Table A.4: Revised 2008 Underutilized Sites Part 1

California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The purpose of this inventory is to demonstrate the County's ability to meet its share of the regional housing need through adopted land use policies. This analysis is an estimate of the potential capacity of sites and does not change the required policies and procedures in the General Plan and the Zoning Code or represent a complete listing of parcels with potential for residential development. For a detailed explanation of the methodology for the Adequate Sites Inventory, please refer to the Resources Section of the Housing Element.

The sites on this list were initially screened using GIS, and further refined based on verification of aerial photos and verification by planning staff, including field-checks. Sites that were found to be vacant in the field-checks were added to the list of vacant sites.

Commercial sites and residential sites are organized separately on this list. This list also separates the sites based on the level of affordability that could potentially be accommodated by the site. Affordability is identified numerically: 1 = Moderate (≤120% area median income) and 2 = Low (≤80% area median income). For example, the table heading **"COMMERCIAL 1"** means commercial sites that could accommodate housing affordable to households at moderate incomes.

	TOTAL
MODERATE	1,439
VERY LOW/LOWER	6,367

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Detailed Use Description	Max Density	Av Density	Max Units	Potential	Building Year	Land Value	Improve-ment Value	Improve-ment Ratio	UNDERUTILIZED? (Check all that apply): Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)	Not built to land use capacity (Zoning/GP)	Declining businesses on site and/or in surrounding areas	Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway
COMMERCIAL 1																																	
4070013021	Alondra Park	C1	1	Countywide General Plan	55,009	1.26	1700	OFFICE BUILDING	17	13.6	21	17	1960	2,019,439	1,292,585	0.64	X		X					Health center			N	N	N	N	N	N	N
5009004019	Ladera Heights/Viewpark/ Windsor Hills	C2	C	Countywide General Plan	109,042	2.50	170L	OIL FIELD W/ ASSOCIATED OFFICE BUILDING	17	13.6	42	34	UNKNOWN	312,909	0	0.00								Chevron			N	N	N	N	Y	N	N
5009004273	Ladera Heights/Viewpark/ Windsor Hills	C2	C	Countywide General Plan	51,556	1.18	830V	PETROLEUM & GAS (VACANT)	17	13.6	20	16	UNKNOWN	183,820	0	0.00			X		X	X		Electrical transformers	X		N	N	N	N	Y	N	N
5801001019	La Crescenta-Montrose	C1	C	Countywide General Plan	104,311	2.39	1400	SUPERMARKET 12000 SF OR MORE	17	13.6	40	32	1949	4,212,151	1,987,656	0.47								OSH store	X		Y	N	N	N	N	N	N
5804001033	La Crescenta-Montrose	C2	C	Countywide General Plan	52,242	1.20	7100	CHURCH	17	13.6	20	16	1954	231,839	231,569	1.00								Church	X		Y	N	N	N	N	N	N
5829013012	Altadena	C2	1 portion 2 portion	Altadena Community Plan	17,746 27,253	0.41 0.62	1400	SUPERMARKET 12000 SF OR MORE	17 8	13.6 6.4	6 4	5 3	1949	2,096,100	274,380	0.13	X						X	Commercial			Y	N	N	N	N	N	N
6079004900	West Athens-Westmont	C2	PL.1	West Athens Westmont Neighborhood Plan	61,131	1.40	2700	PARKING LOT PATRON OR EMPLOYEE (FOR COUNTY OFFICE)	17	13.6	23	19	1969	155,726	0	0.00	X		X	X	X			County offices	X		Y	N	N	N	N	N	N
6079004902	West Athens-Westmont	C2	PL.1	West Athens Westmont Neighborhood Plan	64,814	1.49	2700	PARKING LOT PATRON OR EMPLOYEE (FOR COUNTY OFFICE)	17	13.6	25	20	1970	134,223	0	0.00	X		X	X	X			County offices			Y	N	N	N	N	N	N
