

# **Study of Infill Development Potential in the Unincorporated Areas of Los Angeles County**

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# Table of Contents

<b>Executive Summary .....</b>	<b>i</b>
<b>1. Overview .....</b>	<b>1</b>
1.1. Project Background and Study Scope.....	1
1.2 County Regulations and Existing Infill Incentives .....	1
1.3. Infill Prototypes .....	3
1.4. Study Areas.....	6
1.4.1. East Los Angeles.....	7
1.4.2. Florence - Firestone .....	8
1.4.3. La Crescenta- Montrose.....	9
1.4.4. Lennox .....	10
1.4.5. South Whittier-Sunshine Acres.....	11
<b>2. Methodology .....</b>	<b>12</b>
2.1. Infill Opportunities Analysis Overview.....	12
2.1.1. Infill Opportunities Screens .....	12
2.2. Financial Feasibility and Policy Analysis Overview .....	13
<b>3. Infill Opportunities Analysis .....</b>	<b>16</b>
3.1. County Supervisorial Districts.....	16
3.2. SCAG Subregions.....	17
3.3. 2% Strategy Areas.....	18
3.4. Study Areas Infill Opportunities.....	20
3.4.1. East Los Angeles Infill Opportunities.....	20
3.4.2. Florence-Firestone Infill Opportunities .....	26
3.4.3. La Crescenta – Montrose Infill Opportunities .....	32
3.4.4. Lennox Infill Opportunities .....	35
3.4.5. South Whittier-Sunshine Acres Infill Opportunities.....	38
<b>4. Financial Feasibility and Policy Analysis.....</b>	<b>42</b>
<b>5. Policy Recommendations.....</b>	<b>45</b>
<b>6. Appendices .....</b>	<b>47</b>
Appendix A: GeoScreening Background, Data Set-Up and Infill Opportunity Site Selection Determinants .....	47
Appendix B: Study Areas Statistics Matrix.....	50
Appendix C: Regional Infill Opportunity Statistics.....	54
Appendix D: Detail Study Areas Infill Statistics.....	67
Appendix E: Study Area Infill Statistics.....	72
Appendix F: Planner De-Selections.....	97
Appendix G: Map Descriptions .....	109
Appendix H: Pro Forma Results .....	111
Appendix I: Recommendations for Refining the 2% Strategy Areas Map.....	156
Appendix J: Recommendations for Using the Infill Methodology to Track, Monitor and Evaluate the County’s Smart Growth and Infill Initiatives.....	157

# Executive Summary

This study, which applies the California Infill Estimation Methodology that was developed in part by the Solimar Research Group, provides the initial steps to identify the potential for infill housing development in some 40 urban unincorporated areas of Los Angeles County, and to assess the financial feasibility of projects under different policy assumptions that encourage infill development. It is designed to assist the Los Angeles County Department of Regional Planning and the Southern California Association of Governments (SCAG) in implementing the SCAG 2% Strategy by crafting new and improved infill development policies, and to serve as a model for other local governments interested in identifying infill potential in their respective jurisdictions. In addition, with parcel-specific GIS results, the study is designed to refine the SCAG 2% Strategy Areas that fall within the unincorporated areas of Los Angeles County. The results of the study will also be used by the Los Angeles County Department of Regional Planning as a starting point for a number of housing and smart growth related projects and initiatives, including the establishment of future Transit-Oriented Districts, the provision of mixed-use development incentives, as well as the preparation of the upcoming Fourth Revision of the Los Angeles County Housing Element.

## ES-1. Overview

This section provides an introduction to the background and scope of the study. It also provides a summary of County regulations that affect infill development, as well as existing County policies to encourage infill development, such as the Blue Line and Green Line TODs.

In addition, this section gives an overview of the five “infill development prototypes” developed for this study – a townhouse project (8 units on .34 acres), a small multifamily project (20 units on .66 acres), a small mixed-use project (the same only with some retail), a large multifamily project (60 units on two acres), and a large mixed-use project (the same with some retail). The five infill prototypes are applied to the infill opportunities analyses for the five study areas that are highlighted in this study: East Los Angeles, Florence-Firestone, La Crescenta-Montrose, Lennox, and South Whittier-Sunshine Acres. In addition, this section provides an introduction to the aforementioned study areas.

## ES-2. Methodology

This section provides an overview of the methodologies used for the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis.

The Infill Opportunities Analysis uses a parcel-level geographical screening method that integrates common planning datasets to identify parcels with common infill characteristics. Specific screens include parcels where no more than 75% of the possible density has already been constructed (“Level 1 Infill Opportunities” screen) and parcels where no more than 50% of the possible density has already been constructed (“Level 2 Infill Opportunities” screen). The analysis also identifies parcels that have lower density development potential and parcels that have, at least theoretically, second-unit potential. The Infill Opportunities Analysis also uses the Level 2 Infill Opportunities screen to highlight the infill opportunity parcels in each of the five study areas.

The Financial Feasibility and Policy Analysis uses pro forma models to determine the financial feasibility of infill prototypes in the five study areas – under both current zoning and different policy options. The purpose of using the pro formas in the analysis is to model developer costs, revenues, and expected returns in the local real estate market for for-sale and rental prototypes, in order to estimate the financial feasibility gap under existing regulations and proposed infill policies. In particular, the pro formas estimate the financial feasibility gap under a range of density bonus and parking reduction scenarios.

### **ES-3. Infill Opportunities Analysis**

Infill opportunities in urban unincorporated areas of Los Angeles County are fragmented, and appear mostly in older suburban areas, which were originally developed at suburban densities and now have significant underutilized parcels. The Level 1 Infill Opportunities screen reveals the potential for approximately 88,791 infill units in the urban unincorporated areas of Los Angeles County. The Level 2 Infill Opportunities screen narrows that number to just under 70,000 units, although the geographical patterns are similar.

The results of the analysis indicate that more than 60% of the infill potential in the urban unincorporated areas of Los Angeles County is located in the First and Second Supervisorial Districts. The infill potential in the First Supervisorial District appears on R-2 and commercially-zoned parcels, and in some cases, R-3 zoned parcels, and the infill potential in the Second Supervisorial District is concentrated on R-2 zoned parcels. The results also show a modest amount of infill potential in the Fourth Supervisorial District, a majority of which are large, commercially zoned parcels. Furthermore, the results show that there is little infill potential in the Third and Fifth Supervisorial Districts.

A similar pattern emerges when examining infill potential by SCAG subregions. Two-thirds of the potential falls within the San Gabriel Valley COG Subregion (24,281 units, or 27.3% of the total) and the Gateway Cities COG Subregion (33,907 potential units, or 38.2% of the total). There is also considerable infill potential in areas that fall within the South Bay Cities COG Subregion (close to 15,000 units). The remaining SCAG Subregions within Los Angeles County have much less potential.

Furthermore, only about 60% of the infill potential falls within the 2% Strategy Areas identified by SCAG. It is likely that the 2% Strategy analysis, while focusing on commercial strips, may have overlooked some older commercial centers and some older campus-like apartment areas in the unincorporated areas of Los Angeles County.

This section also provides the results of infill opportunities in the five study areas.

### **ES-4. Financial Feasibility and Policy Analysis**

In general, the study shows that most infill prototypes within the five study areas are difficult to make financially feasible. This is due in large part to two factors: relatively low densities for multifamily housing developments in urban unincorporated areas of Los Angeles County (typically zoned R-3 at 30 units per acre); and relatively low rents/home prices in most of these areas compared to other local jurisdictions within Los Angeles County.

However, the study also shows that different policy options – including density bonuses and parking reductions – can significantly contribute to the financial feasibility of prototypical infill projects. The study makes the following findings:

- Parking reductions and density bonuses, alone, do not significantly contribute to the financial feasibility of all-residential for-sale and rental infill prototypes.
- Parking reductions and density bonuses can be effective in commercially zoned infill opportunity parcels, where there are opportunities for mixed-use development.
- Density bonuses only contribute to the financial feasibility of infill projects when they can achieve economies of scale; by comparison, parking reductions have a greater and more direct impact on contributing to the financial feasibility of infill projects.
- In general, 50-unit projects are the threshold for infill projects to be financially feasible.
- Market-rate infill rental projects are not financially feasible, even with significant policy adjustments.
- Density bonuses and parking reductions in the County’s existing infill policies are not effective enough to catalyze infill development.

## **ES-5. Policy Recommendations**

The following policy recommendations are based on the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis of the five study areas:

- Encourage the development of rental infill housing by providing more resources and incentives for affordable and mixed-use rental housing developments.
- Target infill policies, including a combination of parking reductions and density bonuses, in C-2, C-3, and C-M zones for the small mixed-use prototype.
- Allow residential uses in commercial zones by-right, which will help facilitate mixed-use infill development.
- Target infill density bonuses, between 75% and 100%, on R-2 parcels to encourage infill townhouse development.
- Grant density bonuses for infill development in conjunction with parking reductions, when appropriate, and with modifications to development standards, such as height increases.
- In the short term, and particularly in East Los Angeles, focus less on infill policies for all residential projects on parcels zoned R-3 and R-4.
- Restructure the East Los Angeles Community Standards District to allow for density bonuses for infill and lot consolidation of 75% in R-2 zones and 50% in commercial zones.
- Restructure the Blue Line and Green Line TODs to allow for greater density bonuses for infill development and lot consolidation, and parking reductions than currently allowed.

# **1. Overview**

## **1.1. Project Background and Study Scope**

This study was designed to assist the Los Angeles County Department of Regional Planning and the Southern California Association of Governments to identify the potential for infill housing development in some 40 urban unincorporated areas of Los Angeles County, and to assess the financial feasibility of projects under different policy assumptions to encourage infill development.

The basic method of identifying infill potential is derived from the “California Infill Estimation Methodology,” which was developed by the Solimar Research Group, the Los Angeles County Department of Regional Planning, and others, under an Environmental Justice Grant to the City of Los Angeles from the State of California Department of Transportation, in 2002. The California Infill Estimation Methodology includes both a screening of parcels using Geographical Information Systems (GIS) and an economic pro forma analysis that quantifies the effects of infill policy options. The methodology has been used throughout the country, but especially in Southern California, to identify the potential and financial feasibility of infill developments.

This study identifies the similarities and differences between SCAG’s 2% Strategy and Los Angeles County’s existing infill potential under current policies. The background for this study includes SCAG’s regional planning effort, Southern California Compass, and the resulting “2% Strategy.” This strategy calls for jurisdictions within the SCAG region to concentrate new development within 2% of the land mass of the region, including older commercial strips and underutilized property, in order to maximize the use of existing infrastructure, preserve open space, and achieve many other regional planning goals.

The results of this study can help Los Angeles County refine existing infill policies, such as the Blue Line and Green Line TODs, and expand their use to other areas, especially transit-rich areas such as the neighborhoods around the future Metro Gold Line East Extension stations in East Los Angeles. This study also considers new infill development policies that could be adopted by Los Angeles County.

In addition, by quantifying the possible infill housing potential in urban unincorporated areas, this study can assist the Los Angeles County Department of Regional Planning as it undertakes its next Housing Element Update by June 2008.

## **1.2 County Regulations and Existing Infill Incentives**

The following County regulations, which affect infill development, are considered in the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis:

- The County currently allows residential development in its commercial zones with a conditional use permit.

- There is no specific regulation for determining the amount of commercial space for mixed-use projects. A review of projects that have been approved by the County shows that mixed-use projects typically have 10-20% commercial space.
- The allowed densities in the residential zones are<sup>1</sup>:
  - R-2 – 17 units/net acre
  - R-3 – 30 units/net acre
  - R-4 – 50 units/net acre
- Los Angeles County Fire Code allows 3 levels of Type V wood construction over a Type I concrete podium. Above 3 levels the County requires costly steel construction.
- Density bonuses, without options to modify development standards, can potentially be difficult to achieve, given the 35 ft height limit in commercial zones (45 ft in some instances).
- Parking requirements are as follows:
  - 2 bedroom unit – 1.5 covered, 0.5 uncovered
  - 1 bedroom unit – 1.5 covered
  - commercial space – 1 stall / 250 sq ft
- Setback requirements indicate that the buildable areas on commercial parcels are assumed to be 90% of the parcel size. For areas zoned R-2 and R-3, the buildable area ranges from 65%-75% of the parcel size.

The following existing County infill policies, which are designed to encourage infill development in the unincorporated areas of Los Angeles County, are considered by the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis:

- The East Los Angeles Community Standards District grants an infill density bonus of 15% on R-3 parcels and an additional 10% density bonus for lot consolidation to 20,000 sq ft ; 15% for consolidation to 40,000 sq ft.
- The Florence-Firestone Community Standards District allows for residential density in mixed-use projects up to 50 units/acre.
- Both the Blue and Green Line TODs offer:
  - Mixed-use projects with an administrative-level review
  - 25% density bonus in R-3 zones
  - 10% density bonus for lot consolidation to 15,000 sq ft; 15% bonus for consolidation to 25,000 sq ft

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<sup>1</sup> For the purposes of this study, the maximum allowable residential density in commercial zones is assumed to be 30 units/acre, which is typical of residential projects in commercial zones in the County. The one exception is the area covered by the Florence-Firestone CSD, which allows for mixed-use projects up to 50 units/acre.

- Both Blue and Green Line TODs require:
  - 100% of ground floor in a mixed-use project to be devoted to commercial
  - 50% lot coverage in R-2 zones
- Blue Line TOD allows:
  - 40% and 60% reductions in parking, depending on zoning
  - 50% affordable housing density bonus in R-2 and R-3 zones
  - 45 ft. height limit in C-2, 60 ft. in C-3

### 1.3. Infill Prototypes

The study identifies three typical infill development projects, or “infill prototypes”: townhouse, small multifamily (20-30 units), and large multifamily (> 50 units).

One variation on the latter two prototypes is the mixed-use project – composed mostly of residential units with limited retail space on the ground floor. The study uses the assumption that the retail component is 15% of total project square footage, which is typical of mixed-use projects that have recently been approved in Los Angeles County.

The prototypes, which can be further categorized as “for-sale” or “rental,” are explained and illustrated below:

## Prototype #1 “townhomes”

### Project Characteristics:

**Residential Townhomes 8 units**

**multiple small lot assembly**

**individual lot size .17 ac**

**( 7,500 sf)**

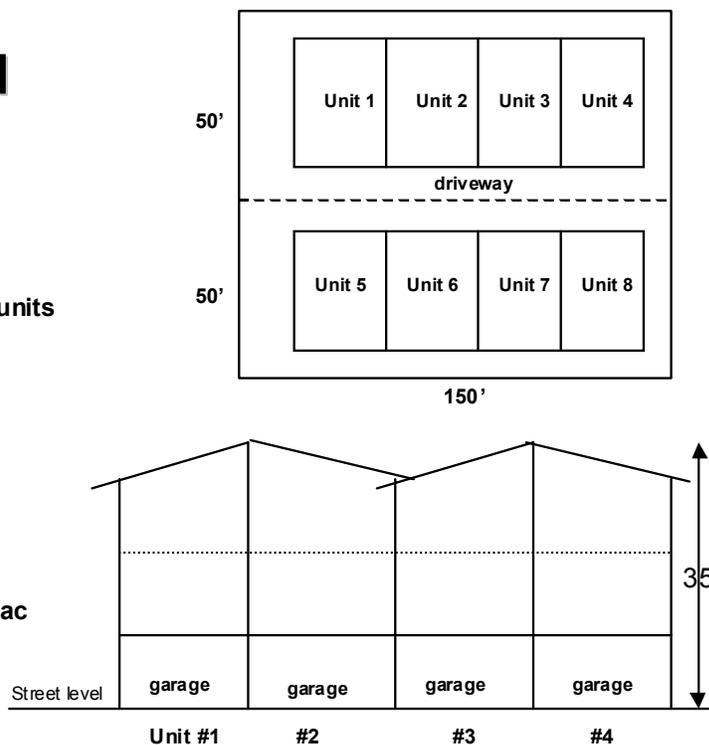
**assembly of 2 lots to = .34 ac**

**(15,000 sf)**

**zoning R-2**

**allowed density 17 units/ac**

**commercial 0 %**



## Prototype #2a

### “small mixed-use project”

#### Project Characteristics:

Mixed use residential - 20 units

min lot size .66 ac (29,400 sf)

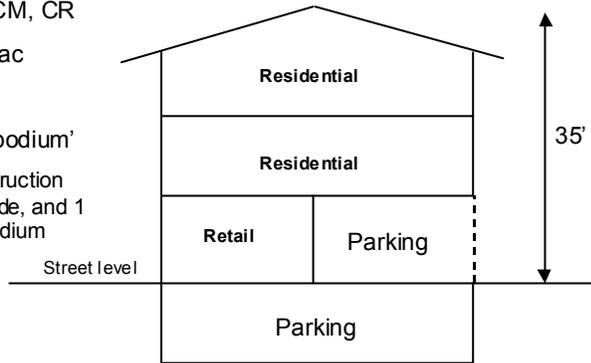
zoning C1-C3, CM, CR

density 30 units/ac

commercial 15 %

parking ‘double podium’

2 levels of Type V wood construction  
over 1 level Type 1 above grade, and 1  
level below grade concrete podium  
parking



## Prototype #2b

### “small multifamily project”

#### Project Characteristics:

Residential multifamily - 20 units

min lot size .66 ac (29,400 sf)

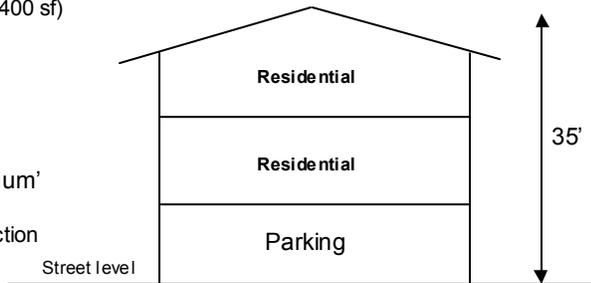
zoning R - 3

density 30 units/ac

commercial 0%

parking ‘single podium’

2 levels of Type V wood construction  
over 1 level Type 1 above grade  
concrete podium



## Prototype #3a “large mixed-use project”

### Project Characteristics:

Mixed use residential: 60 units

min lot size 2 ac

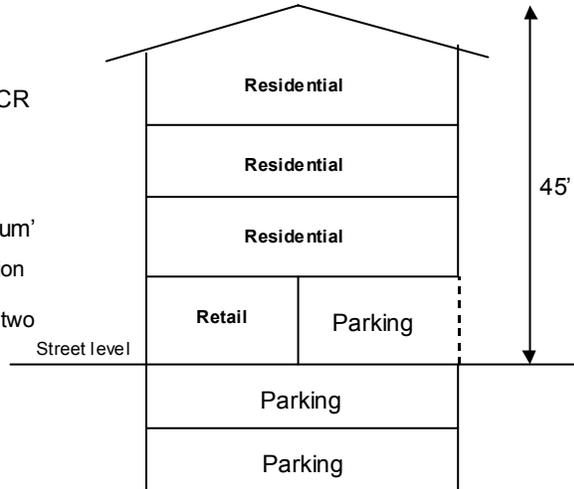
zoning C1-C3, CM,CR

density 30 units/ac

commercial 15 %

parking ‘double podium’

3 levels of Type V wood construction  
(because of fire code) over Type 1  
concrete podium - one above and two  
below grade



## Prototype #3b “large multifamily project”

### Project Characteristics:

Residential multifamily: 100 units

min lot size 2 ac

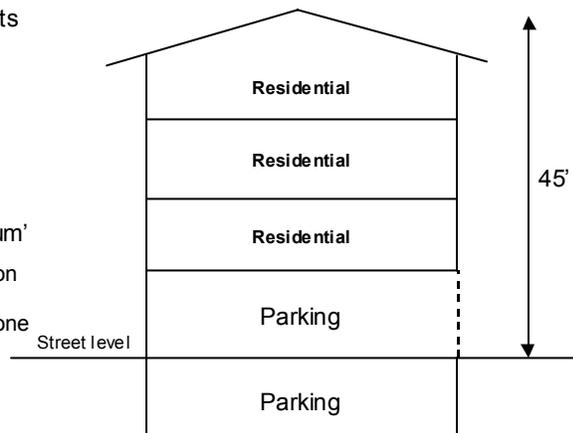
zoning R - 4

density 50 units/ac

commercial 0%

parking ‘double podium’

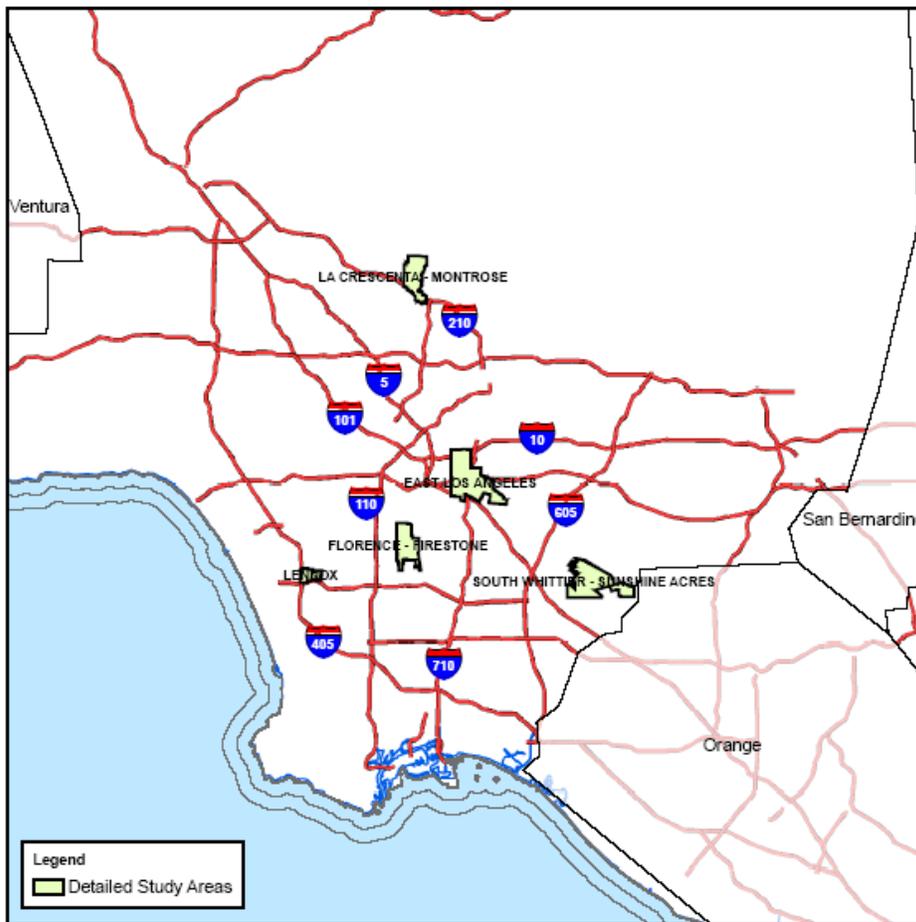
3 levels of Type V wood construction  
(because of fire code) over Type 1  
concrete podium - one above and one  
below grade



## 1.4. Study Areas

In order to assess potential policy outcomes in defined locations, the study focuses on the following five study areas: East Los Angeles, Florence-Firestone, La Crescenta-Montrose, Lennox, and South Whittier-Sunshine Acres. The analyses of the five study areas only assess the Level 2 Infill Opportunities, which consist of parcels that have the greatest opportunity for infill development. In addition, the Financial Feasibility and Policy Analysis is applied to these five study areas.

**Figure 1. Map of Five Infill Opportunity Study Areas in Los Angeles County**



### **1.4.1. East Los Angeles**

Unincorporated East Los Angeles is located in the First Supervisorial District. According to the U.S. Census Bureau, the median household income in 2000 was \$28,544, or only about 60% of the County median household income, and more than a quarter of household incomes are below the poverty line. The demographic of East Los Angeles is more than 95% Hispanic. The average household size is 4.15 persons. The population density is almost 17,000 persons per square mile.

The urban landscape of East Los Angeles is characterized by the following:

- Highway 710, running north-south
- Highway 60, running east-west
- Five major commercial corridors, running east-west
- Low and medium density residential development
- Large green spaces (mostly cemeteries)
- Multiple large institutional parcels
- Three major bus lines
- Four (future) Metro Gold Line stations

The housing market for East Los Angeles<sup>2</sup> is characterized by the following:

- Selling Prices for Condominiums / Townhouses:  
\$444,000 for a 2-3 bedroom townhouse  
\$315,000 for a 1 bedroom condominium  
\$390,000 for a 2 bedroom condominium
- Market Rents:  
\$1,297 / month for 1 bedroom apartment  
\$1,650 / month for 2 bedroom apartment  
\$2.55 / sq ft for commercial retail space

Residential land prices in East Los Angeles are relatively high, while residential home prices and rents are relatively low. The value of residentially-zoned land ranges between \$40 and \$67/sq ft, depending on the level of residential zoning (R-2, R-3, R-4). The value of the commercially-zoned land is approximately \$30/sq ft.

East Los Angeles is dominated by low density residential and public utility land uses. Only 3% of the area has commercial land uses available for mixed-use developments. However, the significant population density in East Los Angeles could provide the critical mass of residents necessary to make local infill mixed-use projects successful.

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<sup>2</sup> Market research for all study areas was conducted by EPIC Land Solutions, Inc.

## 1.4.2. Florence - Firestone

Located southeast of the City of Los Angeles and to the west of Huntington Park and South Gate, Florence-Firestone is an unincorporated area that covers both the First and Second Supervisorial Districts in Los Angeles County. The population is a little over 60,000 residents. A majority of the residents are Hispanic. According to the U.S. Census Bureau in 2000, the median household income was \$18,901 annually – less than 50% of the County’s median household income.

Florence-Firestone is highly accessible via multiple modes of transit. Along with easy access to the 110 Freeway, Florence-Firestone is located along the Metro Blue Line. Furthermore, there are several bus lines that traverse the area.

The following provides some additional characteristics of the urban landscape of Florence-Firestone:

- Bordered by the 110, 10, 710, and 105 Freeways
- Three major commercial corridors: Compton, Florence and Firestone
- TOD zoning around three Metro Blue Line stations (Slauson, Florence and Firestone)
- Mostly low-density residential development
- A variety of industrial uses, ranging in scale

The housing market for Florence-Firestone<sup>3</sup> is characterized by the following:

- Selling Price for Condominiums / Townhouses:
  - \$276,000 for a 2-3 bedroom townhouse
  - \$217,500 for a 1 bedroom condominium
  - \$255,550 for a 2 bedroom condominium
- Market Rents:
  - \$ 960 / month for 1 bedroom apartment
  - \$1,050 / month for 2 bedroom apartment
  - \$1.55 / sq ft for commercial retail space

Residentially-zoned land in Florence-Firestone is the least expensive of the five study areas. Prices range between \$25 and \$35/sq ft, depending upon the level of residential zoning (R-2, R-3, R-4). The value of commercial land is approximately \$40/sq ft.

Despite Florence-Firestone’s multiple transit nodes and existing Blue Line TOD, very little recent infill development has taken place. Difficult real estate economics in the area make it such that developers are not building projects—even with the policy incentives granted through the Blue Line TOD and the Florence-Firestone CSD.

The predominant land use in Florence-Firestone is single-family residential (R-1). There are very few apartment buildings or higher density residential areas, considering the population of the area. A significant amount of industrial uses (11% of land area) are scattered throughout the area, with large manufacturing and other high intensity industrial along the east and bordering the Alameda Corridor. Smaller industrial and commercial uses, such as auto repair and salvage

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<sup>3</sup> Market research for all study areas was conducted by EPIC Land Solutions, Inc.

yards, are to the west of the Alameda Corridor. Only 3% of the area has commercial land uses available for mixed-use developments.

### **1.4.3. La Crescenta- Montrose**

La Crescenta-Montrose is in the Fifth Supervisorial District of Los Angeles County. According to the U.S. Census Bureau in 2000, La Crescenta-Montrose had a population density of 5,407 persons per square mile. The ethnic make-up was essentially three-quarters white and a quarter Asian, with a very small percentage Hispanic. The average household size was 2.66. The median household income was \$60,089, or 130% of the County median household income.

The urban landscape of La Crescenta - Montrose is characterized by the following:

- Bordered by Angeles National Forest to the north
- Bordered by Glendale to the west and La Canada Flintridge to the east
- The Foothill Freeway runs through the southern portion of the study area
- Dominance of low density residential land uses
- Nearby major employment centers of Glendale, Pasadena and Burbank

The housing market for La Crescenta - Montrose<sup>4</sup> is characterized by the following:

- Selling Prices for Condominiums / Townhouses:
  - \$814,000 for a 2-3 bedroom townhouse
  - \$315,000 for a 1 bedroom condominium
  - \$615,000 for a 2 bedroom condominium
- Market Rents:
  - \$1,387 / month for 1 bedroom apartment
  - \$2,720 / month for 2 bedroom apartment
  - \$2.45 / sq ft for commercial retail space
  - Retail cap rate of 5%

The land prices in La Crescenta – Montrose are very expensive, due in part to the high demand in the area to build large townhouses and condominium developments. The residentially-zoned land ranges in value between \$90 and \$120/sq ft, depending upon the level of residential zoning (R-2 or R-3). Commercially-zoned land is valued at \$68/sq ft. – more than double the value of the other study areas. There appears to be a trend towards condominium conversions from older apartments in La Crescenta-Montrose, as well as healthy market for townhouse development. High land prices are creating a demand that appears to be forcing developers to build larger luxury 2,000 to 2,200 sq ft townhouse/condominium type structures on R-3 rather than R-2-zoned parcels, which are scarce. Developers are resorting to townhouse development on more expensive R-3 land and building at lower densities than allowed under current zoning.

The land use mix in La Crescenta – Montrose is predominantly low and medium density residential, 51% and 19% respectively. Less than 2% of the land area has commercial land uses.

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<sup>4</sup> Market research for all study areas was conducted by EPIC Land Solutions, Inc.

#### **1.4.4. Lennox**

Lennox is in the Second Supervisorial District of Los Angeles County. According to the U.S. Census Bureau in 2000, the median household income was reported to be \$28,200 or 60% of the County median household income. Lennox was just under 90% Hispanic. Nearly one-third of the population lives below the poverty line. The average household size is 4.55 persons with a population density nearing 21,257 persons per square mile.

The urban landscape of Lennox is characterized by the following:

- Highway 105 to the south
- Highway 405 to the east
- Proximity to the Los Angeles International Airport (LAX) and subsequent flight path between Lennox and 104<sup>th</sup>
- Two major commercial corridors, Hawthorne and Inglewood, running north-south
- Metro Green Line Hawthorne station and TOD zoning
- Low and medium density residential development
- Several large institutional parcels

The housing market for Lennox<sup>5</sup> is characterized by the following:

- Selling Price for Condominiums / Townhouses:  
\$384,000 for a 2-3 bedroom townhouse  
\$303,750 for a 1 bedroom condominium  
\$335,000 for a 2 bedroom condominium
- Market Rents:  
\$1,305 / month for 1 bedroom apartment  
\$1,580 / month for 2 bedroom apartment  
\$2.25 / sq ft for commercial retail space  
Retail cap rate of 6.4%

Residential land prices are relatively high, while residential home prices and rents are relatively low. Residentially-zoned land value ranges between \$48 and \$81/sq ft, depending upon the level of residential zoning (R-2, R-3, R-4). Commercially-zoned land is valued at \$30/sq ft.

The dominant land use in Lennox is low density residential, with a significant portion dedicated to public utilities. Commercial land uses only occupy 3% of the land area – the land upon which the majority of the infill opportunity parcels lie.

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<sup>5</sup> Market research for all study areas was conducted by EPIC Land Solutions, Inc.

### **1.4.5. South Whittier-Sunshine Acres**

Unincorporated South Whittier – Sunshine Acres, which is in the First and Fourth Supervisorial Districts of Los Angeles County, is located in the southeast area of Los Angeles County, about half-way between the City of Los Angeles and Anaheim. According to the U.S. Census Bureau in 2000, the median household income was \$47,378 – just slightly above the County median household income. The demographic of South-Whittier-Sunshine Acres is roughly 70% Hispanic. The population density was 10,257.7 persons per square mile with an average household size of 3.74 persons.

The urban landscape of South Whittier – Sunshine Acres is characterized by the following:

- Bordered by the City of Los Angeles to the northwest and Anaheim to the southeast
- Interstate 5 runs south of the study area and Highway 60 runs along the western side
- One major MTA bus line running southwest along Telegraph Road
- A 5,792,990 sq ft golf course located near the center of the western section of the study area

The housing market for South Whittier<sup>6</sup> is characterized by the following:

- Selling Prices for Condominiums / Townhouses:
  - \$368,400 for a 2-3 bedroom townhouse
  - \$270,000 for a 1 bedroom condominium
  - \$301,150 for a 2 bedroom condominium
- Market Rents:
  - \$1,147 / month for 1 bedroom apartment
  - \$1,410 / month for 2 bedroom apartment
  - \$1.45 / sq ft for commercial retail space
  - Retail cap rate of 7%

Residentially-zoned land ranges in value between \$35 and \$45/sq ft, depending upon the level of residential zoning (R-2, R-3, R-4). Commercially zoned land is valued at approximately \$35/sq ft.

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<sup>6</sup> Market research for all study areas was conducted by EPIC Land Solutions Inc.

## **2. Methodology**

### **2.1. Infill Opportunities Analysis Overview**

The methodology for the Infill Opportunities Analysis is a refined version of the California Infill Estimation Methodology. The datasets used for the analysis include parcel data, Assessor property information and digital zoning maps. Through the integration of these datasets, new descriptive fields are added to the property characteristics (as detailed in Appendix A). Built capacity, one of the major fields, is derived by dividing the current number of units on a given parcel by the maximum allowed under the current zoning. Other derived fields identify investment level in a property, land use category and the year the parcel was first developed.

Based on input from County planners and developers, infill opportunities have been broken down into the following screens: Medium/High Density Infill Opportunities, Lower Density Infill Opportunities and Second Unit Opportunities. In addition, the Medium/High Density Infill Opportunities Screen is broken down further between Level 1 Infill Opportunities and Level 2 Infill Opportunities. The Level 2 Infill Opportunities screen does not include Lower Density Infill Opportunities, and screens out more parcels, based on lot size and improvement to land ratio, which result in parcels that are even more likely to have infill potential.

Readers should note that the infill opportunities methodology includes a margin of error, albeit small, which means that some parcels make it through the screens that should not, and vice versa. In the case of the five study areas, in which the Financial Feasibility and Policy Analysis is applied, County planners identified some parcels that should be dropped. These are reflected in the maps for those five study areas. The highlights of the observations made by the planners can be found at the end of this report (Appendix F).

#### ***2.1.1. Infill Opportunities Screens***

The following is a description of screens used in this analysis (The screens are described in further detail in Appendix A):

##### ***Level 1 Medium / High Density Infill Opportunities Screen***

This screen identifies the widest range of parcels that appear to have potential for infill development. This screen uses a Built Capacity threshold of 75%; in other words, only parcels that are built out to 75% or less of what zoning allows are included. In addition, parcels are screened out if they were developed since 1990, and if they have government or other institutional land uses. Furthermore, parcels smaller than 1,500 square feet are screened out. In the Infill Opportunity maps, Level 1 Infill Opportunity parcels are identified by all displayed parcels with R-2, R-3, R-4, and commercial zoning.

##### ***Level 2 Medium / High Density Infill Opportunities Screen***

This screen further refines the Level 1 Infill Opportunities screen by lowering the Built Capacity threshold to 50%; in other words, only parcels built out to 50% or less of what is allowed by zoning are included. In addition, the Level 2 Infill Opportunities screen

drops parcels smaller than 5,000 sq ft in size, as well as parcels that have improvements of two times or greater than the land value. The analyses of the five study areas in this report use the results of the Level 2 Opportunities screen.

### **Lower Density Infill Opportunities Screen**

This screen looks at remaining capacity on parcels with the following lower density zoning designations: R-1, R-A, A-1 and A-2. While these parcels would not typically be associated with infill development, the screen provides useful information for planning for future infill opportunities, including remaining capacity and strategic locations for encouraging infill development.

### **Second Units Screen**

This screen examines the same parcels that are considered through the Lower Density Infill Opportunities screen, but instead of calculating the remaining capacity, it identifies parcels that have the capacity for second units. The screen selects parcels of 5,000 square feet or larger, with one existing unit on the parcel.

## **2.2. Financial Feasibility and Policy Analysis Overview**

Infill developments, like most developments, are driven by their ability to attract investors and lenders to finance project costs. At least in the case of market-rate residential projects, investors and lenders will only provide financing if the developer can demonstrate that the project can yield an industry expected return on the investment or loan. In this context, the Financial Feasibility and Policy Analysis seeks to answer the question: “how much additional revenue or investment is needed, if any, to produce the requisite returns on investment given the projects’ fixed costs and market driven revenues?” – in other words, what is the “financial feasibility gap”?

In terms of for-sale projects, the financial feasibility gap represents the cash shortfall to produce a net profit of 15% of the total project costs. In terms of rental projects, the financial feasibility gap represents the annual cash shortfall in the Net Operating Income (NOI) that would produce a 15% Internal Rate of Return (IRR) over a ten-year horizon. The pro forma analysis incorporates the developer’s sales of rental units after ten years into the IRR calculation, based on market-determined cap rates.

The goals of the financial feasibility and policy analysis are the following: to quantify the financial feasibility gap, under the existing zoning regulations, that prohibits typical infill projects from meeting the threshold rates of return needed to attract investors; to estimate the impacts that policy changes, primarily, parking reductions and density bonuses, can have on reducing the financial feasibility gap; and develop key findings based on the analysis across the five study areas.<sup>7</sup>

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<sup>7</sup> This study does not consider affordable housing incentives, which are primarily meant to off-set the cost of providing affordable housing than to encourage infill development. This does not discount, however, the fact that affordable housing developers have always played an integral role in providing infill housing opportunities, and creating new markets and revitalizing neighborhoods, while preserving affordability.

The financial feasibility and policy analysis relies on pro forma models that are tailored to the infill prototypes and which were created through extensive conversations with local area developers.<sup>8</sup> The purpose of using the pro formas in the analysis is to model developer costs, revenues, and expected returns in the local real estate market for for-sale and rental prototypes, in order to estimate the financial feasibility gap under existing regulations and proposed infill policies.

In particular, the pro formas estimate the financial feasibility gap under a range of density bonus and parking reduction scenarios. For density bonuses and parking reductions, the pro formas model scenarios at 25%, 50%, 75% and 100%, under various zoning designations in which the prototypes would be built. The study focuses on parking reductions and density bonuses in order to evaluate what planning departments have control over rather than the myriad of financial incentives that other agencies might be able to offer (although such incentives could be used to cover the gaps that we identify in this report).

The assumptions used for the analysis are described in detail in the notes under each pro forma included in Appendix H. The following are some of the major assumptions used in the pro forma analysis:

- Residential for-sale construction costs: \$130 / sq ft
- Residential rental construction costs: \$110 / sq ft
- Commercial construction costs: \$90 / sq ft
- Parking construction costs:
  - Subterranean parking: \$27,000 / space
  - Above grade podium parking: \$17,000 / space
  - Uncovered surface parking: \$3,000 / space
- Parking requirements: 2 spaces / 2 bedrooms; 1.5 spaces / 1 bedroom; 1 guest space / 4 units; 1 space / 250 sq ft retail
- Equity / Debt : 25% / 75%
- Commercial space in mixed-use projects: 15%
- Unit sizes: 2 bedroom units-1000 sq ft; 1 bedroom units- 750 sq ft

In addition to the assumptions made, the analysis also uses real market data, including land values for parcels zoned R-2, R-3, R-4, and commercially-zoned land for the five study areas. In addition, the pro formas use data for current one and two bedroom unit selling prices, residential rental rates and retail lease rates for the infill prototypes. Furthermore, the pro formas use local capitalization or “cap rates” to value commercial and residential spaces.

Readers should note that the financial feasibility analysis seeks to strike a delicate balance between being general enough for broad policy suggestions, but detailed enough to accurately reflect the realities infill development.

The pro formas used in this study are based on general infill prototypes, with some built-in assumptions over costs and revenues. These assumptions are likely to change from one specific project to the next, depending upon local constraints. In addition, the findings and recommendations of this study are based on the realities of the real estate market place in the

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<sup>8</sup> The pro formas were also modeled after the concepts outlined in *Professional Real Estate Development: the ULI Guide to the Business*, 2<sup>nd</sup> Edition, 2004.

present. In other words, the results are not based on a dynamic real estate market. The study does not model future fluctuations in interest rates and other real estate variables, such as the affect of infill development on future rents and/or land values.

In addition, the analysis models economies of scale in the pro formas by factoring in 3% reductions in square foot residential construction costs for every 25% increase in density – thereby accounting for diminishing marginal costs. While the 3% carries some uncertainty, conversations with developers indicate that 3% is a reasonable assumption to make for the purposes of this study.

Furthermore, the pro forma analysis does not include tax calculations, such as income tax or capital gains tax. By using before-tax IRRs and net profit as determinants of the financial feasibility gap, the financial feasibility gaps used for this study are arguably underestimated.

### **3. Infill Opportunities Analysis**

Infill opportunities in the urban unincorporated areas are concentrated in southern and eastern Los Angeles County, and within older suburban areas that were originally developed at suburban densities and now have a significant amount of underutilized land. This section discusses the distribution of infill opportunities by Los Angeles County Supervisorial Districts, SCAG Subregions, and SCAG 2% Strategy Areas, as well as infill opportunities within each of the five study areas.

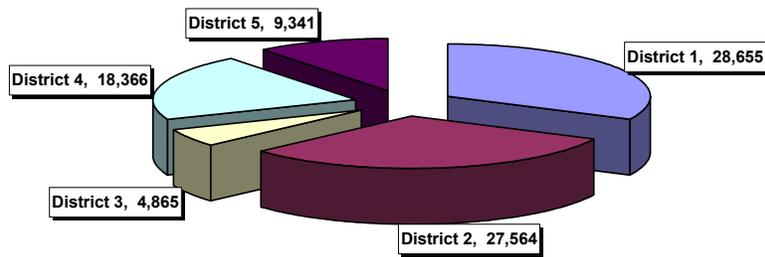
The Level 1 Infill Opportunities screen reveals the potential for approximately 88,791 infill units in the urban unincorporated areas of Los Angeles County. The Level 2 Infill Opportunities screen narrows that number to just under 70,000 units, although the geographical patterns are similar.

#### **3.1. County Supervisorial Districts**

Based on the results of the parcels that have passed through the Level 1 Infill Opportunities screen, the majority of the infill opportunities identified in this study are located in the First Supervisorial District (28,655 potential units) and the Second Supervisorial District (27,564 potential units). Each Supervisorial District represents approximately 31% of the overall infill potential, which is understandable given the fact that these two districts cover most of the inner suburbs of the southern and eastern portions of the County. The Fourth Supervisorial District contains 18,366 potential units (20.6% of the potential), largely because it encompasses the next ring of suburbs to the southeast, south, and southwest of First and Second Supervisorial Districts. The Third and Fifth Supervisorial Districts, which cover the western and northern areas of the County, contain relatively little infill potential by comparison.

There are significant differences between the three Supervisorial Districts with the most infill potential. (See Appendix C.) The First and Second Supervisorial Districts are comparable (within 20% of each other) in terms of the total number of parcels, the total number of acres, and average lot size of infill opportunity parcels. However, the infill potential in the Second Supervisorial District is concentrated on parcels zoned R-2, while the infill potential in the First Supervisorial District is distributed among parcels zoned R-2 and for commercial uses, with some potential on parcels zoned R-3 as well. On the other hand, the infill potential in the Fourth Supervisorial District is concentrated within a small number of large commercial parcels.

**Figure 2. Infill Potential by Supervisorial District**

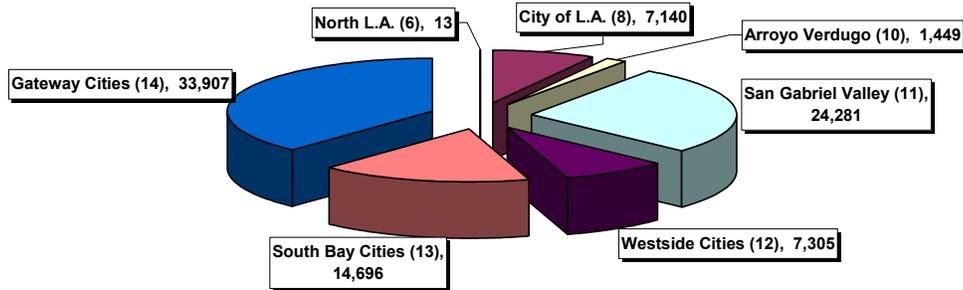


### **3.2. SCAG Subregions**

Based on the results of the parcels that have passed through the Level 1 Infill Opportunities screen, almost two-thirds of the infill potential in the unincorporated areas of Los Angeles County is located within the San Gabriel Valley COG Subregion (24,281 potential units, or 27.3% of the total) and the Gateway Cities COG Subregion (33,907 potential units, or 38.2% of the total). These subregions consist largely of older suburbs that have suffered a lack of investment over the past 20 to 30 years. Considerable infill potential within the unincorporated areas also falls within the South Bay Cities COG Subregion (14,696 total units, or 16.6% of the total), which also contains some older suburbs that have suffered from a lack of investment.

Patterns within these subregions differ as well. The infill potential within the San Gabriel Valley COG Subregion is concentrated heavily in about 1,500 commercially zoned parcels, with an average size of about 0.6 acres. By contrast, the infill potential in the Gateway Cities COG Subregion is distributed evenly between commercially zoned and R-2 zoned parcels, with some R-3 zoned parcels. The average lot size is also much smaller— less than one-quarter of an acre. Similarly, the infill potential in the South Bay Cities COG Subregion is evenly distributed between small commercially zoned parcels, small R-2-zoned parcels, and a small number of very large R-3-zoned parcels.

**Figure 3. Infill Potential by SCAG Subregion**



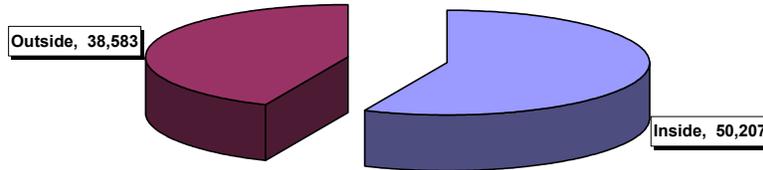
### 3.3. 2% Strategy Areas

Based on the results of the parcels that have passed through the Level 1 Infill Opportunities screen, only 57% of the infill potential in the urban unincorporated areas (50,207 potential units) identified in this study is located within the SCAG 2% Strategy Areas designated by SCAG’s previous macro-level planning effort, Southern California Compass.

Many of the 2% Strategy Areas that do overlap with the infill potential identified in this study are located in commercial strips. The results of the geographic screening show that where there is overlap, there are approximately 30,000 units on commercially-zoned parcels. This is about 60% of all the infill potential within the unincorporated areas of Los Angeles County that fall within the 2% Strategy Areas. However, the results of the geographic screening also show that a higher percentage of the infill potential in the unincorporated areas that lie outside of the 2% Strategy Areas is on commercially-zoned land (about 27,000 units, or 71% of the total infill potential outside of the 2% Strategy Areas). The commercially zoned parcels with infill potential that are located outside of the 2% Strategy Areas are larger in size than those within the 2% Strategy Areas (18,600 sq ft versus 11,300 sq ft), which suggests that the Southern California Compass Visioning effort may have overlooked older shopping centers and other commercially zoned



**Figure 5. Infill Potential Inside and Outside 2% Areas**



### **3.4. Study Areas Infill Opportunities**

The Infill Opportunities Analysis for the five study areas focuses on parcels that have passed the Level 2 Infill Opportunities screen. Overall, the majority of infill opportunities from the Level 2 Infill Opportunities screen are located on small commercial parcels under 0.2 acres in size – a size too small to support the small mixed-use prototype. Across the five study areas, there are a total of 1,702 identified opportunity parcels zoned C-2, C-3, and C-M – only 91 or 5% are large enough to support the small mixed-use prototype. In addition, only 2% are large enough to support the large mixed-use prototype. However, the majority of parcels, which are under 0.2 acres, are clustered together and have the potential for parcel assembly.

#### **3.4.1. East Los Angeles Infill Opportunities**

Unincorporated East Los Angeles holds tremendous potential for transit-oriented, infill development along several major commercial corridors. However, as the analyses show, the real estate and rental markets in East Los Angeles present challenges to encouraging infill development. The infill opportunities identified in East Los Angeles are limited to specific locations and project types.

The results of the geographic screening show that the greatest infill potential in East Los Angeles is located within commercially-zoned parcels, with some, albeit limited, opportunities for infill in residential areas. Most of the opportunity parcels are commercially-zoned and under 0.6 acres in

size. The analysis identifies as many as 650 commercial parcels under 0.2 acres – many of which hold the potential for assembly. There are, however, as many as 60 parcels of the threshold 0.66 acre size needed to support the small mixed-use prototype without assembly. In terms of the large mixed-use prototype, only two commercial parcels exist with sizes nearing the two acre minimum size to support large multifamily projects. [see opportunity parcel size charts in Appendix H]

Residentially-zoned areas in East Los Angeles offer very few infill opportunities, with the exception for townhouses on R-2 zoned parcels. Most of the existing single family neighborhoods are built-out, and there are no parcels zoned R-4 greater than 0.6 acres in size. In regards to R-3 zoned parcels, there are a few opportunity parcels that could support the small multifamily prototype within the study area - only 4 opportunity parcels are identified with sizes greater than 0.65 acres.

The townhouse prototype shows limited opportunity despite the dominance of low- and medium-density residential areas in East Los Angeles. 30 opportunity parcels have sizes equal to or greater than 0.34 acres in the entire study area – a size sufficient enough to support an 8-unit townhouse project.<sup>9</sup> The remaining smaller R-2 parcels are not isolated, but rather appear in clusters, suggesting the potential for R-2 parcel assembly. [See East Los Angeles Level 2 Opportunity Parcel Map].

Most of the infill opportunities are located along major commercial corridors— in particular, the corridors along Whittier Boulevard, Atlantic Boulevard, Olympic and Cesar Chavez Avenues, and around future Metro Gold Line stations:

1. *Intersection of Whittier Blvd. and Atlantic Blvd* – Opportunity parcels zoned C-3 are on three out of the four corners of this intersection. The northeast and southwest corners show underutilized parcels. Without assembly, these corner parcels are 0.5 and 0.3 acres in size. The northwest corner, while appearing on the map as an opportunity, appears to be fairly utilized. The parcels located within the southwest corner represent the greatest infill opportunities for this intersection. Assembling four highly underutilized parcels to 2.5 acres could support the large mixed-use prototype.
2. *Whittier Blvd. Between Fetterly and Ferris* – To the west of the Whittier / Atlantic intersection, along Whittier Blvd., is a distinct commercial corridor backed by medium density residential. Between Fetterly and Ferris lie two adjacent underutilized parcels, totaling 1.55 acres.
3. *Future Atlantic/Pomona Metro Gold Line Station* – The triangular cluster of four highly underutilized parcels zoned C-3, located at the southwest corner of Atlantic and Pomona can be assembled to 2.1-acres and support the large mixed-use prototype. Additionally, on the southeast corner, an underutilized one-acre parking lot, zoned R-2, holds much potential for the small mixed-use prototype.
4. *Future Maravilla Metro Gold Line Station* - The Maravilla station is surrounded by eight to 10 parcels zoned C-2 and C-3, with considerable infill potential lying immediately east and on both sides of the commercial strip nearest to the station. The northerly parcels

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<sup>9</sup> In Los Angeles County, the typical R-2 parcel is 50'x150' or 7,500 sq ft. Assembling two of these parcel-types to 15,000 sq ft, or 0.34 acres, is a common practice of small townhouse project developers.

appear to be vacant and /or underutilized parking lots with the opportunity for assembly to 0.95 acres.

