	17	9			5		1972	0.4									7-Eleven with large surface lot
8167014031	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-2-BE	0.62	17	9			5		1974	0.2									fast food with large surface lot;
8169021016	Proposed General Plan	WEST WHITTIER - LOS NIETOS	CG	C-3-BE	0.50	50	25			13		1970	0.5									commercial with large surface lot
8171002033	Proposed General Plan	WEST WHITTIER - LOS NIETOS	CG	C-3-DP-BE	1.29	50	25			32		1985	0.7									shopping center with large surface lot

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						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial																
8171027018	Proposed General Plan	WEST WHITTIER - LOS NIETOS	CG	C-3-BE	0.55	50	25			14			1991	0.6									commercial with large surface lot
8173002006	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H18	R-2	0.26	17	14				4		1958	0.9									singlestory multifamily
8173002010	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H18	R-2	0.34	17	14				5		1956	0.9									detached units
8173002011	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H18	R-2	0.35	17	14				5		1947	0.5									residence
8173002012	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H18	R-2	0.26	17	14				3		1958	0.4									singlestory multifamily
8173002026	Proposed General Plan	WEST WHITTIER - LOS NIETOS	CG	C-2-BE	0.54	17	9				5		1968	1.0									fast food with large surface lot
8176007026	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H30	R-3	1.04	30	24			25			1961	0.1							YES		Church with large surface lot
8176007027	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H30	R-3	1.06	30	24			25			1953	0.7							YES		Church with large surface lot
8176007032	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H30	R-3	0.42	30	24			10			1962	0.5							YES		older apts
8176038019	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H18	R-2	0.24	17	14				3		1958	0.5									singlestory multifamily
8177024008	Proposed General Plan	WEST WHITTIER - LOS NIETOS	CG	C-2-BE	0.53	17	9				4		0	0.0							YES		Gas station with large surface lot; adjacent to 8177024007
8178001009	Proposed General Plan	WEST WHITTIER - LOS NIETOS	CG	C-1	0.57	17	9				5		1979	1.0									Commercial strip mall with large surface lot
8178027031	Proposed General Plan	WEST WHITTIER - LOS NIETOS	CG	C-3-BE	0.89	50	25			22			1972	0.2									large surface lot adjacent to church
8178031026	Proposed General Plan	WEST WHITTIER - LOS NIETOS	H18	R-2	0.30	17	14				4		1922	0.9									detached units
8204001001	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	0.69	17	9				6		1989	0.3									gas station with large surface lot; adjacent to 8204001001
8204001018	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	1.93	17	9				16		1970	0.3									Shopping Center with large surface lot
8204005108	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	1.65	17	9				14		1980	1.0									unit in medical office commercial condo with large surface lot - Counted
8204005122	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	0.63	17	9				5		1936	0.6									commercial with large surface lot
8204023046	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	0.74	17	9				6		1979	0.6									Shopping Center with large surface lot
8209020027	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2-BE	8.72	17	9				74		1976	0.4									Shopping Center with large surface lot
8217010085	Hacienda Heights Community	HACIENDA HEIGHTS	H18	R-3-21U-DP	0.36	18	14				5 YES		0	0.0									
8217032013	Hacienda Heights Community	HACIENDA HEIGHTS	H18	R-3	0.67	18	14				10		1930	0.3									near higher den dev
8217032015	Hacienda Heights Community	HACIENDA HEIGHTS	H18	R-3	0.68	18	14				10		1946	0.6									near higher den dev
8218004013	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	1.97	17	9				17		1960	0.0									commercial with large surface lot
8218016040	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2-BE	1.77	17	9				15		1981	0.7									commercial strip mall with large surface lot
8218022001	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	0.80	17	9				7		1982	0.2									gas station with large surface lot; adjacent to 8218022023
8218022009	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	1.01	17	9				9		1973	0.5							YES		medical plaza with large surface lot
8218022011	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2-BE	0.84	17	9				7		1964	0.7							YES		restaurant with large surface lot
8218022012	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	0.88	17	9				7		1977	0.7									commercial with large surface lot
8218022023	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	0.61	17	9				5		1957	0.5									commercial with large surface lot
8218022025	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2-BE	0.82	17	9				7		1948	0.6							YES		strip mall with large surface lot adjacent to commercial center; see also 042
8226022038	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-2-BE	0.53	17	9				5 YES		0	0.0									Commercial strip mall with large surface lot; see also 038
8226022042	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-2-BE	1.57	17	9				13		1966	0.2									Commercial strip mall with large surface lot; see also 038
8227001043	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	H30	R-3	1.22	30	24			29			1958	0.7									near higher den dev;
8227001053	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-2-BE	0.57	17	9				5		1961	0.3									liquor store/commercial with large surface lot
8228016068	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-1-DP	0.61	17	9				5 YES		0	0.0									near higher den dev
8228030029	Proposed General Plan	SOUTH WHITTIER - SUNSHINE	CG	C-3-BE	0.64	50	25			16			1964	0.6									shopping center with large surface lot
8245012018	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	1.51	17	9				13		1958	0.2									Shopping Center with large surface lot
8245013002	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	8.10	17	9				69		1962	0.9									Shopping Center with large surface lot part of commercial with large surface lot
8253001001	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	1.37	17	9	8 CSD-			11		1961	1.0	YES								part of shopping center with large surface lot
8253001001	Rowland Heights Community	ROWLAND HEIGHTS	C	C-3-BE	1.72	50	25	24 CSD-		41			1961	1.0	YES								part of shopping center with large surface lot
8254001030	Proposed General Plan	VALINDA	CG	C-1	0.70	17	9				6		1956	0.7									commercial with large surface lot
8265003025	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	2.16	17	9	8 CSD-			17		1986	0.1	YES					YES			surface lot for shopping center
8265003026	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	1.19	17	9	8 CSD-			10		1987	0.1	YES					YES			surface lot for shopping center
8265044016	Rowland Heights Community	ROWLAND HEIGHTS	U5	R-4-30U	1.22	30	24	23 CSD-		28			0	0.0	YES								lower density apartments; surface parking; see also 8265 044 016-017
8265044017	Rowland Heights Community	ROWLAND HEIGHTS	U5	R-4-30U	1.35	30	24	23 CSD-		31			0	0.0	YES								lower density apartments; surface parking; see also 8265 044 016-017
8268018061	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	1.24	17	9	8 CSD-			10		1966	0.9	YES								Shopping Center with large surface lot
8270001008	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	0.51	17	9	8 CSD-			4		1965	0.3	YES								gas station, vacant
8270001046	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	3.96	17	9	8 CSD-			32		1976	0.5	YES								supermarket shopping center
8270005040	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	0.56	17	9	8 CSD-			5		1990	0.6	YES								restaurant shopping center

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Estimated		Density Adjustment	Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes	
						Maximum Density Per Land Use	Density Buildout, 80% Residential & Mixed Use, 50% Commercial																
827005043	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	3.37	17	9	8	CSD-		27		1964	0.8	YES								Shopping Center with large surface lot
8270017020	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	0.61	17	9	8	CSD-		5		1976	0.7	YES								Restaurant with large surface lot
8270017021	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	1.87	17	9	8	CSD-		15		1976	0.7	YES								shopping center with large surface lot
8270017022	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	1.94	17	9	8	CSD-		16		1976	0.7	YES								Shopping Center with large surface lot
8270017023	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	0.74	17	9	8	CSD-		6		1971	0.3	YES								bank with large surface lot
8270020063	Rowland Heights Community	ROWLAND HEIGHTS	U4	R-3	0.34	30	24	23	CSD-	8		YES	0	0.0	YES								
8272001009	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-DP-BE	0.55	17	9	8	CSD-		4	YES	0	0.0	YES								near higher den dev.; see also U41, 042 and 011
8272001011	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-DP-BE	1.90	17	9	8	CSD-		15	YES	0	0.0	YES								near higher den dev.; see also U41, 042 and 009
8272001041	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-DP-BE	0.47	17	9	8	CSD-		4		1954	0.3	YES								near higher den dev.; see also U42, 009 and 011
8272001042	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-DP-BE	0.48	17	9	8	CSD-		4		1952	0.3	YES								near higher den dev.; see also U41, 009 and 011
8272001048	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	0.73	17	9	8	CSD-		6		1975	0.2	YES								Surface parking lot
8276032030	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	1.99	17	9	8	CSD-		16		1976	0.5	YES								supermarket shopping center
8291033079	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-1	3.51	17	9				30		1975	0.2						YES		shopping center with large surface lot	
8294018030	Hacienda Heights Community	HACIENDA HEIGHTS	CG	C-2	0.51	17	9				4		1981	0.3								commercial offices with large surface lot	
8401001012	Proposed General Plan	CHARTER OAK	CG	C-1	0.67	17	9				6		1954	0.8								commercial with large parking lot	
8401001015	Proposed General Plan	CHARTER OAK	CG	C-1	0.51	17	9				4		1954	0.8								Restaurant/commercial with large surface lot	
8401002013	Proposed General Plan	CHARTER OAK	CG	C-1	0.75	17	9				6		1962	0.5								Restaurant and cocktail lounge with large surface lot	
8401002014	Proposed General Plan	CHARTER OAK	CG	C-1	0.57	17	9				5		1969	0.7								apartments - near higher den dev.; see also 011	
8401014038	Proposed General Plan	CHARTER OAK	CG	C-2-BE	2.97	17	9				25		1969	0.0								shopping center with large surface lot; see also 040	
8401014038	Proposed General Plan	CHARTER OAK	CG	C-2-BE	0.37	17	9				3		1969	0.0								shopping center with large surface lot; see also 040	
8401014038	Proposed General Plan	CHARTER OAK	CG	C-2-P	0.25	17	9				2		1969	0.0								shopping center with large surface lot; see also 040	
8401019036	Proposed General Plan	CHARTER OAK	CG	C-3-BE	0.54	50	25			14			1996	0.6								Commercial/auto repair; large surface lot	
8401021002	Proposed General Plan	CHARTER OAK	CG	C-3-BE	0.61	50	25			15			1954	0.6								Commercial/Residential/Outdoor storage; large surface lot	
8401021003	Proposed General Plan	CHARTER OAK	CG	C-3-BE	0.70	50	25			17			1953	0.3								Commercial/Residential/Outdoor storage; large surface lot	
8401021004	Proposed General Plan	CHARTER OAK	CG	C-3-BE	0.68	50	25			17			1955	0.6								Commercial/Residential/Outdoor storage; large surface lot	
8403001045	Proposed General Plan	CHARTER OAK	CG	C-2-BE	0.90	17	9				8		1972	0.5								commercial strip mall; large surface lot	
8403001048	Proposed General Plan	CHARTER OAK	H18	R-3	1.98	18	14				28		1974	0.9								near higher den dev.	
8403001049	Proposed General Plan	CHARTER OAK	H18	R-3	0.17	18	14				3	YES	0	0.0								access/parking for apartment - see also 048	
8403004019	Proposed General Plan	CHARTER OAK	CG	C-1	0.51	17	9				4		1960	0.3								Gas Station with large surface lot; adjacent to higher den dev	
8404001015	Proposed General Plan	CHARTER OAK	CG	C-3-BE	1.71	50	25			43			1956	0.4								Commercial/Industrial with large surface lot	
8404009030	Proposed General Plan	CHARTER OAK	CG	C-3-BE	2.11	50	25			53			1963	0.8								commercial with large surface lot	
8404021019	Proposed General Plan	CHARTER OAK	H30	R-3	0.39	30	24			9			1954	0.7								residence with large surface lot	
8404022019	Proposed General Plan	CHARTER OAK	H30	R-3-20U-DP	0.87	20	16				14		0	0.0								older low density apartments - near higher den dev;	
8404022021	Proposed General Plan	CHARTER OAK	H30	R-3-20U-DP	0.58	20	16				9		0	0.0								older low density apartments - near higher den dev;	
8404022067	Proposed General Plan	CHARTER OAK	H30	R-3-20U-DP	0.61	20	16				10		0	0.0								older low density apartments - near higher den dev;	
8420006017	Proposed General Plan	EAST IRWINDALE	CG	C-1	0.79	17	9				7		1971	0.5								preschool with large surface lot	
8428022003	Proposed General Plan	CHARTER OAK	CG	C-3-BE	0.56	50	25			14			1953	0.5								Commercial/Residential; large surface lot	
8428022004	Proposed General Plan	CHARTER OAK	CG	C-3-BE	0.55	50	25			14			1966	0.2								carwash; large surface lot	
8435024011	Proposed General Plan	EAST IRWINDALE	CG	C-1	0.51	17	9				4		1957	0.4								commercial/auto with large surface lot	
8465002021	Proposed General Plan	WEST PUENTE VALLEY	CG	C-1	0.59	17	9				5		1966	0.3								commercial; large surface lot	
8472001013	Proposed General Plan	WEST PUENTE VALLEY	CG	C-3-BE	0.50	50	25			13		YES	0	0.0								near higher den dev	
8511018015	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.67	30	24			16		YES	0	0.0								btwn MHP and SFR	
8521008003	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.36	30	24			9			0	0.7								detached units	
8521008004	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.36	30	24			9			0	0.7								detached units	
8521008044	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.45	30	24			11		YES	0	0.0									
8521008045	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.45	30	24			11			1954	0.2								church with large surface lot	
8521008047	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	1.10	30	24			26		YES	0	0.0								near higher den dev	
8571001001	Proposed General Plan	SOUTH MONROVIA ISLANDS	CG	C-2-BE	0.80	17	9				7		1964	0.1								Gas Station with large surface lot; near higher den dev	
8573033006	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.41	30	24			10			1978	0.7								lower density apartments: surface lot	
8574014029	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.33	30	24			8			1963	0.2								commercial with surface lot	

AIN	Plan Name	Community Name	Proposed Land Use	Proposed Zoning	Acres	Maximum Density Per Land Use	Estimated Density Buildout, 80% Residential & Mixed Use, 50% Commercial		Density Adjustment	Reason for Density Adjustment	Potential Units Very Low/Low	Potential Units Moderate	Vacant	Year Built	Improvement/Land Ratio	Community Standards District	Transit Oriented District	Significant Ecological Area	Airport Influence Area	Hillside Management Area	Very High Fire Hazard Severity Zone	Within 500' of a Freeway	Notes
8574014030	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.32	30	24				8			1940	0.9								detached units
8574014032	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.32	30	24				8			1947	0.7								commercial with surface lot
8574014035	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.33	30	24				8			1954	0.8								lower density apartments: surface lot
8574014036	Proposed General Plan	SOUTH MONROVIA ISLANDS	H30	R-3	0.33	30	24				8			1948	0.7								singlestory multifamily
8619016006	Proposed General Plan	EAST IRWINDALE	CG	C-3-BE	0.51	50	25				13			1955	0.7								strip mall with large surface lot
8630015074	Proposed General Plan	COVINA ISLANDS	H30	R-3	0.49	30	24				12			1979	0.5								unit in condo complex; counted once
8661020018	Proposed General Plan	EAST SAN DIMAS	CG	C-3	0.95	50	25				24			1980	0.8								shopping center with large surface lot
8725006031	Proposed General Plan	SOUTH SAN JOSE HILLS	CG	C-2-BE	2.18	17	9				19			1975	0.3								supermarket shopping center with large surface lot
8725006034	Proposed General Plan	SOUTH SAN JOSE HILLS	CG	C-2-BE	0.50	17	9				4			1984	0.5								supermarket shopping center with large surface lot
8725006036	Proposed General Plan	SOUTH SAN JOSE HILLS	CG	C-2-BE	0.53	17	9				5			1977	1.0								supermarket shopping center with large surface lot
8725006038	Proposed General Plan	SOUTH SAN JOSE HILLS	CG	C-2-BE	1.07	17	9				9			1975	0.5								supermarket shopping center with large surface lot
8741007003	Proposed General Plan	VALINDA	CG	C-1	0.51	17	9				4			1965	0.5								Commercial with large surface lot
8741011001	Proposed General Plan	VALINDA	CG	C-1	2.16	17	9				18			1960	0.4								supermarket shopping center with large surface lot
8743001013	Proposed General Plan	VALINDA	CG	C-1	0.53	17	9				4			1986	0.4								commercial with large surface lot
8761011007	Rowland Heights Community	ROWLAND HEIGHTS	C	C-3-BE	0.69	50	25	24	CSD-		16			1989	0.9	YES						YES	Auto related retail with large surface lot
8761011016	Rowland Heights Community	ROWLAND HEIGHTS	C	C-3-BE	1.07	50	25	24	CSD-		25			0	0.8	YES						YES	Auto related retail with large surface lot
8761011017	Rowland Heights Community	ROWLAND HEIGHTS	C	C-3-BE	3.19	50	25	24	CSD-		76			1979	0.7	YES						YES	supermarket shopping center with large surface lot
8761012015	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	0.50	17	9	8	CSD-		4	YES		0	0.0	YES							near higher den dev; see also 016
8761012016	Rowland Heights Community	ROWLAND HEIGHTS	C	C-2-BE	0.10	17	9	8	CSD-		1	YES		0	0.0	YES							near higher res den dev; see also 015
8761015012	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	1.00	17	9	8	CSD-		8			1934	0.2	YES							near higher den dev
8761015013	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	0.68	17	9	8	CSD-		5	YES		0	0.0	YES							adjacent to Comm and MHP
8761015014	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	0.93	17	9	8	CSD-		8			1975	0.3	YES							Post office with large surface lot
8761026031	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	0.82	17	9	8	CSD-		7	YES		0	0.0	YES							adjacent to MHP
8761026036	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	0.50	17	9	8	CSD-		4			1989	0.4	YES							shopping center with large surface lot
8761026042	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1-DP	1.28	17	9	8	CSD-		10			0	0.0	YES							church with large surface lot
8761026043	Rowland Heights Community	ROWLAND HEIGHTS	C	C-1	0.50	17	9	8	CSD-		4	YES		0	0.0	YES							surface lot for adjacent church

Attachment 6

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Los Angeles County Housing Element 2014 – 2021
Project No. R2012-02607
Permit No. RADVT201200011
Environmental Assessment No. RENVT201200284

Lead agency name and address: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Troy Evangelho, (213) 974-6417

Project sponsor's name and address: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012

Project location: Countywide (Unincorporated)
APN: N/A USGS Quad: N/A

Gross Acreage: Countywide

General plan designation: Countywide

Community/Area wide Plan designation: Countywide

Zoning: Applicable to all zones that permit or conditionally permit residential uses, and where housing presently exists.

Description of project: The Housing Element is a legally required Element of the Los Angeles County General Plan. The proposed revision to the Housing Element serves as a policy guide for meeting the existing and future housing needs for all economic segments of the unincorporated areas of Los Angeles County for the period 2014 through 2021. Through an analysis of adopted land use policies, the Housing Element ensures that the County of Los Angeles plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production. A detailed project description is attached.

Surrounding land uses and setting: Countywide

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>N/A</u>	<u>N/A</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>N/A</u>	<u>N/A</u>

Reviewing Agencies: [*See [CEQA Appendix B](#) to help determine which agencies should review your project*]

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans
- CHP

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- SCAG
- State of California, Housing and Community Development Department
- State of California, Office of Planning and Research
- AQMD
- Air Resources Board

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Metro
- Caltrans

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- Public Library

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings
of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

10/16/13

Date

Signature (Approved by)

10/16/13

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, c) Within the unincorporated areas of Los Angeles County, portions of Mulholland Highway, Las Virgenes Road, Malibu Canyon Road, and Angeles Crest Highway are adopted Scenic Highways. No direct impact to views from scenic highways or corridors would result from the proposed Housing Element. It will not cause these scenic resources to be reclassified. Future residential projects would continue to be required to mitigate visual impacts through the implementation of the County Code and General Plan policies.

b) Regional riding or hiking trails are located within portions of the unincorporated areas. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential projects would continue to be required to mitigate visual impacts through the implementation of the County Code and General Plan policies.

d) There are undeveloped or undisturbed areas throughout the unincorporated areas, some of which include unique aesthetic features. No direct impacts to these features would result from the proposed Housing Element. Future residential projects would continue to be required to mitigate visual impacts through the implementation of the County Code and General Plan policies. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing height, bulk, or other development standards within the unincorporated areas.

e) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing height, bulk, or other development standards within the unincorporated areas. Therefore, it would not cause sun shadow, light, or glare problems.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with the County Code and General Plan policies for avoiding or mitigating significant impacts to state designated Farmland and the County designated Agricultural Opportunity Areas (AOAs).

b) The proposed Housing Element analyzes adopted land use policies. It does not propose to change existing agricultural zoning or revise, replace, or supersede any Williamson Act contracts.

c) Part 6, Section 22.40.240 of Title 22 discusses the Watershed Zone, which was established to provide for conservation of water and other natural resources within a watershed area and to protect areas subject to fire, flood, erosion or similar hazards. Premises in Zone W may be used for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. Before the establishment of such use, a copy of a valid letter designating the same to be part of the Forest Service overall recreational plan signed by the Forest Supervisor shall be filed with the director. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The proposed Housing Element does not revise, replace, or attempt to supersede standard requirements for Zone W.

d) Proposed development that is located in the National Forest boundary could have an impact and will need a National Forest Service consultation. Developments in forest areas could impact Fire and Resource Assessment Programs. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with the County Code and General Plan policies regarding loss of forest land.

e) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with the County Code and General Plan policies regarding the conversion of Farmland to non-agricultural uses.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes adopted land use policies and would not alter or have any other effect on the implementation of applicable air quality plans. The proposed Housing Element analyzes adopted land use policies. It does not propose any change to the density of residential land uses permitted by the Land Use Element of the General Plan and does not result directly in new residential development. Future residential projects may increase traffic congestion, require a parking structure, or exceed AQMD thresholds of potential significance. However, the proposed Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Los Angeles County is a nonattainment area and residential development will continue to contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. However, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the General Plan and would not cause new

residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built.

c) Los Angeles County is a nonattainment area; however, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the General Plan and would not directly cause new residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built. Future residential development will occur and contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. However, the proposed Housing Element does not grant entitlements for any projects.

d) The proposed Housing Element analyzes adopted land use policies and does not entail the construction of schools, hospitals, parks or other sensitive uses, or place them near major sources of air pollution.

Where and how land is developed can impact air quality, as well as the impact of air quality on public health. People who live near major sources of air pollution are at a greater health risk. CARB advises distancing requirements for sources of air pollution, including freeways, distribution centers, ports, rail yards, refineries, chrome platers, dry cleaners that use perchloroethylene, and gasoline dispensing facilities. Studies indicate that residing near sources of traffic pollution is associated with adverse health effects, such as the exacerbation of asthma, onset of childhood asthma, non-asthma respiratory symptoms, impaired lung function, reduced lung development during childhood, and cardiovascular morbidity and mortality. These associations are diminished with distance from the pollution source. Given the association between traffic pollution and health, the Los Angeles County Department of Public Health currently recommends that freeways, in particular, be sited at least 500 feet from residences. Also, the Community Development Commission requires a minimum 500 foot distance from freeways as part of its funding requirements for new affordable housing development and affordable housing rehabilitation. This issue may be addressed in a number of alternative approaches including the application of design or other appropriate mitigation measures when siting residences near freeways. Program 9: Air Quality and Housing encourages the ongoing coordination of agencies to address this issue, and considers the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway.

e) Such sources exist throughout the unincorporated areas. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?
- g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

EVALUATION OF ENVIRONMENTAL IMPACTS:

- a) There are habitats that accommodate sensitive species within the unincorporated areas. The proposed Housing Element analyzes adopted land use policies and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.
- b) There are major riparian and sensitive habitat areas in the unincorporated areas. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future projects must comply with the County Code and General Plan policies.
- c) There are protected wetland areas within Los Angeles County. However the proposed Housing Element will have no effect on these areas. The proposed Housing Element analyzes existing land use and does not provide entitlements for any development. Furthermore, the proposed Housing Element does not affect any wetland protection regulations.
- d) Some areas of the unincorporated areas contain valuable wildlife corridors and open space linkages. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.
- e) There are oaks and other unique native trees within the unincorporated areas. However, the proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.
- f) Some portions of the unincorporated areas are environmentally sensitive. The proposed Housing Element does not alter or have any other effect on the implementation of applicable natural habitat management plans. The proposed revision analyzes adopted land use policies and will neither result in any change to the density of residential land uses permitted by the Land Use Element of the General Plan nor cause new residential development to be built. Future residential projects will continue to be required to comply with the SEA Ordinance, habitat management plans, and other County Code requirements and General Plan policies.
- g) There are a variety of state, regional, and local conservation plans within Los Angeles County. The proposed Housing Element does not alter, conflict with, or have any other effect on the implementation these conservation plans. The proposed Housing Element analyzes current residential land development regulations and does not provide entitlements for any development.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) There are areas that contain known historic structures or sites within the unincorporated areas of Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Also, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

b) There are areas that contain known archaeological resources, as well as drainage courses, springs, knolls, rock outcroppings, or oak trees within the unincorporated areas. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

c) There are areas within the unincorporated areas that contain unique paleontological resources or geologic features. There are areas that contain rock formations indicating potential paleontological resources within the unincorporated areas. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

d) Human remains may be found in either formal or informal cemeteries as well as Native American burial sites. Any proposed project located on a formal cemetery will require extensive permitting and would likely require reburial of the remains located therein. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The Los Angeles County Green Building Ordinance Section 22.52.2100 states that the purpose of the County’s Green-Building Program, which was adopted in 2008, is to establish green building development standards for new projects with the intent of conserving water; energy, and other natural resources as well as diverting waste from landfills, minimizing impacts to existing infrastructure, and promoting a healthier environment. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

b) The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the General Plan and, therefore, would not result in additional inefficient use of energy resources. Furthermore, the proposed Housing Element references programs and strategies for energy conservation in residential development.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Natural Resources Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, i, ii, iii) Some of the unincorporated lie within a general region of known fault zones and seismic activity (per California Seismic Hazards maps, California Special Study Zones maps, Los Angeles County General Plan Safety Element Plate 1). The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone.

a, iv) There are some unincorporated areas that are prone to landslides and are not suitable for development (per Los Angeles County General Plan Safety Element Plate 5). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects in an area containing a major landslide.

b) There are some unincorporated areas where development may cause substantial erosion or loss of topsoil. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any development projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

c) There are some unincorporated areas that have slopes of 25% or greater where residential development may require site grading designs to stabilize slope conditions. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects located in an area having high slope instability. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

d) The proposed Housing Element does not provide entitlements for any development. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Therefore, the proposed Housing Element will not create impacts related to development in areas with expansive soils.

e) There are some unincorporated areas that contain soils that are incapable of adequately supporting the use of onsite wastewater treatment systems, where sewers are not available for the disposal of wastewater. However, the proposed Housing Element does not provide entitlements for any development. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

f) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Therefore, the proposed Housing Element will not create impacts related to development or revise any hillside management regulations.

8. GREENHOUSE GAS EMISSIONS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) Residential development in the County will contribute to GHG emissions; however the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not change residential land use designations of the Land Use Element of the General Plan nor does it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not change residential land use designations of the Land Use Element of the General Plan nor does it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Furthermore, the proposed Housing Element analyzes opportunities for energy conservation in residential development, transit-oriented development, and infill development, and other strategies that can result in GHG emission reductions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects, and therefore, does not propose any activities associated with hazardous materials.

b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not propose any activities associated with hazardous materials or modification of regulations regarding hazardous material storage.

c) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects, and therefore, does not propose any activities associated with hazardous materials near sensitive uses.

d) There are known brownfield sites within the unincorporated areas, and future residential development may be built on these sites once site clean-up and the necessary site remediation are completed. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any specific development. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

e, f) Some portions of the unincorporated areas are identified as Airport Influence Areas. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects located within two miles of a public or public use airport, or within the vicinity of a private airstrip. It will not change residential land use designations of the Land Use Element of the General Plan, and therefore would not create safety hazards associated with airport operations.

g) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not directly or indirectly cause impacts to an adopted emergency response plan or emergency evacuation plan.

h i) Portions of the unincorporated areas lie within Very High Fire Hazard Severity Zones; however, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

h ii) Portions of the unincorporated areas are located in high fire hazard areas and have inadequate access. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

Therefore the Housing Element will have no effect on access to areas within high fire hazard areas.

h iii) Some areas of the unincorporated areas have inadequate water and pressure to meet fire flow standards. The proposed Housing Element does not grant entitlements for any projects in these areas. Projects proposed in these areas are subject to project-level review and must comply with the County Code and General Plan policies that ensure adequate water supply and pressure to meet fire flow standards.

h iv) Some areas of the unincorporated areas are located in close proximity to potential dangerous fire hazard conditions. Future projects must comply with the County Code and General Plan policies that ensure the avoidance or mitigation of potentially dangerous fire hazard conditions, such as setbacks or fire-resistive structural design. The proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any projects that would constitute a potentially dangerous fire hazard and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

i) The proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any projects that would constitute a potentially dangerous fire hazard and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Use onsite wastewater treatment systems in areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

- j) Otherwise substantially degrade water quality?
- k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?
- l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?
- m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not violate any water quality standards or waste discharge requirements.

b) There are unincorporated areas are known to have an inadequate public water supply to meet domestic needs or to have inadequate groundwater supply. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not impact domestic water supply from public or groundwater sources.

c,d) Some portions of the unincorporated areas are subject to high erosion and debris disposition from runoff. Also there are some areas within the unincorporated areas where existing drainage patterns may be altered. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Therefore the proposed Housing Element will have no effect on soil erosion, runoff, or flooding.

e) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Also, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Code and General Plan policies. Therefore, the proposed Housing Element will not create or contribute runoff water or exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

f) Construction and developments throughout the unincorporated areas may create impacts related to

NPDES runoff permits, however the proposed Housing Element does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects.

g) The proposed Housing Element analyzes adopted land use policies does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and policies. Therefore the Housing Element will not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52).

h) There are major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential development in the vicinity of major drainage courses will continue to be required to comply with the County Code and General Plan policies relating to flood hazard avoidance and mitigation.

i) Some portions of the unincorporated areas have septic tank limitations for areas with geologic features such as high groundwater or close proximity to surface water. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

j) Preserving water quality is an important environmental consideration for Los Angeles County. The proposed Housing Element will have no impact on water quality since it does not provide development entitlements or revise, conflict, or alter existing County development policies.

k,l) There are some unincorporated areas that contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6). However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with the County Code for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.

m) There are some unincorporated areas where development may occur next to a levee or dam. However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with the County Code for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.

n) There are some unincorporated areas that are subject to seiches, tsunami, or high mudflow conditions. However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with the County Code for setbacks or other measures to avoid impacts.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) To physically divide an established community, a project must have sufficient bulk and impenetrability to result in an actual barrier to circulation. Examples of these types of projects include vacating existing roads, trails, or footpaths, constructing new freeways and rail lines, as well as constructing new flood control channels. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Therefore the proposed Housing Element will not physically divide an established community.

b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. As a part of the General Plan, the Housing Element complies with the adopted General Plan and will not change, revise, conflict, or alter existing County development policies.

c) The proposed Housing Element analyzes adopted zoning ordinance and other land use policies and does not grant entitlements for any projects. It will not change zoning designations of any property, and is therefore consistent with the zoning ordinance.

d) Some portions of the unincorporated areas are environmentally sensitive. The proposed Housing Element does not alter or have any other effect on the implementation of applicable natural habitat and hillside management plans. The proposed revision analyzes adopted land use policies and will neither result in any change to the density of residential land uses permitted by the Land Use Element of the General Plan nor cause new residential development to be built. Future residential projects will continue to be required to comply with the SEA Ordinance, habitat management plans, Hillside Management criteria and other provisions of the County Code and General Plan policies.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b) There are areas within the unincorporated areas with known mineral resources. These areas may or may not be identified in local planning documents. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Nor does it revise, replace, or attempt to supersede the protections provided to mineral resources by the California Surface Mining and Reclamation Act, which have been incorporated into the General Plan. Therefore the proposed Housing Element will have no impact on mineral resources and mineral resource recovery sites.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Therefore, it will not expose persons to noise levels in excess of standards established in the General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies.

b) Projects, including those causing excessive ground-borne vibration or ground-borne noise levels, will be required to meet current noise standards and comply with the County Noise Ordinance. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

c, d) Projects, including those causing ambient, temporary, or permanent noise increases, will be required to meet current noise standards and comply with the County Noise Ordinance. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

e, f) The proposed Housing Element includes the identification of sites, which is based on adopted land use policies and estimates the potential capacity for meeting the County's regional housing needs. It is likely that some of these sites will be located near existing noise sources, such as highways, railroads, freeways, and industry; however, future projects on these sites must comply with the County Code and policies, including the County Noise Ordinance and General Plan goals that encourage compatible land uses adjacent to transportation facilities. Also, noise impacts on nearby projects will need to be analyzed at the time a development project is actually proposed.

14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not cause substantial growth in an area.

b, c) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects, and therefore will not displace any housing or residents. The proposed Housing Element includes the identification of underutilized sites, based on adopted land use policies and the availability of public facilities and services, in order to estimate the potential capacity of the County to meet its share of the regional housing need. Should future projects redevelop and displace existing housing, especially affordable housing, temporary or permanent displacement may occur. However, in certain cases, State and Federal rules and regulations would apply, including but not limited to the Mello Act, the California Mobilehome Relocation Act, and the Federal Uniform Relocation Act. In addition, affordable housing subsidized by certain funding sources are subject to relocation and displacement requirements.

d) The proposed Housing Element plans for the Regional Housing Needs Assessment (RHNA) for the unincorporated areas by the Southern California Association of Governments (SCAG). SCAG’s methodology considers population, household and employment projects for the region. Therefore, the Housing Element plans for the projected regional housing needs for the unincorporated areas.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire & Sheriff) The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not cause an increase in demand for fire or sheriff services.

Schools) There are known capacity problems within some individual schools in the unincorporated areas. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not cause an increase in students at these schools.

Parks & Other Public Facilities) The proposed revision to the Housing Element analyses adopted land use policy and will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not cause an increase in demand for new or physically altered governmental facilities. Future residential projects would continue to be required to mitigate impacts on recreational facilities through the implementation of existing the County Code and General Plan policies, including but not limited to the Quimby fees program.

Libraries) The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not impact libraries due to a population increase.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not cause increase the use of or need for expanded recreational facilities. Future residential projects would continue to be required to mitigate impacts on recreational facilities through the implementation of the existing County Code and General Plan policies, including but not limited to the Quimby fees program.

c) The proposed Housing Element does not entitle any new development. Also, it would not change existing development regulations and policies. Therefore, the proposed Housing Element will not have any impact on regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing standards and procedures to ensure compliance with the County Code and policies regarding transportation.

b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter any existing standards or requirements for implementing CMP measures for new development meeting these thresholds for analysis.

c) The proposed Housing Element identifies adequate sites for potential development throughout the unincorporated areas, including Airport Influence Areas, and large specific plan areas. However, the

proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter any existing standards or requirements for development and therefore will have no impact on airport operations or traffic.

d) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The construction of new dwelling units would result from projects developed in compliance with the land uses permitted by the General Plan. Future residential projects would continue to be subject to the County Code and General Plan policies, which require compliance with all applicable County requirements.

e) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter any existing standards or requirements for maintaining adequate emergency vehicle and resident/employee access.

f) The proposed Housing Element identifies adequate sites for potential development within TOD and other transportation policy areas. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing standards and procedures to ensure compliance with the County Code and policies.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

- a) While the proposed Housing Element identifies adequate sites for residential development, it only analyzes adopted land use policies and does not grant entitlements for development. Therefore the proposed Housing Element will have no impact on either the Los Angeles or Lahontan Regional Water Quality Control Boards.
- b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter existing standards and procedures to ensure adequate sewage treatment capacity is available to serve proposed residential development.
- c) While the proposed Housing Element identifies adequate sites for residential development, it only analyzes adopted land use policies and does not grant entitlements for development. Therefore the proposed Housing Element will have no impact on any drainage system capacity, or result in the construction of new storm water drainage facilities or expansion of existing facilities.
- d) There are unincorporated areas known to have an inadequate public water supply to meet domestic needs or to have inadequate groundwater supply. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not impact domestic water supply from public or groundwater sources.
- e) The proposed revision of the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not create increased demand for public utility services.
- f) There is an overall shortage in the County's landfill facilities. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not cause an increase in demand for solid waste disposal capacity at County landfills.
- g) The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the General Plan and, will not alter existing federal, state, or local regulations for solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed Housing Element analyzes existing land use regulations and does not provide entitlements for development. Therefore, the proposed Housing Element will have no impacts on the physical environment, including plants, animals, or historic resources.

b) All goals established in the proposed Housing Element are long term goals. While the timeline for implementation is dependent upon resources, no goal or policy is weighted greater than the other. Therefore the implementation of the proposed Housing Element will not achieve short-term goals to the disadvantage of long-term goals.

c, d) The proposed revision to the Housing Element analyzes adopted land use policies and does not grant entitlements for any project. It will not change residential land use designations of the Land Use Element of the General Plan nor does it revise, replace or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. As such, there would be no change in the potential cumulative impacts or potential adverse effects on human beings in comparison to the

potential impacts or adverse effects of not revising the Housing Element.

DETAILED PROJECT DESCRIPTION

PROJECT NO. R2012-02607

PERMIT NO. RADVT201200011

ENVIRONMENTAL ASSESSMENT NO. RENV201200284

The proposed Housing Element is a component of the Los Angeles County General Plan. The California Planning and Zoning Law (Government Code Section 65000 et seq.) requires each local jurisdiction to adopt a General Plan, which must include a Housing Element. Local jurisdictions located with the region covered by the Southern California Association of Governments (SCAG), including the County of Los Angeles, are required to update and submit their adopted housing elements to the State Department of Housing and Community Development by October 15, 2013.

The Housing Element addresses the housing needs of residents of all income levels and evaluates the availability of a diversity of housing types, including for those with special housing needs. It identifies and analyzes existing and projected housing conditions and provides a statement of goals, policies and quantifiable objectives, financial resources, and programs for the preservation, improvement and development of housing. The assessment of housing needs includes: (1) an analysis of population and employment trends and the projected housing needs for all income levels, based on SCAG's allocation of the unincorporated County's fair share of the region's housing need; (2) household characteristics, including the level of housing cost compared to the ability to pay; (3) housing characteristics, including overcrowding and housing stock conditions; and (4) special housing needs, such as those of the elderly, persons with disabilities, large households, farmworkers, single parent households and persons in need of emergency shelter.

The proposed Housing Element also includes the identification of vacant and underutilized sites, based on existing and adopted land use policies and the availability of public facilities and services. The purpose of the inventory of sites is to estimate the potential capacity for meeting the County's regional housing needs. In terms of housing constraints, the Housing Element analyzes governmental constraints to the development of housing, including land use controls, building codes, site improvement costs, and fees and other exactions required for development. It also analyzes nongovernmental constraints on the development of housing for all income levels, including the availability of financing, the price of land and the cost of construction. An analysis of opportunities for energy conservation with respect to residential development is also included. Lastly, the Housing Element includes an inventory of existing assisted housing developments that are eligible to change from low-income housing during the next eight years due to termination of subsidy contracts, mortgage prepayment, or the expiration of restrictions on use.

The following Housing Element goals and associated policies are intended to further the objectives of the Housing Element:

HOUSING AVAILABILITY

The State recognizes that housing availability is an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to low and moderate income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations because these groups do not have the necessary resources to participate in private sector housing. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors,

persons with disabilities, large households, single-parent households, the homeless and at-risk homeless, and farmworkers.

Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Allocation (RHNA).

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.

Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.

Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.

Policy 1.5: Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to State housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs as reflected in the RHNA.

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and amenities.

Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.

Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.

HOUSING AFFORDABILITY

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. A variety of mechanisms should be explored to enhance affordability.

Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

Policy 3.2: Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.

Goal 4: A housing delivery system that provides assistance to low and moderate income households and those with special needs.

Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

NEIGHBORHOOD AND HOUSING PRESERVATION

The preservation of sound, quality neighborhoods and the revitalization of deteriorating neighborhoods are essential to maintaining an adequate and decent housing supply. The State considers “decent housing and a suitable living environment for every California family a priority of the highest order.” To this end, the following policies seek to ensure the general health, safety, and welfare for all economic segments of the population.

The improvement and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. These efforts are especially important with regard to the preservation or replacement of housing for low income households. Future development and preservation efforts must also consider environmental, physical, and economic constraints.

Goal 5: Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply.

Policy 5.1: Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy 5.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods.

Policy 5.3: Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.

Goal 6: An adequate supply of housing preserved and maintained in sound condition, and located within safe and decent neighborhoods.

Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.

Policy 6.2: Allocate federal and state resources toward the preservation of housing, particularly for low income households, near employment and transit.

Policy 6.3: Inspect multifamily rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.

Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.

Goal 7: An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.

Policy 7.1: Conserve existing affordable housing stock that is at risk of converting to market-rate housing.

Policy 7.2: Preserve and, where feasible, provide additional affordable housing opportunities within the coastal zone.

EQUAL HOUSING OPPORTUNITY

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply.

Goal 8: Accessibility to adequate housing for all persons without discrimination in accordance with federal and state fair housing laws.

Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.

Policy 8.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.

Policy 8.3: Promote equal opportunity in housing and community development programs countywide.

Policy 8.4: Encourage housing design to accommodate special needs. Designs may include units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.

IMPLEMENTATION AND MONITORING

Monitoring, enforcement, preservation, and innovation in housing should be established and maintained as an ongoing function of the County government.

Goal 9: Planning for and monitoring the long-term affordability of adequate housing.

Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.

Policy 9.2: Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.

Regulatory Setting

Los Angeles County demonstrates its ability to meet its fair share of the regional housing need, based on existing land development, resource protection, and public safety ordinances, policies and procedures. These include the General Plan and the following documents, which are cited in the Initial Study:

Los Angeles County Code

- *Zoning Ordinance (Title 22)*
- *Building Code (Title 26)*
- *Plumbing Code (Title 26)*
- *Floodway Ordinance*
- *Water Ordinance (Title 20, Division 1)*
- *Sanitary Sewers and Industrial Waste Ordinance (Title 20, Division 2)*
- *Fire Code (Title 32)*
- *Fire Regulation No. 8*
- *Fuel Modification/Landscape Plan*
- *Noise Ordinance (Title 12, Chapters 12.08 and 12.12)*
- *Health and Safety Code (Title 11)*
- *Health Code (Title 11, Division 1)*

September 5, 2013

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. R2012-02607
PERMIT NO. RADVT201200011
ENVIRONMENTAL ASSESSMENT NO. RENV201200284

1. DESCRIPTION: The Housing Element is a legally required Element of the Los Angeles County General Plan. The proposed revision to the Housing Element serves as a policy guide for meeting the existing and future housing needs for all economic segments of the unincorporated areas of Los Angeles County for the period 2014 through 2021. Through an analysis of adopted land use policies, the Housing Element ensures that the County of Los Angeles plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production.
2. LOCATION: Countywide (Unincorporated Areas)
3. PROPONENT: As mandated by the State Housing Law (Sections 65580-65589.8 of the Government Code)
4. FINDING OF NO SIGNIFICANT IMPACTS
Based on the initial study, the project will not have a significant effect on the environment.
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED: Department of Regional Planning, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012

PREPARED BY: Troy Evangelho, AICP, Planner
Leon Freeman, Planner
General Plan Development and Housing Section

DATE: 9/5/2013

Attachment 7

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING ON THE UPDATE TO THE HOUSING ELEMENT OF THE GENERAL PLAN

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of the proposed update to the Housing Element of the Los Angeles County General Plan for the planning period of 2014-2021. The Housing Element is a legally required Element of the Los Angeles County General Plan. The proposed revision to the Housing Element serves as a policy guide for meeting the existing and future housing needs for all economic segments of the unincorporated areas of Los Angeles County. Through an analysis of adopted land use policies, the Housing Element ensures that the County of Los Angeles plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on December 3, 2013** pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the proposed update to the Housing Element of the General Plan.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. Copies of related materials are available for review at locations throughout the unincorporated areas or online at <http://planning.lacounty.gov/housing>. If you do not understand this notice or would like more information, please call the General Plan Development and Housing Section at (213) 974-6417.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the project will not have a significant effect on the environment.