6079006904	West Athens-Westmont	C2	PL.1	West Athens Westmont Neighborhood Plan	114,762	2.63	0100	COUNTY OFFICES	17	13.6	44	35	UNKNOWN	183,855	0	0.00	X		X	X	X			County offices	X		Y	N	N	N	N	N	N
6079021901	West Athens-Westmont	C2	C.1	West Athens Westmont Neighborhood Plan	62,646	1.44		STATE-OWNED PARKING LOT	17	14.45	24	20	UNKNOWN	0	0	0.00			X	X	X	X	X	Park & Ride lot	X		Y	N	N	N	N	Y	Y
6086037900	W Rancho Dominguez-Victoria	C2	O	Countywide General Plan	219,126	5.03	1000	PARK	17	13.6	85	68	UNKNOWN	215,175	0	0.00			X		X			Open space	X		Y	N	N	N	N	N	N
6086037901	W Rancho Dominguez-Victoria	C2	O	Countywide General Plan	74,469	1.71	1000	PARK	17	13.6	29	23	UNKNOWN	111,171	0	0.00			X		X			Open space	X		Y	N	N	N	N	N	N
6134001020	W Rancho Dominguez-Victoria	C2	1	Countywide General Plan	46,422	1.07	3100	LIGHT MANUFACTURING	17	13.6	18	14	1961	404,948	15,038	0.04											Y	N	N	N	N	N	N
6134001033	W Rancho Dominguez-Victoria	C2	1	Countywide General Plan	54,739	1.26	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	21	17	1966	819,088	526,556	0.64								Commercial			Y	N	N	N	N	N	N
6134001039	W Rancho Dominguez-Victoria	C2	1	Countywide General Plan	72,419	1.66	1400	SUPERMARKET 12000 SF OR MORE	17	13.6	28	22	1965	2,080,800	1,508,580	0.73			X					Commercial			Y	N	N	N	N	N	N
6139002801	W Rancho Dominguez-Victoria	C1	1	Countywide General Plan	68,134	1.56	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLANT	17	13.6	26	21	UNKNOWN	0	0	0.00								Power station	X		Y	N	N	N	N	N	N
7452030012	La Rambla	C1	1	Countywide General Plan	67,572	1.55	7500	HOMES FOR AGED & OTHERS	17	13.6	26	21	UNKNOWN	695,899	510,321	0.73											N	N	N	N	N	N	N
8030004081	South Whittier-Sunshine Acres	CH	1	Countywide General Plan	44,368	1.02	010C	RESIDENTIAL OPEN CONDOMINUIM	17	13.6	17	13	1992	165,760	136,683	0.82			X			X		Multi-family units	X		N	N	N	N	N	N	N
8152006004	South Whittier-Sunshine Acres	C1	1	Countywide General Plan	55,071	1.26	1100	STORE	17	13.6	21	17	1955	562,346	172,009	0.31			X			X		Commercial	X		N	N	N	N	N	N	N
8152006044	South Whittier-Sunshines Acres	C1	1	Countywide General Plan	129,887	2.98	1400	SUPERMARKET 12000 SF OR MORE	17	13.6	50	40	1969	1,859,336	634,417	0.34		X	X		X		X	Commercial center	X		N	N	N	N	N	N	N
8226022042	South Whittier-Sunshine Acres	C2	1	Countywide General Plan	70,265	1.61	1100	STORE	17	13.6	27	21	1966	1,440,954	778,219	0.54	X	X	X	X	X		X	Commercial	X		N	N	N	N	N	N	N
8401001017	Charter Oak	C1	1	Countywide General Plan	113,784	2.61	1100	STORE	17	13.6	44	35	1962	2,440,778	1,804,053	0.74	X	X	X	X			X	Commercial complex	X		N	N	N	N	N	N	N
8401014038	Charter Oak	C2	1	Countywide General Plan	156,263	3.59	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	61	48	1969	1,753,236	49,995	0.03			X					Commercial complex	X		N	N	N	N	N	N	N
8465002028	West Puente Valley	C1	1	Countywide General Plan	53,231	1.22	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	17	13.6	20	16	1970	3,570,000	2,417,400	0.68			X					Apartment complex	X	The location is good, but would need to tear down exisiting apartment complex to create more density	N	N	N	N	N	N	N
8725006031	South San Jose Hills	C2	1	Countywide General Plan	94,980	2.18	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	37	29	1975	2,346,000	714,000	0.30			X	X				Parking lot for strip mall	X		N	N	N	N	N	N	N
8741011001	Valinda	C1	1	Countywide General Plan	93,944	2.16	1500	SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	17	13.6	36	29	1960	1,092,420	488,988	0.45	X		X		X			Strip mall	X	Exisiting enforcement case on property, owner might be willing to sell for development in future, exisiting supermarket is the only one in the area (one mile radius).	N	N	N	N	N	N	N