**Figure 6.** Infill opportunities at Atlantic Blvd. and Whittier Blvd.



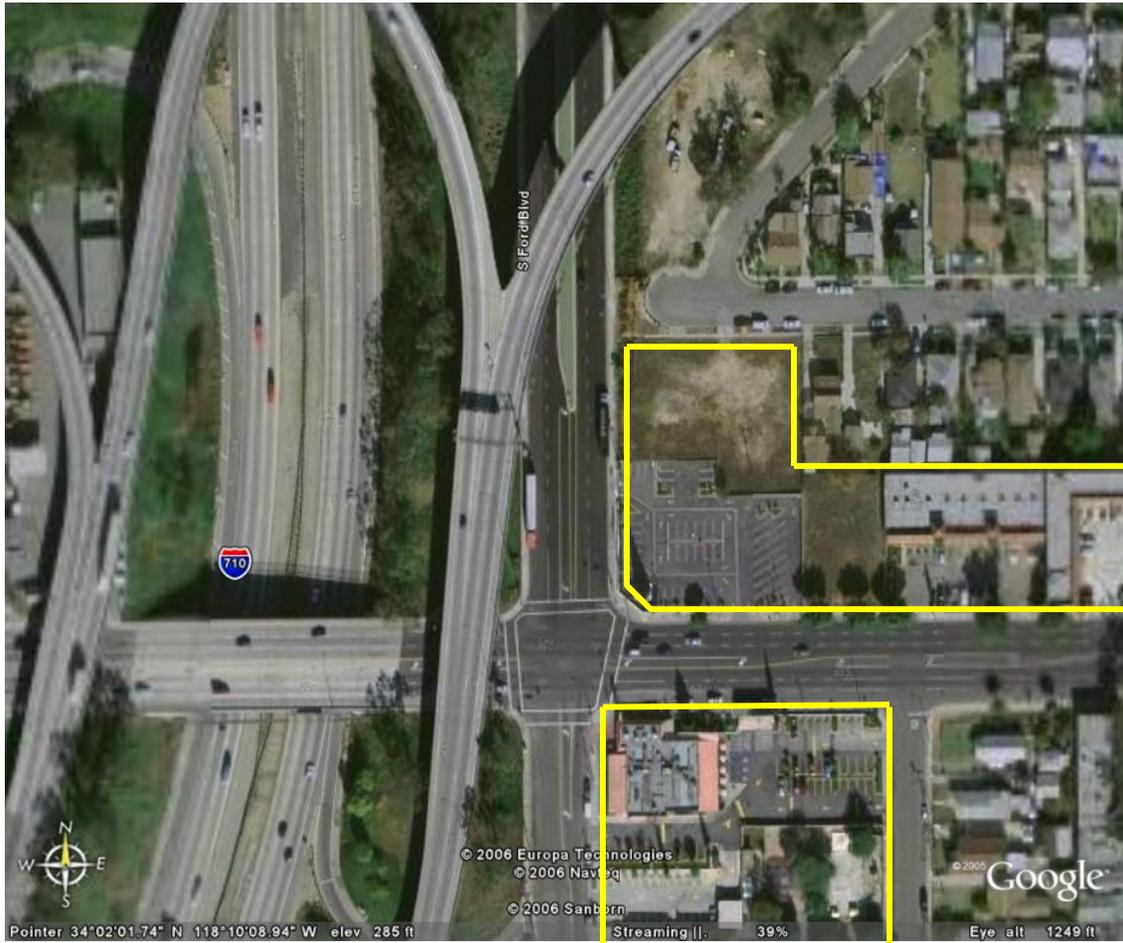
Figure 7. Infill opportunities along Whittier Blvd., between Fetterly and Ferris



**Figure 8.** Infill opportunities at the site of the future Atlantic / Pomona Metro Gold Line Station



**Figure 9.** Infill opportunities at the site of the future Maravilla Metro Gold Line Station



### 3.4.2. Florence-Firestone Infill Opportunities

A majority of infill opportunity parcels in Florence-Firestone are commercially-zoned (C-2, C-3, C-M) and under 0.4 acres in size – too small to support the small mixed-use prototype without parcel assembly. There are nearly 400 parcels of this size. In contrast, there only 24 parcels that are large enough to support the small and large mixed-use prototypes. However, all the opportunity commercial parcels are adjacent to one another along the major corridors, suggesting the potential for assembly.

Unlike the other four study areas, Florence Firestone has some degree of potential in the R-4 zone, and very limited opportunities in the R-3 zones. The R-4 opportunities are located within a set of over 250 small parcels (under 0.2 acres), between Florence and 60<sup>th</sup> Streets, which appear to have been up-zoned to R-4 densities, but with existing lower density residential land uses. In terms of opportunities for townhouse infill development on R-2 parcels, there are 22 infill opportunity parcels greater than 0.3 acres – the size needed to support the townhouse prototype.

The infill opportunities in Florence-Firestone are located predominantly within the three ½ mile TOD zones that surround the three Metro Blue Line stations. The two northerly station areas, Florence and Slauson, hold the majority of opportunity parcels, and to lesser extent the Firestone station:

1. *Northeast corner of Firestone and South Ave.* – Three commercially-zoned (C-3) opportunity parcels that total .537 acres could support a small mixed use project on the corner of a Metro station. The current land uses of the three parcels are: auto repair shop, parking lot, and vacant lot. The aerial photo suggests that this cluster of parcels is highly underutilized (over 50% vacant).
2. *Northwest corner of Firestone and Graham.* – Within ¼ mile south of the station, along Graham Ave., a series of 10 opportunity parcels lie adjacent to one another. The four immediately south of the station total 3.4 acres and have C-1,2, and C-M zoning. Parking lots, a car wash and warehouses appear to be the current land uses. The two southerly parcels are under common ownership.
3. *Southeast corner of Florence and Compton* – At this corner of the Blue Line station there are a total of 16 parcels with C-3 and R-4 zoning that total 2.4 acres. Nearly 25% of the area is covered by parking lots with the remainder 1 and 2 unit homes. While the residential portion of this site would be difficult for redevelopment, the 4 adjacent parcels that are the most south-west are parking lots and 3 of the 4 are under common ownership.
4. *Southwest corner of Slauson and Long Beach* – A large 6.5 acre, C-3 zoned parcel appears to be highly underutilized. The 85% of the lot appears to be use for parking.



**Figure 10.** Infill opportunities northeast of Florence Ave. and South Ave.

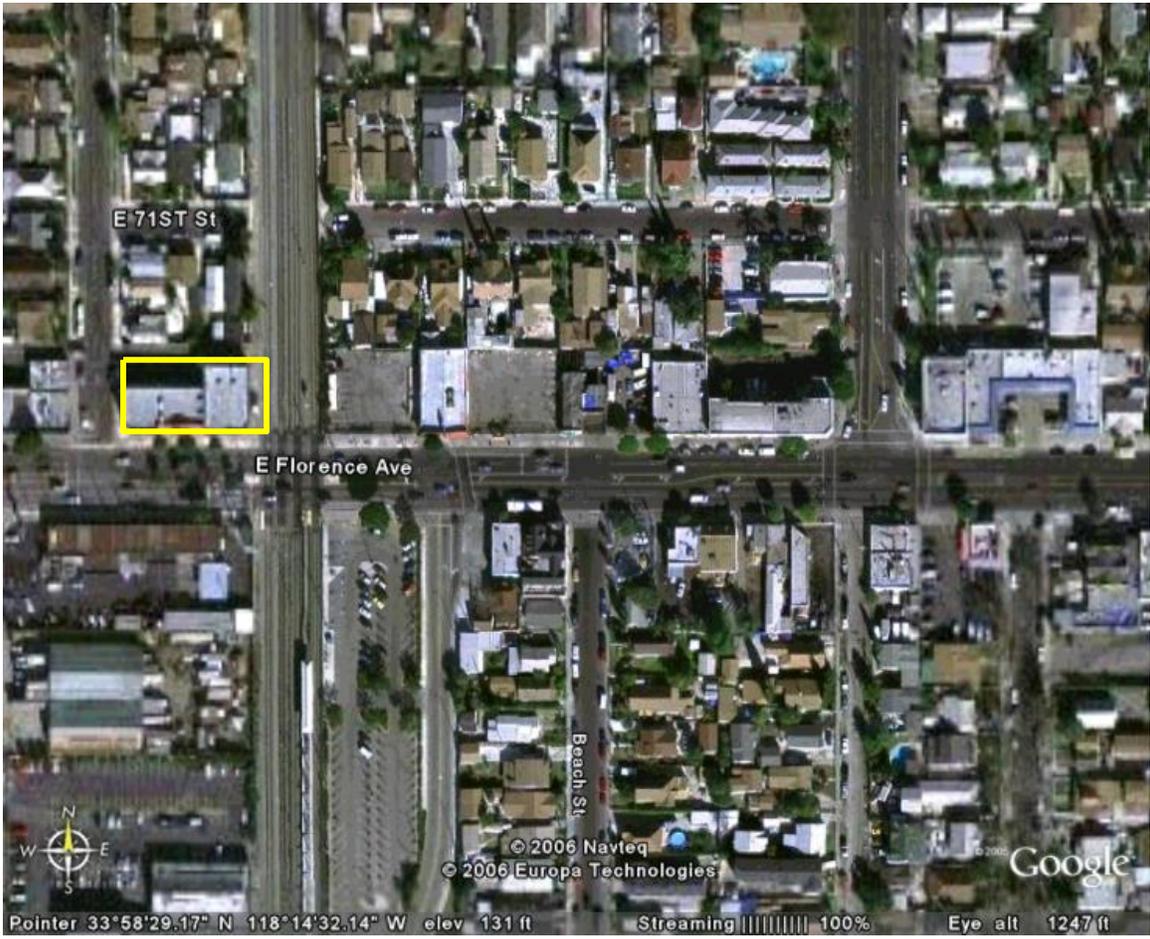


Figure 11. Infill opportunities northwest of Firestone and Graham

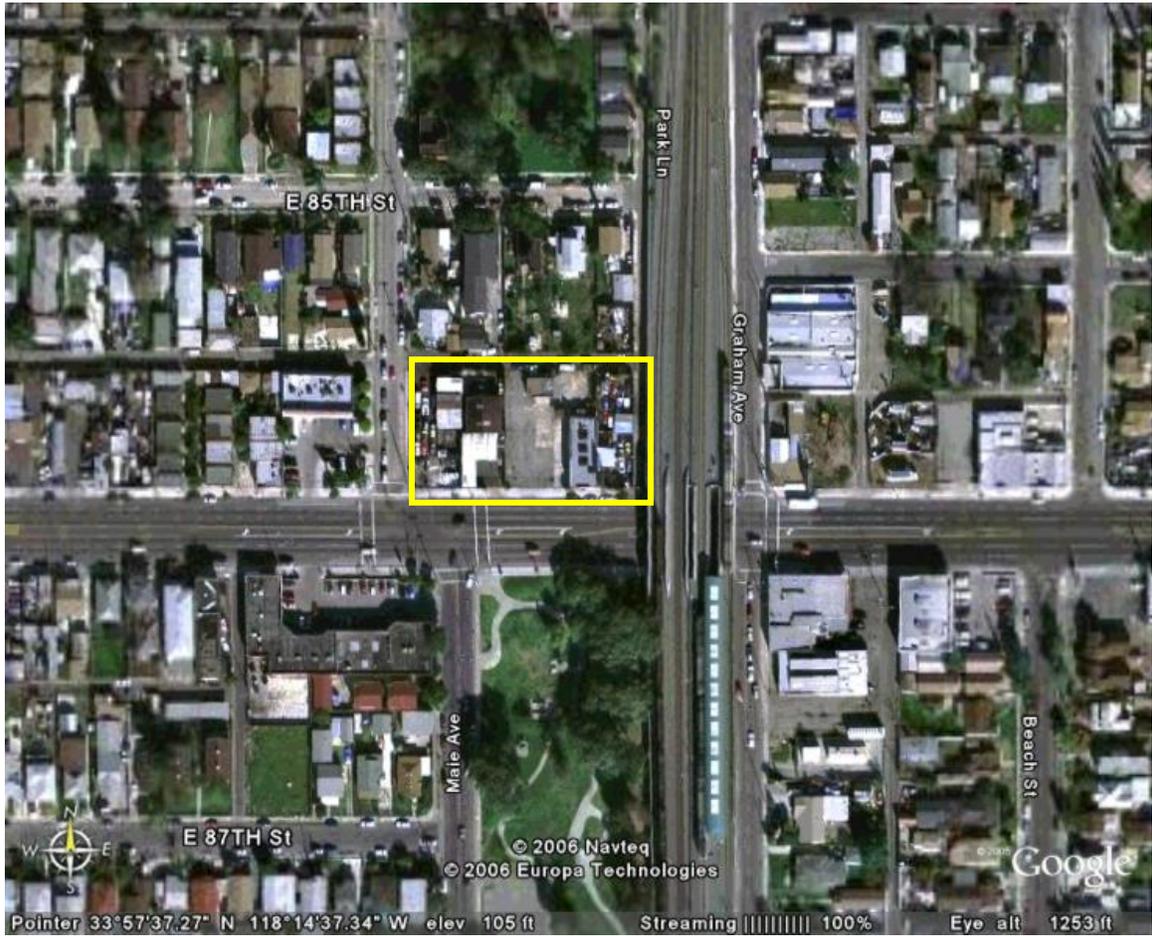
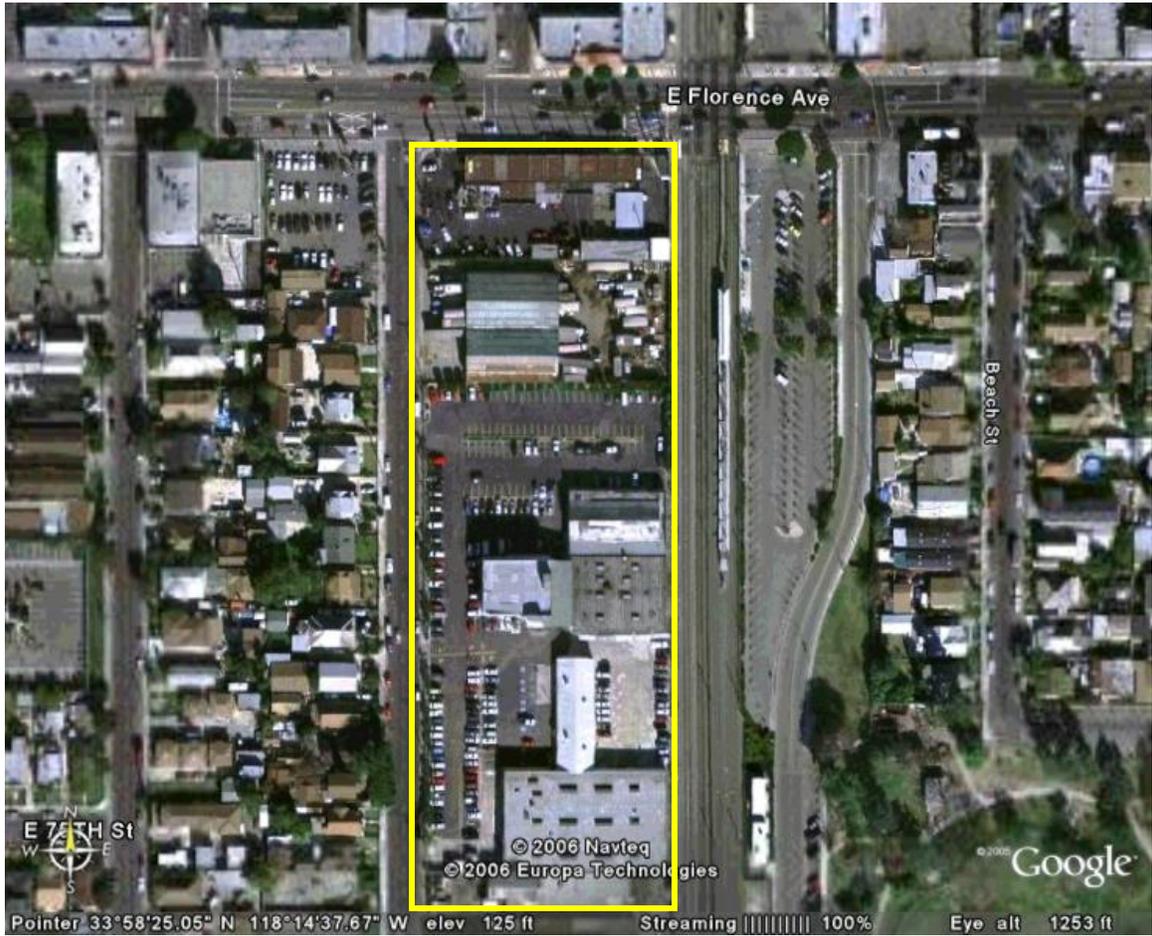


Figure 12. Infill opportunities southeast of Florence Ave. and Compton



**Figure 13.** Infill opportunities southwest of Florence Ave. and South Ave.



**Figure 14.** Infill opportunities southwest of Slauson and Long Beach



### **3.4.3. La Crescenta – Montrose Infill Opportunities**

La Crescenta - Montrose is unique among the five study areas in that it is relatively affluent and is surrounded by expensive hillside housing and high paying employment centers. While this may seemingly be an environment with strong potential for infill development, the study shows that the infill opportunities are limited to the commercial strip along Foothill Boulevard.

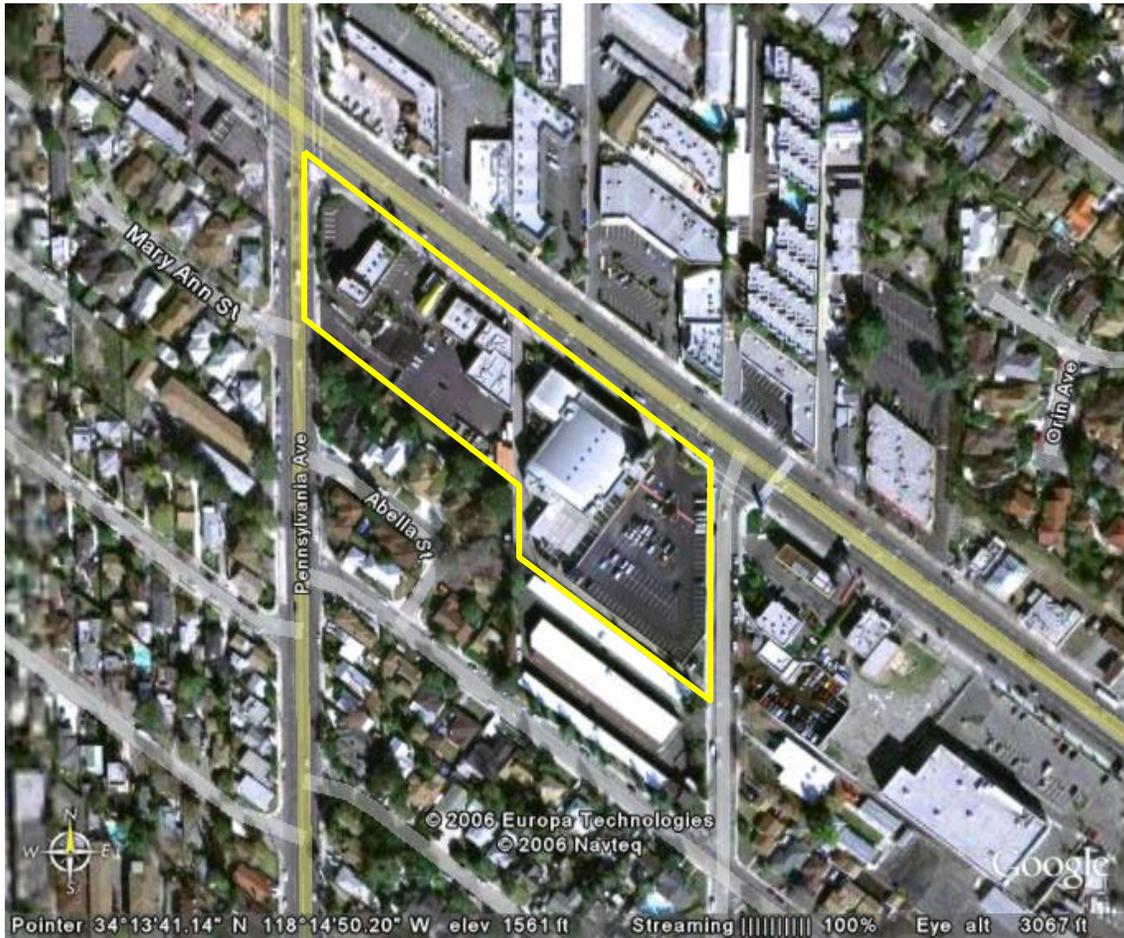
Most of the infill opportunities in La Crescenta - Montrose are located on commercially- zoned land. Only seven parcels zoned R-2 are identified as having infill potential, and all but two are less than 0.3 acres in size - the minimum size needed for the townhouse prototype. There are no parcels zoned R-3 or R-4 parcels with infill potential in La Crescenta-Montrose.

Most of the commercial infill opportunity parcels are located along Foothill Boulevard, with the majority of parcels, approximately 90, being below the necessary 0.66 acre size for the mixed-use prototypes. There are seven parcels that can accommodate the small and large mixed-use prototypes without land assembly. The smaller parcels, however, are in clusters of three or more, suggesting opportunities for parcel assembly. [see opportunity parcel size charts and Level 2 Opportunity Parcel Map in Appendix H]

The following are infill opportunities along Foothill Blvd.:

1. *South of Foothill Blvd., between Pennsylvania and Cloud St.* – Along this stretch there is a three parcel cluster totaling 0.95 acres on the western edge and a large 2.4 acre parcel on the eastern edge. The parcels are zoned C-1 and appear to be underutilized, with less than 50% building coverage.
2. *North of Foothill Blvd., between Raymond and Rosemont* – A large 2.53 acre parcel zoned C-2-BE is occupied by a large grocery store and parking lot.
3. *South of Foothill Blvd., between Raymond and Rosemont* – This entire block has infill potential; however, the parcels in this area are under 0.3 acres in size, making parcel assembly necessary. From the aerial photo, these parcels appear underutilized, with a mix of vacant and partially covered lots backed by lower density residential.

**Figure 15.** Infill opportunities south of Foothill Blvd., between, Pennsylvania and Cloud



**Figure 16.** Infill opportunities along Foothill Blvd., between Raymond and Rosemont



### **3.4.4. Lennox Infill Opportunities**

The Lennox area carries with it some recent history in regards to infill policy. The Hawthorne Green Line TOD was established to promote infill within ½ mile of the Metro Green Line Hawthorne station. However, the Lennox real estate market poses a significant barrier to infill development, even with existing infill policies. The area is predominantly a neighborhood of renters with low median incomes, and located in proximity to LAX.

The most promising infill potential rests on commercially zoned parcels; however, most require assembly in order to make infill projects feasible. In addition, there are limited infill opportunities on parcels zoned R-2 and R-3. [see opportunity parcel size charts in Appendix H]

The majority of infill opportunity parcels that are commercially-zoned are located in close proximity to one another, along Hawthorne and Inglewood Boulevards, with sizes well under 0.6 acres- the minimum size needed to support the small mixed-use prototype. Only five parcels identified are large enough in size to support such a project without assembly. However, there are over 90 smaller commercially zoned parcels located in proximity to one another, indicating that there are opportunities for assembly.

Of particular interest are the ten parcels zoned R-3 located within the commercial opportunities along Hawthorne Blvd., south of Lennox Ave. However, all of these parcels are less than the 0.6 acres needed to support the small mixed-use prototype, and will require parcel assembly along Hawthorne Blvd. These parcels pose the opportunity for both small and large mixed-use prototypes, but also indicate the need to facilitate parcel assembly.

There are approximately 30 parcels zoned R-2 with sizes greater than 0.34 acres scattered throughout the study area that could support the townhouse prototype without assembly. As most of these lots are longer than the average 50'x 150' R-2 lots typical of the townhouse projects, the units could be designed as rowhouses, with a driveway running the length of the property.

The following are infill opportunities in Lennox in mostly commercially zoned areas:

1. *Southwest corner of Lennox and Hawthorne* – This two acre parcel zoned C-2 appears to be underutilized, as a majority of the site appears to be used for parking. As this parcel is located on a busy intersection between two major commercial corridors, there is an opportunity to support the large mixed-use prototype.
2. *Southeast corner of Lennox and Hawthorne* - A cluster of ten parcels totaling 2.47 acres with C-2 and R-3-P zoning lies in the middle of this busy intersection. The land use make-up on these parcels appears to be a mix of vacant, commercial, parking and automobile uses. The area appears to be highly underutilized, with approximately 80% of the parcels being used for parking.
3. *Northeast and southeast corners of Inglewood and 111<sup>th</sup>* – These two C-2 zoned parcels are 0.44 and 0.38 acres, respectively, and show significant under-utilization. Nearly 75% of the two parcels are used for parking.

Figure 17. Infill opportunities at Lennox and Hawthorne





### **3.4.5. South Whittier-Sunshine Acres Infill Opportunities**

Similar to the other study areas, the greatest number of opportunity parcels in South Whittier-Sunshine Acres are commercially-zoned – a total of 153 such opportunity parcels. However, the majority of the parcels are smaller than the sizes needed for the small mixed-use prototype. Only 26 parcels meet or exceed the 0.6 acre threshold for the small mixed-use prototype, without parcel assembly— 10 of which would support the large mixed-use prototype.

Infill opportunities in residential zones are very limited. Townhouse potential on R-2 parcels exists on only nine parcels; however, all of these do not require assembly, as they are greater than 0.3 acres in size. On parcels zoned R-3 – parcels that would support the small multifamily prototype – only seven opportunities exist, three of which are of adequate size. There are no infill opportunities on parcels zoned R-4.

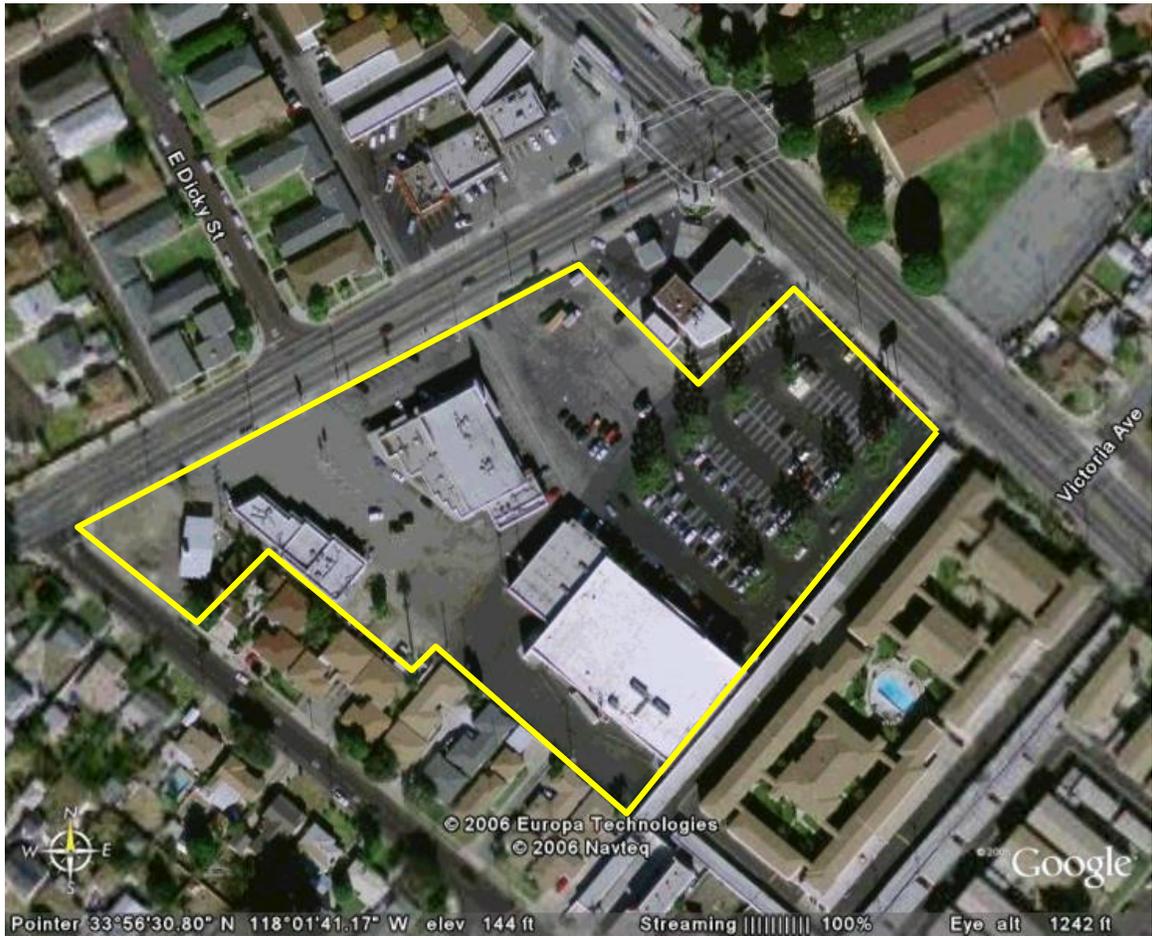
The infill opportunities in South Whittier-Sunshine Acres are located in clusters around the major intersections.:

1. *Northeast corner of Leffingwell and Valley View Ave.* – A cluster of four parcels totaling 1.5 acres with C-3 zoning. The site appears to be highly utilized with multifamily residential.
2. *South corner of Mills and Mulberry* - A cluster of five parcels totaling 6.15 acres with C-1 and C-H zoning. The land uses on the parcels are identified as a parking lot, supermarket, and several one-story retail stores. The site appears to be highly underutilized with over 80% of the lot used for parking.
3. *Northwest corner of Telegraph and Victoria* – A cluster of three parcels totaling seven acres have C-3 zoning. The two larger parcels are mobile-home parks - the smaller is vacant. The site appears to be highly utilized, with the exception of the vacant parcel.

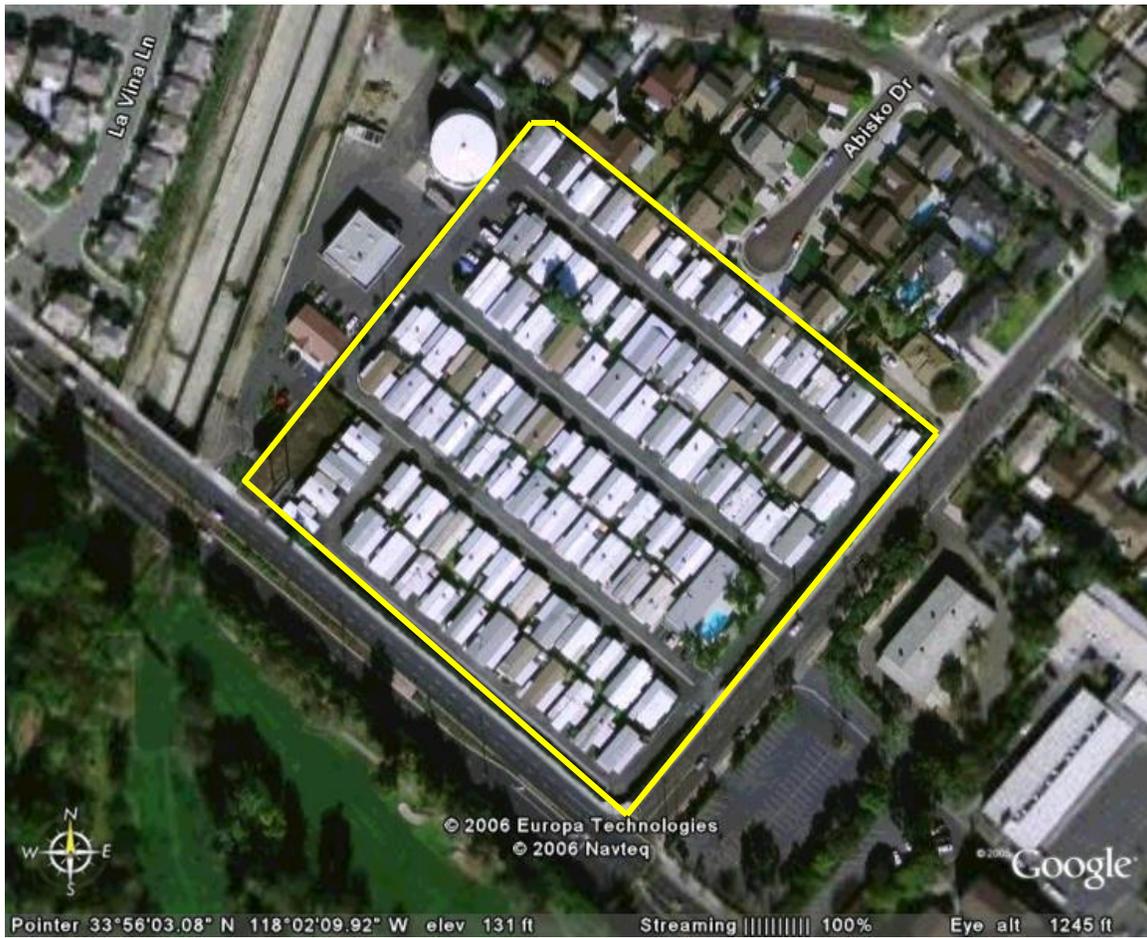
**Figure 19.** Infill opportunities at the northeast corner of Leffingwell and Valley View



Figure 20. Infill opportunities at the south corner of Mills and Mulberry



**Figure 21.** Infill opportunities at the northwest corner of Telegraph and Victoria



## 4. Financial Feasibility and Policy Analysis

The five study areas in unincorporated Los Angeles County represent challenging real estate and rental markets for infill development. Significant financial “gaps” for infill development appear under existing zoning regulations for for-sale and for rental infill prototypes.

The analysis reveals gaps in financial feasibility for for-sale projects, ranging from 12% and 45% of the total project costs, depending on the prototype and study area – enough to deter developers and potential investors from infill development opportunities. The analysis shows financial infeasibility to be the greatest in areas with the lowest real estate values and rents – namely Lennox and South Whittier-Sunshine Acres. However, even in affluent real estate areas, such as La Crescenta - Montrose, higher prices are offset by increased land costs, which can create similar financial feasibility gaps.

The analysis reveals that the for-sale large mixed-use prototype consistently has the lowest financial feasibility gap, followed by the for-sale small mixed-use prototype. Under current zoning, the for-sale small mixed-use prototype struggles from low unit counts relative to high land costs, making economies of scale unobtainable. For the same reason, the for-sale small multifamily prototype, built in R-3 zones, show the greatest financial gaps.

The analysis also reveals gaps in financial feasibility for rental infill projects, ranging from 20% to 130% of the annual Net Operating Income (NOI). These rather significant gaps indicate that rental projects are much more challenging than their for-sale counterparts, and illustrate the barrier to market-rate rental development in Los Angeles County.<sup>10</sup> As evidence to the analysis findings, nearly all the rental projects recently built and approved in Los Angeles County are not market-rate, but rather affordable subsidized projects. Until there is a prolonged upward pressure on rents and a downward pressure on land values, the latter of which is not conceivable in the short term, new rental projects will only survive with public subsidies.

The analysis also makes the following findings with respect to the impact of parking reductions and density bonuses on improving the financial feasibility of the infill prototypes:

- **Finding #1: Parking reductions and density bonuses, alone, do not significantly contribute to the financial feasibility of all-residential for-sale and rental infill prototypes.**

For example, even doubling the density from 30 to 60 units/acre for the small multifamily prototypes, produces a significant feasibility gap in East Los Angeles. Parking reductions show similar results.

The one exception to this finding is that density bonuses do contribute to the financial feasibility of the townhouse prototype on R-2 parcels. Providing a density bonus of 75%-100% on R-2 parcels would encourage townhouse development across all study areas.

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<sup>10</sup> This is supported by many developers who have indicated their unwillingness to build market-rate rental projects because they are financial infeasible.

- **Finding #2: Parking reductions and density bonuses can be effective in commercially zoned infill opportunity parcels, where there are opportunities for mixed-use development.**

The analyses show that for the small mixed-use prototype, a 100% density bonus in commercial zones, from 30 units/acre to 60 units/acre, could reduce the financial feasibility gap to zero in most of the five study areas. A 25% parking reduction (from 2 spaces/2bdr unit to 1.5 spaces/ 2bdr unit) yields almost a 50% reduction in the financial feasibility gap; a 50% parking reduction (down to 0.5 spaces/ 2bdr unit) yields up to a 75% reduction in the feasibility gap.

- **Finding #3: Density bonuses only contribute to the financial feasibility of infill projects when they can achieve economies of scale; by comparison, parking reductions have a greater and more direct impact on contributing to the financial feasibility of infill projects.**

Modest density bonuses, alone, do not significantly contribute to the financial feasibility of an infill project. Because density bonuses add additional construction costs in addition to increasing NOI, it is only when economies of scale are achieved that density bonuses are effective. Parking reductions, on the other hand, reduce construction costs and show direct and greater reductions to the financial gap. These trends generally hold true for both for-sale and rental infill prototypes.

The analyses of the five study areas shows that density bonuses of 50% or more have the most impact in contributing to the financial feasibility of an infill project, as project costs start to decrease and NOI continues to increase. Any density bonus less than 50% of the current existing zoning allowances creates only marginal and insufficient reductions to financial feasibility gaps.

- **Finding #4: In general, 50 unit projects are the threshold for infill projects to be financially feasible.**

There is a disconnect between the sizes of infill lots potentially available for development and the density allowed under current zoning. The analysis shows that density bonuses that produce 50 unit projects generally help contribute to the financial feasibility of the infill project. Based on interviews with local developers, there is an unwillingness among developers and lenders to develop infill projects with lot sizes under 29,000 sq ft (0.66 acres) - the minimum size needed to generate 50 units under current zoning.<sup>11</sup>

- **Finding #5: Market-rate rental projects are not financially feasible, even with significant policy adjustments.**

The combination of relatively high land costs and low rents make rental projects very difficult to make financially feasible. The results of the analysis show that even significant density bonuses and parking reductions are not enough to produce financially viable rental projects. Until rental prices increase to levels that are competitive with land prices, rental developments will only be achievable with public subsidies.

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<sup>11</sup> Interviews with Olson Development Co., AMCAL, Century Housing, River Bank Development, Comstock Homes, and The Phoenix Group.

The one exception to this is the potential for market-rate rental developments in La Crescenta – Montrose, which has market-rate rents sufficiently high enough to make projects pencil. However, these development would still require significant regulatory incentives, such as major density bonuses and parking reductions.

- **Finding #6: Density bonuses and parking reductions in the County’s existing infill policies are not effective enough to catalyze infill development.**

The TODs allow for density bonuses that are well below the amounts needed to encourage infill. Lot consolidation density bonuses are also provided, but only up to 15%. Furthermore, these density bonuses seem to be targeted to R-3 zones – areas with minimal infill opportunities. Altogether, these policies do not meet the necessary 50% to 100% density bonus requirements that this analysis comes to conclude.

The East Los Angeles Community Standards District, which offers density bonuses for infill development and lot consolidation, up to 15% in R-3 zones, provides only minimal incentives and is likely to not significantly encourage infill development. Infill development can be catalyzed by granting density bonuses of 75% in R-2 zones and 50% in commercial zones. Furthermore, linking the density bonus in commercial zones with a 50% reduction in parking requirements would significantly reduce the financial gap to near zero.

## 5. Policy Recommendations

Based on the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis of infill prototypes in the five study areas, the study recommends the following policies to promote infill development in the unincorporated areas of Los Angeles County:

- Encourage the development of rental infill housing by providing more resources and incentives for affordable and mixed-income rental housing developments. As the results of the study show, regulatory incentives, alone, are not enough to encourage market-rate rental infill developments because they do not significantly contribute to making infill rental projects financially feasible. Most likely, the non-profit sector and other developers willing to accept a lower profit margin are the only developers who are currently, and will continue to address, the demand for rental housing.
- Target infill policies, including a combination of parking reductions and density bonuses, in C-2, C-3, and C-M zones for the small mixed-use prototype, which is the most likely prototype to encourage infill development.
  - Based on the analyses, a 50% infill density bonus in conjunction with a 50% parking reduction could catalyze infill development on commercially-zoned parcels; in other words, increasing density from 30 units/acre to 45 units/acre, and decreasing parking from 2 spaces/unit to 1 space/unit. However, certain areas, such as Lennox, South Whittier-Sunshine Acres and Florence- Firestone, will require density bonuses of at least 100% in order to be effective.
- Allow residential uses in commercial zones by-right, which will help facilitate mixed-use infill development.
- Target infill density bonuses, between 75% and 100%, on R-2 parcels to encourage infill townhouse development. While the number of adequate size R-2 zoned parcels is limited, there are many opportunities for parcel assembly.
- Grant density bonuses for infill development in conjunction with parking reductions, when appropriate, and with modifications to development standards, such as height increases.
- In the short term, and particularly in East Los Angeles, focus less on infill policies for all residential projects on parcels zoned R-3 and R-4. The analysis shows that there are a limited number of infill opportunity parcels, and the impact of policy adjustments on financial feasibility is limited, as well.
- Restructure the East Los Angeles Community Standards District to allow for density bonuses for infill and lot consolidation of 75% in R-2 zones and 50% in commercial zones.

Restructure the Blue Line and Green Line TODs to allow for greater density bonuses for infill development and lot consolidation, and parking reductions than currently allowed.

- Green Line TOD
  1. Include 50% parking reductions for residential and mixed-use developments.
  2. Provide a by-right density bonus for infill development of 100% in commercial zones.
  3. Add flexibility to mixed-use projects by changing the requirement for 100% commercial space on the ground floor in C-2, C-3 zones. This requirement prohibits projects from meeting requisite residential unit counts.
  
- The Blue Line TOD
  1. The existing parking reduction of up to 40-60% is sufficient, but should be directed to all zones.
  2. Same as 2 and 3 above in Green Line

## 6. Appendices

### Appendix A: GeoScreening Background, Data Set-Up and Infill Opportunity Site Selection Determinants

#### GeoScreening Overview:

Through the integration of parcel, zoning and Assessor datasets, Solimar is able to construct specified fields that can be used for the identification of infill opportunity sites. These sites can be for placing residential, mixed-use or park uses, in addition to others. A detailed query can be performed to identify the most underutilized parcels. The fields developed to identify a parcel's infill characteristics fall into two categories of primary and secondary fields.

#### Primary Fields:

The primary fields are derived mainly from the parcel and zoning datasets. For this reason, they are less likely to contain errors than the secondary datasets, which are primarily derived from Assessor data. The primary fields can be used to identify parcels by size and zoning characteristics. These fields specifically identify how closely a parcel is built out compared to what its zoning allows.

*Size* (Square Feet and Acres) – Calculated in the GIS on the vector parcel dataset using the Xtools extension.

*Zoning General* (R-1, R-2, R-3, R-4, C, M) – Identifies primary zoning type associated with parcel, and focuses screen on Residential, Commercial or Industrial zoned parcels.

*Zoning Specific* – A coding that often follows the general zoning for a given parcel. Identifies specific restrictions associated with the zoning type.

*Density* – Listed as units per acre. Listed by a local planner who associates density with each specific zoning code that allows for residential development.

*Maximum Allowed Units* – Calculated by multiplying *Density* by *Size* (Acres). A round-down is forced so that all values are in whole numbers. Example: a value of 2.8 would result in a *Maximum Allowed Units* of 2.

*Existing Residential Units* (Derived from Assessor data) – The current number of residential units on a given parcel. Totaled by adding all 'Building Records' in the Assessor property record. Parcels with land uses of 'Hotel/Motel' or 'Hospitals' are queried and have values manually set to 0. (These land uses tend to be dropped in the screening process, which leads to a better identification of total existing units when summed up for a given region.)

*Built Capacity* – A ratio that identifies the current build-out of a given parcel. Calculated by dividing *Existing Residential Units* by the *Maximum Allowed Units*. Values commonly used for screens are less than 75% and less than 50%.

*Remaining Capacity* – The number of units that can still be built on a given parcel under the current zoning. Calculated by subtracting *Existing Residential Units* from *Maximum Allowed Units*.

*Adjacency of Parcels (Assemblage)* – Screen for the potential of merging parcels. Currently only capable through manual selection in the GIS.

### **Secondary Fields:**

The secondary fields are derived entirely from Assessor data. Due to the complexity, size and method of Assessor data updates, the Assessor data for a given region will never be completely accurate. Our experience after many years of working with this data is that it is generally 85 – 90% correct, which is sufficient for the large area screening for which the GeoScreening is intended. These are separated from the above screening fields, which are generally close to 100% correct.

*Investment Index* – A ratio of improvement value of a parcel to its land value. The higher the ratio the greater the investment, which has been made to improve the parcel. Due to the enactment of Proposition 13 in California, the absolute values of improvement and land values can greatly differ on similar parcels. A value of 0.9 or less is commonly identified as ripe for redevelopment. A value of 2 or greater is not likely a good candidate for redevelopment.

-‘0’ Land value – When utilizing the Investment Index field, it is important that a value of ‘0’ can result from two different conditions: 1. The improvement value is ‘0’, which is the ideal situation as this generally means that the property is vacant. 2. The land value is ‘0’, which often means that the parcel is publicly-owned, either by local, state or federal government.

*Year Built* – Derived from the first building record in a property record for a given parcel. For the use of identifying infill potential, all parcels with a *Year Built* of 1990 or more recent are dropped.

*Land Use Category* – Based on the more detailed Assessor land use code, identifies the current land use of a parcel. The following categories are often dropped from screens looking to identify residential infill opportunities: Utility/Municipality and Institutional.

*Owner* – Taken directly from Assessor data. Not necessarily used as a screen, but used after the screening process to see whether a given parcel is private or publicly owned.

*Property Exemption* – Parcels that claim the standard \$7,000 property exemption can assumed to be owner-occupied units. This is helpful in gauging owner-occupied levels in given communities.

### **Data Set-Up:**

As mentioned above, the datasets used for Infill Opportunity site selection are the Assessor GIS-based parcel dataset, the Assessor property information database, and the planning departments’ GIS-based zoning dataset. These datasets were integrated for all of the County areas being studied. One issue that occurred during selection of the dataset was that some parcels straddled the boundaries of the County unincorporated study areas. In selecting the one to add to the analysis, it was decided to select all parcels with geographic centers within the study area boundary. This served as an objective way to include parcels that, for the most part, had at least

50% of their area within the study area. Once the parcels were set up, it was possible to begin the selection of Infill Opportunity Sites.

### **Infill Opportunity Site Selection:**

Working closely with DRP planners, specific screens were set up to identify Infill Opportunity Sites. As there are different types of opportunities, separate mutually exclusive screens were set up, as well as further refined screens of the parcels with medium and high density zoning. The first step was to screen parcels with opportunities into three classes of Single Family (Lower Density), Second Unit Opportunities and Medium and High Density Opportunities. The latter is the central focus of this report. It was decided to further refine the screening of the Medium and High Density Opportunities in order to identify the most likely areas where infill development might occur. This screen is referred to as the Level 2 Opportunities screen.

Following is a detailed breakdown and description of the screens applied:

#### **Single Family (Low Density)**

R1, A1 (R-A, A-2) – By-Right Development

1. Remove parcels smaller than 1,500 sq/ft
2. Built Capacity less than or equal to 50%
3. Remove parcels with Remaining Capacity less than 1 unit
4. Remove parcels with following land use categories: Res Condo, Utility/Municipal, Institutional

#### **Second Units**

R1, A1 (R-A, A-2) Second Units

1. Remove parcels smaller than 5,000 sq/ft
2. Remove parcels with Existing Res Units > 1
3. Remove parcels with Remaining Capacity greater than 0

#### **Level 1: Medium and High Density Parcels**

R2 (R-2-P), R3 (R-3-P, R-3-DP), R4 (R-4-DP), Commercial

1. Remove parcels smaller than 1,500 sq/ft
2. Remove parcels with Built Capacity greater than 75%
3. Remove parcels with Remaining Capacity less than 1 unit
4. Remove parcels developed from 1990 to present
5. Remove parcels with following land use categories: Res Condo; Utility/Municipal; Institutional

#### **Level 2: Medium and High Density Parcels**

(Further refinement of the Level 1 screen)

1. Drop parcels smaller than 5,000 sq/ft
  2. Drop parcels with Built Capacity greater than 50%
  3. Drop parcels with Improvement Ratio of 2 and greater
- Drop parcels with Remaining Capacity less than 3

## **Appendix B: Study Areas Statistics Matrix**

The following matrix provides various breakdowns for each of the study areas. This includes area, associated regions and Infill Opportunity numbers.

The Level 1 and Level 2 Medium and High Density Infill Opportunity Screens have been separated out into residential and commercially-zoned parcels.

STUDY AREA	SUPDIST	SCAG Subregion	ACRES	2% Area Acres	SEA Acres	L1 -MH Res	L1 - Comm	L2 -MH Res	L2 - Comm	Low By-Right	2nd Units
ALONDRA PARK	SECOND	Gateway Cities	731.4	230	0	93	404	7	393	88	1,391
ALTADENA	FIFTH	San Gabriel Valley	5,603.8	0	0	827	2,855	274	2,069	3,566	10,382
AVOCADO HEIGHTS	FIRST	San Gabriel Valley	1,593.0	1,593	0	0	1,534	0	1,007	1,006	2,462
BANDINI ISLANDS	FIRST	Gateway Cities	30.7	31	0	0	0	0	0	0	0
CERRITOS ISLANDS	FOURTH	Gateway Cities	41.9	9	0	10	0	10	0	6	51
CHARTER OAK	FIFTH	San Gabriel Valley	654.0	0	0	76	1,036	45	835	208	1,605
COVINA ISLANDS	FIFTH	San Gabriel Valley	842.4	12	0	0	119	0	116	161	3,273
DEL AIRE	SECOND	Gateway Cities	653.5	177	0	1	262	0	213	15	2,524
EAST AZUSA	FIFTH	San Gabriel Valley	356.2	23	37	0	0	0	0	192	126
EAST COMPTON	SECOND	Gateway Cities	528.0	446	0	158	460	74	269	77	1,504
EAST IRWINDALE	FIFTH	San Gabriel Valley	950.3	0	0	29	243	24	213	161	3,618
<b>EAST LOS ANGELES</b>	<b>FIRST</b>	<b>Gateway Cities</b>	<b>4,762.3</b>	<b>4,604</b>	<b>0</b>	<b>4,137</b>	<b>7,597</b>	<b>799</b>	<b>5,433</b>	<b>171</b>	<b>878</b>
EAST PASADENA - EAST SAN GABRIEL	FIFTH	San Gabriel Valley	2,256.7	360	0	198	1,620	93	1,246	1,302	5,352
EAST SAN DIMAS	FIFTH	San Gabriel Valley	135.0	0	0	0	57	0	25	91	372
<b>FLORENCE - FIRESTONE</b>	<b>SECOND</b>	<b>Gateway Cities</b>	<b>2,273.5</b>	<b>2,199</b>	<b>0</b>	<b>3,585</b>	<b>6,094</b>	<b>1,809</b>	<b>4,222</b>	<b>4</b>	<b>54</b>
FRANKLIN CANYON	THIRD	Westside Cities	111.9	0	0	0	0	0	0	81	52
GLENDORA ISLANDS	FIFTH	San Gabriel Valley	251.2	0	0	0	0	0	0	4	2
HACIENDA HEIGHTS	FOURTH	San Gabriel Valley	7,589.7	1,128	153	163	6,746	154	4,024	2,421	11,455
HAWTHORNE ISLAND	SECOND	Gateway Cities	75.7	33	0	269	19	18	3	0	0
KAGEL CANYON	FIFTH	North Los Angeles County	645.8	0	0	0	13	0	12	3,350	58
KINNELOA MESA	FIFTH	San Gabriel Valley	1,042.3	0	0	0	0	0	0	385	439
<b>LA CRESCENTA - MONTROSE</b>	<b>FIFTH</b>	<b>Arroyo Verdugo</b>	<b>2,208.4</b>	<b>0</b>	<b>0</b>	<b>209</b>	<b>1,217</b>	<b>56</b>	<b>854</b>	<b>408</b>	<b>4,408</b>
LA HABRA HEIGHTS ISLANDS	FOURTH	Gateway Cities	103.7	0	0	0	0	0	0	22	225
LA RAMBLA	FOURTH	City of Los Angeles	134.7	0	0	74	427	15	229	76	90
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS	SECOND	Westside Cities	3,077.8	110	0	520	1,929	169	1,423	8,072	4,571
<b>LENNOX</b>	<b>SECOND</b>	<b>Gateway Cities</b>	<b>704.9</b>	<b>296</b>	<b>0</b>	<b>923</b>	<b>509</b>	<b>226</b>	<b>411</b>	<b>3</b>	<b>31</b>

LONG BEACH ISLAND	FOURTH	Gateway Cities	94.7	62	0	0	175	0	175	0	429
LOPEZ CANYON	FIFTH	City of Los Angeles	806.9	0	0	0	230	0	228	188	1
LYNWOOD ISLAND	SECOND	Gateway Cities	83.4	0	0	0	0	0	0	0	0
NORTH CLAREMONT	FIFTH	San Gabriel Valley	549.1	0	2	0	0	0	0	369	36
NORTH POMONA	FIRST	San Gabriel Valley	32.8	0	0	0	0	0	0	4	69
NORTH WHITTIER	FOURTH	Gateway Cities	3,532.3	780	250	0	27	0	27	8,905	982
NORTHEAST LA VERNE	FIFTH	San Gabriel Valley	1,185.3	0	0	0	0	0	0	149	0
NORTHEAST SAN DIMAS	FIFTH	North Los Angeles County	55.2	0	13	0	0	0	0	20	0
OAT MOUNTAIN	FIFTH	City of Los Angeles	16,063.5	0	9,536	0	0	0	0	6,713	303
RANCHO DOMINGUEZ	SECOND	Gateway Cities	1,728.5	1,729	0	0	3,120	0	3,120	0	0
ROWLAND HEIGHTS	FOURTH	San Gabriel Valley	8,461.5	702	1,297	874	4,607	696	3,156	9,994	8,668
SAN PASQUAL	FIFTH	San Gabriel Valley	163.7	0	0	187	62	119	55	77	497
SOUTH DIAMOND BAR	FOURTH	San Gabriel Valley	3,557.1	0	2,528	0	0	0	0	3,466	2
SOUTH EL MONTE ISLAND	FIRST	San Gabriel Valley	2.5	3	0	0	0	0	0	0	0
SOUTH MONROVIA ISLANDS	FIFTH	San Gabriel Valley	1,084.1	93	0	8	396	0	309	1,129	3,642
SOUTH SAN GABRIEL	FIRST	San Gabriel Valley	968.3	9	101	70	363	31	258	1,014	1,360
SOUTH SAN JOSE HILLS	FIRST	San Gabriel Valley	965.4	300	0	0	976	0	917	178	3,072
SOUTH WALNUT	FIRST	San Gabriel Valley	96.9	97	0	0	0	0	0	0	0
<b>SOUTH WHITTIER - SUNSHINE ACRES</b>	<b>FOURTH</b>	<b>Gateway Cities</b>	<b>4,126.1</b>	<b>41</b>	<b>0</b>	<b>3,801</b>	<b>2,309</b>	<b>3,279</b>	<b>2,069</b>	<b>988</b>	<b>11,729</b>
SYLMAR ISLAND	FIFTH	North Los Angeles County	1,226.9	0	0	0	0	0	0	78	2
UNIVERSAL CITY	THIRD	City of Los Angeles	300.5	114	0	0	0	0	0	0	0
VALINDA	FIRST	San Gabriel Valley	1,299.4	30	0	4	598	0	515	430	3,902
W ATHENS – WESTMONT	SECOND	Gateway Cities	2,037.5	1,176	0	1,939	3,127	272	2,518	1,459	2,844
W RANCHO DOMINGUEZ - VICTORIA	SECOND	Gateway Cities	2,544.9	219	0	293	1,720	112	1,235	380	4,306
WALNUT ISLANDS	FIFTH	San Gabriel Valley	2,419.4	0	209	0	0	0	0	681	1,016
WALNUT PARK	FIRST	Gateway Cities	480.4	410	0	1,744	1,050	570	731	5	894
WEST CARSON	FOURTH	City of Los Angeles	1,643.8	1,175	8	2,674	1,968	2,347	1,612	246	2,446
WEST CHATSWORTH	FIFTH	City of Los Angeles	1,381.5	0	744	3	63	3	41	844	409
WEST CLAREMONT	FIFTH	San Gabriel Valley	781.2	0	0	0	0	0	0	1,414	308
WEST FOX HILLS	SECOND	Westside Cities	31.1	0	0	12	17	10	11	1	84
WEST LOS ANGELES (SAWTELLE VA)	THIRD	Westside Cities	577.9	353	0	4,853	0	4,853	0	0	0

WEST PUENTE VALLEY	FIRST	San Gabriel Valley	1,197.4	306	0	0	162	0	143	109	4,796
WEST SAN DIMAS	FIFTH	San Gabriel Valley	239.4	0	0	0	0	0	0	195	82
WEST WHITTIER - LOS NIETOS	FIRST	Gateway Cities	1,665.3	50	0	327	982	73	728	254	5,091
WESTFIELD	FOURTH	Gateway Cities	441.4	0	1	1,980	12	1,320	0	53	452
WHITTIER NARROWS	FIRST	San Gabriel Valley	2,249.5	676	1,297	75	230	43	227	118	264
WILLOWBROOK	SECOND	City of Los Angeles	1,074.7	921	0	969	954	405	583	302	670
		TOTAL	102,508.3	20,491	16,174	31,085	56,289	17,906	41,655	61,633	112,919
						Level 1 Total:	87,374	Level 2 Total	59,561		

## Appendix C: Regional Infill Opportunity Statistics

The following charts provide the breakdowns of Infill Opportunity statistics by specific regional boundaries including: County Supervisorial Districts, SCAG Subregions, SCAG 2% Strategy Areas and DRP identified Significant Ecological Areas.