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

Si no entiende esta noticia o necesita mas información, por favor llame este numero: (213) 974-6417.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

Attachment 8

Los Angeles County Housing Element 2014-2021

Hearing Notice Mailing List

NAME-FIRST	NAME-LAST	TITLE	AGENCY 1	AGENCY 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
ENVIRONMENTAL	REVIEW		CA DEPT OF FISH AND GAME		1416 9TH ST 12TH FLOOR		SACRAMENTO	CA	95814
ED	PERT		CA DEPT OF FISH AND GAME	SOUTH COAST REGION 5	3883 RUFFIN ROAD		SAN DIEGO	CA	92123
ANDY	GORDUS		CA DEPT OF FISH AND GAME		1234 E SHAW AVE		FRESNO	CA	93710
SCOTT	HARRIS	ENVIRONMENTAL	CA DEPT OF FISH AND GAME		1234 E SHAW AVE		PASADENA	CA	91104
ANNETTE	TENNEBOE	ENVIRONMENTAL	CA DEPT OF FISH AND GAME SAN J		1234 EAST SHAW AVE		FRESNO	CA	93710
ENVIRONMENTAL	REVIEW		CA DEPT OF FISH AND GAME	REGION 5	3883 RUFFIN ROAD		SAN DIEGO	CA	92123
ENVIRONMENTAL	REVIEW		CA DEPT OF PARKS AND RECREAT	TEHACHAPI DISTRICT	15101 LANCASTER ROAD		LANCASTER	CA	93536
ENVIRONMENTAL	REVIEW		CA DEPT OF PARKS AND RECREAT		1416 9TH STREET		SACRAMENTO	CA	95814
ENVIRONMENTAL	REVIEW		CA DEPT OF PARKS AND RECREAT	ANGELES DISTRICT	1925 LAS VIRGENES ROAD		CALABASAS	CA	91302-1909
JAMIE	KING		CA DEPT OF PARKS AND RECREAT		1925 LAS VIRGENES ROAD		CALABASAS	CA	91302
ENVIRONMENTAL	REVIEW		CA STATE LANDS COMMISSION		100 HOWE AVE SUITE 100 SOUTH		SACRAMENTO	CA	95829-8202
VIOLET	NAKAYAMA		UC NATURAL RESERVE SYSTEM		1111 FRANKLIN STREET 6TH FLOOR		OAKLAND	CA	94607-5200
ENVIRONMENTAL	REVIEW		CA DEPT OF HOUSING AND COMM. CODES & STANDARDS	SOUTHERN AREA OFFICE	3737 MAN ST SUITE 400		RIVERSIDE	CA	92501-3337
ENVIRONMENTAL	REVIEW		SCAGM		21865 COPLEY DRIVE		DIAMOND BAR	CA	91765
ENVIRONMENTAL	REVIEW		SCAG		818 W SEVENTH STREET 12TH FLOOR		LOS ANGELES	CA	90017
ENVIRONMENTAL	REVIEW		CALTRANS DISTRICT 7	IGRICEQA	100 S MAIN STREET		LOS ANGELES	CA	90012
ENVIRONMENTAL	REVIEW		METRO		1 GATEWAY PLAZA		LOS ANGELES	CA	90012

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
MARITZA	ABEZAS			3809 ROCK HAMPTON DRIVE	TARZANA	CA	91356
KEITH	ABOUAF			4500 ALLA ROAD #4	LOS ANGELES	CA	90066
JENNIFER	ABSEY			23158 GONZALES DRIVE	WOODLAND HILLS	CA	91367
RACHEL	ACKOFF			512 BOWLING GREEN DRIVE	CLAREMONT	CA	91711
GLENN	ADAMICK			23823 VALENCIA BLVD #300	VALENCIA	CA	91355
CAROL	ADAMS			416 ORLENA	LONG BEACH	CA	90814
CC	ADAMSON			10550 DUNLAP CROSSING	WHITTIER	CA	90601
MARIE	ADAMSON			477 E CALAVERAS ST	ALTADENA	CA	91001
CHARLES	ADELMAN			6146 ELEANOR AVE #107	LOS ANGELES	CA	90038
GABRIELA	ADLER			442 GENTRY ST	HERMOSA BEACH	CA	90254-4917
EDWIN	AGAN			1311 N CHESTER AVE	INGLEWOOD	CA	90302-1420
CEDRIC	AGE	REALTOR		38414 DIVISION ST	PALMDALE	CA	93550
MICHAEL	ALDA			1106 LOCUST AVE APT 209	LONG BEACH	CA	90813-3256
JAMES	ALDRICH			BOX 43	VALYERMO	CA	93563
PETER	ALEXANDER			2436 HIDALGO AVE	LOS ANGELES	CA	90039
EDNA	ALIEWINE			1128 E 122ND ST	LOS ANGELES	CA	90059
ERICA	ALLEN			850 E MARIPOSA	ALTADENA	CA	91001
MICHAEL	ALLEN			PO BOX 6758	TORRANCE	CA	90504
ROOSEVELT	ALLEN			PO BOX 2942	GARDENA	CA	90247
JOE	ALMAHZA			32819 LONGVIEW ROAD	PEARLBLOSSOM	CA	93553
LAURA	ALMAUZA			129 N 121 ST	LOS ANGELES	CA	90061
RUDY	ALMEIDA			924 BEECH HILL AVE	HACIENDA HEIGHTS	CA	91745
JUAN	ALONSO			7914 WALKER AVE	CUDAHY	CA	90201
ANNE	ALTMAN			6382 FENWORTH COURT	AGOURA HILLS	CA	91301
RICHARD	ALVAREZ			8333 CALVA	LEONA VALLEY	CA	93551
T	ALVAREZ			1427 WYBRO WAY	LOS ANGELES	CA	90063
VICTORIA	ALVAREZ			5517 VENICE BLVD	LOS ANGELES	CA	90019-5154
VICTORIA	AMADOR			7526 KYLE ST	TUJUNGA	CA	91042
PAT	ANDERSON			12236 DUNOON LANE	LOS ANGELES	CA	90049
ROBERT	ANDERSON			11663 DONA ALICIA PLACE	STUDIO CITY	CA	91604
SCOTT	ANDERSON			6616 E JOSHUA ST	OAK PARK	CA	91377
SERRA	ANDERSON			1901 E OCEAN BLVD #302	LONG BEACH	CA	90802-6143
DENYS	ANDREW			565 ESLPANADE #314	REDONDO BEACH	CA	90277
ERIC	ANDREWS			PO BOX 321	TOPANGA	CA	90290
JOE	ANDREWS			3871 FRANKLIN AVE	LOS ANGELES	CA	90027
NERISSA	ANEKSTEIN			1610 GRANVILLE AVE #8	LOS ANGELES	CA	90025
FRANK	ANGEL			2961 VALMERE DRIVE	MALIBU	CA	90265
DERRICK	ANGUS			4152 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
JESSIE	ARAGON			4401 CITY TERRACE DRIVE	LOS ANGELES	CA	90063
ALLEN	ARATA			14722 FONTHILL AVE	HAWTHORNE	CA	90250
CHERYL	ARMAN			2118 PEARL ST	SANTA MONICA	CA	90405
CELESTINE	ARNDT			18000 KAREN DRIVE	ENCINO	CA	91316
LEWIS & PATRICIA	ARNOLD			41953 N 20TH ST W	PALMDALE	CA	93551
TOM	ARNOLD			29256 SNAPDRAGON PLACE	CANYON COUNTRY	CA	91387
LORA	ARY			13418 TRAUB AVE	LOS ANGELES	CA	90059
MISHA	ASKREN			1354 S CURSON AVE	LOS ANGELES	CA	90019
MICHELE	ATIAS			809 N CRESCENT DRIVE	BEVERLY HILLS	CA	90210
ERIN	ATWATER			5707 OCEAN VIEW BLVD	LA CANADA	CA	91011
PAULINE	AUE			20801 DEVONSHIRE ST	CHATSWORTH	CA	91311
NATALIE	AYALA			28460 AVENUE STANFORD SUITE 110	CANYON COUNTRY	CA	91351
DEBBY	B			29725 QUAIL RUN DRIVE	AGOURA HILLS	CA	91301
NANCY	BACAL			11845 PACIFIC AVE	LOS ANGELES	CA	90066
JAY	BACON			4417 VIA PAVION	PALOS VERDES ESTATES	CA	90274
JAMES	BADING			2010 FAIR OAKS AVE	SOUTH PASADENA	CA	91030
HEATHER	BAGWELL			2110 STUNT ROAD	CALABASAS	CA	91302
JANET	BAILEY			6200 TAPIA DRIVE APT F	MALIBU	CA	90265
STEPHEN & DONNA	BAILEY			19300 MERRIDY ST	NORTHridge	CA	91324
BARBARA	BAIZ			14773 TAMARIX DRIVE	HACIENDA HEIGHTS	CA	91745
CRAIG	BAKER			14456 FOOTHILL BLVD #58	SYLMAR	CA	91342
DOUG	BAKER			PO BOX 3581	MANHATTAN BEACH	CA	90266
ELIZABETH	BAKER			1500 N MARYLAND AVE	GLENDALE	CA	91207
N	BALDINO			28844 GARNET HILL COURT	AGOURA HILLS	CA	91301
DAN	BALDWIN			8422 MCGROARTY ST	SUNLAND	CA	91040
ANDREA	BALL			34 LA LINDA DRIVE	LONG BEACH	CA	90807
NANCY	BALLOT			40264 N 107TH ST	LEONA VALLEY	CA	93551
SEDINA	BANKS			1900 AVENUE OF THE STARS 21ST FLOOR	LOS ANGELES	CA	90067
JACK	BARBOUR			2610 INDUSTRIAL WAY SUITE A	LYNWOOD	CA	90262
JIM	BARLETTA			3507 E H-4	LANCASTER	CA	93535
ELISSA	BARRETT			145 S FAIRFAX AVE SUITE 200	LOS ANGELES	CA	90036
CARLOS	BARRON			17 S MERIDIAN AVE	ALHAMBRA	CA	91801-2949
JUNE	BARTCZAK			157 VIA MONTE D'ORO	REDONDO BEACH	CA	90277
WAYNE	BARTLETT			PO BOX 1734	TOPANGA	CA	90290
KANELA	BARTON			2133 LOUELLA AVE	VENICE	CA	90291
HALEY	BARUTT			31922 FOXMOOR COURT	WESTLAKE VILLAGE	CA	91361
JONATHAN	BASKIN			560 S GREENWOOD	SAN MARINO	CA	91108
TED	BAUMGART			2425 MOUNTAIN AVE	LA CRESCENTA	CA	91214
RELIED	BAUNJIN			857 CUNELLA DRIVE	PETALUMA	CA	94954
MIKE	BAYER			23113 PARK MARCO POLO	CALABASAS	CA	91302
DARBY	BAYLISS			1802 S OXFORD AVE	LOS ANGELES	CA	90006-5106
CHARLES	BEALS			6611 MCLENNAN AVE	VAN NUYS	CA	91406
JOHN & KATHLEEN	BECK			16725 BAJIO ROAD	ENCINO	CA	91436
SALLY	BEER			2931 CRESTFORD DRIVE	ALTADENA	CA	91001

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
DOROTHY	BEFFMAN			1825 N BERENDO ST #10	LOS ANGELES	CA	90027-4158
DREW	BEHREADS			17413 COVELLO ST	VAN NUYS	CA	91406
MICHELLE	BEKEY			12720 VENICE BLVD SUITE 303	LOS ANGELES	CA	90066
JANE	BELL			4809 WHITE COURT	TORRANCE	CA	90503
CHRIS	BENJAMIN			40513 ABARCA	LEONA VALLEY	CA	93551
RICARDA	BENNET			148 GAZANIA COURT	THOUSAND OAKS	CA	91362
MARY	BENSON			11070 SHELDON ST	SUN VALLEY	CA	91040
ROD	BERGEN			23939 VENTURA BLVD	CALABASAS	CA	91302
WALTER	BERK			1420 CAMDEN AVE #12	LOS ANGELES	CA	90025-3450
KAROLYN	BERKMAN			PO BOX 92048	PASADENA	CA	91109
DINAH	BERLAND			3951 KEESHEN DRIVE	LOS ANGELES	CA	90066
JUDY	BERNAL			2032 STRATFORD AVE	SOUTH PASADENA	CA	91030
PETER	BETTS			607 MARINE ST #8	SANTA MONICA	CA	90405
TERRY & GLORIA	BEYER			2230 RICHEY DRIVE	LA CANADA	CA	91011-1350
JOHN	BIERBOWER			7225 BALCOM AVE	RESEDA	CA	91335
AMY	BIRD			14414 ADDISON ST #1	SHERMAN OAKS	CA	91423
PATRICIA	BIRDSALL			305 N MOUNTAIN TRAIL	SIERRA MADRE	CA	91024
PAMELA	BIRGE			17615 VALEPORT AVE	LAKE LOS ANGELES	CA	93535
CHRISTINE	BISHOP			16573 VIA FLORESTA	PACIFIC PALISADES	CA	90272
REBECCA	BISHOP			4220 SUNSET DRIVE	LOS ANGELES	CA	90027
DAMON	BIVENS			1720 LECHUSA ROAD	MALIBU	CA	90265
JIM	BIZZELLE			17928 VISTA COURT	SANTA CLARITA	CA	91387
SHEILA	BJARNLIE			455 ALMAR AVE	PACIFIC PALISADES	CA	90272
MADS	BJERRE			159 S BEACHWOOD DRIVE	LOS ANGELES	CA	90004
STEVE	BLAIR			232 NEWPORT #D	LONG BEACH	CA	90803
JOHN	BLALOCK			32810 165TH ST	LLANO	CA	93544
THOMAS	BLISS			4235 KESTER AVE	SHERMAN OAKS	CA	91403
SYDELLE & WALTER	BLOCK			17421 PALORA ST	ENCINO	CA	91316
CHERI	BLOSE			13271 HERRICK AVE	SYLMAR	CA	91324
MARCIA	BOCK			2686 W GREAT SMOKEY COURT	WESTLAKE VILLAGE	CA	91362
SUZANNE	BOCK			6460 DEERBROOK ROAD	OAK PARK	CA	91377
ALAN	BOEGE			1892 N CYPRESS	LA HABRA HEIGHTS	CA	90631
REID	BOGERT			5057 AMBROSE	LOS ANGELES	CA	90027
LAURA	BOHN			10922 ARCHWAY DRIVE	WHITTIER	CA	90604
IRENE	BOINUS			350 S MARIPOSA AVE #10	LOS ANGELES	CA	90020
ABIGAIL	BOK			2260 TUNA CANYON ROAD	TOPANGA	CA	90290
SONJA	BOLLE			979 WELLESLEY AVE	LOS ANGELES	CA	90049
LAVERNE	BOOTH			6710 MAPLE AVE	HESPERIA	CA	92345-0141
IRENE	BORGER			361 N ORANGE DRIVE	LOS ANGELES	CA	90036
CHRISTINE	BORZAGA			1113 W AVENUE M-4 SUITE A	PALMDALE	CA	93551
CLEMI	BOUBLI			3878 ROBLE VISTA DRIVE	LOS ANGELES	CA	90027
BRIAN	BOUDREAU			26885 MULHOLLAND HWY	CALABASAS	CA	91308
BYRON	BOURMAN			5938 LINDENHURST AVE	LOS ANGELES	CA	90036-3220
KIRK	BOYLSTON			26950 DEERWEED TRAIL	CALABASAS	CA	91301
DOROTHY	BOYNTON			28165 RIDGECOVE COURT S	RANCHO PALOS VERDES	CA	90275-3396
CAROLE	BRADLEY			2055 N MAR VISTA AVE	ALTADENA	CA	91001
JAMES	BRADLEY			2658 GRIFFITH PARK BLVD #122	LOS ANGELES	CA	90039
LAURIE & VICTOR	BRANDT			859 CAMINO COLIBRI	MONTE NIDO	CA	91302
JUDY	BRANFMAN			221 1/2 3RD AVE	VENICE	CA	90291
PENELOPE	BRANNING			29020 223RD ST E PO BOX 416	LLANO	CA	93544
MARGRIT	BRAYTON			2214 MICHELTORENA ST	LOS ANGELES	CA	90039
JACKIE	BREARLEY			2449 VIA CIELO	LA PUENTE	CA	91745
DEBBIE	BREMSETH			8867 FARRALONE AVE	WEST HILLS	CA	91304
JOYCE	BRESLIN			232 JOY ST	LOS ANGELES	CA	90042
PAT	BREUER			220 KIRST ST	LA CANADA	CA	91011
JOHN	BREVIDORO			PO BOX 38	ACTON	CA	93510
CHARLES	BRILL			8676 CADILLAC AVE	LOS ANGELES	CA	90034-2162
KAREN	BRODKIN			803 AMOROSO PLACE	VENICE	CA	90291
BEVERLY	BRODY			1325 VALLEY VIEW ROAD #110	GLENDALE	CA	91202
WENDY	BROGIN			5043 MATILUA AVE	SHERMAN OAKS	CA	91423
DOLO	BROOKING			609-H WASHINGTON AVE	SANTA MONICA	CA	90403
ROBERT & LETTY	BROOKS			13733 GAYLIN ST	WHITTIER	CA	90601
ARLEY	BROWN			619 LEYDEN LANE	CLAREMONT	CA	91711
CAROLINE	BROWN			680 ALTA VISTA DRIVE	SIERRA MADRE	CA	91024
DELORES	BROWN			1650 ROCKWOOD AVE	LOS ANGELES	CA	90026
EMILY	BROWN			5132 TENDILLA AVE	WOODLAND HILLS	CA	91324
FRED	BROWN			341 W SECOND ST SUITE 200	SAN BERNARDINO	CA	92401
FRED	BROWN			729 AVOCADO AVE	CORONA DEL MAR	CA	92625
MARK	BROWN			22704 VENTURA BLVD	WOODLAND HILLS	CA	91364
PAUL	BRUGUERA			PO BOX 5095	PALOS VERDES ESTATES	CA	90274
PEGGY	BRUTSCHE			3220 E SAINT FRANCIS PLACE	LONG BEACH	CA	90805-3852
DONALD & JUNE	BUHRMANN			1401 LIDA ST	PASADENA	CA	91103
NOEL	BURGDORF			1037 LAKE FOREST DRIVE	CLAREMONT	CA	91711
ELEANOR	BURIAN-MOHR			1918 LEMOYNE ST	LOS ANGELES	CA	90026
ANSON	BURLINGAME			10058 SUNLAND BLVD	SHADOW HILLS	CA	91040
ELLEN	BURNS			1369 BOSTON ST	ALTADENA	CA	91001
REBECCA	BURNS			4151 GARDEN AVE	LOS ANGELES	CA	90039
BONNIE	BURSK			10663 YARMOUTH AVE	GRANADA HILLS	CA	91344
EDWARD	BUTTERWORTH			1145 SINGING WOOD DRIVE	ARCADIA	CA	91006
PAULA	CABOT			110 PARK PLACE	VENICE	CA	90291
JOHN	CALANDER			752 W AVENUE L	LANCASTER	CA	94553
KAREN & NORMAN	CALL			8021 STEWART AVE	LOS ANGELES	CA	90045

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
MARIE	CAMESCIALI			10612 DEMPSEY AVE	GRANADA HILLS	CA	91344
LOUISE	CAMILLE			4201 TOPANGA CYN BLVD #82	WOODLAND HILLS	CA	91364
JAMES	CAMPBELL			4651 GALENDO ST	WOODLAND HILLS	CA	91364
PAUL	CAMPBELL			2529 ORANGE AVE	LA CRESCENTA	CA	91214
TIMOTHY	CAMPBELL			PO BOX 47-470	LOS ANGELES	CA	90047
MICHAEL	CAPARELLI			1916 BAXTER ST	LOS ANGELES	CA	90039
MARCIA	CAPPARELA			2510 4TH ST #D	SANTA MONICA	CA	90405
JOAN	CARILLO			28350 SIERRA HWY	PALMDALE	CA	93524
SYLVIA	CARIS			444 N ALFRED ST	LOS ANGELES	CA	90048
ANN	CARLTON			1117 ENCINO AVE	ARCADIA	CA	91006
DIANE	CARLTON			5525 W AVENUE M-6	LANCASTER	CA	93539
SHARON	CARMAN			3035 EL NIDO DRIVE	ALTADENA	CA	91001
KEN	CARMICHAEL			360 ANITA AVE	PASADENA	CA	91105
CECIL	CARPIO			407 EXTON AVE #4	INGLEWOOD	CA	90302
HECTOR	CARRIO			10305 DALEROSE AVE	LENNOX	CA	90304
ELLEN	CARROLL			2121 N SANTA ANITA	SIERRA MADRE	CA	91024
KERRY	CARRUTH			7153 HELMSDALE CIRCLE	WEST HILLS	CA	91307
BRET	CARTER			1223 WILSHIRE BLVD #861	SANTA MONICA	CA	90403
DAWN	CARTER			15844 HILL ST	LA PUENTE	CA	91744
ELEANOR	CARTER			614 N GLENDORA	GLENDORA	CA	91741
TINA	CASLON			32715 PEACH TREE LANE	PEARLBLOSSOM	CA	93553-3118
SHIRLEY	CATHY			17118 LAKESPRING AVE	PALMDALE	CA	93591
DAYNA	CERNANSKY			854 HYPERION AVE	LOS ANGELES	CA	90029
JACQUELINE	CERVIN			13048 ROSE AVE	LOS ANGELES	CA	90066-2259
ILSE & H	CERZEL			1060 MEADOWS END	CALABASAS	CA	91302
JULES & JODY	CHAIKIN			PO BOX 1666	STUDIO CITY	CA	91614
F	CHAMBERLIN			42930 50TH W	QUARTZ HILL	CA	93536
PETER	CHANG			1901 CLEAR RIVER LANE	HACIENDA HEIGHTS	CA	91745
TOM	CHANG			3005 S ALLENTON AVE	HACIENDA HEIGHTS	CA	91745
GLORIA	CHASE			4911 NOELINE AVE	ENCINO	CA	91436
SALLY	CHASE CLARK			18205 LITTLE TUJUNGA CYN ROAD	SANTA CLARITA	CA	91350
JULIAN	CHASIN			148 VIA LOS MIRADORES	REDONDO BEACH	CA	90277
BETTY	CHATFIELD			1015 GAYLEY AVE #1178	LOS ANGELES	CA	90024
PAMELA	CHAVEZ			22062 TOPANGA SCHOOL ROAD	TOPANGA	CA	90265
RACHEL	CHAVEZ			40621 N 169TH ST	LANCASTER	CA	93535
CINDY	CHEUNG			12320 DEANA ST	EL MONTE	CA	91732
KRISTINE	CHINNE			15155 SHERMAN WAY #30	VAN NUYS	CA	91405-2018
LORRAINE	CHOMA			1106 EDINBURGH ROAD	SAN DIMAS	CA	91773
KEITH	CHRISTENSEN			154 ARGONNE AVE	LONG BEACH	CA	90803
MARIANNE	CILLUFFO			856 WONDER VIEW DRIVE	CALABASAS	CA	91302
MARY ELLEN	CLARK			5429 SELMARINE DRIVE	CULVER CITY	CA	90230
KATHERINE	CLEARY			3624 ROSEWOOD AVE	LOS ANGELES	CA	90066
ROBERT	CLIFFORD			42734 35TH ST W	LANCASTER	CA	93536
THOMAS	CLINE			11687 MONTANA AVE APT 310	LOS ANGELES	CA	90049-4660
KATHERINE	COHEN			5442 SANCHEZ DRIVE	LOS ANGELES	CA	90008
STEFFANIE	COHEN			11416 VICTORIA AVE	LOS ANGELES	CA	90066
PAMELA	COLBY			PO BOX 789	POWAY	CA	92074
CAROL	COLE			27882 N AMBERWOOD LANE	VALENCIA	CA	91354
MIKE	COLE			1438 DOROTHEA ROAD	LAHABRA HEIGHTS	CA	90631
JEAN	COLEMAN			520 FAIRVIEW AVE	SIERRA MADRE	CA	91024-1034
LOIE	COLLINS			2100 E POINSETTIA ST	LONG BEACH	CA	90805
ISOM	COMER			14636 COOK ACRE	COMPTON	CA	90221-2420
JOICE	COMILORI			29307 TREE HOLLOW GLEN	AGOURA HILLS	CA	91301
MARY ANN	CONES			2033 EUCLID #2	SANTA MONICA	CA	90405
CAROLYN	CONLEY			1032 19TH ST #8	SANTA MONICA	CA	90403
MICHAEL	CONNOR			18812 LEADWELL ST	RESEDA	CA	91335
DINO	CONSTANTINIV			16511 GARFIELD AVE #55H	PARAMOUNT	CA	90723
ALLAN	COOK			604 WOODBLUFF AVE	DUARTE	CA	91010
LLOYD	COOK			40203 107TH ST	LEONA VALLEY	CA	93551
CHARLES	COOKE			32835 SANTIAGO ROAD	ACTON	CA	93510
SUZANNE	COPELAND			3154 WAVERLY DRIVE	LOS ANGELES	CA	90027
AL	CORBETT			PO BOX 52	ACTON	CA	93510
EDWARD	COREY			29200 LARKSPUR LANE	MALIBU	CA	90265
STEVE	CORONA			1636 LOMITA BLVD #17	HARBOR CITY	CA	90710-2049
JOHN	COSOLA			7817 ELIZABETH LAKE ROAD	LEONA VALLEY	CA	93551
SID	COUTIN			22456 DOMINGO ROAD	WOODLAND HILLS	CA	91364
JAMES	CRABB			1750 KANOLA ROAD	LAHABRA HEIGHTS	CA	90631
ALICE	CRAFT			148 E 136TH ST	LOS ANGELES	CA	90061
CHARLIE	CRAIG			1610 MARENGO AVE	SOUTH PASADENA	CA	91030
SCOTT	CRAIG			1632 N DILLON ST	LOS ANGELES	CA	90026-1204
KATHLEEN	CRANDALL			23710 LA SALLE CANYON ROAD	NEWHALL	CA	91321-3738
BARBARA	CRANE			41047 173RD ST E	LAKE LOS ANGELES	CA	93535
GORDON	CRAWFORD			10426 WOODSTEAD AVE	WHITTIER	CA	90603
TED	CREESEY			8613 COLUMBUS AVE #5	NORTH HILLS	CA	91343
TIM	CRISE			PO BOX 934	HAWTHORNE	CA	90251
STEVE	CROUCH			PO BOX 633	TUJUNGA	CA	91043
MRS	CROWDER			PO BOX 3247	COMPTON	CA	90223
LEAH	CULBING			32063 LOBO CYN ROAD	AGOURA	CA	91301
DORIS	CURRY			1709 W 109TH ST	LOS ANGELES	CA	90047
SUE	DADD			1601 E LOMA ALTA DRIVE	ALTADENA	CA	91001
LAURIE	DAIRD			212 VANCE ST	PACIFIC PALISADES	CA	90272
SIRI	DALE			890 HOOD DRIVE	CLAREMONT	CA	91711

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
BILL	DAMERELL			925 HAVERFORD AVE	PACIFIC PALISADES	CA	90272
BILL	DANIELS			2805 CALMGARDEN ROAD	ACTON	CA	93510
KYLE	DANIELS			703 S BROADWAY	REDONDO BEACH	CA	90274
DOROTHY	DANZIGER			PO BOX 660189	ARCADIA	CA	91066
BOB	DASILVA			975 COLD CANYON ROAD	CALABASAS	CA	91302
DIANE	DAVIDSON			PO BOX 3154	MANHATTAN BEACH	CA	90266
JUDITH	DAVIES			623 MARINE ST #2	SANTA MONICA	CA	90405
C	DAVIS			29004 CREST DRIVE	AGOURA	CA	91301
LARA	DAVIS			2101 GLENCOE AVE	VENICE	CA	90291
JON	DAVISON			17314 KNAPP ST	NORTHRIDGE	CA	91325
ROBERT	DAWSON			4039 SAN RAFAEL AVE	LOS ANGELES	CA	90065
SUZANNE	DE BENEDITTIS			10708 NORTHGATE ST	CULVER CITY	CA	90230
SUSANNA	DE FALLE			825 BLUFF ROAD	MONTEBELLO	CA	90640
XIOWARA	DE LARGE			27578 RANDELL ST	AGOURA HILLS	CA	91301
SUSAN	DE LUOE			6032 GREENMEADOW ROAD	LAKEWOOD	CA	90713-3117
ANTONIE & JONNY	DEBBERLI			2432 DESIRE AVE	ROWLAND HEIGHTS	CA	91748
DEBORAH	DECRAY			PO BOX 6023	MALIBU	CA	90264
JOHN	DEGOLYER			800 DEVON AVE	LOS ANGELES	CA	90024
JAMES	DEGROFF	REALTOR		41254 SEQUOIA AVE	PALMDALE	CA	93551
KATHI & DON	DELEGAL			17807 PAQUITA DRIVE	ROWLAND HEIGHTS	CA	91748
JEAN	DELLA MONICA			2091 MCKAIN ROAD	CALABASAS	CA	91302
SHANNON	DEMSEY			52 FAIR OAKS DRIVE	PASADENA	CA	91103
JAMES	DENISON			6931 E 11TH ST	LONG BEACH	CA	90815
ROBERTA	DENMARK			22324 MOBILE ST	CANOGA PARK	CA	91303
MAXINE	DEPWEB			PO BOX 836	LEONA VALLEY	CA	93551
VERA	DEVERA			401 W 220TH ST #41	CARSON	CA	90745
JERRY & LINDA	DEVITA			28130 BOBWHITE CIRCLE #48	SAUGUS	CA	91350
ANITA	DEVORE			6439 SHIRLEY AVE	RESEDA	CA	91335
SARAH	DIXON			PO BOX 6235	MALIBU	CA	90264-6235
SEAN	DODGE			40175 176TH ST E	PALMDALE	CA	93591
JIM	DODSON			43904 GALION AVE	LANCASTER	CA	93536
GINA	D'OMBROSIO			29345 HILLRISE	AGOURA	CA	91301
JOHN	DONLIN			PO BOX 782	LA CANADA FLINTRIDGE	CA	91012-0782
SHANNON	DONNELLY			500 HAMPTON ROAD	BURBANK	CA	91504-2405
MATT	DOOLIN			840 BASIN DRIVE	TOPANGA	CA	90290
ROBERT	DORME			5450 SLAUSON AVE	CULVER CITY	CA	90230
BOB & LOIS	DOUGLASS			5205 TOWNSEND AVE	LOS ANGELES	CA	90041
CHERYL	DOWNEY			2520 PEARL ST	SANTA MONICA	CA	90405
TERESA & KEVIN	DRAPER			9528 HILLHAVEN PLACE	TUJUNGA	CA	91042
THAYA	DUBOIS			4217 FAIR AVE	STUDIO CITY	CA	91602
STEVE	DUGGAN			PO BOX 950201	MISSION HILLS	CA	91395-0201
JILLIAN	DUNBAR			4299 BLACKWOOD	NEWBERRY PARK	CA	91320
HELEN	DUNNING			1929 N OXFORD AVE	LOS ANGELES	CA	90027-1619
BILL	DUPLISSEA			1127 11TH ST SUITE 544	SACRAMENTO	CA	95814
NORMAN	DUPONT			18349 CLIFTOP WAY	MALIBU	CA	90265
BARBARA	DYE			29743 KNOLL VIEW DRIVE	RANCHO PALOS VERDES	CA	90275-6435
ALAN & BETH	DYMOND			11615 CANTON PLACE	STUDIO CITY	CA	91604
BEN	EASTER			35820 165 ST E	LLANO	CA	93544
TED	EBENKAMP			1815 DEBANN PLACE	ROWLAND HEIGHTS	CA	91748
IRIS	EDINGER			5534 PATTILAR AVE	WOODLAND HILLS	CA	91367
KENNETH	EDMONDS			136 NORTH GRAND AVENUE #208	WEST COVINA	CA	91791
LISA	EDMONDSON			3438 MENTONE AVE #1	LOS ANGELES	CA	90034
MARK	EDWARDS			1825 N WHITLEY AVE #311	LOS ANGELES	CA	90028
PAUL	EDWARDS			40010 172ND ST E	LAKE LOS ANGELES	CA	93591
DIXIE	EGER			1375 KELTON AVE #409	LOS ANGELES	CA	90024
GWENDY SILVER	EGNATER			4660 LEMONA AVE	SHERMAN OAKS	CA	91403
RUTH	ELIEL			2673 DUNDEE PLACE	LOS ANGELES	CA	90027
SUSAN	ELLIS			26329 W PLATA LANE	CALABASAS	CA	91302
JENNIFER	ENANI			455 N SYCAMORE AVE #4	LOS ANGELES	CA	90036
BERNARD	ENDRES			3045 TUNA CANYON ROAD	TOPANGA	CA	90290
MARJORIE	ENGEL			3639 SHADY OAK ROAD	STUDIO CITY	CA	91604
CAROL	ENGELHART			965 AVOCADO CREST	LAHABRA HEIGHTS	CA	90631
JERRY	ENGLAND			21624 LOS ALIMOS ST	CHATSWORTH	CA	91311
BARRY	EPHRAIM			1 SUNAMERICA CENTER	LOS ANGELES	CA	90067-6022
ELIZABETH	EPSTEIN			4048 E MASSACHUSETTS ST	LONG BEACH	CA	90814
MARSHA	EPSTEIN			3200 BUTLER AVE	LOS ANGELES	CA	90066
MARTIN	EPSTEIN			1070 LAS PULGAS ROAD	PACIFIC PALISADES	CA	90272
RICHARD	ERICKSON			PO BOX 329	TOPANGA	CA	90290
MARIANNE	ESCARON			27525 FREETOWN LANE	AGOURA HILLS	CA	91301
KAYE	ESHNAUR			12573 WOODGREEN ST	LOS ANGELES	CA	90066
ELIA	ESPARZA			1360 VOLNEY DRIVE	LOS ANGELES	CA	90063
JESSE & FLORA	ESPINOZA			12311 LELAND AVE	WHITTIER	CA	90605
BRIAN	EVANS			7864 VICKSBURG AVE	LOS ANGELES	CA	90045
LORRAINE	FABER			3101 E 2ND ST	LONG BEACH	CA	90803
SUSAN	FABRICAN			2119 WALNUT AVE	VENICE	CA	90291
LUCIE	FABYENNE MAZMANIAN			1347 N ALTA VISTA BLVD #12	WEST HOLLYWOOD	CA	90046
BREENEMAN	FAMILY			1330 19TH ST	MANHATTAN BEACH	CA	90266-4004
DONALD	FARKAS			15518 VIA CANTARE ST	LOS ANGELES	CA	90077-1521
SATI	FARMAN			10687 WILKINS AVE #4	LOS ANGELES	CA	90024
BARBARA	FARREN			2133 W GENERAL S	RANCHO PALOS VERDES	CA	90275
JUDITH	FAVOR			744 PLYMOUTH ROAD	CLAREMONT	CA	91711-4248
DON	FAWCETT			13000 SAN VICENTE BLVD	LOS ANGELES	CA	90049

Los Angeles County Housing Element 2014-2021

Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
MARY	FEKETE	RNNP		4408 LAURELGROVE AVE	STUDIO CITY	CA	91604
GEORGIA	FERDERBER			10 CERRITOS PLACE	ROLLING HILLS ESTATES	CA	90274
LLOYD	FERGUSON			5241 VERONICA ST	LOS ANGELES	CA	90008
SANDRA	FERNANDEZ			5011 MAPLEWOOD AVE #4	LOS ANGELES	CA	90004
RON	FERRELL			9101 E AVENUE E	LANCASTER	CA	93535
MARGOT	FEUER			2761 BOTTLEBRUSH DRIVE	LOS ANGELES	CA	90077-2009
HART	FISCHER			650 SIERRA MEADOW DRIVE	SIERRA MADRE	CA	91024
BARBARA	FISH			1820 DEERHAVEN DRIVE	HACIENDA HEIGHTS	CA	91745
GEORGE	FISHER			26026 MULHOLLAND HWY	CALABASAS	CA	91302
KAREN LEE	FISHER			408A N MAPLE DRIVE	BEVERLY HILLS	CA	90210
LOLA	FISHER			1768 S SHERBOURNE DRIVE	LOS ANGELES	CA	90035
MARLA	FISHER			1031 MAINE AVE	LONG BEACH	CA	90813
PATTY	FLACK			8525 DAVISTA DRIVE	WHITTIER	CA	90605
PATTY	FLACK			8825 DAVISTA DRIVE	WHITTIER	CA	90605
SUSAN	FLEG			11049 BARMAN AVE	CULVER CITY	CA	90230
JOHN	FLEMING			17436 KESWICK ST	NORTHRIDGE	CA	91325
KIM	FLOYD			PO BOX 422	WRIGHTWOOD	CA	92397-0422
HILDA	FOGELSON			3744 VINELAND AVE	STUDIO CITY	CA	91604
MARY	FOLKS			2638 FOREMAN AVE	LONG BEACH	CA	90815-1107
ILEANA	FOOTE			11350 BOLAS ST	LOS ANGELES	CA	90049
GARY	FORD			4809 SHENANDOAH AVE	LOS ANGELES	CA	90056
RICHARD	FOREMAN			3101 VETERAN AVE	LOS ANGELES	CA	90034
ARNE	FOSS			2175 TUNA CANYON ROAD	TOPANGA	CA	90290
GENETTE	FOSTER			1748 MONTE VISTA	PASADENA	CA	91106-1312
WILLIAM	FOX			33269 MULHOLLAND HWY	MALIBU	CA	90265
CHRISTINE	FRANK			1115 CORDOVA ST APT 107	PASADENA	CA	91106
LEE	FRANK			14648 TUSTIN ST	SHERMAN OAKS	CA	91403
DIANE	FRANKLIN			808 LAGUNA AVE	LOS ANGELES	CA	90026
MARY LUISE	FRAWLEY			16161 VENTURA BLVD	ENCINO	CA	91436
LIZ	FRENCH			900 CAFIGO CANYON ROAD	MALIBU	CA	90265
CHARLES	FRIEDER			2118 WILSHIRE BLVD #1155	SANTA MONICA	CA	90403-5784
TERI	FRIEDMAN-SMITH			22024 VELICATA ST	WOODLAND HILLS	CA	91316
PETER	FRIEDRICKSEN			1579 OLD TOPANGA	TOPANGA	CA	90290
JOHN	FRIES			259 BENNETT AVE	LONG BEACH	CA	90803-1529
YVETTE	FUERTE			1030 DE GARMO DRIVE	LOS ANGELES	CA	90063
ROBERT	FULLER			2150 FULLERTON ROAD	LAHABRA HEIGHTS	CA	90631
GAIL	FUREY			1213 N CALIFORNIA ST	BURBANK	CA	91505
S	FUSIONE			PO BOX 66342	LOS ANGELES	CA	90066
RALPH	G			29623 QUAIL RUN DRIVE	AGOURA HILLS	CA	91301
BRIAN	GABELMAN			7110 W 91ST ST	LOS ANGELES	CA	90045
GLORIA	GANDARA			2142 EVANGELINA ST	WEST COVINA	CA	91792-2028
SANDRA & KEN	GARBER			2405 S HOLT AVE	LOS ANGELES	CA	90034
MARTHA	GARCIA			1358 N VOLNEY DRIVE	LOS ANGELES	CA	90063
OCTAVIO	GARCIA			1414 VOLNEY DRIVE	LOS ANGELES	CA	90063
OFELIA	GARCIA			1175 N MILLER AVE	LOS ANGELES	CA	90063
ANGELA	GARD			41055 178TH ST E	LAKE LOS ANGELES	CA	93535
DAVID	GARDNER			2525 BEVERLY AVE #8	SANTA MONICA	CA	90405
HELEN	GARE			7828 MIDFIELD AVE	LOS ANGELES	CA	90045
GLENN	GARLAND			1118 GLENVILLE DRIVE #102	LOS ANGELES	CA	90035
JOHN	GARNER			38477 MULHOLLAND HWY	MALIBU	CA	90265
MARK	GATES			700 EMERSON ST	PALO ALTO	CA	94301
ALICIA	GATTI LOPEZ			2521 RIDGELAND ROAD	TORRANCE	CA	90505-7231
SHULAMIT	GEHLFUSS			1120 STANFORD AVE	REDONOD BEACH	CA	90278
JOE	GENCHI			2228 CAREFUL AVE	AGOURA	CA	91301
SANDY	GENIS			1586 MYRTLEWOOD ST	COSTA MESA	CA	92626
BEATRICE	GERMAIN			122 N ARDEN BLVD	LOS ANGELES	CA	90004
RUTH & GRANT	GERSON			PO BOX 787	AGOURA	CA	91376
KAREN	GERST			454 SEATON ST APT 3	LOS ANGELES	CA	90013
JANINE	GERTSCH			5170 WEST 139TH STREET	HAWTHORNE	CA	90250
DARYL	GERWIN			1520 S MARENGO AVE	PASADENA	CA	91106-4230
LAURA	GIA			4811 HALISON ST	TORRANCE	CA	90503
CATHY	GIBBONS			28727 ARIES ST	AGOURA HILLS	CA	91301
WILLIAM	GIBSON			3210 KELTON AVE	LOS ANGELES	CA	90034-3002
NORVAL	GILL			1104 GARFIELD AVE	SOUTH PASADENA	CA	91030
JAMES	GILLESPIE			6005 W 6TH ST	LOS ANGELES	CA	90036
WENDY	GISH			855 PELANCONI AVE	GLENDALE	CA	91202
ARLENE	GLAZMAN			250 S WESTGATE AVE	LOS ANGELES	CA	90049-4206
CAROL	GLENNON			25852 BLANCA WAY	VALENCIA	CA	91355-1911
KEVIN	GLYNN			933 RIDGELEY DRIVE	LOS ANGELES	CA	90036
JOHN	GODDARD			4224 BEULAH DRIVE	LA CANADA	CA	91011
FORREST	GODDE			PO BOX 1152	LANCASTER	CA	93536
JIM	GOINS			40036 HEATHROW DRIVE	PALMDALE	CA	93551
EMILY	GOLD			660 KELTON AVE	LOS ANGELES	CA	90024
LOUIS	GOLDDOWITZ			2358 LYRIC AVE	LOS ANGELES	CA	90027
JOSE	GOMEZ			1505 N EASTERN AVE	LOS ANGELES	CA	90063
JUAN & ELIZABETH	GOMEZ			403-1 W SKYLINE DRIVE	LAHABRA HEIGHTS	CA	90631
SUZANNE	GOODE			1925 LAS VIRGENES ROAD	CALABASAS	CA	91302
RONALD & RITA	GOODMAN			19335 CALADERO ST	TARZANA	CA	91356
STAN	GORDON			8403 HILLVIEW AVE	CANOVA PARK	CA	91304
DON	GOSLINE			1637 COUNTRY CLUB DRIVE	GLENDALE	CA	91208
WILLIAM & JACQUELINE	GOULD			20562 PACIFIC COAST HWY	MALIBU	CA	90265
ELIZABETH	GRADY			1950 TAMARIND AVE #411	LOS ANGELES	CA	90068

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
KATHRYN	GRADY			5006 S VICTORIA AVE	LOS ANGELES	CA	90043
RICHARD	GRAFF			341 S CLIFFWOOD AVE	LOS ANGELES	CA	90049
BILL	GRAHAM			15841 E AVENUE Q-1	PALMDALE	CA	93591
WADE	GRAHAM			3925 CUMBERLAND AVE	LOS ANGELES	CA	90027
EDITA	GRALLA			10335 LA GRANGE AVE	LOS ANGELES	CA	90025
JOHN	GRECH			1708 E WALNUT ST	PASADENA	CA	91106
SANDY & DOUG	GREEN			523 BIENVENEDA AVE	PACIFIC PALISADES	CA	90272
JULIE	GREENFIELD			2306 10TH ST	SANTA MONICA	CA	90405
EYA	GREENWALT			17632 REVELLO DRIVE	PACIFIC PALISADES	CA	90272
PROBYN	GREGORY			1766 N LAS PALMAS AVE	LOS ANGELES	CA	90028
MARY	GRIFFIN			1604 DUKE DRIVE	BAKERSFIELD	CA	93305-1622
REGINA	GRIMES			2191 N LAKE AVE	ALTADENA	CA	91001
ANN	GRODIN			1296 SAN YSIDRO DRIVE	BEVERLY HILLS	CA	90210
COSEY	GROVES			3618 LANG RANCH PKWY	THOUSAND OAKS	CA	91362
DAVID	GRUND			24232 FRIAR ST	WOODLAND HILLS	CA	91367
KRISTEN	GUEBLO			9920 HIRONDELLE LANE	TUJUNGA	CA	91042
LAVONNE	GUNN			11512 FLOSSMOOR	SANTA FE SPRINGS	CA	90670
KURT	GUNZEL			42036 TILTON DRIVE	QUARTZ HILL	CA	93536-7321
JACQUELINE & STEVEN	GUSTUS			25142 MARCI WAY	VALENCIA	CA	91355
NAOMI	GUTH			150 N CARMELINA AVE SUITE 1	LOS ANGELES	CA	90049
GRECHEN	GUTIEREZ			43434 SAHUAYO ST	LANCASTER	CA	93535
ANDREA	GUTMAN			10511 MAHONEY DRIVE	SUNLAND	CA	91040
ELLEN	GUYLAS			7432 CERVANTES PLACE	LOS ANGELES	CA	90046
GLORIA	GWYNNE			728 N LAFAYETTE PARK PLACE	LOS ANGELES	CA	90026
ELLEN	HAGEMAN			10931 ROSE AVE #8	LOS ANGELES	CA	90034
LYNNE	HAIGH			21034 HILLSIDE DRIVE	TOPANGA	CA	90290
LINDA	HAIM			7238 ENFIELD AVE	RESEDA	CA	91335
ALYCE	HALL			160 W 121ST ST	LOS ANGELES	CA	90061
RICHARD	HALL			33159 E 165TH	LLANO	CA	93544
PAT	HALLERBACH			23030 PASEO DE TERRADO	DIAMOND BAR	CA	91765
DEANE	HAMILL	REALTOR		PO BOX 901549	PALMDALE	CA	93590
PAMELA	HAMMON			2677 CENTINELA AVE #408	SANTA MONICA	CA	90405
VANCE	HANDLEY			3642 1/2 MENTONE AVE	LOS ANGELES	CA	90034
WALLY	HANLEY			3562 KELTON AVE	LOS ANGELES	CA	90034
MARY	HANNA			17828 HIGHACRES AVE	LAKE LOS ANGELES	CA	93591
JOSEPH	HARDIN			624 SANTA CLARA AVE	VENICE	CA	90291
JOANNE	HARKINS			2339 WALNUT AVE	VENICE	CA	90291
SHIRLEY	HARRIMAN			40110 172ND AVE	PALMDALE	CA	93591
KAT	HARRINGTON			1727 W AVENUE K	LANCASTER	CA	93534
ALBERTA	HARRIS			2654 MOUNTAIN VIEW DRIVE	LA VERNE	CA	91750-4310
DOROTHY	HARRIS			1523 E 122ND	LOS ANGELES	CA	90059
ROBERT	HARRIS			40569 163RD ST E	LANCASTER	CA	93535
STEVE	HARRIS			3815 OLD TOPANGA CANYON	CALABASAS	CA	91302
CHRIS	HARRISON			1319 W 27TH DRIVE	SAN PEDRO	CA	90731
DAVE	HARROD			13448 RAMONA PKWY	BALDWIN PARK	CA	91706
RICHARD	HART			265 WELLS LANE	WEST HILLS	CA	91304
SHAWN	HART			1278 STONEHENGE DRIVE	SAN DIMAS	CA	91773
HARRY & ANNE	HARTLEY			2424 MATADOR DRIVE	ROWLAND HEIGHTS	CA	91748
JAMES	HARVAGEL			697 E CALIFORNIA BLVD #7	PASADENA	CA	91106
SHAHZAD	HASSAN			2189 PACIFIC AVE	LONG BEACH	CA	90806
JANET	HAVELL			24514 WINDSOR DRIVE	VALENCIA	CA	91355
MARY	HAWKINS			3568 INGLEWOOD BLVD	LOS ANGELES	CA	90066
SUSAN	HAYMER			2883 NICHOLS CANYON ROAD	LOS ANGELES	CA	90040
PATT	HEALY			403 SAN VICENTE BLVD	SANTA MONICA	CA	90402
JANE	HEALY BELLO			16700 LANCASTER ROAD W	LANCASTER	CA	93536
PATRICIA	HEARST			PO BOX 491187	LOS ANGELES	CA	90049
PAUL	HEIMBERG			17080 PALISADES CIRCLE	PACIFIC PALISADES	CA	90272
CURTIS	HEIN			137 S TOPANGA CANYON BLVD	TOPANGA	CA	90290
JANETTA	HELD			1331 MONTECITO DRIVE	LOS ANGELES	CA	90031
GRACE & JERRY	HELLAND			27038 DEBERRY DRIVE	CALABASAS	CA	91301
BOB	HENDERSON			PO BOX 9017	WHITTIER	CA	90608
FLOYED	HENRY			223 W 121ST ST	LOS ANGELES	CA	90061
MARK	HENSLEY			4269 VIA MARINA #8	MARINA DEL REY	CA	90292
RICK	HENSLEY			10736 JEFFERSON BLVD #215	CULVER CITY	CA	90230
SUZANNE	HERMAN			29055 LILLYGLEN DRIVE	SANTA CLARITA	CA	91351
JEAN	HEUGE			2521 E PALMDALE BLVD	PALMDALE	CA	93550
JAMES	HIGGINS			4224 CLYBOURN AVE	BURBANK	CA	91505
SIDNEY	HIGGINS			2827 ANGUS ST	LOS ANGELES	CA	90039
DOUGLAS	HILEMAN			13630 CREWE ST	VAN NUYS	CA	91405-4235
FRANK	HILL			PO BOX 7788	VAN NUYS	CA	91409-7788
JERRY	HILL			PO BOX 481026	LOS ANGELES	CA	90048
GEORGE	HILLER			1440 E BROADWAY	GLENDALE	CA	91205
MITJA	HINDERKS			1015 GAYLEY AVE #1228	LOS ANGELES	CA	90024
TRENT	HINKEL			8831 W AVENUE E-4	LANCASTER	CA	93536
SUSAN	HINSHAW			27 COPRA LANE	PACIFIC PALISADES	CA	90272
MYLES	HIRSCH			3543 MANDEVILLE CANYON ROAD	LOS ANGELES	CA	90049
GEORGE	HO			11400 W OLYMPIC BLVD #200	LOS ANGELES	CA	90064
JAMES	HOBBS			4859 W SLAUSON AVE #409	LOS ANGELES	CA	90056-1283
MARTIN	HOCHMAN			2131 W 37TH ST	SAN PEDRO	CA	90732
PATRISHA	HODGMAN			5452 LEGHORN AVE	SHERMAN OAKS	CA	91401
D	HODOPP			PO BOX 9092	MARINA DEL REY	CA	90295
JOHN	HOFFNER			1504 KIOWA CREST	DIAMOND BAR	CA	91765

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
EB	HOLDEN			PO BOX 1692	BELLFLOWER	CA	90707
KAREN	HOLGERSON			1510 E NEW YORK DRIVE	ALTADENA	CA	91001
DON	HOLLANDIER			PO BOX 58	VALYERMO	CA	93563
CHARLES	HOLLEY			1247 FLINTRIDGE AVE	LA CANADA FLINTRIDGE	CA	91011
JOHN	HOLLIS			21540 ENCINA	TOPANGA	CA	90290
RON	HOLMAN			8380 WARING AVE #102	LOS ANGELES	CA	90069
MARTIN	HOLTZMAN			1264 MOUNTAIN VIEW ROAD	SANTA BARBARA	CA	93109-1354
SUSANNE	HOLZMAN			549 VENICE WAY #1	VENICE	CA	90291-4266
PAT	HOOD			39625 N 87TH ST W	LEONA VALLEY	CA	93551
KATHLEEN	HOOPER			4224 E BROADWAY	LONG BEACH	CA	90803
LYNN	HOOPINGARNER			940 WESTBOURNE DRIVE	WEST HOLLYWOOD	CA	90069-4114
ANDREA & DENNIS	HOPKINS			160 EL NIDO AVE	MONROVIA	CA	91016
JOHN	HORN			40458 N 11TH ST W	PALMDALE	CA	93551-2017
THELMA	HOUSTON			4296 MOUNT VERNON DRIVE	LOS ANGELES	CA	90008
RHODA	HOWARD			7659 MAESTRO AVE	WEST HILLS	CA	91304
RON	HOWELL			36917 BOUQUET CYN ROAD	SANTA CLARITA	CA	91390
BEN	HOYOS			17836 CONTADOR DRIVE	ROWLAND HEIGHTS	CA	91748
DIANA	HSIEH			2611 STEEPLECHASE LANE	DIAMOND BAR	CA	91765-3624
LAURA	HUBBARD			1001 HAMMOND ST #8	WEST HOLLYWOOD	CA	90069
MONICA	HUBBARD			1843 PEPPER DRIVE	ALTADENA	CA	91001-3436
LAURA	HUBBER			PO BOX 5038	SANTA MONICA	CA	90409
CHARLOTTE	HUBLEY			7305 VERDUGO CRESTLINE DRIVE	TUJUNGA	CA	91042-3033
MARGARET & JIM	HUFFMAN			16856 EDGAR ST	PACIFIC PALISADES	CA	90272
GREGORY	HUFFMANN			5563 CEDARHAVEN DRIVE	AGOURA HILLS	CA	91301
MIKE	HUGHES			3252 EL SEBO AVE	HACIENDA HEIGHTS	CA	91745
S	HUMES			5855 CARELL AVE	AGOURA HILLS	CA	91301
SHERYL	HUNFORD			660 S WALNUT AVE	SAN DIMAS	CA	91773
MARGARET	HUNTER			9150 GALLATIN ROAD	DOWNEY	CA	90240
BEV	HUNTSBERGER			3030 EL NIDO DRIVE	ALTADENA	CA	91001
ADELE	HURWITZ			947 TIVERTON	LOS ANGELES	CA	90024
SANDY	HUSE			4207 YORK BLVD	LOS ANGELES	CA	90065
SHIRLEY	HUTSON			4631 ALLA ROAD #3	MARINA DEL REY	CA	90292
STEVE	IGLEHART			405 STRAND ST	SANTA MONICA	CA	90405
PETER	ILLOT			5012 RAMSDELL AVE	LA CRESCENTA	CA	91214
CAROLYN	INGRAM-SEITZ			PO BOX 265	ALTADENA	CA	91003
HAIG	INJUIAN			PO BOX 3892	SOUTH PASADENA	CA	91301
CHARLES	IRVING			3615 WATSEKA AVE #108	LOS ANGELES	CA	90034-3986
CHARLES	IRVING			420 LOFTY HILL	MALIBU	CA	90265
WAYNE & MARILYN	IRWIN			10840 TOPEKA DRIVE	NORTHridge	CA	91326
REBECCA	ISAACS			1309 E SEVENTH ST	LOS ANGELES	CA	90021
CLAY	JACKSON			1341 SHADOWBROOK TER	HARBOR CITY	CA	90710
LEE	JACKSON			1138 21ST ST #6	SANTA MONICA	CA	90403
ELLEN	JACOBS			2721 GLENDOWER AVE	LOS ANGELES	CA	90027
ALETA	JACOBSON			1040 NORTHWESTERN DRIVE	CLAREMONT	CA	91711
S	JACOBY			2321 PELHAM AVE	LOS ANGELES	CA	90064
VICTORIA	JADALI			1926 CALLE YUCCA	THOUSAND OAKS	CA	91360-2255
CLARA	JAFFE			4378 ALLOTT AVE	SHERMAN OAKS	CA	91423
KATAY	JANES			5306 HALISON ST	TORRANCE	CA	90503
JUDY	JANSEN			PO BOX 309	WHITTIER	CA	90601
KRISTIN	JARRATT			1028 S ALFRED ST	LOS ANGELES	CA	90035
BILL	JAYM			PO BOX 146	ACTON	CA	93510
BAB	JENKINS			2812 CUMBERLAND	SAN MARINO	CA	91108
RENEE	JESKA			2816 W 182ND ST #25	TORRANCE	CA	90504
EDITH	JESKE			33206 CROWN VALLEY ROAD	ACTON	CA	93510
HAROLD	JESSE			2836 VICTORIA PLACE	PALOS VERDES ESTATES	CA	90274
JIM	JOHANNESMEYEN			9100 LEONA AVE	LEONA VALLEY	CA	93551
HORTON	JOHNSON			22526 GUADILAMAR DRIVE	SAUGUS	CA	91350
JANICE	JOHNSON			1660 VIRGINIA ROAD	LOS ANGELES	CA	90019
THEOLA	JOHNSON			5865 S CROFT AVE	LOS ANGELES	CA	90056
ELLEN	JOHNSTON			11923 SALEM DRIVE	GRANADA HILLS	CA	91344
WAYNE	JOHNSTON			42329 45TH W	QUARTZ HILL	CA	93536
JOHN	JONES			40642 158TH ST E	LAKE LOS ANGELES	CA	93535
REGGIE	JONES			4976 MEDINA ROAD	WOODLAND HILLS	CA	91364
SAM	JONES			3058 HONOLULU AVE	LA CRESCENTA	CA	91214-3713
GREGORY	JORDAN			22633 TICONDEROGA ROAD	CALABASAS	CA	91302
N B	JORGENSEN			445 WASHINGTON BLVD	MARINA DEL REY	CA	90292
NORM	JUDD			17357 ELIZABETH LAKE ROAD	LAKE HUGHES	CA	93532
CHRIS	JURGENSON			20152 ACRE ST	WINNETKA	CA	91301
ARTHUR	JUTCHER			3016 PURPLE SAGE LANE	PALMDALE	CA	93550
MARY ANN	KACZMARSKI			1634 KILBOURN ST	LOS ANGELES	CA	90065
DORIS	KAGIN			13451 SAINT ANDREWS DRIVE #214H	SEAL BEACH	CA	90740-4146
JOAN	KAHN			1432 N HARDING AVE	PASADENA	CA	91104
SADAO	KAJIKAWA			3601 MICHELLE DRIVE	TORRANCE	CA	90503
ROBERTA	KALLAN			3305 MILITARY AVE	LOS ANGELES	CA	90034
PRIYA	KANAYSON			1359 BUCKINGHAM DRIVE	THOUSAND OAKS	CA	91360
PEARL	KARON			14004 PALAWAN WAY #309	MARINA DEL REY	CA	90292-6228
ELLIS	KATZ			4191 HAYVENHURST DRIVE	ENCINO	CA	91436
BARRY	KATZEN			9543 RUDNICK AVE	CHATSWORTH	CA	91311
BARBARA	KEEN			3108 E AVENUE K-4	LANCASTER	CA	93535
JIM	KEEN			5008 MACAFEE ROAD	TORRANCE	CA	90505
WALTER	KELLER			4984 ENCINAL CANYON ROAD	MALIBU	CA	90265-2523
CAROL	KELLEY			10240 CAMARILLO ST #103	TOLUCA LAKE	CA	91602