					TOTAL	**48.99**				**TOTAL**	**815**	**651**																					
COMMERCIAL 2																																	
4057031037	West Athens-Westmont	C3	OS.1	West Athens Westmont Neighborhood Plan	54,628	1.25	2725	5-STORY PARKING STRUCTURE - PATRON OR EMPLOYEE	50	40	62	50	UNKNOWN	1,090,733	0	0.00							X	County offices	X		Y	N	N	N	N	N	N
5377034029	East Pasadena-East San Gabriel	C3	1	Countywide General Plan	105,635	2.43	1400	SUPERMARKET 12000 SF OR MORE	30	22.5	72	54	1961	2,460,866	797,722	0.32			X					Commercial complex	X		Y	N	N	N	N	N	N
5825020907	Altadena	CM	BP	Altadena Community Plan	53,716	1.23	1700	OFFICE BUILDING	50	40	61	49	1987	637,000	0	0.00	X			X				Commercial			Y	N	N	N	N	N	N
5827007901	Altadena	CM portion R17500 portion	BP	Altadena Community Plan	170,198 29,216	3.91 0.67	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	50 5	40 4	195 3	156 2	UNKNOWN	184,342	0	0.00						X		School			Y	N	N	N	N	N	N N
5827008034	Altadena	CM	BP	Altadena Community Plan	43,581	1.00	0100	SINGLE FAMILY RESIDENCE	50	40	50	40	1921	38,225	33,833	0.89						X		Single family residence			Y	N	N	N	N	N	N

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Detailed Use Description	Max Density	Av Density	Max Units	Potential	Building Year	Land Value	Improve-ment Value	Improve-ment Ratio	UNDERUTILIZED? (Check all that apply) Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)	Not built to land use capacity (Zoning/GP)	Declining businesses on site and/or in surrounding areas	Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway
6010028030	Florence-Firestone	C3	C	Countywide General Plan	46,862	1.08	3320	WAREHOUSE, DISTRIBUTION 25000 - 50000 SF	50	40	54	43	1943	661,583	661,583	1.00								Manufacturing			Y	N	N	N	N	N	N
6021015050	Florence-Firestone	C3	2	Countywide General Plan	156,045	3.58	1400	SUPERMARKET 12000 SF OR MORE	50	42.5	179	152	1961	2,486,345	2,486,345	1.00			x					Superior grocery			Y	N	N	N	N	Y	N
6090001028	West Athens-Westmont	CM	C.4	West Athens Westmont Neighborhood Plan	45,358	1.04	1100	STORE	50	40	52	41	1962	1,591,812	742,845	0.47			X				X	Strip mall	X		Y	N	N	N	N	N	N
6150008054	Willowbrook	C3	C	Countywide General Plan	105,446	2.42	1300	DEPARTMENT STORE	50	37.5	121	90	1987	2,162,039	648,611	0.30			X					Parking	X		Y	N	N	N	N	Y	N
6202012040	Walnut Park	C3CRS portion R3NR portion	MC NR	Walnut Park Community Plan	32,928 11,987	0.76 0.27	1400	SUPERMARKET 12000 SF OR MORE	50 30	40 24	38 8	30 6	1974	1,768,680	780,300	0.44			X	X				Vacant commercial building			Y	N	N	N	N	N	N N
6343003034	East Los Angeles	C3	CM	East Los Angeles Community Plan	76,080	1.75	2200	CATERING TRUCK COMMISSARY	50	40	87	70	1950	258,660	239,771	0.93		X		X	X	X		Catering Truck Commissionary			Y	N	N	N	N	N	N
7345016021	West Carson	C3	C	Countywide General Plan	316,304	7.26	1600	SHOPPING CENTER (REGIONAL)	50	40	363	290	1962	6,781,241	2,153,805	0.32			X	X			X	Retail			N	N	N	N	N	N	N
8156026007	South Whittier-Sunshine Acres	C3	1	Countywide General Plan	241,867	5.55	0901	MANUFACTURED HOME W/ POOL	30	24	166	133	1960	459,320	212,267	0.46			X					Mobile home	X		N	N	N	N	N	N	N
8156026008	South Whittier-Sunshine Acres	C3	1	Countywide General Plan	53,720	1.23	0901	MANUFACTURED HOME W/ POOL	30	24	36	29	1960	103,194	63,116	0.61			X					Mobile home	X		N	N	N	N	N	N	N
8170001022	West Whittier-Los Nietos	C3	1	Countywide General Plan	71,064	1.63	0900	MOBILE HOME/MANUFACTURED HOME PARK	30	24	48	39	1948	316,073	50,118	0.16											N	N	N	N	N	N	N