These rolled up number address the parcels that were later removed from the 5 Detail Study areas: East Los Angeles, Lennox, Florence-Firestone, LaCrescenta-Montrose, and South Whittier- Sunshine Acres. This represented a small amount of the total in the end, with fewer than a one hundred parcels removed.

It is also important to note that although in the earlier Infill Opportunity Matrix (Appendix B) each study area was associated with a given region, such as Supervisorial District or SCAG Subregion, most of the detailed study areas do not fall exactly within a given boundary. For example, a given study area may straddle the boundaries of two Supervisorial Districts. The following number split the parcels exactly by the region they fall within.

By Supervisorial District

Level 1:

District	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
FIFTH							
C	997	309.414	1537.962	638042.859	13518.70249	1038	7781
R-2	573	111.756	2584.486	37503.361	8495.468271	676	951
R-3	111	42.191	1586.902	111934.175	16559.0003	166	421
R-4	22	6.158	2458.959	44895.461	12196.62	109	188
Total	1703	469.519	1537.962	638042.859	12009.64438	1989	9341
FIRST							
C	3207	704.075	1602.961	710330.863	9563.211165	1539	19066
R-2	3414	545.546	2614.145	138626.453	6960.825321	3492	4409
R-3	1072	196.054	3166.365	1563432.6	7966.659262	1167	2751
R-4	489	68.9	1833.892	65611.289	6137.595174	780	2429
Total	8182	1514.57	1602.961	1563432.6	8063.4342	6978	28655

FOURTH							
C	510	427.862	1745.687	441628.599	36545.01507	168	12416
R-2	52	10.736	5000.905	76296.285	8991.601	40	123
R-3	112	250.941	4504.708	366001.242	97593.82282	273	2577
R-4	3	66.052	53161.122	2765356.04	959073.9687	0	3250
Total	677	755.591	1745.687	2765356.04	48616.32349	481	18366
SECOND							
C	1883	658.038	1558.412	2481882.69	15222.63741	2061	17923
R-2	4505	745.399	2622.044	97146.941	7207.162103	4767	6213
R-3	416	260.06	1567.28	2139439.75	27230.26051	375	3428
R-4							
Total	6804	1663.5	1558.412	2481882.69	10649.65901	7203	27564
THIRD							
C	1	0.416	18120.763	18120.763	18120.763	0	12
R-2							
R-3							
R-4	2	97.075	93004.413	4135582.43	2114293.423	0	4853
Total	3	97.491	18120.763	4135582.43	1415569.203	0	4865
All Districts							
C	6598	2099.81	1537.962	2481882.69	13862.93866	4806	57198
R-2	8544	1413.44	2584.486	138626.453	7205.991279	8975	11696
R-3	1711	749.246	1567.28	2139439.75	19074.57878	1981	9177
R-4	516	238.185	1833.892	4135582.43	20107.40006	889	10720
TOTAL	17369	4500.67	1537.962	4135582.43	11287.21754	16651	88791

Level 2:

District	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
FIFTH							

C	592	211.44	5001	638042.859	15557.76241	381	5692
R-2	60	19.725	8051.635	37503.361	14319.50988	65	247
R-3	32	18.884	5414.234	109744.361	25706.16866	19	259
R-4	11	3.206	6887.385	44895.461	12694.28527	25	131
Total	695	253.255	5001	638042.859	15872.80643	490	6329
FIRST							
C	1678	499.733	5000.318	710330.863	12972.53448	572	14384
R-2	139	42.697	7689.344	34423.89	13380.48362	97	571
R-3	238	84.321	5111.647	1563432.6	15432.62834	201	1301
R-4	339	51.838	5120.433	23060.883	6660.953799	485	1937
Total	2394	678.589	5000.318	1563432.6	12347.04635	1355	18193
FOURTH							
C	326	276.847	5025.163	441628.599	36992.17297	108	8035
R-2	6	3.782	11155.758	76296.285	27454.91017	4	57
R-3	57	158.373	5081.12	199144.215	121025.0846	34	1682
R-4	3	66.052	53161.122	2765356.04	959073.9687	0	3250
Total	392	505.054	5025.163	2765356.04	56122.01423	146	13024
SECOND							
C	994	509.092	5000.108	2481882.69	22310.36375	1348	14159
R-2	206	83.486	8101.839	97146.941	17654.57018	155	1182
R-3	132	195.773	5850.241	2139439.75	64604.05111	71	2984
R-4							
Total	1332	788.351	5000.108	2481882.69	25781.58992	1574	18325
THIRD							
C	1	0.416	18120.763	18120.763	18120.763	0	12
R-2							
R-3							
R-4	2	97.075	93004.413	4135582.43	2114293.423	0	4853
Total	3	97.491	18120.763	4135582.43	1415569.203	0	4865
All Districts							

C	3591	1497.53	5000.108	2481882.69	18165.46336	2409	42282
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	459	457.351	5081.12	2139439.75	43402.45646	325	6226
R-4	355	218.171	5120.433	4135582.43	26770.44853	510	10171
TOTAL	4816	2322.74	5000.108	4135582.43	21008.73015	3565	60736

Lower Density:

District	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
FIRST	1947	1201.8	5426	2454335	26886	1496	4460
SECOND	1042	1469.8	5460	11060634	61445	688	10709
THIRD	25	136.2	16694	1904321	237358	14	307
FOURTH	1914	7914.7	5497	32266836	180127	1388	25803
FIFTH	3782	20630.9	5486	19006471	237621	2422	23006
<b>Grand Total</b>	8710	31353.4	5426	32266836	156803	6008	64285

Second Units:

District	Count
First	28,698
Second	20,425
Third	257
Fourth	32,324
Fifth	31,218
Grand Total	112,922

By SCAG Subregion

Level 1:

SCAG Sub Region ID	Name	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
6	North Los Angeles County							
C		4	0.533	2422.92	9812.089	5797.869	0	13
R-2								
R-3								
R-4								
Total		4	0.533	2422.92	9812.089	5797.869	0	13
8	City of Los Angeles							
C		988	178.282	1623.392	638042.859	7860.71926	826	4258
R-2		1893	299.869	2614.145	138626.453	6900.484296	1722	2572
R-3		33	7.47	4693.547	43767.847	9860.459455	12	50
R-4		42	7.973	1833.892	65611.289	8270.998857	116	260
Total		2956	493.594	1623.392	638042.859	7273.946047	2676	7140
10	Arroyo Verdugo							
C		156	44.546	1632.133	250996.805	12439.20338	49	1217
R-2		102	17.39	2584.486	14369.187	7424.981667	111	140
R-3		37	13.088	1586.902	109744.361	15411.94935	26	92
R-4								
Total		295	75.024	1586.902	250996.805	11078.32537	186	1449
11	San Gabriel Valley COG							
C		1456	785.064	1537.962	710330.863	23487.18458	1051	21807
R-2		512	103.377	2604.837	76296.285	8795.165131	614	901
R-3		155	104.841	4482.018	1563432.601	29464.69117	363	1309
R-4		24	8.726	2458.959	58704.742	15841.31267	109	264
Total		2147	1002.008	1537.962	1563432.601	20329.61525	2137	24281
12	Westside Cities							
C		139	67.106	1749.862	418625.921	21028.70707	8	1925

R-2		312	49.041	5526.334	16277.542	6846.904904	338	347
R-3		42	14.836	1901.322	87024.192	15385.26721	23	180
R-4		2	97.075	93004.413	4135582.433	2114293.423	0	4853
Total		495	228.058	1749.862	4135582.433	20068.67208	369	7305
13	South Bay Cities COG							
C		758	240.295	1725.197	388072.564	13810.07199	605	6223
R-2		2789	462.665	2629.996	97146.941	7225.476532	3070	3762
R-3		193	388.136	2954.211	2139439.746	87598.47982	285	4711
R-4								
Total		3740	1091.096	1725.197	2139439.746	12707.59231	3960	14696
14	Gateway Cities COG							
C		3097	783.979	1558.412	2481882.686	11026.54371	2267	21755
R-2		2936	481.095	2637.416	68578.372	7137.878632	3120	3974
R-3		1251	220.875	1567.28	339665.025	7690.848955	1272	2835
R-4		448	124.411	1990.932	2765356.042	12096.55833	664	5343
Total		7732	1610.36	1558.412	2765356.042	9072.235863	7323	33907
TOTAL								
C		6598	2099.805	1537.962	2481882.686	13862.93866	4806	57198
R-2		8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3		1711	749.246	1567.28	2139439.746	19074.57878	1981	9177
R-4		516	238.185	1833.892	4135582.433	20107.40006	889	10720
Total		17369	4500.673	1537.962	4135582.433	11287.21754	16651	88791

Level 2:

SCAG Sub Region ID	Name	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
6	North Los Angeles County							
C		3	0.477	5218.843	9812.089	6922.852	0	12
R-2								
R-3								
R-4								

Total		3	0.477	5218.843	9812.089	6922.852	0	12
8	City of Los Angeles							
C		381	105.863	5011.053	638042.859	12103.95533	342	2740
R-2		94	28.7	7689.344	42326.577	13301.15233	43	406
R-3		2	0.928	19843.824	20542.026	20192.925	1	7
R-4		31	5.367	5489.036	23060.883	7543.571645	49	202
Total		508	140.858	5011.053	638042.859	12079.03911	435	3355
10	Arroyo Verdugo							
C		97	30.629	5092.888	110059.132	13754.12682	20	854
R-2		8	2.073	8582.298	14369.187	11281.17675	7	26
R-3		6	5.828	13160.068	109744.361	42314.82617	3	53
R-4								
Total		111	38.53	5092.888	110059.132	15119.71777	30	933
11	San Gabriel Valley COG							
C		930	530.106	5001	710330.863	24829.19812	351	15115
R-2		55	19.978	8051.635	76296.285	15821.77429	58	259
R-3		57	70.397	5081.12	1563432.601	53801.02377	17	1013
R-4		13	5.774	6887.385	58704.742	19346.38477	25	207
Total		1055	626.255	5001	1563432.601	25857.35848	451	16594
12	Westside Cities							
C		80	49.05	5065.979	418175.594	26707.80589	5	1423
R-2		7	1.927	8101.839	16277.542	11994.91657	4	26
R-3		18	10.009	5850.241	87024.192	24219.71533	0	153
R-4		2	97.075	93004.413	4135582.433	2114293.423	0	4853
Total		107	158.061	5065.979	4135582.433	64347.01504	9	6455
13	South Bay Cities COG							
C		473	187.017	5005.413	388072.564	17223.74458	219	5165
R-2		102	39.616	8353.28	97146.941	16917.85343	81	549
R-3		99	298.602	5866.276	2139439.746	131381.0688	83	3897
R-4								
Total		674	525.235	5005.413	2139439.746	33945.36802	383	9611
14	Gateway Cities COG							

C		1627	594.386	5000.108	2481882.686	15913.36397	1472	16973
R-2		145	57.396	7690.645	68578.372	17243.36517	128	791
R-3		277	71.587	5111.647	104734.28	11256.72803	221	1103
R-4		309	109.955	5120.433	2765356.042	15500.2222	436	4909
Total		2358	833.324	5000.108	2765356.042	15393.98365	2257	23776
TOTAL								
C		3591	1497.528	5000.108	2481882.686	18165.46336	2409	42282
R-2		411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3		459	457.351	5081.12	2139439.746	43402.45646	325	6226
R-4		355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total		4816	2322.74	5000.108	4135582.433	21008.73015	3565	60736

Lower Density:

SCAG Subregion ID	Name	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
6	North Los Angeles County	299	4319.0	5507	10065188	629222	53	4928
8	City of Los Angeles	664	11504.4	5427	19006471	754714	82	6579
10	Arroyo Verdugo	307	552.4	5857	5760479	78385	233	2261
11	San Gabriel Valley COG	5263	11461.1	5426	32266836	94859	3975	28410
12	Westside Cities	479	1143.1	5619	11060634	103953	397	8136
13	South Bay Cities COG	236	279.7	5564	5052142	51616	86	1829
14	Gateway Cities COG	1457	2080.2	5460	12232675	62193	1181	12136
<b>Grand Total</b>		8705	31339.9	5426	32266836	156803	6007	64279

Second Units:

SCAG Subregion ID	Name	Total
6	North Los Angeles County	77
8	City of Los Angeles	1514

10	Arroyo Verdugo	4048
11	San Gabriel Valley Association of Cities	66673
12	Westside Cities	4650
13	South Bay Cities Association	9584
14	Gateway Cities	26368
15	VCOG - Ventura Council of Governments	8
Grand Total		112,922

SCAG 2% Strategy Areas

Level 1:

2% Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes							
C	4274	1106.606	1558.412	2481882.686	11278.22116	3108	30207
R-2	5686	917.684	2614.145	138626.453	7030.524395	5727	7669
R-3	1384	368.207	2954.211	1563432.601	11588.92821	1402	5049
R-4	491	165.975	1833.892	4135582.433	14724.78796	780	7282
Total	11835	2558.472	1558.412	4135582.433	9416.782973	11017	50207
No							
C	2324	993.199	1537.962	638042.859	18616.41654	1698	26991
R-2	2858	495.753	2584.486	40437.565	7555.083198	3248	4027
R-3	327	381.039	1567.28	2139439.746	50756.96528	579	4128
R-4	25	72.21	2458.959	2765356.042	125821.9018	109	3438
Total	5534	1942.201	1537.962	2765356.042	15287.32472	5634	38584
TOTAL							
C	6598	2099.805	1537.962	2481882.686	13862.93866	4806	57198
R-2	8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3	1711	749.246	1567.28	2139439.746	19074.57878	1981	9177
R-4	516	238.185	1833.892	4135582.433	20107.40006	889	10720

Total	17369	4500.673	1537.962	4135582.433	11287.21754	16651	88791
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Level 2:

2% Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes							
C	2204	823.624	5000.318	2481882.686	16277.98172	1763	23360
R-2	245	92.6	7689.344	97146.941	16464.94349	159	1314
R-3	318	208.593	5111.647	1563432.601	28573.16379	252	3241
R-4	341	148.913	5120.433	4135582.433	19022.43456	485	6790
Total	3108	1273.73	5000.318	4135582.433	17851.8337	2659	34705
No							
C	1387	673.904	5000.108	638042.859	21164.74925	646	18922
R-2	166	57.09	8051.635	40437.565	14980.22638	162	743
R-3	141	248.758	5081.12	2139439.746	76847.24418	73	2985
R-4	14	69.258	6887.385	2765356.042	215489.9317	25	3381
Total	1708	1049.01	5000.108	2765356.042	26753.24664	906	26031
TOTAL							
C	3591	1497.528	5000.108	2481882.686	18165.46336	2409	42282
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	459	457.351	5081.12	2139439.746	43402.45646	325	6226
R-4	355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total	4816	2322.74	5000.108	4135582.433	21008.73015	3565	60736

Lower Density:

2% Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes	1199	1203.0	5427	6733154	43703	735	4576
No	7511	30150.4	5426	32266836	174857	5273	59709
<b>Grand Total</b>	8710	31353.4	5426	32266836	156803	6008	64285

Second Units:

<b>Second Units - 2 Percent Areas</b>	
2 Percent Areas	Total
Yes	18,610
No	94,312
Grand Total	112,922

Significant Ecological Areas:

Level 1:

<b>SEA</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
Yes							
C	19	1.648	1623.392	14036.961	3780.957053	1	40
R-2							
R-3	1	0.472	20542.026	20542.026	20542.026	1	3
R-4							
Total	20	2.12	1623.392	20542.026	4619.0105	2	43
No							
C	6579	2098.157	1537.962	2481882.686	13892.05519	4805	57158
R-2	8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3	1710	748.774	1567.28	2139439.746	19073.72062	1980	9174
R-4	516	238.185	1833.892	4135582.433	20107.40006	889	10720
Total	17349	4498.553	1537.962	4135582.433	11294.90468	16649	88748
TOTAL							
C	6598	2099.805	1537.962	2481882.686	13862.93866	4806	57198
R-2	8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3	1711	749.246	1567.28	2139439.746	19074.57878	1981	9177
R-4	516	238.185	1833.892	4135582.433	20107.40006	889	10720

Total	17369	4500.673	1537.962	4135582.433	11287.21754	16651	88791
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Level 2:

SEA	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes							
C	3	0.709	8077.158	14036.961	10305.44867	0	20
R-2							
R-3	1	0.472	20542.026	20542.026	20542.026	1	3
R-4							
Total	4	1.181	8077.158	20542.026	12864.593	1	23
No							
C	3588	1496.819	5000.108	2481882.686	18172.03528	2409	42262
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	458	456.879	5081.12	2139439.746	43452.37006	324	6223
R-4	355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total	4812	2321.559	5000.108	4135582.433	21015.5	3564	60713
TOTAL							
C	3591	1497.528	5000.108	2481882.686	18165.46336	2409	42282
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	459	457.351	5081.12	2139439.746	43402.45646	325	6226
R-4	355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total	4816	2322.74	5000.108	4135582.433	21008.73015	3565	60736

Lower Density:

SEA Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes	272	12101.6	6001	24176126	1938031	21	15390
No	8438	19251.8	5426	32266836	99385	5987	48895
<b>Grand Total</b>	8710	31353.4	5426	32266836	156803	6008	64285

Second Units:

SEA	Total
Yes	429
No	112,493
Grand Total	112,922

## Appendix D: Detail Study Areas Infill Statistics

The following charts provide the specific Infill Opportunity Statistics for the five detailed study areas: East Los Angeles, Lennox, Florence-Firestone, La Crescenta-Montrose, and South Whittier-Sunshine Acres. The statistics are listed by specific zoning type. Note that the Lower Density opportunities are included with the Level 1 Medium and High Density parcels. They can be separated out by removing parcels with A-1 and R-1 (Low Density) parcels from the list.

The statistics provided here address the parcels that were hand de-selected by DRP planners that inspected the originally identified Infill Opportunity sites.

### East Los Angeles

#### Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1		1.156	50358	50358	50358	0	9
C-1	3	2.839	6625	110153	41226	2	81
C-1-DP	1	1.852	80689	80689	80689	0	55
C-2	335	52.807	1681	48345	6867	266	1157
C-3	1352	204.229	1625	76080	6580	344	5071
C-3-DP	5	3.615	3296	103791	31496	0	106
C-M	273	43.032	1842	37132	6866	100	1046
C-M-DP	2	0.845	14642	22159	18401	0	25
CPD	7	1.956	3773	22156	12173	0	56
R-1	140	24.53	5427	41489	7631	5	159
R-1-P	1	0.382	16639	16639	16639	0	3
R-2	2605	417.779	2614	138626	6986	2668	3413
R-3	99	22.645	4348	101984	9964	19	174
R-3-DP	3	0.376	5398	5528	5452	3	6
R-3-P	95	13.543	3225	26961	6211	123	234
R-4	51	7.353	1834	20527	6281	92	248
R-4-DP	3	2.118	10551	65611	30767	43	62
Grand Total	4975	801.057	1625	138626	7012	3665	11905

#### Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	3	2.839	6625	110153	41226	2	81
C-1-DP	1	1.852	80689	80689	80689	0	55
C-2	128	29.456	5043	48345	10025	67	750
C-3	655	135.128	5001	76080	8986	91	3651
C-3-DP	4	3.539	5537	103791	38546	0	104
C-M	127	26.904	5045	32271	9228	14	728

C-M-DP	1	0.336	14642	14642	14642	0	10
CPD	6	1.869	5508	22156	13573	0	54
R-2	110	32.611	7689	31678	12914	71	438
R-3	7	4.068	15268	38144	25303	0	38
R-3-DP	1	0.124	5398	5398	5398	0	3
R-3-P	20	3.843	5448	20994	8370	13	93
R-4	34	5.481	5226	20527	7022	57	197
R-4-DP	2	0.612	10551	16138	13344	0	30
Grand Total	1099	248.662	5001	110153	9856	315	6232

Second Units: 878

**La Crescenta-Montrose**

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1		0.927	12149	28245	20197	0	7
C-1	24	11.065	1632	104311	20089	6	313
C-2	1	0.134	5819	5819	5819	0	4
C-2-BE	64	21.45	1725	250997	14599	34	583
C-2-DP-BE	2	1.077	20994	25908	23451	0	31
C-3-BE	51	8.193	1794	41488	6997	1	221
C-3-DP-BE	3	0.276	2780	5626	4003	0	6
C-H	1	0.145	6329	6329	6329	0	4
CPD	10	2.206	3129	20768	9610	8	55
R-1	129	40.829	5857	37539	13788	104	174
R-1-10000	105	65.112	10190	154330	27014	86	166
R-1-7500	38	17.238	7582	149564	19759	30	61
R-2	102	17.39	2584	14369	7425	111	140
R-3	35	10.533	4491	59074	13112	24	68
R-3-30U	1	0.036	1587	1587	1587	0	1
Grand Total	566	196.611	1587	250997	15079	404	1834

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	15	8.762	5969	104311	25449	1	253
C-2	1	0.134	5819	5819	5819	0	4
C-2-BE	43	12.124	5252	110059	12281	14	333
C-2-DP-BE	2	1.077	20994	25908	23451	0	31
C-3-BE	27	6.345	5093	41488	10234	1	175
C-3-DP-BE	1	0.129	5626	5626	5626	0	3
C-H	1	0.145	6329	6329	6329	0	4
CPD	7	1.913	6271	20768	11908	4	51
R-2	8	2.073	8582	14369	11281	7	26

R-3	5	3.309	13160	59074	28829	1	30
Grand Total	110	36.011	5093	110059	14259	28	910

Second Units: 4,048

**Lennox**

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	80	17	2994	89159	9340	49	429
C-2-DP	2	0	5158	7112	6135	3	4
C-3	2	0	8948	9280	9114	3	9
C-3-DP	7	2	5150	36542	9929	8	37
C-M	1	1	44308	44308	44308	0	30
R-1	3	1	6343	9535	7668	0	3
R-2	591	95	2630	97147	7025	664	769
R-3	7	2	6445	12626	9332	5	7
R-3-P	37	7	2954	24372	8713	60	147
Grand Total	730	125	2630	97147	7471	792	1435

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	56	14	5233	89159	10819	27	369
C-2-DP	1	0	7112	7112	7112	1	3
C-3	2	0	8948	9280	9114	3	9
C-M	1	1	44308	44308	44308	0	30
R-2	19	8	9110	97147	18614	16	114
R-3-P	20	5	6030	19612	10570	25	112
Grand Total	99	28	5233	97147	12531	72	637

**Florence Firestone**

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	171	24.531	1800	33336	6249	133	522
C-2-DP	4	0.526	4516	8856	5732	0	15
C-3	635	100.148	1634	283140	6869	346	4355
C-3-CRS	41	7.453	4262	42304	7919	50	303
C-M	67	30.654	1558	295950	19931	8	881
CPD	4	0.637	3999	10486	6924	0	18
R-1	4	0.725	6050	9754	7889	0	4
R-2	1102	158.973	2622	32597	6284	1055	1245
R-3	155	31.901	4357	79063	8964	30	238
R-3-P	3	1.122	6613	34676	16284	6	26
R-4	432	58.549	1991	17842	5903	645	2076
Grand Total	2618	415.219	1558	295950	6908	2273	9683

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	63	12.305	5071	33336	8508	34	303
C-3	282	63.401	5000	283140	9793	157	2878
C-3-CRS	29	5.687	5082	42304	8542	21	250
C-M	44	26.702	5354	295950	26435	2	778
CPD	2	0.444	8822	10486	9654	0	13
R-2	17	5.114	8294	26701	13110	5	75
R-3	14	7.519	13601	78944	23396	1	67
R-4	300	44.865	5120	17842	6514	428	1667
Grand Total	751	166.037	5000	295950	9630	648	6031

Second Units: 31

Second Units: 54

**South Whittier-Sunshine Acres**

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	402	178.886	5830	568529	19385	357	900
A-1-6000	4	1.523	12088	20153	16579	4	6
C-1	34	17.569	2098	129887	22507	3	506
C-1-DP	3	0.901	5494	26523	13084	2	23
C-1-P	2	0.432	8533	10268	9400	0	12

C-2	4	1.215	7023	24930	13243	2	32
C-2-BE	23	10.595	4517	70264	20064	10	297
C-2-DP-BE	2	0.914	13131	26717	19924	0	27
C-3	1	0.493	21480	21480	21480	0	14
C-3-BE	101	44.268	2427	241867	19092	82	1192
C-3-DP-BE	1	0.367	15974	15974	15974	0	11
C-H	10	2.733	7887	19724	11906	10	67
CPD	6	4.352	5439	87208	31590	0	128
R-1	69	21.572	5953	24010	13618	63	82
R-2	50	11.424	5318	34424	9953	68	103
R-2-DP	2	0.639	13231	14575	13903	0	10
R-3	12	4.952	7366	37309	17978	8	36
R-3-30U	2	0.738	12150	19981	16066	6	15
R-3-DP	1	0.108	4705	4705	4705	0	3
R-4	1	63.484	2765356	2765356	2765356	0	3174
R-A-20000	1	0.463	20179	20179	20179	0	1
R-A-6000	293	114.454	6021	93579	17015	276	445
R-A-6200	10	3.537	12662	21703	15414	9	14
Grand Total	1034	485.619	2098	2765356	20458	900	7098

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	30	15.964	6033	129887	23177	3	459
C-1-DP	2	0.775	7236	26523	16880	1	21
C-1-P	2	0.432	8533	10268	9400	0	12
C-2	4	1.215	7023	24930	13243	2	32
C-2-BE	17	8.675	8725	70264	22231	0	253
C-2-DP-BE	2	0.914	13131	26717	19924	0	27
C-3	1	0.493	21480	21480	21480	0	14
C-3-BE	85	40.626	5543	241867	20820	72	1100
C-3-DP-BE	1	0.367	15974	15974	15974	0	11
C-H	5	1.674	8276	19724	14582	2	45
CPD	4	3.224	5439	87208	35107	0	95
R-2	12	4.645	11781	34424	16862	20	53
R-2-DP	2	0.639	13231	14575	13903	0	10
R-3	6	3.442	16195	37309	24991	2	29
R-3-30U	1	0.459	19981	19981	19981	0	13
R-4	1	63.484	2765356	2765356	2765356	0	3174
Grand Total	175	147.028	5439	2765356	36597	102	5348

Second Units: 11,729

## Appendix E: Study Area Infill Statistics

This appendix includes the detailed breakdown of the Infill Opportunity statistics for the study areas, not including the five detailed study areas. As with the previous appendix for the Detail Study Areas, both the Low Density and Medium-High Density statistics are included in the identified Level 1 section. The Lower Density parcels are those with A-1 and R-1 zoning.

<b>Alondra Park</b>							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	8	3.6	7365	34455	19604	2	23
C-1	7	5.053	12501	55009	31439	0	147
C-2	24	4.014	6808	13748	7288	7	94
C-3	11	5.6	2920	53168	22174	0	163
R-1	8	9.147	6073	172754	49809	5	65
R-2	76	10.694	5249	11790	6119	78	76
R-3	9	2.542	5658	32693	12303	4	17
Grand Total	143	40.65	2920	172754	12377	96	585
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	7	5.053	12501	55009	31439	0	147
C-2	23	3.853	6808	13748	7299	4	93
C-3	9	5.261	13399	53168	25459	0	153
R-3	1	0.751	32693	32693	32693	0	7
Grand Total	40	14.918	6808	55009	16244	4	400
2nd Units: 1391							

<b>Altadena</b>							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	1	49.385	2151205	2151205	2151205	0	215
C-1	9	3.48	2220	31520	16843	1	98
C-2	90	17.613	1605	58861	8524	56	421
C-3	290	57.917	1538	95010	8699	129	1475
C-M	82	28.455	1719	138996	15117	59	758
CPD	5	3.488	1934	116915	30392	0	103

R-1	912	1038.722	7617	2742180	49613	728	3328
R-2	407	81.888	2605	37503	8765	494	704
R-3	35	8.471	4482	28502	10544	41	101
R-4	3	0.504	6887	8092	7309	2	22
R-A	6	54.027	106366	860906	392233	1	23
Grand Total	1840	1343.95	1538	2742180	31817	1511	7248
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	6	2.224	5157	31520	16147	1	62
C-2	44	11.496	5180	58861	11380	17	303
C-3	164	44.816	5072	95010	11904	68	1205
C-M	41	14.554	5153	80738	15463	18	402
CPD	2	3.252	24752	116915	70833	0	97
R-2	46	15.398	8052	37503	14583	49	195
R-3	11	3.035	5414	22138	12017	9	57
R-4	3	0.504	6887	8092	7309	2	22
Grand Total	317	95.279	5072	116915	13093	164	2343
2nd Units: 10382							

<b>Avocado Heights</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	264	213.224	6434	312286	35182	198	675
C-1	31	19.027	4218	276956	26735	15	541
C-2	1	1.07	46597	46597	46597	0	32
C-3	59	32.333	3016	112780	23873	30	908
C-H	1	0.675	29425	29425	29425	0	20
CPD	4	1.24	8230	18904	13494	2	33
R-1	55	61.141	7171	537486	48421	45	299
R-A	5	10.753	25580	189919	93681	1	32
Grand Total	420	339.463	3016	537486	35207	291	2540
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	20	8.409	6625	51719	18314	7	235
C-2	1	1.07	46597	46597	46597	0	32
C-3	42	24.106	5206	112780	25003	13	687
C-H	1	0.675	29425	29425	29425	0	20
CPD	4	1.24	8230	18904	13494	2	33
Grand Total	68	35.5	5206	112780	22741	22	1007
2nd Units: 2462							

<b>Cerritos Islands</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
R-1	6	1.677	7251	15060	12178	4	6
R-2	1	0.683	29741	29741	29741	1	10
Grand Total	7	2.36	7251	29741	14687	5	16
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
R-2	1	0.683	29741	29741	29741	1	10
Grand Total	1	0.683	29741	29741	29741	1	10
2nd Units: 51							

<b>Charter Oak</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1-10000	18	15.97	13421	77372	38648	14	47
A-1-7500	28	32.416	14971	515418	50431	25	152
C-1	10	6.941	6431	113784	30237	0	203
C-2-BE	26	20.925	3126	289257	35057	101	515
C-3-BE	28	28.16	7410	612865	43810	320	510
CPD	1	0.369	16057	16057	16057	0	11
R-1-8000	2	2.539	55083	55481	55282	3	9
R-3	2	0.977	16203	26364	21284	2	7
R-3-18U-DP	2	4.048	64397	111934	88166	50	22
R-3-20U-DP	3	2.053	25164	37824	29807	0	40
R-3-DP	1	0.704	30679	30679	30679	15	6
R-4-23U	1	0.056	2459	2459	2459	0	1
R-A-7500	2	0.889	15114	23600	19357	2	3
Grand Total	124	116.047	2459	612865	40767	532	1526

Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	8	6.177	6431	113784	33635	0	182
C-2	18	10.318	7564	156263	24971	5	297
C-3	22	12.247	7410	108832	24250	10	345
CPD	1	0.369	16057	16057	16057	0	11
R-3	4	2.658	25164	37824	28947	1	45
Grand Total	53	31.769	6431	156263	26111	16	880
2nd Units: 1605							

<b>Covina Islands</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	14	10.691	6034	80899	33263	4	66
C-3	5	4.059	4945	140824	35355	0	119
R-A	22	18.176	8228	206346	35992	14	95
Grand Total	41	32.926	4945	206346	34983	18	280
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-3	4	3.945	7467	140824	42957	0	116
Grand Total	4	3.945	7467	140824	42957	0	116
2nd Units: 3273							

<b>Del Aire</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	18	5.693	6137	32112	13782	3	160
C-2	1	1.411	61471	61471	61471	0	42
C-3	17	2.556	3602	14818	6553	10	60
R-1	15	2.542	5564	13027	7384	2	15
R-3	1	0.116	5043	5043	5043	0	1
Grand Total	52	12.318	3602	61471	10322	15	278

Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	15	4.729	6137	32112	13737	0	135
C-2	1	1.411	61471	61471	61471	0	42
C-3	5	1.247	8627	14818	10865	0	36
Grand Total	21	7.387	6137	61471	15326	0	213
2nd Units: 2524							

<b>East Azusa</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	4	176.864	1699817	2454335	1926052	0	86
R-A	32	61.813	20029	350163	84138	18	106
Grand Total	36	238.677	20029	2454335	288795	18	192
2nd Units: 126							

<b>East Compton</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	23	9.017	6235	40095	17082	21	40
C-2	8	1.855	5434	19438	10098	13	39
C-3	106	16.744	2334	92557	6881	16	421
R-1	14	5.733	5460	76141	17834	3	37
R-2	68	13.147	5127	30763	8423	81	125
R-3	18	6.409	8714	28190	15511	24	33
Grand Total	237	52.905	2334	92557	9724	158	695
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-2	5	1.452	7690	19438	12651	6	35
C-3	32	8.528	5007	63260	11611	4	234
R-2	9	4.229	10822	30763	20471	11	58
R-3	4	2.05	13152	28190	22319	3	16
Grand Total	50	16.259	5007	63260	14166	24	343
2nd Units: 1504							

<b>East Irwindale</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	100	35.999	6054	69809	15681	82	157
C-1	11	3.843	6762	22171	15214	2	109
C-2	4	1.382	5802	33660	15047	0	39
C-3	8	3.044	5869	22062	16580	0	88
C-H	1	0.249	10848	10848	10848	0	7
R-3	2	1.709	14763	59692	37228	1	29
R-A	1	0.711	30991	30991	30991	0	4
Grand Total	127	46.937	5802	69809	16099	85	433
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	9	3.062	6762	21804	14814	2	86
C-2	4	1.382	5802	33660	15047	0	39
C-3	8	3.044	5869	22062	16580	0	88
R-3	1	1.37	59692	59692	59692	0	24
Grand Total	22	8.858	5802	59692	17539	2	237
2nd Units: 3618							

<b>East Pasadena - East San Gabriel</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest</b>	<b>Largest</b>	<b>Average</b>	<b>Existing</b>	<b>Remaining</b>
A-1	72	30.352	5486	115719	16951	57	156
C-1	28	11.139	4330	66423	17329	9	316
C-2	119	28.969	1977	81324	10601	10	808
C-3	43	14.39	3016	118311	14583	0	411
C-H	4	1.894	5430	32318	20630	4	50
CPD	4	1.223	8260	26497	13317	0	35
R-1	476	205.767	5804	315855	18830	397	853
R-2	45	8.486	5162	27473	8212	47	78
R-3	27	10.432	4581	54654	16831	29	120
R-A	99	51.256	5922	432946	22554	83	293
Grand Total	917	363.908	1977	432946	17174	636	3120
Level 2							

Zoning	Parcels	Acres	Smallest	Largest	Average	Existing	Remaining
C-1	23	9.12	6028	66423	17272	6	260
C-2	68	20.07	5001	81324	12852	3	571
C-3	33	11.559	5318	118311	15264	0	330
C-H	4	1.894	5430	32318	20630	4	50
CPD	4	1.223	8260	26497	13317	0	35
R-2	4	1.521	12370	19639	16558	7	16
R-3	9	5.521	8410	54654	26723	5	77
Grand Total	145	50.908	5001	118311	15293	25	1339
2nd Units: 5352							

East San Dimas							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-3	5	1.955	2836	41331	17036	0	57
R-A	40	24.455	7612	58023	26633	30	91
Grand Total	45	26.41	2836	58023	25566	30	148
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-3	2	0.84	16214	20400	18307	0	25
Grand Total	2	0.84	16214	20400	18307	0	25
2nd Units: 372							

Franklin Canyon							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
R-1	9	78.57	41908	1737628	380278	1	81
Grand Total	9	78.57	41908	1737628	380278	1	81
2nd Units: 52							

Glendora Islands							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.

A-1	1	13	582857	582857	582857	0	2
R-A	3	106	770868	2297241	1540643	0	20
Grand Total	4	119	582857	2297241	1301197	0	22
2nd Units: 2							

<b>Hacienda Heights</b>							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	219	517.852	6374	6733154	103004	118	418
A-2	45	169.908	19977	1708713	164472	12	1327
C-1	38	14.617	4521	153099	16756	17	405
C-2	31	24.609	5311	379850	34577	5	716
C-3	42	54.55	2196	352647	56575	0	1617
C-H	83	117.762	3043	71880	61809	0	3493
CPD	26	17.603	2508	119179	29496	0	515
R-1	46	24.905	6198	183791	23586	34	69
R-2	1	1.752	76296	76296	76296	0	29
R-3	13	10.183	8846	190647	34123	10	134
R-A	327	337.962	7583	4966990	45019	238	607
Grand Total	871	1291.703	2196	6733154	64600	434	9330
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	29	8.54	5759	60546	12828	17	227
C-2	17	18.861	5311	379850	48324	4	552
C-3	33	45.269	5224	352647	59754	0	1342
C-H	37	50.672	6443	71880	59660	0	1503
CPD	18	13.626	5025	119179	32980	0	400
R-2	1	1.752	76296	76296	76296	0	29
R-3	5	8.214	29332	190647	71560	2	125
Grand Total	140	146.934	5025	379850	45718	23	4178
2nd Units: 11455							

<b>Hawthorne Island</b>							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	12	1.566	5456	7528	5701	19	19
R-2	246	32.975	4756	7422	5825	245	246

R-3	5	0.989	7529	11386	8624	4	23
Grand Total	263	35.53	4756	11386	5872	268	288
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-2	1	0.173	7528	7528	7528	2	3
R-3	4	0.816	8064	11386	8897	4	18
Grand Total	5	0.989	7528	11386	8623	6	21
2nd Units: 0							

<b>Kagel Canyon</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-2	24	529.982	74963	1803202	961918	1	2974
C-2	4	0.533	2423	9812	5798	0	13
R-1	185	63.757	5507	123955	15013	51	376
Grand Total	213	594.272	2423	1803202	121533	52	3363
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-2	3	0.477	5219	9812	6923	0	12
Grand Total	3	0.477	5219	9812	6923	0	12
2nd Units: 58							

<b>Kinneloa Mesa</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	4	45.874	125428.948	984294.6	499572.9	0	48
R-1	122	170.123	6042.713	722630.2	60742.9	50	283
R-A	7	114.302	92492.399	2132479.8	711285.9	0	54
Grand Total	133	330.299	6042.713	2132479.8	108179.9	50	385
2nd							

Units:439							
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La Habra Heights Islands							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
R-1	4	5.953	20625.17	177715.7	64831.67	1	11
R-A	9	9.703	31987.75	74888.35	46971.95	7	11
Grand Total	13	15.656	20625.17	177715.7	52467.25	8	22
2nd Units: 225							

La Rambla							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	23	8.923	2772	96188	16902	2	256
C-2	27	5.126	1935	53926	8273	18	127
C-3	4	1.523	4626	44664	16592	0	44
R-1	32	11.736	5508	71218	15978	9	76
R-2	43	7.095	5001	20924	7186	33	73
R-3	1	0.207	9002	9002	9002	1	1
Grand Total	130	34.61	1935	96188	11598	63	577
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	11	4.316	7503	96188	17095	2	124
C-2	11	3.335	6251	53926	13203	2	94
C-3	2	0.392	6110	10968	8539	0	11
R-2	3	1.06	11156	20924	15398	2	15
Grand Total	27	9.103	6110	96188	14687	6	244
2nd Units: 90							

Ladera Heights / View Park - Windsor Hills							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	3	156.397	86139	2810529	973236	0	1247
A-2	51	776.135	5619	11060634	662910	19	6169
C-1	3	1.035	1750	22475	15036	0	30

C-2	121	33.827	2133	418176	12176	5	938
C-3	9	25.318	6189	418626	122537	0	754
CPD	7	6.999	5066	81519	43558	0	207
R-1	418	144.269	5712	400822	15035	380	656
R-2	312	49.041	5526	16278	6847	338	347
R-3	44	15.3	4892	87024	15145	26	173
Grand Total	968	1208.321	1750	11060634	54151	768	10521
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	2	0.995	20882	22475	21679	0	29
C-2	64	28.137	5425	418176	19151	3	805
C-3	7	12.877	6189	232031	80127	0	382
CPD	7	6.999	5066	81519	43558	0	207
R-2	7	1.927	8102	16278	11995	4	26
R-3	17	9.651	5850	87024	24726	0	143
Grand Total	104	60.586	5066	418176	25376	7	1592
2nd Units: 4571							

<b>Long Beach Island</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	2	5.853	84434	170547	127490	0	175
Grand Total	2	5.853	84434	170547	127490	0	175
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	2	5.853	84434	170547	127490	0	175
Grand Total	2	5.853	84434	170547	127490	0	175
2nd Units: 429							

<b>Lopez Canyon</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	1	82.243	3582495	3582495	3582495	0	41
A-2	12	306.996	142056	3433625	1114400	2	147

C-3	2	14.72	3179	638043	320611	211	230
Grand Total	15	403.959	3179	3582495	1173101	213	418
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-3	1	14.647	638043	638043	638043	211	228
Grand Total	1	14.647	638043	638043	638043	211	228
2nd Units: 1							

<b>North Claremont</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	20	453.068	24678	5290073	986778	6	257
R-1	52	53.662	11065	1521119	44955	48	112
Grand Total	72	506.73	11065	5290073	306572	54	369
2nd Units: 36							

<b>North Pomona</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	4	1.91	17433	22585	20809	3	4
Grand Total	4	1.91	17433	22585	20809	3	4
2nd Units: 69							

<b>North Whittier</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	6	112.707	348357	1915958	818259	0	27
A-2	17	1237.175	25212	12232675	3170079	0	8640
C-1	1	0.311	13542	13542	13542	0	9
CPD	1	0.633	27555	27555	27555	0	18
R-1	89	66.494	6355	419220	32547	79	190
R-A	25	14.733	15444	41566	25672	24	48
Grand Total	139	1432.053	6355	12232675	448780	103	8932

Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	1	0.311	13542	13542	13542	0	9
CPD	1	0.633	27555	27555	27555	0	18
Grand Total	2	0.944	13542	27555	20548	0	27
2nd Units: 982							

<b>Northeast La Verne</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	9	313.25	313260	4886576	1516134	4	149
Grand Total	9	313.25	313260	4886576	1516134	4	149
2nd Units: 0							

<b>Northeast San Dimas</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	1	40.863	1779975	1779975	1779975	0	20
Grand Total	1	40.863	1779975	1779975	1779975	0	20
2nd Units: 0							

<b>Oat Mountain</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>		<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	30	123.191	27390	615711	167693	1	121
A-2	248	13012.387	87508	19006471	2285563	6	6395
R-1	95	31.874	6180	306983	14614	0	197
Grand Total	373	13167.452	6180	19006471	1529531	7	6713
2nd Units: 303							

Rancho Dominguez							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-M	4	136.322	512656	2481883	1484548	968	3120
Grand Total	4	136.322	512656	2481883	1484548	968	3120
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-M	4	136.322	512656	2481883	1484548	968	3120
Grand Total	4	136.322	512656	2481883	1484548	968	3120
2nd Units: 0							

Rowland Heights							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	402	2547.148	6015	15662362	276004	282	2449
A-2	3	891.352	204907	24176126	12942436	0	7130
C-1	37	23.527	2606	178749	27695	1	683
C-2	47	58.875	4283	425812	54563	3	1740
C-3	18	63.011	17702	710331	152487	0	1882
CPD	5	2.607	9351	62314	22706	0	75
C-R	2	7.574	1746	328172	164959	0	227
R-1	127	115.313	10165	482710	39550	110	378
R-3	38	57.048	5081	1563433	65396	205	761
R-4	2	2.568	53161	58705	55933	0	76
R-A	28	14.202	6610	46895	22097	25	37
Grand Total	709	3783.225	1746	24176126	232436	626	15438
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	28	20.73	7739	178749	32245	1	606
C-2	28	37.957	9706	425812	59047	2	1124
C-3	9	45.627	19859	710331	220837	0	1365
CPD	3	2.108	13678	62314	30600	0	61
R-3	15	44.395	5081	1563433	128930	0	620
R-4	2	2.568	53161	58705	55933	0	76
Grand Total	85	153.385	5081	1563433	78604	3	3852

2nd Units: 8668							
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<b>San Pasqual</b>							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	7	2.224	4169	29307	13835	2	62
R-1	53	18.001	5610	44646	14796	49	77
R-2	12	2.63	5411	16055	9540	18	22
R-4	18	5.598	6959	44895	13552	107	165
Grand Total	90	28.453	4169	44895	13772	176	326
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	5	1.919	8782	29307	16710	1	55
R-2	2	0.733	15837	16055	15946	2	10
R-4	8	2.702	6959	44895	14714	23	109
Grand Total	15	5.354	6959	44895	15543	26	174
2nd Units: 497							

<b>South Diamond Bar</b>							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-2	19	1600.273	457888	32266836	3668834	0	3466
Grand Total	19	1600.273	457888	32266836	3668834	0	3466
2nd Units: 2							

<b>South Monrovia Islands</b>							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	97	43.859	5782	132664	19296	80	232
C-1	12	3.305	4830	47709	11998	9	84
C-2	4	1.281	2124	34868	13952	0	37
C-3	39	12.253	2490	126601	13685	74	275
R-1	41	16.469	10896	177731	17496	40	77
R-2	7	1.362	5364	18640	8476	6	7

R-3	1	0.237	10337	10337	10337	1	1
R-A	184	134.921	8710	103239	31939	178	820
Grand Total	385	213.687	2124	177731	24051	388	1533
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	7	2.742	5043	47709	17060	9	69
C-2	1	0.8	34868	34868	34868	0	24
C-3	29	7.872	5555	29272	11823	6	216
Grand Total	37	11.414	5043	47709	13436	15	309
2nd Units: 3642							

<b>South San Gabriel</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	124	95.754	5426	327845	33636	101	614
C-2	27	7.994	4503	35427	12900	29	199
C-3	26	4.908	1603	17880	8220	26	112
CPD	7	1.979	6321	29278	12315	5	52
R-1	150	43.784	5454	57010	12714	83	213
R-2	29	4.994	5244	11361	7503	33	42
R-3	4	1.072	5778	26845	11672	0	28
R-A	100	38.856	5655	126546	16927	83	187
Grand Total	467	199.341	1603	327845	18593	360	1447
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-2	17	5.58	5671	35427	14300	11	148
C-3	12	2.546	6040	14938	9239	6	67
CPD	4	1.54	6482	29278	16773	2	43
R-2	1	0.261	11361	11361	11361	0	4
R-3	3	0.939	6394	26845	13637	0	27
Grand Total	37	10.866	5671	35427	12793	19	289
2nd Units: 1360							

<b>South San Jose Hills</b>							
Level 1							

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	53	39.616	7461.995	473718	32559.09	43	170
C-2	11	7.84	9941.72	94979.93	31048.36	0	229
C-M	22	28.717	6080.819	436853.7	56858.75	103	747
R-1	7	2.352	12145.43	18863.62	14634.77	7	8
Grand Total	93	78.525	6080.819	473718	36779.56	153	1154
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	10	7.202	9941.72	94979.93	31374.9	0	210
C-M	21	27.373	6080.819	436853.7	56779.14	103	707
Grand Total	31	34.575	6080.819	436853.7	48584.22	103	917
2nd Units: 3072							

Sylmar Island							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-2	11	410.037	224963	6059792	1623749	0	78
Grand Total	11	410.037	224963	6059792	1623749	0	78
2nd Units: 2							

Valinda							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	53	32.658	6475	88049	26844	46	90
C-1	10	5.846	6033	93944	25464	0	170
C-2	42	11.101	2385	66766	11513	11	295
C-H	1	0.199	8656	8656	8656	0	5
CPD	7	4.348	3017	52352	27049	0	128
R-1	312	107.636	6038	46127	15027	302	339
R-2	4	0.763	7941	8688	8323	8	4
R-A	1	0.182	7933	7933	7933	0	1
Grand Total	430	162.733	2385	93944	16485	367	1032
Level 2							

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	8	5.114	6033	93944	27844	0	149
C-2	37	8.986	6022	21884	10580	11	235
C-H	1	0.199	8656	8656	8656	0	5
CPD	6	4.279	10624	52352	31054	0	126
Grand Total	52	18.578	6022	93944	15561	11	515
2nd Units: 3902							

Walnut Islands							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	115	617.574	20412	7475492	233924	62	619
R-1	27	52.19	15081	395018	84202	14	42
R-A	13	8.066	14375	44713	27030	11	20
Grand Total	155	677.83	14375	7475492	190491	87	681
2nd Units: 1016							