Los Angeles County Housing Element 2014-2021

Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
BEV	KELLY			248 LA VERNE	LONG BEACH	CA	90803-3515
ELDREDGE	KELSEY			16131 STAGECOACH AVE	LAKE LOS ANGELES	CA	93591-3208
KAREN & PETER	KELSEY			34225 ACTON CANYON ROAD	ACTON	CA	93510
TERRY	KENN			10705 LEONA AVE	LEONA VALLEY	CA	93551
JOE	KENNEDY			14040 HONEYSUCKLE LANE	WHITTIER	CA	90604
MAUREEN	KERRY O'BRIEN			5625 WOODMAN AVE	VAN NUYS	CA	91401-4702
TERRY	KILPATRICK			462 STEVENS AVE SUITE 102	SOLANA BEACH	CA	92075
JOHN	KIM			4253 CITY TERRACE DRIVE	LOS ANGELES	CA	90016
MARY	KIMBALL			9813 MONOGRAM AVE	NORTH HILLS	CA	91343
VIRGINIA	KIMBALL			1685 LA VISTA PLACE	PASADENA	CA	91103
WILLIAM	KING			19770 GRAND VIEW DRIVE	TOPANGA	CA	90290
RYAN	KINSELLA			17729 NORDHOFF ST	NORTHRIDGE	CA	91325
CAMILLE	KIRK			1837 MIDVALE AVE #201	LOS ANGELES	CA	90025
JUANITA & VANCE	KIRKPATRICK			40011 VALLE VIEW	LEONA VALLEY	CA	93551
MICHAEL	KIRRENE			17350 SUNSET #805	PACIFIC PALISADES	CA	90272
JEANNETTE	KIRSCHNER			3417 LEGATO COURT	POMONA	CA	90766
ED	KISH			8471 INDEPENDENCE	CHATSWORTH	CA	91304
STEPHANIE	KLASKY-GAMER			11857 HESBY ST	VALLEY VILLAGE	CA	91607-3217
DUSTY	KLENDOSTY			1727 W AVENUE K	LANCASTER	CA	93534
RICK	KLINE			1774 N ORANGE GROVE AVE	LOS ANGELES	CA	90046
RONALD	KNECHTLR			22929 ARDWICK ST	WOODLAND HILLS	CA	91364
JAMES	KNIGHT			5 CINNAMON LANE	RANCHO PALOS VERDES	CA	90275
BJ	KNOWLES			6112 PASEO TAPAJO	CARLSBAD	CA	92009
CHARLES	KOHLHASE			2010 FOX RIDGE	PASADENA	CA	91107
CONNIE	KOKROCISIS			29103 WOODCREEK COURT	AGOURA HILLS	CA	91301
SUSANNE	KONIESBERG			8539 SUNSET BLVD #142	LOS ANGELES	CA	90069
MARK	KONOPASKE			3026 GORGE ROAD	MALIBU	CA	90265
CLAUDETTE	KONOULOU			7200 GODDE HILL	LEONA VALLEY	CA	93551
LEA	KOOPMAN			18335 SUMMER	ARTESIA	CA	90701
SARAH	KORDA			2208 WESTRIDGE ROAD	LOS ANGELES	CA	90049-1823
FRED	KORNFELD			10310 NORTHVALE ROAD	LOS ANGELES	CA	90064
PAWELA	KOSLA	REALTOR		29805 WESTHAVEN DRIVE	AGOURA	CA	91301
JANINE	KOSTER			PO BOX 152	LAKE HUGHES	CA	93532
STEVE	KREAGER			15320 SARANAC DRIVE	WHITTIER	CA	90604
MARK	KRENZIEN			804 HOWARD	MARINA DEL REY	CA	90292
MADELINE	KRIPAN			30804 CALAISE COURT	WESTLAKE VILLAGE	CA	91362
LONNA	KRUZINGA			40331 98TH ST W	LEONA VALLEY	CA	93551
JOSEPH	KUNCHANDY			939 REPOSADO DRIVE	LAHABRA HEIGHTS	CA	90631
JUDY	KUNKEL			17838 E LAKE SPRING AVE	LAKE LOS ANGELES	CA	93591
MAURICE	KUNKEL			17838 LAKESPRING	LAKE LA	CA	93591
MAURICE	KUNKEL			41764 N 158TH ST E	LANCASTER	CA	93535
ANDREW	KURKJIAN			3245 FAY AVE	LOS ANGELES	CA	90034
KEN	KUROSE			595 LINCOLN AVE #205	PASADENA	CA	91103
SELMA	KURTZMAN			3511 ALANA DRIVE	SHERMAN OAKS	CA	91403-4708
CARL	KUSTIN			224 S LARCHMONT	LOS ANGELES	CA	90004
EDWARD	KUTIK			761 CORPORATE CENTER DRIVE	POMONA	CA	91768
GAILEN	KYLE			12345 E AVENUE J	LANCASTER	CA	93535
ROBERT	LAJOIE			4465 BOYAR AVE	LONG BEACH	CA	90807
GILBERT & GWEN	LAKE			4815 SHENANDOAH AVE	LOS ANGELES	CA	90056
PATRICIA	LAMB			4442 E LIVE OAK DRIVE	CLAREMONT	CA	91711
LINDA	LAMMERS			1666 FEDERAL AVE #11	LOS ANGELES	CA	90025
MARY	LAMO			450 LAURINDA AVE	LONG BEACH	CA	90803
DANIEL	LANDAU			5102 VELVET	CULVER CITY	CA	90230
KATIE	LANDRON			16754 E STAGE COACH AVE	LAKE LOS ANGELES	CA	93591
ROSS	LANDRY			4121 CASA LOMA	YORBA LINDA	CA	92886
MIKE	LANE			2265 LITTLE LAS FLORES ROAD	TOPANGA	CA	90290
CAROLYN & TROI	LANEGIE			1906 W STOCKWELL ST	COMPTON	CA	90222
EVELYN	LANSBERRY			817 EUCLID ST #E	SANTA MONICA	CA	90403
DAN & ANDROY	LAPPOINT			15615 LANFAIR AVE	LANCASTER	CA	93535
BETH	LAU			5116 HAMPTON COURT	WESTMINSTER	CA	92683-4828
DIANA & ROB	LAUFER			6520 W 5TH ST	LOS ANGELES	CA	90048
DORSEY	LAWSON			1780 ALTADENA DRIVE	PASADENA	CA	91107
MARVIN	LAWSON			PO BOX 901058	PALMDALE	CA	93590
ALYSE	LAZAR			3075 E THOUSAND OAKS BLVD #100	WESTLAKE VILLAGE	CA	91362
JANET	LAZIK			19150 BALLINGER ST	NEWHALL RANCH	CA	91324
KEITH	LEABURN			5158 VERONICA ST	LOS ANGELES	CA	90008
ELAINE	LEADA			9153 AIRDROME ST	LOS ANGELES	CA	90035
RONALD	LEBOW			22252 ALTA DRIVE	TOPANGA	CA	90290
RONALD	LEE			5757 SHANNON VALLEY ROAD	ACTON	CA	93510
SUSAN	LEE KAYE			12830 TIARA ST	VALLEY VILLAGE	CA	91607
SHARON	LEE ROSEWOMAN			19877 OBSERVATION DRIVE	TOPANGA	CA	90290
JOAN	LEESLAND			8180 MANITOBA ST #304	PLAYA DEL REY	CA	90293
MIKE	LEFEBVRE			40303 170TH ST E	PALMDALE	CA	93591
IRENE	LEISNER			320 N WETHERLY DRIVE	BEVERLY HILLS	CA	90211
PAT	LEM			1861 WEBSTER AVE	LOS ANGELES	CA	90026
HARRY	LENCZYK			11134 CONDON AVE	LENNOX	CA	90304
BOB & ELAINE	LENNERT			17132 SCHOLLVIEW	PALMDALE	CA	93591
PAULINE	LEONARD			2242 GLENCOE AVE	VENICE	CA	90291-4039
JACKIE	LEPUT			17329 LOS ALIMOS ST	GRANADA HILLS	CA	91344-4748
ALBERT	LENER			121 NORTHSTAR MALL	MARINA DEL REY	CA	90292
GAIL & CHARLES	LERROY			4530 LIVE OAK AVE	CLAREMONT	CA	91711

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
HARRIET & DON	LEVENSON			3667 GLENEAGLES DRIVE	TARZANA	CA	91356
JUANITA	LEVI			601 N GRAND AVE #334	LOS ANGELES	CA	90012
MORELLE	LEVINE			765 BONHILL ROAD	LOS ANGELES	CA	90049
NANCY	LEVINE			1031 S LONGWOOD AVE	LOS ANGELES	CA	90019
LORELYN	LEWIS			848 PACIFIC ST #6	SANTA MONICA	CA	90405
ROSIE	LEWIS			14943 CLYMAR AVE	W RANCHO DOMINGUEZ	CA	90220
ROBERT	LEYLAND			PO BOX 65883	LOS ANGELES	CA	90065
JAMES	LIANG			2320 HILLMAN LANE	ROWLAND HEIGHTS	CA	91748
JUDY	LIBER			2424 PALM DRIVE	HERMOSA	CA	90254
MARK	LICKER			716 WESTMINISTER AVE	ALHAMBRA	CA	91803-1241
ISAAC	LIEBERMAN			27517 WELLSLEY WAY	VALENCIA	CA	91354
JILL	LIEBERMAN			3947 BEETHOVEN ST	LOS ANGELES	CA	90066
MYRON	LIEBERMAN			6043 TAMPA AVE #101 A	TARZANA	CA	91356
ELIZABETH	LIKES			9916 RANCHO CABALLO DRIVE	SUNLAND	CA	91040
DAVID	LILLY			801 W COVINA BLVD #40	SAN DIMAS	CA	91773
EUGENE	LIN			6239 ETHEL AVE	VAN NUYS	CA	91401
JENNY	LIN			18928 AMBERLY PLACE	ROWLAND HEIGHTS	CA	91748
LAURA	LINDE			10431 DUNLEER DRIVE	LOS ANGELES	CA	90064
CARL	LINDNER			5810 DOVETAIL DRIVE	AGOURA HILLS	CA	91301
JENNY	LIU			24429 NAN COURT	DIAMOND BAR	CA	91765
RALPH	LIVINGSTONE			15823 E MOSSDALE AVE	LAKE LOS ANGELES	CA	93535
MARY ANN	LOCKHART	REV		1923 11TH ST	SANTA MONICA	CA	90404
JEFF	LOEWEN			16418 E HIGHACRES AVE	LAKE LOS ANGELES	CA	93591
HJ	LOKART			21838 JEFFERS LANE	SANTA CLARITA	CA	91350-3904
PAULA	LONDON			225 E 124TH ST	LOS ANGELES	CA	90061
BRIDGETTE	LONG			DRIVE	LAKE ELIZABETH	CA	93532
DORA	LONYAI			2657 PEPPERDALE DRIVE	ROWLAND HEIGHTS	CA	91748
RON	LOPEZ			1531 JAMES M WOOD BLVD PO BOX 15095	LOS ANGELES	CA	90015
MARY & DEB	LOVE			740 ROSWELL AVE	LONG BEACH	CA	90804
MARGOT	LOWE			1535 HARVARD ST #D	SANTA MONICA	CA	90404
MARY	LOWER			2012 FREMONT AVE	SOUTH PASADENA	CA	91030-4509
LESLIE	LOWES			31514 CHANEY TRAIL	ALTADENA	CA	91001
KIMBERLY	LOWLACE			144 E 118TH ST	LOS ANGELES	CA	90061
LESLIE	LOWLACE			213 W 121ST PLACE	LOS ANGELES	CA	90061
RAYMOND	LUBOW			2841 MONTCALM AVE	LOS ANGELES	CA	90046
JOAN	LUCHS			3309 CARSE DRIVE	LOS ANGELES	CA	90068
ALBERT	LUCK			4108 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
JOHN	LUKES			19803 LARBERT ST	CANYON COUNTRY	CA	91351
ROGER	LUND			16756 KNOLLWOOD DRIVE	GRANADA HILLS	CA	91344
PATRICIA	LUNDE			890 HOUD DRIVE	CLAREMONT	CA	91711
CHRISTOPH	LUTY			15423 CORDARY AVE	EL CAMINO VILLAGE	CA	90260
ROBERT	LYON			7809 NARDIAN WAY	LOS ANGELES	CA	90045
MARICE	M			26951 DEERWEED TRAIL	CALABASAS	CA	91301
W	M			4626 ROMBERG PLACE	WOODLAND HILLS	CA	91367
BRENDA	MACHADO	REALTOR		40303 170TH ST E	LAKE LA	CA	93591
BART	MACNEIL			13601 E SUNSET DRIVE	WHITTIER	CA	90602
NANCY	MACUM			PO BOX 190	SUNLAND	CA	91041
LEONARD	MADDOX			4100 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
JOYCE	MADDOX MORANDI			400 S MUIRFIELD ROAD	LOS ANGELES	CA	90020
SHARON	MAGNES			655 S INDIAN HILL BLVD #A	CLAREMONT	CA	91711
BILL	MAGOON			5159 W 140TH ST	HAWTHORNE	CA	90250
MARY JO	MAHER			4864 W 134TH PLACE	HAWTHORNE	CA	90250
BARRY	MAITEN			11693 SAN VICENTE BLVD PMB#904	LOS ANGELES	CA	90049
EUGENE	MAJEROWICZ			4449 PRESIDIO DRIVE	LOS ANGELES	CA	90008
CAROL	MAJORS			10022 RESEDA BLVD	NORTHBRIDGE	CA	91324
ANDREA	MAKSHANOFF			2041 TUNA CANYON ROAD	TOPANGA	CA	90290
JEROME	MALIKOWSKI			39554 162ND ST E	LAKE LOS ANGELES	CA	93591
BRUCE	MALKENHORST			4305 SANTA FE AVE	VERNON	CA	90058
GEORGE	MALLORY			4821 SHENANDOAH AVE	LOS ANGELES	CA	90056
GEORGE	MALONE			15440 MILBANK ST	ENCINO	CA	91436
WS	MALONEY			2110 SHELBY AVE	LOS ANGELES	CA	90025-6312
GARY	MANCUSO			13209 FIJI WAY #C	MARINA DEL REY	CA	90292-7071
MARIA	MANETTA			5100 VIA DOLCE #113	MARINA DEL REY	CA	90292
MARYLOU	MANICINI			526 FRANKLIN PLACE	MONROVIA	CA	91016
CHERRILL	MANN			17353 LOS ALIMOS ST	GRANADA HILLS	CA	91344
STEVE	MANOOKIAN			1865 S SAMARA DRIVE	ROWLAND HEIGHTS	CA	91748
BITOY	MARCHELLETTA			40250 FIELDSPRING ST	LAKE LOS ANGELES	CA	93591
STERLING	MARCHER			15056 GREENWORTH DRIVE	LA MIRADA	CA	90638
ANNETTE	MAREK			822 E NORTHBRIDGE AVE	GLENDDORA	CA	91741-2814
MARTHA	MARGOWSKY			2425 BRYAN AVE	VENICE	CA	90291
GORDON	MARION			2221 COMISO DRIVE	HACIENDA HIGHTS	CA	91745
JD	MARKSMITH			6627 W 82ND ST	LOS ANGELES	CA	90045
RALPH	MARQUEZ			3332 GAUNTLET DRIVE	WEST COVINA	CA	91792
GEORGE	MARR			8405 W BLVD	INGLEWOOD	CA	90305
ELIZABETH	MARSH			5939 W 76TH ST	LOS ANGELES	CA	90045
SUSAN	MARSH			31722 CHARLES ROAD	MALIBU	CA	90265
GEMMA	MARSHALL			1038 HENRY RIDGE	TOPANGA	CA	90290
HELEN	MARSHALL			153 TEDROW DRIVE	GLENDDORA	CA	91740
ANDREW	MARTIN			30 25TH AVE #B	VENICE	CA	90291
ANA	MARTINEZ			3533 E RAMBOZ DRIVE	LOS ANGELES	CA	90063
CINDY	MARTINEZ			482 WOODBLUFF AVE	DUARTE	CA	91010
DEANA	MARTINEZ			2821 HOLLISTER AVE	LOS ANGELES	CA	90032

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
VIVIAN	MARTIN-WEISS			5649 LANGPORT AVE APT 4	LONG BEACH	CA	90805-5059
AMY	MASUMIYA			28844 DEODAR PLACE	SAUGUS	CA	91350
DANIEL	MATEIK			6633 VERDE RIDGE ROAD	RANCHO PALOS VERDES	CA	90275
DONNA	MATSON			4418 AVOCADO	LOS ANGELES	CA	90027
JOE	MATTHEWS			7500 E IMPERIAL HWY ROOM 104	DOWNEY	CA	90242
WILLIAM	MATTINGLY			227 W SKYLINE DRIVE	LAHABRA HEIGHTS	CA	90631
PETE	MAUELOR			40334 174TH ST E	LAKE LOS ANGELES	CA	93591
CYNTHIA	MAY			1259 S VICTORIA AVE	LOS ANGELES	CA	90019
JAYNE	MAYOR			12479 WALSH AVE	LOS ANGELES	CA	90066
PATRICIA	MCALLISTER			435 S KENMORE AVE #212	LOS ANGELES	CA	90020-2443
JIM	MCAVOY			3625 E AVENUE T-6	PALMDALE	CA	93550
TOM & WENDY	MCCAHOH			670 E CARLISLE ROAD	WESTLAKE VILLAGE	CA	91361
JANEICE	MCCONNELL			837 E LURAY ST	LONG BEACH	CA	90807-1015
MARY CARROLL	MCCORMICK			1020 17TH ST	SANTA MONICA	CA	90403-4316
C	MCCRACKEN			2065 MCKAIN ST	CALABASAS	CA	91302
DON & JOANN	MCCREA			385 VERA CYN DRIVE	MALIBU	CA	90265
SANDY	MCDANIEL			728 ARDEN AVE	GLENDALE	CA	91202
TOM	MCDONALD			5864 LOCKSLEY PLACE	LOS ANGELES	CA	90068
VIRGIL	MCDOWELL			5227 LINWOOD DRIVE	LOS ANGELES	CA	90027
KARIN	MCELHATTON			28206 SAN MARTINEZ GRANDE C	CASTAIC	CA	91384
MICHAEL	MCFERRIN			22055 CLARENDON ST #200	WOODLAND HILLS	CA	91367
PAUL	MCILERMOTT			2358 YORKSHIRE DRIVE	LOS ANGELES	CA	90065
ERMEL & RUTH RICKS	MCKEE			40147 N 161ST ST E	LAKE LOS ANGELES	CA	93591
CARLTON	MCKINNEY			5161 DAHLIA DRIVE	LOS ANGELES	CA	90041
GENE	MCKNIGHT			3543 W BLVD	LOS ANGELES	CA	90016
CARI	MCLAME			PO BOX 696	ACTON	CA	93510
MARSHA	MCLEAN			24519 BRECKENRIDGE PLACE	NEWHALL	CA	91321
BETTY	MCLELLAN			426 CARLETON AVE	CLAREMONT	CA	91711
HEATHER	MCLOURTY			4757 N FIGUEROA ST	LOS ANGELES	CA	90042
ELIZABETH	MCMAHON			22845 LEONORA DRIVE	WOODLAND HILLS	CA	91367
HAROLD	MCQUILLAN			120 E SKYLINE	LAHABRA HEIGHTS	CA	90631
LISA	MCVAY			7627 VALLEY SAGE ROAD	ACTON	CA	93510
ROBERT	MEADE			6589 PROVENCE ROAD	SAN GABRIEL	CA	91775
HARRY	MEGILL			22902 NADINE CIRCLE	TORRANCE	CA	90505
JAN	MENDEZ			11820 LARRYLYN	WHITTIER	CA	90604
HILDEGARD	MENRAD			1314 N CENTRAL AVE #4	GLENDALE	CA	91202
LEE	MENTLEY			758 SAYBROOK AVE	LOS ANGELES	CA	90022-3620
ANNETTE	MERCER			2647 GLENDON AVE	LOS ANGELES	CA	90064
BARRY	MERCER			5674 WINDSOR WAY #306	CULVER CITY	CA	90230-6786
ALBERT	MERRILL			2554 LINCOLN BLVD #231	MARINA DEL REY	CA	90291
KATHY	METZ			2056 RODNEY DRIVE #12	LOS ANGELES	CA	90027
BOB & TINA	METZGER			2560 OLD TOPANGA CANYON ROAD	TOPANGA	CA	90290
MARGARET	MEYER			1911 CERRO GORDO ST	LOS ANGELES	CA	90039
MARY	MIASNIK			4626 RICHELIEU TER	LOS ANGELES	CA	90032-3245
PAUL	MICHKOWSKI			15507 BOCA RATON AVE	LLANO	CA	93544
SAM	MICONI			4541 WHITTIER BLVD	LOS ANGELES	CA	90022
BARBARA	MILIKEN			857 NOWITA PLACE	VENICE	CA	90291
CAROL	MILLER			11910 MAYFIELD AVE #202	LOS ANGELES	CA	90049
GEORGE	MILLER			33349 WISCONSIN ST	ACTON	CA	93510
JAN	MILLER			285 BOX CANYON ROAD	WEST HILLS	CA	91304
LAURA	MILLER			436 RICHMOND ST	EL SEGUNDO	CA	90245
MELISSA	MILLER			10542 YARMOUTH AVE	GRANADA HILLS	CA	91344
MIKE	MILLER			6380 ORANGE ST	LOS ANGELES	CA	90048
SCOTT	MILLER			23412 BERWICK PLACE	VALENCIA	CA	91354
STEPHEN	MILLER			13204 SOMERSET ST	WHITTIER	CA	90602
THERESA & JOHN	MILLER			1479 PASEO DEL MAR	SAN PEDRO	CA	90731
TOMMY-ANN	MILLER			480 N BALDWIN AVE	SIERRA MADRE	CA	91204
JOHN	MILLRANY			19360 RINALDI ST #195	PORTER RANCH	CA	91326
ALICIA	MINANA			5757 W CENTURY BLVD #700	LOS ANGELES	CA	90045
ROBIN & DON	MITCHELL			24466 MULHOLLAND HWY	CALABASAS	CA	91302
SHERRY	MIYAZONO			242 PARK AVE	LONG BEACH	CA	90803
AL	MOGGIA			1812 W SILVERLAKE DRIVE	LOS ANGELES	CA	90026
TOM	MOLLOY			29549 HARVESTER ROAD	MALIBU	CA	90265
OFELIA	MONARREZ			4324 SERVICE ST	LOS ANGELES	CA	90063
LISA	MONCURE			4592 STARLING WAY	LOS ANGELES	CA	90065
DIERDRE	MONTGORE			12231 LAWLER ST	LOS ANGELES	CA	90066
JILL	MOORE			3316 VISTA DRIVE	MANHATTAN BEACH	CA	90266
JM	MOORE			17682 PALO VERDE AVE	CERRITOS	CA	90703
ROBERT	MOORE			PO BOX 83458	LOS ANGELES	CA	90083
STEPHEN	MOORE			425 N CAMPBELL AVE	ALHAMBRA	CA	91801
PATRICIA	MOORE-JOSHI			22155 EDEN ROAD	TOPANGA	CA	90290
M	MORGAN			1067 POINT VIEW ST	LOS ANGELES	CA	90035
MITCH & JOSIE	MORLAN			394 S MIRALESTE DRIVE #501	SAN PEDRO	CA	90732
WILLIAM	MORRIS			408 ARROYO TERRACE	PASADENA	CA	91103
FRITZ & MARY	MOSER			4445 LIVE OAK DRIVE	CLAREMONT	CA	91711
MARGARET	MOSS			27361 SIERRA HWY #301	CANYON COUNTRY	CA	91351-6142
DONALD	MOTLEY			3173 BUTLER AVE	LOS ANGELES	CA	90066
INGRID	MUELLER			1027 ELKGROVE AVE	VENICE	CA	90291
JOHN	MUHAMMAD			5239 MAYMONT DRIVE	LOS ANGELES	CA	90043
ISA	MULBERRY			210 W LEXINGTON DRIVE	GLENDALE	CA	91203
MARY	MULLER			842 AMHERST DRIVE	BURBANK	CA	91504-3001
DEBBIE	MUNSEY			3505 ROSEMARY AVE	GLENDALE	CA	91208

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
PATRICIA & ROBERT	MURAR			18434 BERMUDA ST	NORTHBRIDGE	CA	91326
OLGA	MURILLO			1270 COATES ST	LOS ANGELES	CA	90063
DAYLE	MURPHY			454 FAIRWAY	PALMDALE	CA	93551
JOAN	MURRAY			1049 GLENHAVEN DRIVE	PACIFIC PALISADES	CA	90272
CHIYO	NAKAZAWA			16415 ST ANDREWS PLACE	GARDENIA	CA	90247
PAULETTE	NAVARRO			2311 W EL SEGUNDO BLVD	HAWTHORNE	CA	90250
THOMAS	NAZARENO			862 GLENSHAW DRIVE	LA PUENTE	CA	91744
SCOTT	NEAL			10812 SCENIC DRIVE	WHITTIER	CA	90601
EUGENE	NEBEKER	PRESIDENT	NEBEKER RANCH, INC	400 N ROCKINGHAM AVE	LOS ANGELES	CA	90049
BRUCE	NELSON			49618 90TH ST W	LANCASTER	CA	93536
CONRAD	NELSON			4435 LIVE OAK DRIVE	CLAREMONT	CA	91711
SHARON	NELSON			720 N MAPLE ST	BURBANK	CA	91505
DENISE	NEMZIL			1225 25TH ST	SANTA MONICA	CA	90404
LORRAINE	NEW			844 COLORADO BLVD #101	LOS ANGELES	CA	90041
DORETKA	NEWMAN			1308 W 126TH ST	LOS ANGELES	CA	90044
CHUEN	NG			44933 FERN AVE	LANCASTER	CA	93534-2461
MARTIN	NICHOLSON			1060 STONERIDGE DRIVE	PASADENA	CA	91105
SUSAN	NICKUM			43878 FIG AVE	LANCASTER	CA	93534
ROGER & JERRILYN	NICODEMUS			733 BRIAR HILL CIRCLE	SIMI VALLEY	CA	93065-6004
KAREN	NIEMAN			325 MAVIS DRIVE	LOS ANGELES	CA	90065
KAREN	NISHIDA			1223 KENNEYDALE AVE	SOUTH SAN GABRIEL	CA	91770
WALBAN	NOBLE			2317 32ND ST	SANTA MONICA	CA	90405
GAIL MARIE	NOON			642 W 40TH ST #3	SAN PEDRO	CA	90731-7149
MARY	NOONAN			20562 RHODA ST	WOODLAND HILLS	CA	91367
VIOLET	NORANBROCK			1748 PARK LAWN	HACIENDA HEIGHTS	CA	91745
JOHN	NOTTINGHAM			22805 MACFARLANE DRIVE	WOODLAND HILL	CA	91364
KIMBERLY	OARIS			28142 DRIVER AVE #4	AGOURA HILLS	CA	91301
MIRIAM	OBERMAN			17604 LIEMAY ST	VAN NUYS	CA	91406
CLOTILDE	ODEGAARD			111 N HIDALGO AVE	ALHAMBRA	CA	91801
DANILA	ODER			530 S KINGSLEY DRIVE #403	LOS ANGELES	CA	90020-3536
ANTHONY	ODIASE			4144 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
GREGG	OELKER			3285 CRESTFORD DRIVE	ALTADENA	CA	91001
JOAN	OLEAR			1438 N BROADWAY	BURBANK	CA	91504
ED	O'NEILL			1180 OLD TOPANGA CANYON ROAD	TOPANGA	CA	90290
NAIR	ORIOLO			335 N ADAMS ST #103	GLENDALE	CA	91206
EMERITA	ORNELAS			1417 WYBRO WAY	LOS ANGELES	CA	90063
DAVID	ORR			1414 W OAK ST	BURBANK	CA	91506-2414
DAVID	OSBORN			3924 LEMON AVE	LONG BEACH	CA	90807
GAIL	OSBORNE			13906 FIJI WAY #353	MARINA DEL REY	CA	90292
CARIE	OSBURN			2336 RIM ROAD	DUARTE	CA	91010
M L	OSHRY			28207 LOBROOK DRIVE	RANCHO PALOS VERDE	CA	90275
ANNIE & CRAIG	O'SULLIVAN/PITTMAN			141 W GLENARM ST	PASADENA	CA	91105-3422
VEANNE	OTTO			6942 GLASGOW AVE #2	LOS ANGELES	CA	90045
KATHRYN	PADDOCK			5386 JED SMITH ROAD	HIDDEN HILLS	CA	91302
JOE	PADILLA			1244 S SUNSIDE ST	SAN PEDRO	CA	90732
BILL	PALACE			517 WASHINGTON ST	EL SEGUNDO	CA	90245
MINEO	PALADIR			18645 HATTERAS ST #233	TARZANA	CA	91356-1872
AARON	PALEY			4226 HOLLY KNOLL DRIVE	LOS ANGELES	CA	90027
KARIN	PALLY			607 STRAND ST	SANTA MONICA	CA	90405
CAROLYN SUE	PALMER			32373 SADDLE MOUNTAIN DRIVE	WESTLAKE VILLAGE	CA	91361
WILLIAM	PAN			12320 DEANA ST	EL MONTE	CA	91732
MICHAEL	PAPP			10117 GUNN AVE # D-4	WHITTIER	CA	90605
MICHELE	PAPPAGIANES			3448 BELLFLOWER BLVD	LONG BEACH	CA	90808
CAROL	PARRY FOX			10032 E REFLECTING MOUNTAIN WAY	SCOTTSDALE	AZ	85262
MICHAEL	PASQUA			478 WOODBLUFF AVE	DUARTE	CA	91010
CINDI	PATTISON			34404 RED ROVER MINE ROAD	ACTON	CA	93510
MARCUS	PATTISON			537 S KENMORE AVE #310	LOS ANGELES	CA	90020
ANDREW	PAVLEY			4050 JIM BOWIE ROAD	AGOURA HILLS	CA	91301
KARL	PEARCY			9710 N SIDE DRIVE	LEONA VALLEY	CA	93551
DOUGLAS	LOFGREN		ONE BUNKER HILL, 8TH FL	601 WEST FIFTH STREET	LOS ANGELES	CA	90071
MARIALYCE	PEDERSEN			2674 E MAIN #315	VENTURA	CA	93003
RICHARD	PEOPLES			21214 W ALAMINOS DRIVE	SANTA CLARITA	CA	91350
MARIELL	PEPPERDINE			32168 OAKSHORE DRIVE	WESTLAKE VILLAGE	CA	91361
RANDY	PEREZ			10140 WOODWARD AVE	SUNLAND	CA	91040
ROLLY	PEREZ			1004 DE GARMO DRIVE	LOS ANGELES	CA	90063
JON	PERICA			10338 ETIWANDA AVE	NORTHBRIDGE	CA	91326
DEBORRAH	PESERS			1460 TERREY PINE COURT	THOUSAND OAKS	CA	91360
WILLIAM	PETER KONNERTH			PO BOX 492392	LOS ANGELES	CA	90049
KATHY	PETERSON			20203 E AVENUE J	LANCASTER	CA	93535
MICHELE	PEUTET			439 SAN VICENTE BLVD APT B	SANTA MONICA	CA	90402-1729
WILLIAM	PHELPS			1325 CAMINATA LANE	LA HABRA HEIGHTS	CA	90631
ROSANNE	PHILLIPS			1510 COLUMBIA DRIVE	GLENDALE	CA	91205
JOYCE	PICKETT			4517 E AVENUE R-14	LITTLE ROCK	CA	93552
BARBARA	PIERCE			2235 W 25TH ST #131	SAN PEDRO	CA	90732
ROWLAND	PILARIA			PO BOX 1235	KOLOA HI	CA	96756
DON	PINKERTON			1051 E HARVARD ROAD	BURBANK	CA	91501
ALEX	PITT			2346 PANORAMA TER	LOS ANGELES	CA	90039
JEANNE	POLAK-RECHT			11002 GARDEN GROVE AVE	NORTHBRIDGE	CA	91326-2838
CARLA	POLENCA			12229 HARTSOOK ST	VALLEY VILLAGE	CA	91607
CHARLES	POLEP			12525 APPLETON WAY	LOS ANGELES	CA	90066
GRANCES	POONNELL			1517 SEQUOIA AVE	SIMI VALLEY	CA	93065
CLARA	PORTER			12209 S SPRING ST	LOS ANGELES	CA	90061

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KATHRYN	PORTER			42826 17TH ST W	LANCASTER	CA	93534
KATHRYN	PORTER			42826 17TH ST WEST	LANCASTER 93534	CA	93534
LUPE	PORTILLO			1410 N HELEN AVE	LOS ANGELES	CA	90063
WILBERT	POSTON			12218 S LOS ANGELES ST	LOS ANGELES	CA	90061
LAVERNE	POTTER			16451 CALAHAN ST	NORTH HILLS	CA	91343
DON	POTTS			2040 MCKAIN ST	CALABASAS	CA	91302
ROBERT	PRIMEAUX			32517 ANGELES FOREST HWY	PALMDALE	CA	93550
BILL	PROFIT	REALTOR		PO BOX 1973	LANCASTER	CA	93534
MARY	PROTEAU			147 1/2 S SYCAMORE AVE	LOS ANGELES	CA	90036-2926
LAURA	PROVENCHER			10440 SEABURN LANE	LOS ANGELES	CA	90077
BILL	PULLMAN			2599 GLEN GREEN	LOS ANGELES	CA	90068
MARISSA	QUIROZ			4848 JERRY	BALDWIN PARK	CA	91706
DON	RABY			3430 ENCINAL ROAD	MALIBU	CA	90265
GIEDRA	RACKAUSKAS			1655 MCREYNOLDS ROAD	MALIBU	CA	90265
PETER	RADON			46821 NAOMI ROAD	LAKE HUGHES AREA	CA	93532
LOLLIE	RAGANA			2911 4TH ST #115	SANTA MONICA	CA	90405
WILLIAM	RAGGIO			40107 16TH ST W	PALMDALE	CA	93551
DORRIT	RAGOSINE			3855 FREDONIA DRIVE	LOS ANGELES	CA	90068
KATHRYN	RALEY			40035 RIDGEMIST ST	LAKE LOS ANGELES	CA	93591
PATRICIA	RAMSELL			2249 ARGONNE AVE	LONG BEACH	CA	90815
SCOTT	RAMSEY			32435 ANGELS CREST HWY	ACTON	CA	93550
JEANNETT	RASKER			11600 WASHINGTON PLACE #202D	LOS ANGELES	CA	90066
JAMES	RASMUSSEN			26500 W AGOURA ROAD #652	CALABASAS	CA	91302
MCHAE	RAYSSES			3556 S BARRINGTON AVE	LOS ANGELES	CA	90066-2830
NANCY	RAZANSKI			22149 JAMES ALLEN CIRCLE	CHATSWORTH	CA	91311
BRIDGET	RAZO			9100 LEONA AVE	LEONA VALLEY	CA	93551
GEORGE	REAMS			1643 PARK SOMERSET	LANCASTER	CA	93534
BETTIE	REED			5038 INADALE AVE	LOS ANGELES	CA	90043
SALLIE	REEVES			8 THYME PLACE	RANCHO PALOS VERDES	CA	90275
PAMELA	REID			13619 FRANKLIN ST	WHITTIER	CA	90602
LEONARD	RENDON			3927 CROTON AVE	WHITTIER	CA	90601
LEONARD	RENDON			3966 DOBINSON ST	LOS ANGELES	CA	90063-1751
JEANNE	RENNER			11743 N CIRCLE DRIVE	WHITTIER	CA	90601-2336
KURT	RHEINFURTH			10629 CHIQUITA ST	NO HOLLYWOOD	CA	91602
JAMES	RHODES			2260 COUNTRY CLUB VISTA ST	GLENDORA	CA	91741-4057
DIANE	RICARD			290 S OAKLAND AVE #6	PASADENA	CA	91101
STEVE	RICE			43912 20TH ST W	LANCASTER	CA	93534
DENI	RICHARDSON			61 GILLMAN ST	IRVINE	CA	92612-2101
JANET	RICHARDSON			210 CALLE FANILLIA	OAK PARK	CA	91377
MARY	RICHARDSON			4623 RUSSELL #4	LOS ANGELES	CA	90027
ROCHELLE	RICHARDSON			510 N ROSE AVE	COMPTON	CA	90221
JUNE	RICHIE			PO BOX 953	NORTH FORK	CA	93643
MICHAEL	RICHTER			12138 MITCHELL AVE	LOS ANGELES	CA	90066
MARK	RICKERBY			1431 ALLEN AVE	GLENDALE	CA	91201
JIM	RIES			1817 19TH ST	SANTA MONICA	CA	90404
DON	RIGGS			711 N LUCIA AVE	REDONDO BEACH	CA	90277
JANE	RIGGS			4852 SAINT ANDRES	LA VERNE	CA	91750
CHRISTINE	RINCON	REALTOR		38826 MESQUITE ROAD	PALMDALE	CA	93550
DAVID	RINIEN			13632 FENTON AVE	SYMLAR	CA	91342
ROBERT & ANNE	RIPPY			2840 BLAKEMAN AVE	ROWLAND HEIGHTS	CA	91748
SALLY	RIVERA			PO BOX 9253	WHITTIER	CA	90608-9253
ARON	ROARICK			831 FERN LANE	WALNUT	CA	91789
DAN	ROBERTO			PO BOX 3580	ALHAMBRA	CA	91803
DALE	ROBINETTE			PO BOX 505	TOPANGA	CA	90290
PHIL	ROBINSON			3260 CRYSTALAIRES DRIVE	LLANO	CA	93544
ROBERT	ROCCO			12554 INDIANAPOLIS ST	LOS ANGELES	CA	90066
NORMA	ROCKMAN			6007 W LINDENHURST AVE	LOS ANGELES	CA	90036
ESTHER	RODRIGEZ			1006 DE GARMO DRIVE	LOS ANGELES	CA	90063
STEVE	RODRIGUES			42237 ROUND HILL DRIVE	LANCASTER	CA	93536
ROGER	RODRIGUEZ			7523 WELLMAN ST	CITY OF COMMERCE	CA	90047
KIMBERLY	ROFFLER			10845 TERECEITA ROAD	TUJUNGA	CA	91042
RICARDO	ROHD			16828 SWEETAIRE AVE	LANCASTER	CA	93535
BRIGITTE & PETER	ROHRER			1987 SKYLINE VISTA DRIVE	LAHABRA HEIGHTS	CA	90631
CARLOS & CONNIE	ROMO			19874 E LORENCITA DRIVE	COVINA	CA	91724-3826
SALLY	RON			497 S EL MOLINO AVE #108	PASADENA	CA	91101
Y	RONEFELD			241 MARINE	SANTA MONICA	CA	90405
MARCELL	ROSCHITSCH			351 SPINKS CANYON	DUARTE	CA	91010
EDITH	ROSEMUND			14427 CLYMAR AVE	LOS ANGELES	CA	90220
DOUG	ROSEN			479 COLD CANYON ROAD	CALABASAS	CA	91302
FLORENCE	ROSEN			2020 REDCLIFF ST	LOS ANGELES	CA	90039
TIM	ROSEN			1126 W LANCASTER BLVD	LANCASTER	CA	93534
R	ROSENBLATT			10425 SEABURY LANE	LOS ANGELES	CA	90077
JEAN	ROSENFELD			3515 CROSS CREEK LANE	MALIBU	CA	90265
DAVID	ROSENSTEIN			302 AMALFI DRIVE	SANTA MONICA	CA	90402
MURRAY	ROSENTHAL			3467 INGLEWOOD BLVD	LOS ANGELES	CA	90066-1936
EVELYN	ROSNER			4920 ODESSA AVE	ENCINO	CA	91431
EDITH	ROTH			6029 OAKDALE AVE	WOODLAND HILLS	CA	91367
RUTH	ROUNSEFELL			21501 ANZA AVE	TORRANCE	CA	90503-6423
SUZANNE	RUBENSTEIN			8620 FENNEL PLACE	LOS ANGELES	CA	90069
JOSEPH	RUDY			10923 MANSEL AVE	LENNOX	CA	90304
GILBERTO	RUIZ			PO BOX 1514	SANTA MONICA	CA	90406
JOE	RUIZ			PO BOX 3263	CITY OF INDUSTRY	CA	91744

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
JOAN	RUNYON			23920 VALENCIA BLVD SUITE 265	VALENCIA	CA	91355
ROBERT	RUSH			2325 N SPARKS ST	BURBANK	CA	91504
JOANNE	RUTGERS			5 PACKSADDLE ROAD E	ROLLING HILLS	CA	90274
WILLIAM	RUTHERFORD			4006 SAN RAFAEL AVE	LOS ANGELES	CA	90065
WILLIAM	RYAN	REALTOR		3500 TAMARISK DRIVE	PALMDALE	CA	93551
EA & GAYE	RYAVEC			3736 AVON LANE	SANTA BARBARA	CA	93105
RICHARD	RZAZEWSKI			247 ROSEWOOD ST	VENTURA	CA	93001-1669
DAVID	S			30366 CORNELL SCHOOL ROAD	AGOURA HILLS	CA	91301
MICHAEL	SACHS			4915 W 129TH ST	HAWTHORNE	CA	90250
ESSIE	SAFAIE			6154 GREYROCK ROAD	AGOURA HILLS	CA	91301
GREG	SAFEL			8555 SHERWOOD DRIVE #2	WEST HOLLYWOOD	CA	90069
ANGELICA	SALAZAR			1139 N HAZARD AVE	LOS ANGELES	CA	90063
BEVERLY	SALAZAR-FOLKES			1931 SHADYBROOK DRIVE	THOUSAND OAKS	CA	91362
ANGELICA & SERGIO	SAMAYOA			14463 ALLEGAN ST	WHITTIER	CA	90604
TAMI	SAMPLER			32445 MULHOLLAND HWY	MALIBU	CA	90265
LORENE	SAMOSKA			701 CRAIG AVE	LA CANADA CA	CA	91011
DELMER	SANBURG, JR			2095 BARNETT ROAD	LOS ANGELES	CA	90032
VIVIAN	SANTAG			PO BOX 4052	CHATSWORTH	CA	91313-4052
R	SARETSKY			20720 WALNUT CYN ROAD	WALNUT	CA	91789
RICHARD & CATHY	SARTE			2185 MCKAIN ST	CALABASAS	CA	91302
JO	SARUCHMEN			6211 BRIGHT AVE	WHITTIER	CA	90601
SHERRY	SATILVA			975 COLD CANYON ROAD	CALABASAS	CA	91302
COREEN	SAVIKKO			20538 E AVENUE Q-12	PALMDALE	CA	93591
RAMESH	SAXENA			PO BOX 4190	CULVER CITY	CA	90231-4190
SHERRY	SCARBERRY			2562 SILVER RIDGE AVE	LOS ANGELES	CA	90039-3324
DAMIAN	SCHANTZ			1601 N SEPULVEDA BLVD #150	MANHATTAN BEACH	CA	90266
ROSIE	SCHASSBURGER			174 W FOOTHILL BLVD #509	MONROVIA	CA	91016
ANN	SCHIED			500 S ARROYO BLVD	PASADENA	CA	91105
SHERYLLYNN	SHELL			1727 W AVENUE K	LANCASTER	CA	93534
PAUL	SCHLICHTING			PO BOX 3432	REDONDO BEACH	CA	90277-1432
LISA	SCHLOSSER			2303 CALIFORNIA AVE	SANTA MONICA	CA	90403
CLAIRE	SCHLOTTERBECK			170 COPA DE ORO	BREA	CA	92623
JUDY	SCHMIR			PO BOX 50323	PASADENA	CA	91115-0323
BETTY	SCHNAAR			PO BOX 8152	NORTHRIDGE	CA	91327
TED	SCHNAID			17500 E PALMDALE BLVD	LLANO	CA	93544
CORINNE	SCHNUR			158 APACHE	TOPANGA	CA	90290
JEFF	SCHOEFER			40653 158TH ST E	LANCASTER	CA	93534
JAYE	SCHOLL BOHLEN			372 BROCKMONT DRIVE	GLENDALE	CA	91202
HOWARD	SCHOMER			29712 TRIUNFO DRIVE	AGOURA HILLS	CA	91301
GARY	SCHULBERG			1825 HENRY RIDGE MTWY	TOPANGA	CA	90290
JOEL & KIAN	SCHULMAN			1832 LOOKOUT ROAD	MALIBU	CA	90265
HENRY	SCHULTZ			21827 PARVIN DRIVE	SANTA CLARITA	CA	91350
MARJORIE	SCHUMAN GREENHUT			10373 ALMAYO AVE #106	LOS ANGELES	CA	90064
JIM & LISA	SCHWALM			30481 HASLY CANYON ROAD	CASTAIC	CA	91384
JACK	SCHWARTZ			11901 SANTA MONICA BLVD #381	LOS ANGELES	CA	90025
VIRGINIA	SCHWARTZ			1736 CURTIS AVE	MANHATTAN BEACH	CA	90266-2025
JOHN	SCHWARZ			3521 GRAND VIEW BLVD	LOS ANGELES	CA	90066
KATHLEEN	SCOTT			8511 CALVA	LEONA VALLEY	CA	93551
LEA	SCOTT			839 BELLAIRE COURT	EL CAJON	CA	92020-2001
LINWOOD	SCOTT			146 W 124TH ST	LOS ANGELES	CA	90061
JULIA	SCOVILLE			1026 W 20TH ST #4	SAN PEDRO	CA	90731-5258
HARRIETT	SEARES			1428 S MARENGO AVE PLUMB HALL #1	ALHAMBRA	CA	91803
L	SECOR			5546 VILLAGE GREEN	LOS ANGELES	CA	90016
RICHARD	SEELEY			3924 EL CAMINITO	LA CRESCENTA	CA	91214
CAROLYN	SEEMAN			11747 OSTEGO ST	VALLEY VILLAGE	CA	91607
JACK	SEGAL			1900 E OCEAN AVE #718	LONG BEACH	CA	90802-6134
JACK	SEGAL			1900 E OCEAN AVE #818	LONG BEACH	CA	90802
MARK	SEIDENGLAM			2100 HENRY RIDGE MTWY	TOPANGA	CA	90290
CATHY	SELLITTO			1040 SAN RAFAEL #301	GLENDALE	CA	91202
MARY ANN	SELTZER			7151 SCARBOROUGH PEAK DRIVE	WEST HILLS	CA	91307
ROBERT	SELTZER			9595 WILSHIRE BLVD SUITE 2010	BEVERLY HILLS	CA	90212
ALAIN & MARVA	SEMET			2400 SUMMIT TO SUMMIT	TOPANGA	CA	90290
AMY	SEMMEL			209 N VAN NESS AVE	LOS ANGELES	CA	90004
MAURICIO	SERRANO			195 W ELMWOOD AVE #104	BURBANK	CA	91502
LANA & JOHN	SEYMOAR			39909 86TH ST W	LEONA VALLEY	CA	93551
LANA	SEYMOUR			35509 86TH ST W	LEONA VALLEY	CA	93551
RAHMAN	SHABAZZ			PO BOX 59027	LOS ANGELES	CA	90059
LAEL	SHANNON			20718 PACIFIC COAST HWY #4	MALIBU	CA	90265
TRACY	SHAO			2329 FALLEN DRIVE	ROWLAND HEIGHTS	CA	91748
SHIRLEY	SHAPIRO			252 AVONDALE AVE	LOS ANGELES	CA	90049
IMARA	SHAW			PO BOX 2404	MALIBU	CA	90265
DENISE	SHAY			20 CATAMARAN ST #302	MARINA DEL REY	CA	90292
TIM	SHEA			316 WILDROSE AVE	MONROVIA	CA	91016
HYLENE	SHEETS			28949 VALLEY HEIGHTS	AGOURA	CA	91301
BETTE	SHELD			2029 TROY	SOUTH EL MONTE	CA	91733
DONNA	SHEN			29350 PACIFIC COAST HWY #12	MALIBU	CA	90265
FREDA	SHEN			10153 RIVERSIDE DRIVE #532	TOLUCA LAKE	CA	91602
DANA	SHIRAZI			3014 MILLICENT WAY	PASADENA	CA	91107
MARQOOUT ROSE	SHULTZ			3580 LAS FLORES CYN ROAD	MALIBU	CA	90265
PHYLLIS	SHUMBERGER			7747 JAYSEEL ST	TUJUNGA	CA	91042-1621
WILLIAM	SIAS			2149 E WALNUT CREEK PKWY	WEST COVINA	CA	91791
JEFF	SIEBERT			19235 W AVENUE C	LANCASTER	CA	93536