8401031024	Charter Oak	C3	1	Countywide General Plan	612,865	14.07	0901	MANUFACTURED HOME W/ POOL	30	24	422	337	1962	2,444,528	590,134	0.24							X	Mobilehome park	X		N	N	N	N	N	N	N
8428022001	Charter Oak	C3	1	Countywide General Plan	88,394	2.03	0901	MANUFACTURED HOME W/ POOL	30	24	60	48	1947	687,865	57,999	0.08								Mobilehome park	X		N	N	N	N	N	N	N
8511018012	South Monrovia Islands	C3	1	Countywide General Plan	126,601	2.91	0901	MANUFACTURED HOME W/ POOL	30	24	87	69	1956	688,236	173,637	0.25								Mobilehome park	X		N	N	N	N	N	N	N
8761011012	Rowland Heights	C3	C	Rowland Heights Community Plan	265,297	6.09	6600	GOLF COURSE	50	37.5	304	228	UNKNOWN	266,376	35,373	0.13										Adjacent to HUGE vacant parcel that would be great for housing - See APN 8761011011	Y	N	N	N	N	N	N
					TOTAL	**62.16**				**TOTAL**	**2,468**	**1,956**																					
RESIDENTIAL 1																																	
4034014807	Lennox	R2	2	Countywide General Plan	45,903	1.05	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLANT	18	14.4	18	15	UNKNOWN	0	0	0.00	X							SCE substation/facility			N	N	N	N	Y	N	N
4034019900	Lennox	R2	P	Countywide General Plan	149,373	3.43	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	18	14.4	61	49	UNKNOWN	0	0	0.00								New high school site			N	N	N	N	Y	N	N
4036007900	Lennox	R2	P	Countywide General Plan	344,710	7.91	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	18	14.4	142	113	UNKNOWN	0	0	0.00			X					Jefferson Elementary School			N	N	N	N	Y	N	N
4037005900	Lennox	R2	O	Countywide General Plan	156,304	3.59	8800	GOVERNMENT OWNED PROPERTY- PARK	18	14.4	64	51	UNKNOWN	0	0	0.00			X					Lennox Park			N	N	N	N	Y	N	N
4037007902	Lennox	R2 portion R3 portion	O	Countywide General Plan	59,031 21,227	1.36 0.48	8800	GOVERNMENT OWNED PROPERTY - PARK	18 30	15.3 25.5	24 14	20 12	UNKNOWN	0	0	0.00			X					Lennox Park			N	N	N	N	Y	Y	N N
5230016011	East Los Angeles	R2	LMD	East Los Angeles Community Plan	22,244	0.51	8100	UTILITY COMMERCIAL & MUTUAL PUMPING PLANT	17	13.6	8	6	1947	51,035	3,273	0.06					X	X		Water utility		Owned by California Water Service Company	Y	N	N	N	N	N	N
5230019008	East Los Angeles	R2	LMD	East Los Angeles Community Plan	27,676	0.64	0200	DOUBLE DUPLEX OR TWO UNITS	17	13.6	10	8	1948	114,426	110,657	0.97			x					Residence			Y	N	N	N	N	N	N
5232005900	East Los Angeles	R2	LMD	East Los Angeles Community Plan	22,313	0.51	8800	GOVERNMENT OWNED PROPERTY - BUS STOP/TURNAROUND	17	13.6	8	6	UNKNOWN	40,342	0	0.00			X			X		Bus stop/turnaround		Owned by LA County MTA	Y	N	N	N	N	N	N
5234002900	East Los Angeles	R2	P	East Los Angeles Community Plan	102,817	2.36	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	18	14.4	42	33	UNKNOWN	230,560	0	0.00								Hammel School		Owned by LA United School District	Y	N	N	N	N	N	N
5801010901	La Crescenta-Montrose	R2	1	Countywide General Plan	77,476	1.78	8800	GOVERNMENT OWNED PROPERTY - SCHOOL DIST. OFFICE	18	14.4	32	25	UNKNOWN	99,391	0	0.00											Y	N	N	N	N	N	N
5829006900	Altadena	R2	PR	Altadena Community Plan	97,246	2.23	8800	GOVERNMENT OWNED PROPERTY - PARK	18	14.4	40	32	UNKNOWN	77,234	0	0.00	X		X								Y	N	N	N	Y	N	N
5845021903	Altadena	R2	CR	Altadena Community Plan	28,669	0.66	8800	GOVERNMENT OWNED PROPERTY - NURSING HOME	18	14.4	11	9	UNKNOWN	26,251	0	0.00											Y	N	N	N	N	N	N
5851002015	Altadena	R2	2	Altadena Community Plan	22,064	0.51	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	18	14.4	9	7	1925	318,661	154,368	0.48								Multi-family residence	X		Y	N	N	N	N	N	N
5851017006	Altadena	R2	2	Altadena Community Plan	27,552	0.63	0100	SINGLE FAMILY RESIDENCE	18	14.4	11	9	1920	74,100	10,866	0.15		X	X			X		Single Family Residence	X		Y	N	N	N	N	N	N