Walnut Park							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	47	6.186	3016	11765	5732	39	133
C-3	236	38.708	2185	44915	7144	161	917
R-1	4	1.059	6080	17858	11534	2	5
R-2	91	13.121	5216	11797	6282	93	98
R-3	788	97.723	3166	12446	5402	995	1646
Grand Total	1166	156.797	2185	44915	5858	1290	2799
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	18	2.531	5535	7594	6124	10	61
C-3	138	25.636	5276	44915	8092	51	670
R-3	183	26.272	5112	12446	6253	185	570
Grand Total	339	54.439	5112	44915	6995	246	1301
2nd Units: 894							

West Athens - Westmont							
Level 1							

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	14	143.208	6401	5052142	445586	0	1140
C-1	2	0.754	14122	18750	16436	0	21
C-2	325	85.23	1725	372908	11424	257	2140
C-3	125	23.608	2574	77327	8228	57	593
C-M	62	14.207	4440	49430	9985	20	373
R-1	81	46.034	5776	206347	24753	16	319
R-2	1379	236.224	2700	74543	7463	1575	1900
R-3	10	2.741	5896	38128	11935	1	39
Grand Total	1998	552.006	1725	5052142	12036	1926	6525
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	2	0.754	14122	18750	16436	0	21
C-2	153	60.537	5005	372908	17237	96	1647
C-3	84	18.762	5099	77327	9730	16	511
C-M	49	12.199	6449	49430	10848	1	339
R-2	46	17.232	8353	74543	16319	31	242
R-3	2	1.316	19201	38128	28664	0	30
Grand Total	336	110.8	5005	372908	14366	144	2790
2nd Units: 2844							

West Carson							
Level 1							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	33	20.629	7656	81743	24963	20	132
C-2	9	8.769	7615	150437	42437	0	260
C-3	59	42.225	2116	388073	31173	43	1196
C-M	35	22.105	3217	173808	27513	132	512
R-1	49	17.565	5521	150238	15614	12	114
R-2	240	36.002	3235	33837	6534	185	319
R-3	25	158.227	6366	2139440	275691	96	2355
Grand Total	450	305.522	2116	2139440	29378	488	4888
Level 2							
Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	8	8.205	7615	150437	44672	0	244
C-3	46	32.551	5019	388073	30823	2	954
C-M	20	15.947	5299	85239	34730	54	414
R-2	6	2.171	10244	33837	15766	2	32
R-3	20	149.235	10004	2139440	325028	2	2315
Grand Total	100	208.109	5019	2139440	90650	60	3959
2nd Units: 2446							

<b>West Chatsworth</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	68	1094.113	85863	7063516	700876	3	519
C-2	2	0.371	6886	9294	8090	1	9
C-3	21	1.762	1623	14037	3658	2	42
CPD	1	0.416	18121	18121	18121	0	12
R-1	81	77.047	6000	1904321	41435	43	325
R-3	1	0.472	20542	20542	20542	1	3
Grand Total	174	1174.181	1623	7063516	293951	50	910
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-2	2	0.371	6886	9294	8090	1	9
C-3	3	0.709	8077	14037	10305	0	20
CPD	1	0.416	18121	18121	18121	0	12
R-3	1	0.472	20542	20542	20542	1	3
Grand Total	7	1.968	6886	20542	12251	2	44
2nd Units: 409							

<b>West Claremont</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	171	551.373	13779.98	1439676	140455.5	99	1411
R-1	1	1.08	47023.75	47023.75	47023.75	0	3
Grand Total	172	552.453	13779.98	1439676	139912.3	99	1414
2nd Units: 308							

<b>West Fox Hills</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-3	8	0.821	2464	8172	4472	3	17
R-1	1	0.276	12009	12009	12009	1	1
R-3	3	0.609	1901	15608	8840	1	12

Grand Total	12	1.706	1901	15608	6192	5	30
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-3	3	0.478	5899	8172	6936	2	11
R-3	1	0.358	15608	15608	15608	0	10
Grand Total	4	0.836	5899	15608	9104	2	21
2nd Units: 84							

<b>WEST LOS ANGELES (SAWTELLE VA)</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
R-4	2	97.075	93004	4135582	2114293	0	4853
Grand Total	2	97.075	93004	4135582	2114293	0	4853
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
R-4	2	97.075	93004	4135582	2114293	0	4853
Grand Total	2	97.075	93004	4135582	2114293	0	4853
2nd Units: 0							

<b>West Puente Valley</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	30	13.453	6032	64834	19532	20	66
C-1	4	1.56	10385	25911	16990	0	45
C-3	28	4.575	5199	21877	7115	23	107
CPD	1	0.352	15350	15350	15350	0	10
R-1	18	8.553	6001	60818	20697	13	43
Grand Total	81	28.493	5199	64834	15321	56	271
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	4	1.56	10385	25911	16990	0	45
C-3	25	4.147	5199	21877	7225	20	98

Grand Total	29	5.707	5199	25911	8572	20	143
2nd Units: 4796							

<b>West San Dimas</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	67	63.989	10111	317118	41604	59	195
Grand Total	67	63.989	10111	317118	41604	59	195
2nd Units: 82							

<b>West Whittier - Los Nietos</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	2	19.822	132186	731230	431708	0	19
C-1	4	3.3	11466	70474	35931	0	97
C-2	21	7.311	3705	29029	15166	1	207
C-3	70	21.984	2995	71064	13681	51	579
C-M	1	1.658	72213	72213	72213	0	49
CPD	4	1.77	6436	35643	19282	1	50
R-1	90	29.049	5497	42017	14057	71	136
R-2	154	26.303	2764	35307	7439	167	201
R-3	12	10.902	4505	339665	39572	4	126
R-A	58	20.936	5861	47243	15725	47	99
Grand Total	416	143.035	2764	731230	14977	342	1563
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	3	1.682	11466	40809	24417	0	49
C-2	16	5.703	5729	23944	15526	1	162
C-3	44	16.197	5099	71064	16039	20	445
C-M	1	1.658	72213	72213	72213	0	49
CPD	2	0.804	10779	24268	17524	0	23
R-2	6	2.282	9306	23095	16567	4	32
R-3	7	2.465	5905	32277	15334	2	41

Grand Total	79	30.791	5099	72213	16979	27	801
2nd Units: 5091							

<b>Westfield</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-H	1	0.433	18869	18869	18869	0	12
R-3	45	205.74	199144	199144	199144	45	1980
R-A	36	41.556	20745	116192	50276	30	53
Grand Total	82	247.729	18869	199144	131589	75	2045
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
R-3	30	137.16	199144	199144	199144	30	1320
Grand Total	30	137.16	199144	199144	199144	30	1320
2nd Units: 452							

<b>Whittier Narrows</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
A-1	63	43.651	10973	1041796	30182	60	79
C-2	3	0.811	6637	20482	11787	3	20
C-R	7	7.196	2324	151386	44784	2	210
R-1	1	0.174	7560	7560	7560	0	1
R-2	7	1.502	8418	13619	9343	8	15
R-3	27	7.907	4783	35732	12756	9	60
R-A	13	7.968	7703	173227	26696	9	38
Grand Total	121	69.209	2324	1041796	24915	91	423
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-2	2	0.622	6637	20482	13559	0	18
C-R	6	7.143	5843	151386	51861	2	209
R-2	1	0.313	13619	13619	13619	0	5
R-3	9	4.265	14379	35732	20648	0	38
Grand Total	18	12.343	5843	151386	29874	2	270

2nd Units: 264							

<b>Willowbrook</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	22	4.759	2297	23435	9420	19	115
C-2	69	10.008	2363	39559	6314	23	241
C-3	41	21.364	2057	287535	22699	34	585
CPD	2	0.47	2134	18342	10238	0	13
R-1	180	65.924	5614	67644	15954	143	302
R-2	417	75.384	2801	68578	7875	392	705
R-3	81	28.563	4446	71059	15361	60	264
Grand Total	812	206.472	2057	287535	11076	671	2225
Level 2							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	11	3.274	6175	23435	12965	5	89
C-2	20	5.653	5745	39559	12307	7	153
C-3	25	12.54	5629	109482	21852	23	341
R-2	37	17.175	10300	68578	20221	37	241
R-3	29	14.337	13777	71059	21533	15	164
Grand Total	122	52.979	5629	109482	18915	87	988
2nd Units: 670							

<b>West Rancho Dominguez - Victoria</b>							
Level 1							
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest (sq/ft)</b>	<b>Largest</b>	<b>Average</b>	<b>Existing Units</b>	<b>Remaining Cap.</b>
C-1	31	9.697	2727	43270	13625	28	249
C-2	104	46.652	2183	219126	19543	49	1298
C-3	13	5.25	1926	38351	17595	0	152
C-M	1	0.234	10180	10180	10180	0	7
CPD	2	0.515	6686	15781	11234	0	14
R-1	125	60.046	5464	273708	20924	63	380
R-2	168	29.688	2637	24029	7700	175	259
R-3	3	3.386	1567	104734	49169	0	34
Grand Total	447	155.468	1567	273708	15152	315	2393
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Smallest</b>	<b>Largest</b>	<b>Average</b>	<b>Existing</b>	<b>Remaining</b>

			(sq/ft)			Units	Cap.
C-1	15	4.827	5000	24773	14016	2	136
C-2	66	33.462	5003	219126	22088	26	945
C-3	8	4.52	5249	38351	24615	0	133
C-M	1	0.234	10180	10180	10180	0	7
CPD	2	0.515	6686	15781	11234	0	14
R-2	20	6.198	10340	21800	13500	19	79
R-3	2	3.35	41205	104734	72970	0	33
Grand Total	114	53.106	5000	219126	20294	47	1347
2nd Units: 4306							

## Appendix F: Planner De-Selections

In the case of the five detailed study areas, DRP planners specifically checked over the identified infill opportunity sites and removed the ones they found not to be actual opportunities. This was often a result of inaccuracies in the Assessor land use data or parcels that had physical difficulties to development, such as nearby power lines. In the case of Lennox, a large number of parcels had to be removed due to the fact that they were in an airport flight path. In the following lists, “DSnum” refers to the planner assigned number to the parcel when identified for de-selection.

### East LA

AIN	USEDESC	ZONE	DSnum
5223035900		R-4	5
6341023012	Store, 1 Story	C-3	2
6341035903	Office Building, 1 Story	C-3	3
5223035901		R-4	5
5228001023	Vacant Land	C-3	4
5223035903		R-4	5
5232020906	Warehousing, Under 10000 SqFt, 1 Story	C-3-DP	1

### South Whittier – Sunshine Acres

AIN	ZONE	USEDESC	DSnum
8028006021	C-3-BE	5+ Units, 1-4 Stories	3
8028006022	C-3-BE	Vacant Land	3
8156028029	R-A-6000		2
8167029906	A-1		1

### Lennox

AIN	ZONE	USEDESC	DSnum
4034013011	R-2	1 Unit	2
4034014019	R-2	2 Units, 1-4 Stories	2
4034015012	R-2	1 Unit	2
4034013010	R-2	1 Unit	2
4034013019	R-3-P	1 Unit	2
4034014014	R-2	1 Unit, Pool	2
4034015003	R-2	1 Unit	2
4034018022	R-2	1 Unit	2
4034017023	R-2	1 Unit	2
4034015025	R-2	1 Unit	2
4034023017	R-2	1 Unit	2
4034020006	R-3-P	3 Units, 1-4 Stories	2
4034024002	C-3	Auto Body and Fender, 1 Story	2
4034020901	R-2	2 Units, 1-4 Stories	2
4034017015	R-2	1 Unit	2
4034020902	R-2	1 Unit	2

4034024011	R-2	1 Unit	2
4034021007	R-2	1 Unit	2
4034021022	R-3-P	1 Unit	2
4034022015	R-2	1 Unit	2
4034025004	R-2	1 Unit	2
4034021001	R-2	1 Unit	2
4034013002	R-2	1 Unit	2
4034031035	R-2	3 Units, 1-4 Stories	2
4034023011	R-2	1 Unit	2
4036020009	R-2	1 Unit	2
4036016009	C-3	Store and Residence, 1 Story	2
4036016024	R-3-P	1 Unit	2
4036021022	R-2	2 Units, 1-4 Stories	2
4036022022	R-2	2 Units, 1-4 Stories	2
4036022013	R-2	1 Unit	2
4036021019	R-2	1 Unit	2
4036030022	C-2	1 Unit	2
4036024009	R-2	2 Units, 1-4 Stories	2
4036026012	R-2	1 Unit	2
4036026023	R-2	3 Units, 1-4 Stories	2
4036028014	R-2	1 Unit	2
4036024013	R-2	1 Unit	2
4036028023	R-2	2 Units, 1-4 Stories	2
4036026011	R-2	1 Unit	2
4036031012	R-2	3 Units, 1-4 Stories	2
4036025013	R-2	1 Unit	2
4036029019	R-2	1 Unit	2
4036029017	R-2	1 Unit	2
4038007032	R-2	1 Unit	2
4038026002	R-2	1 Unit	2
4038027006	R-2	1 Unit	2
4038027001	R-2	1 Unit	2
4038027016	R-2	1 Unit	2
4038024004	R-2	1 Unit	2
4038007013	R-2	1 Unit	2
4038026018	R-2	3 Units, 1-4 Stories	2
4038023017	R-2	1 Unit	2
4038027018	R-2	1 Unit	2
4038021019	C-2	3 Units, 1-4 Stories	2
4038024011	R-2	1 Unit	2
4038021002	R-2	3 Units, 1-4 Stories	2
4038027009	R-2	1 Unit	2
4034022018	R-2	1 Unit	2
4038025002	R-2	4 Units, 1-4 Stories	2
4034024003	C-3	Service or Repair Shop, 1 Story	2
4036026006	R-2	1 Unit	2
4036029015	R-2	1 Unit	2
4036025022	R-2	2 Units, 1-4 Stories	2
4038024010	R-2	1 Unit	2
4034024004	C-3	Auto Body and Fender, 1 Story	2

4038024018	R-2	1 Unit	2
4034022010	R-2	1 Unit	2
4036016033	C-3	Auto Body and Fender, 1 Story	2
4034024016	R-2	1 Unit	2
4036016011	R-3-P	1 Unit	2
4036021015	R-2	2 Units, 1-4 Stories	2
4036021009	R-2	1 Unit	2
4036021028	C-2	1 Unit	2
4036031008	C-2	Vacant Land	2
4038022012	C-2	3 Units, 1-4 Stories	2
4036029020	R-2	1 Unit	2
4036019021	C-2	Office Building, 1 Story	2
4036030010	R-2	1 Unit	2
4036017028	R-3-P	1 Unit	2
4038027013	R-2	Vacant Land	2
4038027014	R-2	1 Unit	2
4036024004	R-2	1 Unit	2
4034025008	R-3-P	Vacant Land	2
4034022026	R-2	1 Unit	2
4034014018	R-2	1 Unit	2
4036027012	R-2	1 Unit	2
4036021020	R-2	1 Unit	2
4036030014	R-2	1 Unit	2
4036024016	R-2	1 Unit	2
4036024003	R-2	2 Units, 1-4 Stories	2
4038027008	R-2	1 Unit	2
4036020010	R-2	1 Unit	2
4034031037	R-2	1 Unit	2
4036029031	R-2	1 Unit	2
4036025021	R-2	1 Unit	2
4036019022	C-2	2 Units, 1-4 Stories	2
4036031020	C-2	Light Manufacturing, 1 Story	2
4036028005	R-2	1 Unit	2
4038026008	R-2	1 Unit	2
4036017020	R-3-P	1 Unit	2
4036028001	R-2	1 Unit	2
4034016011	R-3-P	1 Unit	2
4034017009	C-3	1 Unit	2
4036025015	R-2	1 Unit	2
4034017013	R-3-P	1 Unit	2
4034017032	R-3-P	2 Units, 1-4 Stories	2
4036024024	R-2	1 Unit	2
4036021011	R-2	2 Units, 1-4 Stories	2
4036029014	R-2	1 Unit	2
4034017014	R-3-P	1 Unit	2
4036029029	R-2	1 Unit	2
4038024017	R-2	1 Unit	2
4034016005	R-2	1 Unit	2
4034016007	R-2	1 Unit	2
4036030023	C-2	1 Unit	2

4036017029	R-3-P	1 Unit	2
4036029013	R-2	1 Unit	2
4034013006	R-2	1 Unit	2
4036026018	R-2	2 Units, 1-4 Stories	2
4038007012	R-2	1 Unit	2
4036028003	R-2	1 Unit	2
4034015007	R-2	1 Unit	2
4038021005	R-2	1 Unit	2
4036025011	R-2	1 Unit	2
4034024005	R-3-P	2 Units, 1-4 Stories	2
4034015016	R-2	1 Unit	2
4034016012	R-3-P	1 Unit	2
4036021008	R-2	1 Unit	2
4034018012	R-2	1 Unit	2
4035002900	C-2	Supermarket, 12000+ SqFt, 1 Story	1
4034017021	R-2	1 Unit	2
4034031030	R-2	1 Unit	2
4036026019	R-2	2 Units, 1-4 Stories	2
4034017030	R-2	1 Unit	2
4036021012	R-2	2 Units, 1-4 Stories	2
4036027015	R-2	1 Unit	2
4036024021	R-2	1 Unit	2
4038025001	R-2		2
4036016005	R-3-P	1 Unit	2
4036022033	R-2	1 Unit	2
4038022026	C-2	2 Units, 1-4 Stories	2
4036019025	C-2	Store, 1 Story	2
4036023001	R-2	2 Units, 1-4 Stories	2
4038022017	C-2	Vacant Land	2
4034023021	R-2	Vacant Land	2
4034025009	C-3	Store, 1 Story	2
4036016034	C-3	Restaurant, Lounge or Tavern, 1 Story	2
4034022020	R-2	1 Unit	2
4034022036	R-2	1 Unit	2
4036022034	R-2	1 Unit	2
4038026012	R-2	1 Unit	2
4036027006	R-2	1 Unit	2
4036016012	R-3-P	1 Unit	2
4038026006	R-2	1 Unit	2
4038022008	C-2	1 Unit	2
4034023016	R-2	1 Unit	2
4034024021	R-2	2 Units, 1-4 Stories	2
4036024018	R-2	1 Unit	2
4036020001	R-2	2 Units, 1-4 Stories	2
4036028019	R-2	1 Unit	2
4034021008	R-2	1 Unit	2
4036026016	R-2	1 Unit	2
4036029012	R-2	1 Unit	2
4036016004	R-3-P		2
4038022021	C-2	Food Processing Plant, Meat, 1 Story	2

4034018015	R-2	1 Unit	2
4034031020	R-2	1 Unit	2
4036030005	R-2	1 Unit	2
4038028006	R-2	Vacant Land	2
4036019024	C-2	Vacant Land	2
4036031001	R-2	1 Unit	2
4036023007	R-2	1 Unit	2
4038022018	R-2	1 Unit	2
4036027019	R-2	2 Units, 1-4 Stories, Pool	2
4034014003	R-2	1 Unit	2
4034024018	R-2	2 Units, 1-4 Stories	2
4036030015	R-2	1 Unit	2
4038025005	R-2	1 Unit	2
4034014016	R-2	1 Unit	2
4034024010	R-3-P	2 Units, 1-4 Stories	2
4034018014	R-2	1 Unit	2
4038024016	R-2	1 Unit	2
4036022011	R-2	1 Unit	2
4038024003	R-2	1 Unit	2
4036020011	R-2	1 Unit	2
4036019023	C-2	Vacant Land	2
4036017021	R-3-P	Used Car Sales, 1 Story	2
4036031021	C-2	Miscellaneous, 1 Story	2
4036023005	R-2	1 Unit	2
4038007011	R-2	1 Unit	2
4036017016	R-3-P	2 Units, 1-4 Stories	2
4036022004	R-2	1 Unit	2
4036022005	R-2	1 Unit	2
4036027005	R-2	1 Unit	2
4036028008	R-2	1 Unit	2
4036021006	R-2	1 Unit	2
4038021011	R-2	1 Unit	2
4036019014	R-3-P	1 Unit	2
4034022029	R-2	1 Unit	2
4036031007	R-2	1 Unit	2
4036031022	C-2	Vacant Land	2
4036019003	R-3	1 Unit	2
4038022016	C-2	4 Units, 1-4 Stories	2
4036022023	R-2	1 Unit, Pool	2
4036023008	R-2	1 Unit	2
4036028002	R-2	1 Unit	2
4036020004	R-2	2 Units, 1-4 Stories	2
4036027010	R-2	1 Unit	2
4034017029	R-2	1 Unit	2
4036025010	R-2	1 Unit	2
4038027007	R-2	1 Unit	2
4036021029	R-2	1 Unit	2
4036025027	R-2	1 Unit	2
4036024012	R-2	1 Unit	2
4038007023	R-2	3 Units, 1-4 Stories	2

4036020018	R-2	Store and Residence, 1 Story	2
4036031002	R-2	1 Unit	2
4038024001	R-2	1 Unit	2
4038007017	R-2	1 Unit	2
4036016013	C-3	Vacant Land	2
4036026020	R-2	1 Unit	2
4038007024	R-2	1 Unit	2
4034017016	R-2	1 Unit	2
4034017031	R-3-P	1 Unit	2
4038024021	R-2	1 Unit	2
4036027003	R-2	1 Unit	2
4036027004	R-2	1 Unit	2
4034023032	R-2	1 Unit	2
4036016014	C-3	Professional Building, Med/Dental, 1 Story	2
4038007004	R-2	1 Unit	2
4038025008	R-2	1 Unit	2
4034022021	R-2	2 Units, 1-4 Stories	2
4036020003	R-2	2 Units, 1-4 Stories	2
4034023020	R-2	1 Unit	2
4036021013	R-2	1 Unit	2
4038007003	R-2	1 Unit	2
4036031014	C-2	Store and Residence, 1 Story	2
4036025019	R-2	1 Unit	2
4038027002	R-2	1 Unit	2
4036021014	R-2	1 Unit	2
4034017010	R-3-P	2 Units, 1-4 Stories	2
4034017019	R-2	1 Unit	2
4034024020	R-2	1 Unit	2
4034022007	R-2	1 Unit	2
4034022037	R-2	1 Unit	2
4036026014	R-2	1 Unit	2
4034019901	R-2	1 Unit	2
4034022028	R-2	1 Unit	2
4036026013	R-2	1 Unit	2
4036023010	R-2	1 Unit	2
4036020014	R-2	1 Unit	2
4036026028	R-2	1 Unit, Pool	2
4036028006	R-2	1 Unit	2
4034018011	R-2	1 Unit	2
4038021022	C-2	Store, 1 Story	2
4034013001	R-2	1 Unit	2
4036020013	R-2	1 Unit	2
4036016023	C-3	Vacant Land	2
4036022021	R-2	1 Unit	2
4038022001	C-2	Store and Residence, 1 Story	2
4034016016	R-2	1 Unit	2
4038023027	R-2	1 Unit	2
4034014002	R-2	1 Unit	2
4034021010	R-2	1 Unit	2
4034020008	R-3-P	2 Units, 1-4 Stories, Pool	2

4036022007	R-2	1 Unit	2
4038023012	R-2	1 Unit	2
4036024015	R-2	1 Unit	2
4036027001	R-2	1 Unit	2
4036024005	R-2	1 Unit	2
4036016025	R-3-P	2 Units, 1-4 Stories	2
4036031019	C-2	Store, 1 Story	2
4036028012	R-2	1 Unit	2
4038007001	R-2	1 Unit	2
4036026027	R-2	2 Units, 1-4 Stories	2
4038028008	R-2	4 Units, 1-4 Stories	2
4036030030	C-2	5+ Units, 1-4 Stories	2
4034022008	R-2	1 Unit	2
4036019017	R-3-P	3 Units, 1-4 Stories	2
4036018009	R-3	1 Unit	2
4038021014	C-2	3 Units, 1-4 Stories	2
4036016016	C-3	Store, 1 Story	2
4036029006	R-2	1 Unit	2
4036026022	R-2	1 Unit	2
4038023029	R-2	1 Unit	2
4034015011	R-2	1 Unit	2
4036026015	R-2	1 Unit	2
4038021010	R-2	1 Unit	2
4034025001	R-2	1 Unit	2
4036025017	R-2	2 Units, 1-4 Stories	2
4034016006	R-2	1 Unit	2
4036022015	R-2	1 Unit	2
4034025010	C-3	Store and Residence, 1 Story	2
4038021006	C-2	Store and Residence, 1 Story	2
4036030016	R-2	1 Unit	2
4036028017	R-2	1 Unit	2
4036028022	R-2	1 Unit	2
4038028002	R-2	1 Unit	2
4036024010	R-2	1 Unit	2
4036023006	R-2	1 Unit	2
4036024014	R-2	1 Unit	2
4034014023	R-2	1 Unit	2
4034014024	R-2	2 Units, 1-4 Stories	2
4034013004	R-2	1 Unit	2
4036028018	R-2	1 Unit	2
4038026004	R-2	1 Unit	2
4038023014	R-2	1 Unit	2
4036022014	R-2	1 Unit	2
4036018007	R-3	1 Unit, Pool	2
4034023010	R-2	2 Units, 1-4 Stories	2
4038027017	R-2	1 Unit	2
4038024020	R-2	1 Unit	2
4036020015	R-2	3 Units, 1-4 Stories	2
4036022002	R-2	2 Units, 1-4 Stories	2
4038027004	R-2	1 Unit	2

4034025012	R-2	1 Unit	2
4038022025	C-2	1 Unit	2
4034016023	R-3-P	2 Units, 1-4 Stories	2
4036026007	R-2	1 Unit	2
4036028021	R-2	1 Unit	2
4038023003	R-2	1 Unit	2
4036017018	R-3-P	2 Units, 1-4 Stories	2
4036019015	R-3-P	Vacant Land	2
4038025009	R-2	1 Unit	2
4034024013	R-2	1 Unit	2
4034017026	R-2	1 Unit	2
4038007037	R-2	1 Unit	2
4038021009	R-2	1 Unit	2
4038023025	R-2	1 Unit	2
4036024006	R-2	2 Units, 1-4 Stories	2
4034023015	R-2	1 Unit	2
4036019031	C-2	Club, Lodge or Fraternal Group, 1 Story	2
4036026025	R-2	2 Units, 1-4 Stories	2
4036030006	R-2	1 Unit	2
4038021028	C-2	Store and Residence, 1 Story	2
4038028005	R-2	5+ Units, 1-4 Stories	2
4036027009	R-2	1 Unit	2
4036023011	R-2	2 Units, 1-4 Stories	2
4034017024	R-2	2 Units, 1-4 Stories	2
4034018016	R-2	1 Unit, Pool	2
4036016010	R-3-P	1 Unit	2
4036016019	R-3-P	1 Unit	2
4036030011	R-2	1 Unit	2
4036017017	R-3-P	2 Units, 1-4 Stories	2
4036017026	C-3	Car Wash, 1 Story	2
4034013018	R-3-P	1 Unit	2
4034024007	R-3-P	2 Units, 1-4 Stories	2
4038026001	R-2	1 Unit	2
4036017011	C-2	Store and Residence, 1 Story	2
4038023019	R-2	1 Unit	2
4038021020	C-2	1 Unit	2
4036030001	R-2	1 Unit	2
4034013012	R-2	1 Unit	2
4038029006	R-2	2 Units, 1-4 Stories	2
4036026024	R-2	1 Unit	2
4034021021	R-3-P	1 Unit	2
4038025004	R-2	1 Unit	2
4038028003	R-2	1 Unit	2
4034016019	R-2	1 Unit	2
4036024002	R-2	1 Unit	2
4038007031	R-2	2 Units, 1-4 Stories	2
4038028012	R-2	1 Unit	2
4039024902	R-3	3 Units, 1-4 Stories	2
4034023012	R-2	2 Units, 1-4 Stories	2
4034020009	R-3-P	4 Units, 1-4 Stories	2

4038027011	R-2		2
4034015019	R-2	1 Unit	2
4034023013	R-2	1 Unit	2
4036016028	C-3	Used Car Sales, 1 Story	2
4038023005	R-2	1 Unit	2
4034020905	R-2	1 Unit	2
4036026003	R-2	1 Unit	2
4034023014	R-2	1 Unit	2
4036021007	R-2	1 Unit	2
4036021018	R-2	1 Unit	2
4036024008	R-2	1 Unit	2
4034015004	R-2	1 Unit	2
4036016022	C-3	Vacant Land	2
4036029007	R-2	1 Unit	2
4034024009	R-3-P	2 Units, 1-4 Stories	2
4034021002	R-2	1 Unit	2
4036026004	R-2	1 Unit	2
4034013030	R-3-P	2 Units, 1-4 Stories	2
4036016008	C-3	Store, 1 Story	2
4038024006	R-2	1 Unit	2
4036022009	R-2	1 Unit	2
4038022014	R-2	1 Unit	2
4038027015	R-2	4 Units, 1-4 Stories	2
4036029018	R-2	1 Unit	2
4034017033	C-3	Store and Residence, 1 Story	2
4036031006	R-2	1 Unit	2
4036030003	R-2	1 Unit	2
4039008032	R-3	Vacant Land	2
4036026009	R-2	1 Unit	2
4034024023	R-2	2 Units, 1-4 Stories	2
4034017007	C-3	1 Unit	2
4038007005	R-2	1 Unit	2
4038007010	R-2	1 Unit	2
4038029004	R-2	2 Units, 1-4 Stories	2
4036017027	R-3-P	1 Unit	2
4038029011	R-2	1 Unit	2
4034025016	R-2	1 Unit	2
4038024019	R-2	1 Unit	2
4036024011	R-2	1 Unit	2
4038023002	R-2	1 Unit	2
4036029016	R-2	1 Unit	2
4038024022	R-2	1 Unit	2
4034022025	R-2	1 Unit	2
4036023009	R-2	1 Unit	2
4036019018	C-2	Store, 1 Story	2
4036028011	R-2	1 Unit	2
4036017010	C-3	Fast Food, Walk Up, 1 Story	2
4038007038	R-2	1 Unit	2
4038023007	R-2	1 Unit	2
4034015029	R-2	1 Unit	2

4038028014	R-2	1 Unit	2
4034013031	R-3-P	2 Units, 1-4 Stories	2
4034022023	R-2	1 Unit	2
4036031010	R-2	1 Unit	2
4038021018	C-2	1 Unit	2
4038021026	R-2	1 Unit	2
4034015031	R-2	1 Unit	2
4036030002	R-2	1 Unit	2
4036027007	R-2	1 Unit	2
4034017018	R-2	1 Unit	2
4036028009	R-2	1 Unit	2
4038022024	R-2	2 Units, 1-4 Stories	2
4034018009	R-2	1 Unit	2
4036020002	R-2	1 Unit	2
4036016006	R-3-P	2 Units, 1-4 Stories	2
4036017023	C-3	2 Units, 1-4 Stories	2
4036026021	R-2	1 Unit	2
4038028007	R-2	4 Units, 1-4 Stories	2
4036030007	R-2	1 Unit	2
4034013020	R-3-P	2 Units, 1-4 Stories	2
4038023028	R-2	1 Unit	2
4036027002	R-2	2 Units, 1-4 Stories	2
4036017024	C-3	Used Car Sales, 1 Story	2
4036029009	R-2	1 Unit	2
4034016022	R-3-P	1 Unit	2
4036020020	R-2	1 Unit	2
4036022020	R-2	1 Unit	2
4038023024	R-2	2 Units, 1-4 Stories	2
4034016021	R-2	1 Unit	2
4036020006	R-2	2 Units, 1-4 Stories	2
4036023012	R-2	1 Unit	2
4036026017	R-2	1 Unit	2
4038027012	R-2	2 Units, 1-4 Stories, Pool	2
4034025011	C-3	Restaurant, Lounge or Tavern, 1 Story	2
4038024014	R-2	1 Unit	2
4034024008	R-3-P	1 Unit	2
4036021005	C-2	4 Units, 1-4 Stories	2
4038025011	R-2	4 Units, 1-4 Stories	2
4038024013	R-2	1 Unit	2
4034016009	R-2	2 Units, 1-4 Stories	2
4034013021	R-3-P	2 Units, 1-4 Stories	2
4036019032	R-3-P	Auto Body and Fender, 1 Story	2
4036022032	R-2	1 Unit, Therapy Pool	2
4036030018	C-2	Store, 1 Story	2
4038026007	R-2	2 Units, 1-4 Stories	2
4034020909	R-2		2
4034020907	R-3		2
4034020906	R-3		2
4034020908	R-2		2
4034020910	R-2		2

### La Crescenta – Montrose

AIN	ZONE	USEDESC	DSnum
5807002045	R-3	2 Units, 1-4 Stories	3
5867011910	R-1-10000	Vacant Land	1
5867011036	R-1-10000	Vacant Land	1
5867011036	R-1-10000	Vacant Land	1
5867010033	R-1-10000	1 Unit, Pool	1
5870015015	R-1	Vacant Land	2
5868021002	R-1-10000	Vacant Land	1
5804016058	R-1	1 Unit, Pool	2
5867011048	R-1-10000	Vacant Land	1
5870015004	R-1-10000	Vacant Land	2
5870015014	R-1	1 Unit	2
5868007021	R-1-10000	Vacant Land	2
5867010910	R-1-10000	1 Unit	1
5870015012	R-1	1 Unit, Pool	2
5870015018	R-1	1 Unit, Pool	2
5804017065	R-1	1 Unit	2
5868022006	R-1-10000	1 Unit, Pool	1
5868022001	R-1-10000	Vacant Land	1
5867011035	R-1-10000	Vacant Land	1
5867011041	R-1-10000	Vacant Land	1
5868021001	R-1-10000	Vacant Land	1
5870015017	R-1	Vacant Land	2
5868022002	R-1-10000	Vacant Land	1
5868008020	R-1-10000	1 Unit	2
5867011045	R-1-10000	Vacant Land	1
5868021003	R-1-10000	1 Unit, Pool	1
5867010035	R-1-10000	1 Unit	1
5868010036	R-1-10000	1 Unit	2
5867011020	R-1-10000	1 Unit	1
5867010034	R-1-10000	1 Unit	1
5870034020	R-1-10000	Vacant Land	2
5867011046	R-1-10000	Vacant Land	1
5870013022	R-1	Vacant Land	2
5804019000	R-1-10000		2

### Florence – Firestone

AIN	ZONE	USEDESC	DSnum
6028030022	C-3	Store, 1 Story	4
6049015012	R-2	1 Unit	6
6049016003	R-2	1 Unit	6
6044021271	R-2		7
6044021270	R-2		7
6043032270	R-2		6

6028030021	C-3	Store, 1 Story	4
6049018012	R-2	1 Unit	6
6043032272	C-3		6
6008045001	R-3	Vacant Land	2
6043032024	C-3	4 Units, 1-4 Stories	6
6045014270	R-2		7
6045014271	R-2		7
6044013270	R-2	Vacant Land	7
6043032023	C-3	Vacant Land	6
6049016004	R-2	1 Unit	6
6049017034	R-2	1 Unit	6
6049017015	R-2		6
6049014275	R-2		6
6043032001	R-2	2 Units, 1-4 Stories	6
6049018294	R-2		6
6049017283	R-2		6
6049015019	R-2	1 Unit	6
6045015272	R-2		7
6028023002	C-3	Light Manufacturing, 1 Story	8
6049017282	R-2		6
6008031032	C-3	Vacant Land	3
6044020270	R-2		7
6049018293	R-2		6
6028030040	C-3	Auto Body and Fender, 1 Story	4
6043032275	R-3	Vacant Land	6
6049015013	R-2	1 Unit	6
6049015280	R-2		6
6049015281	R-2		6
6044012271	R-2		7
6009016901	C-3	Office Building, 1 Story	1
6049016281	R-2		6
6049014007	R-2	1 Unit	6
6049016280	R-2		6
6028023004	C-3	Vacant Land	8
6049015018	R-2	1 Unit	6
6049014276	R-2		6
6045015273	R-2		7
6028023003	C-3	Vacant Land	8
6045001900	C-3	Store, 1 Story	5
6008045002	R-3		2
6028030904	R-3		4
6049009282	A-1		6
6049009285	A-1		6
6049008031	A-1	1 Unit	6
6049018292	A-1		6
6049008278	A-1		6

## **Appendix G: Map Descriptions**

All of the zoning and land use maps were created with the following datasets:

From LA County Assessor:

- Parcel--Polygon Layer
- Zoning--Polygon Layer
- Land Use--Polygon Layer

From Census:

- Streets--Line Layer

From LA County Planning Department:

- Light Rail Stations--Point Layers
- Municipal Bus--Line Layer
- Rapid Bus--Line Layer
- MTA Bus--Line Layer
- Significant Ecological Areas--Polygon Layer
- Study Area Boundary—Polygon Layer

### **Creating the Template**

Working from the study area boundary layer, projected with NAD\_1983\_StatePlane\_California\_V\_FIPS\_0405\_Feet, loaded into a new mapping project in Arc Map, the County study area to map is visually located and zoomed in upon. The scale is fixed at 1:7500 (except for Oat Mountain where the scale is 1:1200 due to plotter print size limitations) and then the map print area is set to appropriate dimensions to accurately portray the entire study area, yet minimize the printed area dimension size. This is the procedure used to create a template for each study area's zoning and land use map.

### **Mask Application**

Some of the study areas share borders. In instances where another study area is visible on the map of the study area at hand, a mask layer is implemented to simplify the visual effect of the map. The mask layer disguises the zoning and land use layers on study areas that are not the focus of the map. The effect is such that the zoning and land use color schemata are present only on the subject study area.

### **Zoning Map**

Once the study area is accurately portrayed on the proper scale and page layout the zoning map is created. The LA County Assessor parcel layer and zoning layer is loaded into the map project along with streets and bus lines. To label the zoning, the zoning label field "Zone" is activated. The study area boundary label field "Name" is also activated to confirm the study area. Also, the Significant Ecological Areas (SEA) layer is loaded into the zoning map project. If such areas exist on or in close proximity to the study area the SEA layer is activated and symbolized by diagonal green stripes and it is appropriately referenced in the legend. If no such layer is

activated and referenced in the legend then there are no environmentally sensitive areas in close proximity to the study area.

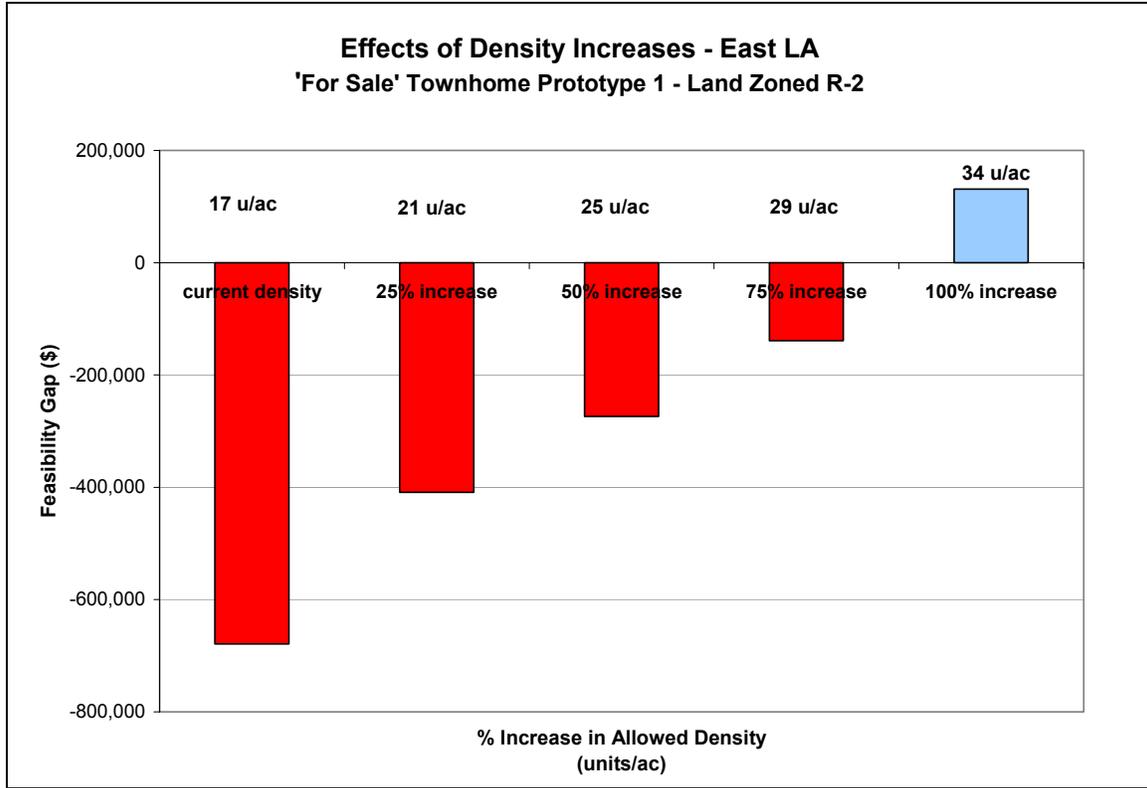
### **Land Use Map**

From the saved zoning map project for the study area the zoning layer is deactivated. If there was an applicable sensitive environmental area layer, this is deactivated as well. The land use layer is added and the label field “Resunits” is activated to depict the number of residential units on each parcel. Finally the ‘0’ Improvements layer is added and activated in order to represent parcels with little no improvement value, which should indicate vacant parcels.