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Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
TOM	SIEBERT			32184 OAKSHORE DRIVE	WESTLAKE VILLAGE	CA	91361
HANS	SIEGENTHALER			8843 PENFIELD AVE	NORTHRIDGE	CA	91324-3227
LARRY	SIEMERS			1055 E AVOCADO CREST ROAD	LAHABRA HEIGHTS	CA	90631
DEBRA	SILBAR			730 BASIN DRIVE	TOPANGA	CA	90290
GERALDINE	SILVER			747 ORANGE GROVE BLVD	PASADENA	CA	91105
JANE	SILVER			416 S WESTGATE AVE	LOS ANGELES	CA	90049
LEW & SHEILA	SILVERMAN			6835 SHOUP AVE	WEST HILLS	CA	91307
S	SIMEN			387 MIRA MON AVE #C	LONG BEACH	CA	90814
GIOVANNI & PAT	SIMI			4527 W AVENUE K-8	LANCASTER	CA	93536
DOUGLAS	SIMMS STENHOUSE			20329 ROSLIN AVE	TORRANCE	CA	90503
KENNETH	SIMON			4156 LONGRIDGE AVE	SHERMAN OAKS	CA	91423
JEWEL	SIMPSON			20433 SEABOARD ROAD	MALIBU	CA	90265
PATRISIA	SIMPSON			5600 GLENFORD ST	LOS ANGELES	CA	90008
LEO	SIMS			44928 N HANSTEAD AVE	LANCASTER	CA	93535
TIRON	SISSON			1279 WESTWIND CIRCLE	WESTLAKE VILLAGE	CA	91361
DAN	SITHICHAJ			PO BOX 477	ARTESIA	CA	90702
PAUL	SIVERSON			1140 W 3RD ST	SAN PEDRO	CA	90731
ANNE	SIVICH			4500 LIVE OAK DRIVE	CLAREMONT	CA	91711
LARRY	SKAGGS			42901 36TH ST W	LANCASTER	CA	93534
JOHN	SKELLEY			15670 POPPYSEED LANE	CANYON COUNTRY	CA	91351
HELEN	SKLAR			12548 MATTESON AVE	LOS ANGELES	CA	90066
PHIL	SKONIELZKI			1231 NEW YORK DRIVE	ALTADENA	CA	91001
BOB	SLAWSON			5837 E HARCO ST	LONG BEACH	CA	90808
JACOB	SLOANE			170 E 6TH ST #742	CLAREMONT	CA	91711
MICHELLE	SMALL			1025 YALE AVE	CLAREMONT	CA	91711
HAMS	SMIT			3230 COSMELL ROAD	AGOURA	CA	91301
DOUGLAS	SMITH			5959 ABERNATHY DRIVE	WESTCHESTER	CA	90045
EDNA	SMITH			2859 ST JAMES PLACE	ALTADENA	CA	91001
HAL	SMITH			616 18TH ST	MANHATTAN BEACH	CA	90266
IAN	SMITH			19152 PLACERITA CYN ROAD	NEW HALL	CA	91321
MICHAEL	SMITH			2818 PARKVIEW DRIVE	THOUSAND OAKS	CA	91362
RICHARD	SMITH			51310 280TH ST W	LANCASTER	CA	93536
WILBOR	SMITH			21630 FAIRWIND	DIAMOND BAR	CA	91765
SUZANNE	SMREKAR			650 OLIVE AVE	SIERRA MADRE	CA	91024
WINDSOR	SMYSOF			1999 AVENUE OF STARS #700	CENTURY CITY	CA	90067
LYNNE	SNEAD			25625 SALCEDA ROAD	VALENCIA	CA	91355
ISABEL	SNYDER			20600 MULHOLLAND HWY	CALABASAS	CA	91302
CONSTANCE	SOBEL			1800 N ALTADENA DRIVE	PASADENA	CA	91107
MARIA	SOLIDAD			1245 N VAN SELTS AVE	LOS ANGELES	CA	90063
DEBBIE	SOLOMON			5508 FAIRGRANGE DRIVE	AGOURAL HILLS	CA	91301
SUZANN	SOLOMON			25300 VIA ARTINA	SANTA CLARITA	CA	91355
FRANZ	SOMM			40557 168TH ST E	LANCASTER	CA	93535
HENRY	SORCELLI			9133 E AVENUE J	LANCASTER	CA	93535
GREGORY	SOTIR			514 WESTMINISTER AVE	VENICE	CA	90291
CHRISTINE	SPEIDEL			170 E 6TH ST #335	CLAREMONT	CA	91711
KATHY	SPIELMAN			28828 COLINA VISTA ST	AGOURA HILLS	CA	91301
DAVID	SPURGEON			17730 BURBANK BLVD #110	ENCINO	CA	91316
KATHERINE	SQUIRES			26800 ESPANA DRIVE	SAUGUS	CA	91350
ALAN	STAMM			422 DENSLow AVE	LOS ANGELES	CA	90049-3507
PETE	STANLEY			1740 N HUDSON AVE #125	LOS ANGELES	CA	90028
JIM	STARKWEATHER			15370 WEDDINGTON ST APT119	SHERMAN OAKS	CA	91411-3826
PHILY	STEEL			19848 PACIFIC COAST HWY	MALIBU	CA	90265
SHARON	STEELY			28364 W BALKINS DRIVE	AGOURA HILLS	CA	91301
RENEE	STEFANOFT			1505 GREENCASTLE AVE	ROWLAND HEIGHTS	CA	91748
ELAINE	STEINTZ			2243 PEARSON AVE	WHITTIER	CA	90601
ANNELISA	STEPHAN			1236 S ALFRED ST #3	LOS ANGELES	CA	90035
JOHN	STEVENS			1313 ZUNI LANE	TOPANGA	CA	90290
PAM	STEVENS			1451 WINDSOR DRIVE	SAN DIMAS	CA	91773
JEFF	STEVENSON			30227 HASLEY CANYON ROAD	CASTAIC	CA	91384
JOYCE	STEWART			801 W 123RD ST	LOS ANGELES	CA	90047
OKA	STEWART			39268 ROW RIVER ROAD	CULP CREEK	CA	97427
RAYMOND	STEWART			24969 MULHOLLAND HWY	CALABASAS	CA	91302
BURT	STILLAR			19169 JOVAN ST	TARVANA	CA	91335
TIMOTHY	STIRTON			1330 N OCCIDENTAL BLVD	LOS ANGELES	CA	90026
ADREA	STOKER			5157 EL ROBLE ST	LONG BEACH	CA	90815
MELISSA	STOLLER			11430 KINGSLAND ST	LOS ANGELES	CA	90066
NANCY	STONE			10641 MISSOURI AVE #101	LOS ANGELES	CA	90025
GINGER	STOUT			9136 W AVENUE E-4	ANTELOPE ACRES	CA	93536
ROBBIE	STOVITZ			2090 W 29TH ST	LOS ANGELES	CA	90018
KARIN	STRELIOFF			10807 ESTHER AVE	LOS ANGELES	CA	90064
ELLEN	STRENSKI			3463 MEIER ST	LOS ANGELES	CA	90066
TOM	STRINGER			1655 ASHLAND AVE	SANTA MONICA	CA	90405
RAY	STROEBER			1804 IOWA TRAIL	TOPANGA	CA	90290
HOWARD	STRONG			PO BOX 570092	TARZANA	CA	91357-0092
MARY ELLEN	STROTE			475 STUNT ROAD	CALABASAS	CA	91302
THOMAS	STROUT			13633 E PHILADELPHIA	WHITTIER	CA	90601
CAROL & CRAIG	STUBBULINE			4434 LIVE OAK DRIVE	CLAREMONT	CA	91711
BEVERLY	STUNDEN			5241 APPIAN WAY	LONG BEACH	CA	90803
PHILIP & LEONA	SUGAR			2740 S BEVERLY DRIVE	LOS ANGELES	CA	90034
JAY	SULLIVAN			6610 TAMARIND ST	OAK PARK	CA	91377
SUSAN	SULLIVAN			1700 GREENLEAF	TOPANGA	CA	90290
TERRY	SULLIVAN			4826 SHENANDOAH AVE	LOS ANGELES	CA	90056

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
WILLIS & MELLIA	SUMMIS			6251 JUMILLA AVE	WOODLAND HILLS	CA	91367
SUSAN	SUNTREE			1223 11TH ST	SANTA MONICA	CA	90401-2002
ROBERTA	SWANSON			1414 S BEVERLY DRIVE #3	LOS ANGELES	CA	90035
SCOTT	SWANSON			10373 ILONA AVE	LOS ANGELES	CA	90064
BRIAN	SWEENEY	DEVELOPER		116 11TH ST	MANHATTAN BEACH	CA	90266
ANN	SWICK			4500 LIVE OAK DRIVE	CLAREMONT	CA	91711
BEATRICE	T			1531 LOOKOUT DRIVE	AGOURA	CA	91301
WARREN	TAKEDA			13520 VALLEYHEART DR DRIVE	SHERMAN OAKS	CA	91423
KATE	TALAMANTEZ			PO BOX 1014	TOPANGA	CA	90290
VERONICA	TAM			747 E GREEN ST #300	PASADENA	CA	91101
KATHRYN	TAUBE			43252 18TH ST W	LANCASTER	CA	93534
BARBARA	TAYLOR			16546 CHALET TERRACE	PACIFIC PALISADES	CA	90272
DONNA	TERMEER			548 W LANCASTER BLVD	LANCASTER	CA	93534
ERIC	TERNDROP			30349 EAGLEBROOK DRIVE	AGOURA HILLS	CA	91301
BONNIE	THOMAS			201 SAN VICENTE BLVD #13	SANTA MONICA	CA	90402
LAUREN	THOMAS			2337 GREENFIELD AVE	LOS ANGELES	CA	90064-1907
ERIKA	THUEMML			604 W AVENUE 46	LOS ANGELES	CA	90065
BARBARA	TIDBALL			3856 WESTON PLACE	LONG BEACH	CA	90807
MARILYN	TILLEY			40222 95TH ST W	LEONA VALLEY	CA	93551
DOUGLAS	TILTON			516 BURCHETT ST	GLENDALE	CA	91203
MARIAN	TONG			1619 SELBY AVE	LOS ANGELES	CA	90024
CAROLLE	TOON			11629 HUSTON ST	NORTH HOLLYWOOD	CA	91601
BRADLEY	TOPASKE			16833 GLYNN DRIVE	PACIFIC PALISADES	CA	90272
DIANE	TRAUTMAN			PO BOX 801084	SANTA CLARITA	CA	91380
BEVERLY & ROBERT	TRIGGS			10032 FORBES AVE	NORTH HILLS	CA	91343
DAVID	TROY			21844 CORVO WAY	TOPANGA	CA	90290-4347
NOAH	TUPAK			11021 SHOSHONE AVE	GRANADA HILLS	CA	91344
BOB & ROSE MARIE	TURNER			18420 AGUIRO ST	ROWLAND HEIGHTS	CA	91748
JEFF	TURNER			208 PARADISE COVE	MALIBU	CA	90265
STEVE & STEPHANIE	TYRELL			4130 STANSBURY AVE	SHERMAN OAKS	CA	91423
WILLIAM	UANDERBERG			PO BOX 377	INGLEWOOD	CA	90306
BRIAN	ULM			201 MAUNA LOA DRIVE	MONROVIA	CA	91016
PAUL	ULMER			10598 BUTTERFIELD ROAD	LOS ANGELES	CA	90064
MICHAEL	URIS			2067 MT OLYMPUS DRIVE	LOS ANGELES	CA	90046
SHEPHA	VAINSTEIN			29476 LAKE VISTA DRIVE	AGOURA	CA	91301
VYTO	VALAVICIOS			193 LOMA METISSE	MALIBU	CA	90265
SANDY	VAN LBUTEN			27051 HELMOND DRIVE	CALABASAS	CA	91301
JAMES	VAN OPPEN			23648 SUSANA AVE	TORRANCE	CA	90505
BERNICE	VAN STEENBERGEN			6351 EL PASEO COURT	LONG BEACH	CA	90815
JOHN	VANDEVELDE			205 N HERMOSA AVE	SIERRA MADRE	CA	91024
SHEPHA	VANOTR			29476 LAKE VISTA DRIVE	AGOURA	CA	91301
MICHAEL	VENSKY			6739 RANCHITOS DRIVE	ACTON	CA	93510-1562
MARGARET	VERNALLIS			16621 MAYALL ST	SEPULVEDA	CA	91343
BARBARA	VICK			1936 W 42ND PLACE	LOS ANGELES	CA	90062
HARRY	VICKMAN			11533 DILLING ST	STUDIO CITY	CA	91604
KEN	VINING			PO BOX 226	TOPANGA	CA	90290
JUDITH	VOGELSANG			1730 N VISTA ST	LOS ANGELES	CA	90046
ROHRORD	VONDYKS			31700 BAINBROOK COURT	WESTLAKE VILLAGE	CA	91361
KRIS	VROOMAN			4426 SPENCER ST	TORRANCE	CA	90503
LUIS	W E			16614 E NEWMONT AVE	LANCASTER	CA	93535
EDITH	WACHTEL			1652 AMHEST AVE	LOS ANGELES	CA	90025
DIANE	WADUM			7634 CLEARGROVE DRIVE	DOWNEY	CA	90024
YVONNE	WAGGONER			PO BOX 20679	LONG BEACH	CA	90801
MARTHA	WAITMAN			5520 NORDYKE ST	LOS ANGELES	CA	90042
SANDY	WALES			329 16TH ST	MANHATTAN BEACH	CA	90266
CORINNE	WALKDER			9035 CARSON ST	CULVER CITY	CA	90232
CAROLE	WALKER			660 S ORANGE GROVE #H	PASADENA	CA	91105
DON	WALLACE			1710 N COLD CYN ROAD	CALABASAS	CA	91302
GARY	WALLACE			PO BOX 1171	MONROVIA	CA	91016
JAQUELINE	WALLACE			906 E 102ND PLACE	LOS ANGELES	CA	90002
MARTHA	WALLIS			25101 MULHOLLAND HWY	CALABASAS	CA	91302
JOAN	WALTER			633 S MAGNOLIA AVE	WEST COVINA	CA	91791
LI-CHUN	WANG			24427 PIKES COURT	DIAMOND BAR	CA	91765
TERESA	WANG			408 ROSEMONT BLVD	SAN GABRIEL	CA	91775
HENRY	WARZYBOK			4318 CANEHILL AVE	LAKEWOOD	CA	90713
JONATHAN	WASSERBERGER			1005 GRANVILLE AVE	LOS ANGELES	CA	90049
ML	WATANABE			6548 MADELINE COVE DRIVE	RANCHO PALOS VERDES	CA	90275
VALERIE	WATKINS			15507 HASKINS	WEST RANCHO DOMINGUEZ	CA	90226
THOMAS	WATSON			7582 MULHOLLAND DRIVE	LOS ANGELES	CA	90046
M	WATTON			PO BOX 816	LEONA VALLEY	CA	93551
HANNAH	WEAR			2420 MINARD ROAD	TOPANGA	CA	90290
LONNIE	WEBB			1000 E CAPITIAN	LANCASTER	CA	93535
MARY ANN	WEBSTER			9950 FARRAGUT DRIVE	CULVER CITY	CA	90232
RUSSELL	WEBSTER			3650 BARHAM BLVD #310	LOS ANGELES	CA	90068
SUSAN	WEBSTER			1075 HENRY RIDGE	TOPANGA	CA	90290
ROBERT	WEDLOCK			12213 S WALL ST	LOS ANGELES	CA	90061
E & P	WEIMER			2510 RIDGELAND ROAD	TORRANCE	CA	90505-7232
DEBORAH	WEISS			2600 HENRY RIDGE	TOPANGA	CA	90290
RALPH	WEISS			2600 HENRY RIDGE MTWY	TOPANGA	CA	90290
BUD	WELCH			2303 S RICHDAL AVE	HACIENDA HEIGHTS	CA	91745
HANK & JUDY	WELCH			1324 N CITRUS ST	LA HABRA HEIGHTS	CA	90631

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
MQ	WELCH			363 W CHANNEL ROAD	SANTA MONICA	CA	90402
GAIL	WELLS			28802 CONEJO VIEW	AGOURA	CA	91301
JOSEPH	WELLS			1125 3RD ST #315	SANTA MONICA	CA	90403
JACK	WHALLEY			36063 80TH ST E	LITTLEROCK	CA	93543
BILL & ROSIE	WHITMAN			5823 PARKMER ROAD	CALABASAS	CA	91302
FREDERIC	WHITSON			30441 VIX CAMBRON	RANCHO PALOS VERDES	CA	90275
D	WHITTWER			20314 STRELNA PLACE	WOODLAND HILLS	CA	91364
JAYE	WHITWORTH			3285 MARNA AVE	LONG BEACH	CA	90808
EDMUND	WIANECKI			1056 INDIANA COURT	VENICE	CA	90291
JOHN	WICKHAM			1358 EAGLE VISTA DRIVE	LOS ANGELES	CA	90041
JONAS	WICKHAM			8501 RIDPATH DRIVE	LOS ANGELES	CA	90046
LEE	WILLARD			6218 ROUNDHILL DRIVE	WHITTIER	CA	90601
ROBERT	WILLARD			2385 ROSCOMARE RD ROAD #E17	LOS ANGELES	CA	90077
JAMES	WILLIAMS			2758 N KEYSTONE ST	BURBANK	CA	91504
MARIE	WILLIAMS			2070 MCKAIN ST	CALABASAS	CA	91302
OLIVER & JOANNE	WILLIAMS			4041 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
PAUL	WILLIAMS			9017 ALCOTT ST #304	LOS ANGELES	CA	90035
AMANDA	WILLIAMSON			1720 ASHLAND AVE	SANTA MONICA	CA	90405
KENNETH	WILLIS			15407 TARRANT AVE	LOS ANGELES	CA	90220
ELAINE	WILSON			2357 DEL AMO BLVD	TORRANCE	CA	90501-1204
JAN	WILSON			2720 FANWOOD AVE	LONG BEACH	CA	90815
GEORGE	WINARD			4513 GREENBUSH AVE	SHERMAN OAKS	CA	91423-3111
JAMES	WING			4860 W SUNSET BLVD	LOS ANGELES	CA	90027-5910
Z	WINSHTEIN			4902 CALLE ROBLEDA	AGOURA HILLS	CA	91301
LANAI	WINTER			1720 UPPERTON AVE	LOS ANGELES	CA	90042
EVELEEN	WINTERS			13659 VICTORY BLVD	VAN NUYS	CA	91401
JOYCE	WISDOM			21144 HILLSIDE DRIVE	TOPANGA	CA	90290
STEPHEN	WOLFSON			11949 W JEFFERSON BLVD #107	CULVER CITY	CA	90230
LAUREN	WOLPERT			PO BOX 2925	CULVER CITY	CA	90231
MAY	WOO			13045 MINDANAO WAY #2	MARINA DEL REY	CA	90292
JEFF	WOOD			24877 WALNUT #116	NEWHALL	CA	91321
PHIL	WOOD			1737 W AVENUE 012	PALMDALE	CA	93551
RICHARD	WOOD			45763 90TH ST E	LANCASTER	CA	93535
RICHARD	WOOD			45763 N 90TH ST E	LANCASTER	CA	93535
LARRY	WOODRUFF			4060 OLIVE KNOLL PLACE	CLAREMONT	CA	91711
ROGER	WOODS			16310 AKRON ST	PACIFIC PALISADES	CA	90272
MARY	WOODWARD			925 S SIERRA BONITA AVE	LOS ANGELES	CA	90036
ELIZABETH	WORK			40246 167TH ST E	LAKE LOS ANGELES	CA	93591
JILL	WORKMAN			626 WONDER VIEW DRIVE	CALABASAS	CA	91302
RODNEY	WORSTELL			31958 QUARTZ LANE	CASTAIC	CA	91384
CLEA	WRIGHT			285 S SIERRA MADRE BLVD #K	PASADENA	CA	91107
MARGARET	WRIGHT			4531 LIVE OAK DRIVE	CLAREMONT	CA	91711
MARY	WRIGHT			24680 PIUMA ROAD	MALIBU	CA	90265
NAN	WRIGHT			1210 APPLETON WAY	VENICE	CA	90291
WILLIAM	WRIGHT			20002 EMERALD MEADOW DRIVE	WALNUT	CA	91789
JAMES	WRIGLEY			2340 STOKES CYN ROAD	CALABASAS	CA	91302
RICHARD	WULLIGER			15927 ASILOMAR BLVD	PACIFIC PALISADES	CA	90272
JEFFREY	WYNN			128 POMONA AVE	LONG BEACH	CA	90803
CHESTER & JOAN	YABITSA			29438 MULHOLLAND HWY	AGOURA	CA	91301
JOAN	YACOVONE			27328 COUNTRY GLEN	AGOURA	CA	91301
WENDY	YAN			767 N HILLS ST #400	LOS ANGELES	CA	90012
FLEUR	YANO			2128 VIA PACHECO	PALOS VERDES ESTATES	CA	90274
HELEN	YAO			2233 S LANGSPUR DRIVE	HACIENDA HEIGHTS	CA	91745
JIM	YARBROUGH			4126 GREENWOOD ST	NEWBURY PARK	CA	91320
VERONICA	YEPEZ			2209 ALLSTON ST	MONTEBELLO	CA	90604
EVELYN	YOUNG			22637 HICKORY AVE	TORRANCE	CA	90505-2945
JO ELLEN	YOUNG			10752 GARFIELD AVE	CULVER CITY	CA	90230
DANIEL	ZAPATA			3868 E BOSTWICK ST	LOS ANGELES	CA	90063
DAGMAR	ZILINSKAS			28315 VIA ACERO	MALIBU	CA	90265
ANNE	ZIMMERMAN			1631 STANFORD ST	SANTA MONICA	CA	90404
GRACE PHILLYS	ZIMMERMAN			1131 HILL ST	SANTA MONICA	CA	90405
JANIELLA	ZIMMERMAN			322 S BROADWAY	REDONDO BEACH	CA	90277
MARGUERITE	ZIMMERMAN			31722 CHARLES ROAD	MALIBU	CA	90265
SALLI & TERN	ZINGER			10124 LEONA AVE	LEONA VALLEY	CA	93551
MARTIN	ZITTER			1217 N CHESTER AVE	PASADENA	CA	91104
RAMIN	ZOMORODI			2007 S BEVERLY GLEN BLVD #301	LOS ANGELES	CA	90025
ALAN	ZORTHIAN			6037 SPRINGVALE DRIVE	LOS ANGELES	CA	90042
ALAN & CAROLINE	ZUCKERMAN			25612 OAKBAR COURT	NEWHALL	CA	91321-2160
PAUL	ZWART			319 WALLIS ST	PASADENA	CA	91106
ROBERT	TRUE			15483 MOORPARK ST	SHERMAN OAKS	CA	91403
AD				29606 MEADOWMIST WAY	AGOURA HILLS	CA	91301
BURRS				PO BOX 1114	SUNLAND	CA	91041
BUSTAMANTE				40515 156TH ST E	LAKE LOS ANGELES	CA	93535
DARNG				437 LOFTY HILL ROAD	MALIBU	CA	90265
ED				5699 KANAN ROAD #283	AGOURA HILLS	CA	91301
GS				293 SAN LEON	IRVINE	CA	92606
KELLER				4122 HIGHLAND #A	MANHATTAN BEACH	CA	90266
KINPE				25575 PIUMA ROAD	MONTE NIDO	CA	91302
MARKS				2521 MT BEACON	LOS ANGELES	CA	90068
			LAKE L A NEWS	PO BOX 500109	LAKE LOS ANGELES	CA	91390
ATTN PRESIDENT			LAKE LOS ANGELES C OF C	POST OFFICE BOX 500071	LAKE LOS ANGELES	CA	91723
DARELL	WEIST	PRESIDENT & CEO	1010 DEV CORPORATION	1001 S HOPE	LOS ANGELES	CA	90015

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Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
DAVID	POURBABA		4D DEV AND INVESTMENT	8271 MELROSE AVE SUITE 200	LOS ANGELES	CA	90046
DORA	GALLO-LEON		A COMM OF FRIENDS	3345 WILSHIRE BLVD #1000	LOS ANGELES	CA	90010
BEN	SALTSMAN		A COUNTY BOS 3RD DIST	500 W TEMPLE STREET ROOM 821	LOS ANGELES	CA	90012
MARVIN	DEAN		A PHILLIP RANDOLPH CMTY DEV CORP	PO BOX 2506	BAKERSFIELD	CA	93303
KURT	CAILLIER	PRESIDENT	A&A READY MIXED CONCRETE INC	4621 TELLER AVE SUITE 130	NEWPORT BEACH	CA	92660
WILLIAM	CARLISLE		AAA BUILDERS INC	4872 W ADAMS BLVD	LOS ANGELES	CA	90016-2846
WINSTON	SMITH	SECRETARY	AARP	243 E 138TH ST	LOS ANGELES	CA	90061
CAROL	HELOU		ABELL-HELOU	148 W ORANGE ST	COVINA	CA	91723
ABHAY	GOKAHI		ABERDEEN PROPERTIES	2829 N GLENOAKS BLVD #104	BURBANK	CA	93009
HOUSING	DIRECTOR		ABHAY GOKAHI CORPORATION	5846 CARLTON WAY #A	LOS ANGELES	CA	90028
RAY LOUIS	MCKEEVER		ABODE	701 E 3RD ST SUITE 400	LOS ANGELES	CA	90013
JUAN	ACEYTUNO		ACCESSIBILITY HOUSING FOUNDATION	5049 N HUNTINGTON DRIVE	LOS ANGELES	CA	90032
PETER	KUHNS		ACEYTUNO ARCHITECT AND ASSOC	4827 MALTA ST	LOS ANGELES	CA	90042
LYNNE	SICKLER		ACORN	3655 GRAND AVE SUITE 250	LOS ANGELES	CA	90007
KATHY	HOWALD		ACTON AGUA DULCE NEWS	5301 SOLEDAD CANYON ROAD	ACTON	CA	93510
JACKIE	AYER		ACTON CHAMBER OF COMMERCE	POST OFFICE BOX 81	ACTON	CA	57401-7802
RAY	BILLET		ACTON CIVIC ASSN	PO BOX 550	ACTON	CA	93510
BILL	DAVIS		ACTON TOWN COUNCIL	2010 WEST AVENUE K #701	LANCASTER	CA	93536
MICHAEL	FOSTER		ACTON TOWN COUNCIL	31880 ALISO CANYON ROAD	ACTON	CA	93510
RAY	GARWACKI		ACTON TOWN COUNCIL	35525 CROWN VALLEY ROAD	ACTON	CA	93510
MICHAEL	HUGHES		ACTON TOWN COUNCIL	34575 DESERT ROAD	ACTON	CA	93510
DICK	MORRIS		ACTON TOWN COUNCIL	35233 VIA FAMERO	ACTON	CA	93510
KATHERINE	TUCKER		ACTON TOWN COUNCIL	34805 ACTON CANYON ROAD	ACTON	CA	93510
ANDREA	THOMAS		ACTON TOWN COUNCIL	2703 WEST SIERRA HIGHWAY	ACTON	CA	93510
			ACTON TRAILS COUNCIL	32239 ANGELES FOREST HIGHWAY	PALMDALE	CA	93550
			ACTON VALLEY HORSEMEN	POST OFFICE BOX 810	ACTON	CA	93510-0278
			ACTON VALLEY HORSEMEN	POST OFFICE BOX 457	ACTON	CA	90292
			ACTON-AGUA DULCE NEWSPAPER	PO BOX 872	ACTON	CA	93510
			ACTRWG	POST OFFICE BOX 872	ACTON	CA	93550
SAMEER	ETMAN		ACTRWG	PO BOX 57	ACTON	CA	93510
MARIETTA	KRUELLS		ACTRWG	1101 E LOMA ALTA DRIVE	ALTADENA	CA	91001
JANET	LAURAIN		ADAMSON COMPANIES	835 W MARIPOSA ST	ALTADENA	CA	91001
PATRICK	ENGLE	PLANNER	ADAMSON COMPANIES	601 GATEWAY BOULEVARD, SUITE 1000	SOUTH SAN FRANCISCO	CA	94080-7037
SAM	COUCH		SAN BERNARDINO COUNTY ADV PLN DIV	12381 WILSHIRE BLVD SUITE 201	LOS ANGELES	CA	90025
JEFFREY	MAISCH		AERA ENERGY LLC	385 N ARROWHEAD AVE	SAN BERNARDINO	CA	92415-0182
WILLIAM	DOULOS		AERA ENERGY LLC	3030 SATURN ST SUITE 101	BREA	CA	92821
DWIGHT	DEAKIN	LOGISTICS MGMT SPECIALIST, PLANS/POLICIES DIV	AERA ENERGY LLC	3030 SATURN STREET, STE 101	BREA	CA	92821
ROBERT	ATKINS	AG COMMISSIONER / WEIGHTS & MEASURES DIRECTOR OF PLANNING	AFFORDABLE HOUSING SERVICE	1516 NAVARRO AVE	PASADENA	CA	91103
RUDI	MATTONI		AFFTC/XPX	1 S ROSAMOND BLVD	EDWARDS AFB	CA	93524-1036
TANA	LAMPTON		LA COUNTY AGRICULTURAL COMMISSION	12300 LOWER AZUSA ROAD	ARCADIA	CA	91006-5872
TANA	LAMPTON		AGOURA HILLS PLAN & COMM DEV DEPT	30001 LADYFACE COURT	AGOURA HILLS	CA	91301
MARILYN	GARNER		AGRESEARCH INC	9620 HEATHER ROAD	BEVERLY HILLS	CA	90210
GARY	HEBDON		AGUA DULCE AIR PARK CO	33638 AGUA DULCE CANYON ROAD	AGUA DULCE	CA	91350
DON	HENRY		AGUA DULCE CH OF COMMERCE	33358 AGUA DULCE CANYON ROAD	AGUA DULCE	CA	91350
JIM	JENNINGS		AGUA DULCE CIVIC ASSN	31851 WINDRUSH RD	AGUA DULCE	CA	90012
MARY	JOHNSON		AGUA DULCE CIVIC ASSN	PO BOX 965	ACTON	CA	93510
DONAL	MACADAM		AGUA DULCE CIVIC ASSN	33201 # 1 AGUA DULCE CYN RD	AGUA DULCE	CA	91748
JOSEPH	AIDLIN	ATTORNEY; TRUSTEE	AGUA DULCE SENIOR CITIZENS CLUB	10540 W SIERRA HWY	SAUGUS	CA	91350
RICHARD	WOOD	DIRECTOR OF ENVIRONMENTAL MGMT	AGUA DULCE TOWN COUNCIL	33301 AGUA DULCE CYN RD	AGUA DULCE	CA	91390
ALLAN	KOTIN	OWNER/PRINCIPAL	AGUA DULCE TOWN COUNCIL	1-511 ARES STREET	AGUA DULCE	CA	91390
NAMI	OLGIN		AGUA DULCE TOWN COUNCIL	33605 AGUA DULCE CYN RD	AGUA DULCE	CA	91390
ROBERT	STAEHLE		AGUA DULCE TOWN COUNCIL	33346 CHAMIZO CALLE	AGUA DULCE	CA	91390
NANCY	STEELE		AGUA DULCE TOWN COUNCIL	33346 CHAMIZO CALLE	AGUA DULCE	CA	91390
MARK	GOLDSCHMIDT		AGUA DULCE TOWN COUNCIL	8001 CLAYVALE ROAD	AGUA DULCE	CA	91390
CHAIRMAN			AGUA DULCE TOWN COUNCIL	9640 W SIERRA HIGHWAY	AGUA DULCE	CA	91390
KEN	BALDER		AGUA DULCE TOWN COUNCIL	33201 AGUA DULCE CANYON ROAD, PO BOX 8	AGUA DULCE	CA	91803
GENE	CAMPBELL		AGUA DULCE TOWN COUNCIL	33201 AGUA DULCE CANYON, BOX #8	AGUA DULCE	CA	93532
TERESA	FULLER		AIDLIN GENERAL TRUST	5143 SUNSET BLVD	LOS ANGELES	CA	90027-5798
KEITH	GIBBS		AIR FORCE FLIGHT TEST CENTER	5 E POPSON AVE BUILDING 2650A	EDWARDS AFB	CA	93524-1130
SUSAN	GOLDMAN		AL COBETT	POST OFFICE BOX 52	ACTON	CA	90802-4325
STEVE	LAMB		AL PADILLA COASTAL PROG ANALYST	200 OCEANGATE SUITE 1000	LONG BEACH	CA	91734
TECUMSEH	SHACKLEFORD		ALLAN D KOTIN & ASSC	949 S HOPE ST SUITE 200	LOS ANGELES	CA	90015
EUGENE	SUND		ALTADENA FOOTHILLS CONSERVANCY	4009 ALZADA ROAD	ALTADENA	CA	91001
SANDRA	THOMAS		ALTADENA FOOTHILLS CONSERVANCY	153 JAXINE DRIVE	ALTADENA	CA	91001
ALLAN	WASSERMAN		ALTADENA FOOTHILLS CONSERVANCY	PO BOX 3	ALTADENA	CA	91003
ALICE	WESSEN		ALTADENA HERITAGE	2027 NORTH LAKE AVENUE #3	ALTADENA	CA	90012
MICHELE	ZACK		ALTADENA HERITAGE	730 E ALTADENA DRIVE	ALTADENA	CA	91001
JANET	WITKIN		ALTADENA TOWN COUNCIL	2104 MINORU DRIVE	ALTADENA	CA	91001
JAY	ROSS		ALTADENA TOWN COUNCIL	559 ROYCE STREET	ALTADENA	CA	91001
BRYAN	WONG		ALTADENA TOWN COUNCIL	606 BARRY PL	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	730 E ALTADENA DR	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	1070 NEW YORK DR	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	403 W VENUTRA ST	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	931 WEST WOODBURY ROAD	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	2550 MORSLAY RD	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	95 W CALAVERAS ST	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	2359 N GARFIELD	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	3972 ALZADA ROAD	ALTADENA	CA	91001
			ALTADENA TOWN COUNCIL	2485 NORTH MARENGO AVENUE	ALTADENA	CA	91001
			ALTERNATIVE LIVING FOR THE AGING	937 N FAIRFAX AVE	WEST HOLLYWOOD	CA	90046
			AMCAL	30141 AGOURA ROAD	AGOURA	CA	91301
			AMELIA MAYBERRY PARK CENTER	13201 E MEYER ROAD	WHITTIER	CA	90605
			AMERICAN HOMEOWNERSHIP FOUND	318 WOODACRE LANE	MONROVIA	CA	91016

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CR	RODEHEAVER		AMERICAN PERMIT SERVICE	45465 N 25TH ST E #123	LANCASTER	CA	93535
ROGER	VAN WERT	GOVERNMENTAL SPECIALIST CONSULTANT	AMLML LLP	515 S FIGUEROA ST 7TH FLOOR	LOS ANGELES	CA	90071
Y SCOTT	WANG		AMPAC MANAGEMENT GROUP INC	111 CORPORATE CENTER DRIVE SUITE 102	MONTEREY PARK	CA	91754-7646
ANDREW	NATKER		ANDREW FRIED	10339 ESCONDIDO CANYON RD	AGUA DULCE	CA	91803
MARY	SHEN		ANDREW NATKER & ASSC	1501 N BUNDY DRIVE	LOS ANGELES	CA	90049-1520
RON	HAWKINS		ANGELES NATIONAL FOREST	701 N SANTA ANITA AVE	ARCADIA	CA	91006
VICKIE	NELSON		ANGELUS BUSINESS SYSTEMS INC	7525 ETHEL AVE SUITE A	NORTH HOLLYWOOD	CA	91605
COLLEEN	SCHILLER		ANTELOPE VALLEY AQMD	43301 DIVISION ST SUITE 206	LANCASTER	CA	91302
GINGER	STOUT		ANTELOPE ACRES TOWN COUNCIL	7878 WEST AVENUE G	LANCASTER	CA	93536
WAYNE	WHITFIELD		ANTELOPE ACRES TOWN COUNCIL	49618 90TH STREET WEST	LANCASTER	CA	93536
		ATTN PRESIDENT	ANTELOPE ACRES TOWN COUNCIL	8818 WEST AVENUE D-4	LANCASTER	CA	93536
			ANTELOPE ACRES TOWN COUNCIL	9136 WEST AVENUE F-4	LANCASTER	CA	93536
			ANTELOPE ACRES TOWN COUNCIL	8614 WEST AVENUE E-8	LANCASTER	CA	93536
			ANTELOPE VALLEY BOARD OF TRADE	POST OFFICE BOX 8176	LANCASTER	CA	90292
			ANTELOPE VALLEY COC	548 W LANCASTER BLVD SUITE 103	LANCASTER	CA	93534
			AV COLLEGE - BUSINESS SERVICES	554 W LANCASTER BLVD	LANCASTER	CA	93534
			ANTELOPE VALLEY CONSERVANCY	3041 W AVENUE K	LANCASTER	CA	93534
DEAN	WEBB		ANTELOPE VALLEY - SIERRA CLUB	POST OFFICE BOX 3133	QUARTZ HILL	CA	92392
			ANTELOPE VALLEY POPPY RESERVE ST PK	1000 E CAPERTON	LANCASTER	CA	93535
			AV PRESS REAL ESTATE EDITOR	43779 15TH ST W	LANCASTER	CA	93534
BRUCE	HAILSTONE	REALTOR	ANTELOPE VALLEY REALTORS ASSN	PO BOX 4050	PALMDALE	CA	93590-4050
			ANTELOPE VALLEY SELF-HELP LEGAL	5008 W AVENUE L	QUARTZ HILL	CA	93536
ELAINE	MACDONALD		ANTELOPE VALLEY TRAILS COUNCIL	42011 4TH ST W 3RD FLOOR ROOM 392	LANCASTER	CA	93534
SUELLEN	HALL		ANTELOPE VALLEY TREC	43031 40TH STREET EAST	LANCASTER	CA	90012
ERLINDA	STONE		ARCHINT ASSC	33159 E 165TH ST	LLANO	CA	93544
JEAN	HEMENWAY		ARGONAUT THE	22632 GOLDEN SPRINGS DRIVE SUITE 330	DIAMOND BAR	CA	91765-4180
JACEK	LISIEWICZ		ARTESIA C OF C	2440 CERRITOS AVE	LONG BEACH	CA	90806-3461
EVALYN	ABBIE		ARTHUR GOLDING & ASSC ARCHITECTS	PO BOX 11209	MARINA DEL REY	CA	90295-7209
ARTHUR	GOLDING		ASIF SHEIKH & MS TASNEEM SHEIKH	414 BOYD ST	LOS ANGELES	CA	90013-1631
JAMES	STMARTIN	EXECUTIVE DIRECTOR	ASSOCIATED PRESS	18634 S PIONEER BOULEVARD	ARTESIA	CA	90048
STEVE	LOEPER	CITY EDITOR	ATHENS NEIGHBORHOOD WATCH	2548 N CATALINA ST SUITE B	LOS ANGELES	CA	90027
CECELIA	ALLEYNE		ATHENS ON THE HILL ASSN	4208 LYNDE AVE	ARCADIA	CA	91385-5904
LOU	WATSON		ATHENS PARK CONCERNED CITIZENS	23332 MILL CREEK DRIVE SUITE 220	LAGUNA HILLS	CA	92653-7929
OPAL	CLARK		ATHENS PARK CONCERNED CITIZENS	221 S FIGUEROA ST SUITE 300	LOS ANGELES	CA	90012
THEODIS	MCLEOD	PRESIDENT	ATTN DANIEL GINZBERG	214 W 122ND ST	LOS ANGELES	CA	90061-1715
LILLIAN	ALMDALE	SM BAY CHAPTER	AUDUBON SOCIETY	12603 AINSWORTH ST	LOS ANGELES	CA	90044
HARVEY	HALLOWAY		AV CHAMBER OF COMMERCE	12202 S SPRING ST	LOS ANGELES	CA	90061
DIANNE	GROOMS		AV HOMELESS COALITION	153 W 123RD ST	LOS ANGELES	CA	90061
BOB	WILSON		AV PRESS	4215 ADMIRALTY WAY	MARINA DEL REY	CA	90248
DEBBIE	STEVENS		AVTREC	PO BOX 35	PACIFIC PALISADES	CA	90272
ED	HLAVA		AZUSA CULT & HIST PRESE COMM	554 W LANCASTER BLVD	LANCASTER	CA	93534-2534
ED	ROYAL		B K STINSHOFF	42939 STAFFORDSHIRE DRIVE	LANCASTER	CA	93534
HANK	SHAPIRO		BALDWIN HILLS	PO BOX 4050	PALMDALE	CA	93539
OPAL	YOUNG	CHAIR	BALDWIN HILLS	16207 SWEETAIRE AVE	LANCASTER	CA	93535
JIM	HALE	VICE PRESIDENT	BALDWIN HILLS CRENSHAW COALITION	736 ORCHARD LOOP	AZUSA	CA	91702
RALPH	ISAACS		BALDWIN HILLS ESTATE HOA	1433 S ROBERTSON BOULEVARD	LOS ANGELES	CA	91423
CALVIN	HALL		BALDWIN VILLAGE APARTMENT OWNERS	5230 VERONICA ST	LOS ANGELES	CA	90008
CHARMAINE	ATHERTON	SENIOR VP OF COMM DEV	BALDWIN VILLAGE GARDENS HOA	5922 WRIGHTCREST	CULVER CITY	CA	90232
JOSEPH	CARVALHO		BALLONA INSTITUTE	PO BOX 56167	LOS ANGELES	CA	90008
LUZMARIA	CHAVEZ		BANK OF AMERICA	PO BOX 8897	LOS ANGELES	CA	90008
F LOUIS	FARLABAUGH	PRESIDENT	BANK OF ORANGE COUNTY	5231 VERONICA ST	LOS ANGELES	CA	90008
KAREN	MITCHELL	DIRECTOR OF PLANNING	BARRIO PLANNERS INCORPORATED	5602 SUNLIGHT PLACE	LOS ANGELES	CA	90016
BOB	GARFIELD		BARRY A FISHER	322 CULVER BLVD #317	PLAYA DEL REY	CA	92397
TANYA	TULL		BEACON CONCRETE INC	333 S HOPE ST 11TH FLOOR	LOS ANGELES	CA	90071
ZOE	ELLAS		BEACON HOUSING	15470 LA SUBIDA DRIVE	HACIENDA HEIGHTS	CA	91745
BRODERICK	ALLAN		BELL GARDENS COMM DEV PLANNING DIV	5271 E BEVERLY BLVD	LOS ANGELES	CA	90022
GRETCHEEN	GUTIERREZ		BETH HOJNACKE PRESIDENT	1925 CENTURY PARK E STE 2000	LOS ANGELES	CA	90027
SARAH	GASCA,	GOVERNMENT AFFAIRS COORDINATOR	BIG ROCK MESAS PROP OWNERS	1597 BLUFF ROAD	MONTEBELLO	CA	90640
HENRIETTA	KNAPP	GOV AFFAIRS ASSISTANT	BIG ROCK MESAS PROP OWNERS ASSN	5000 EDENHURST AVE	LOS ANGELES	CA	90039
HENRIETTA	KNAPP	PRESIDENT	BKK CORPORATION	7100 S GARFIELD AVE	LOS ANGELES	CA	90201
ALAN	TUNTLAND	PROJECT DIRECTOR	BLACK BUSINESS ASSN	19634 VENTURA BLVD SUITE 110	TARZANA	CA	91301
SKIP	COOPER		BLAIR HILLS	PO BOX 8171	ROWLAND HEIGHTS	CA	93524-1036
CHERYL & ROY	MORGAN		BLAIR HILLS ASSN	BEYOND SHELTER	LOS ANGELES	CA	90010
MASON	FRAZIER		BLAIR HILLS ASSN	BEYOND SHELTER HOUSING DEV CORP	LOS ANGELES	CA	90017
MARY ANN	GREENE		BLAIR HILLS ASSN	BHC/LHCA	LOS ANGELES	CA	90056
JON	MELVIN		BLAIR HILLS HOMEOWNERS ASSN	104 E AVENUE K-4 SUITE B	LANCASTER	CA	93535
DOROTHY	STEINER		BLUM RANCH/FARM BUREAU/ACTON TC	28640 AVENUE STANFORD SUITE 110	VALENCIA	CA	91355
RAY & ELIZABETH	BILLET		BOARD OF REALTORS	28480 AVENUE STANFORD, SUITE 240	SANTA CLARITA	CA	91355
TOM	BATES	REALTOR	BONTERRA CONSULTING	PO BOX 1146	MALIBU	CA	90265
DEBBIE	FRIEDMAN		BOWIE ARNESON KADI WILES & G	POST OFFICE BOX 1146	MALIBU	CA	91773
ARTO	NUUTINEN		BRENTWOOD HILLS HOMEOWNERS AS	2210 S AZUSA AVE	WEST COVINA	CA	91792
ERIC	EDMUNDS, JR			PO BOX 43159	LOS ANGELES	CA	90043
				5917 STONEVIEW DRIVE	CULVER CITY	CA	90232
				3851 LENAWEE AVE	CULVER CITY	CA	90232
				5969 WRIGHTCREST DRIVE	CULVER CITY	CA	90232
				5802 VICSTONE	CULVER CITY	CA	90232
				5964 STONEVIEW DRIVE	CULVER CITY	CA	90232
				31880 ALISO CANYON ROAD	ACTON	CA	93510
				22917 PACIFIC COAST HWY	MALIBU	CA	92665
				151 KALMUS DRIVE SUITE E200	COSTA MESA	CA	92626
				4920 CAMPUS DRIVE	NEWPORT BEACH	CA	92660
				PO BOX 49495	LOS ANGELES	CA	90049

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
LORETTA	DITLOW		BRENTWOOD/PACIFIC PALIS COUNCILS	13686 BAYLISS ROAD	LOS ANGELES	CA	90049
DIANE	CARLTON		BROWN & CARLTON CONSULTING	1112 W AVENUE M-4	PALMDALE	CA	93551
CELIA	JACKSON		BRUNSWICK HOUSING CORPORATION	PO BOX 50667	PASADENA	CA	91115
			BUD WELCH	2303 S RICHDAL E AVENUE	HACIENDA HEIGHTS	CA	91101
JOAN	MARKER		CA LUTHERAN HOMES	2312 S FREEMONT AVE	ALHAMBRA	CA	90802
ILEENE	ANDERSON		CA NATIVE PLANT SOCIETY	2733 CARDWELL PLACE	LOS ANGELES	CA	90046-1201
BETSEY	LANDIS	VP EDUCATION	CA NATIVE PLANT SOCIETY	3908 MANDEVILLE CANYON ROAD	LOS ANGELES	CA	90049
PEGGY	LANCE LITTLE		CA REAL ESTATE SERVICES	PO BOX 46	LOS ANGELES	CA	90078
			CA RURAL LEGAL ASSISTANCE	PO BOX 1561 415 S B ST	OXNARD	CA	93032
			CA STATE CLEARINGHOUSE	PO BOX 3044	SACRAMENTO	CA	95812-3044
JIM	EDMONDSON	CONSERVATION DIRECTOR	CA TROUT INC	5436 WESTVIEW COURT	WESTLAKE VILLAGE	CA	91362-5458
KRISTA	MICHAELS		CAHUENGA PASS P O ASSN	3355 BENNETT DR	LOS ANGELES	CA	93539-4409
FLORENCE	BLECHER		CAHUENGA PASS P/O ASSN	3310 ADINA DR	LOS ANGELES	CA	91322-1925
EDWARD	ARRAYA		CAL POLY POMONA	9230 LIVE OAK	TEMPLE CITY	CA	91780
DOUGLAS	DELGADO		CAL POLY POMONA	746 N KILKEA DRIVE	LOS ANGELES	CA	90046
LISA	NELSON	ASSOCIATE PROFESSOR	CAL POLY POMONA POLITICAL SC	3801 W TEMPLE AVE	POMONA	CA	91768
			CAL POLY UNIVERSITY LIBRARY DOC/MAPS	POLYTECHNIC STATE UNIVERSITY	SAN LUIS OBISPO	CA	93407
GLEN	GERSON	PRESIDENT	CALAMIGOS RANCH	327 S LATIGO CANYON ROAD	MALIBU	CA	90265
LILIBETH	NAVARRO		CALIF	634 SOUTH SPRING ST 2ND FL	LOS ANGELES	CA	90014
TARA	BANNISTER	EXECUTIVE DIRECTOR	CALIFORNIA APARTMENT ASSOC	350 S BIXEL ST SUITE 260	LOS ANGELES	CA	90017
MONICA	RODRIGUEZ		CALIFORNIA ASSN OF REALTORS	525 S VIRGIL AVE	LOS ANGELES	CA	90020
			CALIFORNIA COASTAL COMMISSION	200 OCEANGATE AVE 10TH FLOOR	LONG BEACH	CA	93536
JANE	WILLIAMS		CALIFORNIA COMMUNITIES AGAINST TOXICS	PO BOX 845	ROSAMOND	CA	93560
MARY	KAISER	PRESIDENT	CALIFORNIA COMM REINVESTMENT CORP	225 W BROADWAY SUITE 120	GLENDALE	CA	91204
			CALIFORNIA COURIER	PO BOX 5390	GLENDALE	CA	91221
			CA DEP OF CORRECTIONS-LANCASTER	44750 60TH ST W	LANCASTER	CA	93356-7620
JOE	LYOU	EXECUTIVE DIRECTOR	CA ENVIRONMENTAL RIGHTS ALLIANCE	PO BOX 116	EL SEGUNDO	CA	90245-0116
DOUG	JOHNSON	EXECUTIVE DIRECTOR	CALIFORNIA INVASIVE PLANT COUNCIL	1442-A WALNUT ST #462	BERKLEY	CA	94709
ILEENE	ANDERSON		CALIFORNIA NATIVE PLANT SOCIETY	2377 CARDWELL PLACE	LOS ANGELES	CA	90046
STEVE	HARTMAN	LA CHAPTER	CALIFORNIA NATIVE PLANT SOCIETY	6117 RESEDA BLVD #H	RESEDA	CA	91335
GEORGE	RUNNER	MEMBER	CALIFORNIA SENATE	848 W LANCASTER BLVD SUITE 101	LANCASTER	CA	93534
			CAMPUS VIEW CONDO HA	24345 BAXTER DRIVE	MALIBU	CA	90265
NORMAN	BULLOCK	EXECUTIVE DIRECTOR	CANAAN HOUSING CORPORATION	2412 GRIFFITH AVE	LOS ANGELES	CA	90011
BRIAN	TEN		CARDE - TEN ARCHITECTS	1638 19TH ST	SANTA MONICA	CA	90404
			CAROLYN INGRAM SEITZ & ASSOC	PO BOX 265	ALTADENA	CA	91003
			CAROLYN VAN HORN	28843 SELFRIDGE	MALIBU	CA	93001
DAVID	FLORES		CASA FAMILIAR	119 W HALL AVE	SAN YSIDRO	CA	92173
SAUL	SOCOLOSKE		CASS LUIS INC	36794 EMERALD COVE	PALM DESERT	CA	92211
SAUL	SOCOLOSKE		CASS LUIS INC	7365 WESTCLIFF DRIVE	WEST HILLS	CA	91304
VANESSA	BROOKMAN		CASTAIC AREA TOWN COUNCIL	31268 VADITO PLACE	VAL VERE	CA	91384
PATTI	GUSTAFSSON		CASTAIC AREA TOWN COUNCIL	31007 SAN MARTINEZ ROAD	CASTAIC	CA	91384
PHIL	HOF		CASTAIC AREA TOWN COUNCIL	32748 RIDGE TOP LANE	CASTAIC	CA	91384
JOHN	KUNAK		CASTAIC AREA TOWN COUNCIL	30352 YOSEMITE DRIVE	CASTAIC	CA	91384
BOB	LEWIS		CASTAIC AREA TOWN COUNCIL	28602 APPLEWOOD LANE	CASTAIC	CA	91384
SCOTT	MOON		CASTAIC AREA TOWN COUNCIL	31911 MARCASITE LANE	CASTAIC	CA	91384
JEFF	PREACH		CASTAIC AREA TOWN COUNCIL	28456 SLOAN CANYON ROAD	CASTAIC	CA	91384
RENEE	SABOL		CASTAIC AREA TOWN COUNCIL	28814 BONSAI COURT	CASTAIC	CA	91384
STEVEN	TEEMAN		CASTAIC AREA TOWN COUNCIL	30164 VALLEY GLEN STREET	CASTAIC	CA	91384
			CASTAIC AREA TOWN COUNCIL	POST OFFICE BOX 325	CASTAIC	CA	91214
			CATALINA ISLANDER THE	PO BOX 428	AVALON	CA	90704
GREGORY	COX		CATHOLIC CHARITIES CMTY DEV CORP	1531 W 9TH ST	LOS ANGELES	CA	90015-0095
JAMES	STRATTON		CATHOLIC CHARITIES CMUNITY DEV CORP	1400 W NINTH ST	LOS ANGELES	CA	90015-0095
			CATHOLIC CHARITIES OF LOS ANGELES INC	44611 YUCCA AVE	LANCASTER	CA	93534
		ATTN: LAW DEPARTMENT	CBS INC	7800 BEVERLY BLVD	LOS ANGELES	CA	90036
ANTOINE	DURR		CCNA	10659 CRANKS ROAD	CULVER CITY	CA	90230
GREG	MEDEIROS	VP COMM DEV	CENTENNIAL FOUNDERS LLC	28480 Avenida Stanford, Suite 210	Santa Clarita	CA	91355
			CENTER FOR BIOLOGICAL DIVERSITY	PMB 447, 8033 SUNSET BLVD	LOS ANGELES	CA	90046
MARY	OCHS		CENTER FOR COMM CHANGE	1055 WILSHIRE BLVD #1600	LOS ANGELES	CA	90017
RHONDA	MILLS	DIRECTOR OF SPECIAL PROJECTS	CTR FOR ENERGY EFF & REN TECH	1100 11TH ST SUITE 311	SACRAMENTO	CA	95814
RICHARD	HOLME		CENTER FOR MARINE CONSERVATION	563 CANON VIEW TRAIL	TOPANGA	CA	90290
ANN	KRAMER		CENTER FOR MARINE CONSERVATION	PO BOX 71773	LOS ANGELES	CA	90071
ELIZABETH	WENKER		CENTER FOR MARINE CONSERVATION	5234 EAGLE ROCK BLVD	LOS ANGELES	CA	90041
DONALD	MILLER	EXECUTIVE DIRECTOR	CTR FOR RELIGION & CIVIC CULTURE USC	825 BLOOM WALK	LOS ANGELES	CA	90089
TONYA	BROWN		CENTRAL CITY ECONOMIC DEV CORP	3470 WILSHIRE BLVD SUITE 1030	LOS ANGELES	CA	90010
DAVE	SLOVER	REALTOR	CENTUR 21 DOUG ANDERSON & ASSOC	1727 W AVENUE K SUITE 102	LANCASTER	CA	93534
CRAIG	LINDHOLM		CENTURY 21	5013 135TH ST	HAWTHORNE	CA	90250
BOB	STICKNEY		CENTURY 21 DOUG ANDERSON	1727 W AVENUE K	LANCASTER	CA	93539
LINDA	WILHITE	REALTOR	CENTURY 21 DOUG ANDERSON	1727 W AVENUE K	PALMDALE	CA	93534
STEVE	BLACK	REALTOR	CENTURY 21 DOUG ANDERSON & ASSOC	1727 W AVENUE K SUITE 102	LANCASTER	CA	93934
RAYMOND	POWER	REALTOR	CENTURY 21 DOUG ANDERSON & ASSOC	1727 W AVENUE K SUITE 102	LANCASTER	CA	93534
RANDY	STENGLEIN	REALTOR	CENTURY 21 DOUG ANDERSON & ASSOC	1727 W AVENUE K SUITE 102	LANCASTER	CA	93534
LINDA	WHITFORD		CENTURY -21 DOUG ANDERSON & ASSOC	1727 W AVENUE K	LANCASTER	CA	93534
PETE	KENNEDY		CENTURY 21 YARROW	44143 20TH ST W	LANCASTER	CA	93534
SANDOR	KOROSSY	EXECUTIVE DIRECTOR	CENTURY HOUSING CORPORATION	300 CORPORATE POINTE SUITE 500	CULVER CITY	CA	90230
TIM	O'CONNELL	DIRECTOR OF LEGISLATION AND POLICY	CENTURY HOUSING CORPORATION	1000 CORPORATE POINTE SUITE 200	CULVER CITY	CA	90230
WARREN	GATLING		CENTURY-21 DOUG ANDERSON & ASSC	1727 W AVENUE K	LANCASTER	CA	93534
DAVE	SLOVE		CENTURY-21 DOUG ANDERSON & ASSC	1727 W AVENUE K	LANCASTER	CA	93534
JAMES	DECROFT		CENTURY-21 DOUG ANDERSON & ASSC	41254 SEQUOIA	PALMDALE	CA	93551
MARILYN	JOHNSON	REALTOR	CENTURY-21 DOUG ANDERSON & ASSC	1727 W AVENUE K	LANCASTER	CA	93534
ROBERT	WAGNER	REALTOR	CENTURY-21 DOUG ANDERSON & ASSC	1727 W AVENUE K	LANCASTER	CA	93534
ANGIE	GENTRY		CEO	500 W TEMPLE ST	LOS ANGELES	CA	90012
TOM	TYLER		CHADWICK SCHOOL	28800 ACADEMY DRIVE	PALOS VERDES PENINSULA	CA	90274-3997