6026024913	Florence-Firestone	R2	P	Countywide General Plan	60,043	1.38	8830	PUBLIC SCHOOL, GENERAL	18	14.4	24	19	UNKNOWN	74,928	0	0.00			X					Graham Elementary School			Y	N	N	N	N	N	N
6026026900	Florence-Firestone	R2	P	Countywide General Plan	162,461	3.73	8830	PUBLIC SCHOOL, GENERAL	18	14.4	67	53	UNKNOWN	102,467	0	0.00			X					Graham Elementary School			Y	N	N	N	N	N	N
6026030902	Florence-Firestone	R2	2	Countywide General Plan	50,489	1.16	8800	GOVERNMENT OWNED PROPERTY - COUNTY PROBATION DEPT.	18	14.4	20	16	UNKNOWN	38,422	0	0.00			X					Los Angeles County Probation Dept.			Y	N	N	N	N	N	N
6130015901	W Rancho Dominguez-Victoria	R2	1	Countywide General Plan	150,394	3.45	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	18	14.4	62	49	UNKNOWN	204,940	0	0.00			X					Parking lot	X		Y	N	N	N	N	N	N
6147024900	Willowbrook	R2	P	Countywide Community Plan	174,646	4.01	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	18	14.4	72	57	UNKNOWN	0	0	#DIV/0!								School	X		Y	N	N	N	N	N	N
6147024901	Willowbrook	R2	P	Countywide Community Plan	31,431	0.72	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	18	14.4	12	10	UNKNOWN	36,630	0	0.00			X					School	X		Y	N	N	N	N	N	N
6148015902	Willowbrook	R2	O	Countywide Community Plan	153,515	3.52	8800	GOVERNMENT OWNED PROPERTY - PARK	18	14.4	63	50	UNKNOWN	90,554	0	0.00			X					Park			Y	N	N	N	N	N	N
6148016900	Willowbrook	R2	O	Countywide Community Plan	113,734	2.61	8800	GOVERNMENT OWNED PROPERTY - PARK	18	14.4	46	37	UNKNOWN	67,882	0	0.00			X					Park			Y	N	N	N	N	N	N
6149021930	Willowbrook	R2	P	Countywide Community Plan	43,753	1.00	0100	HIGH SCHOOL	18	14.4	18	14	UNKNOWN	0	0	0.00			X		X			School			Y	N	N	N	N	N	N
6149022926	Willowbrook	R2	P	Countywide Community Plan	68,578	1.57	0100	HIGH SCHOOL	18	14.4	28	22	1942	0	0	0.00								School			Y	N	N	N	N	N	N
6181023006	East Rancho Dominguez	R2	1	Countywide General Plan	24,386	0.56	0200	DOUBLE DUPLEX OR TWO UNITS	18	14.4	10	8	1939	102,969	69,035	0.67					X			Multi-family residence			Y	N	N	N	N	N	N
6181023008	East Rancho Dominguez	R2	1	Countywide General Plan	30,763	0.71	0100	SINGLE FAMILY RESIDENCE	18	14.4	12	10	1937	136,076	90,486	0.66					X	X		Single Family Residence	X		Y	N	N	N	N	N	N
7016015082	Cerritos Islands	R2	1	Countywide General Plan	29,741	0.68	0100	SINGLE FAMILY RESIDENCE	18	14.4	12	9	1927	236,599	15,762	0.07											N	N	N	N	N	N	N
7407018044	West Carson	R2	1	Countywide General Plan	33,838	0.78	010V	PARKING LOT	18	14.4	14	11	UNKNOWN	303,909	0	0.00			X		X	X		Parking			N	N	N	N	N	N	N
8152007054	South Whittier-Sunshine Acres	R2	1	Countywide General Plan	52,733	1.21	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	18	14.4	21	17	1975	2,550,000	1,530,000	0.60			X			X		Multi-family residence	X		N	N	N	N	N	N	N

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Detailed Use Description	Max Density	Av Density	Max Units	Potential	Building Year	Land Value	Improve-ment Value	Improve-ment Ratio	UNDERUTILIZED? (Check all that apply) Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)	Not built to land use capacity (Zoning/GP)	Declining businesses on site and/or in surrounding areas	Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway
8176038021	West Whittier-Los Nietos	R2	1	Countywide General Plan	35,307	0.81	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	18	14.4	14	11	1947	296,968	296,968	1.00								Residential home		Residential Home	N	N	N	N	N	N	N
					TOTAL	55.55				TOTAL	989	788																					