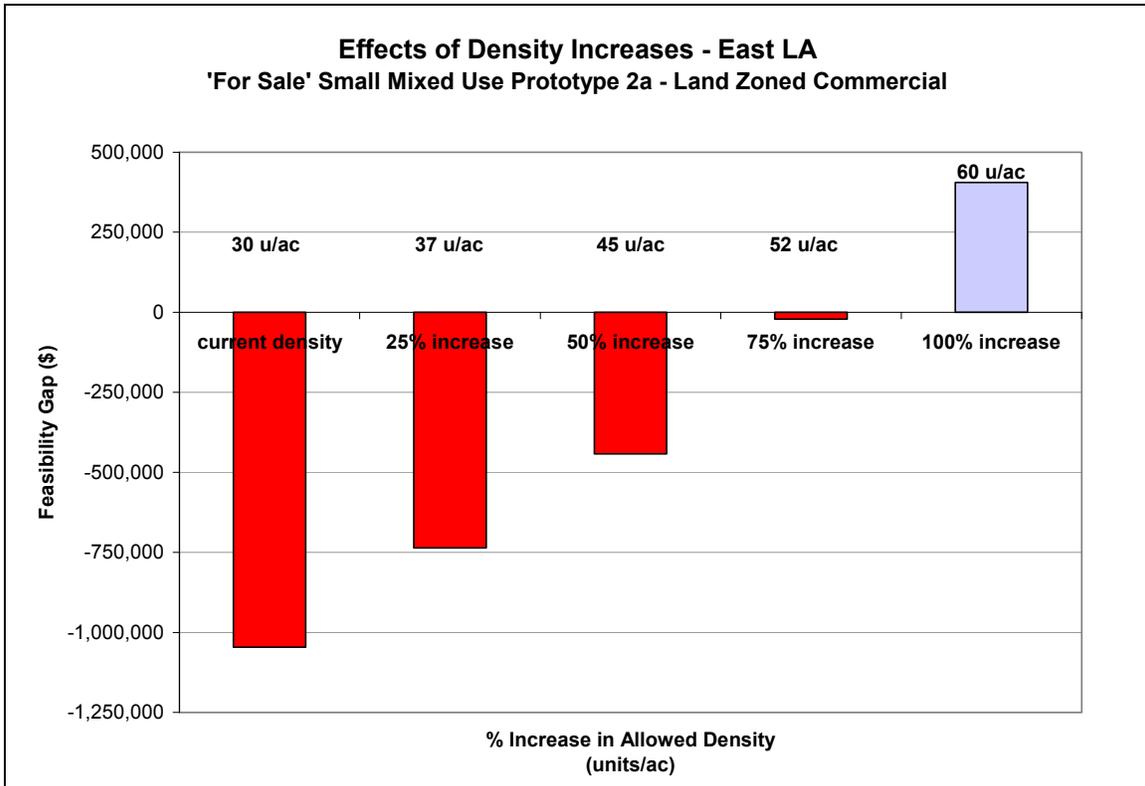
# Appendix H: Pro Forma Results

## East LA

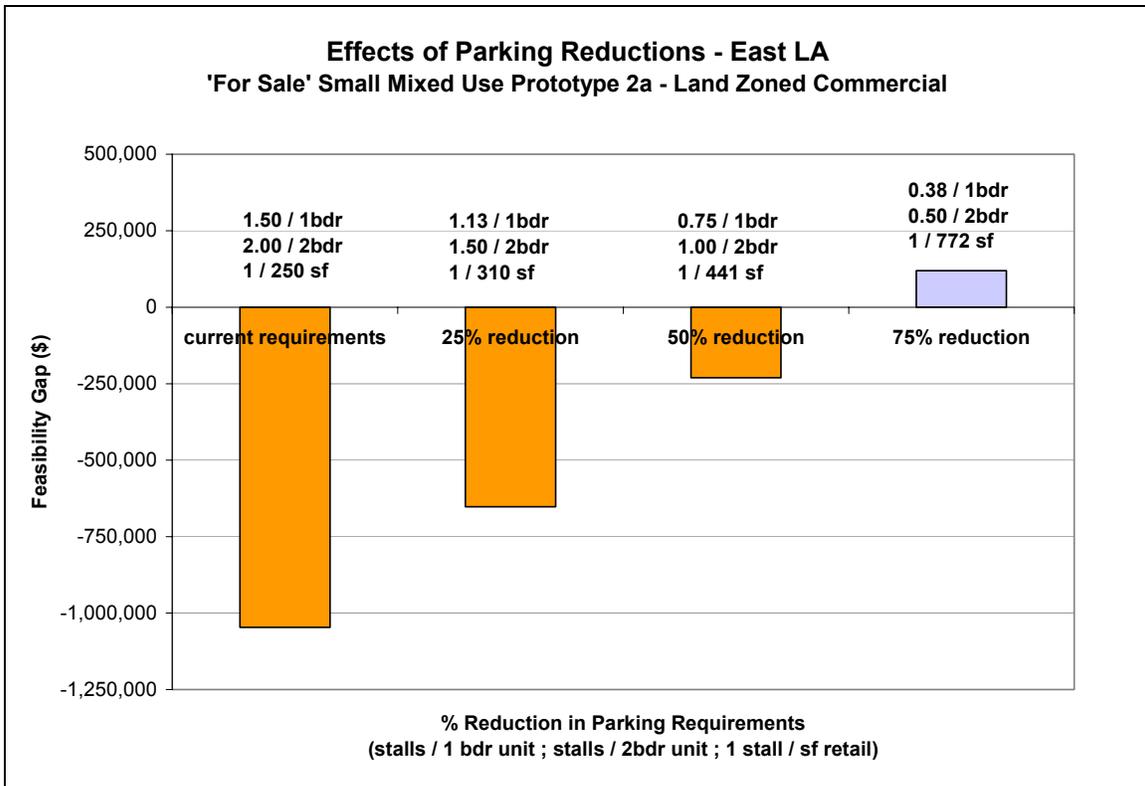
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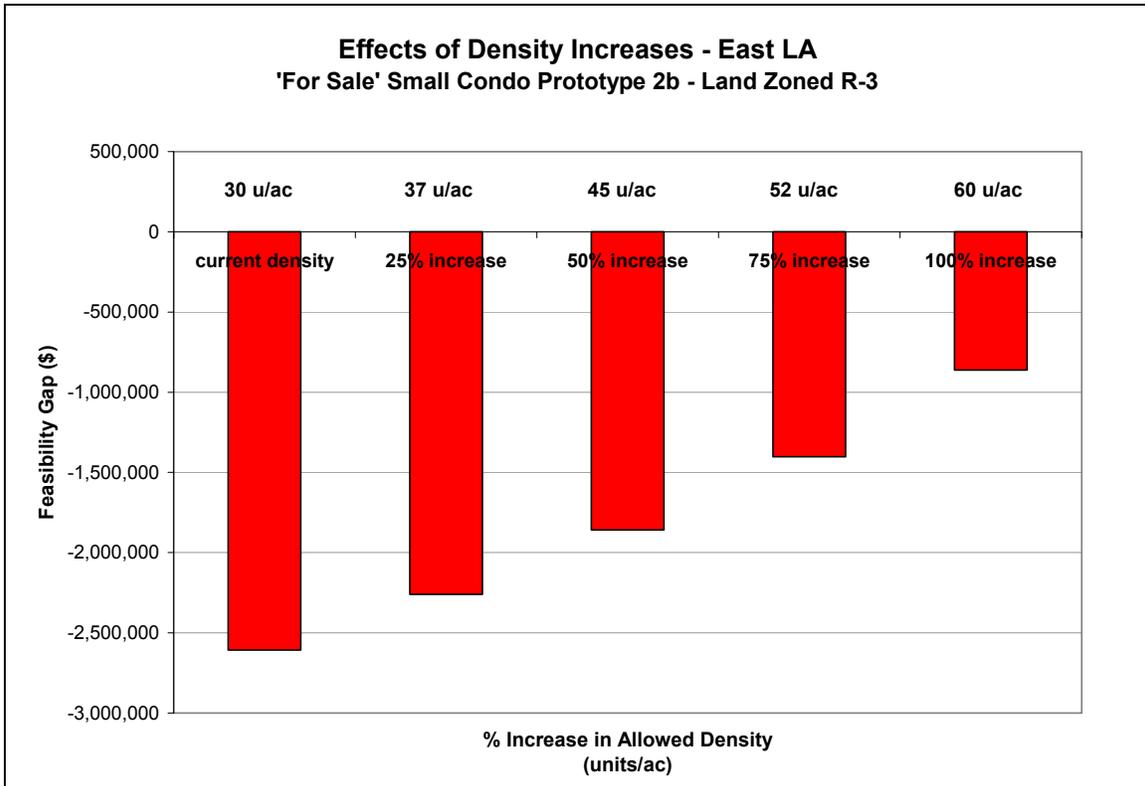
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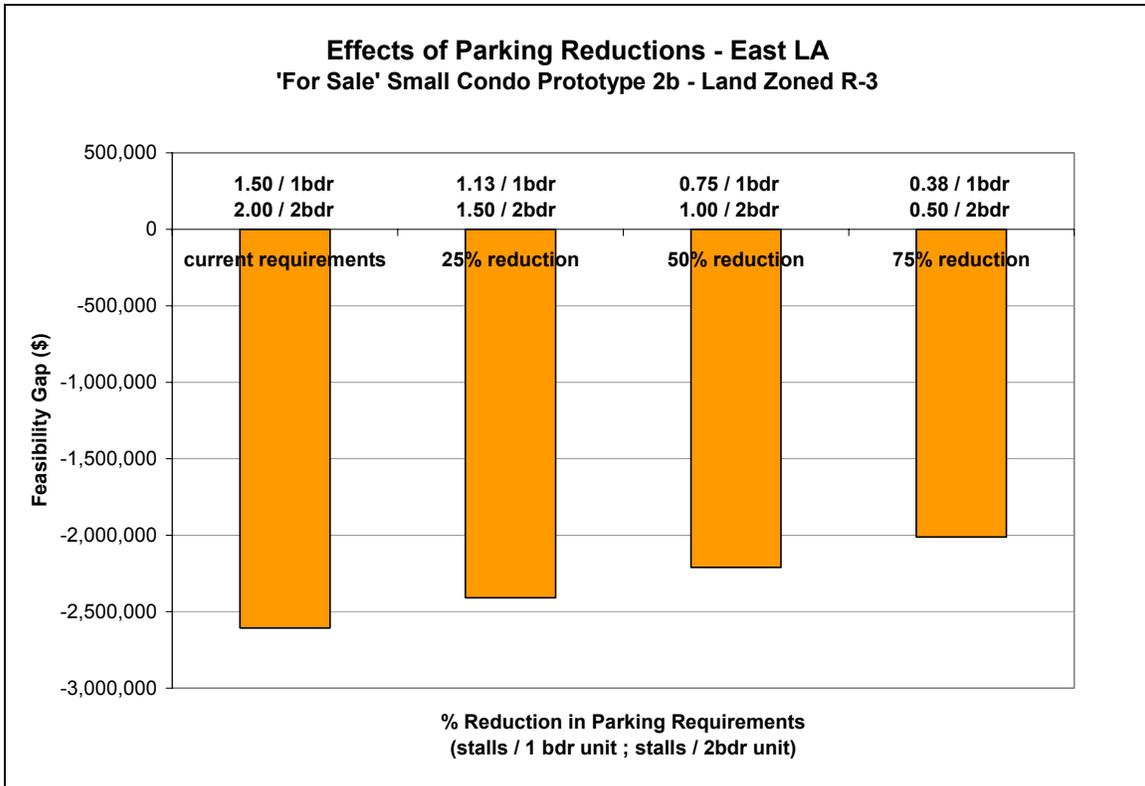
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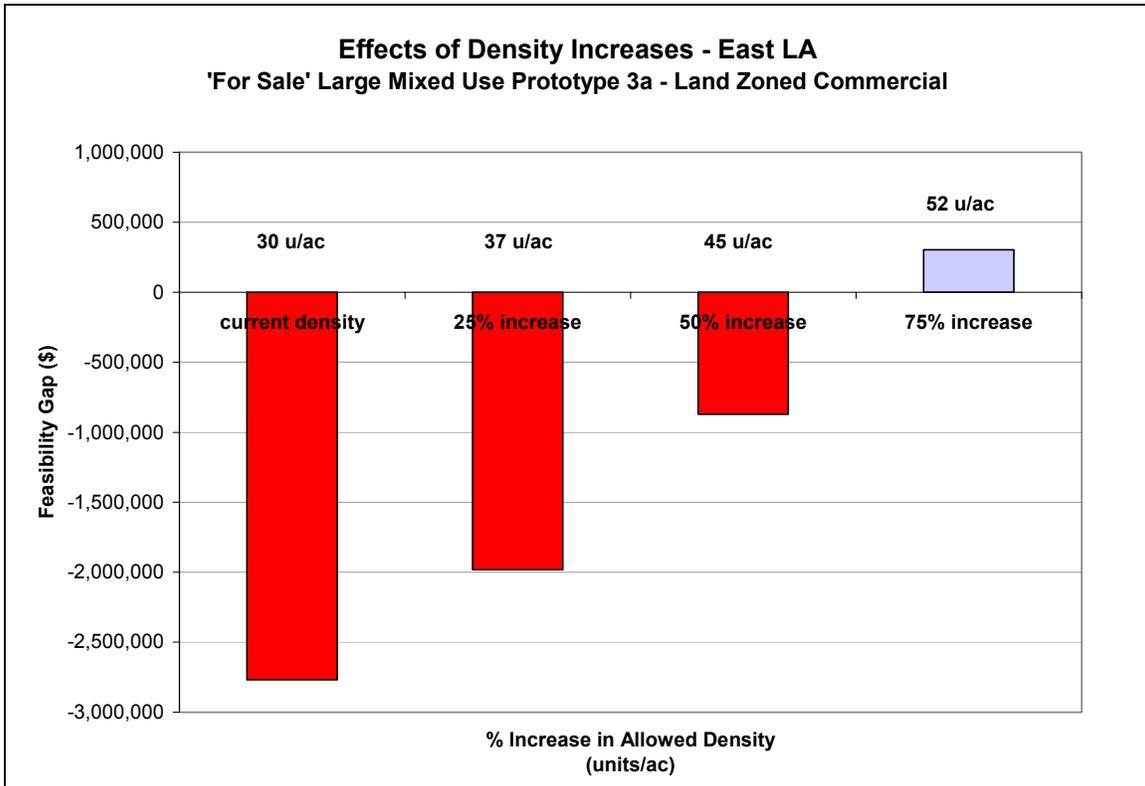
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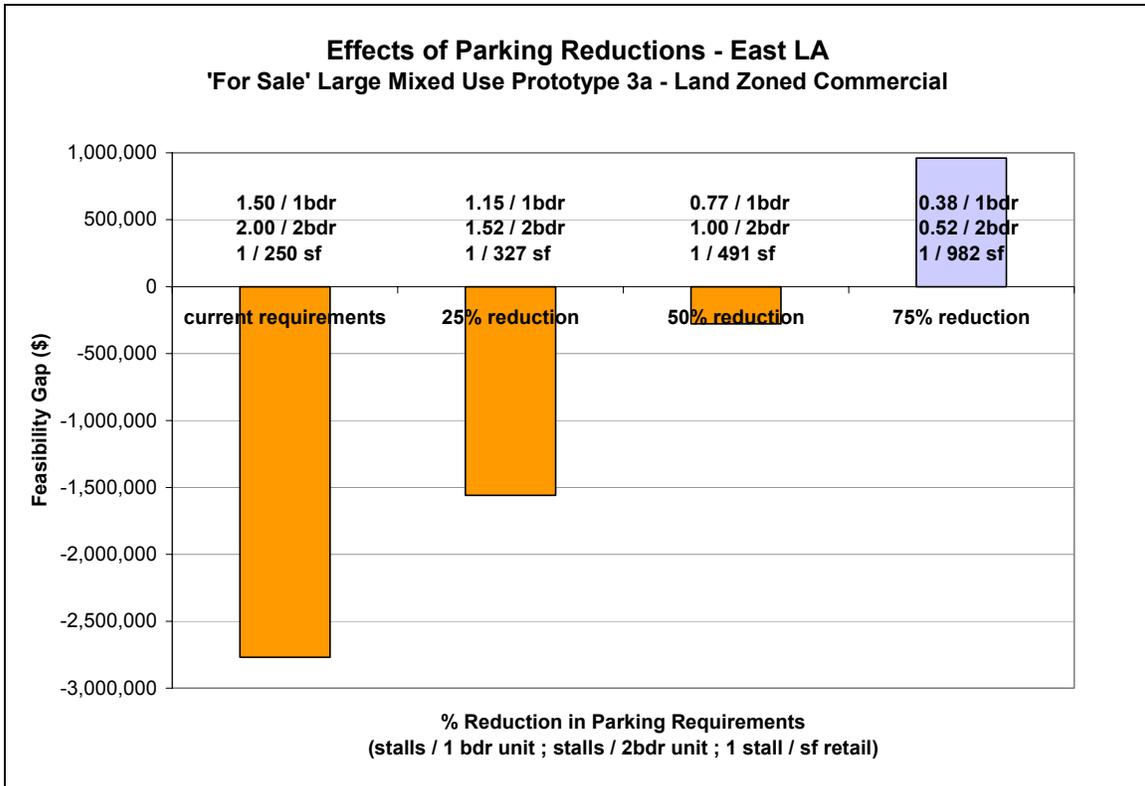
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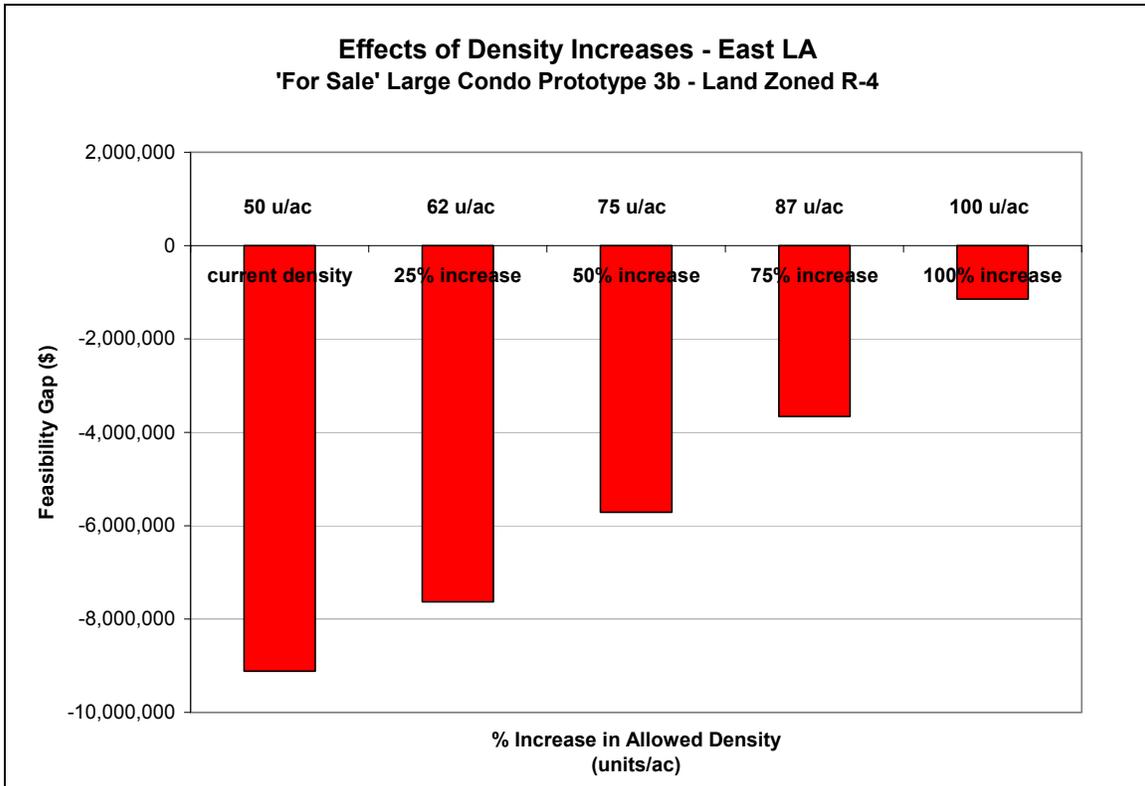
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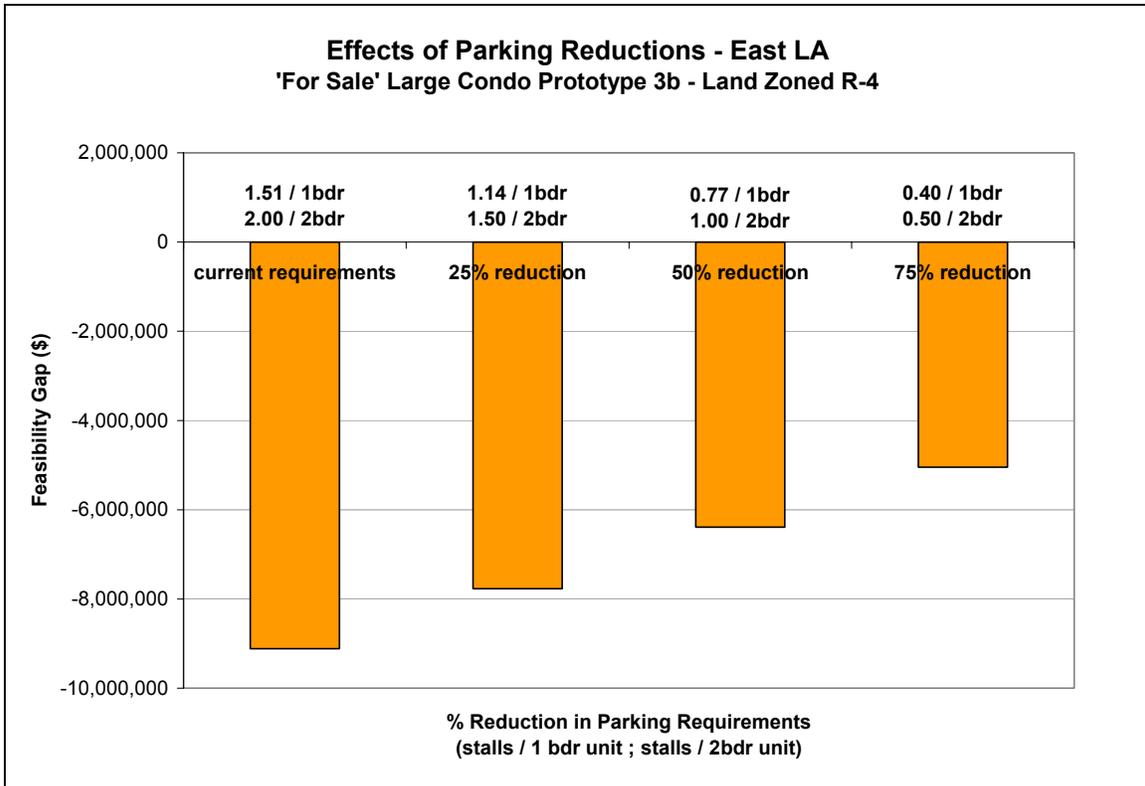
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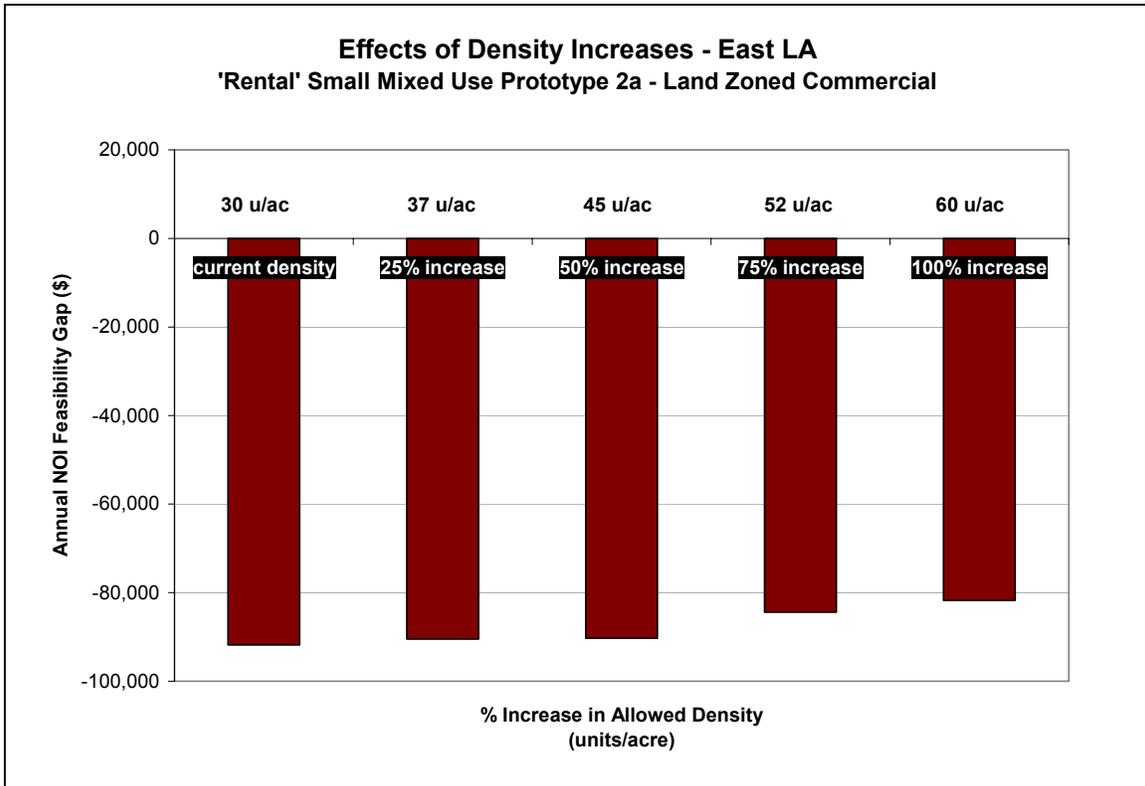
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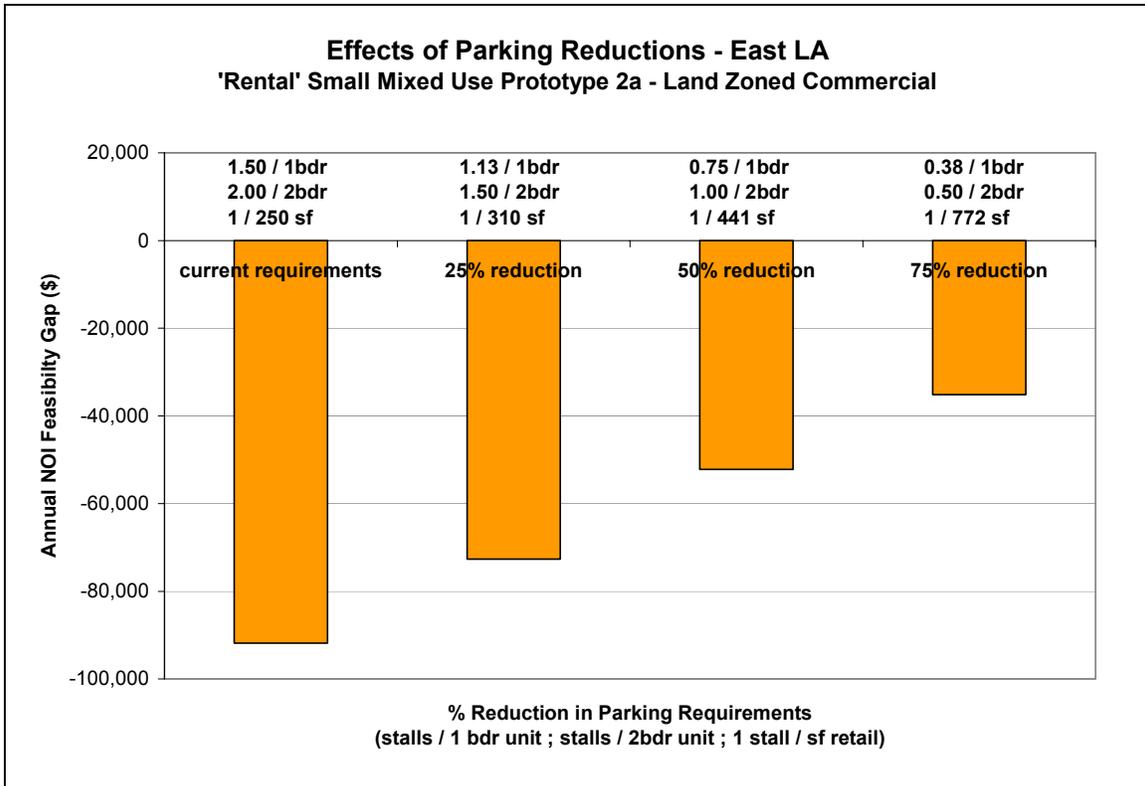
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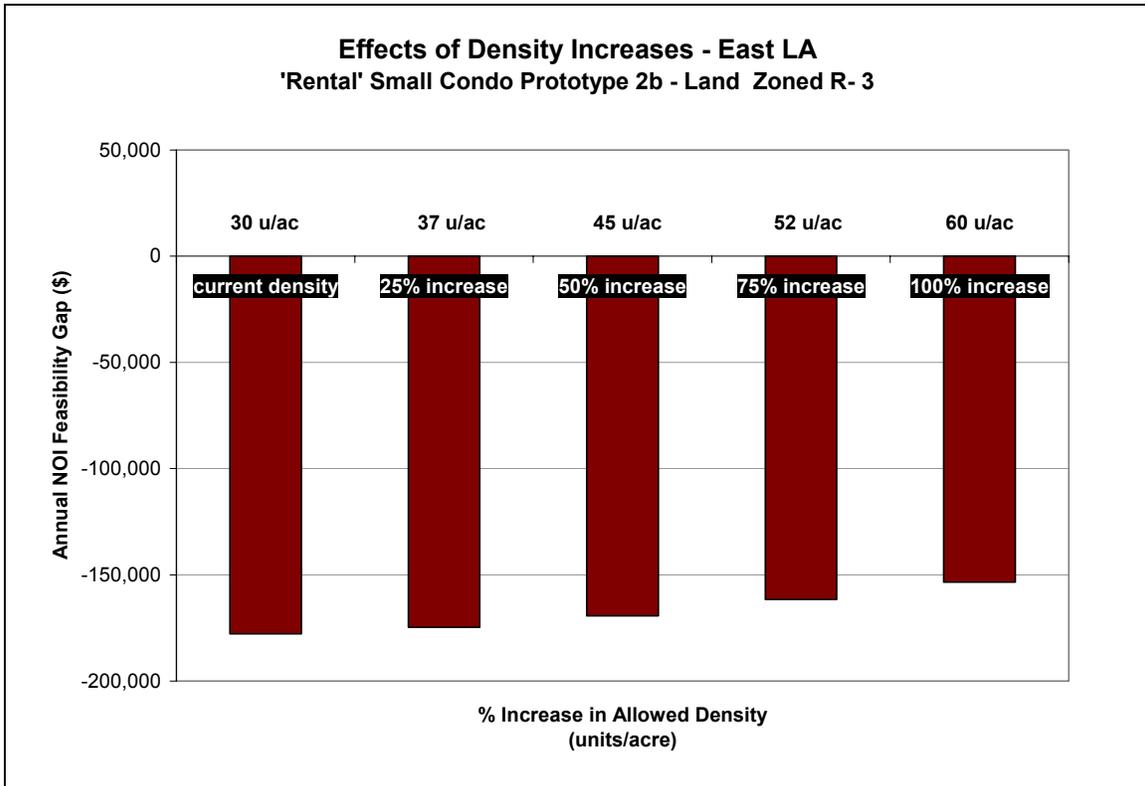
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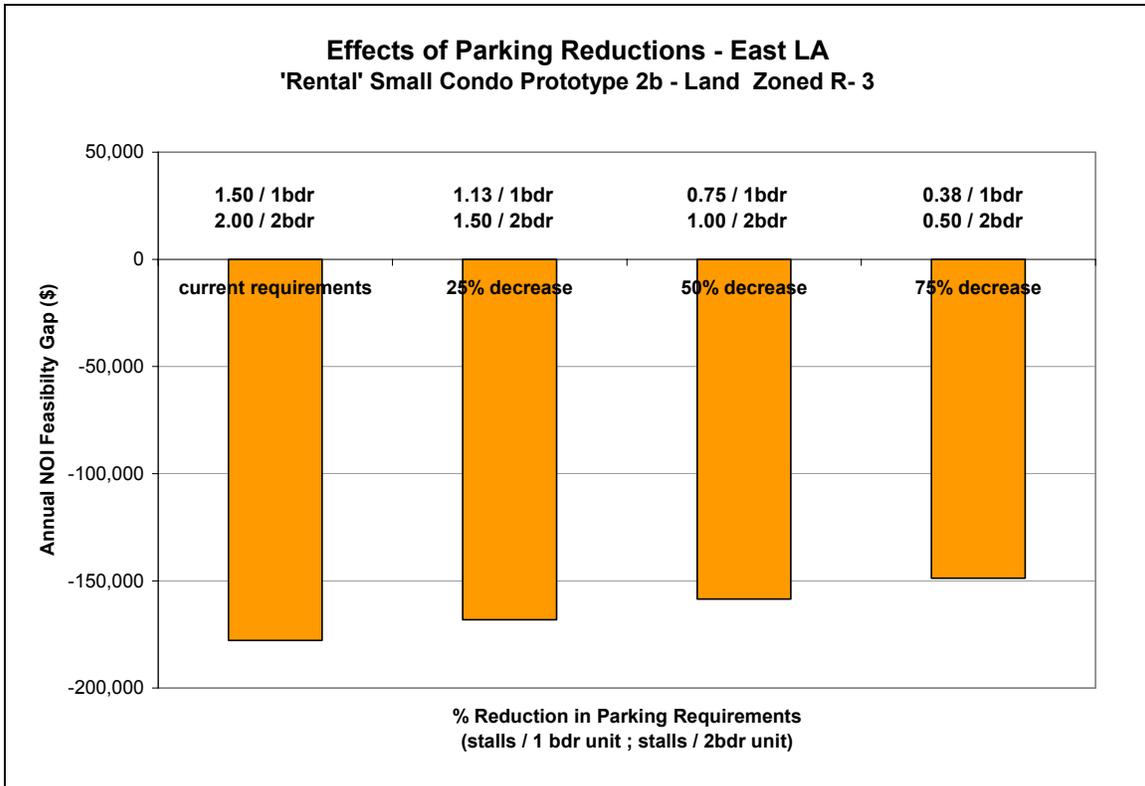
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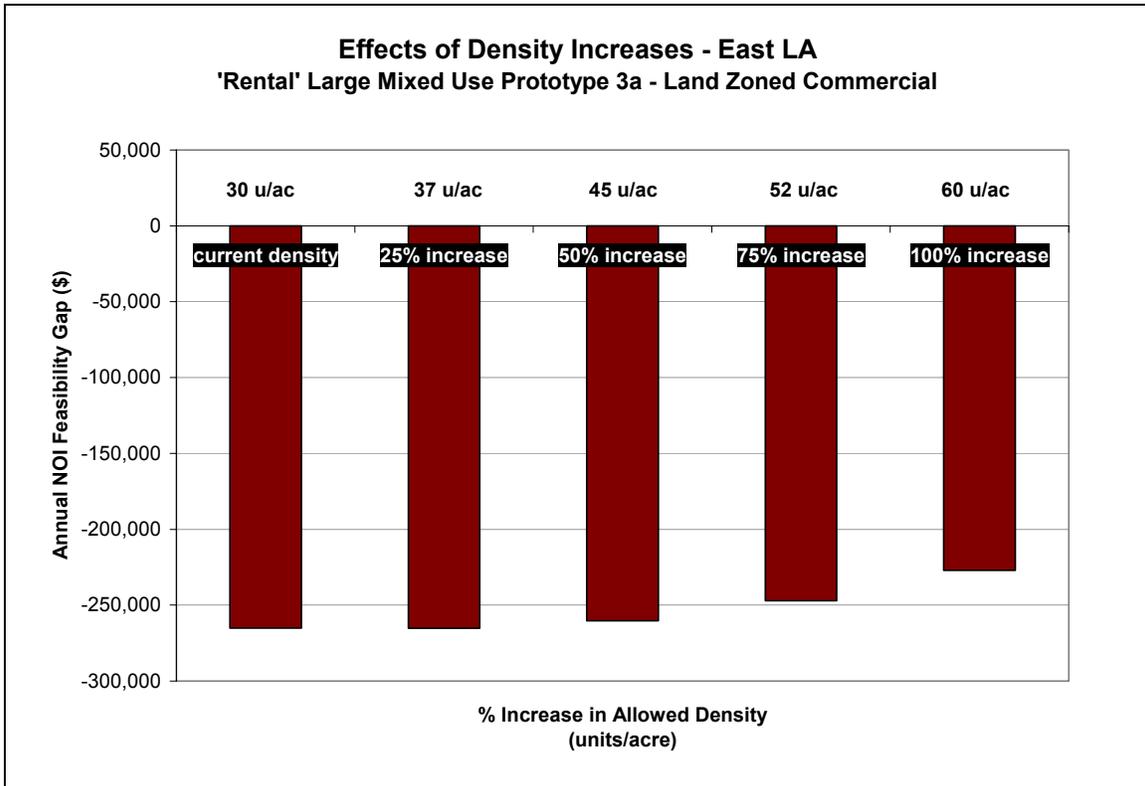
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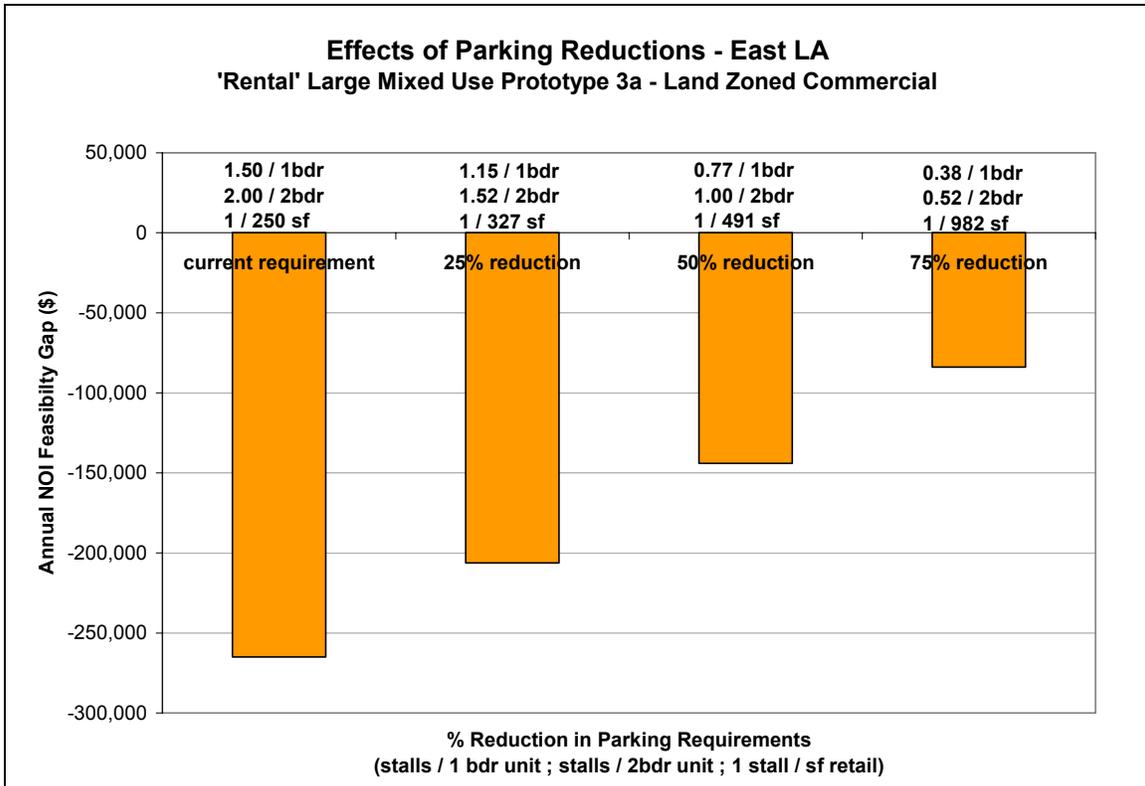
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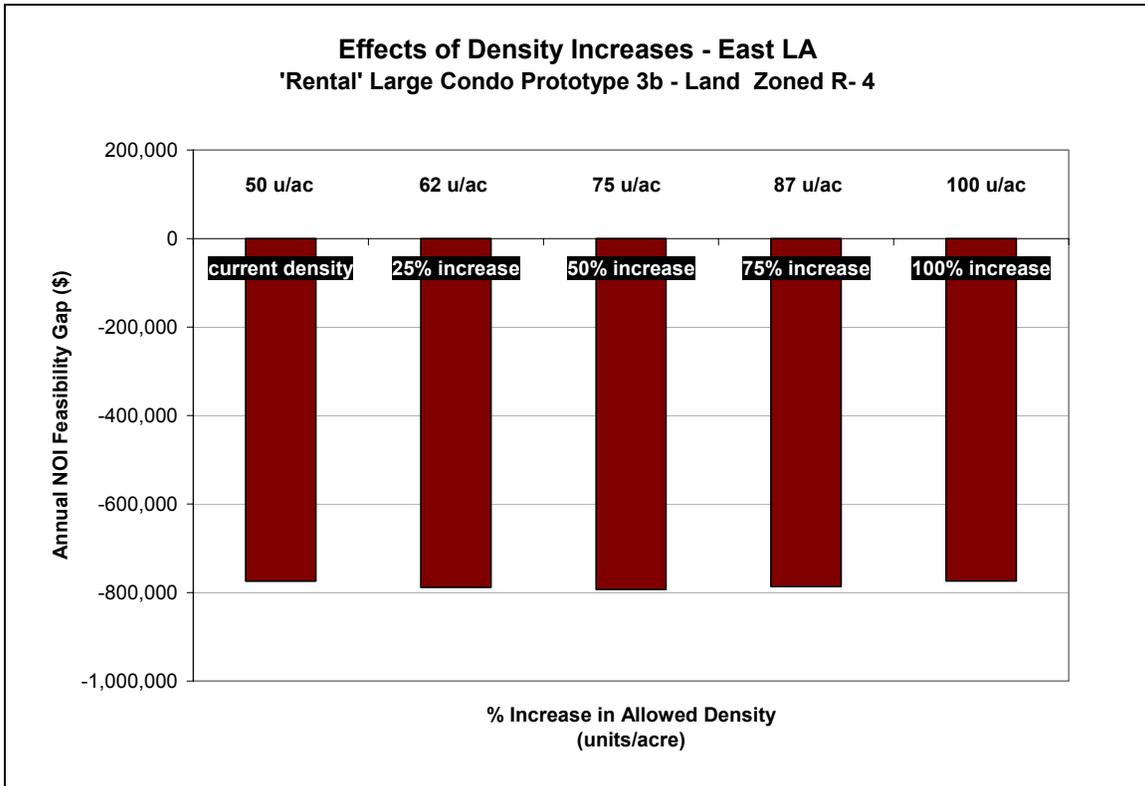
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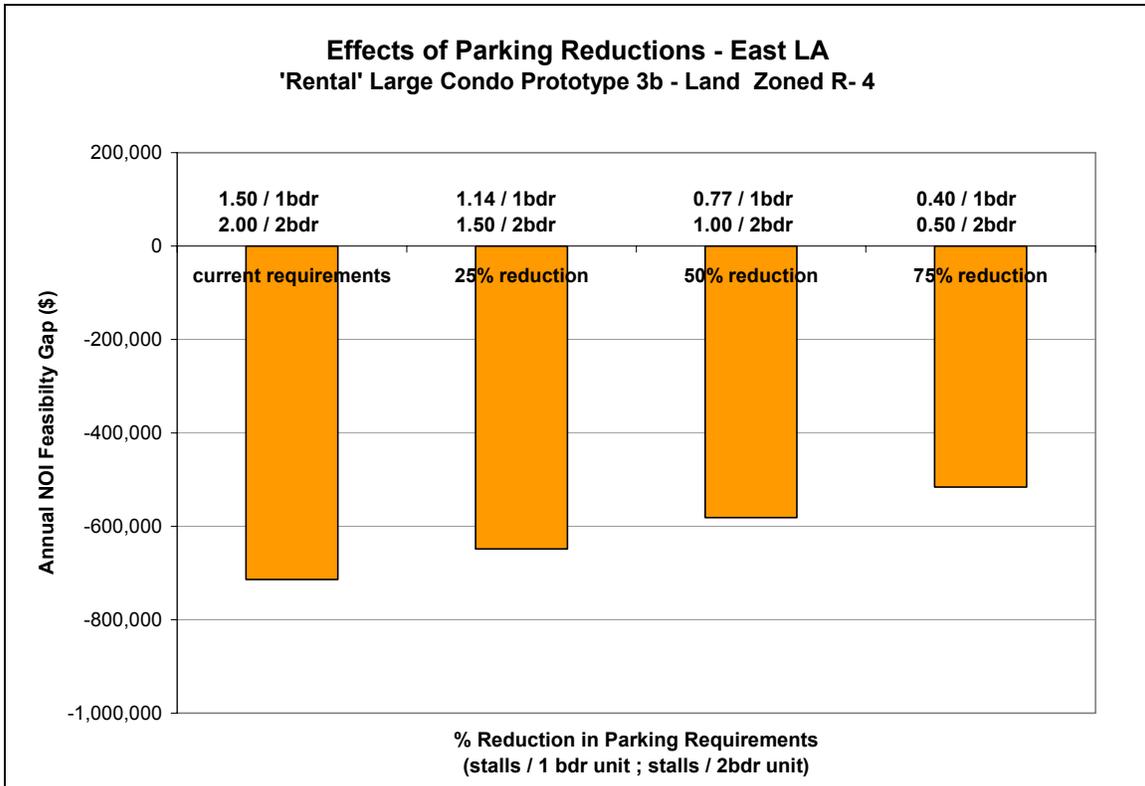
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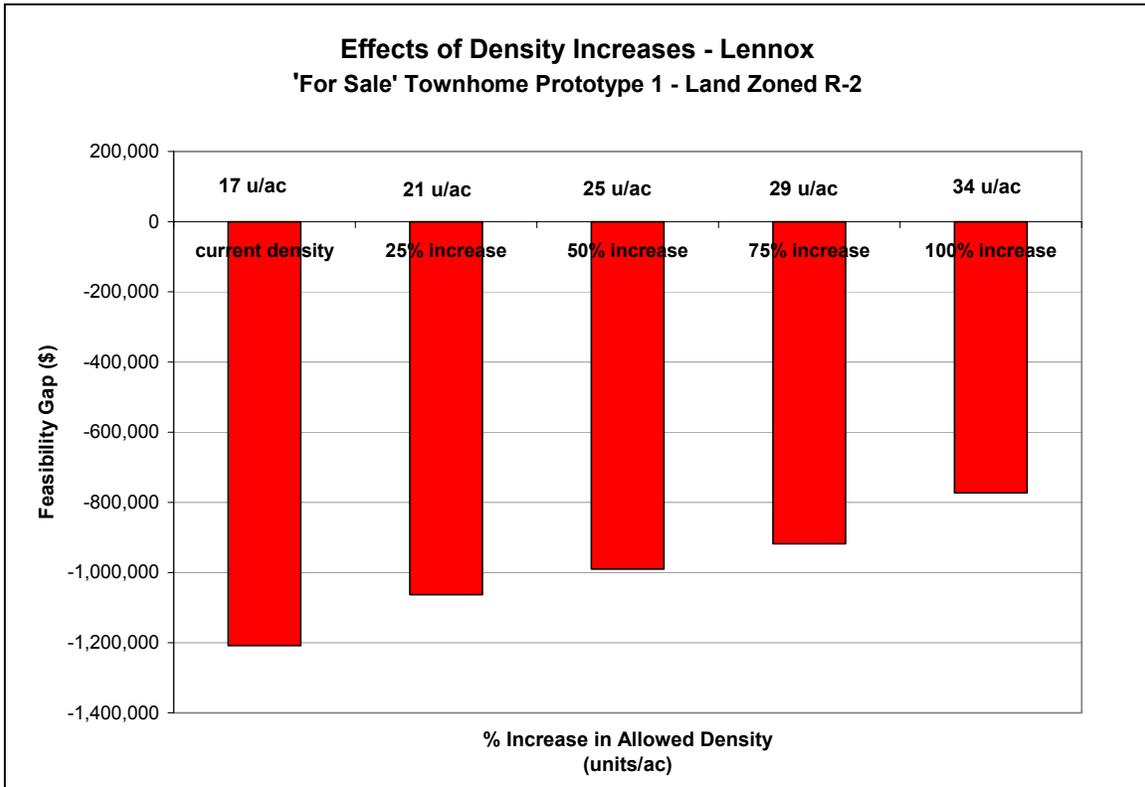


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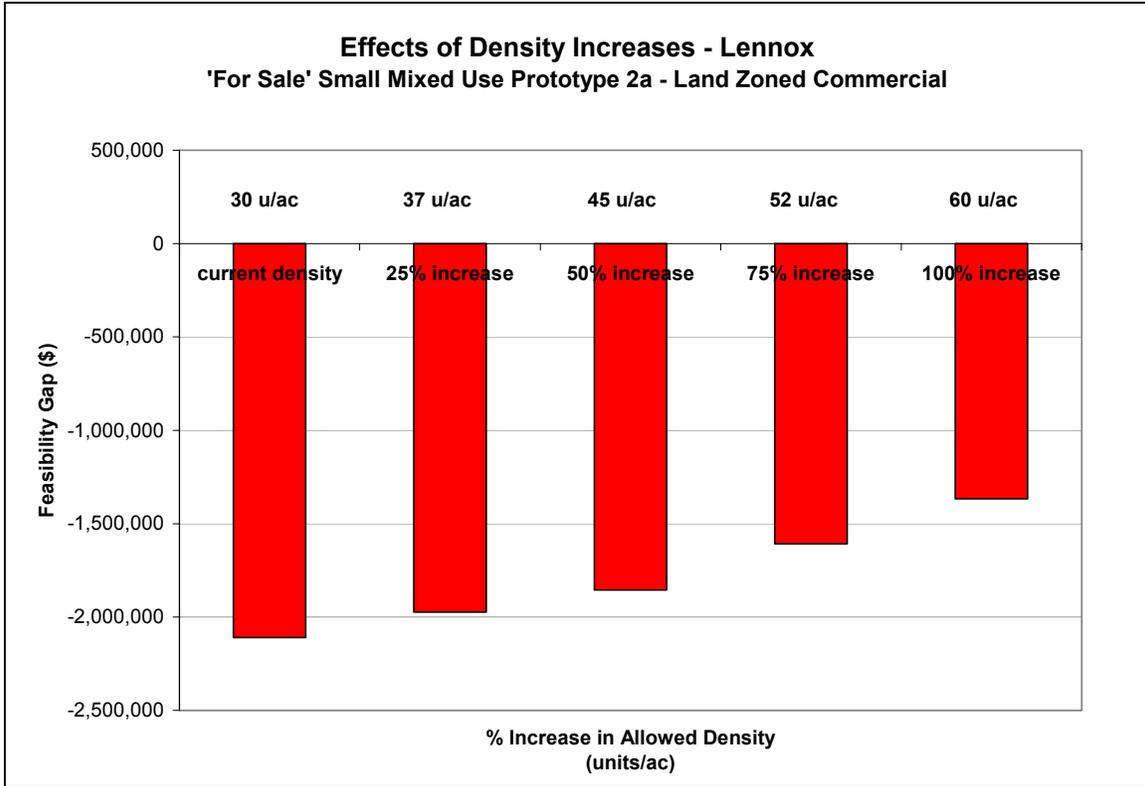


