Table A.2: Revised 2008 Vacant Sites Part 1

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

Through the initial GIS screening process, the sites on this list were identified as underutilized. Through further investigation, specifically planning staff field-checks, these sites were found to be vacant, and therefore, transferred from the underutilized list to this list of vacant sites.

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

	TOTAL
MODERATE	40
VERY LOW/LOWER	342

APN	Planning Area	Zone	Land Use Policy	General Plan/Community Plan	Square Feet	Acres	Use Code	Max Density	Average Density	Maximum Units	Potential	Building Year	Land Value	Improve-ment Value	Improve-ment Ratio	UNDERUTILIZED? (Check all that apply): 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 Managem ent Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD	500 ft. of Freeway
COMMERCIAL 2																																
5245001019	East Los Angeles	C3	MC	East Los Angeles Community Plan	43,872	1.01	1210	50	40	50	40	1928	1,783,683	378,355	0			X	X			X	Vacant		Formerly a used car dealer.	Y	N	N	N	N	N	N
5379005048	East Pasadena-East San Gabriel	C2DP	3	Countywide General Plan	54,654	1.25	010V	30	22.5	37	28	1926	2,099,351	91,550	0			X					Commercial Complex has been demolished. Currently vacant.	X		Y	N	N	N	N	N	N
7345009022	West Carson	CM	C	Countywide General Plan	110,460	2.54		50	40	127	101	UNKNOWN	0	0	0								N/A			N	N	N	N	N	N	N
8028016001	South Whittier-Sunshine Acres	C3	1	Countywide General Plan	55,414	1.27	3100	30	24	38	30	1952	193,964	47,744	0		X	X	X			X	Vacant property perfect for a residential developmentbr oded up- large parking lot		Vacant property for lease. Boarded up. Large parking lot.	N	N	N	N	N	N	N
8621024017	Covina Islands	C3BE & A-1-6000	C	Countywide General Plan	140,825	3.23	1900	50	40	161	129	1955	2,449,592	28,588	0			X		X	X		Vacant	X		N	N	N	N	N	N	N
					TOTALS	**9.30**				**413**	**328**																					
RESIDENTIAL 1																																
6149012901	Willowbrook	R2	P	Countywide Community Plan	122,387	2.81	8800	18	14.4	50	40	UNKNOWN	79,283	0	0			X		X			Vacant	X		Y	N	N	N	N	N	N
					TOTALS	**2.81**				**50**	**40**																					
RESIDENTIAL 2																																
8171038020	West Whittier-Los Nietos	R3	1	Countywide General Plan	25,859	0.59	300V	30	24	17	14	UNKNOWN	20,663	0	0											N	N	N	N	N	N	N
					TOTALS	**0.59**				**17**	**14**																					