RESIDENTIAL 2																																	
4002023009	Ladera Heights/Viewpark/ Windsor Hills	R3	1	Countywide General Plan	22,104	0.51	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	24	15	12	1949	213,474	206,016	0.97								Multi-family	X		N	N	N	N	N	N	N
4038014006	Lennox	R3	2	Countywide General Plan	30,749	0.71	7200	SCHOOL (PRIVATE)	30	25.5	21	18	1949	406,199	95,277	0.23			X					Headstart program preschool			N	N	N	N	Y	Y	N
4039020900	Lennox	R3	P	Countywide General Plan	27,128	0.62	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	18	14	UNKNOWN	0	0	0.00			X					Parking lot for Lennox Middle School			N	N	N	N	Y	N	N
4039022900	Lennox	R3	P	Countywide General Plan	186,751	4.29	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	128	102	UNKNOWN	0	0	0.00			X					Lennox Middle School field			N	N	N	N	Y	N	N
4039026900	Lennox	R3	P	Countywide General Plan	323,117	7.42	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	222	178	UNKNOWN	0	0	0.00			X					Lennox Middle School			N	N	N	N	Y	N	N
4057027021	West Athens-Westmont	C2 portion R3P portion	C.2	West Athens Westmont Neighborhood Plan	84,549 16,384	1.94 0.38	6300	BOWLING ALLEY	17 30	13.6 24	32 11	26 9	1958	667,525	512,987	0.77	X	X	X		X	X	X	Bowling alley	X		Y	N	N	N	N	N	N N
4071016007	Alondra Park	R3	3	Countywide General Plan	34,169	0.78	0900	MOBILE HOME/MANUFACTURED HOME PARK	30	24	23	18	1947	131,903	43,959	0.33		X	X		X	X		Mobilehome park			N	N	N	N	N	N	N
4143007900	Del Aire	R3 & R3P portions	P	Countywide General Plan	291,852	6.70	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	201	160	UNKNOWN	1,498,664	0	0.00											N	N	N	N	N	N	Y N
4201023008	Ladera Heights/Viewpark/ Windsor Hills	R3	3	Countywide General Plan	51,942	1.19	7100	CHURCH	30	24	35	28	1963	1,146,724	491,453	0.43								Church	X		N	N	N	N	N	N	N
5236023040	East Los Angeles	R3	MD	East Los Angeles Community Plan	22,339	0.51	0 '010C	RESIDENTIAL OPEN CONDOMINUIM	30	24	15	12	1973	63,570	51,946	0.82								Apartments			Y	N	N	N	N	N	N
5239004900	East Los Angeles	R3	MD	East Los Angeles Community Plan	94,165	2.16	8800	GOVERNMENT OWNED PROPERTY - PARK	30	25.5	64	55	UNKNOWN	154,984	0	0.00			X			X		Park		Owned by LA County	Y	N	N	N	N	N	N
5239012028	East Los Angeles	R3	MD	East Los Angeles Community Plan	47,044	1.08	7100	CHURCH	30	25.5	32	27	1953	1,071,000	816,000	0.76			X					Church with parking lot			Y	N	N	N	N	N	N
5240007900	East Los Angeles	R3P	RP	East Los Angeles Community Plan	31,912	0.73	8800	GOVERNMENT OWNED PROPERTY - PARKING LOT	30	25.5	21	18	UNKNOWN	87,609	0	0.00					X	X		Parking lot for large markey and other stores			Y	N	N	N	N	N	N
5242003016	East Los Angeles	CM portion R3 portion	CM MD	East Los Angeles Community Plan	20,199 28,752	0.46 0.66	7400	HOSPITAL	50 30	40 25.5	23 19	18 16	1960	912,701	865,894	0.95											Y	N	N	N	N	N	N N
5381001037	East Pasadena-East San Gabriel	R2	3	Countywide General Plan	22,570	0.52	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	15	12	1964	2,218,500	1,479,000	0.67								Apartments	X		Y	N	N	N	N	N	N
5382003033	East Pasadena-East San Gabriel	R3	3	Countywide General Plan	27,683	0.64	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	22.5	19	14	1955	182,312	174,023	0.95						X		5 unit single detached residences	X		Y	N	N	N	N	N	N
5754017031	East Pasadena-East San Gabriel	R3P/B1	1	Countywide General Plan		0.91	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	22.5	27	20	UNKNOWN	0	0	0.00											Y	N	N	N	N	N	N
5835022910	Altadena	R3	Cemetary	Altadena Community Plan	114,417	2.63	7700	CEMETERY, MAUSOLEUM, MORTUARY	30	24	78	63	UNKNOWN	163,948	0	0.00	X		X			X	X	Cemetery			Y	N	N	N	N	N	N