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
			CHALLIS MACPHERSON	738 HOWARD STREET	VENICE	CA	91765
AGUA	DULCE		CHAMBER OF COMMERCE	33201 AGUA DULCE CYN RD #5	AGUA DULCE	CA	91007
JOHN MITCHELL	ROBERTSON KAUFFMAN	VP & GENERAL MGR	CHANDLER'S PALOS VERDES S&GR	PO BOX 295	LOMITA	CA	90717
			CHAPMAN WOODS	140 S LAKE AVE STE 217	PASADENA	CA	93301
			CHAPMAN WOODS ASSN	PO BOX 70524	PASADENA	CA	93534
MICHAEL	COYE	PRESIDENT	CHAPMAN WOODS HA	3471 YORKSHIRE ROAD	PASADENA	CA	91107
			CHARMLEE NATURAL AREA	2577 S ENCINAL CANYON ROAD	MALIBU	CA	90265
JOSEPH	FOREMAN		CHATSWORTH LAKE CITIZENS CMTE	9348 DENNIS WAY	CHATSWORTH	CA	91311
KEN	VAN EMDEN		CHATSWORTH LAND PRESERV ASSN	22030 TULSA ST	CHATSWORTH	CA	91311
DALE	CHILTON		CHILTON CONSTRUCTION	3829 RONDA VISTA PLACE	LOS ANGELES	CA	90027
JOE	CAMPEAU	SENIOR PASTOR	CHRIST LUTHERAN CHURCH	25816 TOURNAMENT ROAD	SANTA CLARITA	CA	90020-1975
DIANA	DIXON		CHS-LSLC 31ST PTSA-NWVC	10832 ANDORA AVE	CHATSWORTH	CA	91311
JOHN	GIVEN	PRINCIPAL	CIM GROUP	6922 HOLLYWOOD BLVD 9TH FLOOR	HOLLYWOOD	CA	90028
BOCKELMAN			CITIZENS CMTE FOR A PLANNED CMTY	1232 S HANSFORD AVE	WHITTIER	CA	90601
ATTN SUSAN & BRIAN	MRS BUCHANAN	BOCKELMAN	CITIZENS COMM FOR A PLANNED COMM	1232 S HANSFORD AVENUE	WHITTIER	CA	91214
			CITIZENS TO SAVE DUARTE FOOTHILLS	3521 BROOKRIDGE ROAD	DUARTE	CA	91010
			CITRUS COMMUNITY COLLEGE	1000 WEST FOOTHILL BOULEVARD	GLENDDORA	CA	91741
			CITY NEWS-GLENDDORA/SAN DIMAS/LAVERN	2041 E FOURTH ST	ONTARIO	CA	91764
		DIRECTOR OF PLANNING	CITY OF ALHAMBRA	111 S FIRST ST	ALHAMBRA	CA	91801
		DIRECTOR OF PLANNING	CITY OF ARCADIA	PO BOX 60021	ARCADIA	CA	91066
		DIRECTOR OF PLANNING	CITY OF ARTESIA	18747 CLARKDALE AVE	ARTESIA	CA	90701
		DIRECTOR OF PLANNING	CITY OF AVALON	209 METROPOLE AVE	AVALON	CA	90704
CURTIS	NAPIER		CITY OF AZUSA	PO BOX 927	AZUSA	CA	91702
		DIRECTOR OF PLANNING	CITY OF AZUSA	213 E FOOTHILL BLVD	AZUSA	CA	91702
		DIRECTOR OF PLANNING	CITY OF BALDWIN PARK	14403 E PACIFIC AVE	BALDWIN PARK	CA	91706
		DIRECTOR OF PLANNING	CITY OF BELL	6330 PINE AVE	BELL	CA	90201
		DIRECTOR OF PLANNING	CITY OF BELLFLOWER	16600 CIVIC CENTER DRIVE	BELLFLOWER	CA	90706
		DIRECTOR OF PLANNING	CITY OF BEVERLY HILLS	455 N REXFORD DRIVE	BEVERLY HILLS	CA	90210
		DIRECTOR OF PLANNING	CITY OF BRADBURY	600 WINSTON AVE	BRADBURY	CA	91010
STEVE	HARDY		CITY OF BREA	1 CIVIC CENTER CIRCLE	BREA	CA	92821
		DIRECTOR OF PLANNING	CITY OF BURBANK	275 E OLIVE AVE	BURBANK	CA	91502
MAUREEN	TAMURI,	AIA,	CITY OF CALABASAS	100 CIVIC CENTER WAY	CALABASAS	CA	91302
		DIRECTOR OF PLANNING	CITY OF CARSON	701 E CARSON ST	CARSON	CA	90745
TORREY	CONTRERAS	ADVANCE PLANNING/REDEV MGR	CITY OF CERRITOS	18125 BLOOMFIELD AVE	CERRITOS	CA	90703
		COMM DEV DEPARTMENT	CITY OF CLAREMONT	207 HARVARD AVE PO BOX 880	CLAREMONT	CA	91711
		DIRECTOR OF PLANNING	CITY OF COMMERCE	2535 COMMERCE WAY	COMMERCE	CA	90040
		DIRECTOR OF PLANNING	CITY OF COMPTON	205 S WILLOWBROOK AVE	COMPTON	CA	90220
		DIRECTOR OF PLANNING	CITY OF COVINA	125 E COLLEGE STREET	COVINA	CA	91723
		DIRECTOR OF PLANNING	CITY OF CUDAHY	5220 SANTA ANA ST	CUDAHY	CA	90201
		DIRECTOR OF PLANNING	CITY OF CULVER CITY	9770 CULVER BLVD	CULVER CITY	CA	90232
		DIRECTOR OF PLANNING	CITY OF DIAMOND BAR	21660 E COPLEY DRIVE SUITE 100	DIAMOND BAR	CA	91765
		DIRECTOR OF PLANNING	CITY OF DOWNEY	11111 BROOKSHIRE AVE	DOWNEY	CA	90241
		DIRECTOR OF PLANNING	CITY OF DUARTE	1600 HUNTINGTON DRIVE	DUARTE	CA	91010
		DIRECTOR OF PLANNING	CITY OF EL MONTE	11333 VALLEY BLVD	EL MONTE	CA	91731
		DIRECTOR OF PLANNING	CITY OF EL SEGUNDO	350 MAIN ST	EL SEGUNDO	CA	90245
		DIRECTOR OF PLANNING	CITY OF GARDENA DIRECTOR OF COMM DEV	1717 W 162ND ST	GARDENA	CA	90247
		DIRECTOR OF PLANNING	CITY OF GLENDALE	633 E BROADWAY ROOM 205	GLENDALE	CA	91206
		DIRECTOR OF PLANNING	CITY OF GLENDDORA	116 E FOOTHILL BLVD	GLENDDORA	CA	91740
		DIRECTOR OF PLANNING	CITY OF HAWAIIAN GARDENS	21815 PIONEER BLVD	HAWAIIAN GARDENS	CA	90716
		DIRECTOR OF PLANNING	CITY OF HAWTHORNE	4455 W 126TH ST	HAWTHORNE	CA	90250
		DIRECTOR OF PLANNING	CITY OF HERMOSA BEACH	1315 VALLEY DRIVE	HERMOSA BEACH	CA	90254
		DIRECTOR OF PLANNING	CITY OF HIDDEN HILLS	6165 SPRING VALLEY ROAD	HIDDEN HILLS	CA	91302
		DIRECTOR OF PLANNING	CITY OF HUNTINGTON PARK	6550 MILES AVE ROOM 135	HUNTINGTON PARK	CA	90255
MIKE	KISSELL	PLANNING DIRECTOR	CITY OF INDUSTRY	PO BOX 3366	INDUSTRY	CA	91744-0366
		DIRECTOR OF PLANNING	CITY OF INDUSTRY	15651 E STAFFORD ST	INDUSTRY	CA	91744
		DIRECTOR OF PLANNING	CITY OF INGLEWOOD	MANCHESTER BLVD	INGLEWOOD	CA	90301
		DIRECTOR OF PLANNING	CITY OF IRVINDALE	5050 N IRVINDALE AVE	IRVINDALE	CA	91706
		DIRECTOR OF PLANNING	CITY OF LA CANADA FLINTRIDGE	1327 FOOTHILL BLVD	LA CANADA FLINTRIDGE	CA	91011
		DIRECTOR OF PLANNING	CITY OF LA HABRA HEIGHTS	1245 N HACIENDA BLVD	LA HABRA HEIGHTS	CA	90631
		DIRECTOR OF PLANNING	CITY OF LA MIRADA	15515 PHOEBE AVE	LA MIRADA	CA	90638
		DIRECTOR OF PLANNING	CITY OF LA PUENTE	15900 E MAIN ST	LA PUENTE	CA	91744
		DIRECTOR OF PLANNING	CITY OF LA VERNE	3660 D ST	LA VERNE	CA	91750
		DIRECTOR OF PLANNING	CITY OF LAKEWOOD DIR OF COMM DEV	5050 N CLARK AVE	LAKEWOOD	CA	90712
		DIRECTOR OF PLANNING	CITY OF LANCASTER	44933 N FERN AVE	LANCASTER	CA	93534
		DIRECTOR OF PLANNING	CITY OF LAWDALE	14717 BURIN AVE	LAWDALE	CA	90260
		DIRECTOR OF PLANNING	CITY OF LOMITA	PO BOX 339	LOMITA	CA	90717
		DIRECTOR OF PLANNING	CITY OF LONG BCH PLANNING & BLDG DEP	CITY HALL FOURTH FLOOR 4TH FLOOR	LONG BEACH	CA	90802
		DIRECTOR OF PLANNING	CITY OF LYNWOOD	11330 BULLIS ROAD	LYNWOOD	CA	90262
		DIRECTOR OF PLANNING	CITY OF MALIBU	23555 CIVIC CENTER WAY	MALIBU	CA	90265
		DIRECTOR OF PLANNING	CITY OF MANHATTAN BEACH	3621 BELL AVE	MANHATTAN BEACH	CA	90266
		DIRECTOR OF PLANNING	CITY OF MAYWOOD	4319 E SLAUSON AVE	MAYWOOD	CA	90270
STEVE	SIZEMORE		CITY OF MONROVIA	415 SOUTH IVY AVENUE	MONROVIA	CA	91016
MICHAEL	HUNTLEY	PLANNING AND COMM DEV DIRECTOR	CITY OF MONTEBELLO	1600 WEST BEVERLY BLVD	MONTEBELLO	CA	90640
		DIRECTOR OF PLANNING	CITY OF MONTEREY PARK	320 W NEWMARK AVE	MONTEREY PARK	CA	91754
		DIRECTOR OF PLANNING	CITY OF NORWALK	12700 NORWALK BLVD	NORWALK	CA	90650
		DIRECTOR OF PLANNING	CITY OF PALMDALE	38300 N SIERRA HWY	PALMDALE	CA	93550
		DIRECTOR OF PLANNING	CITY OF PALOS VERDES ESTATES	340 PALOS VERDES DRIVE W	PALOS VERDES ESTATES	CA	90274
		DIRECTOR OF PLANNING	CITY OF PARAMOUNT	16400 COLORADO AVE	PARAMOUNT	CA	90723
		DIRECTOR OF PLANNING	CITY OF PASADENA	100 N GARFIELD AVE ROOM 212	PASADENA	CA	91101
		DIRECTOR OF PLANNING	CITY OF PICO RIVERA	PO BOX 1016	PICO RIVERA	CA	90660
		DIRECTOR OF PLANNING	CITY OF POMONA	505 S GARVEY AVE	POMONA	CA	91766
		DIRECTOR OF PLANNING	CITY OF RANCHO PALOS VERDES	30940 HAWTHORNE BLVD	RANCHO PALOS VERDES	CA	90274

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
		DIRECTOR OF PLANNING	CITY OF REDONDO BEACH	415 DIAMOND ST	REDONDO BEACH	CA	90277
		DIRECTOR OF PLANNING	CITY OF ROLLING HILLS	2 PORTUGUESE BEND ROAD	ROLLING HILLS	CA	90274
		DIRECTOR OF PLANNING	CITY OF ROLLING HILLS ESTATES	4045 PALOS VERDES DR DRIVE	ROLLING HILLS ESTATES	CA	90274
		DIRECTOR OF PLANNING	CITY OF ROSEMEAD	8838 E VALLEY BLVD	ROSEMEAD	CA	91770
		DIRECTOR OF PLANNING	CITY OF SAN DIMAS	245 E BONITA AVE	SAN DIMAS	CA	91773
		DIRECTOR OF PLANNING	CITY OF SAN FERNANDO	117 MAC NEIL ST	SAN FERNANDO	CA	91340
		DIRECTOR OF PLANNING	CITY OF SAN GABRIEL	532 W MISSION DRIVE	SAN GABRIEL	CA	91776
		DIRECTOR OF PLANNING	CITY OF SAN MARINO	2200 HUNTINGTON DRIVE	SAN MARINO	CA	91108
AMANDA	MERLO	PLANNING AND BUILDING ASSISTANT	CITY OF SAN MARINO	2200 HUNTINGTON DRIVE	SAN MARINO	CA	91108
VINCENT	BERTONI	DIRECTOR OF PLANNING	CITY OF SANTA CLARITA	23920 VALENCIA BLVD SUITE 300	SANTA CLARITA	CA	91355
LISA	HARDY	-	CITY OF SANTA CLARITA PLANNING	23920 VALENCIA BLVD SUITE 300	SANTA CLARITA	CA	91355
KAI	LUOMA	SENIOR PLANNER	CITY OF SANTA CLARITA	23920 VALENCIA BLVD SUITE 302	SANTA CLARITA	CA	91355
JASON	SMISKO		CITY OF SANTA CLARITA	23920 VALENCIA BLVD	SANTA CLARITA	CA	91355
		DIRECTOR OF PLANNING	CITY OF SANTA FE SPRINGS	11710 TELEGRAPH ROAD	SANTA FE SPRINGS	CA	90670
		DIRECTOR OF COMM DEV	CITY OF SANTA MONICA	1685 MAIN ST RM 212	SANTA MONICA	CA	90401
		DIRECTOR OF PLANNING	CITY OF SIERRA MADRE	232 W SIERRA MADRE BLVD	SIERRA MADRE	CA	91024
		DIRECTOR OF PLANNING	CITY OF SIGNAL HILL	2175 CHERRY AVE	SIGNAL HILL	CA	90806
		DIRECTOR OF PLANNING	CITY OF SOUTH EL MONTE	1415 N SANTA ANITA AVE	SOUTH EL MONTE	CA	91733
		DIRECTOR OF PLANNING	CITY OF SOUTH GATE	8650 CALIFORNIA AVE	SOUTH GATE	CA	90280
		DIRECTOR OF PLANNING	CITY OF SOUTH PASADENA	1414 MISSION ST	SOUTH PASADENA	CA	91030
		DIRECTOR OF COMM DEV	CITY OF TEMPLE CITY	9701 LAS TUNAS DRIVE	TEMPLE CITY	CA	91780-2249
SUSAN	DALUDDUNG	DIRECTOR OF PLANNING	CITY OF TORRANCE	3031 TORRANCE BLVD	TORRANCE	CA	90503
JEFFREY	LAMBERT	COMM DEV DIRECTOR	CITY OF VENTURA	501 POLI ST PO BOX 99	VENTURA	CA	93002
			CITY OF VENTURA	501 POLI ST PO BOX 99	VENTURA	CA	93002
		DIRECTOR OF PLANNING	CITY OF VERNON	4305 S SANTA FE AVE	VERNON	CA	90058
		DIRECTOR OF COMM DEV	CITY OF WALNUT	21201 LA PUENTE ROAD	WALNUT	CA	91789
		DIRECTOR OF PLANNING	CITY OF WEST COVINA	1444 W GARVEY AVE ROOM 215	WEST COVINA	CA	91790
		DIRECTOR OF PLANNING	CITY OF WEST HOLLYWOOD	8300 SANTA MONICA BLVD	WEST HOLLYWOOD	CA	90069
		DIRECTOR OF PLANNING	CITY OF WESTLAKE VILLAGE	31200 OAK CREST DRIVE	WESTLAKE VILLAGE	CA	91361-4643
		DIRECTOR OF PLANNING	CITY OF WHITTIER	13230 E PENN ST	WHITTIER	CA	90602
ANN	TRUSSELL		CITY PLAZA REALTY	PO BOX 635	ACTON	CA	93510
CHAIR			CITY TERRACE COORINATING COUNCIL	1435 N ROLLINS DRIVE	LOS ANGELES	CA	90063
MOTT	SMITH	PRINCIPAL	CIVIC ENTERPRISE ASSC	400 MT WASHINGTON DRIVE	LOS ANGELES	CA	90065
TONY	BUTKA	EXECUTIVE OFFICER	CIVIL SERVICE COMMISSION	500 W TEMPLE ST ROOM 522	LOS ANGELES	CA	90012
LISA	PRASSE, AICP		CLAREMONT COMM DEV PLANNING DIVISION	PO BOX 880	CLAREMONT	CA	91711
AUTUMN	BERNSTEIN	DIRECTOR	CLIMATE PLAN	436 14TH STREET SUITE 600	OAKLAND	CA	94612
LARRY	GROSS		COALITION FOR ECONOMIC SURVIVAL	1296 N FAIRFAX BLVD	LOS ANGELES	CA	90046
			COALITION FOR CLEAN AIR	800 WILSHIRE BLVD, SUITE 1010	LOS ANGELES	CA	90017
WILLIAM	WEBB		COALITION TO SAVE THE MARINA	131 LIGHTHOUSE MALL	MARINA DEL REY	CA	90071-1448
			COALITION TO SAVE THE MARINA	PO BOX 10152	MARINA DEL REY	CA	90292
AKRAM	GHOBRIAL		COAST TO COAST CONSTRUCTORS	17725 VANOWEN ST	RESEDA	CA	91335-5602
			COLD CREEK COMM COUNCIL PRESIDENT	25053 MULHOLLAND HWY	CALABASAS	CA	91302
STEVE	RICE	REALTOR	COLDWELL BANKER HARTWIG	41933 50TH ST W	QUARTZ MILL	CA	93596
PAUL	JENKINS		COLONNADE GROUP INC	171 PIER AVE #168	SANTA MONICA	CA	90405
SHABAKA	HERU		COMM COALITION FOR CHANGE	207 E 136TH ST	LOS ANGELES	CA	90061
DEBORAH	MILLIGAN		COMM COALITION FOR CHANGE	PO BOX 59027	LOS ANGELES	CA	90059
JOAN	LING		COMM CORP OF SM	1423 2ND ST SUITE B	SANTA MONICA	CA	90401
ALEX	HERRELL	DIRECTOR	COMM DEV NEWHALL LAND	25124 SPRINGFIELD COURT, SUITE 300	VALENCIA	CA	91355
			COMM FOR CHANGE	15632 VISALIA AVE	COMPTON	CA	90220
ANN	SEWILL		COMM FOUNDATION LAND TRUST	445 S FIGUEROA ST SUITE 3400	LOS ANGELES	CA	90071
KEN	ROBERTSON		COMM HOUSING ASSIST PROG	3803 E CASSELLE AVE	ORANGE	CA	92869-5346
TAMARA	GISHRI,	URBAN PLANNER	COMM PLANNING BUREAU	200 N SPRING STREET, #720	LOS ANGELES	CA	90012
LYNELL	WASHINGTON,	PROJECT MGR, TOD PROJECT REVIEW	COMM PLANNING BUREAU	200 N SPRING STREET, #720	LOS ANGELES	CA	90012
DANIEL	GARCIA		COMM REHABILITATION SVCS	4716 E CESAR CHAVEZ AVE	LOS ANGELES	CA	90022
THOMAS	MARTIN		COMM YOUTH SPORTS&ARTS	4828 CRENSHAW BLVD	LOS ANGELES	CA	90043
TERESA	MARCIAL		COMUNIDAD CAMBRIA	738 S UNION AVE #105	LOS ANGELES	CA	90017
JUANITA	TATE		CONCERNED CITIZENS OF SC LA	PO BOX 11337	LOS ANGELES	CA	90011
MARK	WILLIAMS	PROG DIRECTOR	CONCERNED CITIZENS OF SC LA	4707 S CENTRAL AVE	LOS ANGELES	CA	90011
			CONEJO VALLEY BOARD OF REALTORS	7232 BALBOA BLVD	VAN NUYS	CA	91406
ROEL	SALDIVAR	FIELD REPRESENTATIVE & VETERANS LIAISON	CONG GRACE F NAPOLITANO 38TH DIST CA	11627 E TELEGRAPH ROAD #100	SANTA FE SPRINGS	CA	90670
JOHN	SHARKEY		COOPERATIVE SERVICES	201 E HUNTINGTON DRIVE SUITE 100	MONROVIA	CA	91016
			COPLEY NEWS SERVICE	500 W TEMPLE ST ROOM 485-A	LOS ANGELES	CA	90012
COLLEEN	HOLMES	PRESIDENT	CORNELL PRESERVATION ORG	3700 OLD OAK ROAD	AGOURA	CA	91301
STEVEN	BRABAMD		CORNELL PRESERVATION ORGANIZATION	1950 OLIVERA DRIVE	AGOURA	CA	91301
SERENA	FRIEDMAN, MD		CORNELL PRESERVATION ORGANIZATION	28705 WAGON ROAD	AGOURA	CA	91301
MEREDITH	LOBEL ANGEL		CORRAL CYN HOMEOWNERS ASSN	2961 VALMERE DR	MALIBU	CA	93534-3226
			COUNCIL OF CHURCH	1753 N PARK	POMONA	CA	91768
FRED	HUNGERFORD,	CHIEF DEPUTY	COUNTRY PLACE HOMES	POST OFFICE BOX 278	ACTON	CA	93510-0278
MALOU	RUBIO		COUNTY OF LOS ANGELES PUBLIC LIBRARY	7400 E IMPERIAL HWY	DOWNEY	CA	90242
CAMILLE	DUDLEY		COUNTY OF LOS ANGELES PUBLIC LIBRARY	7400 E IMPERIAL HWY	DOWNEY	CA	90242
MIKE	MARQUEZ	COMM DEV DIRECTOR	COVENANT COMM DEV CORP	PO BOX 6374	ALTADENA	CA	91003
CHARLES	MOORE		COVINA COMM DEV DEPARTMENT	125 E COLLEGE ST	COVINA	CA	91723
CRAIG	LAWSON		COX CASTLE & NICHOLSON LLP	2049 CENTURY PARK E SUITE 2800	LOS ANGELES	CA	90067
RICK	CONROY		CRAIG LAWSON & CO LLC	8758 VENICE BLVD SUITE 200	LOS ANGELES	CA	90034
TAMMY	BIRD		CRENSHAW CHAMBER OF COMMERCE	PO BOX 8193	LOS ANGELES	CA	90008
			CRENSHAW HIGH SCHOOL	5010 11TH AVE	LOS ANGELES	CA	90043
			CRESCENTA VALLEY	2209 MAURICE AVE	LA CRESCENTA	CA	91775
			CRESCENTA VALLEY	3131 FOOTHILL BLVD SUITE D	LA CRESCENTA	CA	91775
GRACE	ANDRUS		CRESCENTA VALLEY TOWN COUNCIL	2504 KEMPER AVE	LA CRESCENTA	CA	91214
LIZ	ARNOLD		CRESCENTA VALLEY TOWN COUNCIL	2426 CAROL PARK PLACE	MONTROSE	CA	91020
CHARLES	BEATTY		CRESCENTA VALLEY TOWN COUNCIL	PO BOX 8188	LA CRESCENTA	CA	91224
FRANK	BEYT		CRESCENTA VALLEY TOWN COUNCIL	2207 DEL MAR RD	MONTROSE	CA	91020

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BRUCE	CAMPBELL		CRESCENTA VALLEY TOWN COUNCIL	5151 LA CRESCENTA AVE	LA CRESCENTA	CA	91214
CURTIS	CLEVEN		CRESCENTA VALLEY TOWN COUNCIL	5420 PINERIDGE DRIVE	LA CRESCENTA	CA	91214
CHERYL	DAVIS		CRESCENTA VALLEY TOWN COUNCIL	4816 ROSEMONT AVENUE	LA CRESCENTA	CA	91214
DANETTE	ERICKSON		CRESCENTA VALLEY TOWN COUNCIL	2954 HAWKRIDGE AVENUE	LA CRESCENTA	CA	91214
STEVE	PIERCE		CRESCENTA VALLEY TOWN COUNCIL	4850 ROSEMONT AVE	LA CRESCENTA	CA	91214
ATTN:	PRESIDENT		CRESCENTA VALLEY TOWN COUNCIL	POST OFFICE BOX 8676	LA CRESCENTA	CA	90274
KRISTA	SMILEY		CRESCENTA VALLEY TOWN COUNCIL	2540 FAIRWAY	MONTEREY PARK	CA	91214
ROBERT	THOMAS		CRESCENTA VALLEY TOWN COUNCIL	2727 FAIRMOUNT AVE	LA CRESCENTA	CA	91214
DENNIS	VAN BREMAN		CRESCENTA VALLEY TOWN COUNCIL	2446 ROCKDELL ST	LA CRESCENTA	CA	91214
JOYCE	LAUDERBACK		CRESCENTA VALLEY TOWN COUNCIL OFFICE	PO BOX 8188	LA CRESCENTA	CA	91224
DEPUTY	MERINO	LASD - ELA STATION	CRIME PREVENTION UNIT	5019 E 3RD ST	LOS ANGELES	CA	90022
GREGG	BYNUM		CROSS ROADS HOUSING DEV	1976 E 103RD ST	LOS ANGELES	CA	90002
BRUCE	PORTER	PRES	CSU FULLER DEP OF ANTHRO SCC INFO CTR	800 N STATE COLLEGE BLVD	FULLERTON	CA	92834
			CUDAHY IMPRV ASSN	4720 SANTA ANA STREET	CUDAHY	CA	91355
			CUE MCKENZIE	3355 N LINCOLN AVENUE	ALTADENA	CA	91754
CAROLE	GUSTIN		CULVER CITY HOMEOWNERS ASSOC	8314 RAINTREE CIRCLE	CULVER CITY	CA	90732
MARK	SALKIN		CULVER CREST NEIGHBORHOOD	10769 NORTHGATE	CULVER CITY	CA	90230
BEA	CURTIS		CURTIS SAND & GRAVEL	PO BOX 1367	CASTAIC	CA	91386
			CYNTHIA MAXWELL	24875 MULHOLLAND HWY	CALABASAS	CA	91770
			DAILY BREEZE THE	5215 TORRANCE BLVD	TORRANCE	CA	90503
			DAILY JOURNAL LOS ANGELES	PO BOX 54026	LOS ANGELES	CA	90054-0026
			DALE PRICE	8332 HUNTINGTON DR RM 131	SAN GABRIEL	CA	91384
			DAN GOTTLIEB	3516 VIA DOLCE	MARINA DEL REY	CA	93551
			DANIEL CHRISTY	PO BOX 10310	MARINA DEL REY	CA	91321
DAVID	ANGELO		DAVE BOSSERT	25641 SHAW PLACE	STEVENSON RANCH	CA	90066
			DAVID ANGELO & ASSC	8804 BEVERLY BLVD	PICO RIVERA	CA	90660
			DAVID BARISH 4422 VIA MARINA APT 7-711	4422 VIA MARINA APT 7-711	MARINA DEL REY	CA	90265
			DAVID C RODRIGUEZ	1517 BLUE HAVEN DRIVE	ROWLAND HEIGHTS	CA	93586
			DAVID CARROLL & ASSC	21271 ENTRADA ROAD	TOPANGA	CA	90290
			DAVID DE LANGE PHD	4519 ADMIRALTY WAY STE 200	MARINA DEL REY	CA	91355
			DAVID J LUMIAN	652 ANGELUS PLACE	VENICE	CA	93543
			DAVID THOMPSON	13800 TAHITI WAY BB#2	MARINA DEL REY	CA	90067-2199
TAHRA	GORAYA		DAY ONE	175 NORTH EUCLID	PASADENA	CA	90012
JIM	THEISS		DAYBREAK COMM DEV	121 ELSBREE CIRCLE	WINDSOR	CA	95492-8837
VIVIANE	DOCHE-BOULOS, PHD		DB CONSULTING	613 E BETHANY ROAD	BURBANK	CA	91504
KAREN	COMPTON-MORE	TRANSITIONAL HSG PROG MGR	DCFS	3530 WILSHIRE BLVD 4TH FLOOR	LOS ANGELES	CA	90010
			DEANNA KITAMURA	3701 WILSHIRE BLVD SUITE 208	LOS ANGELES	CA	91406
			DECKER CANYON ASSOC	33052 DECKER SCHOOL ROAD	MALIBU	CA	90265
JOHN	KOPPELMAN		DEL AIRE NEIGHBORHOOD ASSN	5508 W 118TH PLACE	DEL AIRE	CA	90304
CYNTHIA	BABICH	EXECUTIVE DIRECTOR	DEL AMO ACTION COMMITTEE	1536 W 25TH ST #440	SAN PEDRO	CA	90732
MARIA	TAFOYA	PASTOR	DELHAVEN CHRISTIAN CHURCH	15302 E FRANCISQUITO	LA PUENTE	CA	91744
MARGUERITE	LEWIS		DELTA SIGMA THETA SORORITY	14402 CLYMAR AVE	COMPTON	CA	90220
			DEPARTMENT OF REGIONAL PLANNING	320 WEST TEMPLE STREET RM 1360	LOS ANGELES	CA	90012
			DEPARTMENT OF REGIONAL PLANNING	320 WEST TEMPLE STREET RM 1348	LOS ANGELES	CA	90012
JOHN	EVANS		DEV CONSULTANTS	5239 MAYMONT DRIVE	LOS ANGELES	CA	90043-1515
			DEXTER PARK	11053 NORTH TR	SYLMAR	CA	91342
DAVID	RIZZO		DIAMOND FARMING	PO BOX 81498	BAKERSFIELD	CA	93380
THOMAS	HILL		DISABILITY RIGHTS LEGAL CENTER	919 ALBANY ST	LOS ANGELES	CA	90015
			DON MOSS	PO BOX 90094	CITY OF INDUSTRY	CA	91355
			DOROTHY FRANKLIN	PO BOX 11562	MARINA DEL REY	CA	91001
CAROLINE	MCCOLL		DOWNTOWN WOMEN'S CENTER	325 S LOS ANGELES ST	LOS ANGELES	CA	90013
JEAN	ARMBRUSTER		DPH CHRONIC DIS AND INJ PREV PROG	3530 WILSHIRE BLVD SUITE 800	LOS ANGELES	CA	90010
MARK	DOLAN		DR LYNCH FOUNDATION	180 S LAKE AVE SUITE 425	PASADENA	CA	91101
OG	WERNER		E RANCHO DOMINGUEZ SVC CTR	4513 E COMPTON BOULEVARD	COMPTON	CA	91504
ERNESTO	ESPINOZA	SENIOR PROJECT MGR	EAST ALTADENA IMPRV ASSN	2422 GALBRETH ROAD	PASADENA	CA	91104
THAD	DUFRENNE		EAST LA COMM CORPORATION	530 S BOYLE AVE	LOS ANGELES	CA	90033
			EAST LA COMM YOUTH CENTER	4360 DOZIER ST	LOS ANGELES	CA	90022
			EAST LOS ANGELES COLLEGE LIBRARY	1301 CESAR CHAVEZ AVE	MONTEREY PARK	CA	91754
MANNY	MARTINEZ		EASTMONT COMM CENTER	701 S HOFNER AVE	LOS ANGELES	CA	90022
JULIA	RUSSELL		ECO-HOME NETWORK	4344 RUSELL AVE	LOS ANGELES	CA	90027
MATT	LUST		ECONOMIC REDEV DIV	2 CORAL CIRCLE	MONTEREY PARK	CA	90017
GERALD	PHILLIPS		ECONOMIC RESOURCES CORPORATION	2600 INDUSTRY WAY	LYNWOOD	CA	90262
JUDITH	TAYLOR	ASSOCIATE	ECONOMICS RESEARCH ASSC	10990 WILSHIRE BLVD SUITE 1500	LOS ANGELES	CA	90024
			EDGAR & ASSOC	1822 21ST STREET	SACRAMENTO	CA	91386-1052
			EDWARDS AIR FORCE BASE	AFFTC/XPX	EDWARDS AFB	CA	93523-1001
EDWIN	BOWEN		EDWIN G BOWEN COMPANY INC	6320 HONOLULU AVE	LA CRESCENTA	CA	91214
			eejohnson@trcsolutions.com	123 TECHNOLOGY DRIVE, WEST	IRVINE	CA	92618
JH	MCQUISTON, PE	PLANNING REP	EHCA	6212 YUCCA ST	LOS ANGELES	CA	90028-5223
JEAN-PIERRE	FRANCILLETTE		EIP ASSC	1200 SECOND ST SUITE 200	SACRAMENTO	CA	95814
JUDY	ROOT		EL CAMINO COMM AS	15427 PATRONELLA AVE	GARDENA	CA	90249
PEGGY	HALBURG		EL CAMINO VILLAGE COMM ASSN	15314 PRAIRIE AVE	EL CAMINO VILLAGE	CA	90260
			EL MONTE WORKERS' RIGHTS CENTER	9354 TELSTAR AVE	EL MONTE	CA	91731
			EL PUEBLO CMTY ECON DEV CO	234 E COLORADO BLVD #300	PASADENA	CA	91101
CARMELA	LACAYO		ELLIAS CONSTRUCTION COMPANY	4768 PARK GRANADA #101	CALABASAS	CA	91302
MICHAEL	ELLIAS		EMPLOYEE RELATIONS COMMITTEE	500 W TEMPLE ST ROOM 374	LOS ANGELES	CA	90012
TONY	BUTKA	EXECUTIVE OFFICER ENVIRONMENTAL SUBCOMMITTEE CHAIR	EMPOWERMENT CONGRESS	800 WILSHIRE BLVD, SUITE 1010	LOS ANGELES	CA	90017
			ENDANGERED HABITAT LEAGUE PMB 592	8424- SANTA MONICA BLVD	LOS ANGELES	CA	90069-4267
DON	SILVER	CHAIRPERSON	ENV & DEV COMM/MALIBU TOWNSHIP	PO BOX 803	MALIBU	CA	90265
PERINA	WILEY		ENVICOM CORPORATION	28328 AGOURA ROAD	AGOURA HILLS	CA	91301
CARL	WISHNER		ENVIRON & DEV COMM	POST OFFICE BOX 803	MALIBU	CA	90404
PERINA	WILES		EQUESTRIAN TRAILS	29750 SAN FRANCISQUITO CYN ROAD	SAUGUS	CA	91350
JUDY	REINSMA		EQUESTRIAN TRAILS INC	1135 W VENTON ST	SAN DIMAS	CA	91773
KATHY	DANTAS						

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MELANIE	STEPHENS		ESPERANZA CMTY HOUSING CORP	2337 S FIGUEROA ST	LOS ANGELES	CA	90007
PATRICIA	DEMERS		ETI	4824 W AVENUE K-8	QUARTZ HILL	CA	93536
RAY	DRASHER		ETI CORRAL #9 AVTREC	28849 LONGVIEW ROAD	PEARLBLOSSOM	CA	93553
CHARLOTTE	BRODIE		ETI CORRAL 54	15043 TUBA ST	MISSION HILLS	CA	91345
			EVELEEN W WINTERS	13659 VICTORY BOULEVARD	VAN NUYS	CA	91770
			FAA WESTERN PACIFIC REGION	15000 AVIATION BOULEVARD	LAWNDALE	CA	90012
A	TUCKWILKERSON	EXECUTIVE DIRECTOR	FAIR HOUSING CONGRESS OF SO CAL	119 WESTMONT DRIVE APT 2	ALHAMBRA	CA	91801-2962
ELIZABETH	ESPARAZA CERVANES, JD		FAIR HOUSING COUNCIL OF SG VALLEY	1020 N FAIR OAKS AVE	PASADENA	CA	91103
LAWRENCE	MILLS		FAITH HOUSING CORPORATION	1713 W 108TH ST	LOS ANGELES	CA	90047
KEITH	BROWN, SR		FAMILY RENEW DEV CENTER	6614 S WESTERN AVE	LOS ANGELES	CA	90047
MICHAEL	HERNANDEZ		FANNIE MAE	135 N LOS ROBLES AVE SUITE 300	PASADENA	CA	91101
TOM	REU		FARMONT BUTTS RACEWAY	19430 SHENANGO DRIVE	TARZANA	CA	91356
LARRY	HOFFMAN		FASSBERG CONSTRUCTION COMPANY	17000 VENTURA BLVD #200	ENCINO	CA	91316
			FEDERAL AVIATION ADMINISTRATION	PO BOX 92007	LOS ANGELES	CA	91360
RUDY	ORTEGA, JR		FERNANDEÑO TATAVIAM BND MSSN INDNS	601 S BRAND BLVD SUITE 102	SAN FERNANDO	CA	90026
VICKI	FARRAGHER	ADMINISTRATIVE ASSISTANT	FIRE STATION 129	42110 6TH ST W	LANCASTER	CA	93534
TIM	GIBSON,	DIRECTOR, DATA RESEARCH & DEV	FIRST AMERICA NATURAL HAZ DISCL	200 COMMERCE	IRVINE	CA	92602
JANET	HELM	PASTOR	FIRST CHRIS CHRCH OF ANTELOPE VALLEY	PO BOX 627	LANCASTER	CA	93584-0627
VIJAY	SEHGAL		FISHER MERRIMAN SEHGAL YANEZ INC	5567 RESEDA BLVD #209	TARZANA	CA	91356
VIJAY	SEHGAL	PRINCIPAL	FISHER SEHGAL YANEZ INC	3235 SAN FERNANDO ROAD #2C	LOS ANGELES	CA	90065
			FLORENCE FIRESTONE C OF C	2156 E FLORENCE AVENUE	HUNTINGTON PARK	CA	93550
			FORESTER & FIRE WARDEN	1320 N EASTERN AVENUE	LOS ANGELES	CA	91403
TOM	WILLARD		FOUNDATION FOR AFFORD HOUSING	30950 RANCHO VIEJO ROAD SUITE 100	SAN JUAN CAPISTRANO	CA	92675-1765
GARY	BRAVERMAN		FOUNDATION FOR QUALITY HOUSING	4370 TUJUNGA AVE SUITE 310	STUDIO CITY	CA	91604-2765
MISHAL	MONTGOMERY		FOURTH DIST FIELD OFFICE	1199 S FAIRWAY DRIVE SUITE 111	ROWLAND HEIGHTS	CA	91789
HEIDI	CREVE		FOX HILLS NEIGHBORHOOD ASSN	5605 CANTERBURY DRIVE	CULVER CITY	CA	90230
WILLIE	TURNER	VICE PRESIDENT	FOX HILLS PROPERTY OWNERS ASSN	5848 CANTERBURY DRIVE	CULVER CITY	CA	90230
			FRED NEWMAN	14003 PALAWAN WAY #308	MARINA DEL REY	CA	93551
PATRICIA	LOEFFLER		FRIENDS OF SEAL BEACH NATWDLF R	12392 FOSTER ROAD	LOS ALAMITOS	CA	90702-4719
RON	BOTTORFF	CHAIR	FRIENDS OF THE SANTA CLARA RIVER	660 RANDY DRIVE	NEWBURY PARK	CA	91320
BARBARA	WAMPOLE		FRIENDS OF THE SANTA CLARA RIVER	28006 SAN MARTINEZ GRANDE CANYON ROAD	SANTA CLARITA	CA	91355
CHUCK	HANSON	PRESIDENT	FRIENDS OF WHITTIER HILLS	PO BOX 247	WHITTIER	CA	90608
MARCIA	SCULLY		FRIENDS OF WHITTIER HILLS	6292 HILLSIDE LANE	WHITTIER	CA	90601
ANTHONY	MORALES	CHAIRPERSON	GABRIELENO/TONGVA TRIBAL COUNCIL	PO BOX 693	SAN GABRIEL	CA	91778
COUNCILMEMBERS			GABRIELENO/TONGVA TRIBAL COUNCIL	PO BOX 693	SAN GABRIEL	CA	91776
			GARDENA VALLEY NEWS	PO BOX 219	GARDENA	CA	90247
ALLAN	MACKENZIE		GASCON MAR LTD	2050 W 190TH ST SUITE 201	TORRANCE	CA	90504
BRIAN	NEIMARK	EXECUTIVE DIRECTOR	GAY & LESBIAN ELDER HOUSING	1602 N IVAR AVE	HOLLYWOOD	CA	90028
			GEORGE NYE JR LIBRARY	6600 DEL AMO BLVD	LAKEWOOD	CA	90713
DONALD	GETMAN		GMP ARCHITECTS INC	2121 CLOVERFIELD BLVD SUITE 200	SANTA MONICA	CA	90404
JULIO	GOLDMAN		GOLDMAN CONSTRUCTION	733 S OGDEN DRIVE	LOS ANGELES	CA	90036
RON	GOLDMAN		GOLDMANFIRTH ARCHITECTURE	24955 PACIFIC COAST HWY	MALIBU	CA	90265
			GORDON MURLEY	4128 MORRO DR	WOODLAND HILLS	CA	95814
AIMEE	NEUFELD		GORMAN SCHOOL DIST	POST OFFICE BOX 104	GORMAN	CA	90292
PATRICIA	MCPHERSON		GRAMERCY HOUSING GROUP	1824 4TH AVE	LOS ANGELES	CA	90019
LOWELL	SMITH	LAND COMMITTEE CHAIRMAN	GRASSROOTS	3749 GREENWOOD AVE	LOS ANGELES	CA	90066
WINSTON	SINGELTON		GREATER AV ASSN OF REALTORS	5508 PEARLBLOSSOM HWY	PALMDALE	CA	93552
MICHAEL	BROCKMAN	PRESIDENT	GREATER BETHLEHEM TEMPLE	1010 E HYDE PARK BLVD	INGLEWOOD	CA	90302-1802
MICHAEL	BROCKMAN		GREATER MULWOOD HOMEOWN AS	PO BOX 8921	CALABASAS	CA	91372-8921
			GREATER MULWOOD HOMEOWNERS ASSN	POST OFFICE BOX 8921	CALABASAS	CA	95814
CHAIR			GREEN VALLEY COMM CLUB	15444 SPUNKY CANYON ROAD #840	GREEN VALLEY	CA	91350
FLORENCE			GREEN VALLEY HOMEOWNER'S ASSN	PO BOX 884	GREEN VALLEY	CA	91350
LU	BISTLINE		GREEN VALLEY TOWN COUNCIL	39604 CALLE EL PARADO	GREEN VALLEY	CA	91390
GORDON	BOLE		GREEN VALLEY TOWN COUNCIL	39429 CALLE EL FUENTE	GREEN VALLEY	CA	91390
ATTN	JACKS		GREEN VALLEY TOWN COUNCIL	15942 CALLE HERMOSA	GREEN VALLEY	CA	91390
SUE	PRESIDENT		GREEN VALLEY TOWN COUNCIL	PO BOX 846, 15444 SPUNKY CANYON ROAD	GREEN VALLEY	CA	91350
ALFRED	COAD	PRESIDENT	GREENWOOD HOMEOWNERS ASSN	2549 ONEIDA ST	PASADENA	CA	91107
	LAFAVE		GREG MCPHEE	2450 N LAKE AVE PMB 227	ALTADENA	CA	90012
			GRUEN ASSC	6330 SAN VICENTE BLVD SUITE 200	LOS ANGELES	CA	90048
			GRUNION AND DOWNTOWN GAZETTES	5225 E SECOND ST	LONG BEACH	CA	90803
			HABITAT FOR HUMANITY	2111 BONITA AVE	LA VERNE	CA	91750
VERONICA	GARCIA		HABITAT FOR HUMANITY OF GREATER LA	17700 S FIGUEROA STREET	GARDENA	CA	90248
JAMES	DAVIS		HACIENDA HEIGHTS IMPROV ASSOC	1444 ORANGE GROVE AVE	HACIENDA HEIGHTS	CA	91745
STEVE	FELD		HACIENDA HEIGHTS IMPROV ASSOC	1604 S LANCEWOOD ST	HACIENDA HEIGHTS	CA	91745
MICHAEL	HUGHES	PRESIDENT	HACIENDA HEIGHTS IMPROV ASSOC	3252 EL SEBO	HACIENDA HEIGHTS	CA	91745
JOHN	SHUBIN		HACIENDA HEIGHTS IMPROV ASSOC	14350 EDGERIDGE DRIVE	HACIENDA HEIGHTS	CA	91745
MICHAEL	HUGHES	PRESIDENT	HACIENDA HEIGHTS IMPRV ASSN	PO BOX 5235	HACIENDA HEIGHTS	CA	91745
DENNIS	HOSTETLER		HACIENDA HEIGHTS IMPRV ASSN	2330 S STIMSON AVE	HACIENDA HEIGHTS	CA	91745
MICHAEL	WILLIAMS		HACIENDA HEIGHTS IMPRV ASSN	15929 DEL PRADO DRIVE	HACIENDA HEIGHTS	CA	91745
JEFF	YANN		HACIENDA HEIGHTS IMPRV ASSN	1622 S ADALIA AVE	HACIENDA HEIGHTS	CA	91745
			HACIENDA HEIGHTS WOMANS CLUB	PO BOX 5565	HACIENDA HEIGHTS	CA	91745
			HACIENDA HTS IMPRV ASSN	POST OFFICE BOX 5235	HACIENDA HEIGHTS	CA	90064
JAMES	JOHNSON		HACIENDA LA PUENTE USD	POST OFFICE BOX 60002	INDUSTRY	CA	91745
			HACIENDA-LA PUENTE UNIFIED SCH	15959 E GALA AVE	LA PUENTE	CA	91745
SUSAN	JOHNSON		HANS ETTER	2554 N LINCOLN BLVD #166	VENICE	CA	91406
			HARBOR REGIONAL CENTER	21231 HAWTHORN BLVD	TORRANCE	CA	90503
			HARRYOT BEST	125 NORTHSTAR MALL	MARINA DEL REY	CA	90295
			HARVEY KATZ	3872 VIA DOLCE	MARINA DEL REY	CA	91360
LUIS	COLASUONNO		HATCH COLASUONNO ARCHITECTS	4223 GLENCOE AVE #C-210	MARINA DEL REY	CA	90292
LIZ	OSORIO		HDSI MANAGEMENT	3460 S BROADWAY	LOS ANGELES	CA	90007
MITZY	TAGGART		HEAL THE BAY	1444 9TH ST	SANTA MONICA	CA	90401
ALISON	BECKER		HERITAGE HOMEOWNERSHIP PARTNERS	651 S SAINT JOHN AVE	PASADENA	CA	91105