# Lennox

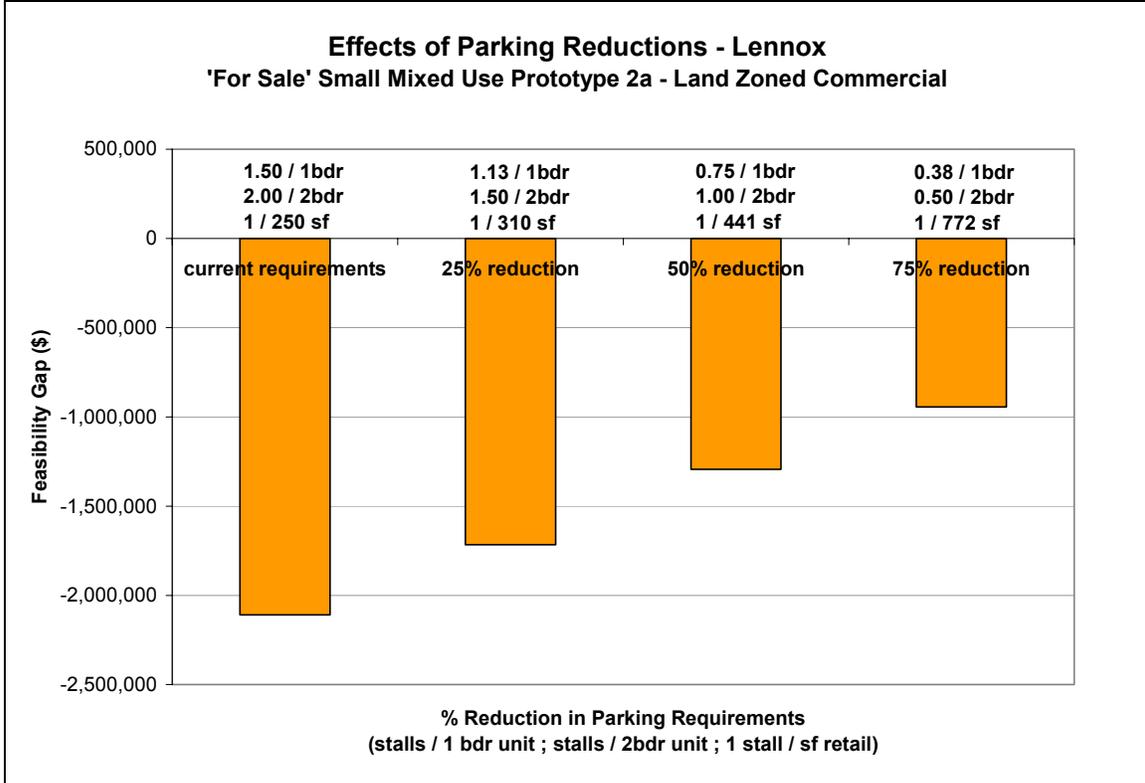
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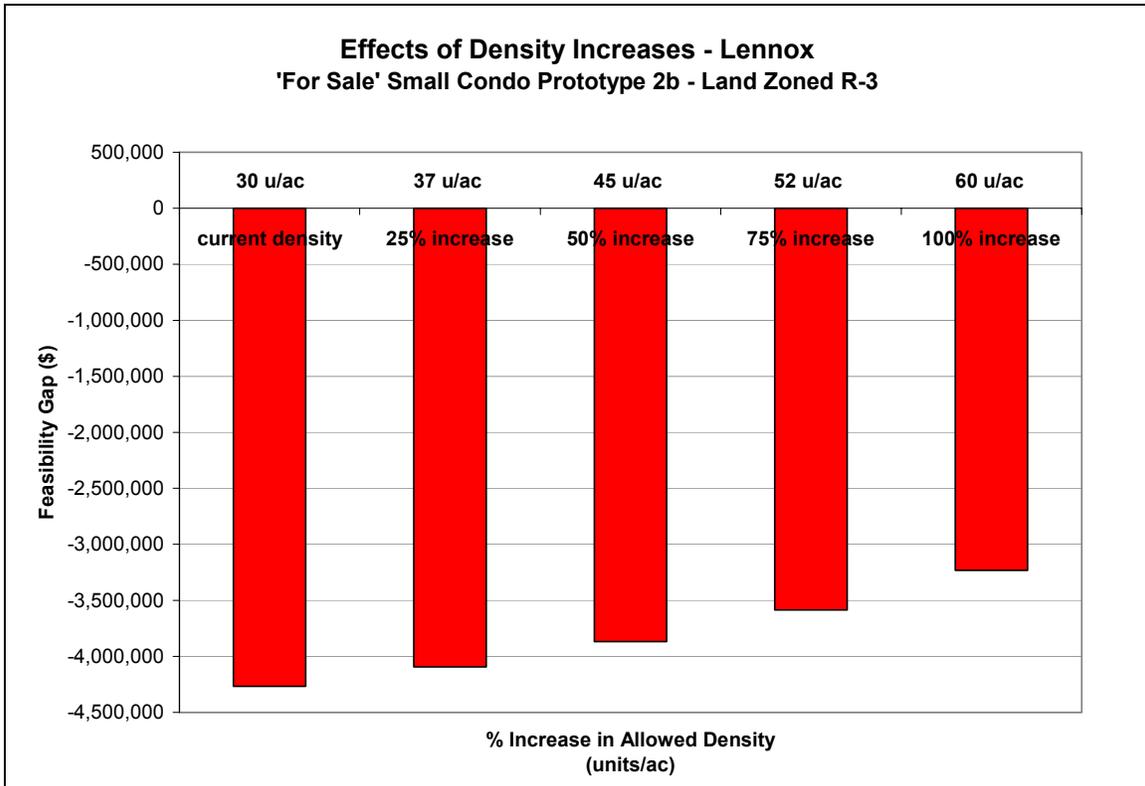
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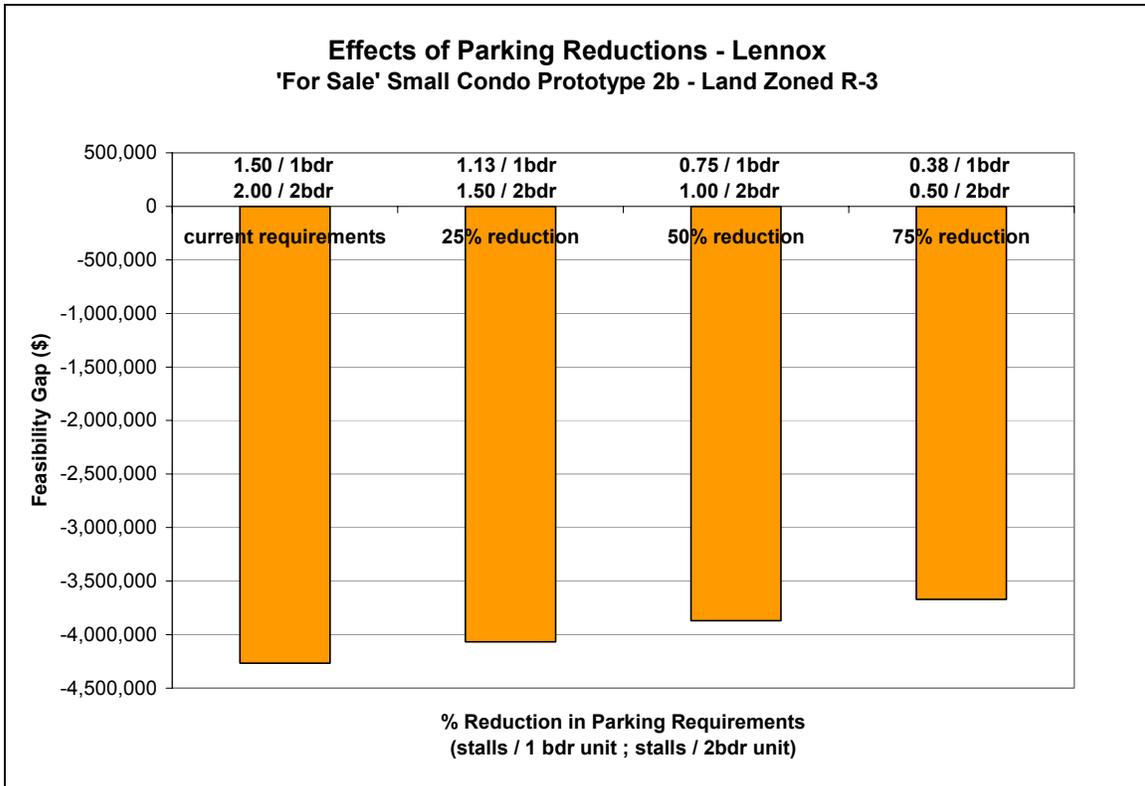
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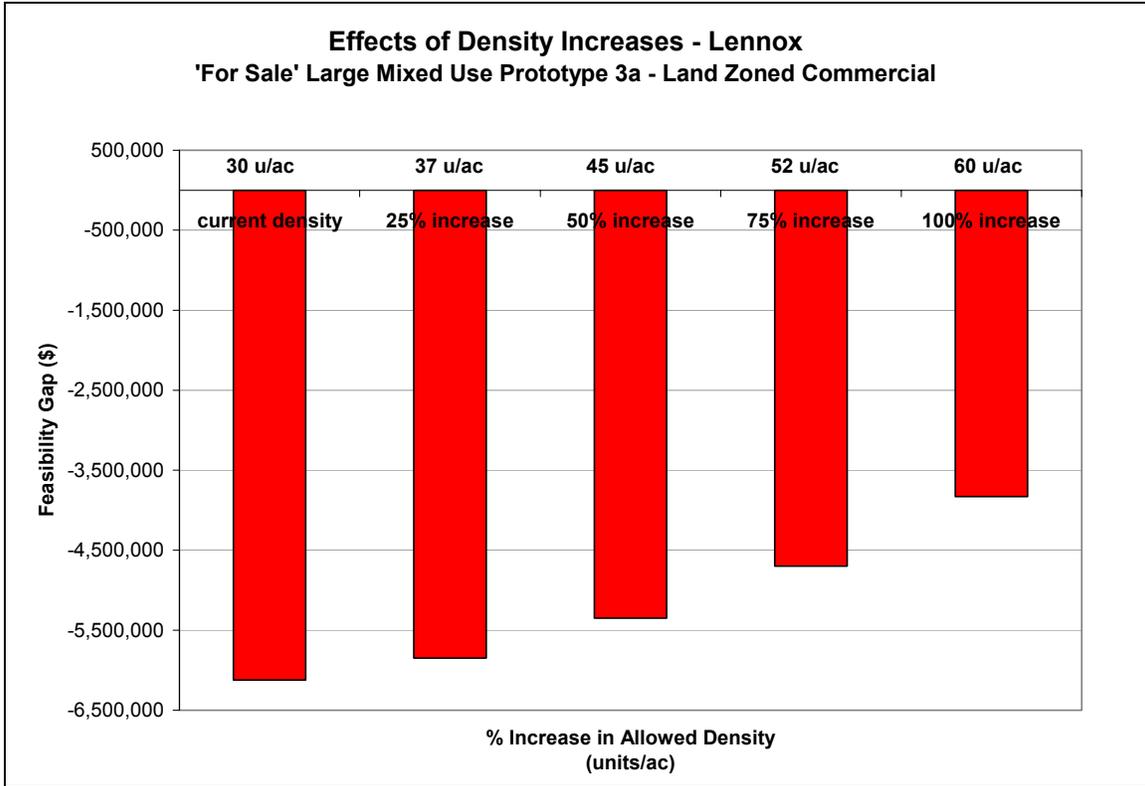
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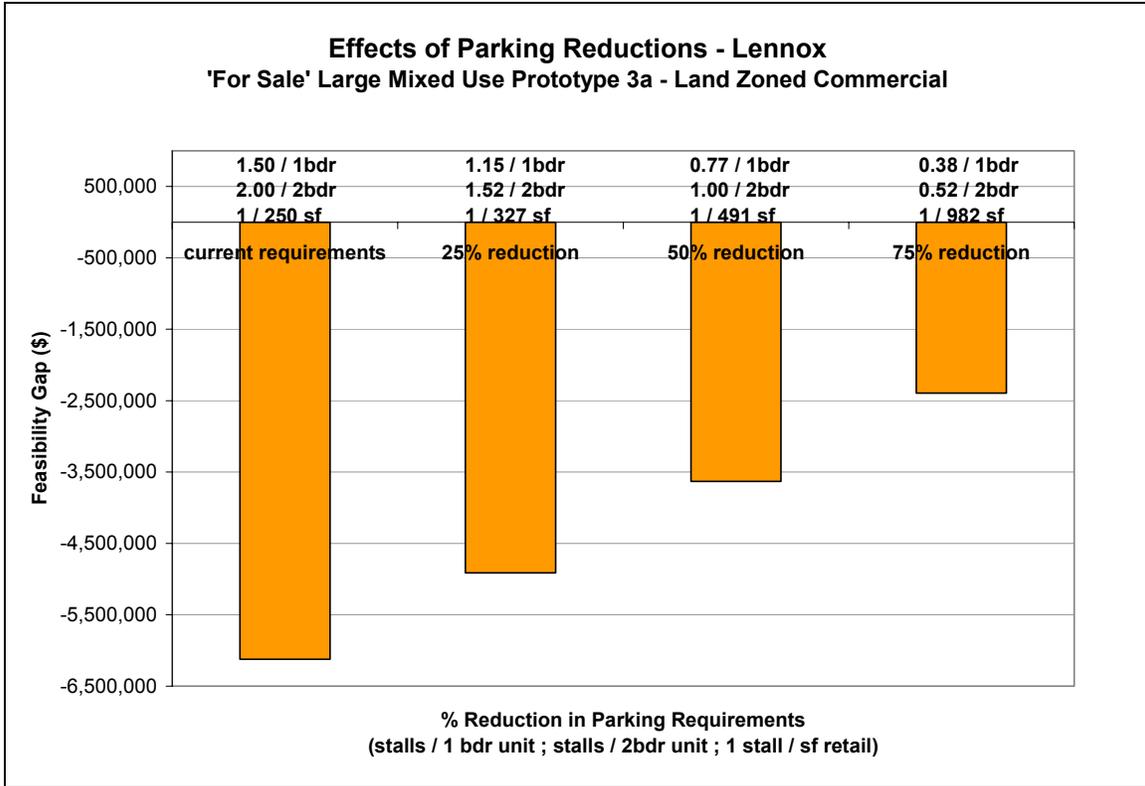
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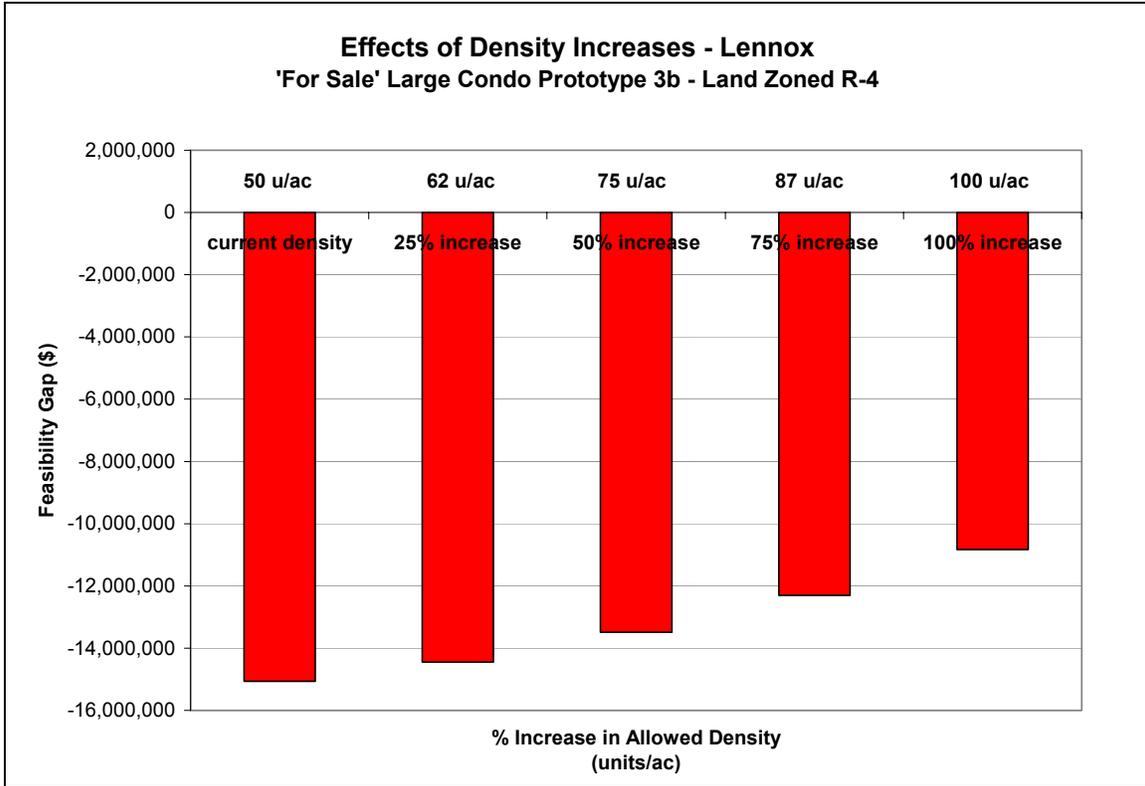
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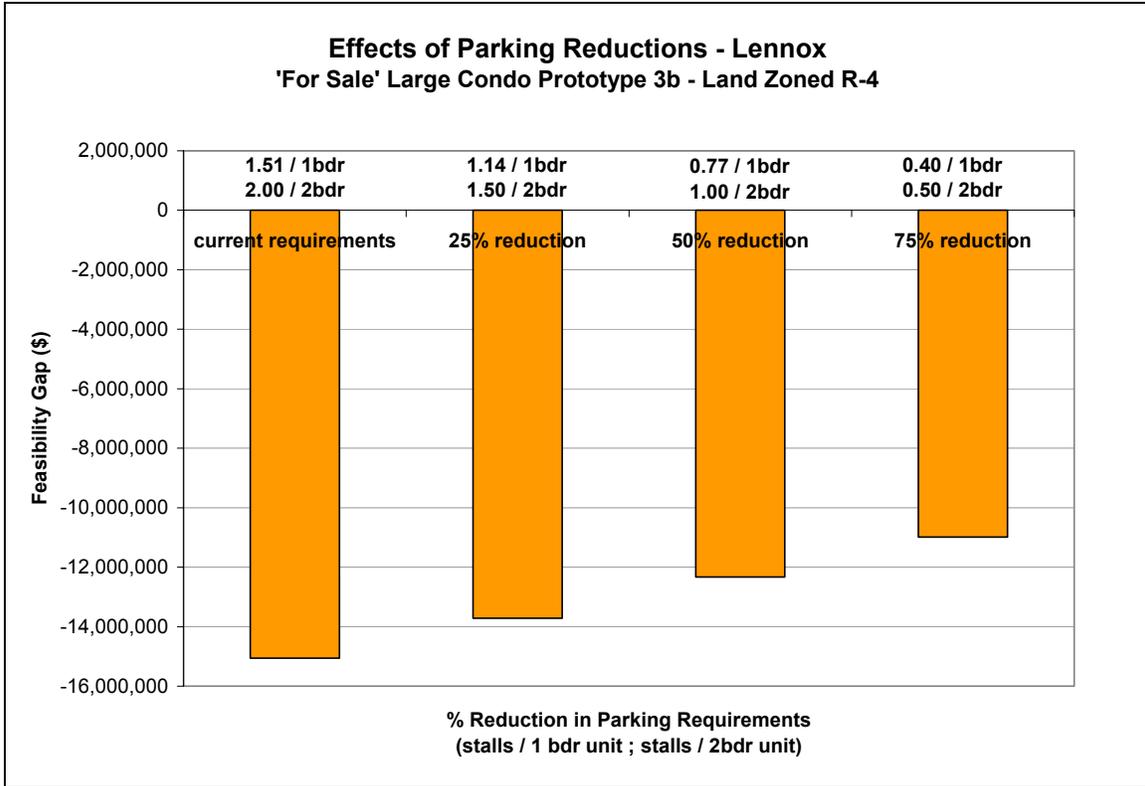
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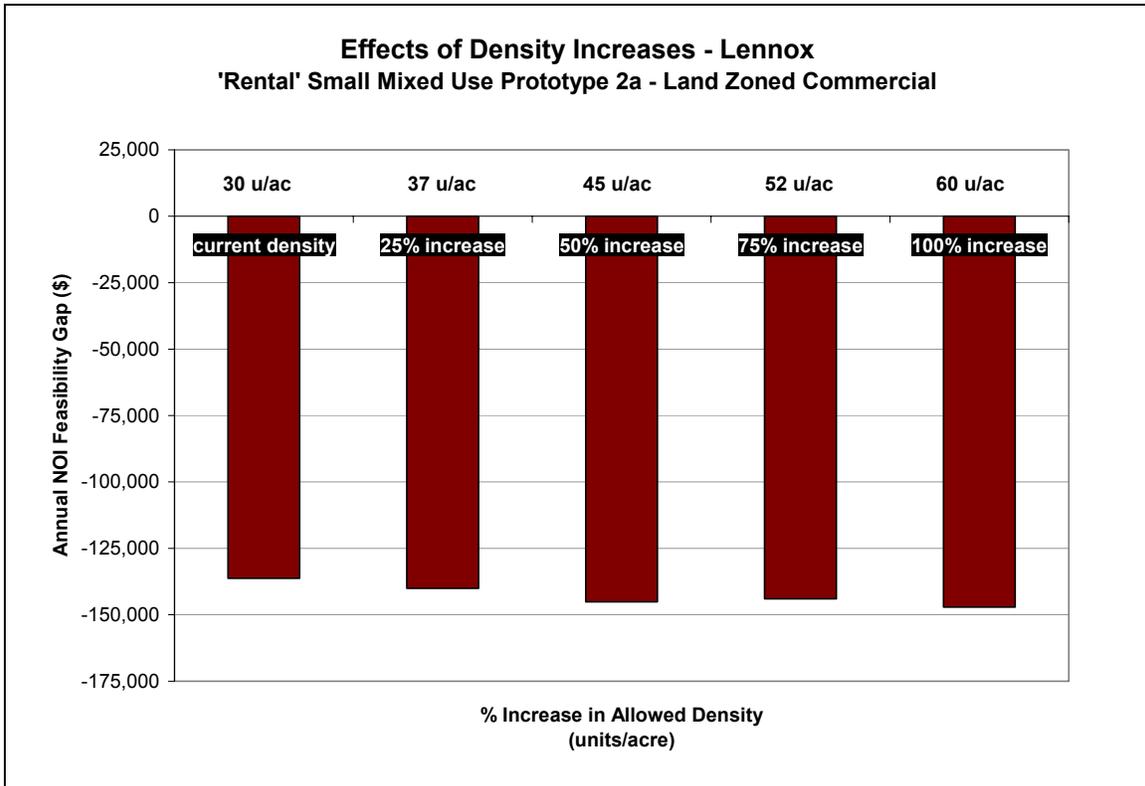
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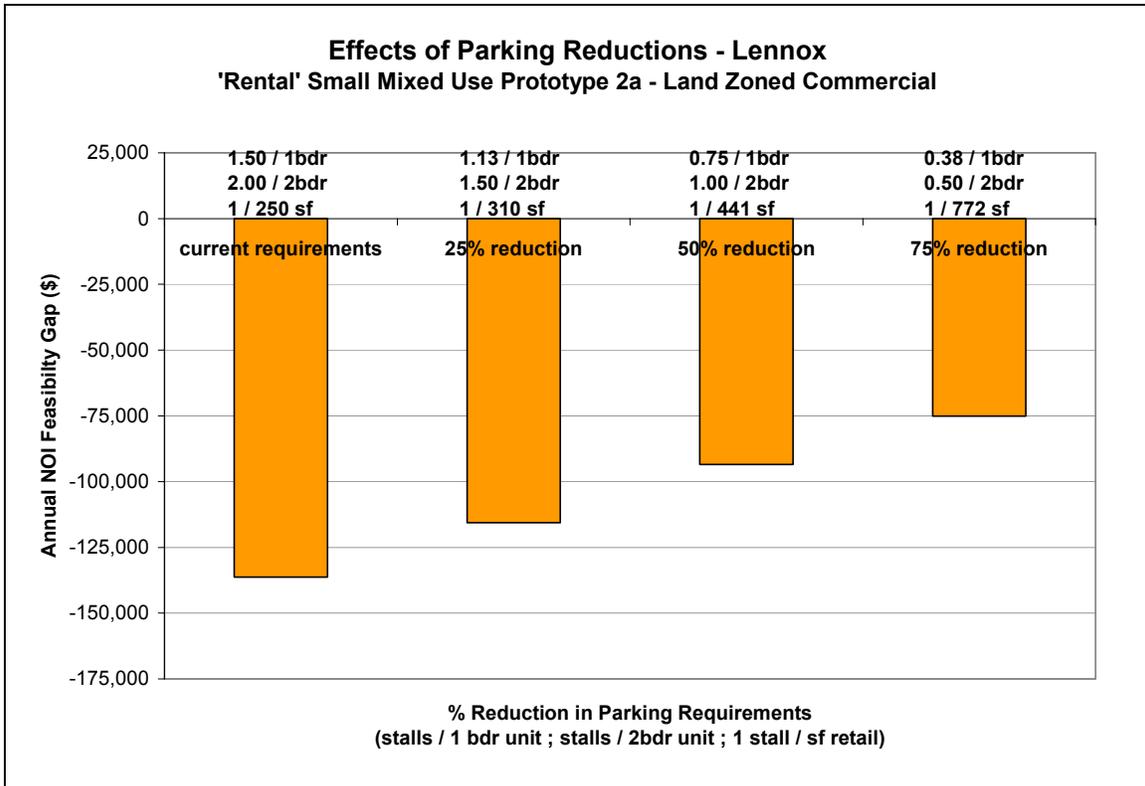
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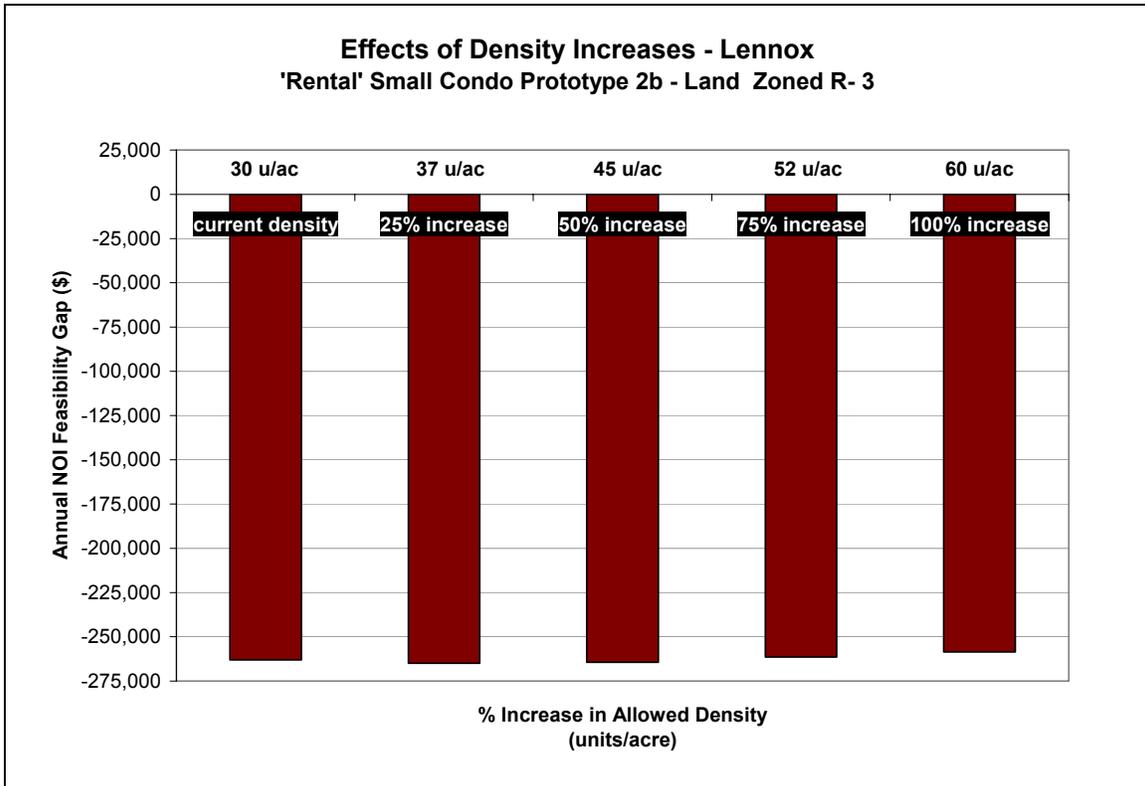
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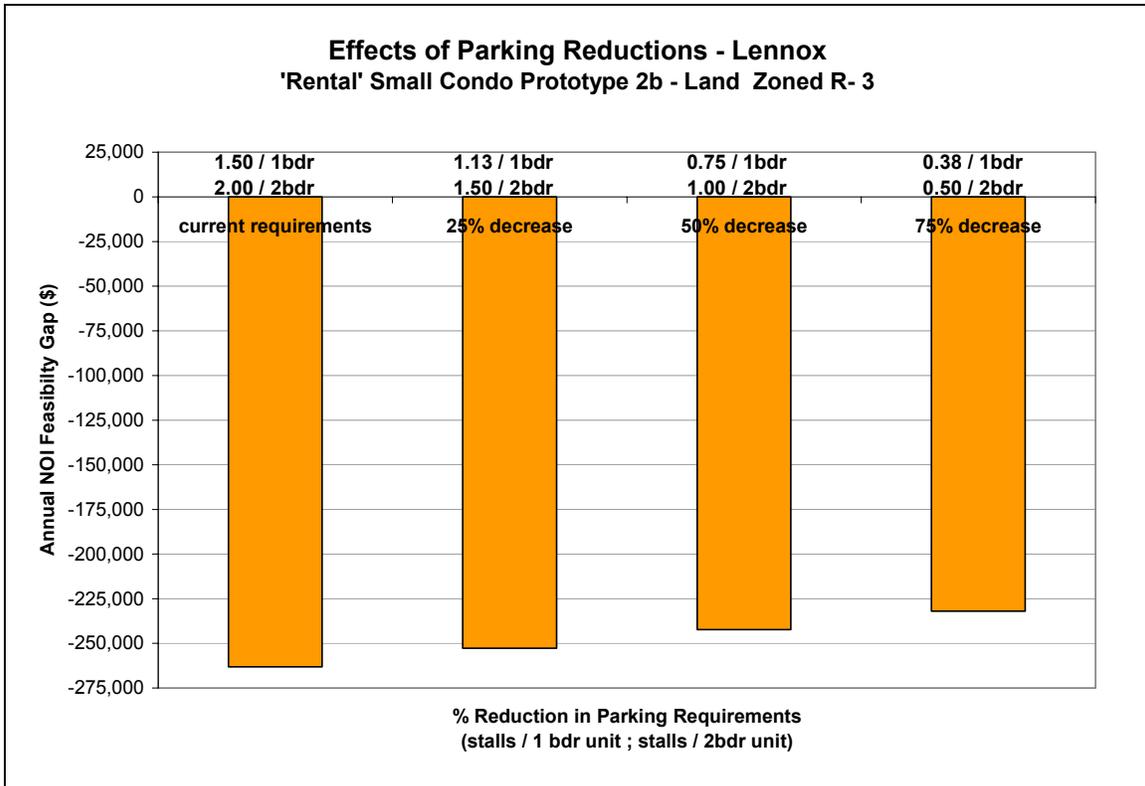
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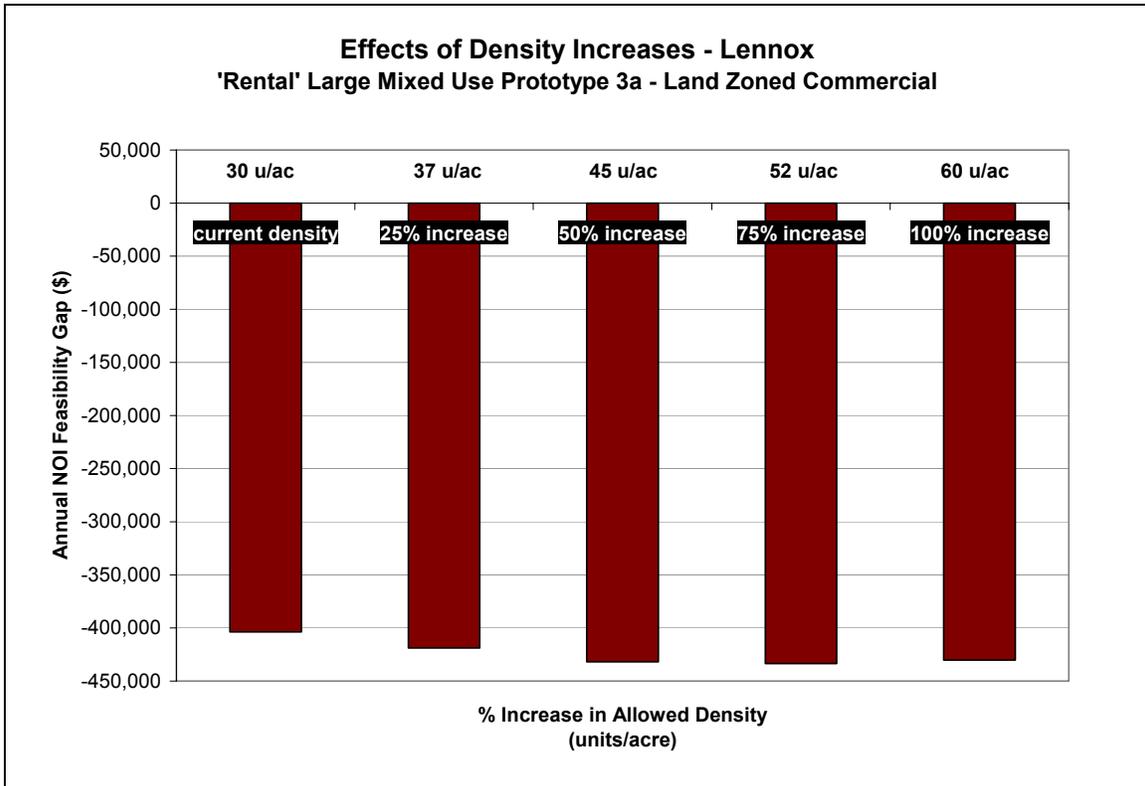
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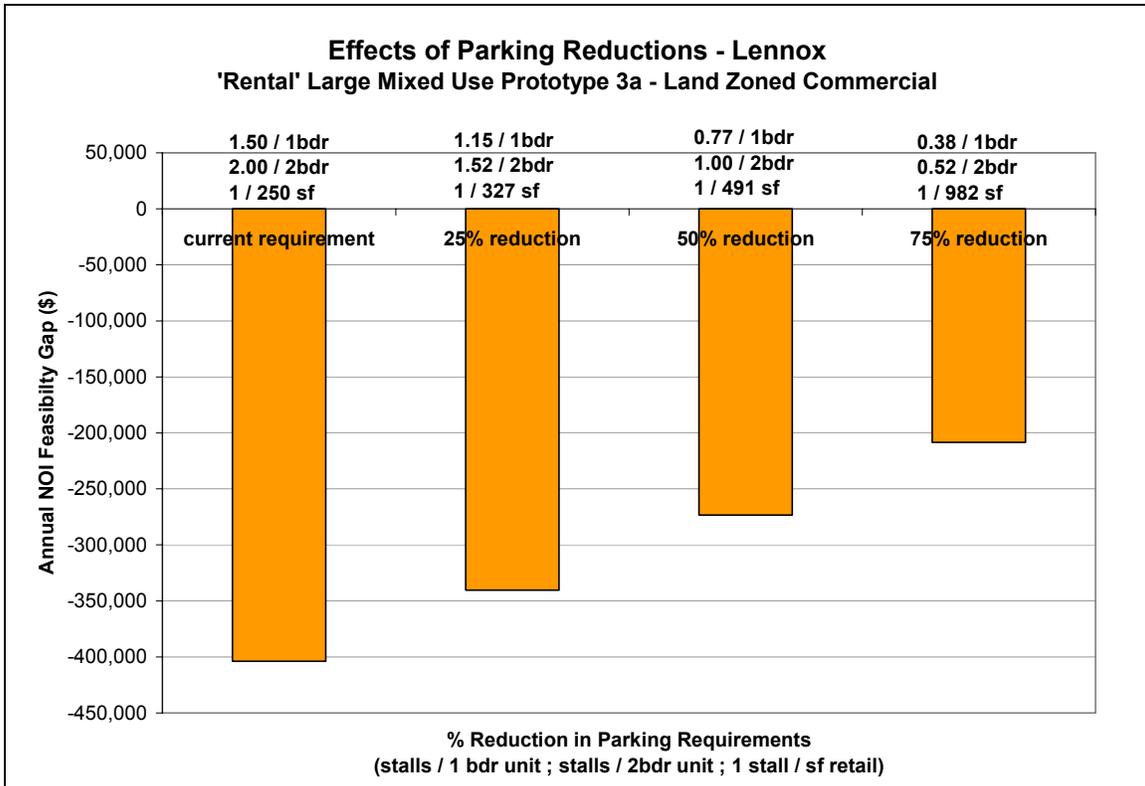
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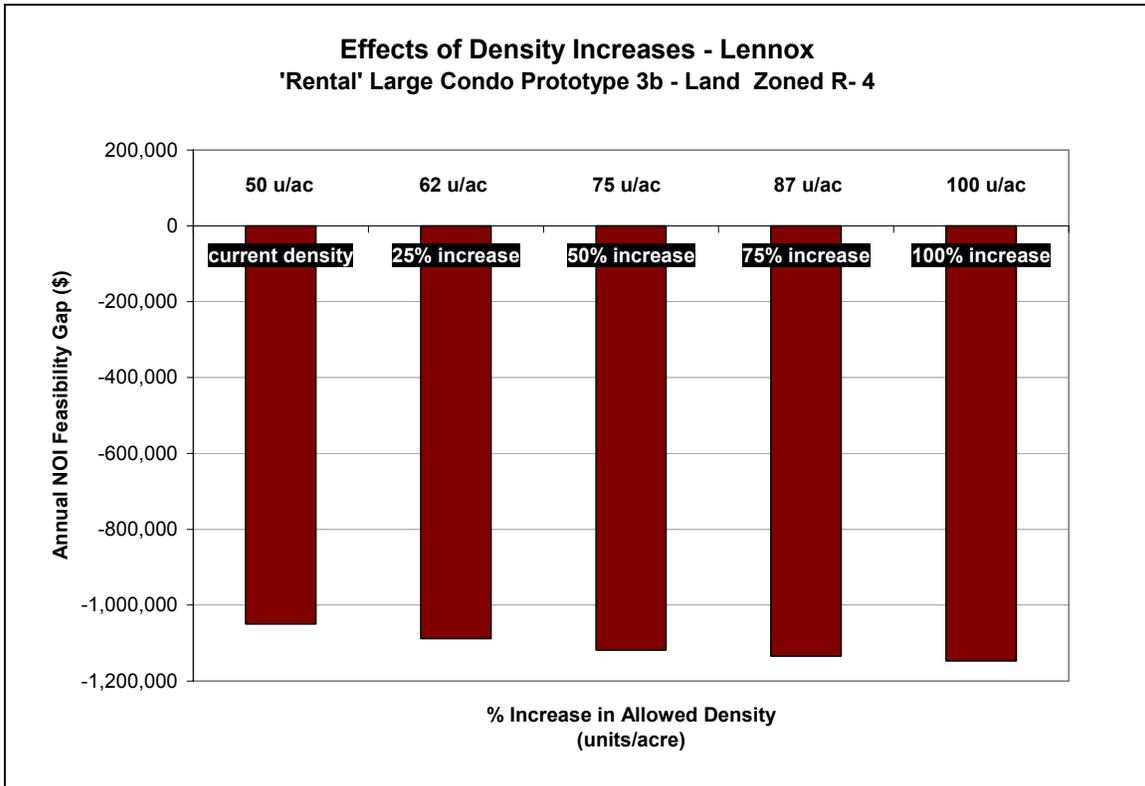
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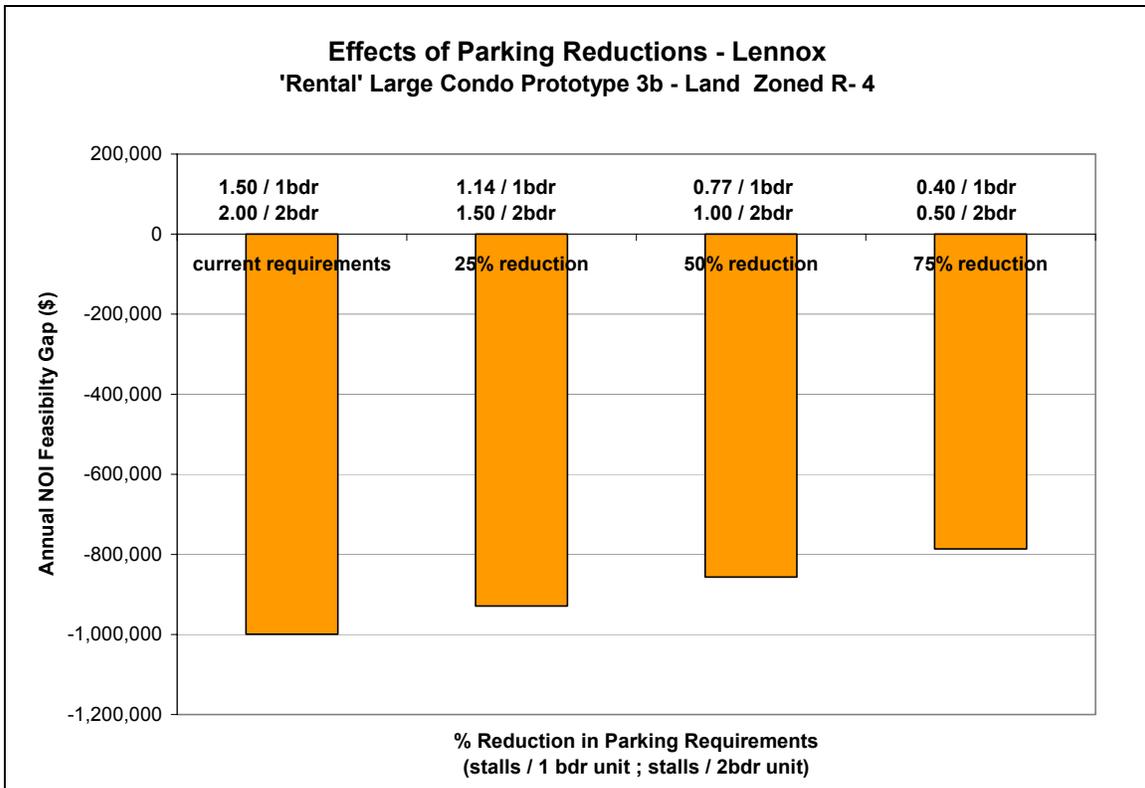
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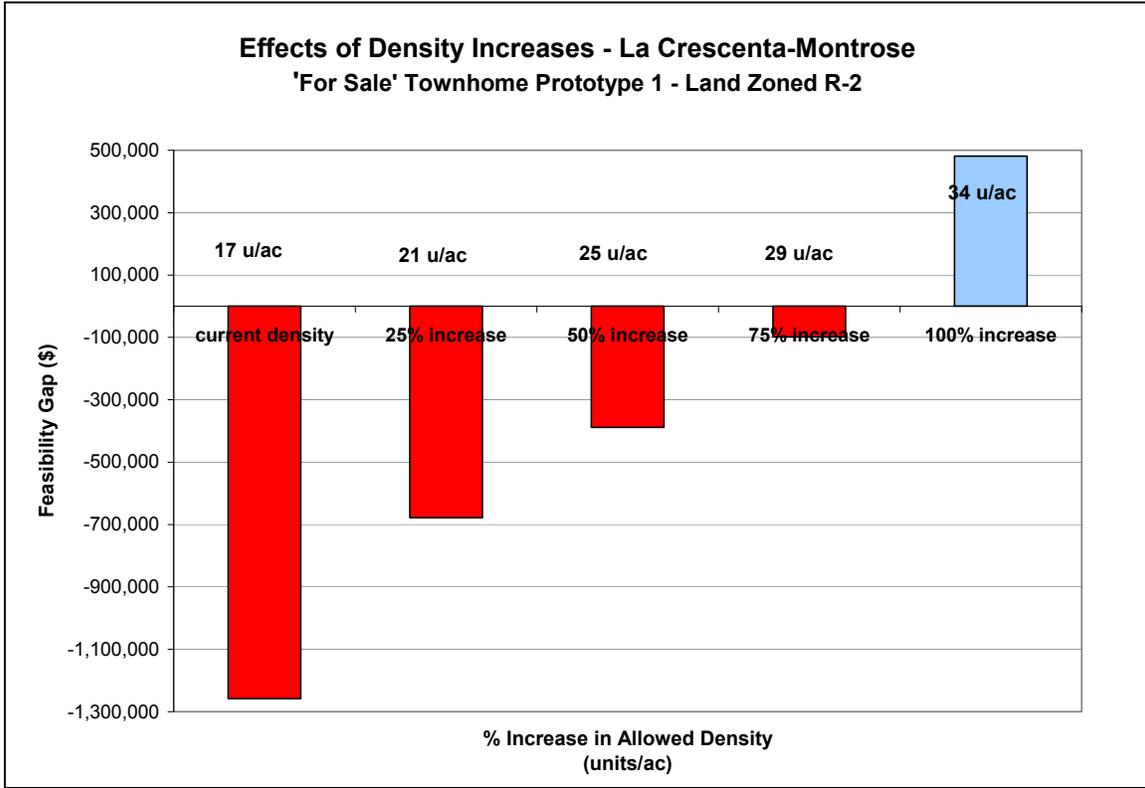


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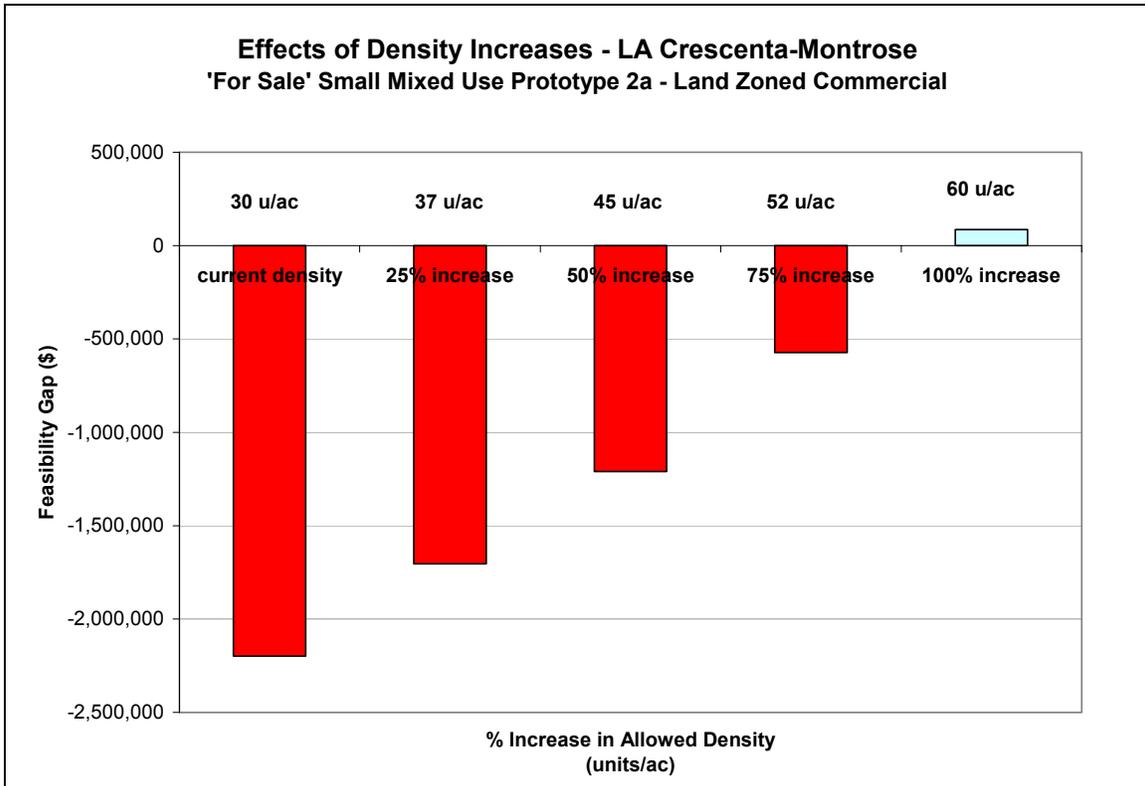


# La Crescenta-Montrose

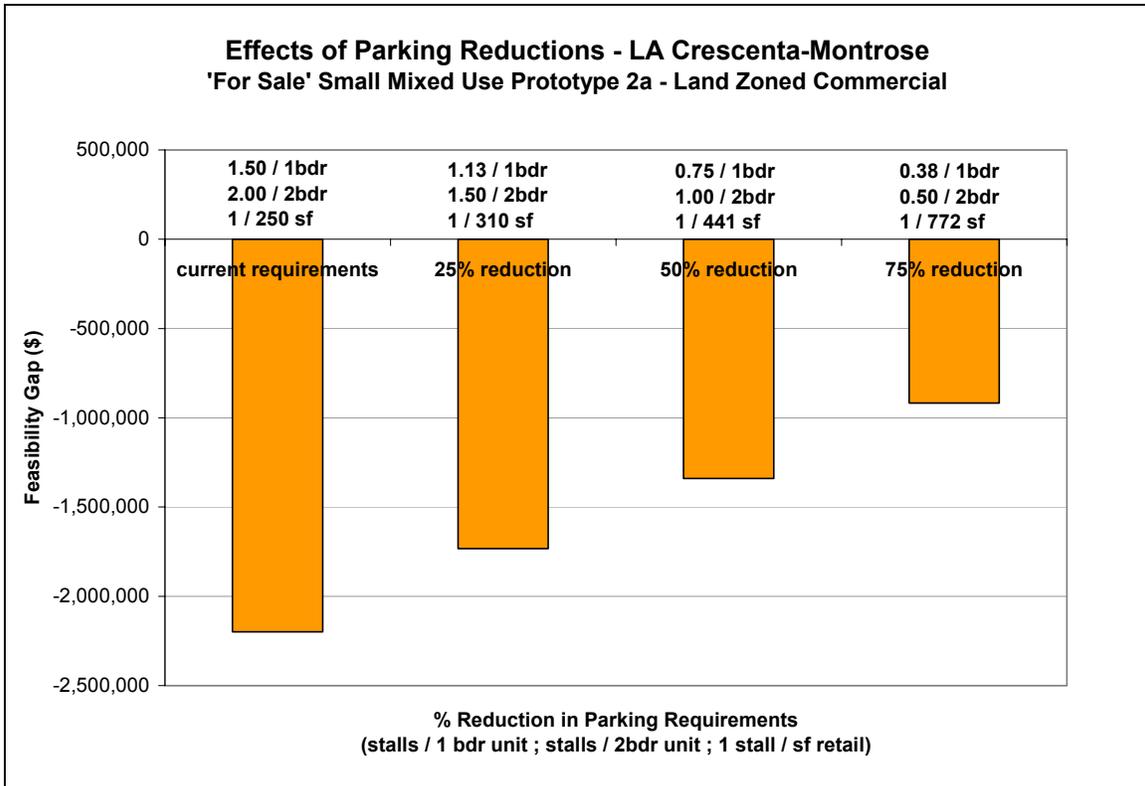
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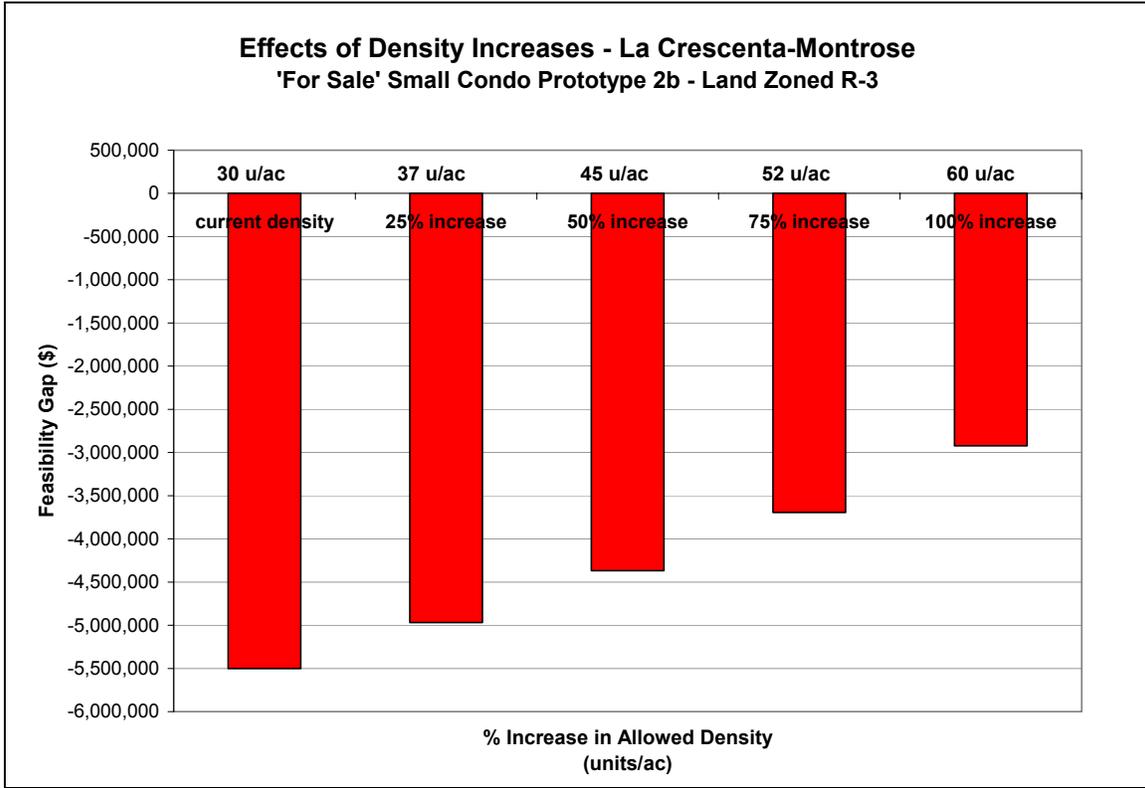
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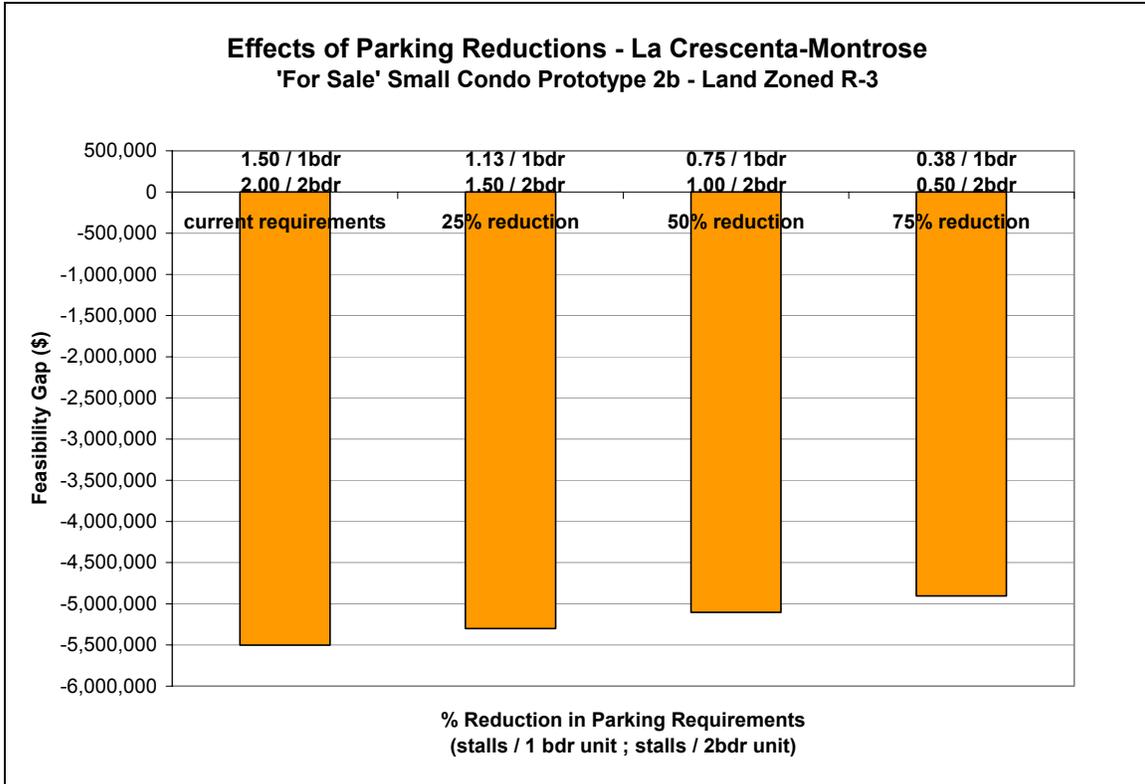
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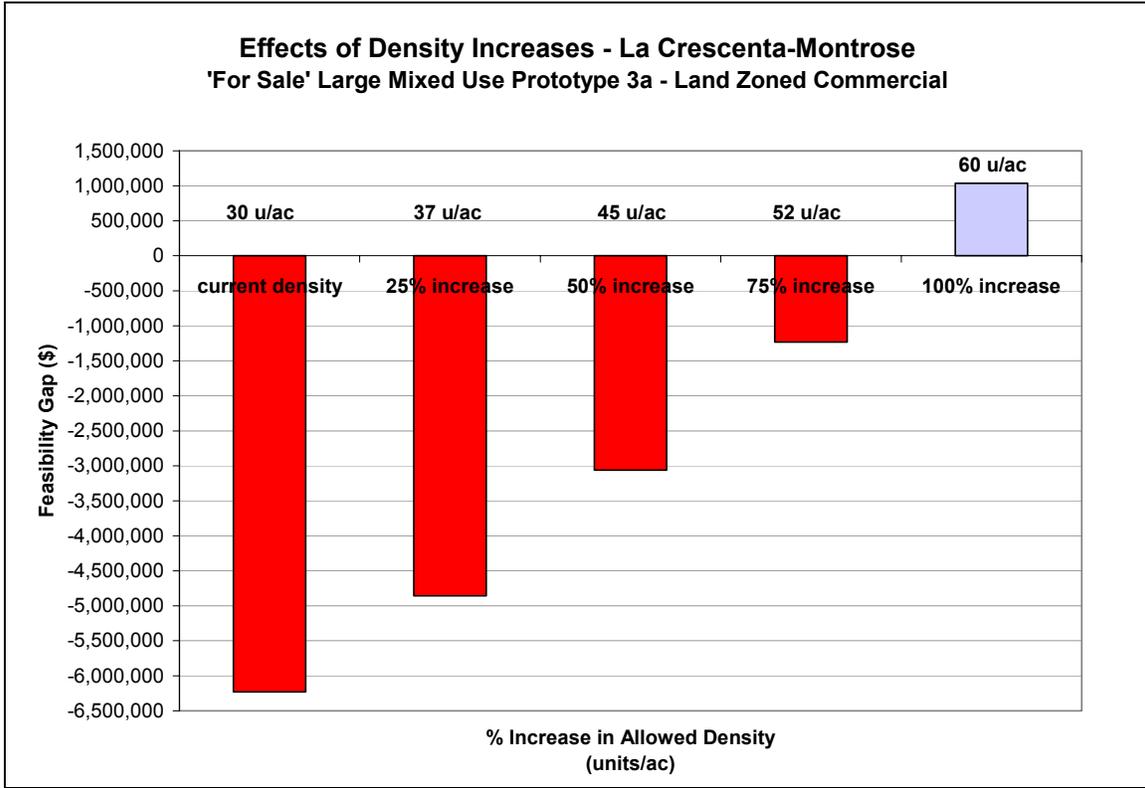
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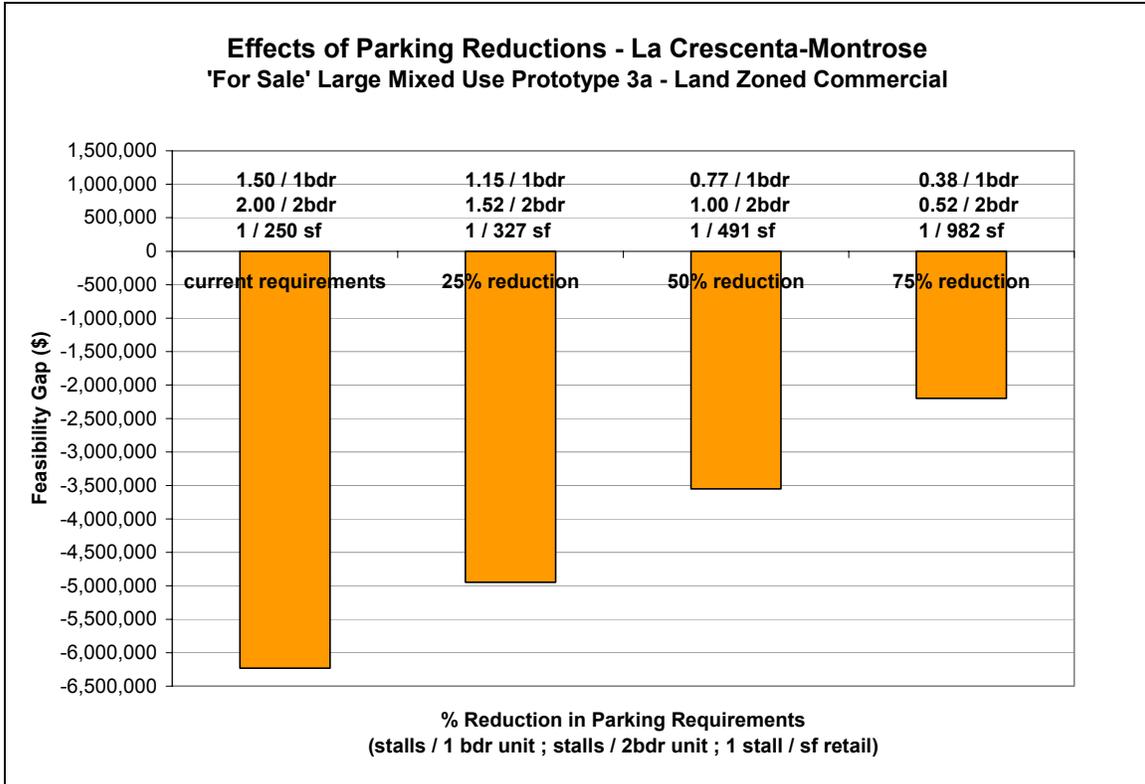
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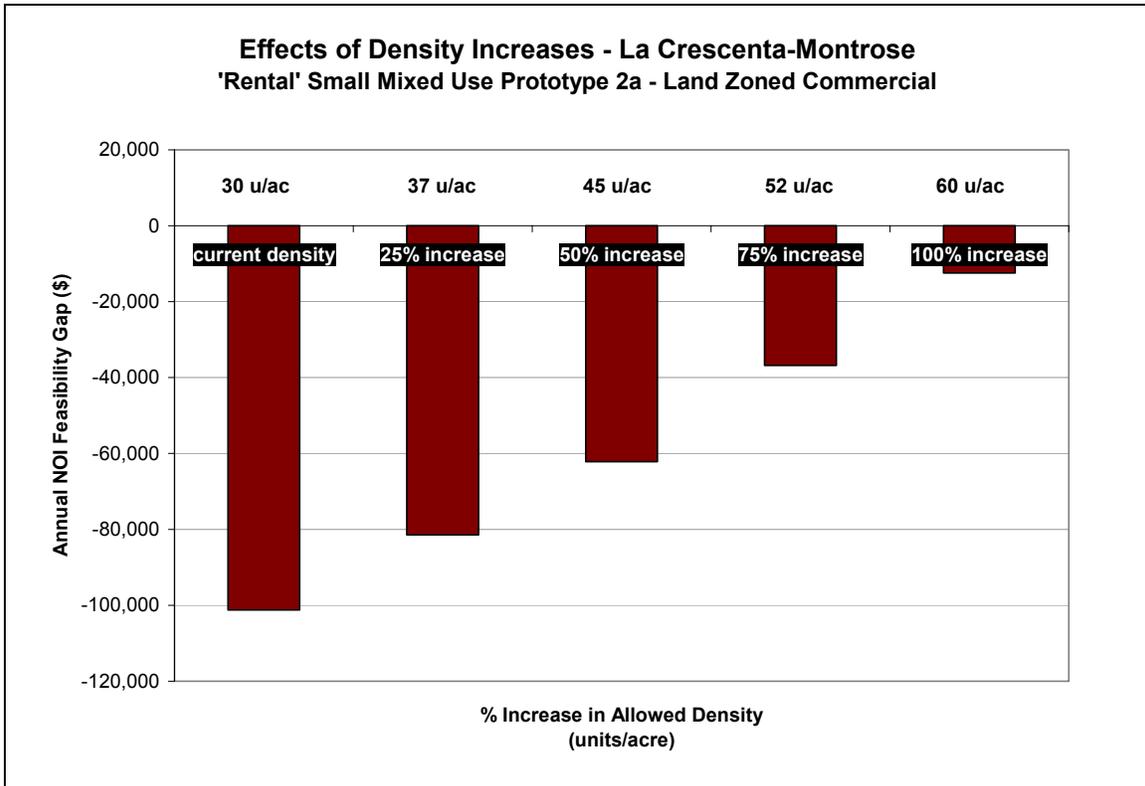
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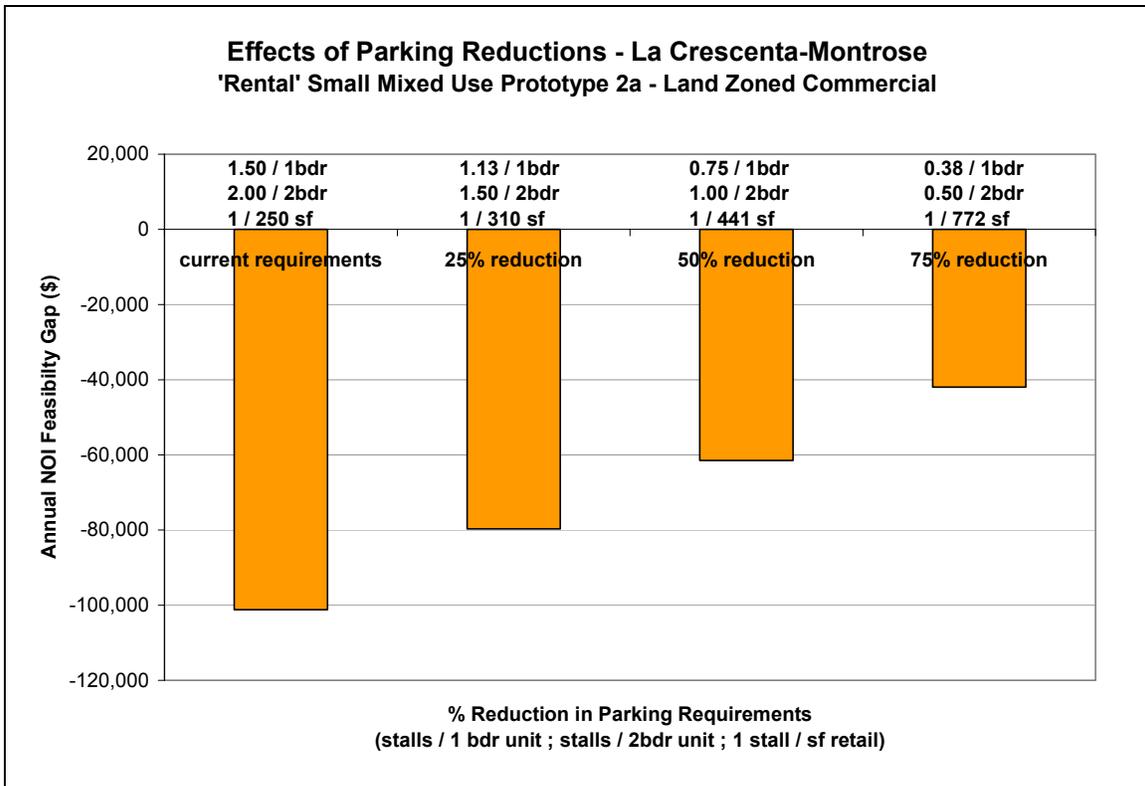
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No R-4 Opportunity Available.