5853015901	Altadena	R3	1	Altadena Community Plan	91,253	2.09	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	62	50	UNKNOWN	172,918	0	0.00			X					Elementary School	X		Y	N	N	N	N	N	N
6009005902	Florence-Firestone	R4	P	Countywide General Plan	120,452	2.77	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	50	40	138	110	UNKNOWN	0	0	0.00			X					Lillian Elementary School			Y	N	N	N	N	N	N
6010017901	Florence-Firestone	R3	P	Countywide General Plan	386,252	8.87	8830	PUBLIC SCHOOL, GENERAL	30	24	266	212	UNKNOWN	262,580	0	0.00								Thomas Edison Middle School			Y	N	N	N	N	N	N
6010017903	Florence-Firestone	R3	P	Countywide General Plan	101,942	2.34	8830	PUBLIC SCHOOL, GENERAL	30	24	70	56	UNKNOWN	70,445	0	0.00								Thomas Edison Middle School			Y	N	N	N	N	N	N
6010021900	Florence-Firestone	R3	P	Countywide General Plan	34,577	0.79	8830	PUBLIC SCHOOL, GENERAL	30	24	23	18	UNKNOWN	23,050	0	0.00								Thomas Edison Middle School			Y	N	N	N	N	N	N
6010023900	Florence-Firestone	R3	P	Countywide General Plan	180,762	4.15	8830	PUBLIC SCHOOL, GENERAL	30	24	124	99	UNKNOWN	121,681	0	0.00								Miramonte School			Y	N	N	N	N	N	N
6010023901	Florence-Firestone	R3	P	Countywide General Plan	75,120	1.72	8830	PUBLIC SCHOOL, GENERAL	30	24	51	41	UNKNOWN	51,229	0	0.00								Miramonte School			Y	N	N	N	N	N	N
6010026923	Florence-Firestone	R3	P	Countywide General Plan	142,172	3.26	8830	PUBLIC SCHOOL, GENERAL	30	24	97	78	UNKNOWN	193,411	0	0.00								Miramonte School			Y	N	N	N	N	N	N
6024022900	Florence-Firestone	R3	P	Countywide General Plan	273,853	6.29	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	188	150	UNKNOWN	185,727	0	0.00								Pamelee Ave. School	X		Y	N	N	N	N	N	N
6028030904	Florence-Firestone	R3	P	Countywide General Plan	30,692	0.70	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	21	16	UNKNOWN	0	0	0.00											Y	N	N	N	N	N	N
6028031900	Florence-Firestone	R3	P	Countywide General Plan	147,202	3.38	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	101	81	UNKNOWN	102,467	0	0.00								School	X		Y	N	N	N	N	N	N
6028031901	Florence-Firestone	R3	P	Countywide General Plan	202,495	4.65	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	139	111	UNKNOWN	134,491	0	0.00								School	X		Y	N	N	N	N	N	N
6028031902	Florence-Firestone	R3	P	Countywide General Plan	684,624	15.72	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	24	471	377	UNKNOWN	454,719	0	0.00								School	X		Y	N	N	N	N	N	N
6068020901	Willowbrook	R3	P	Countywide General Plan	187,729	4.31	8800	GOVERNMENT OWNED PROPERTY - SCHOOL	30	22.5	129	96	UNKNOWN	0	0	0.00			X					School			Y	N	N	N	N	N	N
6086037906	W Rancho Dominguez-Victoria	R3	1	Countywide General Plan	653,221	15.00	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	24	450	360	1971	3,581,559	0	0.00								Multi-family	X		Y	N	N	N	N	N	N
6137006043	W Rancho Dominguez-Victoria	R3	1	Countywide General Plan	41,205	0.95	010V	PARKING LOT FOR INDUSTRIAL/WAREHOUSE	30	24	28	22	UNKNOWN	661,132	0	0.00									X		Y	N	N	N	N	N	N
6139003016	W Rancho Dominguez-Victoria	R3	1	Countywide General Plan	43,584	1.00	0901	MANUFACTURED HOME W/ POOL	30	24	30	24	1948	104,489	51,719	0.49								Mobilehome park			Y	N	N	N	N	N	N
6152002021	Willowbrook	R3	2	Countywide General Plan	24,966	0.57	7100	CHILD CARE CENTER	30	22.5	17	12	1963	151,364	98,189	0.65					X			School			Y	N	N	N	N	N	N
6152003007	Willowbrook	R3	3	Countywide General Plan	37,005	0.85	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	22.5	25	19	1948	297,711	253,605	0.85								Multi-family			Y	N	N	N	N	N	N