Los Angeles County Housing Element 2014-2021

Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
SOL	BLUMENFELD	DIRECTOR	HERMOSA BEACH COMM DEV DEP	1315 VALLEY DRIVE	HERMOSA BEACH	CA	3103180235
STEVEN	IMHOOF		HEWITT & O'NEIL LLP	19900 MACARTHUR BLVD SUITE 1050	IRVINE	CA	92612
			HIDDEN HILLS COMM ASSN	24549 LONG VALLEY RD	HIDDEN HILLS	CA	90630
			HIDDEN HILLS COMM ORG	24549 LONG VALLEY ROAD	HIDDEN HILLS	CA	91302
KEVIN	BROGAN		HILL FARRER & BURRILL LLP	1 CA PLAZA, 300 S GRAND AVE, 37TH FL	LOS ANGELES	CA	90071
CLAIRE	SCHLOTTERBECK	EXECUTIVE DIRECTOR	HILLS FOR EVERYONE	PO BOX 9835	BREA	CA	92822-1835
PATRICIA	BELL		HILLSIDE FEDERATION & CANYON AS	2337 ROSCOMARE ROAD	LOS ANGELES	CA	90077
JOE	HIRSCH		HIRSCH DEV INC (HDI)	26409 VIA DESMONDE	LOMITA	CA	90717-3611
GLENN	SWANSON		HIS HOUSE SOBER LIVING	239 W 9TH ST	UPLAND	CA	91786
KIM	MOORE		HISTAL PRESOCOALTO SAVE CURRIER R	1233 FIFTH ST	NORCO	CA	92860
NIKE	LAWLER		HISTORICAL SOCIETY OF THE	2717 ALTURA AVENUE	LA CRESCENTA	CA	91364
RICHARD	CARR		HOLLYWOOD KNOLLS COMM CLUB	3331 BLAIR DR	LOS ANGELES	CA	91322
DAN	RIFFE		HOLLYWOOD KNOLLS COMM CLUB	3088 LAKE HOLLYWOOD DR	LOS ANGELES	CA	91322-0970
JOHN	VAN TRIGT		HOLTHOUSE CARLIN & VAN TRIGT LLP	1601 CLOVERFIELD BLVD SUITE 300 SOUTH	SANTA MONICA	CA	90404-4085
MICHAEL	DANNEKER		HOME OWNERSHIP MADE EASY	5901 GREEN VALLEY CIRCLE #320	CULVER CITY	CA	90230
OLIVIA	PATTERSON		HOME OWNERSHIP MADE EASY	5901 GREEN VALLEY CIRCLE #405	CULVER CITY	CA	90230
MARVIN	MCKINNON		HOMEBASED REALTY	42402 10TH ST W SUITE J	LANCASTER	CA	93534
ROY	STRIPILING		HOMEBASED REALTY	42402 10TH ST W SUITE J	LANCASTER	CA	93534
CAROL	LIESS		HOMES FOR LIFE FOUNDATION	8929 S SEPULVEDA SUITE 2331	LOS ANGELES	CA	90045
DIDI	BARNEY		HOPE AMERICA	11257 DEFOE AVE	PACOIMA	CA	91331
CANDACE	WHALEN		HOPE-NET	760 S WESTMORELAND AVE	LOS ANGELES	CA	90005-1499
MICHAEL	GOODMAN		HOUSING ALLIANCE INC	11631 CHIQUITA ST	STUDIO CITY	CA	91604
JOHN	DE FALCO		HOUSING ALTERNATIVES	824 S EUCLID ST	FULLERTON	CA	92832
LUCIL	MCCORMICK		HOUSING RELIEF	4008 SUMAC DRIVE	SHERMAN OAKS	CA	91403
CHANCELA	AL-MANSOUR		HOUSING RIGHTS CENTER	3225 WILSHIRE BLVD STE 1150	LOS ANGELES	CA	90010
LIAM	GARLAND		HOUSING RIGHTS CENTER	3225 WILSHIRE BLVD STE 1150	LOS ANGELES	CA	90010
JORDAN	KAO		HOUSING RIGHTS CENTER	3225 WILSHIRE BLVD STE 1150	LOS ANGELES	CA	90010
MARY	BROOKS		HOUSING TRUST FUND PROJECT	1113 COUGER COURT	FRAZIER PARK	CA	93225
SALVADOR	VELASQUEZ	CEO	HUGHES RESEARCH LABORATORIES	3011 MALIBU CANYON ROAD	MALIBU	CA	90265
RODERICK	HAILEY		HUMAN SVCS CONSORTIUM E SGL	5200 IRWINDALE AVE	IRWINDALE	CA	91706
			HUMANA ECONOMIC DEV GROUP	10816 S WESTERN AVE	LOS ANGELES	CA	90047-4629
RICHARD	WALKER		HUNGRY VALLEY SRA	PO BOX 1360	LEBEC	CA	93243
BERTHA	WELLINGTON	PROJECT MANAGER	HUNSAKER & ASSC	26074 AVENUE HALL SUITE 22	VALENCIA	CA	91355
HELEN	COLEMAN		HYDE PARK COMM NETWORK	3415 W 77TH ST	LOS ANGELES	CA	90043-4903
MAXINE	YOUNG	PRESIDENT	HYDE PARK ORG PTSPH FOR EMPOW	PO BOX 43676	LOS ANGELES	CA	90043
			IMAGLEN WAY BLOCK CLUB	5051 IMAGLEN WAY	LOS ANGELES	CA	90043-1501
RANNY	MATHIS		INDEPENDENT COMM NEWSPAPERS	1024 N MACLAY SUITE 9	SAN FERNANDO	CA	91340
SHELDON	CURRY		INFORMATION ARCHITECTS	5824 BEDFORD AVE	LOS ANGELES	CA	90056
MARTINA	GUILFOIL	DIRECTOR PLANNING & RESEARCH	INGLEWOOD COMM DEV DEP PLN DIV	1 ONE MANCHESTER BLVD	INGLEWOOD	CA	90301
			INGLEWOOD NEIGHBORHOOD HOUSING	335 E MANCHESTER BLVD	INGLEWOOD	CA	90301
			INGLEWOOD SELF-HELP LEGAL	1 REGENT ST 1ST FLOOR ROOM 107	INGLEWOOD	CA	90301
TIM & CAROL	COX		INLAND VALLEY LAND TRUST	4144 LAS CASAS	CLAREMONT	CA	91711
ANNIE	MARQUIS		INLAND VALLEY LAND TRUST	1038 ALAMOSA DRIVE	CLAREMONT	CA	91711
MALCOLM	BENNETT	BROKER/REALTOR	INTERNATIONAL REALTY & INVESTMENTS INC	11215 S WESTERN AVE	LOS ANGELES	CA	90047-4848
ARNOLD	NEWMAN	EXECUTIVE DIRECTOR	INTERNOCIETY FOR PRESTROP RAINF	3931 CAMINO DE LA CUMBRE	SHERMAN OAKS	CA	91423
DOROTHEA	BRADLEY		INTERPERSONAL DEV FACILITATORS INC	547 SUMMIT AVE	PASADENA	CA	91103
ROBERT	GAGNON	WESTWOOD CHAPTER	IZAAK WALTON LEAGUE	1538 EUCLID ST #3	SANTA MONICA	CA	90404
GEORGE	HOVER	PRESIDENT	IZAAK WALTON LEAGUE	2712 ABETO AVE	ROWLAND HEIGHTS	CA	91748
			J CARLOS CARREON	PO BOX 10096	MARINA DEL REY	CA	90290
			JAMES COLE	8418 E SANTA YNEZ	SAN GABRIEL	CA	93534
JAMES	HEIMLER		JAMES HEIMLER ARCHITECT INC	19510 VENTURA BLVD SUITE 210	TARZANA	CA	91356
JAMES	SHEN		JAMES SHEN	805 COUNTRY ROAD	MONTEREY PARK	CA	91755
BENJAMIN	REZNIK	ATTORNEY	JMBM LLP	1900 AVENUE OF THE STARS 7TH FLOOR	LOS ANGELES	CA	90067
ROBIN	ROSENTHAL		JHTC	11300 MANZANITA MESA ROAD	LITTLEROCK	CA	93543
MARIE	UNINI		JHTC	PO BOX 207	PEARLBLOSSOM	CA	93553
			JIM MCAVERY	3625 E AVENUE T 6	PALMDALE	CA	90069
			JOAN LUCHS	3309 CARSE DR	LOS ANGELES	CA	91310
			JOAN YACOVONE	27328 COUNTRY GLEN	AGOURA	CA	92009-4219
JOHN	MUTLOW		JOHN REED	235 S COVINA BOULEVARD	LA PUENTE	CA	91351-4947
			JOHN V MUTLOW FAIA ARCHITECTS	2536 N VERMONT AVE	LOS ANGELES	CA	90027-1243
			JOYCE LAW KRAUSE	20316 GRESHAM ST	WINNETKA	CA	91355
			JOYCE PARKER-BOZYLINSKI	23815 STUART RANCH ROAD	MALIBU	CA	91780-2249
RIVERA	ANTHONY	CHAIRPERSON	JUANENO BAND OF MISSION INDIANS	31411 LA MANTANZA ST	SAN JUAN CAPISTRANO	CA	92675-2674
SONIA	JOHNSON		JUANENO BAND OF MISSION INDIANS	PO BOX 25628	SANTA ANA	CA	92799
WALTER	GRABE		JUNIPER HILLS TOWN COUNCIL	PO BOX 57	PEARLBLOSSOM	CA	93553
DON	PIERCE		JUNIPER HILLS TOWN COUNCIL	29441 N 106TH STREET EAST	JUNIPER HILLS	CA	93543
VANCE	POMEROY		JUNIPER HILLS TOWN COUNCIL	29319 N 121ST STREET EAST	JUNIPER HILLS	CA	93543
DAVE	REICHEL		JUNIPER HILLS TOWN COUNCIL	10570 CIMA MESA ROAD	JUNIPER HILLS	CA	93543
SUZANNE	RICHTER		JUNIPER HILLS TOWN COUNCIL	PO BOX 290	PEARLBLOSSOM	CA	93553
MICHAEL	WEATHERBIE		JUNIPER HILLS TOWN COUNCIL	9950 CIMA MESA ROAD	JUNIPER HILLS	CA	93543
TIM	BURGESS		KAGEL CANYON CIVIC ASSN	12465 SHAFER PLACE	KAGEL CANYON	CA	91342
LORI	CHATTERTON		KAGEL CANYON CIVIC ASSN	12537 MOONHILL ROAD	KAGEL CANYON	CA	91342
BRIAN	GAVIN		KAGEL CANYON CIVIC ASSN	13406 KAGEL CANYON ROAD	KAGEL CANYON	CA	91342
NANCY	JONES		KAGEL CANYON CIVIC ASSN	12465 SHAFER PLACE	KAGEL CANYON	CA	91342
SUZIE	MOAT		KAGEL CANYON CIVIC ASSN	12608 SPRING TRAIL	KAGEL CANYON	CA	91342
KATHARINE	PAULL		KAGEL CANYON CIVIC ASSN	12215 PARK TRAIL	KAGEL CANYON	CA	91342
LAURA	QUICK		KAGEL CANYON CIVIC ASSN	11060 NORTH TRAIL	KAGEL CANYON	CA	91342
MARLENE	RADER		KAGEL CANYON CIVIC ASSN	12614 TRAIL 3	KAGEL CANYON	CA	91342
BILL	SLOCUM		KAGEL CANYON CIVIC ASSN	13406 KAGEL CANYON ROAD	KAGEL CANYON	CA	91342
BILL	SMITH		KAGEL CANYON CIVIC ASSN	12537 MOONHILL ROAD	KAGEL CANYON	CA	91342
ANDREA	M	HRICKO	KECK SCH OF MED, USC & SOCAEHS CTR	1540 ALCAZAR STREET CHP 236	LOS ANGELES	CA	90033
			KEITH PRITSKER	25670 SMOKETREE LN	VALENCIA	CA	91390

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
TED	JAMES	DIRECTOR	KEN KAMINS	25400 PRADO DE LAS FRESAS	CALABASAS	CA	90017
VARNESHA	AARON-SEYMOUR		KERN COUNTY PLANNING DEPT	2700 M ST SUITE 100	BAKERSFIELD	CA	93301
JACK	AVEDIKIAN		KEY COMM HOUSING	1000 S FREMONT AVE SUITE 1056	ALHAMBRA	CA	91803
ROBERT	MARTINEZ	DIRECTOR OF PLANNING	KEY CONSTRUCTION	15445 VENTURA BLVD #913	SHERMAN OAKS	CA	91403
WAYNE	ALLER	PRESIDENT	KIMLEY-HORN & ASSOC INC	25322 RYE CANYON ROAD SUITE 201	SANTA CLARITA	CA	91355
BECKY	BENDIKSON		KINNELOA IRRIGATION DIST	1999 KINCLARE	PASADENA	CA	91202
JAMES	KOGER		KNOLLWOOD PROPERTY OWNERS ASSNS	11862 BALBOA BLVD #PMB 168	GRANADA HILLS	CA	91344
BRIAN	LANE	PRINCIPAL	KNOLLWOOD PROPERTY OWNERS ASSNS	12655 MCLENNAN AVE	GRANADA HILLS	CA	91344
JIMMY	LEE		KOCH LARRY	PO BOX 11742 SLIP D1310	MARINA DEL REY	CA	91745
LARRY	TOOSON		KOGER ENGINEERING GROUP	7740 W MANCHESTER AVE SUITE 109-C	PLAYA DEL REY	CA	90293-8449
HOLLY	SCHROEDER	EXECUTIVE PRESIDENT	KONING EIZENBERG	1454 25TH ST	SANTA MONICA	CA	90404
CHERYL	PRENTICE		KOREAN YOUTH & COMM CNTR	680 S WILTON PLACE	LOS ANGELES	CA	90005
KAT	PRICKETT		L & J CONSTRUCTION	19429 HARLAN AVE	CARSON	CA	90746
RON	ANDRADE	DIRECTOR	L A MISSION COLLEGE	13356 ELDRIDGE AVE	SYLMAR	CA	91342
RAFAEL	BARAJAS		LA & VENTURA AREA BIA	2405 VENTURA BLVD	CALABASAS	CA	91302
PEDRO	OLGUIN		LA CAMMUNITY CENTER	203 E MISSION	SAN GABRIEL	CA	91778
KEN	BERNSTEIN	DIRECTOR PRESERVATION ISSUES	LA CANADA IRRIGATION DIST	PO BOX 39	LA CANADA	CA	91011
RICK	WEISS	ASSISTANT COUNTY COUNSEL PUBLIC WORKS DIVISION	LA CASA DE SAN GABRIEL CMTY CTR	203 E MISSION DRIVE	SAN GABRIEL	CA	91776
MARIA	GUTZEIT	SANTA CLARITA COORDINATOR	LA COUNTY BICYCLE COALITION	24463 SHADELAND DRIVE	NEWHALL	CA	91321
NICOLE	ENGLUND		LA COUNTY BOS 1ST DIST	500 WEST TEMPLE STREET ROOM 856	LOS ANGELES	CA	90012
GERRY	HERTZBERG		LA COUNTY BOS 1ST DIST	500 W TEMPLE STREET ROOM 856	LOS ANGELES	CA	90012
ERICA	JACQUEZ-SANTOS		LA COUNTY BOS 1ST DIST	500 W TEMPLE STREET ROOM 856	LOS ANGELES	CA	90012
EDGAR	CISNERROS		LA COUNTY BOS 1ST DIST - ELA OFFICE	4801 EAST THIRD STREET	LOS ANGELES	CA	90022
VANESSA	GASTELUM		LA COUNTY BOS 1ST DIST - ELA OFFICE	4801 EAST THIRD STREET	LOS ANGELES	CA	90022
SUZANNE	MANRIQUEZ		LA COUNTY BOS 1ST DIST - ELA OFFICE	4801 EAST THIRD STREET	LOS ANGELES	CA	90022
DAVID	VELA		LA COUNTY BOS 1ST DIST - ELA OFFICE	4801 EAST THIRD STREET	LOS ANGELES	CA	90022
ANGIE	CASTRO		LA COUNTY BOS 1ST DIST - SGV OFFICE	3400 E AEROCKET AVENUE SUITE 240	EL MONTE	CA	91731
VERONICA	COBLA-SUQUETT		LA COUNTY BOS 1ST DIST - SGV OFFICE	3400 AEROCKET STREET, SUITE 240	EL MONTE	CA	91731
JORGE	MORALES		LA COUNTY BOS 1ST DIST - SGV OFFICE	3400 E AEROCKET AVENUE SUITE 240	EL MONTE	CA	91731
MARY	JONES		LA COUNTY BOS 2ND DIST	INGLEWOOD COURTHOUSE ONE REGENT ST RM 620	INGLEWOOD	CA	90301
KARLY	KATONA		LA COUNTY BOS 2ND DIST	500 W TEMPLE STREET ROOM 866	LOS ANGELES	CA	90012
DAN	ROSENFELD		LA COUNTY BOS 2ND DIST	500 W TEMPLE STREET ROOM 866	LOS ANGELES	CA	90012
MARIA	CERDAS		LA COUNTY BOS 2ND DIST	INGLEWOOD COURTHOUSE ONE REGENT ST RM 620	INGLEWOOD	CA	90301
RON	FISHER		LA COUNTY BOS 2ND DIST - FLOR-FIRE	7801 S COMPTON AVENUE ROOM 200	LOS ANGELES	CA	90001
CELICA	QUINONES		LA COUNTY BOS 2ND DIST - FLOR-FIRE	7801 S COMPTON AVENUE ROOM 200	LOS ANGELES	CA	90001
ALISON	KATZ		LA COUNTY BOS 3RD DIST	500 W TEMPLE STREET ROOM 821	LOS ANGELES	CA	90012
GINNY	KRUGER		LA COUNTY BOS 3RD DIST	500 W TEMPLE STREET ROOM 821	LOS ANGELES	CA	90012
CYNTHIA	SCOTT		LA COUNTY BOS 3RD DIST - WEST VALLEY	26600 AGOURA ROAD #100	CALABASAS	CA	91302
SUSAN	PETRULAS NISSMAN		LA COUNTY BOS 3RD DIST - WEST VALLEY	26600 AGOURA ROAD #100	CALABASAS	CA	91302
BENITA	TRUJILLO		LA COUNTY BOS 3RD DIST-SFV	14430 SYLVAN STREET SUITE A	VAN NUYS	CA	91401
LORI	WHEELER-GARCIA		LA COUNTY BOS 3RD DIST-SFV	14430 SYLVAN STREET SUITE A	VAN NUYS	CA	91401
JULIE	MOORE		LA COUNTY BOS 4TH DIST	500 W TEMPLE STREET ROOM 822	LOS ANGELES	CA	90012
DICKIE	SIMMONS		LA COUNTY BOS 4TH DIST	1199 S FAIRWAY DRIVE SUITE 111	WALNUT	CA	91788
RICK	VALASQUEZ		LA COUNTY BOS 4TH DIST	500 W TEMPLE STREET ROOM 822	LOS ANGELES	CA	90012
ERIN	STIBAL		LA COUNTY BOS 4TH DIST - BELLFLOWER	10025 E FLOWER STREET	BELLFLOWER	CA	90706
ANDREA	AVILA		LA COUNTY BOS 4TH DIST - NORWALK	12720 NORWALK BLVD ROOM 704	NORWALK	CA	90650
MICHAEL	GIN		LA COUNTY BOS 4TH DIST - SAN PEDRO	505 S CENTRE STREET	SAN PEDRO	CA	90731
CONNIE	SZIEBL		LA COUNTY BOS 4TH DIST - SIGNAL HILL	1401 E WILLOW STREET	SIGNAL HILL	CA	90755
STEVE	NAPOLITANO		LA COUNTY BOS 4TH DIST - TORRANCE	825 MAPLE AVENUE ROOM 150	TORRANCE	CA	90503
KATHRYN	BARGER-LEIBRICH		LA COUNTY BOS 5TH DIST	500 W TEMPLE STREET ROOM 869	LOS ANGELES	CA	90012
TONY	BELL		LA COUNTY BOS 5TH DIST	500 W TEMPLE STREET ROOM 869	LOS ANGELES	CA	90012
LORI	GLASGOW		LA COUNTY BOS 5TH DIST	500 W TEMPLE STREET ROOM 869	LOS ANGELES	CA	90012
EDEL	VIZCARRA		LA COUNTY BOS 5TH DIST	500 W TEMPLE STREET ROOM 869	LOS ANGELES	CA	90012
NORM	HICKLING		LA COUNTY BOS 5TH DIST - AV	1113 W AVENUE M-4 SUITE A	PALMDALE	CA	93551
MILLIE	JONES		LA COUNTY BOS 5TH DIST - CHATS	21943 PLUMMER STREET	CHATSWORTH	CA	91311
RITA	HADJIMANOUKIAN		LA COUNTY BOS 5TH DIST - PASADENA	215 N MARENGO AVE SUITE 120	PASADENA	CA	91105-1505
BRIAN	MEJIA		LA COUNTY BOS 5TH DIST - SAN DIMAS	615 E FOOHILL BLVD SUITE A	SAN DIMAS	CA	91773
ROSALIND	WAYMAN		LA COUNTY BOS 5TH DIST-SCV	23920 VALENCIA BLVD SUITE 265	SANTA CLARITA	CA	91355
PUDJIWATI	ALIWARGA	CHIEF INFORMATION OFFICER	LA COUNTY BOARDS OF REAL ESTATE	525 S VIRGIL AVE	LOS ANGELES	CA	90020
LIBBY	BOYCE		LA COUNTY CHIEF INFORMATION OFFICE	500 W TEMPLE ST ROOM 493	LOS ANGELES	CA	90012
MAXINE	FRANKLIN		LA COUNTY DEP OF HEALTH SERVICES	313 N FIGUEROA ST	LOS ANGELES	CA	90012
TERRY	BOYKINS		LA COUNTY DEP OF HEALTH SERVICES	313 N FIGUEROA ST	LOS ANGELES	CA	90012
MARIA	FUNK		LA COUNTY DEP OF MENTAL HEALTH	550 S VERMONT AVE	LOS ANGELES	CA	90020
SANDRA	THOMAS		LA COUNTY DEP OF MENTAL HEALTH	550 S VERMONT AVE	LOS ANGELES	CA	90020
PHIL	ANSELL		LA COUNTY DEP OF MENTAL HEALTH	550 S VERMONT AVE	LOS ANGELES	CA	90020
SYLVIA	ROMERO		LA COUNTY DEP OF PUBLIC SOCIAL SVS	12860 CROSSROADS PKWY S	CITY OF INDUSTRY	CA	91746
STEVE	BURGER	PRINCIPAL ENGINEER, LAND DEV	LA COUNTY DEP OF PUBLIC SOCIAL SVS	12860 CROSSROADS PKWY S	CITY OF INDUSTRY	CA	91746
THOMAS	GARTHWAITE	DIRECTOR	LA COUNTY DEP OF PUBLIC WORKS	PO BOX 1460	ALHAMBRA	CA	91802-1460
MARVIN	SOUTHARD	DIRECTOR	LA COUNTY DEPT OF HEALTH SERVICES	313 N FIGUEROA ST ROOM 912	LOS ANGELES	CA	90012
BRYCE	YOKOMIZO	DIRECTOR	LA COUNTY DEPT OF MENTAL HEALTH	550 S VERMONT AVE	LOS ANGELES	CA	90020
STEVE	COOLEY	DIST ATTORNEY	LA COUNTY DEPT OF PUBLIC SCL SRVCS	12860 CROSSROADS PKWY S	CITY OF INDUSTRY	CA	91746
JOSEPH	CORCORAN		LA COUNTY HS ENV PLANNING & EVAL	5050 COMMERCE DRIVE	BALDWIN PARK	CA	91706-1423
			LA COUNTY OFFICE OF DIST ATTORNEY	210 W TEMPLE ST ROOM 18-709	LOS ANGELES	CA	90012
			LA FAMILY HOUSING CORPORATION	7843 LANKERSHIM BLVD	NORTH HOLLYWOOD	CA	91605
			LA HABRA HEIGHTS	POST OFFICE BOX 241	LA HABRA	CA	90068

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
GLORIA	ANCIRA		LA HABRA HEIGHTS IMPRV ASSN	PO BOX 241	LA HABRA	CA	90631
JOHN	DI MARIO	DIRECTOR	LA HOME LOAN COUNSELING CENTER	4060 S FIGUEROA ST	LOS ANGELES	CA	90037
LINDA	RUDOLFO		LA MIRADA COMM DEV DEP	13700 LA MIRADA BLVD	LA MIRADA	CA	90638
LINDA	RUDOLFO		LA RAMBLA ADVISORY COMM	1152 WEST THIRD STREET	SAN PEDRO	CA	90304
HAL	FREDERICKSEN	DIRECTOR	LA RAMBLA ADVISORY COMMITTEE	1152 W THIRD ST	SAN PEDRO	CA	90731
JOANVEN	LLAMAS		LA VERNE COMM DEV DEP	3660 D ST	LA VERNE	CA	91750
MARK	ADAMS		LA VOICE	6451 EASTON ST	LOS ANGELES	CA	90023
FRED	ZEPEDA	VP OF PROPERTY MGMT	LA WORLD AIRPORTS	1 WORLD WAY	LOS ANGELES	CA	90009
NICOLE	BARATTA	ADMINISTRATION AND PUBLICATIONS MGR	LACAO LTD	500 S GRAND AVE SUITE 1300	LOS ANGELES	CA	90071-2623
MARILYN	SMITH-WILLIAMS		LACEHH	2500 WILSHIRE BLVD SUITE 1155	LOS ANGELES	CA	90057
RONNI	COOPER	PRESIDENT	LADERA HEIGHTS	4901 SHENANDOAH AVE	LOS ANGELES	CA	90056
CLIFFORD	NEWMAN		LADERA HEIGHTS CIVIC ASSN	5357 CENTINELA AVENUE	LOS ANGELES	CA	91381
CARMEN	SPIVA		LADERA HEIGHTS CIVIC ASSN	4841 SHENANDOAH AVE	LOS ANGELES	CA	90056
TELA	MILLSAP	MAYOR	LADERA HEIGHTS CIVIC ASSN	5111 SHENANDOAH AVE	LOS ANGELES	CA	90056
STAN	CARROLL		LAHABRA HEIGHTS	264 REPOSADO DRIVE	LAHABRA HEIGHTS	CA	90631
KATIE	MARTIN		LAHABRA HEIGHTS CITY COUNCIL	659 LAMAT ROAD	LAHABRA HEIGHTS	CA	90631
ATTN	PRESIDENT		LAHABRA HEIGHTS IMPROV ASSN	PO BOX 241	LA HABRA	CA	90631
RICHARD	DAVIS		LAKE L A TOWN COUNCIL	PO BOX 500012	PALMDALE	CA	91311
CAROL	HELPERICH		LAKE LOS ANGELES TOWN COUNCIL	17739 MOSSDALE	LANCASTER	CA	93535
SCOTT	LEZAK		LAKE LOS ANGELES TOWN COUNCIL	40234 N 174TH STREET EAST	PALMDALE	CA	93591
ROBIN	NUTE		LAKE LOS ANGELES TOWN COUNCIL	38905 N 161ST STREET EAST	PALMDALE	CA	93591
MARLENE	OLIVAREZ		LAKE LOS ANGELES TOWN COUNCIL	16625 JUBLIE TRAIL	PALMDALE	CA	93591
DONNA	SANDERS		LAKE LOS ANGELES TOWN COUNCIL	17238 QUEENSGLEN STREET	PALMDALE	CA	93591
KATHY	TERRONNES		LAKE LOS ANGELES TOWN COUNCIL	40324 N 176TH STREET EAST	PALMDALE	CA	93591
KAREN	GRAHAM		LAKE LOS ANGELES TOWN COUNCIL	40902 N 163RD STREET EAST	LANCASTER	CA	93535
DORIS	HOEPPNER		LAKES TOWN COUNCIL	PO BOX 492	LAKE HUGHES	CA	93532
CHUCK	KEWITCH		LAKES TOWN COUNCIL	PO BOX 21	LAKE HUGHES	CA	93532
PEGGY	MOORE		LAKES TOWN COUNCIL	PO BOX 827	LAKE ELIZABETH	CA	93532
ATTN	PRESIDENT		LAKES TOWN COUNCIL	14519 FLINTSTONE DRIVE	LAKE ELIZABETH	CA	93532
TAD	SUMMERS		LAKES TOWN COUNCIL	PO BOX 784	LAKE HUGHES	CA	90607
JAMES	WALKER		LAKES TOWN COUNCIL	15159 BARCROFT DRIVE	LAKE ELIZABETH	CA	93532
CHARLES	GONZALEZ		LAKES TOWN COUNCIL	14825 SANDY RIDGE ROAD	LAKE ELIZABETH	CA	93535
JAMES	VERNON		LAKESIDE GOLF CLUB	POST OFFICE BOX 2386	TOLUCA LAKE	CA	91745
CHUCK	EBNER	DIRECTOR	LAKESIDE GOLF CLUB	POST OFFICE BOX 2386	TOLUCA LAKE	CA	95812-3044
PATRICIA	LOBELLO-LAMB	ATTORNEY AT LAW	LAKEWOOD COMM DEV DEP	5050 CLARK AVE	LAKEWOOD	CA	90712
RAYMOND	LAMB		LAMB MORRIS & LOBELLO	615 E FOOTHILL BLVD SUITE C	SAN DIMAS	CA	91773-1255
MOLLY	LOWERY		LAMB MORRIS & LOBELLO LLP	615 E FOOTHILL BLVD SUITE C	SAN DIMAS	CA	91773-1255
LANNIE	DEAN WEBB		LAMP	627 SAN JULIAN ST	LOS ANGELES	CA	90014-2411
P DALE	WARE	PRESIDENT	LANCASTER CHAMBER OF	544 W LANCASTER BOULEVARD	LANCASTER	CA	93536
DARREN	PROULX	PRESIDENT	LANCASTER COALITION OF NEIGH ORG	1000 E CAPATIAN	LANCASTER	CA	93535
ED & CAROLINE	HUANG		LANCASTER PHOTOGRAPHY ASSN	PO BOX 498	LANCASTER	CA	93584
WILLIAM	KELLOGG	CHAIRMAN	LAND DEV UNIT	5823 RICKENBACKER ROAD	COMMERCE	CA	91423
ROCHELLE	LUCAS		LAND RESOURCE CONCEPTS INC	325 HARBOUR COVE DRIVE SUITE 211	SPARKS	NV	89434
LINDA	RIDOLFO	ADVISOR	LAND SPECIALTIES INC	69 W NAOMI AVE	ARCADIA	CA	91007
MICHAEL	KESTON	CHAIRMAN & CEO	LAND USE COMMITTEE	425 E LAS FLORES DRIVE	ALTADENA	CA	91001
JESS	THOMAS		LANDMARK DEV	123 S FIGUEROA SUITE 335	LOS ANGELES	CA	90012
JERRY	DURYEE	PRESIDENT	LARAMBLA NEIGHBORHOOD ASSN	1152 W 3RD ST	SAN PEDRO	CA	90731
STEVE	HESS		LARRY FALKIN	3696 VIA DOLCE	MARINA DEL REY	CA	90043
SOLOMON	SCOTT	PRESIDENT	LARWIN COMPANY	16633 VENTURA BLVD SUITE 1300	ENCINO	CA	91436
WILLIAM	DELVAC		LAS VIRGENES HOMEOWNERS FED	6064 CHESEBRO ROAD	AGOURA HILLS	CA	91301
GEORGE	MIHLSTEN	ATTORNEY AT LAW	LAS VIRGENES HOMEOWNERS FEDERATION	PO BOX 353	AGOURA	CA	91301
DALE	NEAL		LAS VIRGENES HOMEOWNERS FEDERATION	PO BOX 353	AGOURA	CA	91301
LOREN	MONTGOMERY		LAS VIRGENES HOMEOWNERS FEDERATION	PO BOX 353	AGOURA HILLS	CA	91301
KIM	SAVAGE		LATHAM & WATKINS	633 W FIFTH ST SUITE 4000	LOS ANGELES	CA	90071
DAVID	BREARLEY	ATTORNEY AT LAW	LATHAM & WATKINS	633 W 5TH ST	LOS ANGELES	CA	90071-2005
ROBERT	HAWKINS		LATHAM & WATKINS	633 W FIFTH ST SUITE 4000	LOS ANGELES	CA	90071
RICHARD	MILLER	PRESIDENT	LATHAM & WATKINS	633 W FIFTH ST SUITE 4000	LOS ANGELES	CA	90071-2007
WILLIAM	ROSS		LAW OFFICE OF BAKER AND JACOBS	13915 PANAY WAY	MARINA DEL REY	CA	90704
MARY	BARRIE		LAW OFFICE OF KIM SAVAGE	PO BOX 41580	LONG BEACH	CA	90853
K	GORDON	LAS VIRGENES CHAPTER	LAW OFFICES OF DAVID B BREARLEY	2440 S HACIENDA BLVD SUITE 223	HACIENDA HEIGHTS	CA	91745
JOHN	SULLIVAN		LAW OFFICES OF ROBERT C HAWKINS	110 NEWPORT CENTER DRIVE SUITE 200	NEWPORT BEACH	CA	92660
LOLA	UNGAR	LAND USE DIRECTOR	LAW OFFICES OF WASSERMAN & MILLER	16380 ROSCOE BLVD STE 120	VAN NUYS	CA	93591
MARGO	REEG		LAW OFFICES OF WILLIAM D ROSS	520 S GRAND AVE SUITE 300	LOS ANGELES	CA	90071-2610
MARY ELLEN	BARNS		LCF TRAILS COUNCIL/CF PARKS & REC COMM	5159 CROWN AVE	LA CANADA FLINTRIDGE	CA	91011
JONATHAN	LONNER	DIRECTOR OF DEV	LEAGUE OF WOMEN VOTERS	PO BOX 196	THE SEA RANCH	CA	95497
KENNETH	LEE		LEAGUE OF WOMEN VOTERS	560 BAUGHMAN ST	CLAREMONT	CA	91711
SUSANNE	BROWNE	ATTORNEY	LEAGUE OF WOMEN VOTERS	3903 BLUFF ST	TORRANCE	CA	90505
JOE	COSNEY		LEAGUE OF WOMEN VOTERS OF LA COUNTY	10011 MELGAR DRIVE	WHITTIER	CA	90603
COMMANDING	OFFICER		LOWV OF THE PALOS VERDES PENINSULA	982 W 11TH STREET #5	SAN PEDRO	CA	91001
LEONA VALLEY TOWN COUNCIL			LOWV OF THE PALOS VERDES PENINSULA	PO BOX 2933	PAOLOS VERDES PENINSULA	CA	90274
ALICE	BENOIT		LEE HOMES	475 WASHINGTON BLVD	MARINA DEL REY	CA	90292
JAN	POWELL		LEES PROPERTIES	11521 E WASHINGTON BLVD	WHITTIER	CA	92501
RICH	THOMAS		LEGAL AID FOUNDATION OF LOS ANGELES	1102 CRENSHAW BLVD	LOS ANGELES	CA	90019
			LEISURE LAKE HOA	48303 20TH ST W #204	LANCASTER	CA	93534
			LEISURE LAKE MOBILE HOME PARK	48303 N 20TH ST W	LANCASTER	CA	93534
			LENNOX COORDINATING COUNCIL	10319 FIRMONA AVE	LENNOX	CA	90304
			LENNOX COORDINATING COUNCIL	10927 GREVILLEA AVE	LENNOX	CA	90304
			LENNOX LAWNDIALE SERVICE CENTER	15331 PRAIRIE AVE	LAWNDIALE	CA	90260
			LEONA VALLEY TOWN COUNCIL	PO BOX 795	LEONA VALLEY	CA	93551
			LEONA VALLEY TOWN COUNCIL	10140 LEONA AVENUE	LEONA VALLEY	CA	93551
			LEONA VALLEY TOWN COUNCIL	40128 N 98TH STREET WEST	LEONA VALLEY	CA	93551
			LEONA VALLEY TOWN COUNCIL	9250 ELIZABETH LAKE ROAD	LEONA VALLEY	CA	93551

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LARRY	TYLER		LEONA VALLEY TOWN COUNCIL	40255 N 98TH STREET WEST	LEONA VALLEY	CA	93551
MIKE	WATERS		LEONA VALLEY TOWN COUNCIL	39937 N 90TH STREET WEST	LEONA VALLEY	CA	93551
GWEN	GARY	PROG OFFICER	LIBERTY HILL FOUNDATION	2121 CLOVERFIELD BLVD SUITE 113	SANTA MONICA	CA	90404
HUNTER	JOHNSON		LINC HOUSING CORPORATION	110 PINE AVE SUITE 525	LONG BEACH	CA	90802-4422
SHEILA	BERNARD		LINCOLN PLACE TENANT ASSN	PO BOX 1312	VENICE	CA	90294-1312
SCOTT	ITO		LISA SEDIVY	310 TAHITI WAY #308	MARINA DEL REY	CA	91001
			LITTLE TOKYO SERVICE CTR CMTY DEV	231 E 3RD ST SUITE G106	LOS ANGELES	CA	90013
			LITTLEROCK CHAMBER OF COMMERCE	POST OFFICE BOX 326	LITTLEROCK	CA	90602
			LITTLEROCK CREEK IRRIGATION DIST	35146 N 87TH ST E	LITTLEROCK	CA	93543-9705
TERESA	WINSLOW		LITTLEROCK PROPERTY OWNER'S ASSN	17551 MOUNTAIN VIEW ROAD #SPC 37	DESERT HOT SPRINGS	CA	92241
MARY ANN	ARNONE		LITTLEROCK TOWN COUNCIL	10533 EAST AVENUE R-12	LITTLEROCK	CA	93543
STEPHANIE	CHASE		LITTLEROCK TOWN COUNCIL	10329 EAST AVENUE T	LITTLEROCK	CA	93543
MELISSA	GARCIA		LITTLEROCK TOWN COUNCIL	35945 N 94TH STREET EAST	LITTLEROCK	CA	93543
WILLIAM	GUILD		LITTLEROCK TOWN COUNCIL	8730 EAST AVENUE T-4	LITTLEROCK	CA	93543
GEORGIA	HALLIMA		LITTLEROCK TOWN COUNCIL	9718 EAST AVENUE S-12	LITTLEROCK	CA	93543
PATRICK	HOUGH		LITTLEROCK TOWN COUNCIL	9852 EAST AVENUE R-8	LITTLEROCK	CA	93543
MARY	MCMMANN		LITTLEROCK TOWN COUNCIL	9205 EAST AVENUE T-8	LITTLEROCK	CA	93543
ATTN	PRESIDENT		LITTLEROCK TOWN COUNCIL	PO BOX 190	LITTLEROCK	CA	90304
PENNY	VERBLE		LITTLEROCK TOWN COUNCIL	9533 EAST AVENUE T-14	LITTLEROCK	CA	93543
IRENE	WILSON		LITTLEROCK TOWN COUNCIL	8716 EAST AVENUE T-4	LITTLEROCK	CA	93543
LINDA	FOSTER		LIVING GOSPEL CHURCH	6601 COMPTON AVE	LOS ANGELES	CA	90001
JOAN & HAROLD	LLOYD HOWARD		LLANO COMM ASSN INC	PO BOX 7	LLANO	CA	93544
GENE	MARES	PRESIDENT	LLANO COMM ASSOC	16754 E AVENUE X #30	LLANO	CA	93535
			LLANO COMM HSS	16754 E AVEX #64	LLANO	CA	93544
			LLOYD CARDER	30530 REMINGTON ROAD	CASTAIC	CA	91746-2209
SARAH	LETTTS		LOCAL INITIATIVES SUPPORT CORP	1055 WILSHIRE BLVD SUITE 1600	LOS ANGELES	CA	90017
ELLEN	PERRY		LOCAL WILDERNESS COALITION	9618 BOLTON AVE	MONTCLAIR	CA	91763
			LOCKHEED ADV DEV SITE-PALMDALE SITE	1011 LOCKHEED WAY	PALMDALE	CA	93550
GARY	SUGANO	DIRECTOR	LOMITA COMM DEV	24300 NARBONNE AVE	LOMITA	CA	90717
ANGELA	REYNOLDS	PLANNING OFFICER	LONG BEACH PLANNING AND BLDG DEP	322 W OCEAN BLVD 5TH FLOOR	LONG BEACH	CA	90802
			LORELEE WISEMAN-BELLACI	3776 VIA DOLCE	MARINA DEL REY	CA	90701
GARRY	GEORGE	CONSERVATION CHAIR	LOS ANGELES AUDUBON SOCIETY	PO BOX 931057	LOS ANGELES	CA	90093-1057
HOWARD	FINE		LOS ANGELES BUSINESS JOURNAL	5700 WILSHIRE BLVD SUITE 170	LOS ANGELES	CA	90036
			LOS ANGELES COMMUNITY COLLEGE DIST	770 WILSHIRE BOULEVARD	LOS ANGELES	CA	90017
JUDITH	FRIES		LOS ANGELES COUNTY COUNSEL	500 W TEMPLE ST ROOM 648	LOS ANGELES	CA	90012
ELOISA	GONZALEZ	DIRECTOR PHYSICAL ACTIVITY PROG	LOS ANGELES COUNTY DEP OF HEALTH SVS	3530 WILSHIRE SUITE 800	LOS ANGELES	CA	90010
			LOS ANGELES DAILY NEWS	PO BOX 4200	WOODLAND HILLS	CA	91365
MICHAEL	LOGRANDE		LOS ANGELES DEPT OF CITY PLANNING	200 N SPRING ST ROOM 525	LOS ANGELES	CA	90012
RYAN	MENDOZA		LOS ANGELES HOUSING PTSHP	1200 WILSHIRE BLVD SUITE 307	LOS ANGELES	CA	90017
RON	DUNGEE	MANAGING EDITOR	LOS ANGELES SENTINEL	3800 CRENSHAW BLVD	LOS ANGELES	CA	90008
			LOS ANGELES TIMES	TIMES MIRROR SQUARE	LOS ANGELES	CA	90053
EARL	OFARI HUTCHINSON		LOS ANGELES URBAN POLICY ROUNDTABLE	614 E MANCHESTER BLVD #204	INGLEWOOD	CA	90301
			LOS NIETOS SERVICE CENTER	11640 E SLAUSON AVE	WHITTIER	CA	90606
AMBER	CARTER		LOW INCOME INVESTMENT FUND	800 S FIGUEROA SUITE 760	LOS ANGELES	CA	90017
FERNANDO	GUERRA		LOYOLA MARYMOUNT UNIVERSITY	LOYOLA MARYMOUNT UNIVERSITY DRIVE	LOS ANGELES	CA	90045
			LYNNE SHAPIRO	5100 VIA DOLCE #312	MARINA DEL REY	CA	90292
NORM	NOWELL		MAKENA PROPERTIES	26522 LA ALAMEDA	MISSION VIEJO	CA	92691
VIPER	MACKAY	OFFICER ORGANIZER/ADVOCATE	MAKING CHANGE	2210 LINCOLN BLVD #15	VENICE	CA	90291
			MALIBU CHAMBER OF COMMERCE	23805 STUART RANCH ROAD SUITE 100	MALIBU	CA	90265
PAM	EILERSON	BOARD MEMBER	MALIBU COASTAL & MTNS ALLIANCE	6320 TRANCAS CANYON ROAD	MALIBU	CA	90265
MARTIN	ATKINSON-BARR	PRESIDENT	MALIBU COLONY HOA	26038 EDEN PARK DRIVE	CALABASAS	CA	91302
LISA	DONLEY	DIRECTOR	MALIBU COMM CENTER	6955 FERNHILL DRIVE	MALIBU	CA	90265
			MALIBU COUNTRY ESTATES HOME AS	PO BOX 831	MALIBU	CA	90265
			MALIBU KNOLLS HOMEOWNERS ASSOC	23915 MALIBU KNOLLS ROAD	MALIBU	CA	90265
ANNE	MARTIN		MALIBU LAKE MOUNTAIN CLUB	29033 LAKE VISTA DRIVE	AGOURA	CA	91301
BILL	KOENEKER		MALIBU LAND	31905 PACIFIC COAST HWY	MALIBU	CA	90265
			MALIBU SURFSIDE NEWS	PO BOX 903	MALIBU	CA	90265
			MALIBU TIMES	3864 LAS FLORES CANYON ROAD	MALIBU	CA	90265
DICK	THOMPSON	DIRECTOR	MANHATTAN BCH COMM DEV DEPT	1400 HIGHLAND AVE	MANHATTAN BEACH	CA	90266
AMELIA	SALAZAR		MANTOVA NEIGHBORHOOD	4117 MANTOVA DRIVE	LOS ANGELES	CA	90008
BEVERLY	WATKINS		MANTOVA NEIGHBORS	4103 MANTOVA DRIVE	LOS ANGELES	CA	90008
RICK	SCHROEDER	EXECUTIVE DIRECTOR	MANY MANSIONS INC	1459 E THOUSAND OAKS BLVD BUILDING D	THOUSAND OAKS	CA	91362
WILLIAM	GONZALEZ		MARAVILLA FOUNDATION	5729 E UNION PACIFIC AVE	COMMERCE	CA	90022-5134
			MARIA CEDAS	ONE REGENT STREET RM 620	INGLEWOOD	CA	90242
JOHN	DAVIS	CHAIR	MARINA DEL REY TASK FORCE	POST OFFICE BOX 10152	MARINA DEL REY	CA	93543
DAVID	LEVINE		MARINA PACIFIC ASSC	4201 VIA MARINA	MARINA DEL REY	CA	90650
PLINIO	GARCIA	PRESIDENT	MARINA PENINSULA NEIGH ASSN	578 WASHINGTON BLVD #574	MARINA DEL REY	CA	93532
SEAN	HARRISON		MARINA PENINSULA NEIGH ASSN	5418 PACIFIC AVE	MARINA DEL REY	CA	90292-7184
JOHN	RIZZER		MARINA TENANTS ASSOC	4015 VIA MARINA	MARINA DEL REY	CA	90292
			MARY ANN WEAVER	PO BOX 9785	MARINA DEL REY	CA	91723
			MARY DOROTHY LINE	125 PRIVATEER MALL	MARINA DEL REY	CA	93536
			MARY GAVIN	1641 BRUIN STREET	LOS ANGELES	CA	90029
JAMES	BUNNEL		MATLIN DVORETZKY & PARTNERS	3611 MOTOR AVE #108	LOS ANGELES	CA	90034
DAVE	MANGO	DIRECTOR	MAYWOOD BLDG & PLANNING DEP	4319 E SLAUSON AVE	MAYWOOD	CA	90270
MIDIELE	JOHNSON		MESSSENGER NEWSPAPER	1725 ARTEIQUE	TOPANGA	CA	90290
TIM	SOULE		META HOUSING	1640 S SEPULVEDA BLVD SUITE 425	LOS ANGELES	CA	90025
			METROPOLITAN NEWS ENTERPRISE	210 S SPRING ST	LOS ANGELES	CA	90012
JULIAN	BURKE	CHIEF EXECUTIVE OFFICER	METRO	1 GATEWAY PLAZA	LOS ANGELES	CA	90012
JAMES	ROJAS	PROJECT MGR CENTRAL AREA PLANNING TEAM	METRO	ONE GATEWAY PLAZA	LOS ANGELES	CA	90012-2952
THOMAS	MEZA		MEZA & ASSC	6634 ARBOR ROAD	LAKEWOOD	CA	90713
MARK	GAILLARD		MGC CONSTRUCTION	301 MUSEUM DRIVE	LOS ANGELES	CA	90065
			MICHAEL FRANK	3542 VIA DOLCE	MARINA DEL REY	CA	91780