La Crescenta-Montrose Chart 9.  
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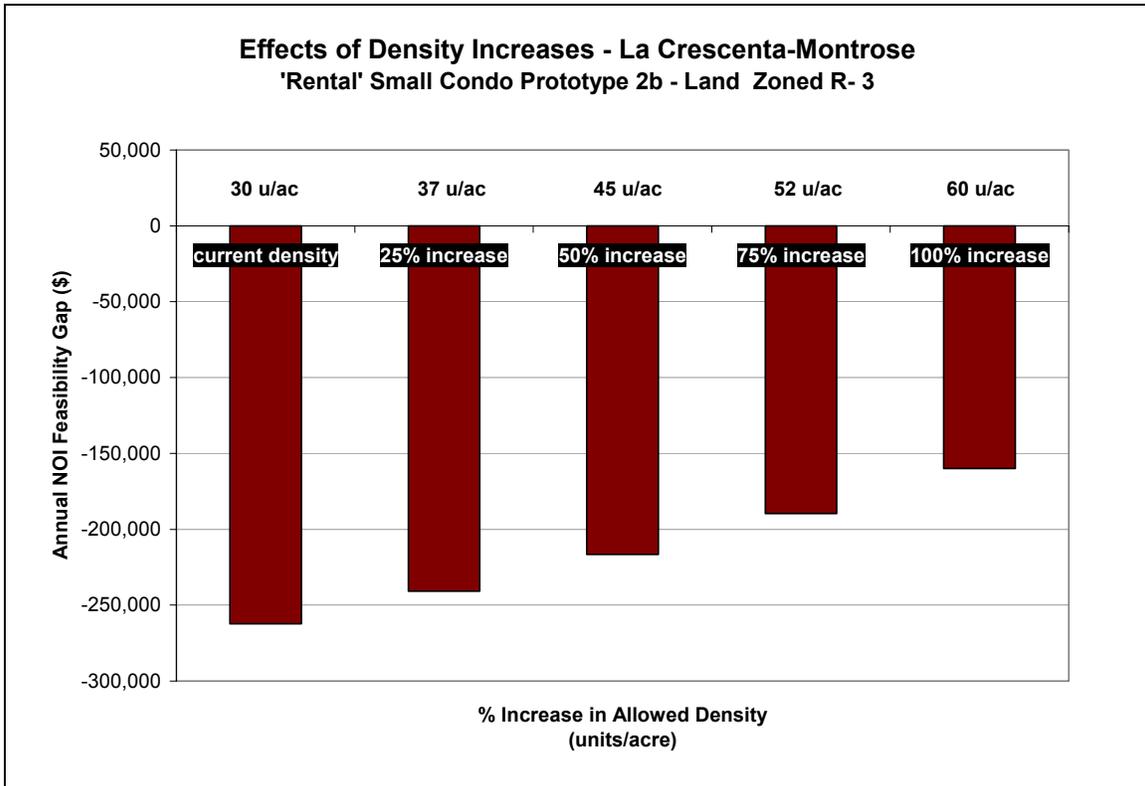
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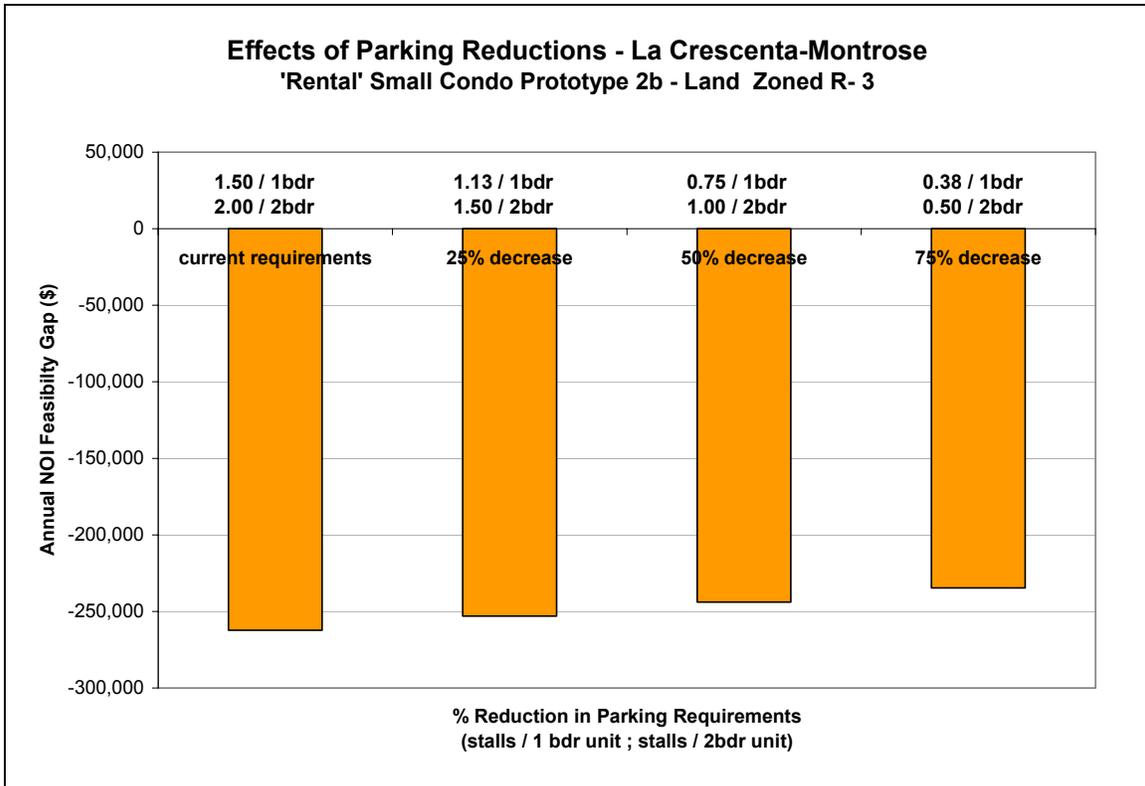
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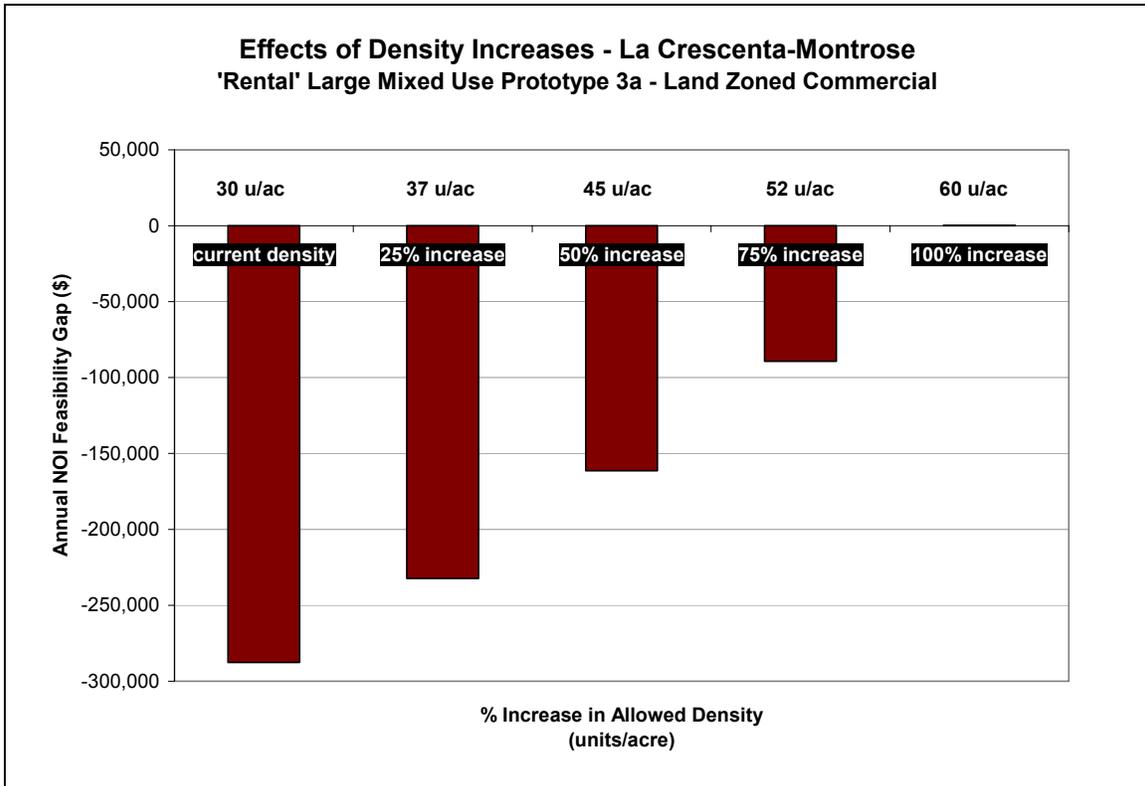
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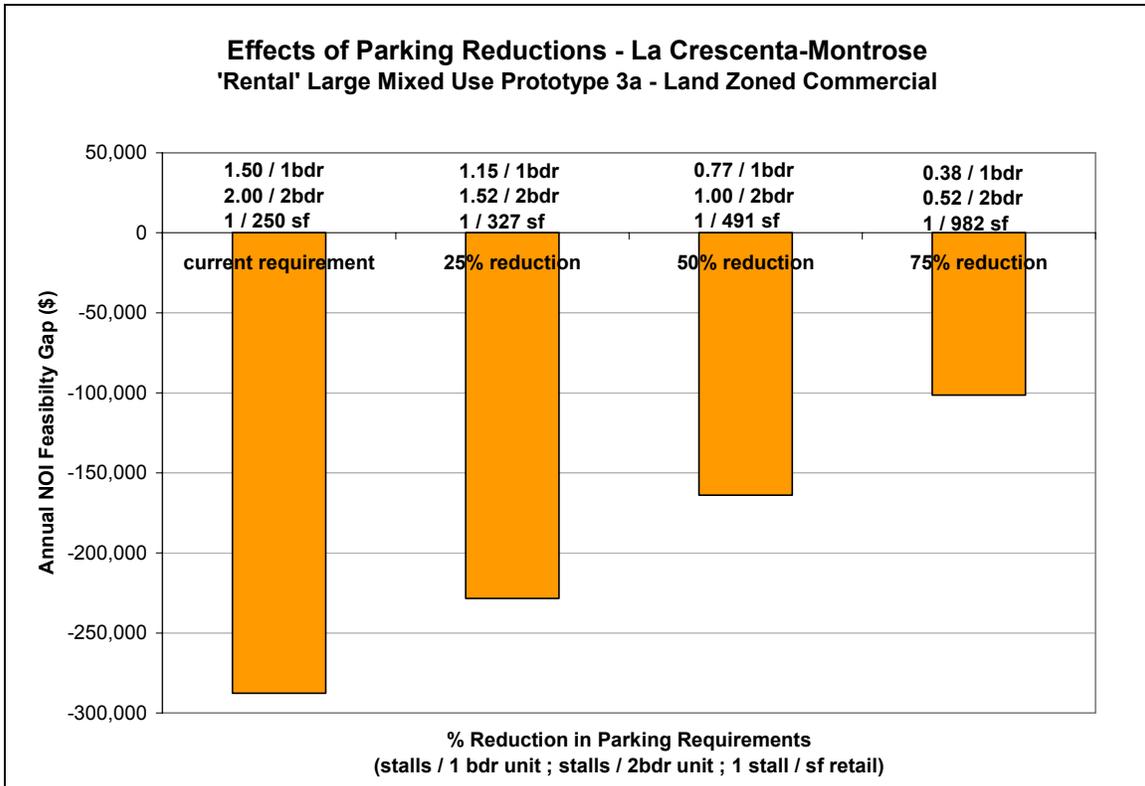
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La Crescenta-Montrose Chart 14.



La Crescenta-Montrose Chart 15.

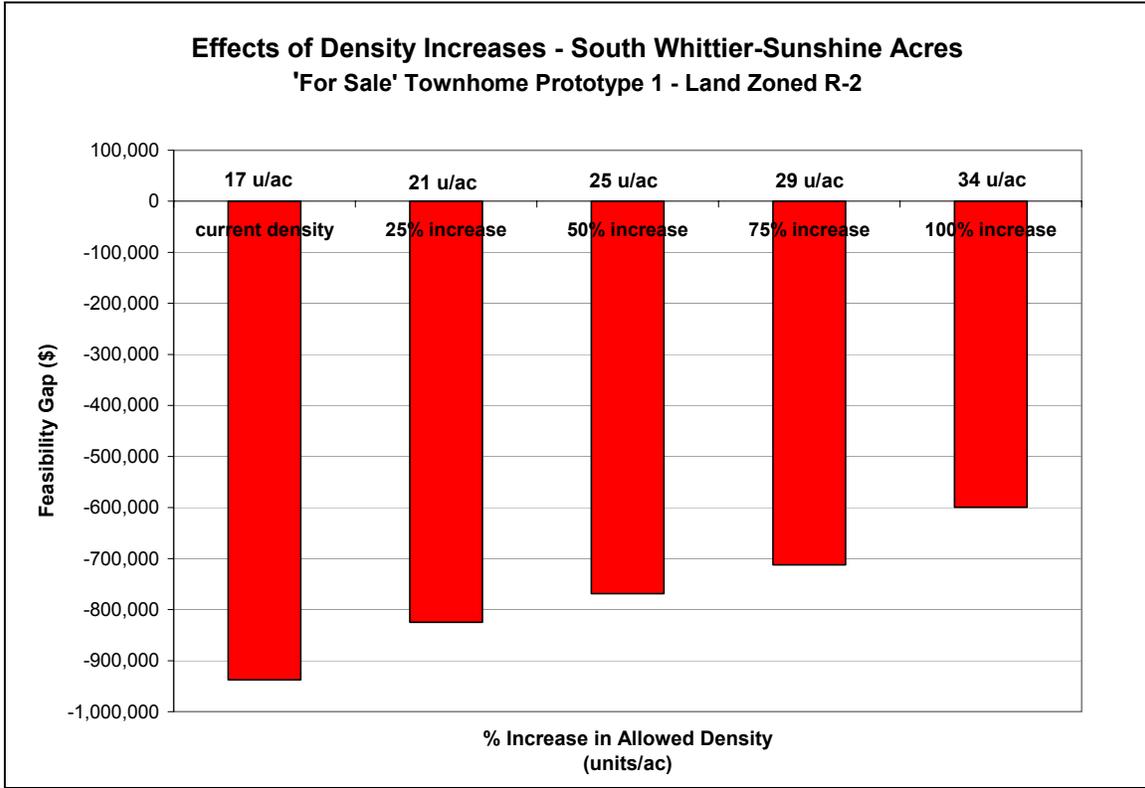


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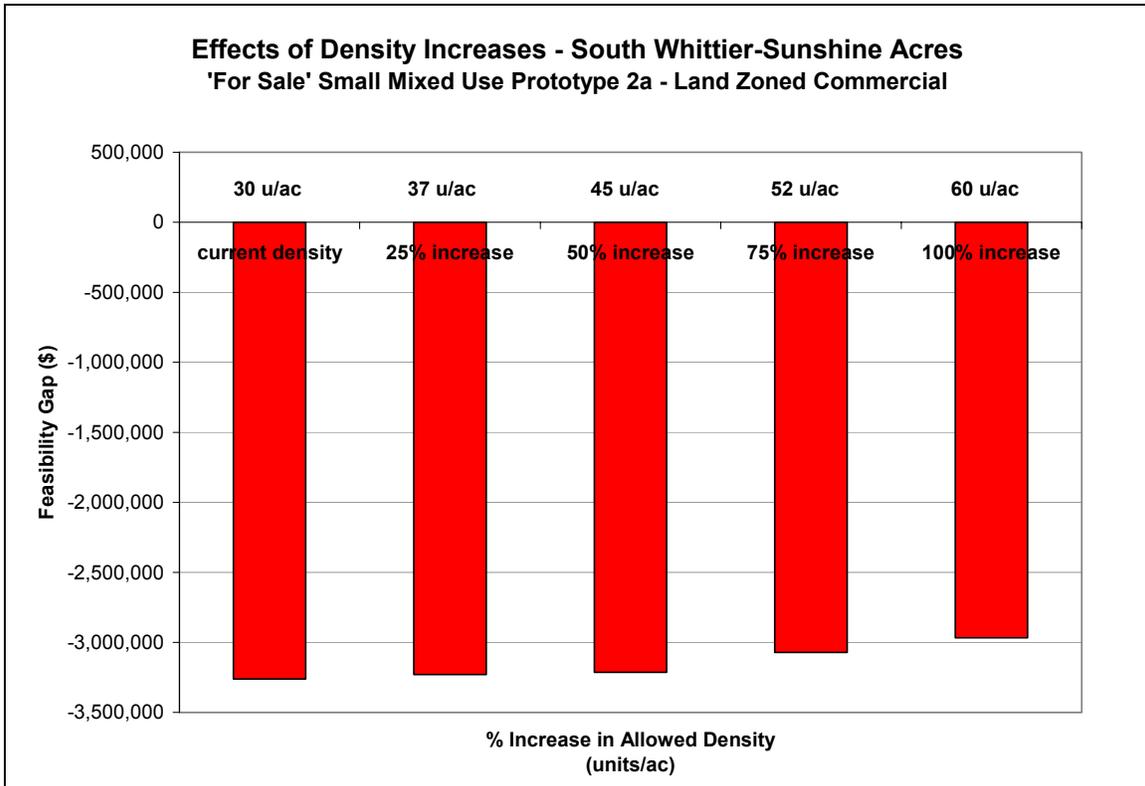
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# South Whittier-Sunshine Acres

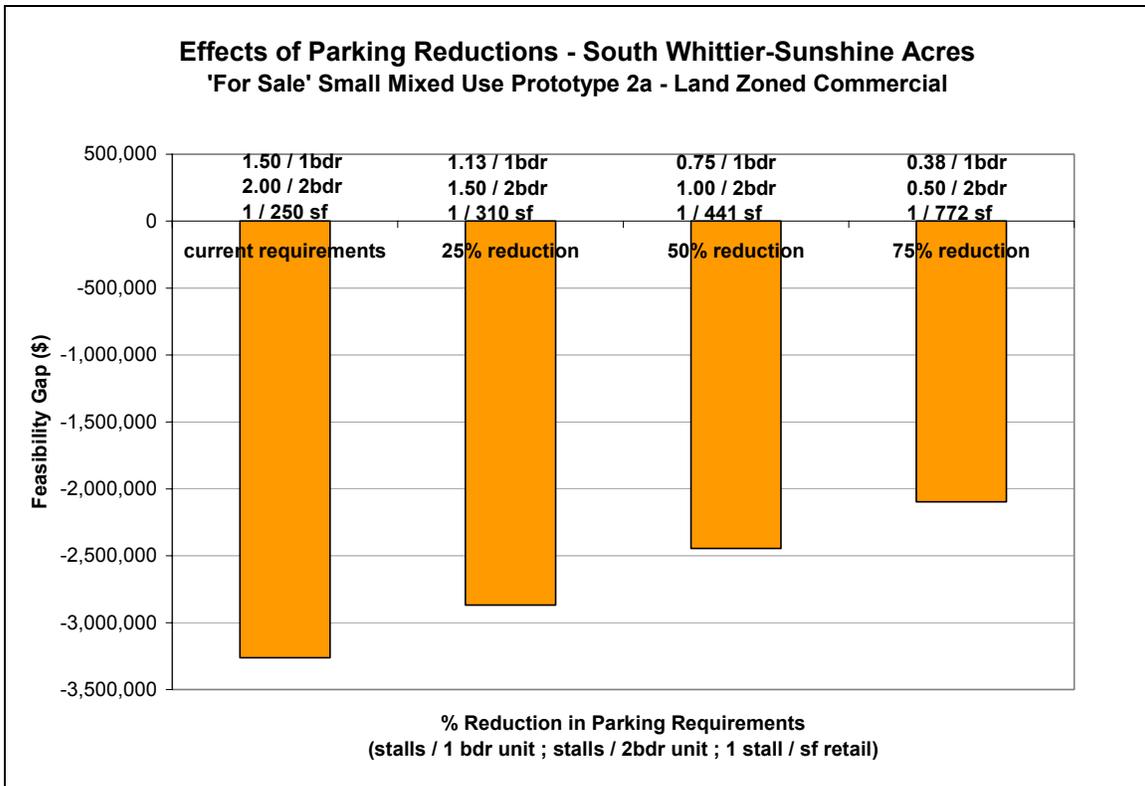
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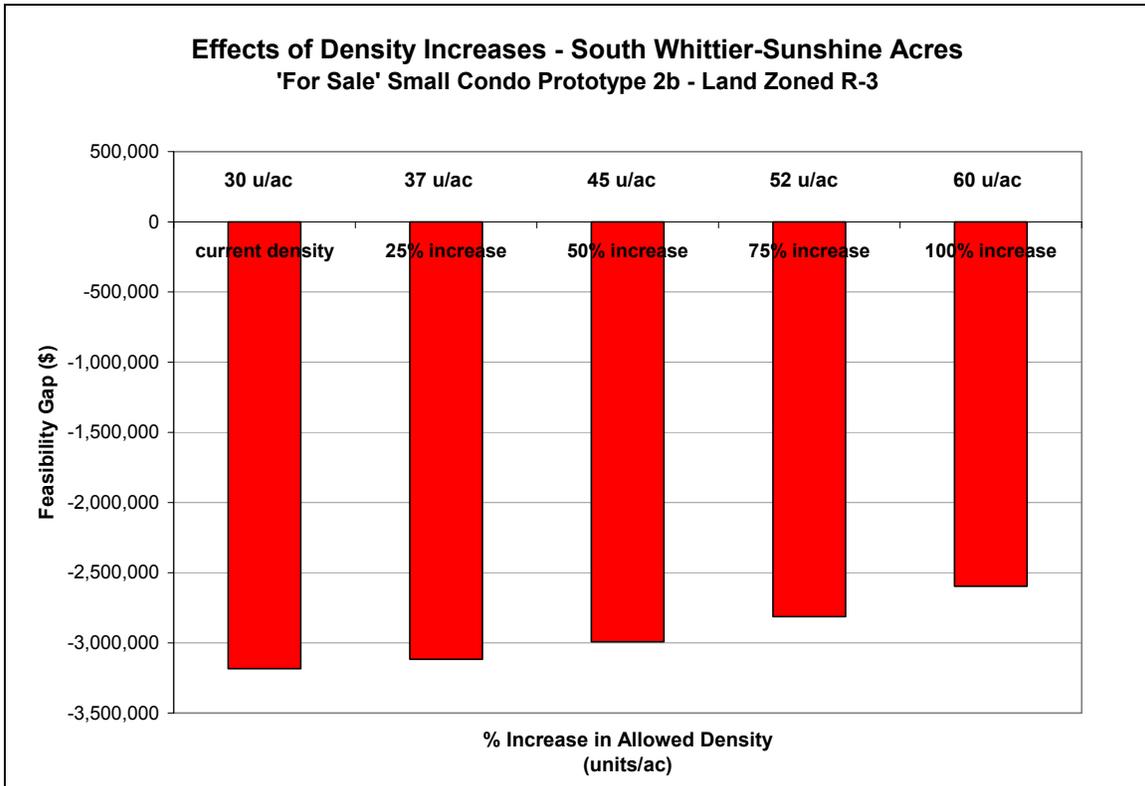
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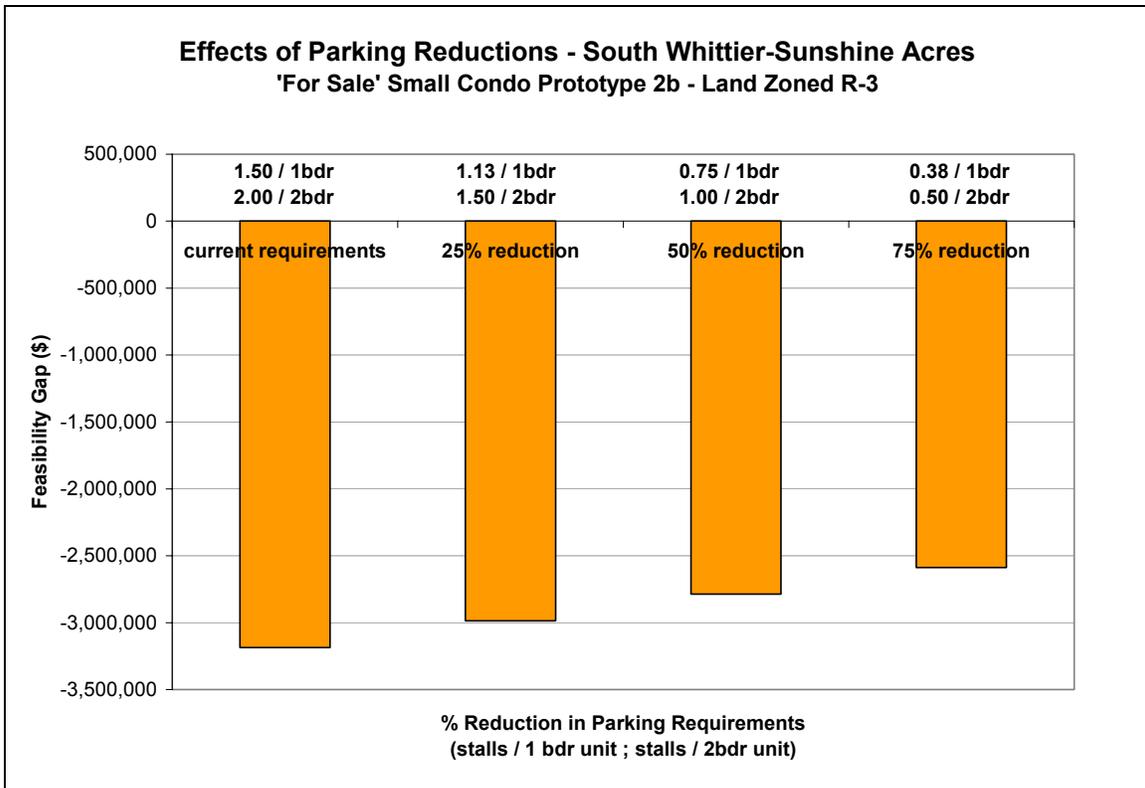
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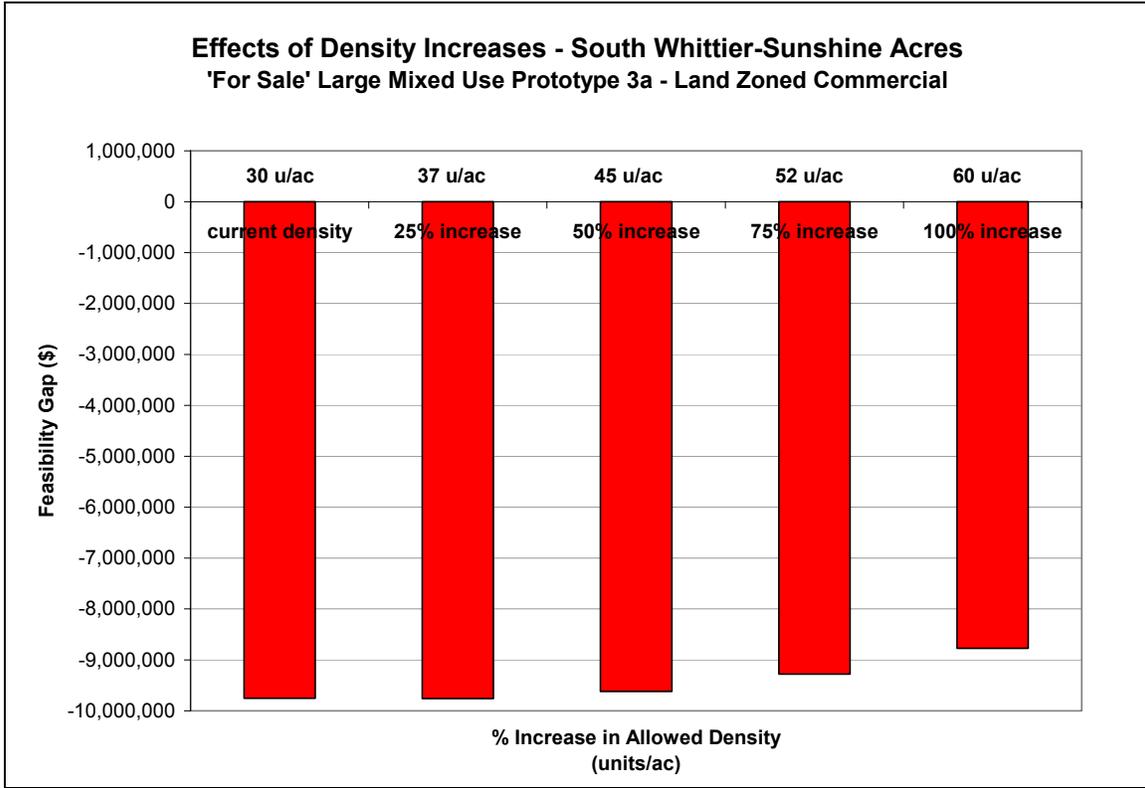
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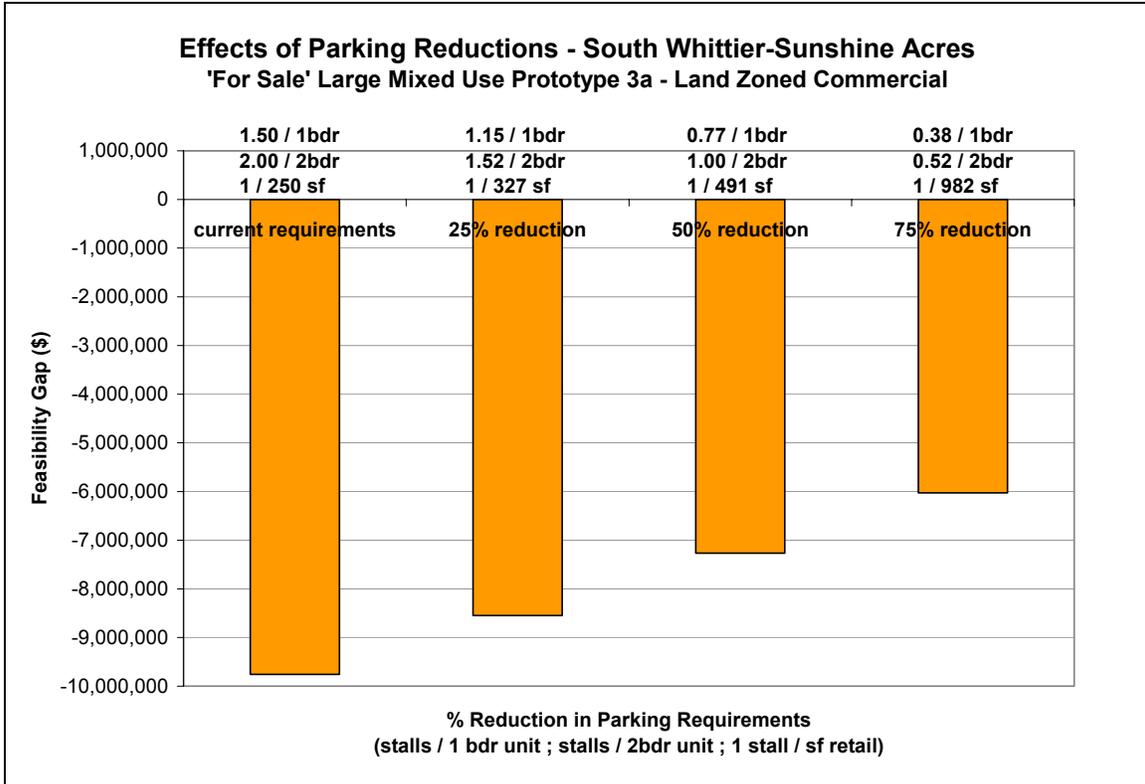
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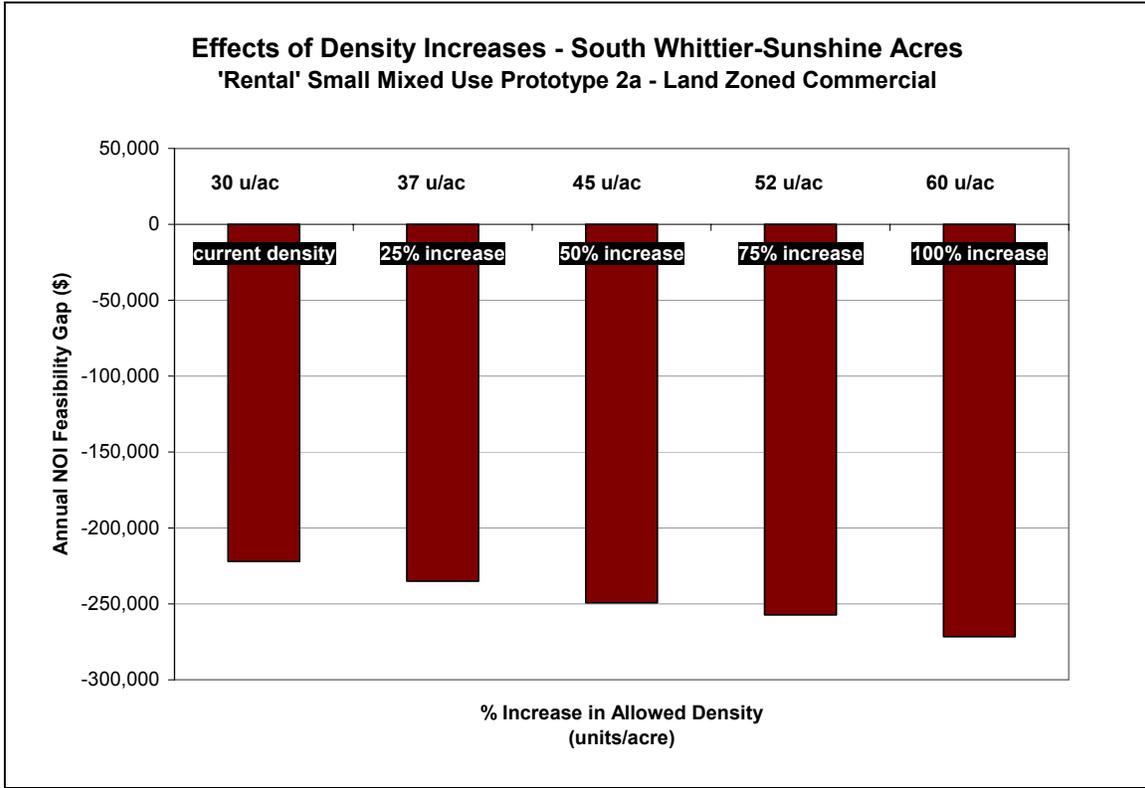
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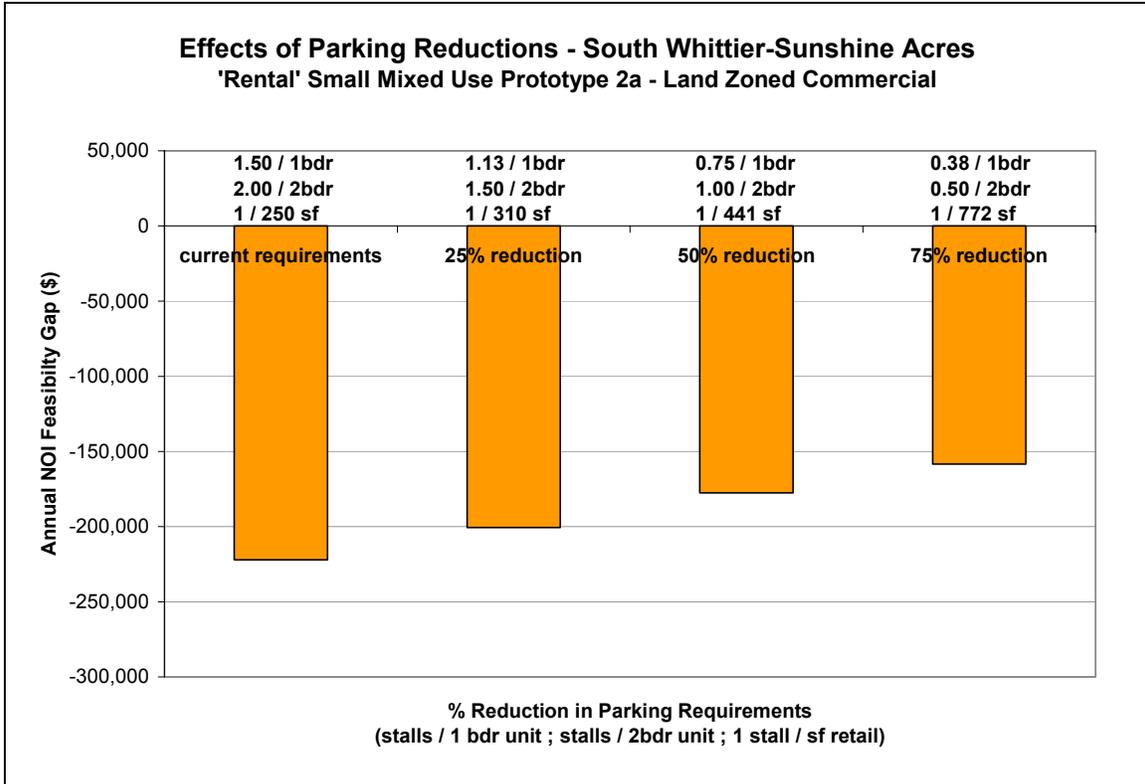
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No R-4 Opportunity Available.

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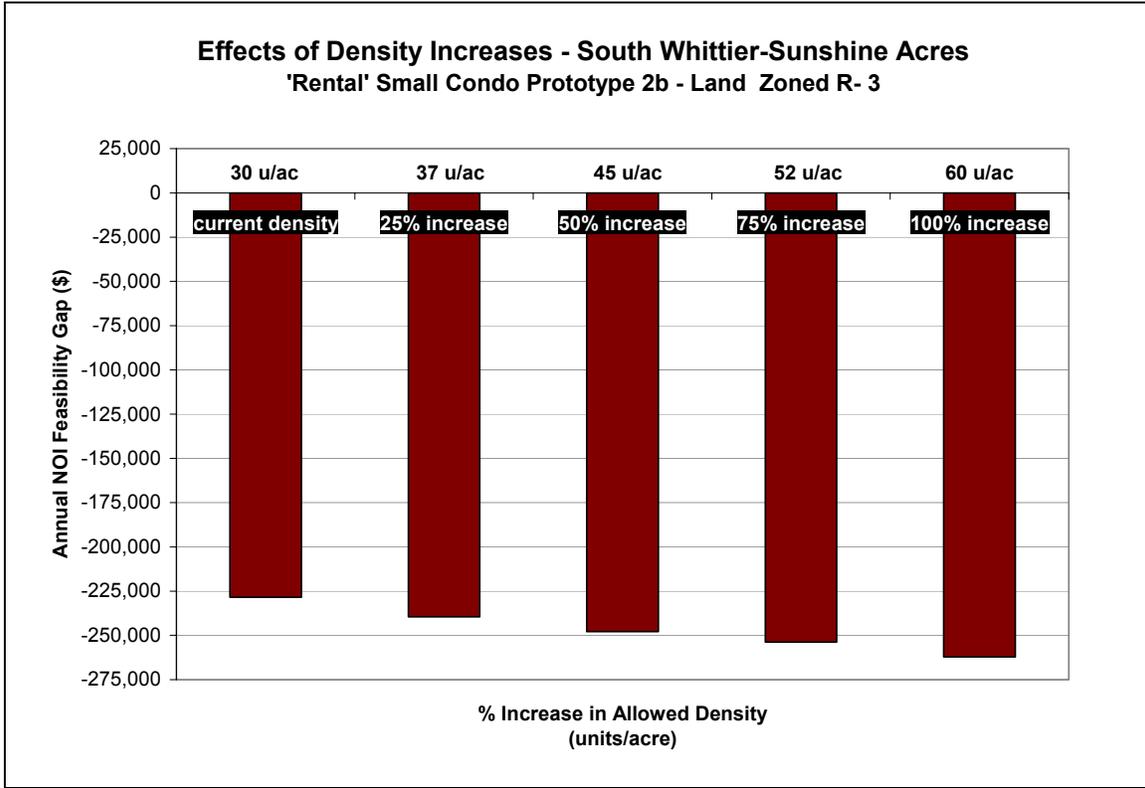
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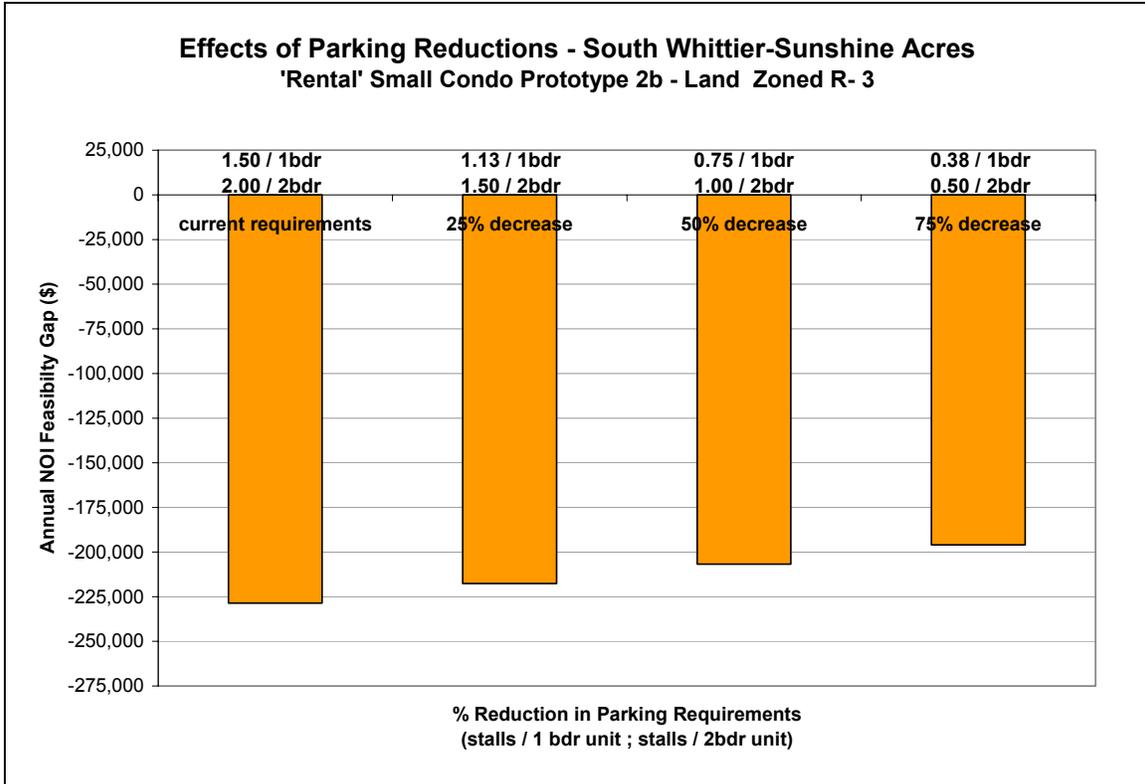
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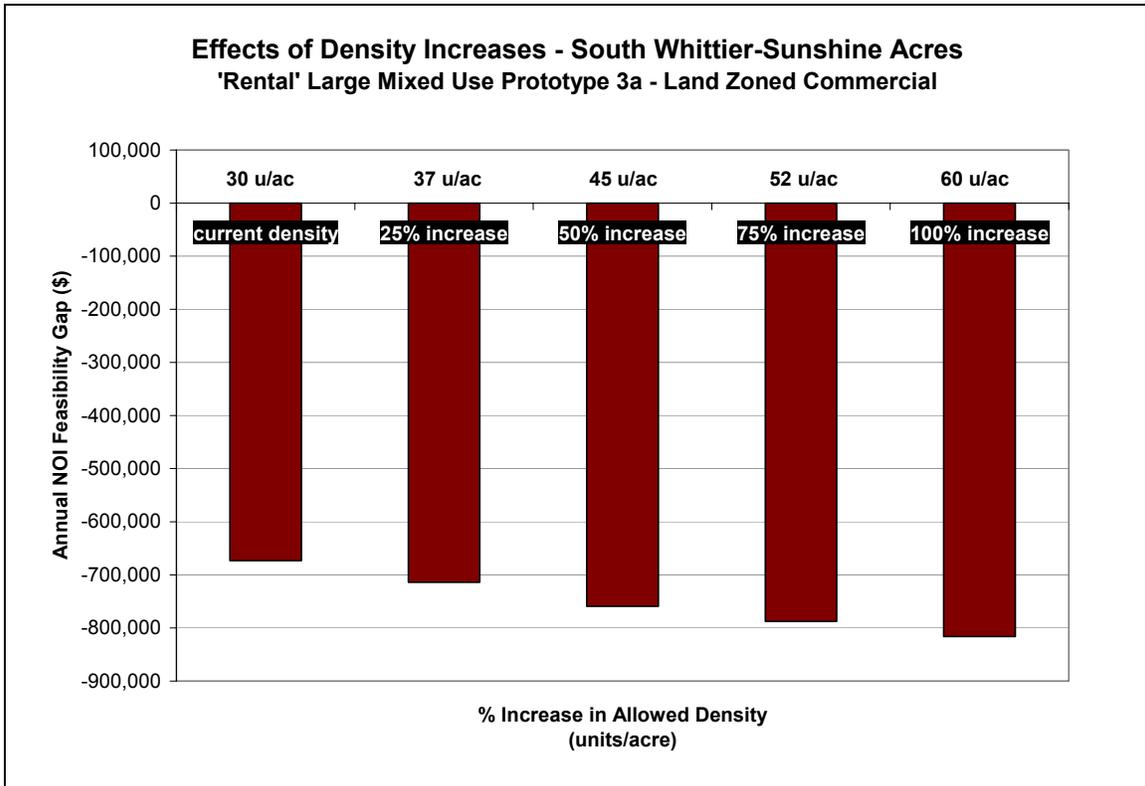
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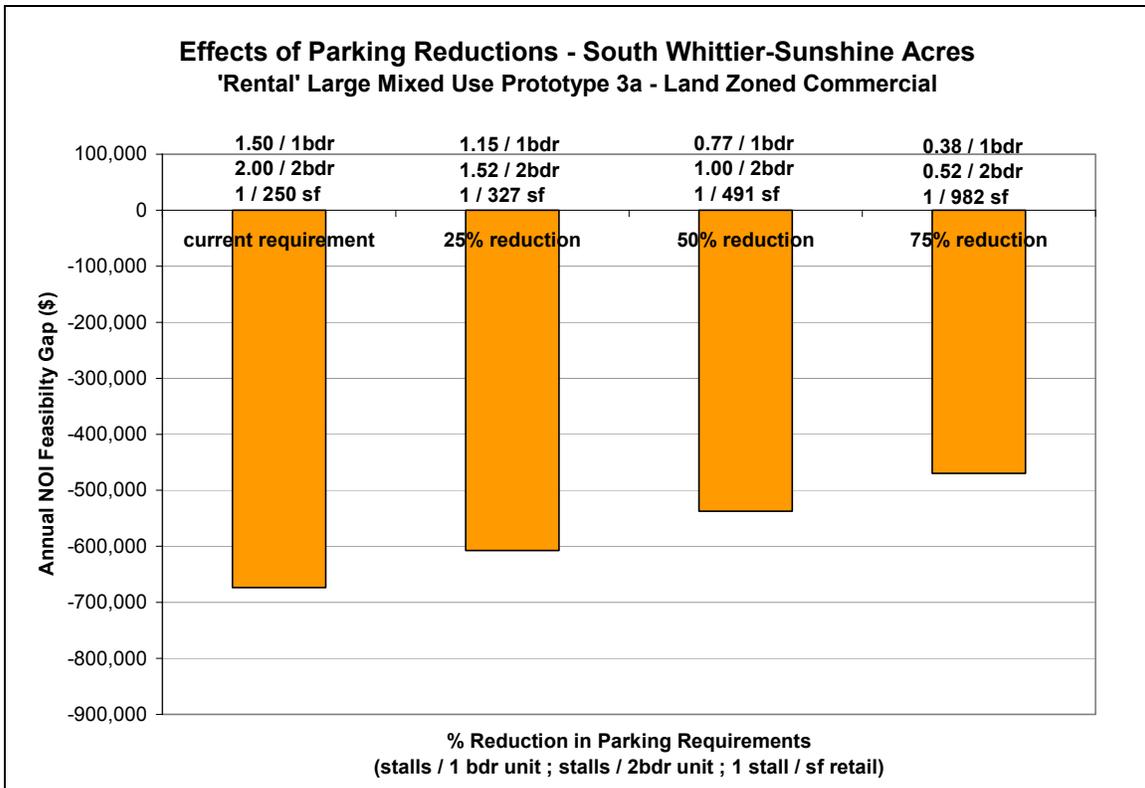
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South Whittier-Sunshine Acres Chart 14.