6152003012	Willowbrook	R3	3	Countywide General Plan	25,735	0.59	7100	CHURCH	30	22.5	17	13	1947	39,875	30,907	0.78			X					Church			Y	N	N	N	N	N	N
6342016900	East Los Angeles	R3	MD	East Los Angeles Community Plan	22,639	0.52	8800	GOVERNMENT OWNED PROPERTY - PARKING LOT	30	25.5	15	13	UNKNOWN	30,096	0	0.00			X					Parking lot for public school		Multi-level parking structure	Y	N	N	N	N	N	N
7409029011	West Carson	R3	2	Countywide General Plan	2,139,440	49.11	0 090E	MANUFACTURED HOME PARK	30	24	1473	1178	1972	4,830,985	2,277,852	0.47		X	X		X	X		Trailers			N	N	N	N	N	N	N
7439027005	West Carson	R3	2	Countywide General Plan	362,418	8.32	0901	MANUFACTURED HOME W/ POOL	30	24	249	199	1961	1,471,304	245,205	0.17		X	X		X	X		Trailers			N	N	N	N	N	N	N

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Detailed Use Description	Max Density	Av Density	Max Units	Potential	Building Year	Land Value	Improve-ment Value	Improve-ment Ratio	UNDERUTILIZED? (Check all that apply) Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)	Not built to land use capacity (Zoning/GP)	Declining businesses on site and/or in surrounding areas	Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Land Use Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft of Freeway
8031001011	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	39,960	0.92	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	27	22	1965	707,925	579,212	0.82			X	X		X		Multi-family	X		N	N	N	N	N	N	N
8113028030	Whittier Narrows	R3	1	Countywide General Plan	26,976	0.62	7100	CHURCH	30	24	18	14	1962	359,899	129,338	0.36								Church			N	N	N	N	N	N	N
8152008042	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	39,974	0.92	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	27	22	1972	891,472	729,386	0.82			X			X		Multi-family	X		N	N	N	N	N	N	N
8156029901	South Whittier-Sunshine Acres	C3	1	Countywide General Plan	55,184	1.27	8800	GOVERNMENT OWNED PROPERTY - COUNTY PUBLIC WORKS ROAD MAINTENANCE YARD	30	24	38	30	UNKNOWN	102,596	0	0.00											N	N	N	N	N	N	N
8163006031	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	29,621	0.68	0100	SINGLE FAMILY RESIDENCE	30	24	20	16	1912	435,000	145,000	0.33											N	N	N	N	N	N	N
8228030027	South Whittier-Sunshine Acres	R3	1	Countywide General Plan	25,089	0.58	0500	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS	30	24	17	13	1969	1,352,520	1,352,520	1.00											N	N	N	N	N	N	N
8276006013	Rowland Heights	R3	U4	Rowland Heights Community Plan	79,754	1.83	0501	5 OR MORE APARTMENTS OR UNITS; 4 STORIES OR LESS; WITH POOL	30	24	54	43	1973	3,986,000	2,000,000	0.50				X	X			Apartment	X	This property is adjacent to an abandoned property for which initial redevelopment plans were submitted to County for multifamliy housing (those plans are currently stalled); the "For Rent" signs suggest high vacany at this property.	Y	N	N	N	N	N	N
8404022019	Charter Oak	R3	1	Countywide General Plan	37,824	0.87	010V	APARTMENT COMPLEX	30	24	26	20	UNKNOWN	552,075	0	0.00								Apartment complex			N	N	N	N	N	N	N
8404022021	Charter Oak	R3	1	Countywide General Plan	25,164	0.58	010V	APARTMENT COMPLEX	30	24	17	13	UNKNOWN	257,894	0	0.00								Apartment complex			N	N	N	N	N	N	N
8404022067	Charter Oak	R3(20)UDP	1	Countywide General Plan	26,434	0.61	010V	APARTMENT COMPLEX	20	16	12	9	UNKNOWN	257,894	0	0.00								Apartment complex	X		N	N	N	N	N	N	N
8510020005	South Monrovia Islands	R3	1	Countywide General Plan	99,685	2.29	0900	MOBILE HOME/MANUFACTURED HOME PARK	30	24	68	54	1948	414,458	69,287	0.17								Mobilehome park	X		N	N	N	N	N	N	N