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DIANA	TARANGO		MICHEAL ROSENFELD	4707 VIA DOLCE	MARINA DEL REY	CA	92660
			MICHIGAN MASH	3409 MICHIGAN AVE	LOS ANGELES	CA	90063
			MID-VALLEY NEWS	11401 VALLEY BLVD SUITE 100	EL MONTE	CA	91731-3252
HENRY	LEYVA		MINORITY BUS DEV SAYBROOK MASH	5271 E BEVERLY BLVD	LOS ANGELES	CA	90022
			MJB TRANSITIONAL RECOVERY	11152 S MAIN ST	LOS ANGELES	CA	90062
DAVE	HALL	CHAIRMAN	MONROVIA ARCADIA DUARTE	403 E PAMELA ROAD	DUARTE	CA	93591
YVONNE	BULLOCK		MONROVIA-ARCADIA-DUARTE TWN COUNCIL	741 PAMELA ROAD	DUARTE	CA	91010
GLORIA	HUSS		MONROVIA-ARCADIA-DUARTE TWN COUNCIL	108 W EL SUR	MONROVIA	CA	91016
JOHN J	NICOLORO		MONROVIA-ARCADIA-DUARTE TWN COUNCIL	2632 LOGANRITA AVENUE	ARCADIA	CA	91006
JOAN	SCHMIDT		MONROVIA-ARCADIA-DUARTE TWN COUNCIL	209 E CAMINO REAL	MONROVIA	CA	91016
CAROLYN	ZIEGLER-DAVENPORT		MONROVIA-ARCADIA-DUARTE TWN COUNCIL	11159 DAINES DRIVE	ARCADIA	CA	91006
ROD	BERGIN	PRESIDENT	MONTE NIDO VALLEY PROPOWN ASSOC	565 MOUNTAIN GREEN DRIVE	CALABASAS	CA	91320
		DIRECTOR OF PLANNING	MONTEBELLO PLANNING DEPARTMENT	1600 W BEVERLY BLVD	MONTEBELLO	CA	90640
			MONTROSE LA CRESCENTA	4613 JANVIER WAY	LA CRESCENTA	CA	90292
			MONTROSE-LA CRESCENTA ADV COMM	4613 JANCIER WAY	LA CRESCENTA	CA	91214
			MORE THAN SHELTER	1000 CORPORATE POINTE SUITE 250	CULVER CITY	CA	90230
KIM	FERRARO	EXECUTIVE DIRECTOR	MOSS & ASSC	613 WILSHIRE BLVD SUITE 105	SANTA MONICA	CA	90401
JOHN	TANDY	PLANNER	MOSS & ASSC INC	613 WILSHIRE BLVD SUITE 105	SANTA MONICA	CA	90401
GERRY	HERNANDEZ	PLANNER	MOTHERS OF EAST LOS ANGELES	5271 E BEVERLY BLVD	LOS ANGELES	CA	90022
MARY LOU	TREVIS	ATTN NEWS EDITOR	MOUNTAINEER PROGRESS	POST OFFICE BOX 248	WRIGHTWOOD	CA	90069
			MOUNTAINS CONSERVANCY FDN	40 MOCKINGBIRD COURT	OAK PARK	CA	91377
RUTH	KILDAY		MTNS REC AND CONSV AUTHORITY	5810 RAMIREZ CANYON ROAD	MALIBU	CA	91744
PAUL	EDELMAN		MTNS REC AND CONSV AUTHORITY	5810 RAMIREZ CANYON RD	MALIBU	CA	92123
ROBIE	SKEI		MOVE LA	634 SOUTH SPRING STREET #818	LOS ANGELES	CA	90014
MARISA	GARCIA		MR DAVID MALKIN	18021 GALATINA STREET	ROWLAND HEIGHTS	CA	90045
			MR JOHN RIZZO	4015 VIA MARINA BOULEVARD B 309	MARINA DEL REY	CA	91355
			MR JONA GOLDRICH	5150 OVERLAND	CULVER CITY	CA	90220
			MR RUSSELL BELL	POST OFFICE BOX 2735	BLUE JAY	CA	90043
			MS ANNA HARTLEY	3632 LETICIA WAY	CHINO	CA	90045
KARYN	KAKSI-RUSSOU	BID DEPT	MT SAC	1100 N GRAND AVE	WALNUT	CA	91789
ERIC	ANDERSON	PRESIDENT	MTN COMM TOWN COUNCIL	PO BOX 178	FRAZIER PARK	CA	90061
			MULHOLLAND ASSC #2	25932 MENDOZA	VALENCIA	CA	91355
BARRY	READ		MULHOLLAND TOMORROW	210 CARRIAGE PLACE	MANHATTAN BEACH	CA	90266
IRMA	MUNOZ		MUYERES DE LA TIERRA	4154 MANTOVA DRIVE	LOS ANGELES	CA	90008
			NANCY MOHLER	20911 FONTAINE RD	TOPANGA	CA	93536
			NANCY VERNON MARINO	13700 TAHITI WAY #249	MARINA DEL REY	CA	90220
		LAND USE PLANNING	NATIONAL PARK SERVICE	401 W HILLCREST DR	THOUSAND OAKS	CA	90265
TIM	TOLAND	PRESIDENT	NATIONAL READY MIXED CONCR	15821 VENTURA BLVD SUITE 475	ENCINO	CA	91436
DAVID	PETTIT	SENIOR ATTORNEY	NATIONAL RESOURCES DEFENSE COUNCIL	1314 SECOND ST	SANTA MONICA	CA	90401
BILL	HUANG		NATIONAL TRUST FOR HIST PRES CMTY	8369 WENDON ST	SAN GABRIEL	CA	91775-2507
STACEY	NICKELS	PRESIDENT	NAT HIST CLUB ACTON/AQUA DULCE	PO BOX 965	ACTON	CA	93510
ELEANOR	BRAUN		NAT HIST CLUB OF ACTON/AQUA DULCE	PO BOX 965	ACTON	CA	93510
JOEL	REYNOLDS		NATURAL RESOURCES DEFENSE COUNCIL	1314 SECOND ST	SANTA MONICA	CA	90401
PHILIP	PICEMONT		NATURE'S PLAN	31939 MUIRFIELD DRIVE	CRYSTAL LAIRE	CA	93554
MARK	BRISKIE		NE SAN GABRIEL	8862 E CALLITA STREET	SAN GABRIEL	CA	91384
CURT	MONSON		NEIGHBORHOOD ECON & EDUC DEV	11530 S NORMANDIE AVE #2	LOS ANGELES	CA	90044
STEPHANIE	HAFFNER	SUPERVISING ATTORNEY	NEIGHBORHOOD LEGAL SERVICES	9354 TELSTAR AVE	EL MONTE	CA	91731-2816
			NEIGHBORHOOD LEGAL SERVICES	13327 VAN NUYS BOULEVARD	PACOIMA	CA	91331
			NEIGHBORHOOD LEGAL SERVICES	1102 E CHEVY CHASE DRIVE	GLENDALE	CA	91205
VICENTE	MAS		NEIGHBORHOOD REINVESTMENT CORP	2400 E KATELLA AVE SUITE 440	ANAHEIM	CA	92806
KAROLIN	SAHAKAIN		NEIGHBORHOOD REVITALIZATION SVS INC	4005 FOOTHILL BLVD	LA CRESCENTA	CA	91214
TONI	REINIS		NEW DIRECTIONS	11303 WILSHIRE BLVD BUILDING 116	LOS ANGELES	CA	90073
MAGGIE	CERVANTES		NEW ECONOMICS FOR WOMEN	303 S LOMA DRIVE	LOS ANGELES	CA	90017
AMY	BERFIELD	EXECUTIVE DIRECTOR	NEW HEIGHTS CHARTER SCHOOL	3627 LUY ROAD	LOS ANGELES	CA	90034
JOHN	HURTADO	EXECUTIVE DIRECTOR	NEW SCHOOLS BETTER NEIGHBORHOODS	811 W SEVENTH ST SUITE 900	LOS ANGELES	CA	90017
			NEWHALL LAND	23823 VALENCIA BLVD	VALENCIA	CA	91355
			NEWHALL SCHOOL DIST	25375 ORCHARD VILLAGE DR	VALENCIA	CA	90631
DEBBIE	MORRIS		NEWHALL SIGNAL	24000 CREEKSIDE RD	VALENCIA	CA	91322-1925
COUNTY	REPORTER		NEWHALL SIGNAL	24000 CREEKSIDE ROAD	VALENCIA	CA	91355
			NORM JUDD	17357 ELIZABETH LAKE RD	LAKE HUGHES	CA	90802
EILEEN	TAKATA SCHUEMAN ASLA		NORTH EAST TREES	570 W AVENUE 26 SUITE 200	LOS ANGELES	CA	90065
WAYDE	HUNTER		NORTH VALLEY COALITION	11862 BALBOA BLVD	GRANADA HILLS	CA	91344
TENAYA	CUSTER		NORTHEAST SAN GABRIEL POA	6840 LA PRESA DRIVE	SAN GABRIEL	CA	91775
ANGEL	ZAPATA		NORTHERN TRUST BANK	355 S GRAND AVE SUITE 2600	LOS ANGELES	CA	90071
			NORTHROP CORPORATION	3520 E AVENUE M	PALMDALE	CA	93550
AJ	PAZ		NORTHROP GRUMMAN CORP	1840 CENTURY PARK EAST	LOS ANGELES	CA	90263
ROBERT	MC MURRY		NOSSAMAN GUNTHER KNOX & ELLIOTT	1801 VON KARMAN AVE SUITE 1800	IRVINE	CA	92612
BRADLY	TORGAN		NOSSAMAN GUTHNER KNOX ELLIOTT	445 S FIGUEROA ST 31ST FLOOR	LOS ANGELES	CA	90071-1602
DENNIS	CRANE		NOVA DEV CO	14800 RINALDI ST	MISSION HILLS	CA	91345
PETER	DREIER		OCCIDENTAL ITNL & PUB AFFAIRS CTR	1600 CAMPUS ROAD	LOS ANGELES	CA	90041
BRUCE	HOFFMAN		OFFICE OF ALTERNATE PUBLIC DEFENDER	320 W TEMPLE ST ROOM 35	LOS ANGELES	CA	90012
JULIZA	PEREZ	FIELD REP AND GRANTS COORDINATOR	OFFICE OF CONGRESSWOMAN HILDA SOLIS	4401 SANTA ANITA AVENUE SUITE 211	EL MONTE	CA	91731
ELAINE	LEMKE		OFFICE OF COUNTY COUNSEL RM 648	500 W TEMPLE ST	LOS ANGELES	CA	90012
MICHAEL	JUDGE	PUBLIC DEFENDER	OFFICE OF PUBLIC DEFENDER	210 W TEMPLE ST ROOM 19-513	LOS ANGELES	CA	90012
GEORGE	COLE		OLDTIMERS FOUNDATION	3355 E EGAGE AVE	HUNTINGTON PARK	CA	90255
ENRIQUE	ARANDA	EXECUTIVE DIRECTOR	OLDTIMERS HOUSING DEV CORP	3355 E GAGE AVE	HUNTINGTON PARK	CA	90255
ALI	OLFATI		OLFATI DESIGN GROUP	5199 E PACIFIC COAST HWY #320	LONG BEACH	CA	90804
ROSA	WAYNE		OLIVE CIRCLE	15724 S TARRANT AVE	COMPTON	CA	90220
BERNICE	ODERHLO		OLIVE CIRCLE HOMEOWNERS ASSN	PO BOX 363	GARDENA	CA	90248
JOHN	HOWARD		OLIVE CIRCLE HOMEOWNERS ASSN	POST OFFICE BOX 363	GARDENA	CA	90266
DOROTHY	GANTHER		OLIVE CIRCLE HOMEOWNERS ASSOC	708 E 157TH ST	COMPTON	CA	90220
PATRICIA	LAMRIS		OLIVE CIRCLE HOMEOWNERS ASSN	15632 S HASKINS AVE	COMPTON	CA	90220

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
JUAN	GARCIA		OMNI GENERAL CONSTRUCTION	15544 CRISTALINO ST	HACIENDA HEIGHTS	CA	91745
			ONE	1139 W 6TH ST	LOS ANGELES	CA	90017
RAY	WILLIAMS		OPEN SPACE ADVISORY CMTE	PO BOX 50	LAKE ARROWHEAD	CA	92352-0050
RAY	WILLIAMS		OPEN SPACE ADVISORY COMMITTEE	13601 WALNUT ST	WHITTIER	CA	90602
MARY-JANE	WAGIE		OPPORTUNITY FOR NEIGHB EMP CO	10794 WEYBURN AVE	LOS ANGELES	CA	90024
THOMAS	MATTHEWS	DIRECTOR OF PLANNING	ORANGE COUNTY	PO BOX 4048	SANTA ANA	CA	92702-4048
ISIDRO	OLMOS		ORGANIZACION DE RSDNTS DE NM	4897 COLONIA PINOS BUILDING 12	LOS ANGELES	CA	90022
WANDA	DONCOST		PACIFIC COAST DEV CO	3437 BARBARA ST	SAN PEDRO	CA	90731
RAYMOND	MEDAK		PACIFIC PROJECTS	150 W 6TH ST #201	SAN PEDRO	CA	90731-0333
JOHN	JAMESON	EXECUTIVE VICE PRESIDENT	PACIFICUS	2 N LAKE AVE SUITE 800	PASADENA	CA	91101
			PALMDALE CHAMBER OF COMMERCE	817 E AVENUE Q9	PALMDALE	CA	93550
ANDY	HAMMER		PALOS VERDES PENINSULA LAND	PO BOX 3427	PALOS VERDES PENINSULA	CA	90274
			PARADISE RANCH MHP	36200 N PARADISE RANCH ROAD	CASTAIC	CA	91310
JOHN	SHORE		PARK ASSC	17758 SWEETAIRE AVE	LAKE LOS ANGELES	CA	93535
			PASADENA PLANNING AND PERMITTING DEP	175 N GARFIELD AVE	PASADENA	CA	91101
			PASADENA STAR NEWS	911 E COLORADO BLVD	PASADENA	CA	91106
			PASADENA UNIFIED SCHOOL DISTRICT	1020 EL CENTRO ST	SOUTH PASADENA	CA	91030
EUGENE	HU	TREASURY	PATHFINDER ASIAN AMER SENIOR ASSN	17342 ANGLIN DRIVE	TUSTIN	CA	92780
JAMES	HU	SECRETARY	PATHFINDER ASIAN AMER SENIOR ASSN	18801 CHESSINGTON PLACE	ROWLAND HEIGHTS	CA	91748
GEORGE	LEE	VICE PRESIDENT	PATHFINDER ASIAN AMER SENIOR ASSN	2727 E VALLEY VIEW AVE	WEST COVINA	CA	91792
WU-HSING	SHISH	PRESIDENT	PATHFINDER ASIAN AMER SENIOR ASSN	20985 RUNNING BRANCH ROAD	DIAMOND BAR	CA	91765
			PATSY STADELMAN AICP	21 EAST CARRILLO STREET	SANTA BARBARA	CA	91748
IVELISE	PADIN MARKOVITS		PENNY LANE RESIDAL TREATM PROGR	PO BOX 2548	NORTH HILLS	CA	91343
			PEOPLE IN PROGRESS INC	8140 SUNLAND BLVD	SUN VALLEY	CA	91352
DAVID	DAVENPORT	PRESIDENT	PEPPERDINE UNIVERSITY	24255 PACIFIC COAST HWY TAC BUILDING	MALIBU	CA	90263-4451
			PETER IRELAND	5750 RAMIREZ CANYON RD	MALIBU	CA	90745
			PETER PITCHESS HONOR RANCHO	29300 THE OLD ROAD	CASTAIC	CA	91384
			PHIL PHILLIPS	24255 PACIFIC COAST HIGHWAY	MALIBU	CA	93532
DAVID	PICKARD		PICKARD CONSTRUCTION INC	7915 PAINTER AVE	WHITTIER	CA	90602
GLORIA	FARIAS		PICO UNION HOUSING CORPORATION	1038 WEST VENICE BLVD	LOS ANGELES	CA	90015
JACK	BRUMFIELD	PRESIDENT & CAO	PINNACLE ADVISORS	25108 MARGUERITE PKWY #B254	MISSION VIEJO	CA	92692
			PLACERITA CANYON PROPERTY	POST OFFICE BOX 222204	NEWHALL	CA	93586
GARY	BAKER		PLAN-AIRE	1280 N COAST HWY	LAGUNA BEACH	CA	92651
MICHAEL	KAMINO		PLANNING & COMM DEV	30001 LADYFACE CT	AGOURA HILLS	CA	91706-1423
RICK	PRUETZ		PLANNING & IMPL STRATEGIES	6 FLEET ST #301	MARINA DEL REY	CA	90292
			POMONA SELF-HELP LEGAL ACCESS CTR	400 CIVIC CENTER PLAZA 7TH FLOOR ROOM 702	POMONA	CA	91766
MILTON	STARK	PRESIDENT	POPPY RESV/MOJAVE DESERT INT ASSN	45026 ELEVENTH ST W	LANCASTER	CA	93534
RALPH	APPY	DIRECTOR OF ENVIRONMENTAL MGMT	PORT OF LOS ANGELES	425 S PALOS VERDES ST PO BOX 151	SAN PEDRO	CA	90733-0151
RONALD	NAGAL		PORTER RANCH NEIGHBORHOOD COUNCIL	19753 TURTLE SPRINGS WAY	PORTER RANCH	CA	91326-3879
HELEN	GARRETT		POWER	13953 PANAY WAY #203	MARINA DEL REY	CA	90292
PAT	PHILLIPS		POWER	13953 PANAY WAY #409	MARINA DEL REY	CA	90292
JUN	YANG		POWER	235 HILL ST	SANTA MONICA	CA	90405
WALTER	PRINCE		PRIDE	19025 PARTHENIA ST #200	NORTHridge	CA	91324
JIM	PARK	HEAD OF CAPITAL	PROJECTS DIVISION	433 S VERMONT AVENUE	LOS ANGELES	CA	91733
MONICA & DAVE	PERKAL		PRUDENTIAL REALTORS	20610 MEDLEY LANE	TOPANGA	CA	90290
PETER	MESSNER		PSOMAS	28470 AVENUE STANFORD SUITE 300	SANTA CLARITA	CA	91355
SHASHI	HANUMAN		PUBLIC COUNSEL	PO BOX 76900	LOS ANGELES	CA	90076
PAMELA	SCHMIDT		PUBLIC COUNSEL	PO BOX 76900	LOS ANGELES	CA	90076
ELIZABETH	BLUESTEIN	DIRECTOR	PUBLIC COUNSEL LAW CENTER	610 S ARDMORE AVE	LOS ANGELES	CA	90005
REMY	DE LA PEZA		PUBLIC COUNSEL LAW CENTER	610 S ARDMORE AVE	LOS ANGELES	CA	90005
MICHAEL	RAWSON		PUBLIC INTEREST LAW PROJECT	449 15TH ST SUITE 301	OAKLAND	CA	94612
EILEEN	MCCARTHY	STAFF ATTORNEY	PUBLIC LAW CENTER	601 CIVIC CENTER DRIVE W	SANTA ANA	CA	92701-4002
			PUENTE HILLS COMM COALITION	POST OFFICE BOX 8501	ROWLAND HEIGHTS	CA	91723
ANDREA	GULLO	EXECUTIVE DIRECTOR	PH LANDFILL NAT HAB PROT AUTH	7702 WASHINGTON AVE SUITE C	WHITTIER	CA	90602
BOB	HENDERSON	CHAIRMAN	PUENTE HILLS LANDFILL PRES AUTH	7702 WASHINGTON AVE SUITE C	WHITTIER	CA	90602
			PUENTE HILLS NATIVE HABITAT	7702 WASHINGTON AVE STE C	WHITTIER	CA	91390
ANDREA	GUILLO		PUENTE HILLS NAT HAB/WHITTIER CITY HALL	13230 PENN ST	WHITTIER	CA	90602
SEAN & CAROLYN	HALLIBURTON		PUNTA ALTA HM	4159 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
ROBIN	HUNTER		PUNTA ALTA HM	4056 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
JOHN	MURRELL		PUNTA ALTA HM	4107 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
ROSEMARY	ELITZER		QUARTZ HILL CITIZEN ASSN	41606 CRISPI LANE	QUARTZ HILL	CA	93536-3167
ROSEMARY	ELITZER		QUARTZ HILL CITIZENS ASSN	41606 CRISPI LN	QUARTZ HILL	CA	91214
LAVERDE			R SCHNEIDER	12030 ROCHESTER AVE #113	LOS ANGELES	CA	90025
GREG	RAINER		RAINTREE COMPLEX	2000 RAINTREE CIRCLE	CULVER CITY	CA	90230
DONALD	KASPER		RANCHO TIERRA DEL SOL NEIGHB ASSN	3850 ELEANOR COURT	LANCASTER	CA	93535
RAY	ANDERSEN		RCA CONSULTING INC	9726 LA CIMA DR	WHITTIER	CA	CA 90603
STEVE	GODDARD	BROKER/MANAGER	RE/MAX BEACH CITIES	400 S SEPULVEDA BLVD #100	MANHATTAN BEACH	CA	90266
FRED	NILES		REAL ESTATE BROKER	3766 LAS FLORES CANYON ROAD	MALIBU	CA	90265
RUTH	GERSON		REC & EQUESTRIAN COALITION	POST OFFICE BOX 345	AGOURA	CA	90013-1011
RUTH	GERSON	PRESIDENT	RECREATION & EQUESTRIAN COALITION	PO BOX 245	AGOURA HILLS	CA	91376
			RENEE DANNULL	POST OFFICE BOX 1052	SANTA CLARITA	CA	91803
			RENEE STEFANOFT	1505 GREENCASTLE AVENUE	ROWLAND HEIGHTS	CA	91711
DAVID	FRETZ	PRESIDENT	RESIDENCE VOICE WHITTIER	14852 JUNIPER	WHITTIER	CA	90603
BRAD	AMMANN		RESIDENTIAL REVITALIZATION CORPORATION	2629 MANHATTAN AVE SUITE 255	HERMOSA BEACH	CA	90254
NE	SAN GABRIEL		RESIDENTS COMM	8862 E CALLITA STREET	SAN GABRIEL	CA	90012
BILL	LOCKERT		RESITEC INCORPORATED	3601 N LINCOLN AVE	ALTADENA	CA	91001
NANCY	HELSEY		RESOURCE CNSRV DIST OF SM MTNS	1970 MCKAIN ROAD	CALABASAS	CA	91302
MARTHA	WITTER, PHD		RESOURCE CONSERV&LAND USE PL	643 OLD TOPANGA CYN ROAD	TOPANGA	CA	90290
RUTH	BOURNE	BOARD MEMBER	RHCCC	17808 CONTADOR DRIVE	ROWLAND HEIGHTS	CA	91748
JUDY	CHEN HAGGERTY	BOARD MEMBER	RHCCC	18207 DUSK ST	ROWLAND HEIGHTS	CA	91748
NINA	COGAN	BOARD MEMBER	RHCCC	18055 AMARGOSO DRIVE	ROWLAND HEIGHTS	CA	91748
DAVID	MALKIN	BOARD MEMBER	RHCCC	18021 GALATINA ST	ROWLAND HEIGHTS	CA	91748

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MARY JO	MAXWELL		RHCCC	20068 EMERALD MEADOW DRIVE	WALNUT	CA	91789
MIKE	POPOVEC	BOARD MEMBER	RHCCC	2635 HAYRIDE COURT	ROWLAND HEIGHTS	CA	91748
JAMIE	KING	PROG MANAGER	RICHARD A WOOD	45763 N 90TH STREET EAST	LANCASTER	CA	90012
RAY	WILLIAMS		RINCON CONSULTANTS	790 E SANTA CLARA ST	VENTURA	CA	93001
KENNETH	BANK	CHIEF EXECUTIVE OFFICER	RIO HONDO COLLEGE	3600 WORKMAN MILL ROAD	WHITTIER	CA	90601
BELINDA	FAUSTINOS	EXECUTIVE DIRECTOR	RIVERBANK DEV	1042 CENTINELA AVE	SANTA MONICA	CA	90403
JANE	BEESLEY		RIVERS & MOUNTAINS CONSERVANCY	900 S FREMONT AVE ANNEX BUILDING 2ND FLOOR PO BOX 1460	ALHAMBRA	CA	91802-1460
PLANNING	DIRECTOR		RIVERS & MTNS CONSERVANCY	900 S FREMONT AVE ANNEX BUILDING 2ND FLOOR	ALHAMBRA	CA	91803
VICKIE	CHIMBOLE		RIVERSIDE COUNTY PLANNING DEPARTMENT	PO BOX 1409	RIVERSIDE	CA	92502
MARY	CARREON		ROBERTSON REALTY	PO BOX 616	PEARLBLOSSOM	CA	93553
RON	FERRELL		ROCKWELL ITNL CORP-PALMDALE SITE	1500 E AVENUE M	PALMDALE	CA	93550
BARBARA	FIRSICK		ROOSEVELT TOWN COUNCIL	6210 EAST AVENUE E	LANCASTER	CA	93535
DORIS	HOEPPNER		ROOSEVELT TOWN COUNCIL	PO BOX 152	LANCASTER	CA	93584
GAYLEEN	MCGARRY		ROOSEVELT TOWN COUNCIL	48157 N 70TH STREET EAST	LANCASTER	CA	93535
MYRLE	MCLERNON		ROOSEVELT TOWN COUNCIL	47670 N 65TH STREET EAST	LANCASTER	CA	93535
ATTN	PRESIDENT		ROOSEVELT TOWN COUNCIL	5163 EAST AVENUE F	LANCASTER	CA	93535
JUSTIN	SELF		ROOSEVELT TOWN COUNCIL	8503 EAST AVENUE J	LANCASTER	CA	93535
BRUCE	LAZENBY	VICE PRESIDENT	ROSE BRYAN	48157 70TH STREET EAST	LANCASTER	CA	91390
BETH	HOJNACKE	PRESIDENT	ROSE HILLS MEMORIAL PARK	9037 EAST AVENUE E	LANCASTER	CA	93535
JOHN	POMOZZI	DIRECTOR OF BUILDING SERVICES	ROSLYN E WALKER	38011 GORMAN POST ROAD	GORMAN	CA	98034
L MONROE	WOOTON		ROWLAND HEIGHTS COMM	3888 S WORKMAN MILL ROAD	WHITTIER	CA	90608
FRANK	RUIZ		ROWLAND UNIFIED SCHOOL DIST	13600 MARINA POINTE DR #1406	MARINA DEL REY	CA	90605
OLGA	MARQUESZ		RS COOPER & ASSC REALTY	PO BOX 8171	ROWLAND HEIGHTS	CA	91380
ALLAN	CAMERON		RUIZ BROTHERS CONSTRUCTION CO	1830 NOGALES ST	HACIENDA HEIGHTS	CA	91745
MICHAEL	HAYS	DIRECTOR	RUTH GLANTER	3731 STOCKER ST SUITE 110	LOS ANGELES	CA	90008
VALENZUELA	JOHN	CHAIRPERSON	S SAN GABRIEL ZONED DIST ARROYO	2181 S ATLANTIC BLVD SUITE 101	LOS ANGELES	CA	90040-1341
MURIEL	KOTIN	PAST PRESIDENT	SADDLE PEAK PROP OWNERS ASSN INC	PO BOX 66494	LOS ANGELES	CA	91406
STEVEN	PRESTON	DEPUTY CITY MGR/COM DEV DIRECTOR	SAFE INC	1318 CENTURION AVE	SOUTH SAN GABRIEL	CA	91770
MARK	STANLEY	EXECUTIVE OFFICER	SALLY HAMPTON	24678 WEST SADDLE PEAK ROAD	MALIBU	CA	95814
ANN	CROISSANT	PRESIDENT	SAN BERN COUNTY LAND USE SVS DEP	19425 SOLEDAD CANYON ROAD SUITE B412	SANTA CLARITA	CA	91351
DANNY	POLLOCK	CITY EDITOR	SAN DIMAS COMM NEWS	5574 ONACREST DR	LOS ANGELES	CA	93305
SONJA	YATES	EXECUTIVE DIRECTOR	SAN FERNANDO BAND OF MISSION INDIANS	385 N ARROWHEAD AVE 1ST FLOOR	SAN BERNARDINO	CA	92415-0182
MR	NOEL	PARK PRESIDENT	SAN FERNANDO VALLEY AUDUBON	PO BOX 3128	SAN DIMAS	CA	91773
JOANN	MARTINEZ		SAN GABRIEL COMM DEV DEPT	PO BOX 221838	NEWHALL	CA	91322
MIKE	LEVISON		SAN GABRIEL LA RIVER AND MTN CONS	6801 LAS OLAS WAY	MALIBU	CA	90265-4139
DOUG	PROPST	PRES	SAN GABRIEL MOUNTAINS REG CONS	PO BOX 130	SAN GABRIEL	CA	91778
BRET	CARMAN	PLANNING DIRECTOR	SAN GABRIEL UNIFIED SCHOOL DISTRICT	100 N OLD SAN GABRIEL CANYON ROAD	AZUSA	CA	91702
KEITH	SCHMIDT	PROJECT MANAGER REAL ESTATE	SAN GABRIEL VALLEY DAILY TRIBUNE	PO BOX 963	GLENDORA	CA	91740
LAURA	STOLER		SGV HABITAT FOR HUMANITY	408 JUNIPERO SERRA DR	SAN GABRIEL	CA	91776
PAUL	BROTZMAN	DIRECTOR OF PLNG & BLDG SRVS	SAN MARINO UNIFIED SCHOOL DISTRICT	1210 N AZUSA CANYON ROAD	WEST COVINA	CA	91790
CYNTHIA	CYNTHIA	NEAL HARRIS	SAN PEDRO AND PENINSULA	770 N FAIR OAKS	PASADENA	CA	91103
ATTN	C HARRIS &	D RILEY	SAN PEDRO COUNTY DOWNZONING RES	1665 WEST DRIVE	SAN MARINO	CA	91108
DON	P	MULLALLY	SAND CANYON HOMEOWNERS ASSN	POST OFFICE BOX 1106	SAN PEDRO	CA	93535-4646
DON	SCHMITZ		SANTA CATALINA CONSERVANCY	924 W LA ALAMEDA AVE	SAN PEDRO	CA	90731
VANESSA	WALTERS		SANTA CATALINA ISLAND	25800 SAND CANYON	SANTA CLARITA	CA	93534
MICHAEL	PINTO	COORDINATOR OUTREACH PROGS	SANTA CATALINA ISLAND CO	PO BOX 2739	AVALON	CA	90704
LYNNE	PLAMBECK		SANTA CATALINA ISLAND COMPANY	POST OFFICE BOX 2739	AVALON	CA	90012
SYDELL	STOKES		SANTA CLARITA CITY PLANNING DEPT	POST OFFICE BOX 737	AVALON	CA	90290
JOEL	JACINTO		SANTA CLARITA COMM DEV CORP	150 METROPOLE AVE PO BOX 737	AVALON	CA	90704
MISI	TAGALOA		SANTA CLARITA DP OF PLNG AND ECON DEV	23920 VALENCIA BLVD SUITE 302	SANTA CLARITA	CA	91355
ROSALIE	CONTRERAS		SANTA CLARITA CITY PLANNING DEPT	23920 VALENCIA BLVD SUITE 302	SANTA CLARITA	CA	91355
NICKY	VIOLA		SANTA CLARITA COMM DEV CORP	12860 ARROYO ST	SYLMAR	CA	91342
RUTH	SCHWARTZ		SANTA CLARITA DP OF PLNG AND ECON DEV	21190 CENTER POINTE PKWY	SANTA CLARITA	CA	91350
JUDY	JAMNER		SANTA CLARITA OAK CONSERV	23920 VALENCIA BLVD SUITE 300	SANTA CLARITA	CA	91355
JACK	RUBENS		SANTA CLARITA OAK CONSERV	POST OFFICE BOX 800520	SANTA CLARITA	CA	93243
LEE	BACA	SHERIFF	SANTA CLARITA SENIOR CENTER	POST OFFICE BOX 800520	SANTA CLARITA	CA	91402
			SANTA CLARITA VALLEY	22900 MARKET ST	SANTA CLARITA	CA	91321
			SANTA CLARITA WOODLANDS PARK COM	POST OFFICE BOX 520	SAUGUS	CA	91748
			SANTA MONICA UNIFIED SCHOOL DISTRICT	10418 GOTHIC AVE	GRANADA HILLS	CA	91344
			SANTA MONICA COLLEGE	1651 16TH STREET	SANTA MONICA	CA	90404
			SAUGUS UNIFIED SCHOOL DISTRICT	1900 PICO BOULEVARD	SANTA MONICA	CA	90405
			SCHMITZ & ASSC	24930 AVENUE STANFORD	SANTA CLARITA	CA	91355
			SCI TWIN LAKES PROPERTY OWNERS	29350 PACIFIC COAST HWY SUITE 12	MALIBU	CA	90265
			SCI-ARC	PO BOX 4989	CHATSWORTH	CA	91313-4989
			SCOPE	960 E 3RD ST	LOS ANGELES	CA	90013
			SCV HISTORICAL SOCIETY	PO BOX 1182	SANTA CLARITA	CA	91386-1182
			SCV SIERRA CLUB	POST OFFICE BOX 221925	NEWHALL	CA	92317-2735
			SEAN O MEARA	25715 N HOGAN ST #B-1	VALENCIA	CA	91355
			SEARCH TO INVOLVE PILIPINO AMERCNS	4221 DUQUESNE AVENUE APT B	CULVER CITY	CA	90660
			SECOND SAMOAN CONGREG CHURCH	3200- W TEMPLE ST	LOS ANGELES	CA	90026
			SENIOR CENTER	625 CEDAR AVE	LONG BEACH	CA	90802
			SHABAKA HERU	11011 LAUREL AVE	WHITTIER	CA	90604
			SHARON PLUTH	207 E 136TH STREET	LOS ANGELES	CA	91380-9003
			SHELTER PTSHP	3212 THAXTON AVENUE	HACIENDA HEIGHTS	CA	91107
			SHELTER PTSHP INC	523 WEST SIXTH STREET SUITE 616	LOS ANGELES	CA	90014
			SHENANDOAH AVENUE BLOCK CLUB	523 W SIXTH ST SUITE 616	LOS ANGELES	CA	90014
			SHERPPARD MULLIN	5830 SHENANDOAH AVE	LOS ANGELES	CA	90056-1424
			SHERIFF'S DEPARTMENT	333 SOUTH HOPE STREET 48TH FL	LOS ANGELES	CA	91001
			SHIRLEY YOUNG	4700 RAMONA BLVD	MONTEREY PARK	CA	91754-2169
			SIERRA CLUB	2302 W 115TH ST	HAWTHORNE	CA	90255
			SIGNAL	3435 WILSHIRE BLVD, #320	LOS ANGELES	CA	90010
				24000 CREEKSIDE ROAD	VALENCIA	CA	91355

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Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
NICK	HENDRICKS		SIKAND ENGINEERING	15230 BURBANK BLVD SUITE 100	VAN NUYS	CA	94113-586
KOBERT	MARTINEZ		SIKAND ENGINEERING	15230 BURBANK BLVD	VAN NUYS	CA	91411
FARLEY	SINETTA			14818 S FRAILEY AVENUE	COMPTON	CA	91355
JENNIFER	LIU	REPORTER	SING TAO NEWSPAPERS LOS ANGELES LTD	17059 GREEN DRIVE	CITY OF INDUSTRY	CA	91745
BUD	HAYES		SINGLE ROOM OCCUPANCY HOUSING	354 S SPRING ST #400	LOS ANGELES	CA	90013
MIKE	ALVIDREZ		SKID ROW HOUSING TRUST	1317 E 7TH ST	LOS ANGELES	CA	90021
MICHAEL	KIMBROUGH		SLP INTERNATIONAL INC	11949 JEFFERSON BLVD SUITE 101	CULVER CITY	CA	90230
TOMMY	RANDLE		SMALL BUSINESS DEV GROUP	1428 PASEO ROBLES	SAN DIMAS	CA	91773-4215
DARRYL	BROWN		SO CAL HOUSING DEV CORP	8265 ASPEN ST SUITE 100	RANCHO CUCAMONGA	CA	91730
KEN	SCHONLAU		SOBER LIVING NETWORK	PO BOX 5235	SANTA MONICA	CA	90409
JOSE	ROSSIER		SOCIETY OF ST VINCENT DE PAUL	210 N AVENUE 21	LOS ANGELES	CA	90031-1713
KATHY	JHONES		SOMMER HAVEN	5200 ENTRAR DRIVE #144	PALMDALE	CA	93591
CALIFORNIA	COASTAL	COMMISSION	SOUTH COAST AIR QUALITY MGMT DIST	21865 E COPLEY DRIVE	DIAMOND BAR	CA	91765-4182
MANUEL	MANCHA	DIRECTOR	SOUTH COAST AREA OFFICE	200 OCEANGATE 10TH FLOOR	LONG BEACH	CA	90802-4325
ELAHI	FAZELAHI		SO EL MONTE COMM DEV DEPT	1415 SANTA ANITA AVE	SOUTH EL MONTE	CA	91733
			SOUTH LADERA NEIGHBORS	4856 W 63RD ST	LOS ANGELES	CA	90056
			SOUTH MONTEBELLO IRRIGATION DIST	864 W WASHINGTON BLVD	MONTEBELLO	CA	90640
			SO WHITTIER COMM HOUSING CORP	13507 TELEGRAPH ROAD SUITE C	WHITTIER	CA	90605
			SO WHITTIER RESOURCE CENTER	10750 LAUREL AVE	WHITTIER	CA	90605
			SOUTH WHITTIER SCHOOL DISTRICT	11200 TELECHRON AVENUE	WHITTIER	CA	90605
SANDY	CHU		SOUTHEAST CTR FOR INDEPENDENT LIVING	7830 QUILL DRIVE SUITE D	DOWNEY	CA	90242
			SOCAL ASSN OF NON-PROFIT HOUS	501 SHATTO PLACE, SUITE 403	LOS ANGELES	CA	90020
MA'AYN	JOHNSON		SOUTHERN CALIFORNIA ASSN OF GOVTS	818 W SEVENTH ST 12TH FLOOR	LOS ANGELES	CA	90017-3435
ALFREDO	IZMAJTOVICH	HOUSING DEV OFFICER	SOCAL HOUSING DEV CORP	9065 HAVEN AVE SUITE 100	RANCHO CUCAMONGA	CA	91730
DANA	GABBARD		SOUTHERN CALIFORNIA TRANSIT ADVOCATES	3010 WILSHIRE BLVD #362	LOS ANGELES	CA	90010
SAZ	ELAHI		SOUTHERN LADERA NEIGHBORS	4856 W 63RD ST	LOS ANGELES	CA	90056
BRIAN	PAUL		SOUTHLAND REGIONAL ASSN OF REALTORS	7232 BALBOA BLVD	VAN NUYS	CA	91406
			SOUTHLAND REGIONAL ASSN OF REALTORS	20655 SOLEDAD CANYON ROAD SUITE 34	CANYON COUNTRY	CA	91351
DOLORES	GOLDEN	PRESIDENT	SOUTHWEST BOARD OF REALTORS	4437 SLAUSON AVE	LOS ANGELES	CA	90043
HENRY	PORTER		SOUTHWEST COMM ASSN	PO BOX 47898	LOS ANGELES	CA	90047
HENRY	PORTER		SOUTHWEST COMM ASSN	1641 W 108TH ST	LOS ANGELES	CA	90047
ALLEN	DELAFOSSSE		SPEC BUILDERS	408 W SECOND ST	SAN DIMAS	CA	91773
KATHY	KNIGHT		SPIRIT OF THE SAGE COUNCIL	1122 OAK ST	SANTA MONICA	CA	90405
RON	DRUSCHEN		SR CONSULTANTS	25322 RYE CANYON ROAD #201	SANTA CLARITA	CA	91355
TEENA	TAKATA		SSMPA ETI SAVE CHATSWORTH	9629 BADEN AVE	CHATSWORTH	CA	91311
STANLEY	BRENT		STANLEY BRENT	13400 RIVERSIDE DRIVE SUITE 211	SHERMAN OAKS	CA	91423-2500
STAN	HOFFMAN	PRESIDENT	STANLEY R HOFFMAN ASSC INC	11661 SAN VICENTE BLVD SUITE 306	LOS ANGELES	CA	90049
			STATE OF CALIFORNIA	222 E HUNTINGTON DR STE 114	MONROVIA	CA	91016-3500
SUSAN	BROWN	DIRECTOR	STEINMETZ SENIOR CENTER	1545 S STIMSON AVE	HACIENDA HEIGHTS	CA	91745
			STEVE AXELRAD	17 VIA DI ROMA WALK	LONG BEACH	CA	91773-3002
			STEVE FREEDMAN	732 HOWARD STREET	MARINA DEL REY	CA	90012
			STEVEN C STEWART	1026 E WOODBURY RD	PASADENA	CA	90292
PHIL	ROBINSON		STEVENS CONSTRUCTION INC	530 W AVENUE L	LANCASTER	CA	93534-7115
BOB	SINGER		STOKES CANYON ASSN	2301 STOKES CANYON	CALABASAS	CA	91302
KATHIE	RENGER		STOKES LYN HOMEOWNERS ASSOC	2790 STOKES CANYON	CALABASAS	CA	91302
DAVID	ROBINSON	ACTION RESEARCH DIRECTOR	STRATEGIC ACTIONS FOR A JUST ECONOMY	152 W 32ND ST	LOS ANGELES	CA	90007
TONY	LUCENTE		STUDIO CITY RESIDENTS ASSN	11245 VALLEY SPRINGS LN	STUDIO CITY	CA	95812
MITCH	VIGNA	VICE PRESIDENT/GENERAL MGR	SULLY-MILLER CONTRACTING CO	1100 E ORANGETHORPE AVE SUITE 200	ANAHEIM	CA	92801
ATTN	SUPERINTENDENT		SULPHUR SPRINGS UNION SCHOOL DIST	27000 WEYERHAUSER WAY	CANYON COUNTRY	CA	91006
MICHAEL	FRAWLEY		SUN SAIL DEV COMPANY	5737 KANAN ROAD #188	AGOURA HILLS	CA	91300
JAMES	BROOKS		SUN VILLAGE TOWN COUNCIL	37114 N 94TH STREET EAST	LITTLEROCK	CA	93543
ATTN	PRESIDENT		SUN VILLAGE TOWN COUNCIL	PO BOX 151	LITTLEROCK	CA	90604
WILLIAM	SHAW		SUN VILLAGE TOWN COUNCIL	10709 EAST AVENUE R	LITTLEROCK	CA	93543
MARRION	TRYON		SUN VILLAGE TOWN COUNCIL	37160 LITTLEROCK RANCHOS RD	LITTLEROCK	CA	93543
EUGENE	WASHINGTON		SUN VILLAGE TOWN COUNCIL	10829 EAST AVENUE S	LITTLEROCK	CA	93543
CHIP	MEYER		SUNSET POINTE HOMEOWNERS ASSN	15740 MILLMEADOW ROAD	CANYON COUNTRY	CA	91351
			SUNSHINE CANYON LANDFILL	14747 SAN FERNANDO ROAD	SYLMAR	CA	91342
			SUSAN	4712 ADMIRALTY WAY #446	MARINA DEL REY	CA	91770
			SUSAN BOOS	1431 ESCALADA AVE	ROWLAND HEIGHTS	CA	91101
			SUSANNE BROWNE	601 PACIFIC AVENUE	LONG BEACH	CA	90036
HENRY	ETHEREDGE		TARA HILL HOMEOWNERS ASSN	4911 INDIAN WOOD ROAD #613	CULVER CITY	CA	90230
CHARLES (BUTCH)	GRIMES	BROKER	TEAM EQUITY LA PROPERTY & MANAGEMENT	8467 S VAN NESS AVE	INGLEWOOD	CA	90305
E ANDREW	DAYMUDE	DIRECTOR OF ADVANCE PLAN & ENTLMNTS	TEJON RANCH CO	PO BOX 1000	LEBEC	CA	93243
ARLENE	ANAYA		TELACU RESIDENTIAL MNGMNT	5400 E OLYMPIC BLVD #300	LOS ANGELES	CA	90022
			TEMESCAL GATEWAY PK MTNS EDU PROG	15601 SUNSET BLVD	PACIFIC PALISADES	CA	90272
			TEMPLE CITY UNIFIED SCHOOL DISTRICT	9700 LAS TUNAS DR	TEMPLE CITY	CA	91780
LUIS	RODRIGUEZ		TEMPLE-WESTLAKE NEIGHBDEV CORP	2328 W TEMPLE ST	LOS ANGELES	CA	90026
TERRELL	WATT	PRINCIPAL	TERRELL WATT PLANNING ASSC	1937 FILBERT ST	SAN FRANCISCO	CA	94123
JOHN	E	EVANS	TESORO DEL VALLE	3600 BIRCH ST SUITE 100	NEWPORT BEACH	CA	92660
			TESORO DEL VALLE MASTER HOA	25115 W AVE STANFORD STE A 111	VALENCIA	CA	90250
CHANCEE	MARTORELL		THAI COMM DEV CENTER	3465 W 8TH ST 2ND FLOOR	LOS ANGELES	CA	90005-2519
CHARLES	BROWN	CONSERVATION CHAIR	THE ANTELOPE VALLEY - SIERRA CLUB	PO BOX 901875	PALMDALE	CA	93590
ATTN	EDITOR		THE ARGONAUT INC	POST OFFICE BOX 11209	MARINA DEL REY	CA	93543
AUBRAY	WHITE		THE CITY PROJECT	1055 WILSHIRE BLVD SUITE 1660	LOS ANGELES	CA	90017
STEPHEN	OLSON	CHAIRMAN	THE OLSON COMPANY	3020 OLD RANCH PKWY SUITE 400	SEAL BEACH	CA	90740
RANDY	JACKSON		THE PLANNING CENTER	1580 METRO DRIVE	COSTA MESA	CA	92626
DAVID	ABEL	EDITOR IN CHIEF	THE PLANNING REPORT	811 W 7TH ST #900	LOS ANGELES	CA	90017
VICTORIA	ROGERS	PRESIDENT	THE ROSE HILLS FOUNDATION	444 S FLOWER ST	LOS ANGELES	CA	90071
			THELMA HOUSTON	4296 MOUNT VERNON DR	LOS ANGELES	CA	90063
DAVE	FERGUSON		THOMAS SAFRAN & ASSC	11812 SAN VICENTE BLVD #600	LOS ANGELES	CA	90049-5063
			THREE POINTS	PO BOX 617	LAKE HUGHES	CA	90255
LOUIS	BELL		THREE POINTS/LIEBRE MTN TOWN COUNCIL	28767 PINE CANYON ROAD	LAKE HUGHES	CA	93532

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
HARVEY	KUCH		THREE POINTS/LIEBRE MTN TOWN COUNCIL	27721 PINE CANYON ROAD	LAKE HUGHES	CA	93532
KD	KUCH		THREE POINTS/LIEBRE MTN TOWN COUNCIL	27721 PINE CANYON ROAD	LAKE HUGHES	CA	93532
CHRIS	WANGSGARD		THREE POINTS/LIEBRE MTN TOWN COUNCIL	26750 PINE CANYON ROAD	LAKE HUGHES	CA	93532
DICK	ZAHNTER		THREE POINTS/LIEBRE MTN TOWN COUNCIL	46834 N 266TH STREET WEST	LAKE HUGHES	CA	93532
SYLVIA	RUIZ	PRESIDENT	TIERRA CONCEPTS	PO BOX 86995	LOS ANGELES	CA	90086
TIM	RILEY		TIM RILEY & ASSOCIATES	PO BOX 4805	PANORAMA CITY	CA	91412
TOM	HSIEH	PROJECT MGR	TOGAWA SMITH MARTIN RESIDENTIAL INC	444 S FLOWER ST SUITE 1220	LOS ANGELES	CA	90071
ROGER	PULIESE		TOPANGA ASSN FOR A SCENIC COMM	PO BOX 352	TOPANGA	CA	90290
DALE	ROBINETTE		TOPANGA CANYON TOWN COUNCIL	PO BOX 1085	TOPANGA	CA	90290
LEIGH	BLOOM		TOPANGA CHAMBER OF COMMERCE	PO BOX 185	TOPANGA	CA	90290
JOHN	MACNEIL		TOPANGA CLTN FOR EMER PREV	2330 N TOPANGA CYN BLVD	TOPANGA	CA	90290
			TOPANGA HISTORICAL SOCIETY	PO BOX 1214	TOPANGA	CA	90290
			TOPANGA MESSENGER	PO BOX 1106	TOPANGA	CA	90290
STACY	SLEDGE		TOPANGA TOWN COUNCIL	PO BOX 1085	TOPANGA	CA	90290
STACY	SLEDGE		TOPANGA TOWN COUNCIL	PO BOX 1085	TOPANGA	CA	93535
			TOPANGA UNIFIED NA (TUNA)	2535 HAWKS NEST TRAIL	TOPANGA	CA	90290
			TORRANCE UNIFIED SCHOOL DISTRICT	2335 PLAZA DEL AMO	TORRANCE	CA	90501
			TRACY SCHMITZ & ASSOC	29350 PACIFIC COAST HWY #12	MALIBU	CA	90265
CYNTHIA	FICHTNER		TRAIL COORDINATOR	10030 GIERSON AVE	CHATSWORTH	CA	91311
JUDY	GARRIS		TRAIL COORDINATOR	7402 REMMET AVE	CANOGA PARK	CA	91303
MONICA	VILLALOBOS	EXECUTIVE DIRECTOR	TLUC SOCIAL	417 S HILL ST SUITE 211	LOS ANGELES	CA	90013
ANDY	LIPKIS	PRESIDENT	TREE PEOPLE	12601 MULHOLLAND DRIVE	BEVERLY HILLS	CA	90210
GILBERT	SALDATE	HOUSING/HOMELESS SUPERVISOR	TRI CITY MENTAL HEALTH	2008 N GAREY AVE	POMONA	CA	91767
DAN	MARION	REALTOR	TROTH REALTORS/GMAE	1801 W AVENUE K #101	LANCASTER	CA	93534
BRIAN	NARDUCCI		TROTH REALTORS/GMAC REAL ESTATE	1801 W AVENUE K SUITE 101	LANCASTER	CA	93534
DAVID	TSAI		TSAI DEV & CONST CORP	1055 CORPORATE CTR DRIVE SUITE 500	MONTEREY PARK	CA	91754
RONNIE	JONES		TUMOHR CONSTRUCTION CO INC	1122 N LA BREA AVE	INGLEWOOD	CA	90302
KENNETH	BURK		TUTOR SALIBA CORPORATION	15901 OLDEN ST	SYLMAR	CA	91342
MARK	WATTERS	PRESIDENT	TWIN LAKE PROP OWNERS ASSOC	21115 DEVONSHIRE STREET #166	CHATSWORTH	CA	93550
WARREN	STONE		TWIN LAKES PROPERTY ASSN	11416 CREE TRAIL	CHATSWORTH	CA	91311
LORI	TERPENNY		TWIN LAKES PROPERTY ASSN	11414 CREE TRAIL	CHATSWORTH	CA	91311
MARK	WATTERS		TWIN LAKES PROPERTY ASSN	PO BOX 4989	CHATSWORTH	CA	91313
VANESSA	WATTERS		TWIN LAKES PROPERTY ASSN	PO BOX 4989	CHATSWORTH	CA	91311
		HEAD LIBRARIAN	UC BERKELY-INS OF GOV STUDIES	109 MOSES HAL #2370	BERKELEY	CA	94720-2370
IVAN	LIGHT		UCLA	PO BOX 951551	LOS ANGELES	CA	90095
NEAL	RICHMAN	DIRECTOR	UCLA CENTER FOR NEIGH KNOW	3220 ROBERTS AVENUE	CULVER CITY	CA	90232
ATTN: QUICK CHECK ARCHAEOLOGICAL INFO CTR			UCLA INSTITUTE OF ARCHAEOLOGY	FOWLER MUSEUM OF CULTURAL HISTORY	LOS ANGELES	CA	90024-1510
TOM	RAU		UCLA LAND ARCH - EXTENSION	11928 PALMS BLVD	LOS ANGELES	CA	90066-2016
VINIT	MUKHIJA	ASSISTANT PROFESSOR	UCLA SCHOOL OF PUB POL & SOC RES	3250 PUBLIC POLICY BUILDING BOX 951656	LOS ANGELES	CA	90095-1656
ERIC	FRANZON		UHA1979ORG	5006 S VICTORIA AVE	LOS ANGELES	CA	90043
TONY	NICHOLAS		UNITED HOMEOWNERS ASSN	POST OFFICE BOX 43338	LOS ANGELES	CA	91748
TE-LECIA	ARBOR		UNITED HOMEOWNERS ASSN	3639 AUREOLA BLVD	LOS ANGELES	CA	90008
BOARD	MEMBERS		UNITED HOMEOWNERS ASSN	PO BOX 43338	LOS ANGELES	CA	90043
CAROLYN	PRYOR		UNITED HOMEOWNERS ASSN	PO BOX 581	CULVER CITY	CA	90232
VELMA	KIDD		UNITED NEIGHBORHOOD WATCH	11203 VIRGINIA AVE	LYNWOOD	CA	90262
VELMA	KIDD		UNITED NEIGHBORHOOD WATCH	PO BOX 6101	COMPTON	CA	90224
ARNOLD	BRINK	VP / GENERAL MGR	UNITED ROCK PRODUCTS	1245 E ARROW HWY	IRWINDALE	CA	91706
LUCILLE	ROYBAL-ALLARD		UNITED STATES CONGRESSWOMAN	255 E TEMPLE ST SUITE 1860	LOS ANGELES	CA	90012
GARY	PARSONS		UNITED STATES ESCROW	8121 E FLORENCE AVE	DOWNEY	CA	90240
MARTIN	CODY	BIOLOGY DEPARTMENT	UNIVERSITY OF CALIFORNIA-LOS ANGELES	405 HILGARD AVE	LOS ANGELES	CA	90095-1606
RUBY	PEREZ		UPPER SAN GABRIEL VALLEY MWD	602 E HUNTINGTON DR, STE B	MONROVIA	CA	91016
VALERIE	FRESHWATER		UPWARD BOUND HOUSE	1008 11TH ST	SANTA MONICA	CA	90403
MICHAEL	MATA		URBAN LEADERSHIP INSTITUTE	1325 N COLLEGE AVE	CLAREMONT	CA	91711
RICHARD	JUAREZ		URBAN WEST DEV CONSULTANTS	1467 W 49TH ST	LOS ANGELES	CA	90071
RICHARD	FRIESEN		URS CORPORATION	2020 E 1ST ST SUITE 400	SANTA ANA	CA	92705-4032
STEPHEN	CLARK	COMM BUILDER FELLOW	US DEPT OF HOUSING & URBAN DEV	611 W SIXTH ST SUITE 800	LOS ANGELES	CA	90017-3101
KAREN	FORTHS		US FOREST SERVICE	110 N WASAUH AVE	GLENORA	CA	91741
STEPHANI	HARDI	EXECUTIVE DIRECTOR	US VETS	733 S HINDRY AVE	INGLEWOOD	CA	90301
JENNIFER	WOLCH	DIRECTOR	USC CENTER FOR SUSTAINABLE CITIES	3620 S VERMONT AVE	LOS ANGELES	CA	90089-0255
MICHAEL	DEAR	PROFESSOR	USC DEPARTMENT OF GEOGRAPHY	3620 S VERMONT AVE	LOS ANGELES	CA	90089-0255
THOMAS	CASADOS	OUTREACH WORKER	VA GREATER LA HEALTH CARE SYSTEM	11310 WILSHIRE BLVD #206	LOS ANGELES	CA	90073
RUTH	GRIFFIN	PRES	VAL VERDE CIVIC ASSN	28646 N LINCOLN AVENUE	VAL VERDE	CA	91711
			VAL VERDE CIVIC ASSN	30133 SAN MARTINEZ RD STE A	VAL VERDE	CA	90405
PAUL	SIMMONDS	PRESIDENT	VAL VERDE CIVIC ASSN	30244 JUSTAMERE AVE	VAL VERDE	CA	90295
GREGORY	BRADLEY		VAL VERDE PARK CIVIC ASSN	30643 ELVIRA RD	VAL VERDE PARK	CA	90294
GREGORY	BRADLEY		VAL VERDE PARK CIVIC ASSOC	30643 ELVIRA ROAD	VAL VERDE PARK	CA	91384
GLORIA	CASVIN		VALENCIA COMPANY	23823 VALENCIA BLVD	VALENCIA	CA	91355
			VALLE LINDO SCHOOL DISTRICT	1431 N CENTRAL AVE	SOUTH EL MONTE	CA	91733
FRED	GAINES	CHAIRMAN LAND USE COMMITTEE	VALLEY INDUSTRY & COMMERCE ASSOC	20121 VENTURA BLVD SUITE 203	WOODLAND HILLS	CA	91364-2558
STEVE	CLARE		VENICE CMTY HOUSING CORP	720 ROSE AVE	VENICE	CA	90291
			VENICE NEIGHBORHOOD COUNCIL	PO BOX 550	VENICE	CA	91406
		DIRECTOR	VENTURA COUNTY PLAN DIV RES	800 S VICTORIA AVE	VENTURA	CA	93009
			VICKY NELSON	49618 90TH STREET W	LANCASTER	CA	93535
SANDRA	HURST		VIEW PARK	4230 OLYMPIAD DRIVE	LOS ANGELES	CA	90043
MARGARET	THOMAS		VIEW PARK	4230 OLYMPIAD DRIVE	LOS ANGELES	CA	90043
DAVID	KYLE		VIEW PARK COMM COUNCIL	3255 WILSHIRE BLVD #1024	LOS ANGELES	CA	90010
JOAN	COOPER	PRESIDENT	VIEWRIDGE ESTATES HOMEOW ASSN	22287 MULHOLLAND HWY #262	CALABASAS	CA	91302-5157
HERB	PETERMAN		VIEWRIDGE HOMEOWNERS INC	3185 ROSSINI PLACE	TOPANGA	CA	90290
ROBERT	VINSON		VINSON GROUP	9229 STEVENS WAY	WEST HILLS	CA	91304
EDMUND	GONZALES		VOLUNTEERS OF AM/NH APTS	6724 TUJUNGA AVE	NORTH HOLLYWOOD	CA	91606
STEVEN	CORTNER	VP RESOURCES	VULCAN MATERIALS COMPANY	3200 SAN FERNANDO ROAD	LOS ANGELES	CA	90065
			WAKEFIELD HOMEOWNERS ASSN	917 LINDENCLIFF ST	TORRANCE	CA	90502