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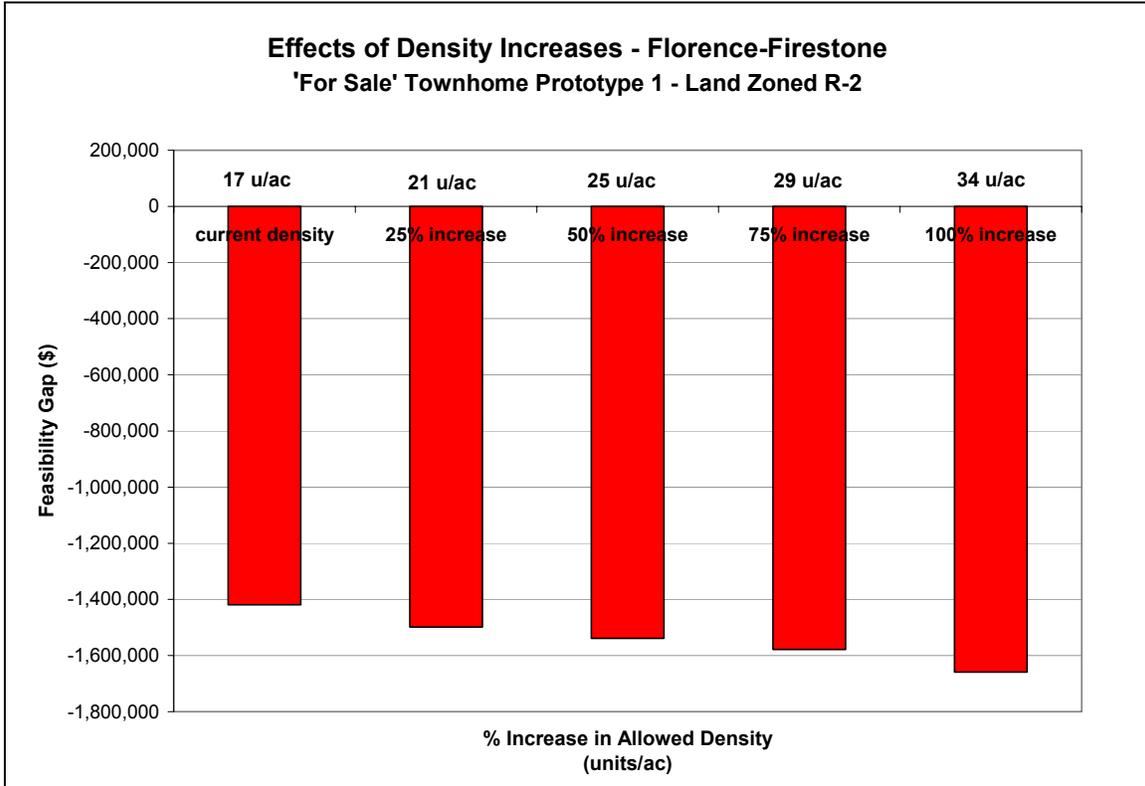


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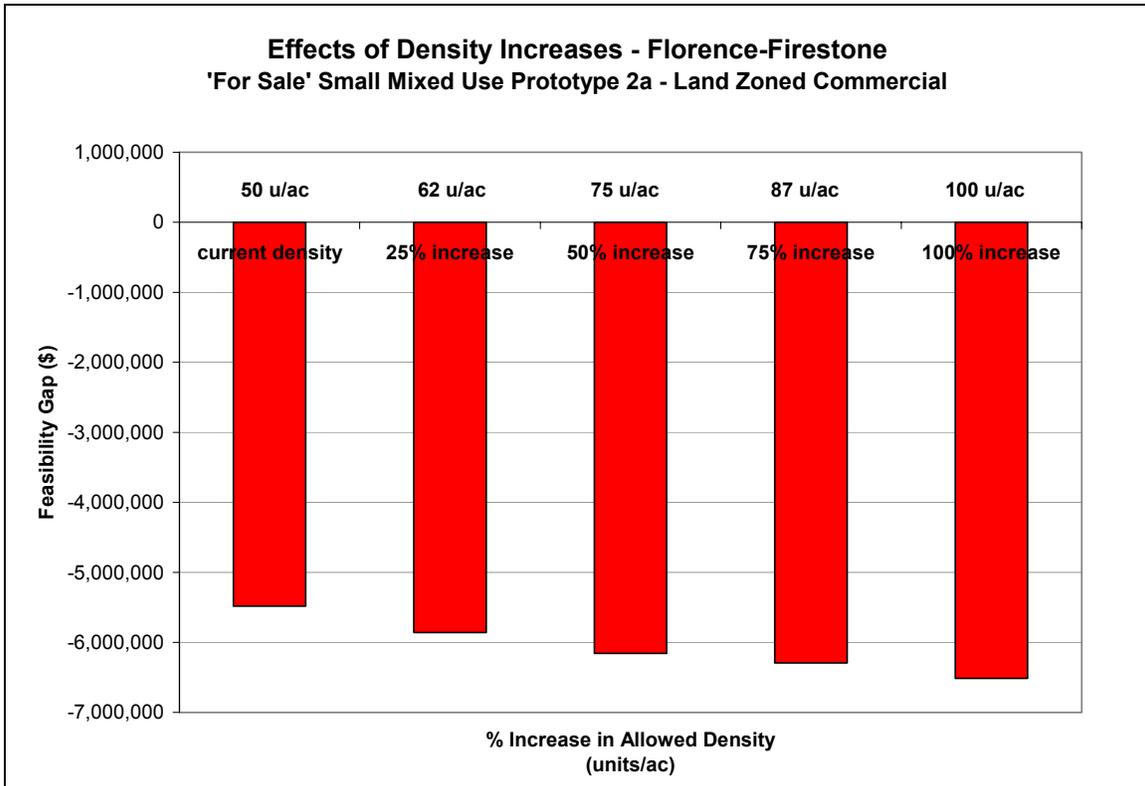
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# Florence-Firestone

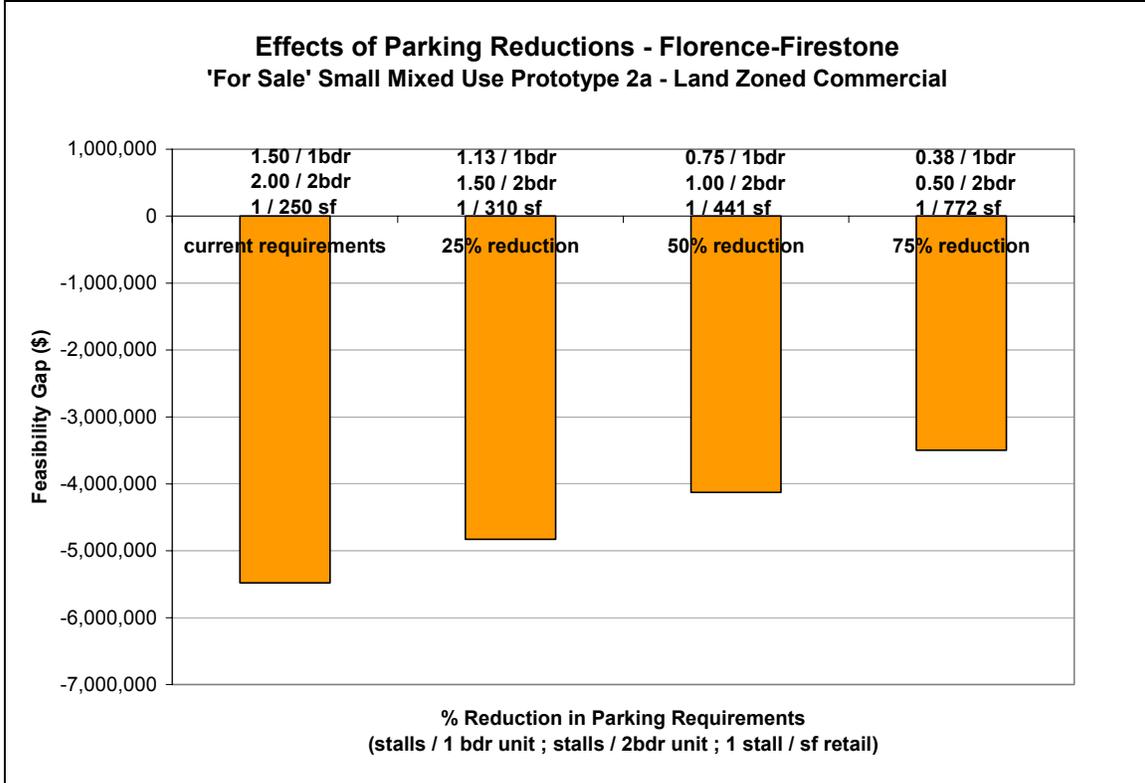
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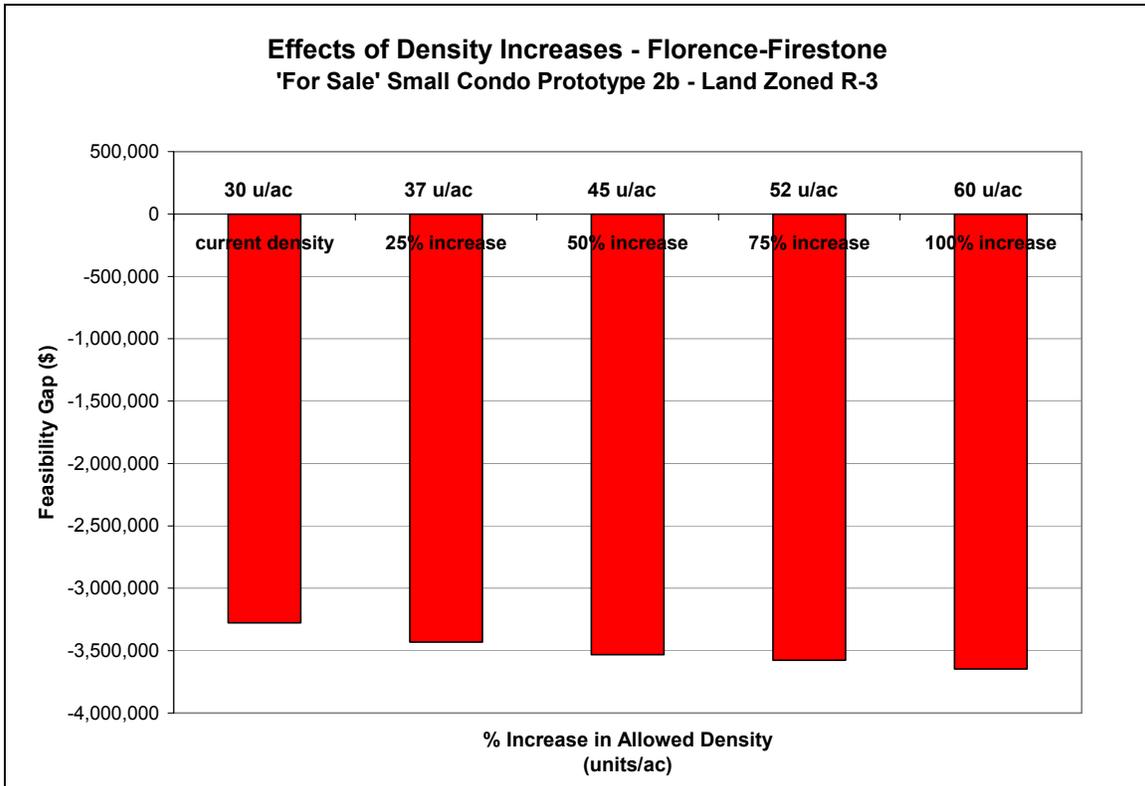
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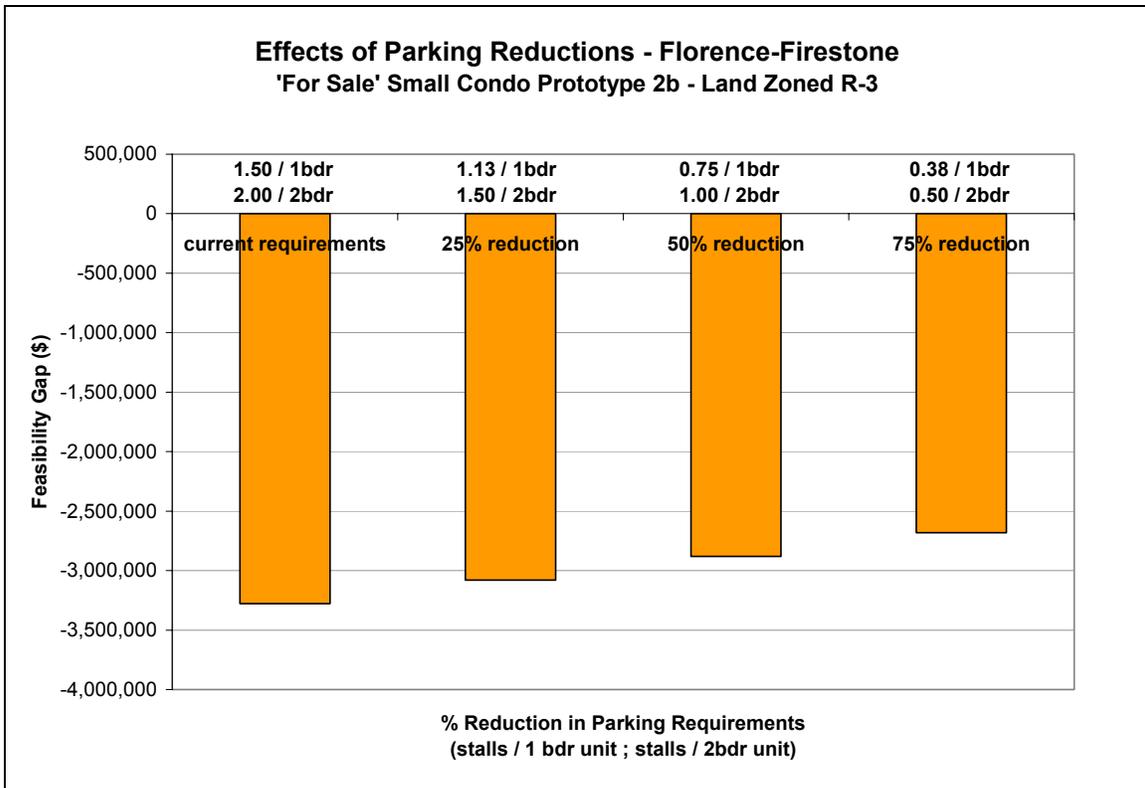
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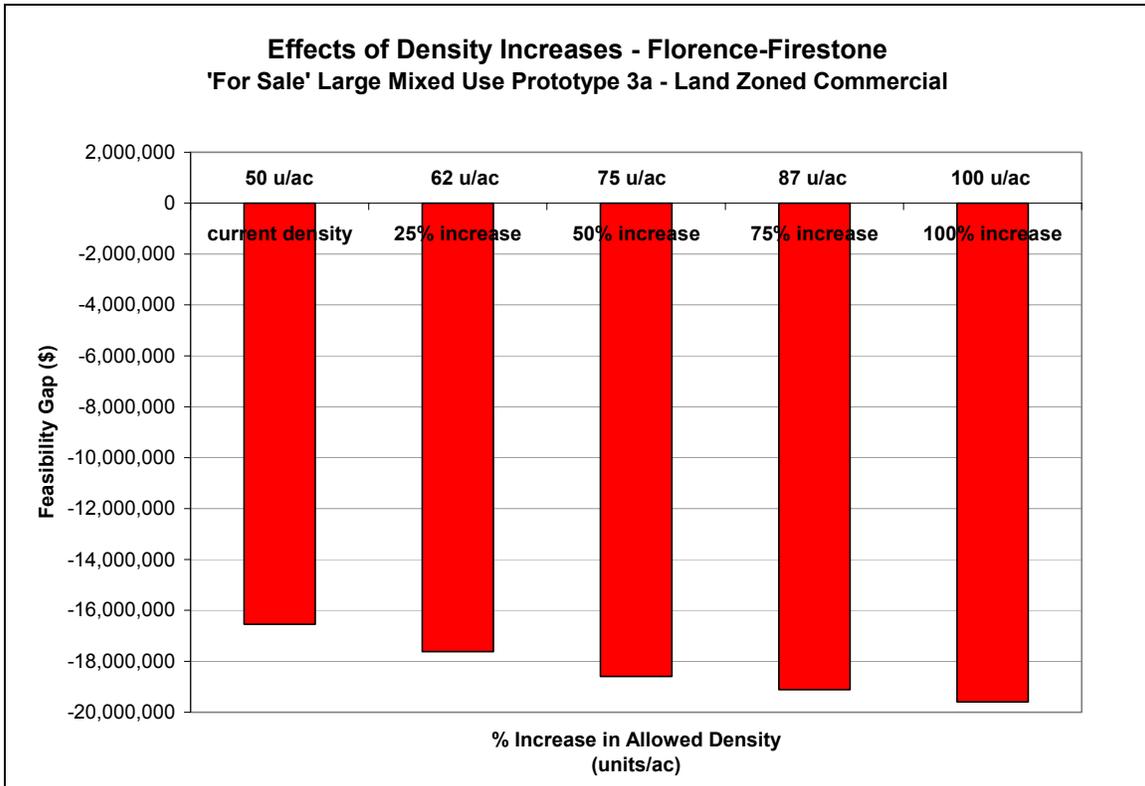
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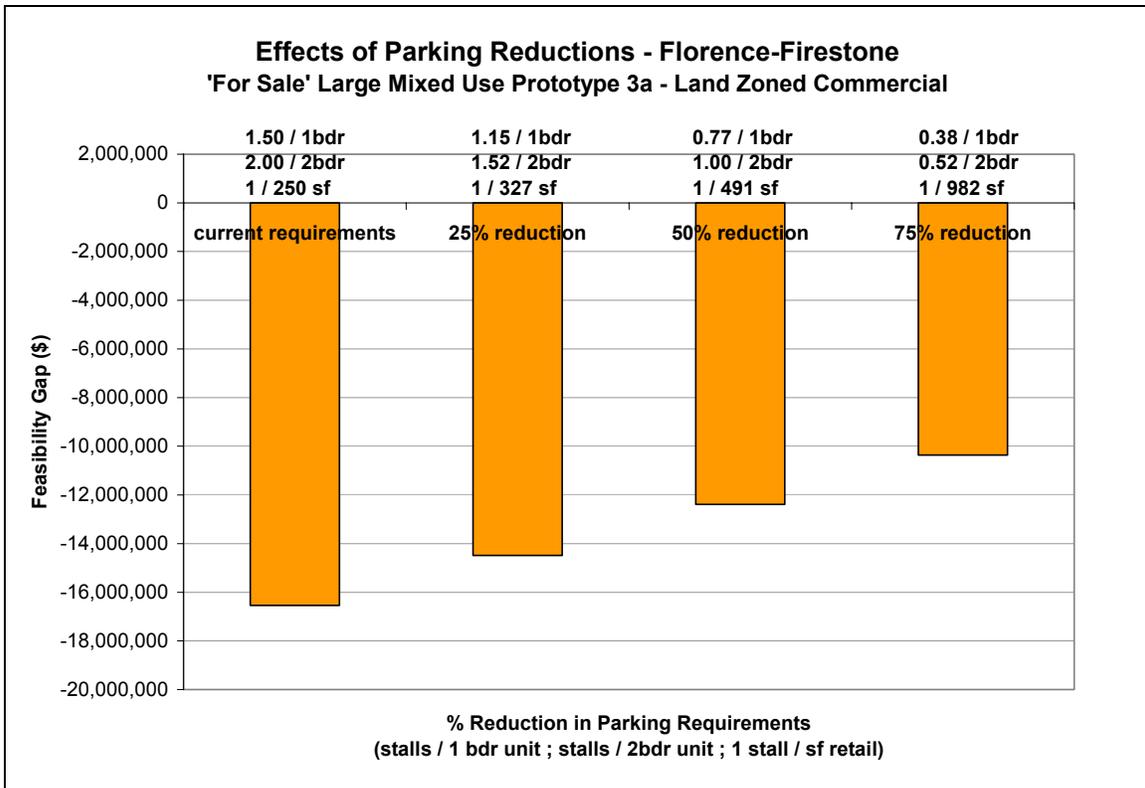
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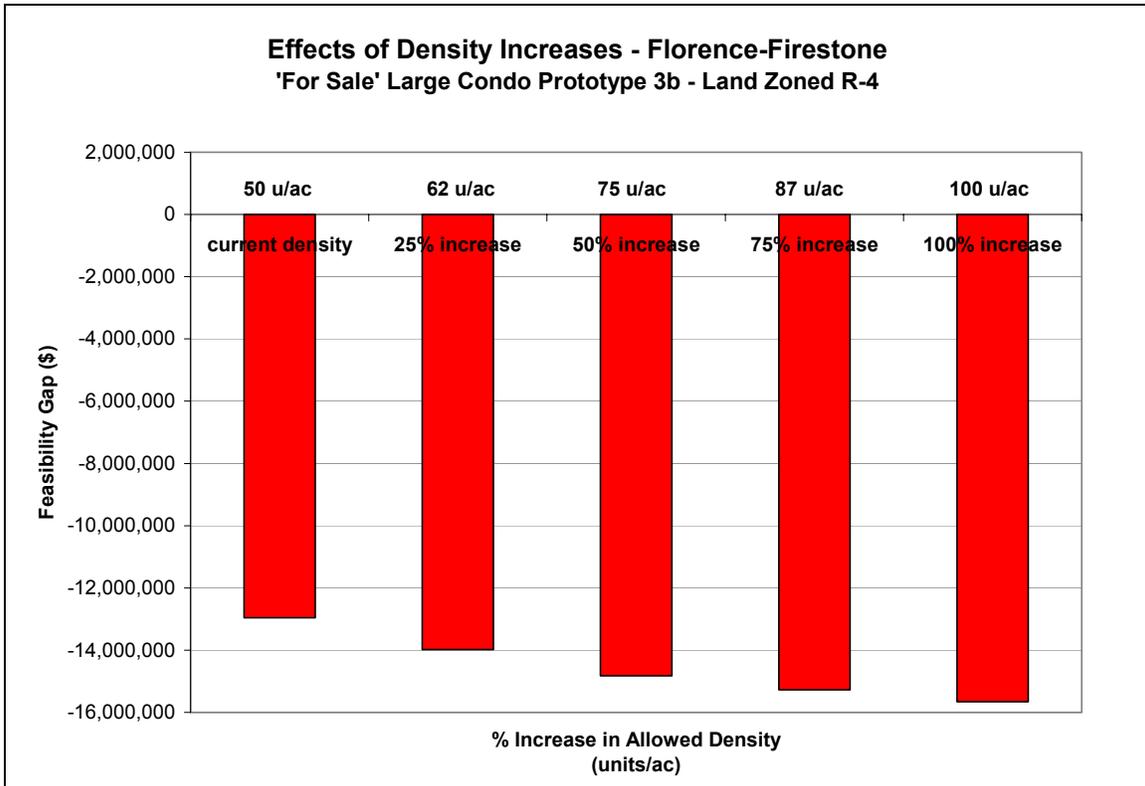
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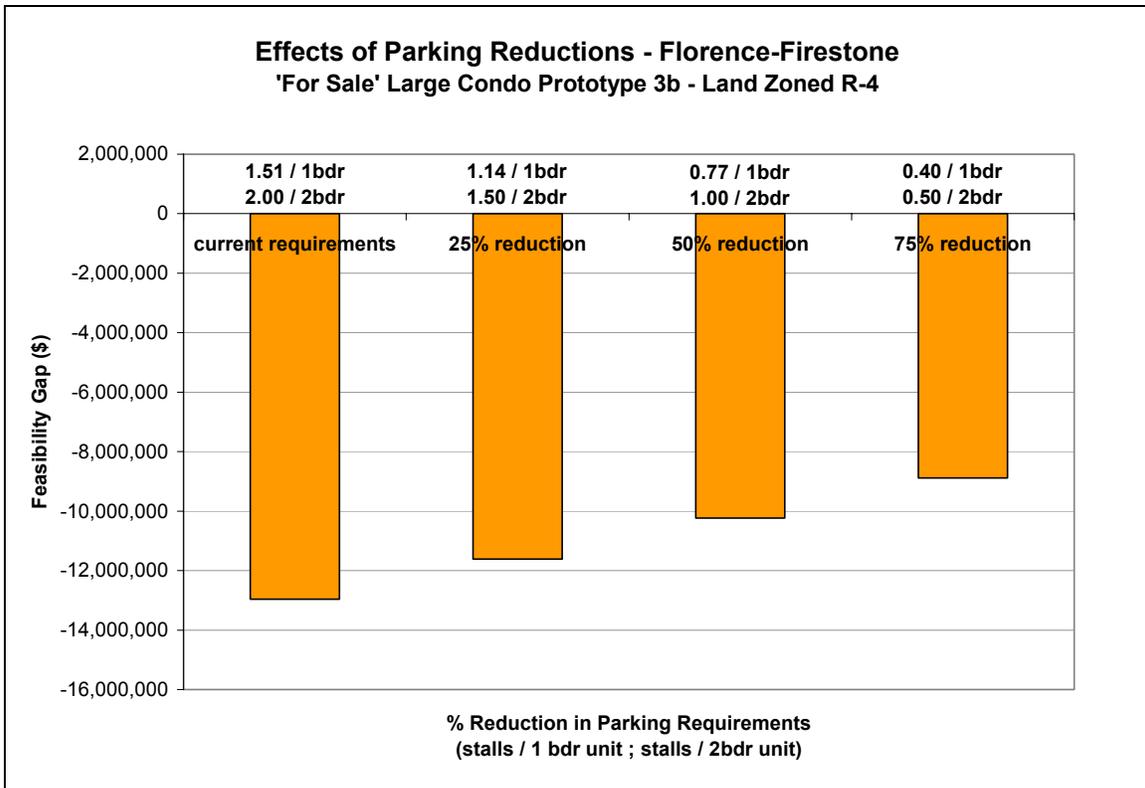
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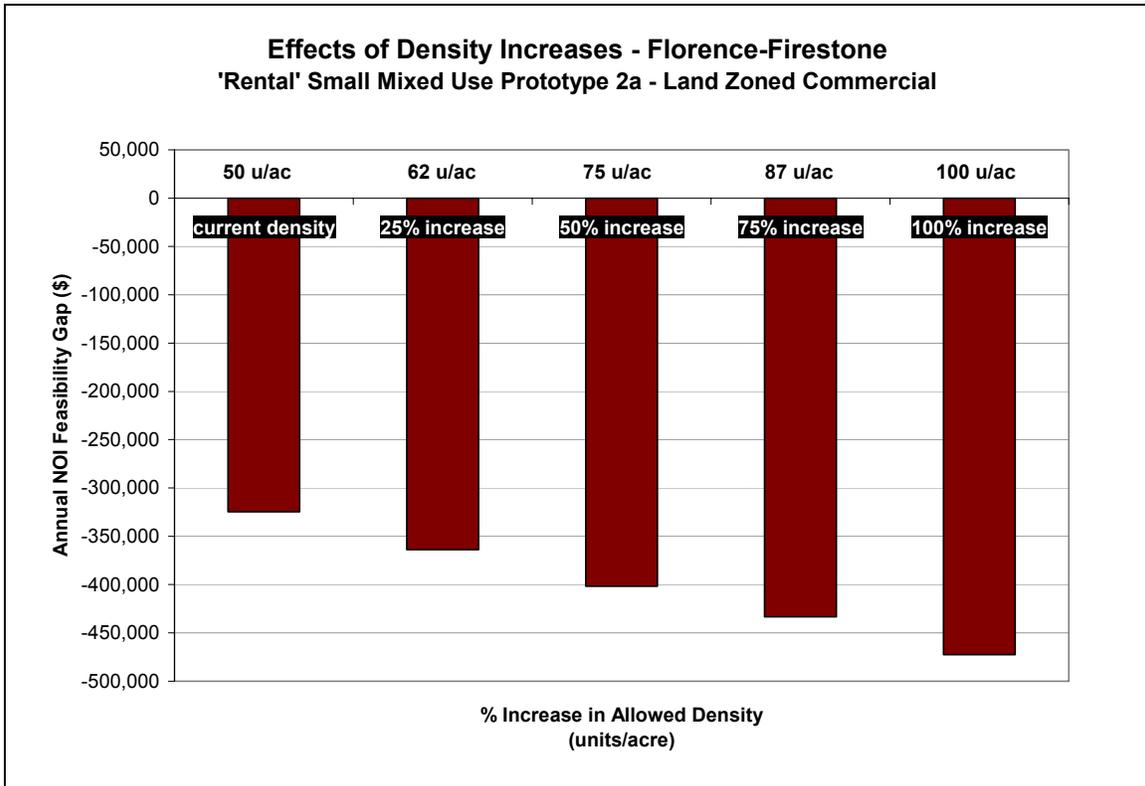
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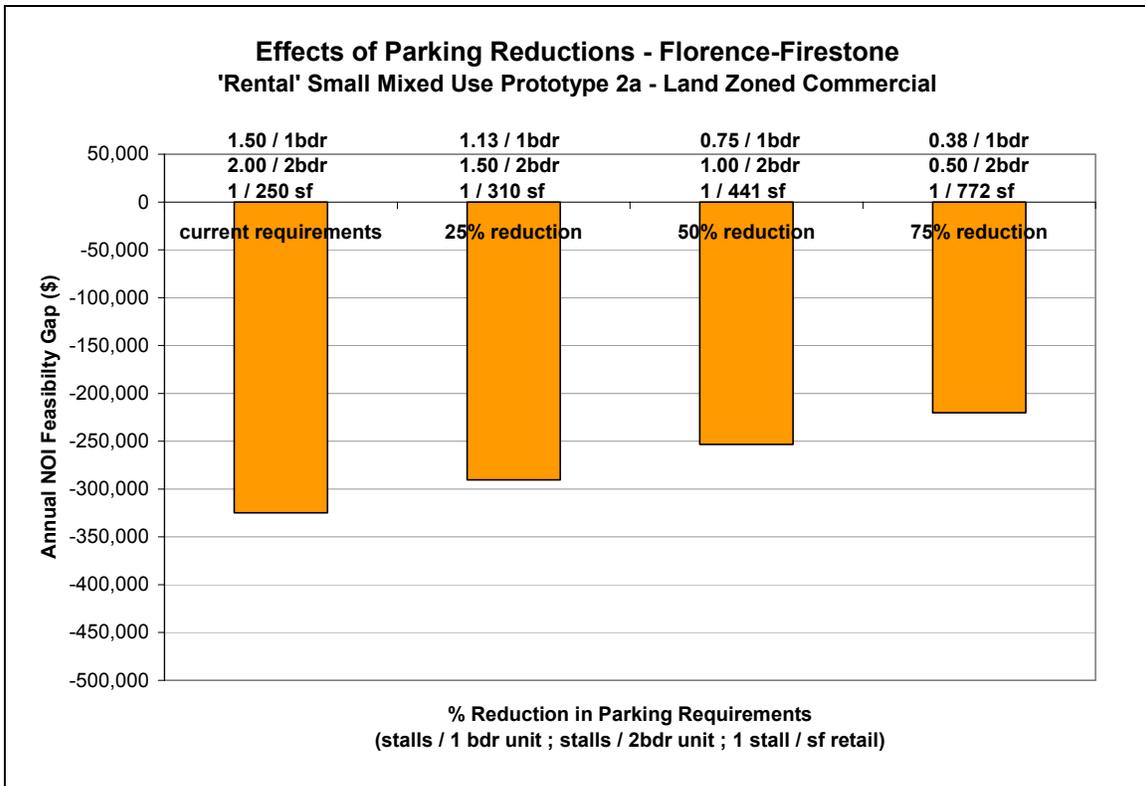
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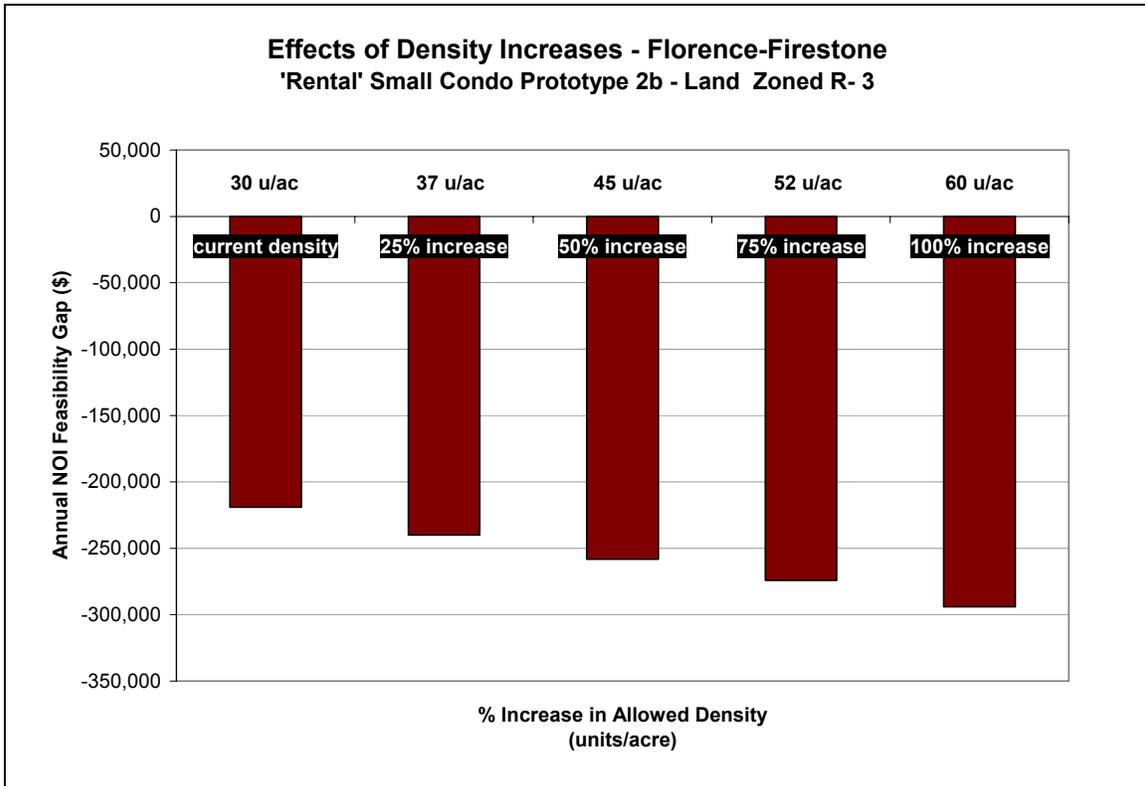
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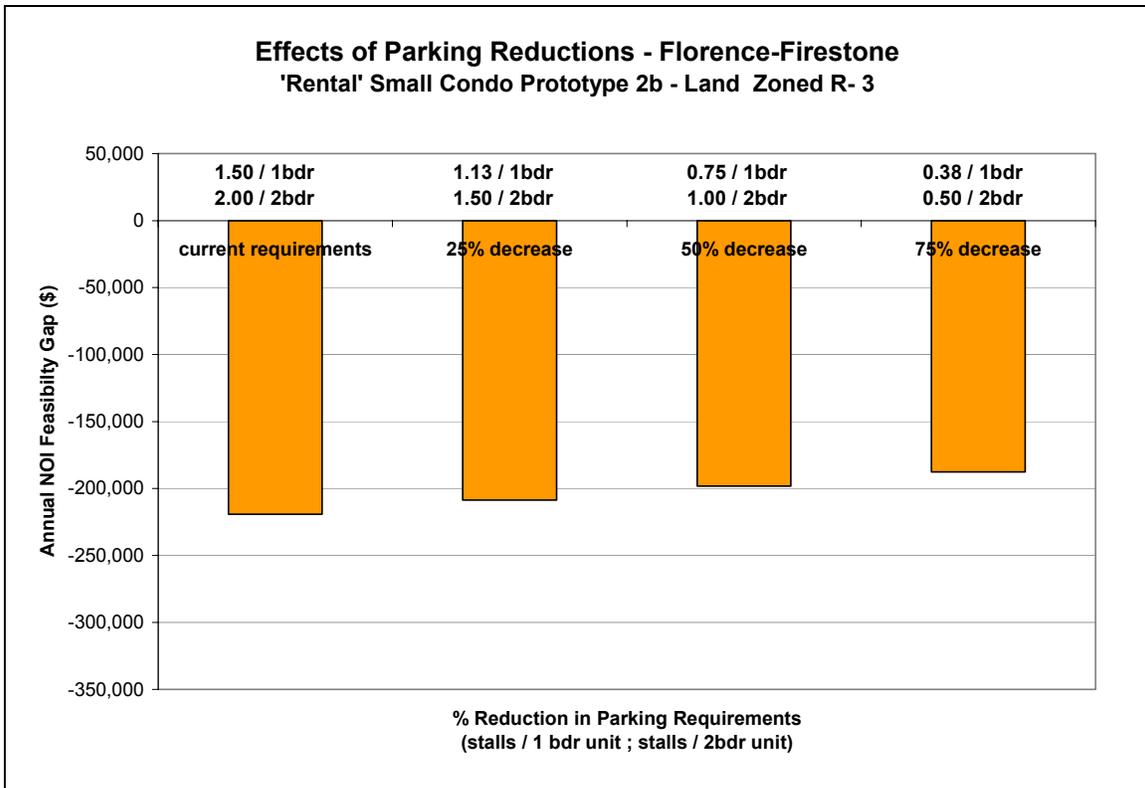
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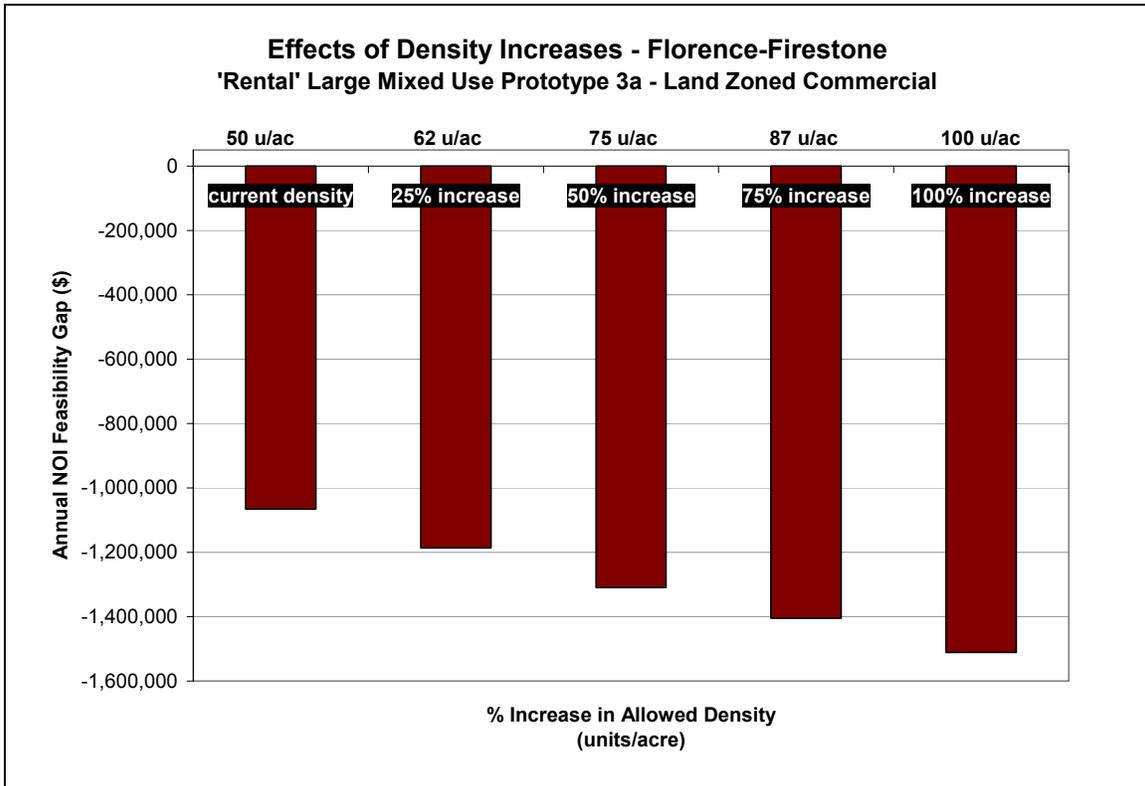
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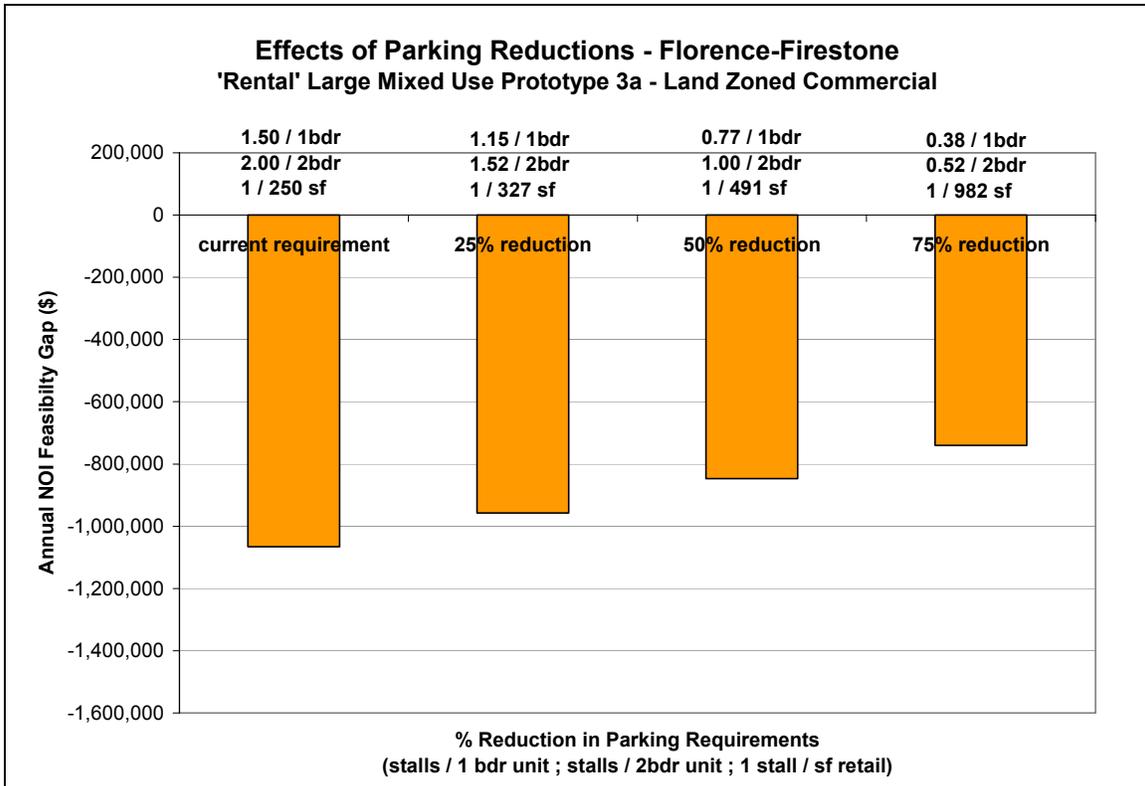
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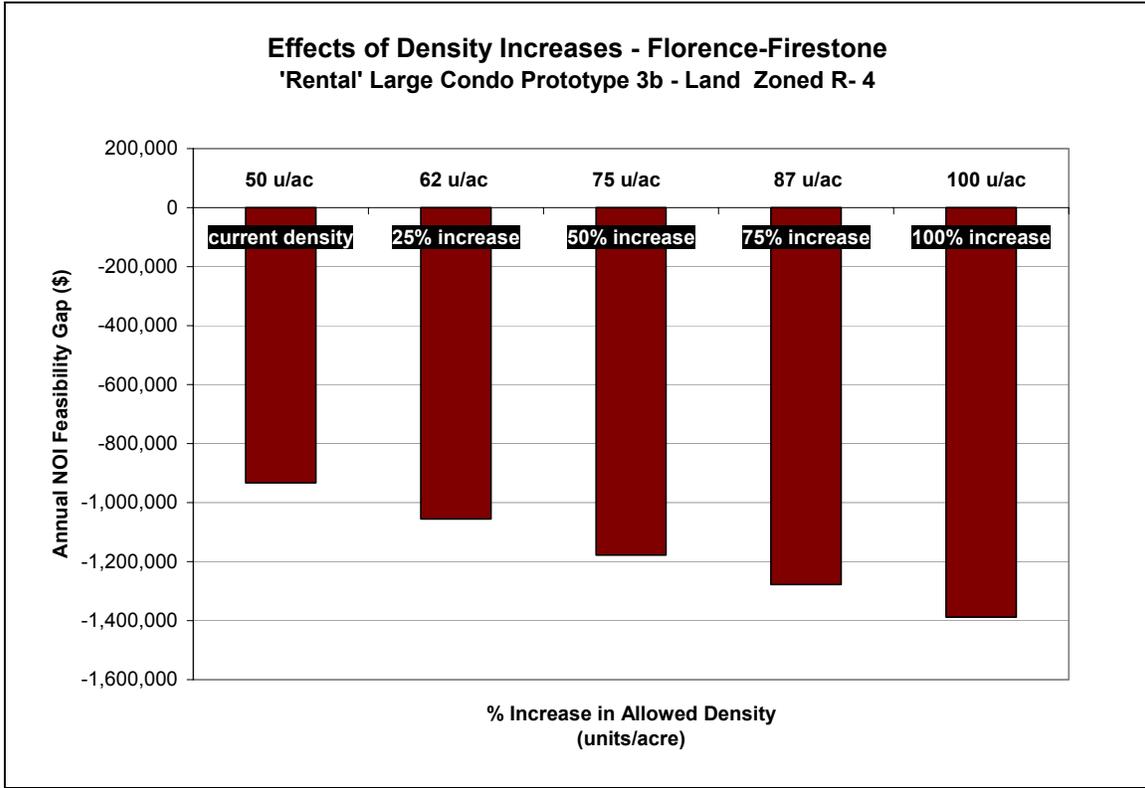
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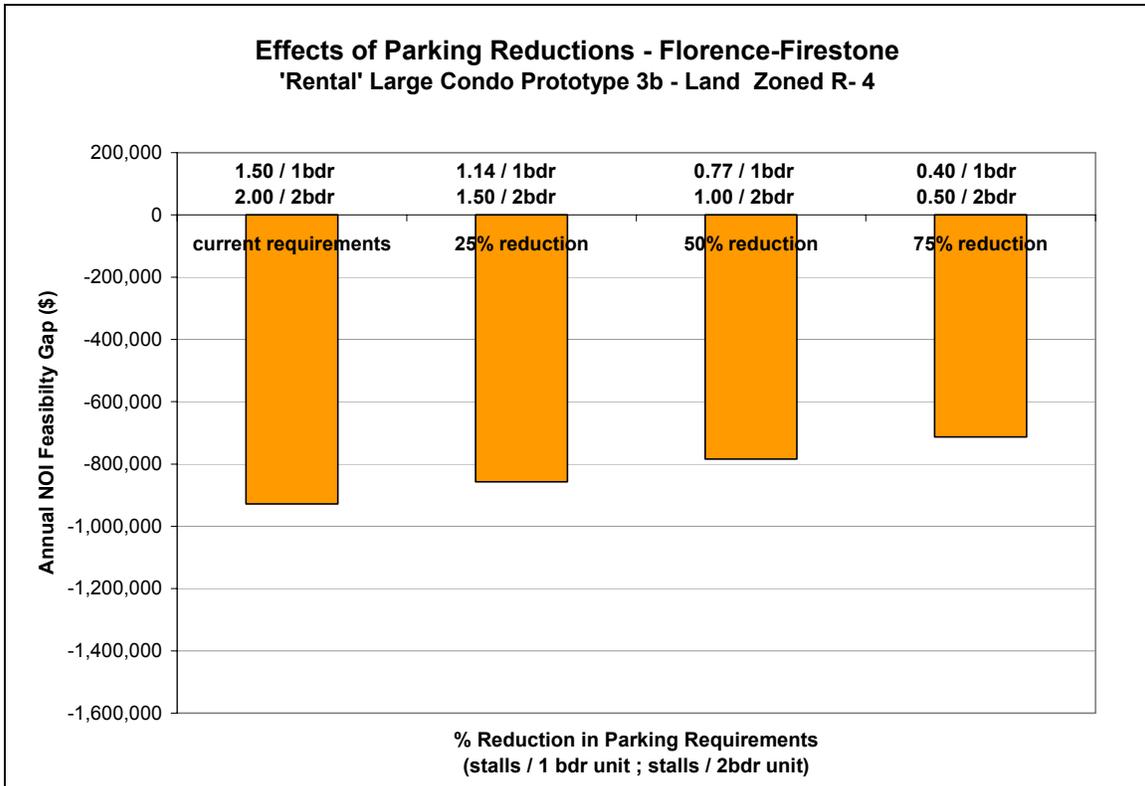
Florence-Firestone Chart 15.



Florence-Firestone Chart 16.



Florence-Firestone Chart 17.



## **Appendix I: Recommendations for Refining the 2% Strategy Areas Map**

Section 3.3 of this report concludes that several infill opportunities identified in this study are not included within the 2% Strategy Area boundaries. The following are some recommendations to SCAG for refining the 2% Strategy Areas Map:

- Every local government that adopts the 2% Strategy should be encouraged to apply the Infill Estimation Methodology to survey infill opportunities within their respective jurisdiction. The results could be aggregated by SCAG and used to further refine the 2% Strategy Area boundaries. In addition, as the infill opportunities identified in this study are scattered throughout Los Angeles County, linking up infill opportunity parcel results with the infill opportunities in nearby local jurisdictions can result in emerging patterns and regional infill corridors, which could further refine the existing boundaries.
- The infill opportunity maps from this study, which include an overlay of the 2% Strategy Area, clearly illustrate that the 2% Strategy Area boundaries do not correspond directly to parcel lines. Parcel-level results are important for the implementation of the 2% Strategy because it can bridge the goals of the Southern California Compass Vision to actual infill policies that affect local land use regulations.

In order to refine the 2% Strategy Area boundaries that fall within the unincorporated areas of Los Angeles County, the Department of Regional Planning makes the following recommendations:

- Encourage County planners to “reality-check” the rest of the 40 map-sheet and planning areas considered in this study. As the study only focuses on five study areas, which resulted in the comprehensive “reality-checking” of parcels identified through the infill analysis, the results of the rest of the study areas have parcels that could potentially be removed from the analysis.
- Encourage County planners to synchronize the refinement of the 2% Strategy Area boundaries that fall within the unincorporated areas, with the County’s General Plan update and the Fourth Revision of the Housing Element update, both scheduled for 2008. In addition, the results of the study and the 2% Strategy should be considered as part of the Department of Regional Planning’s implementation of the sites inventory program in the currently adopted Housing Element (known as “Program 44”). As Program 44 requires a massive rezoning effort for higher density, multifamily housing, the results of the infill analysis could be used to focus rezoning for higher density housing within the 2% Strategy areas.

## **Appendix J: Recommendations for Using the Infill Methodology to Track, Monitor and Evaluate the County's Smart Growth and Infill Initiatives**

Section 1.2 of this report describes some of the recent smart growth and infill initiatives in the County. Sections 4 and 5 of this report conclude, based on the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis, that the County's infill initiatives are not sufficient enough to stimulate infill development within the five study areas, and most likely, outside of the study areas as well.

One of the disadvantages of the Infill Estimation Methodology is that it only offers a snapshot of infill potential based on typically dynamic inputs, such as Built Capacity and housing market data. One way in which to create an ongoing, dynamic way of informing infill policies, which could track and monitor the effectiveness of infill policies that have been put into place, in addition to validating the findings made by the Infill Estimation Methodology that would influence future infill policies, could be to link the results of the Infill Opportunities Analysis, and Financial Feasibility and Policy Analysis to actual case information.

The use of case information for this study was helpful in verifying some of the findings of the Financial Feasibility and Policy Analysis. For example, when County planners challenged the findings of the Financial Feasibility Analysis that infill rental housing is infeasible in most of the study areas, based on their local knowledge of rental housing developments that have been permitted and even built within the study areas, an investigation of the case approvals history revealed that many of the rental developments within the study areas were actually developed by affordable housing developers, who had lower profit expectations, as well as access to subsidies for affordable housing to leverage the development of rental housing.

Another way in which to enhance the effectiveness of the Infill Methodology is to link the results to an ongoing, dynamic database. While running the Infill Methodology with updated information on zone changes, market data, and other new inputs is a difficult and expensive undertaking, one option that could be explored in depth is to link eDAPTS (Electronic Development and Permit Tracking System), an inter-departmental County permit case tracking system (which includes the Fire Department and the Department of Public Works), to the results of the Infill Methodology. In the event that the horizontal integration of programs is not feasible, County planners could, albeit inefficiently, manually develop and regularly update a database of infill residential and mixed-use development approvals, if additional funding and staffing were provided to support this activity.