Los Angeles County Housing Element 2014-2021

Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
DANIEL	FOX	DIRECTOR	WALID M ABOUZEID	8323 BEVERLY DRIVE	SAN GABRIEL	CA	93534
RON	BARTON		WALNUT COMM DEV DEPARTMENT	21201 LA PUENTE ROAD	WALNUT	CA	91789
FLOYD	DOMINGUEZ	PRESIDENT	WALNUT PARK COMM ASSN	2720 OLIVE ST	WALNUT PARK	CA	90255
			WALNUT PARK COMM ASSN	2651 GRAND AVE	WALNUT PARK	CA	90255
			WALNUT VALLEY UNIFIED SCHOOL DISTRICT	880 SOUTH LEMON AVENUE	WALNUT	CA	91789
NORMAN	COPELAND	SENIOR PASTOR	WARD AME CHURCH	1177 W 25TH ST	LOS ANGELES	CA	90007
CHRIS	MURRAY		WASTER BENSCHARF ET AL	333 S HOPE ST 16TH FLOOR	LOS ANGELES	CA	90071
TIMOTHY	WATKINS		WATTS LABOR CMTY ACTION CMTE	10950 S CENTRAL AVE	LOS ANGELES	CA	90059
BETH	ABELS		WATTS WILLOWBROOK BOYS&GIRLS CLUB	1339 E 120TH ST	LOS ANGELES	CA	90059
SANDRA	SPEED		WEST ANGELES CMTY DEV CORP	3045 S CRENSHAW BLVD	LOS ANGELES	CA	90016
DOUG	MCISAAC	CITY PLANNER	WEST COVINA PLANNING DEPARTMENT	1444 W GARVEY AVE ROOM 208	WEST COVINA	CA	91790
			WEST COVINA UNIFIED SCHOOL DISTRICT	1717 WEST MERCED AVENUE	WEST COVINA	CA	91790
DORIS	GIVENS		WEST LOS ANGELES COLLEGE	9000 OVERLAND AVE	CULVER CITY	CA	90230
PAUL	RUSSELL		WEST MALIBU CMTY COUNCIL	3770 FOOTHILL ROAD	SANTA BARBARA	CA	93105-1909
LAWRENCE	LEPRE, PHD		W MOJAVE INTERAGENCY PLN TEAM BLM	2601 BARSTOW ROAD	BARSTOW	CA	92311
DAVE	BOSSERT		WEST RANCH TOWN COUNCIL	25641 SHAW PLACE	STEVENSON RANCH	CA	91381
DON	FLEMING		WEST RANCH TOWN COUNCIL	26584 OAK TERRACE PLACE	WESTRIDGE	CA	91381
RONALD	MECHSNER		WEST RANCH TOWN COUNCIL	26439 SHAKESPEARE LANE	STEVENSON RANCH	CA	91381
CHUCK	O'CONNELL		WEST RANCH TOWN COUNCIL	25018 SMOKEWOOD WAY	STEVENSON RANCH	CA	91381
BRIAN	TOQUE		WEST RANCH TOWN COUNCIL	27255 BAVIERA WAY	STEVENSON RANCH	CA	91381
JAMES	ZIMMERMAN		WEST RANCH TOWN COUNCIL	25658 N SHAW PLACE	STEVENSON RANCH	CA	91381
			WEST RANCH TOWN COUNCIL	25876 THE OLD ROAD #213	STEVENSON RANCH	CA	91381
GREG	SPIEGEL		WESTERN CENTER ON LAW AND POVERTY	3701 WILSHIRE BLVD SUITE 208	LOS ANGELES	CA	90010-2809
BRIAN	CHUN		WESTLAND BUILDERS	701 E THIRD ST #210	LOS ANGELES	CA	90013
DARSHANN	PADILLA		WBRRM LLP	333 SOUTH HOPE STREET 16TH FLOOR	LOS ANGELES	CA	90071
MARCIA	HANSCOM		WETLANDS ACTION NETWORK	PO BOX 1145	MALIBU	CA	90265
LARRY	JONES	PRESIDENT	WFF #3 HOMEOWNERS ASSN	40433 25TH ST W	PALMDALE	CA	93551
GENE	FOLEY		WHITTIER AUDUBON YES	10915 INEZ ST	WHITTIER	CA	90605
JEFFREY	ODERMAN		WHITTIER CITY SCHOOL DIST	PO BOX 1950	COSTA MESA	CA	92628-1400
RALPH	PACHECO	PRESIDENT	WHITTIER COMM COORD COUNCIL	11932 TIGRINA AVENUE	WHITTIER	CA	93550
			WHITTIER DAILY NEWS	7612 GREENLEAF AVE	WHITTIER	CA	90602
MONICA	DEAN		WHITTIER UNION HIGH SCHOOL	9401 S PAINTER AVE	WHITTIER	CA	90605
MONICA	DEAN		WHITTIER UNION HIGH SCHOOL DIST	9401 S PAINTER AVENUE	WHITTIER	CA	90250
SUZANNE	THOMPSON		WILDERNESS COALITION (CLAREMONT)	836 STANISLAUS	CLAREMONT	CA	91711
STEVE	FELD	CHAIRPERSON	WILDLIFE CORRIDOR CONSERV AUTH	407 W IMPERIAL HWY SUITE H PMB 230	BREA	CA	92821
BEV	PERRY		WILDLIFE CORRIDOR CONSERV AUTH	2500 E IMPERIAL HWY #201-357	BREA	CA	92821
JUDI	TAMASI	PROJECT ANALYST	WILDLIFE CORRIDOR CONSERV AUTH	5750 RAMIREZ CANYON	MALIBU	CA	90265
ELIZABETH	LITTLEJOHN	CLIENT RELATIONS & DEV	WILLIAM HEZMALHALCH ARCHITECTS INC	2850 REDHILL AVE SUITE 200	SANTA ANA	CA	92705-5543
			WILLIAM J WRIGHT	20002 EMERALD MEADOW DR	WALNUT	CA	91214
			WILLIAM S HART UNION HIGH SCH	21515 REDVIEW DRIVE	SANTA CLARITA	CA	91350
RUBY	DANIELS		WILLOWBROOK HOMEOWNERS ASSN	1671 E 122ND ST	LOS ANGELES	CA	90059
LILLIE	CURRY		WILLOWBROOK PROJECT AREA	2032 E 119TH	LOS ANGELES	CA	90059
GLORIA	QUARY	EXECUTIVE DIRECTOR	WILLOWBROOK PROJECT AREA CTTE	12329 S WILMINGTON AVE	COMPTON	CA	90222
WALTER	DUBUCLET		WINDSOR HILLS HA	5130 DAWNVIEW PLACE	LOS ANGELES	CA	90043
WALTER	DUBUCLET		WINDSOR HILLS HOMEOWNERS ASSN	5130 DAWNVIEW PL	LOS ANGELES	CA	93535
JEROME	CHANG	VICE PRESIDENT	WINTTECH FINANCIAL GROUP	1199 FAIRWAY DRIVE #118	WALNUT	CA	91789
HARLEY	HOFF		WISEBURN NEIGHBORHOOD WATCH	5177 WEST 138TH STREET	HAWTHORNE	CA	90250
BARRY	MAHER		WISEBURN NEIGHBORHOOD WATCH	4829 W 134TH PLACE	HAWTHORNE	CA	90250
			WISEBURN SCHOOL DISTRICT	13530 AVIATION BLVD	HAWTHORNE	CA	90250
HARLEY	HOSS		WISEBURN WATCH	PO BOX 1284	HAWTHORNE	CA	91381
PAUL	KAHN		WOODLAND HILLS POA	23120 MULHOLLAND DR	WOODLAND HILLS	CA	91706-1423
GORDON	MURLEY	PRESIDENT	WOODLAND HOMEOWNERS ASSOC	4128 MORRO DRIVE	WOODLAND HILLS	CA	91364
LORETTA	CHASE		WORKMAN MILL ASSOCIATION	PO BOX 2146	LA PUENTE	CA	91746
DELORIS	GLASS		WPAC	12329 S WILMINGTON	COMPTON	CA	90222
JOANNE	YOKOTA		YOKOTA & ASSC	1200 WILSHIRE BLVD SUITE 600	LOS ANGELES	CA	90017
KAREN	BRACHER		YOKOTA & ASSC INC	1200 WILSHIRE BLVD SUITE 600	LOS ANGELES	CA	90017
MICHAEL	JONES	PROG MGR	YOUNG MEN'S CHRISTIAN ASSN	3820 SANTA ROSALIA DRIVE	LOS ANGELES	CA	90008
			YOUNG PEOPLE'S VILLAGE	4528 BALDWIN AVE	EL MONTE	CA	91731
				6115 FAIRVIEW PLACE	AGOURA HILLS	CA	91301
PAUL	BRENT			13691 GAVINA AVENUE, #586	SYLMAR	CA	91342
ELEANOR	BROOKS			4014 PUNTA ALTA DRIVE	LOS ANGELES	CA	90008
ROB	JACKSON			4507 WHELAN PLACE	LOS ANGELES	CA	90043
TONI	MCDONALD-TABOR			50 N ROSEMEAD BLVD	PASADENA	CA	91107
ARTHUR	YAZICHYAM			510 S VERMONT AVENUE	LOS ANGELES	CA	90020
JOAN	RUPERT	SECTION HEAD	LA COUNTY DPR - ENV REG PERMITTING	510 S VERMONT AVENUE	LOS ANGELES	CA	90020
JULIE	YOM	PRESIDENT	LA COUNTY DPR - ENV REG PERMITTING	510 S VERMONT AVENUE	LOS ANGELES	CA	90020
DOUG	BURGIS		QUARTZ HILL TOWN COUNCIL	42741 N 47TH STREET WEST	QUARTZ HILL	CA	93536
PAT	FRANS		QUARTZ HILL TOWN COUNCIL	42624 N 50TH STREET WEST	QUARTZ HILL	CA	93536
PAT	HARTFORD		QUARTZ HILL TOWN COUNCIL	42036 N 52ND STREET WEST	QUARTZ HILL	CA	93536
ATTN	PRESIDENT		QUARTZ HILL TOWN COUNCIL	42263 50TH STREET WEST STE 726	QUARTZ HILL	CA	93543
MIRIAM	RUSHALL		QUARTZ HILL TOWN COUNCIL	5711 COLUMBIA WAY #15	QUARTZ HILL	CA	93536
			CHATSWORTH NEIGHBORHOOD COUNCIL	PO BOX 3395	CHATSWORTH	CA	91313-3395
SANDRA	ANDERSON			3965 KENWAY	LOS ANGELES	CA	90008
GABI	SACKS	PRESIDENT	CHAPMAN WOODS	PO BOX 70524	PASADENA	CA	91117
WILL	CHAN	ASSET MANAGER	THE TURTLE GROUP	11693 SAN VICENTE BLVD #220	LOS ANGELES	CA	90049
			MONROVIA ARCADIA DUARTE TC	PO BOX 893	MONROVIA	CA	91017
			QUARTZ HILL TOWN COUNCIL	PO BOX 3481	QUARTZ HILL	CA	93586
JERRY	BRENNAN		MICHILLINDA PARK ASSN	838 MICHIGAN BLVD	PASADENA	CA	91107
			MICHILLINDA PARK ASSN	PO BOX 70272	PASADENA	CA	91107
SONDRA	HAUGE			6747 ROCKHOLD AVE	SAN GABRIEL	CA	91775
LINDA C	SELLS		MAD TOWN COUNCIL	2647 LOGANRITA AVE	ARCADIA	CA	91006
LISA	FLORES		CITY OF ARCADIA	240 W HUNTINGTON DR	ARCADIA	CA	91066
JIM	KASAMA		CITY OF ARCADIA	240 W HUNTINGTON DR	ARCADIA	CA	91066

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
WAY	WEN		LA COUNTY DPH - MONROVIA HC	330 W MAPLE AVE	MONROVIA	CA	91016
TONY	KHALKHALI			1107 W DUARTE RD	ARCADIA	CA	91007
MARLENE	RADER			12614 TRAIL 03	KAGEL CANYON	CA	91342
DAVID & PAMELA	VONSTOWVVER			12204 SPRING TRAIL	SYLMAR	CA	91342
ZIA	SHIELDS			12435 KAGEL CANYON RD	SYLMAR	CA	91342
ARCHIE	POWELL			12338 FOREST TRL	SYLMAR	CA	91342
MIKE	TRIVICA			12515 SHAFER PL	SYLMAR	CA	91342
DONNA	LAUBER			12721 KAGEL CANYON RD	SYLMAR	CA	91342
SAM	POW			11869 CREEK TRAIL	KAGEL CANYON	CA	91342
ANNA	POW			11869 CREEK TRAIL	KAGEL CANYON	CA	91342
GARY	GIBSON			12021 INSPIRATION TRL	KAGEL CANYON	CA	91342
CK	IRVINE			11944 ORCHARD TRL	KAGEL CANYON	CA	91342
LINDA	HORNICK			12175 MERCER ST	SYLMAR	CA	91342
KENNETH L	KUTCHER		HARDING LARMORE KUTCHER & KOZAL, LLP	1250 6TH STREET, SUITE 200	SANTA MONICA	CA	90401
DEAR	BOBBIE			PO BOX 2082	WHITTIER	CA	90610-2082
KAMIMURA	MARILYN			843 CARAWAY DR	WHITTIER	CA	90601
REBECCA	OVERMYER-VELAZQUEZ			13022 VIA DEL SOL AVE	WHITTIER	CA	90601
PIERRE	COOPER			2033 E EL SEGUNDO	COMPTON	CA	90022
LARRY	FOSTRE			1950 E 126TH ST	COMPTON	CA	90022
LA TONYA	MARLOW			11901 S WILLOWBROOK	LOS ANGELES	CA	90059
JAMILA	MARLOW			11901 S WILLOWBROOK	LOS ANGELES	CA	90059
MARY	ROSS			2055 E 130TH ST	COMPTON	CA	90222
SHARON	STEWART			5422 W 116TH ST	INGLEWOOD	CA	90304
KATE	PARADISE		COX CASTLE	2049 CENTURY PARK EAST	CENTURY CITY	CA	90067
SCOTT	GREENE		METRO	6945 TROLLEY WAY	LOS ANGELES	CA	90293
JOHN	FITZGIBBON			1930 MANHATTAN BCH BLVD #108	REDONDO BEACH	CA	90278
GREG	LAWSON			5241 W 123RD PL	HAWTHORNE	CA	90250
VAL	LAWSON			5241 W 123RD PL	HAWTHORNE	CA	90250
ELIZABETH	GONZALEZ			5445 W 117TH ST	DEL AIRE	CA	90304
LINDA	CESSOR			5360 W 126TH ST	DEL AIRE	CA	90250
JOHN	KOPPELMAN	PRESIDENT	DEL AIRE NEIGHBORHOOD ASSN	5508 W 118TH PL	DEL AIRE	CA	90304
JEFF	SPIEKER			5515 W 119TH ST	DEL AIRE	CA	90304
TIM	TODD			5447 W 124TH ST	HAWTHORNE	CA	90250
SUSAN	LEE			5456 W 116TH ST	INGLEWOOD	CA	90304
DEVON	DEMING		LOS ANGELES WORLD AIRPORTS	7301 WORLD WAY WEST #200	LOS ANGELES	CA	90045
DENIS	BERTONE			1615 CALLE DE ARMONIA	SAN DIMAS	CA	91773
ADAM	BOODNICK			5301 LADERA CREST #12	LOS ANGELES	CA	90056
RUTH	OATES			4981 MAYMONT DR	LOS ANGELES	CA	90043
SUSAN	WASHINGTON			4094 ATHENIAN WAY	LOS ANGELES	CA	90043
WYVONIA	FOSTER			4421 W 58TH PL	LOS ANGELES	CA	90043
ALLEN	FOSTER			4421 W 58TH PL	LOS ANGELES	CA	90043
GARY	GLESS			5640 ARCHCREST DR	LOS ANGELES	CA	90043
GARY	JONES			14032 ENDERLE CTR DR	TUSTIN	CA	92780
JOHN	TALAT KARIM			PO BOX 43186	LOS ANGELES	CA	90043
JEFF	HABER			3852 OLYMPIAD DR	LOS ANGELES	CA	90043
M	TAYLOR			1255 E 90TH ST	LOS ANGELES	CA	90059
MARIA	MONTEROSSO			2143 E 119TH ST	LOS ANGELES	CA	90059
YESENIA	LOPEZ			2143 E 119TH ST	LOS ANGELES	CA	90059
LUCILA	REYES			2227 E 119TH ST	LOS ANGELES	CA	90059
ISABEL	CHAGOYA			2220 E 119TH ST	LOS ANGELES	CA	90059
ROSALIA	CANO			2222 E 119TH ST	LOS ANGELES	CA	90059
JUSTIN	BOLES			12304 S ELVA	LOS ANGELES	CA	90059
FREDERICK	REED			2329 E 120TH ST	LOS ANGELES	CA	90059
B	CHANAY			1111 S WILLOWBROOK	LOS ANGELES	CA	90059
T	BOLES			12304 S ELVA	LOS ANGELES	CA	90059
L	WELTON			12305 S ELVA	LOS ANGELES	CA	90059
JOHEATHER	MCSWAN			2149 E 119TH ST	LOS ANGELES	CA	90059
BRIANA	PORTER			14102 S HILLFORD AVE	COMPTON	CA	90222
CARL	POWELL			1819 E 122ND ST #22	WILLOWBROOK	CA	90222
JERRY	HENDERSON			2005 E 122ND ST	COMPTON	CA	90222
BOBBIE	CLARK			11901 WILLOWBROOK AVE	LOS ANGELES	CA	90222
THERESA	BEE			11901 WILLOWBROOK AVE	LOS ANGELES	CA	90222
TODD	ERLANDSON	AIA LEED AP	MARCH STUDIO	3008 LINCOLN BLVD	SANTA MONICA	CA	90405
LAURA	VLK	SENIOR EH&S SPECIALIST	PXP	5640 S FAIRFAX AVE	LOS ANGELES	CA	90056
LIZ	GOSNELL		CONE FEE TRUST	2245 E COLORADO BLVD #620	PASADENA	CA	91107
LISA	PAILLET	OMBUDSPERSON	PXP	5640 S FAIRFAX AVE	LOS ANGELES	CA	90056
DANETTE	GORDON		AV RESOURCE CONSERVATION DIST	44811 N DATE AVE, SUITE G	LANCASTER	CA	95354
LEON	FREEMAN			10100 HELEN AVENUE	SHADOW HILLS	CA	91040
SCOTT	HARTWELL		METRO, LONG RANGE PLANNING SECTION	1 GATEWAY PLAZA, 99-23-2	LOS ANGELES	CA	90012
STEPHEN	ROMERO		MAYANS DEVELOPMENT	22343 LA PALMA AVE STE 132	YORBA LINDA	CA	90012

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FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
MATTHEW	PERRY	PROJECT MANAGER	MAYANS DEVELOPMENT	22343 LA PALMA AVE STE 132	YORBA LINDA	CA	90012
ISMAEL	MAYANS	PRESIDENT	MAYANS DEVELOPMENT	22343 LA PALMA AVE STE 132	YORBA LINDA	CA	90012
JOSEPH	AHN	MANAGER, GOV & PUBLIC AFFAIRS	NORTHROP GRUMMAN CORP	1 SPACE PARK R4/1700	REDONDO BEACH	CA	F88
DAVID	MCNEILL	EXECUTIVE DIRECTOR	BALDWIN HILLS CONSERVANCY	5120 W GOLDFLEAF CR STE 290	LOS ANGELES	CA	90056
FRANK	CHANG		AMCAL HOUSING	30141 AGOURA RD STE 100	AGOURA HILLS	CA	91301
SANDY	SANCHEZ		BIA	28480 AVE STANFORD, STE 240	SANTA CLARITA	CA	91355
JUSTIN	GOODKIND		LAEDC	444 S FLOWER ST 34TH FLOOR	LOS ANGELES	CA	90071
JOANNE	GOLDEN		LAEDC	444 S FLOWER ST 34TH FLOOR	LOS ANGELES	CA	90071
DAMON	NAGAMI		NRDC	1314 SECOND ST	SANTA MONICA	CA	90401
RANDY	HUGHES	PRESIDENT	FRIENDS AND NEIGHBORS COMMUNITY CLUB	PO BOX 61434	LOS ANGELES	CA	90061
			LOS ANGELES COUNTY OFFICE OF EDUCATION	9300 IMPERIAL HWY	DOWNEY	CA	90242
			LOS ANGELES UNIFIED SCHOOL DISTRICT	333 S BEAUDRY AV	LOS ANGELES	CA	90017
			LOS NIETOS SCHOOL DISTRICT	8324 S WESTMAN AV	WHITTIER	CA	90606-3398
			LOWELL JOINT SCHOOL DISTRICT	11019 VALLEY HOME AV	WHITTIER	CA	90603
			LYNWOOD UNIFIED SCHOOL DISTRICT	11321 BULLIS RD	LYNWOOD	CA	90262
			MANHATTAN BCH UNIFIED SCHOOL DISTRICT	325 S PECK AV	MANHATTAN BEACH	CA	90266
			MONROVIA UNIFIED SCHOOL DISTRICT	325 E HUNTINGTON DR	MONROVIA	CA	91016
			MONTEBELLO UNIFIED SCHOOL DISTRICT	123 S MONTEBELLO BL	MONTEBELLO	CA	90640-4729
			MOUNTAIN VIEW SCHOOL DISTRICT	3320 GILMAN RD	EL MONTE	CA	91732
			NORWALK LA MIRADA UNIFIED SCHOOL DISTRICT	12820 PIONEER BL	NORWALK	CA	90650
			PALMDALE SCHOOL DISTRICT	39139-49 10TH ST EAST	PALMDALE	CA	93550
			PALOS VERDES PENINSULA UNIFIED SCHOOL DIST	3801 VIA LA SELVA PALOS	PALOS VERDES ESTATES	CA	90274
			PARAMOUNT UNIFIED SCHOOL DISTRICT	15110 CALIFORNIA AV	PARAMOUNT	CA	90723
			PASADENA UNIFIED SCHOOL DISTRICT	351 S HUDSON AV	PASADENA	CA	91109
			POMONA UNIFIED SCHOOL DISTRICT	800 S GAREY AV	POMONA	CA	91766
			REDONDO BEACH UNIFIED SCHOOL DISTRICT	1401 INGLEWOOD AV	REDONDO BEACH	CA	90278
			ROSEMEAD SCHOOL DISTRICT	3907 ROSEMEAD BL	ROSEMEAD	CA	91770
			CHIQUITA CANYON LANDFILL	29201 HENRY MAYO DR	CASTAIC	CA	91384
			CERRITOS COLLEGE	11110 ALONDRA BL	NORWALK	CA	90650
			LONG BEACH CITY COLLEGE	1305 E PACIFIC COAST HWY	LONG BEACH	CA	90806
			SCHOLL CANYON LANDFILL	7721 N FIGUEROA ST	LOS ANGELES	CA	90041
HASAN	IKRHATA		SOUTHERN CALIFORNIA ASSN OF GOVTS	818 W SEVENTH ST 12TH FLOOR	LOS ANGELES	CA	90017-3435
		PRESIDENT	EAST RANCHO DOMINGUEZ NEIGHBORHOOD ASSOCIATION	4513 E COMPTON BLVD	COMPTON	CA	90221
			CALIFORNIA ENDOWMENT	1000 NORTH ALAMEDA STREET	LOS ANGELES	CA	90012
			SMART GROWTH AMERICA	1707 L ST. NW STE 1050	WASHINGTON	DC	20036
			SAJE	152 WEST 32ND STREET	LOS ANGELES	CA	90007
			LOS ANGELES BUSINESS COUNCIL	2029 CENTURY PARK EAST STE 1240	LOS ANGELES	CA	90067
			ABC UNIFIED SCHOOL DISTRICT	16700 NORWALK BL	CERRITOS	CA	90703
			ACTON-AGUA DULCE UNIFIED SCHOOL DISTRICT	32248 CROWN VALLEY ROAD	ACTON	CA	93510
			ALHAMBRA UNIFIED SCHOOL DISTRICT	1515 WEST MISSION ROAD	ALHAMBRA	CA	91803
			ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT	44811 N SIERRA HWY	LANCASTER	CA	93534
			ARCADIA UNIFIED SCHOOL DISTRICT	234 CAMPUS DRIVE	ARCADIA	CA	91007
			AZUSA UNIFIED SCHOOL DISTRICT	546 SOUTH CITRUS AVENUE	AZUSA	CA	91702
			BALDWIN PARK UNIFIED SCHOOL DISTRICT	3699 N HOLLY AVENUE	BALDWIN PARK	CA	91706
			BASSETT UNIFIED SCHOOL DISTRICT	904 NORTH WILLOW AVENUE	LA PUENTE	CA	91746
			BELLFLOWER UNIFIED SCHOOL DISTRICT	16703 SOUTH CLARK AVENUE	BELLFLOWER	CA	90706
			BEVERLY HILLS UNIFIED SCHOOL DISTRICT	255 SOUTH LASKY DRIVE	BEVERLY HILLS	CA	90212
			BONITA UNIFIED SCHOOL DISTRICT	115 W ALLEN AVENUE	SAN DIMAS	CA	91773
			BURBANK UNIFIED SCHOOL DISTRICT	1900 W OLIVE AVENUE	BURBANK	CA	91506
			CALIFORNIA COMMISSION ON TEACHER CREDENTIALING	1900 CAPITOL AVENUE	SACRAMENTO	CA	95811
			CASTAIC UNION SCHOOL DISTRICT	28131 LIVINGSTON AVENUE	VALENCIA	CA	91355
			CENTINELA VALLEY UNION HIGH SCHOOL DISTRICT	14901 S INGLEWOOD AVENUE	LAWNDALE	CA	90260
			CHARTER OAK UNIFIED SCHOOL DISTRICT	20240 E CIENEGA AVENUE	COVINA	CA	91724
			CLAREMONT UNIFIED SCHOOL DISTRICT	170 W SAN JOSE AVENUE	CLAREMONT	CA	91711
			COMPTON UNIFIED SCHOOL DISTRICT	501 S SANTA FE	COMPTON	CA	90221
			COVINA-VALLEY UNIFIED SCHOOL DISTRICT	519 E BADILLO STREET	COVINA	CA	91723
			LANCASTER LANDFILL & RECYCLING CENTER	600 E AVENUE F	LANCASTER	CA	93535
			CALABASAS LANDFILL	5300 LOST HILLS ROAD	AGOURA HILLS	CA	91301
			SAVAGE CANYON LANDFILL	13230 PENN STREET	WHITTIER	CA	90602
			ANTELOPE VALLEY COLLEGE	3041 WEST AVENUE K	LANCASTER	CA	93536
			COLLEGE OF THE CANYONS	28455 ROCKWELL CANYON ROAD	SANTA CLARITA	CA	91355
			MT. SAN ANTONIO COLLEGE	1100 N GRAND AVENUE	WALNUT	CA	91789
			SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT	1651 SIXTEETH STREET	SANTA MONICA	CA	90404
			LOS ANGELES AND SAN GABRIEL RIVERS WATERSHED COUNCIL	700 N ALAMEDA STREET	LOS ANGELES	CA	90012
			NORTH WHITTIER NEIGHBORHOOD WATCH				
			AVOCADO HEIGHTS ASSOCIATION INC.	769 VINEMead DRIVE	WHITTIER	CA	90601
			AMERICAN LUNG ASSOCIATION	3325 WILSHIRE BL SUITE 900	LOS ANGELES	CA	90010
			BREATHE LA	5858 WILSHIRE BL SUITE 300	LOS ANGELES	CA	90036
			CHAPMAN WOODS ASSOCIATION	P O BOX 70524	PASADENA	CA	91117
			FAIRVIEW HOMEOWNER ASSOCIATION	8956 E FAIRVIEW AVENUE	SAN GABRIEL	CA	91775
			GATEWAY CITIES COUNCIL OF GOVERNMENTS	16401 PARAMOUNT BL	PARAMOUNT	CA	90723
			HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION	P O BOX 5235	HACIENDA HEIGHTS	CA	91745
			MONROVIA ARCADIA DUARTE TOWN COUNCIL	P O BOX 893	MONROVIA	CA	91017
			SOUTHERN CALIFORNIA EDISON	P O BOX 800	ROSEMEAD	CA	91770
			SOUTH BAY CITIES COUNCIL OF GOVERNMENTS	5033 ROCKVALLEY ROAD	RANCHO PALOS VERDES	CA	90275

Los Angeles County Housing Element 2014-2021

Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
			SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT	21865 COPLEY DRIVE	DIAMOND BAR	CA	91765
			URBAN LAND INSTITUTE LOS ANGELES	601 S FIGUEROA STREET SUITE 500	LOS ANGELES	CA	90017
			BALLONA WETLANDS LAND TRUST	P O BOX 5623	PLAYA DEL REY	CA	90296
			HARBOR UCLA	1000 W CARSON STREET	TORRANCE	CA	90502
			RECONNECTING AMERICA	436 14TH STREET SUITE 1005	OAKLAND	CA	94612
			TZU CHI FOUNDATION	1100 SOUTH VALLEY CENTER AVENUE	SAN DIMAS	CA	91773
			US ARMY CORP ENGINEERS	915 WILSHIRE BL	LOS ANGELES	CA	90017
			WESTWOOD VA HOSPITAL	11301 WILSHIRE BL	LOS ANGELES	CA	90073
ENRIQUE	VEGA		FFCET COMMUNITY LIAISON	7901 S COMPTON AVENUE	LOS ANGELES	CA	90001
RICK	ALDRIDGE		FFCL	5325 S SHERBOURNE DRIVE	LOS ANGELES	CA	90056
GUADALUPE	BOJORQUEZ		SOUTHSIDE MASH	6648 SOUTHSIDE DRIVE	LOS ANGELES	CA	90022
VICTOR	CABALLERO		EAST LOS ANGELES BUSINESS ASSOCIATION	1137 SOUTH EASTERN AVENUE	LOS ANGELES	CA	90022
GUSTAVO	CAMACHO		WHITTIER BOULEVARD MERCHANTS ASSOCIATION	P O BOX 226848	LOS ANGELES	CA	90022
BENJAMIN	CARDENAS			6055 GLOUCESTER STREET	LOS ANGELES	CA	90022
LOURDES	CARRACOZA		MARAVILLA BUSINESS ASSOCIATION	3936 E 5TH STREET	LOS ANGELES	CA	90022
YOBANY	CHACON			534 COLONIA DE LOS CERDOS STE 58	LOS ANGELES	CA	90022
ARNULFO	DELGADO			3640 E 5TH STREET	LOS ANGELES	CA	90063
YOLANDA	DUARTE WHITE		MARAVILLA COMMUNITY ADVISORY COMMITTEE	749 SOUTH CLELA AVENUE	LOS ANGELES	CA	90022
JAZMIN	GARCIA			4237 BLANCHARD STREET	LOS ANGELES	CA	90063
CINDY	RIVERA			4230 CITY TERRACE DRIVE	LOS ANGELES	CA	90063
OMAR	LOYA		EAST LOS ANGELES ROTARY CLUB	3956 E 4TH STREET	LOS ANGELES	CA	90063
MARTIN	MONTELLANO			3448 ELLISON STREET	LOS ANGELES	CA	90063
RAMONA	MURANA		HOEFNER MASH	754 HOEFNER AVENUE	LOS ANGELES	CA	90022
DANIEL	ORTIZ			1271 S FERRIS AVENUE	LOS ANGELES	CA	90022
JAVIER	PEREZ		CITY TERRACE COORDINATING COUNCIL	1304 N HAZARD AVENUE	LOS ANGELES	CA	90063
AL	RIVERA			144 N RECORD AVENUE	LOS ANGELES	CA	90063
DANIEL	RODRIGUEZ			730 VANCOUVER AVENUE	LOS ANGELES	CA	90022
SUSAN	RODRIGUEZ			1231 S DITMAN AVENUE	LOS ANGELES	CA	90023
DIANA	TARANGO		MICHIGAN MASH	3409 MICHIGAN AVENUE	LOS ANGELES	CA	90063
GRACE	GONZALEZ		VOLUNTEERS OF EAST LOS ANGELES (VELA)	4743 E CESAR CHAVEZ AVENUE	LOS ANGELES	CA	90022
STUART	MAGRUDER		STUDIO NOVA A ARCHITECTS	4337 WEST 59TH STREET	LOS ANGELES	CA	90043
MC	TOWNSEND		REGIONAL BLACK CHAMBER OF COMMERCE	16133 VENTURA BOULEVARD, STE 700	ENCINO	CA	91436
LAURA	OLHASSO		PASADENA FOOTHILLS ASSOCIATION OF REALTORS	1070 EAST GREEN STREET, STE 100	PASADENA	CA	91106
MARLEE	LAUFFER			23823 VALENCIA BLVD	VALENCIA	CA	91355
MICHAEL	DE LA TORRE		NEWHALL LAND	555 W 5TH STREET STE 21C5	LOS ANGELES	CA	90013
BRIAN	WILLIAMS		SOUTHERN CALIFORNIA GAS COMPANY		LOS ANGELES	CA	90017
JENNIFER	YBARRA		SOUTHERN CALIFORNIA LEADERSHIP NETWORK	350 S. BIXEL ST.	LOS ANGELES	CA	90017
TAMU	JONES		THE CALIFORNIA ENDOWMENT	1000 NORTH ALAMEDA STREET	LOS ANGELES	CA	90012
			THE CALIFORNIA ENDOWMENT	1000 NORTH ALAMEDA STREET	LOS ANGELES	CA	90012
ROSE	OLSON	DIRECTOR OF HOUSING AND REAL ESTATE	WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION	7530 SANTA MONICA BOULEVARD SUITE 1	WEST HOLLYWOOD	CA	90046
BENJAMIN	WINIG	SENIOR STAFF ATTORNEY & PROGRAM DIRECTOR	CHANGELAB SOLUTIONS	2201 BROADWAY, SUITE 502	OAKLAND	CA	94612
FERNANDO	OLIVEROS	PROJECT MANAGER ECONOMIC/REDEVELOPMENT DIVISION	COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES	2 CORAL CIRCLE	MONTEREY PARK	CA	91755
NING	LIN		SITE8 ARCHITECTS	4125 SOUTH FIGUEROA STREET NO. 319	LOS ANGELES	CA	90037
GEORGE	WATLAND	CONSERVATION PROGRAM COORDINATOR	SIERRA CLUB ANGELES CHAPTER	3435 WILSHIRE BLVD, #320	LOS ANGELES	CA	90010
JIM	STEWART			1216 SOUTH WESTLAKE AVENUE	LOS ANGELES	CA	90006
CARRIE	HERNANDEZ	SENIOR MANAGEMENT ANALYST	CITY OF BREA, COMMUNITY DEVELOPMENT	1 CIVIC CENTER CIRCLE	BREA	CA	92821
ADRIENNE	GLADSON, AICP	SENIOR PLANNER	CITY OF BREA, COMMUNITY DEVELOPMENT	1 CIVIC CENTER CIRCLE	BREA	CA	92821
TINA	HOSSAIN	PUBLIC POLICY MANAGER	LOS ANGELES AREA CHAMBER OF COMMERCE	350 S. BIXEL ST.	LOS ANGELES	CA	90017
JOSE	FERNANDEZ	COMMUNITY PLAN ORGANIZER	EAST LA COMMUNITY CORPORATION	530 S BOYLE AVE	LOS ANGELES	CA	90033
MILTON	DOUGLAS			2302 FAIRGREEN AVE.	MONROVIA	CA	91016
Steve	Peck	President and CEO	United States Veterans Initiative	800 W 6th Street Suite 1505	Los Angeles	CA	90017
Tony	Walker	President and CEO	St. Anne's	155 North Occidental Boulevard	Los Angeles	CA	90026
Kate	Kang		Korean Resource Center	900 South Crenshaw Boulevard	Los Angeles	CA	90019
Roshe	Malkuti	Director of Transitional Living Programs	United Friends of the Children	1055 Wilshire Boulevard Suite 1955	Los Angeles	CA	90017
Tara	Barauskas	Director of Housing	A Community of Friends	3701 Wilshire Boulevard Suite 700	Los Angeles	CA	90010
James	Bonar	Executive Director	Clifford Beers Housing	1200 Wilshire Boulevard Suite 520	Los Angeles	CA	90017
Veronica	Garcia	Vice President of Advocacy and Community Partnerships	Habitat for Humanity	17700 South Figueroa Street	Gardena	CA	90248
Maura	Johnson	Housing Director	Hollywood Community Housing Corporation	5020 Santa Monica Boulevard	Los Angeles	CA	90029
Keon	Montgomery	Director of Housing	Los Angeles Family Housing	7843 Lankershim Boulevard	North Hollywood	CA	91605
Ben	Phillips	Vice President/ Regional Director of Housing Development	Mercy Housing	1500 South Grand Avenue Suite 100	Los Angeles	CA	90015
Molly	Rysman	Director of Special Projects	Skid Row Housing Trust	1317 E 7th Street	Los Angeles	CA	90021
Mike	Alvidrez	Executive Director	Skid Row Housing Trust	1317 E 7th Street	Los Angeles	CA	90021
Thomas	Yee	Project Manager	Little Tokyo Service Center	231 East Third Street Suite G-106	Los Angeles	CA	90013
Lisa	Payne	Policy Director	Southern California Association of Non-Profit Housing	501 Shatto Place, Suite 403	Los Angeles	CA	90020
Bill	Huang	Housing Director	City of Pasadena Department of Housing	649 North Fair Oaks Suite 202	Pasadena	CA	91103
Scott	Chamberlain	Director of Grants and Advocacy	San Gabriel Valley Consortium on Homelessness	1760 West Cameron Avenue suite 103	WEST COVINA	CA	91790
Gigi	Szabo	Director of Housing	New Directions	11303 Wilshire Boulevard, VA Bldg. 116	Los Angeles	CA	90073
Annie	Marquit	Staff Attorney-Community Development	Public Counsel Law Center	610 South Ardmore Avenue	Los Angeles	CA	90005
Alfredo	Izmajlovich		National Core	9065 Haven Avenue Suite 100	RANCHO CUCAMONGA	CA	91730
David	Ryan	Senior Program Manager	Corporation for Supportive Housing	800 South Figueroa Suite 810	Los Angeles	CA	90017
Matthew	Horton	Strategy, Policy & Public Affairs- Regional Services	Southern California Association of Governments	818 West Seventh Street, 12th Floor	Los Angeles	CA	90017
Eric	Anthony	Business Development Director	Los Angeles Business Council	2029 Century Park East, suite 1240	Los Angeles	CA	90067
David S.	Hulse	AICP, Community Plans Liaison Officer	NAVFAC Southwest	1220 Pacific Highway AM-3	San Diego	CA	92132
Walker	Wells			2218 Main St, 2nd Floor	Santa Monica	CA	90405
Andrew	Berk	Attorney	Disability Rights California Los Angeles Office	350 S. BIXEL ST. STE 290	Los Angeles	CA	90017

Los Angeles County Housing Element 2014-2021

Hearing Notice Mailing List

FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
Autumn	Elliott		Disability Rights California Los Angeles Office	350 S. BIXEL ST. STE 290	Los Angeles	CA	90017
Sri	PanchaLam		Disability Rights California Los Angeles Office	350 S. BIXEL ST. STE 290	Los Angeles	CA	90017
Neal	Richman	Housing Project Manager/Systems Change Advocate	Westside Center for Independent Living	12901 Venice Boulevard	Los Angeles	CA	90066
Dara	Shur	Attorney	Disability Rights California	1330 Broadway, Suite 500	Oakland	CA	94612
Hunt C.	Braly	Attorney	Poole & Shaffery	25350 Magic Mtn Pkwy, 2nd Floor	Santa Clarita	CA	91355
DOUGLAS	LOFGREN			6016 N DEL LOMA AVE	SAN GABRIEL	CA	91775
CAROL	HESS			8350 DUARTE RD	SAN GABRIEL	CA	91775
JAMES	COLE		RESIDENTS CSD COMMITTEE	8418 SANTA YNEZ ST	SAN GABRIEL	CA	91775

Attachment 9

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES TO ADOPT THE UPDATE OF THE HOUSING
ELEMENT OF THE GENERAL PLAN**

PROJECT NO. R2012-02607 ADVANCE PLANNING CASE NO. 201200011

WHEREAS, the Board of Supervisors of the County of Los Angeles has conducted a public hearing on the matter of the update to the Los Angeles County Housing Element, pursuant to the State Housing Element Law (§§65580-65589.8 of the California Government Code), on December 3, 2013; and

WHEREAS, the Board finds as follows:

1. The Board of Supervisors of the County of Los Angeles adopted the General Plan, pursuant to California Government Code §65300, on November 25, 1980;
2. The General Plan must contain a housing element that sets forth goals, policies and programs for the preservation, improvement and development of housing for all income groups and persons with disabilities;
3. The Housing Element is required to be updated periodically to, among other things, evaluate the appropriateness and effectiveness of a jurisdiction's housing goals, objectives and policies with respect to that jurisdiction providing for their fair share of regional housing need, as required by California Government Code §65588;
4. The Southern California Association of Governments (SCAG) undertakes a Regional Housing Need Assessment ("RHNA") and determined that the County's fair share of the regional housing need for the period January 1, 2014 – October 31, 2021 is as follows: 7,854 units for very low income households; 4,650 units for lower income households; 5,060 units for moderate income households; and 12,581 units for above moderate income households;
5. A local jurisdiction's inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, pursuant to §65583.2 of the California Government Code;
6. The County identified the following in the Adequate Sites Inventory to demonstrate its ability to accommodate the RHNA over the 2014-2021 planning period:

- Vacant and underutilized residential sites in the urban unincorporated areas;
 - Vacant and underutilized commercial sites in the urban unincorporated areas where mixed use is permitted; and
 - Remaining capacity of specific plan areas.
7. The County provided a comprehensive analysis, using a combination of technical analyses and the application of local knowledge, to provide a sound basis for realistic capacity. The analyses include adjusting site capacity based on additional standards and/or incentives provided by geographically-specific zoning overlays; and the redevelopment potential of the underutilized sites;
 8. The Housing Element concludes that the County unincorporated areas have the appropriate and realistic capacity to meet the RHNA through a variety of housing types and to address the housing needs of special needs groups;
 9. California Government Code §65583 requires that a housing element include a program that sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and other means;
 10. The Housing Element includes a list of programs to increase the supply of housing, preserve existing housing stock, and provide equal access to housing opportunities;
 11. California Government Code §65583 further requires that a housing element include an analysis of population and employment trends, existing and projected housing needs and other housing analyses;
 12. The Housing Element includes a housing needs assessment, analysis of governmental and nongovernmental constraints to housing development in the unincorporated areas, and other analyses required by California Government Code §65583;
 13. Upon adoption, the County will submit the Housing Element to the State Department of Housing and Community Development (HCD) for review and certification;
 14. The Housing Element must be certified to comply with the State Housing Element Law;

15. The State prioritizes funding for State housing programs for local jurisdictions with certified housing elements;
16. California Government Code §65583(c)(7) requires that a local jurisdiction's housing element describe the means by which consistency will be achieved with other general plan elements and community goals;
17. The Housing Element includes goals, policies and programs and a section that addresses how it is consistent with the purpose, intent and provisions of the General Plan;
18. At the time of adoption of the forthcoming General Plan Update, the County will amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA;
19. An Initial Study was prepared for the Housing Element in compliance with the California Environmental Quality Act (CEQA), which demonstrates that there is no substantial evidence that the amendments will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a related Negative Declaration for this project;
20. Upon notice duly provided pursuant to California Government Code §65090 and 22.64.174 of the Los Angeles County Code, the Regional Planning Commission held a public hearing on the Housing Element on October 9, 2013;
21. Pursuant to California Government Code §65585(b), the County submitted a draft of the Housing Element to HCD on June 11, 2013 for the mandatory 60-day review and comment period;
22. The County received HCD's comment letter dated August 9, 2013; and
23. The County incorporated the State's comments, as well as public comments, into the Housing Element.

WHEREAS, the Board of Supervisors, having considered all materials, file information, the Negative Declaration, all State and public comments and reports from the staff, does make the following findings:

1. The Negative Declaration dated September 3, 2013 was prepared, reviewed, and circulated pursuant to the provisions of the County Code and the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; and, the project has no potential to cause significant impacts to the environment;
2. The Housing Element sets forth policies and programs intended to guide the development of housing, including housing for special needs

populations and households of all income levels, within the unincorporated areas of Los Angeles County; and

3. There exists within unincorporated Los Angeles County an affordable housing crisis, as well as constraints to the further development of affordable housing related to regulatory, physical, and financial issues. The adoption of the Housing Element is intended to reduce or eliminate these constraints to the greatest extent feasible, while protecting and promoting the public health, safety and welfare.

NOW, THEREFORE BE IT RESOLVED, that the Board of Supervisors of the County of Los Angeles:

1. Considers the proposed Negative Declaration that was prepared for the Housing Element, certifies that it has been completed in compliance with the California Environmental Quality Act (CEQA) and the State and County guidelines related thereto, finds on the basis of the whole record before it that there is no substantial evidence that the Housing Element will have a significant effect on the environment and that the Negative Declaration reflects the independent judgment and analysis of the County, and adopts the Negative Declaration; and
2. Finds that the Housing Element is compatible with and supports the goals and policies of the Los Angeles County General Plan.

The foregoing resolution was on the _____ day of _____, 2013, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

SACHI A. HAMAI
Executive Officer – Clerk of the Board of
Supervisors of the County of Los Angeles

APPROVED AS TO FORM:

JOHN F. KRATTLI

County Counsel

By _____

Deputy