

MIXED-USE OVERLAY PARCEL LIST (INCLUDES HOUSING ELEMENT OPPORTUNITY SITES)

Notes

- Worksheets:
1. Master List, Scenario 1 - sorted by AIN (updated 4/15/25)

1a. Master List, sorted by Lot Area

1b. HEO Sites, sorted by HE OA No., showing 4th and 5th cycle "leftover" sites

1c. HEO Sites from 5th HE Cycle

1d. HEO Sites ≥ 1/2 acre

1e. HEO Sites - Vacant

1f. HEO Sites - Vacant, ≥ 1/2 acre

1g. Master List, sorted by Overlay Zone

1h. Overlay Zone 1

1i. Overlay Zone 2

1j. Overlay Zone 3

1k. Master List, sorted by Land Use

1l. Vacant Parcels

1m. Vacant LMI-Zoned Parcels

1n. Parcels added to MU-O area in 2023-2024

2. Master List, Scenario 2 (updated 4/15/25)

1. 569 parcels total in Combined Overlay Zone.
2. Overlay Zone potential building floor area is based on 80% lot coverage multiplied by the max no. of stories in zone ($N_{stories}$). For estimation purposes stories are assumed to be uniform in height. Two scenarios are modeled:

Scenario 1:

- $N_{stories}$ Overlay Zone 1 = 5, 6 with Artesia density bonus
- $N_{stories}$ Overlay Zone 2 = 4, 5 with Artesia density bonus
- $N_{stories}$ Overlay Zone 3 = 3, 4 with Artesia density bonus

Scenario 2:

- $N_{stories}$ Overlay Zone 1 = 6, 7 with Artesia density bonus
- $N_{stories}$ Overlay Zone 2 = 5, 6 with Artesia density bonus
- $N_{stories}$ Overlay Zone 3 = 3, 4 with Artesia density bonus

Potential Building Area per Overlay Zone = (Lot Area) x (0.80) x ($N_{stories}$)

3. Overlay Zone minimum and maximum potential residential densities are stipulated in the proposed MU-O ordinance, Section TBD. The minimum density is set at 70 du/acre to facilitate minimum residential development levels per HCD direction and to be consistent with the approved 70 du/ac density in the CCMU Specific Plan area.

- Overlay Zones 1, 2:

min. 70 du/acre; max. 100 du/acre; greater density available through discretionary Specific Plan process.
- Overlay Zone 3:

min. 70 du/acre; max. 70 du/acre.

Density bonuses would allow for additional stories and units pursuant to California density bonus law (Cal. Govt. Code §65915 et seq.). The "Artesia Density Bonus" permits additional stories instead of increasing the maximum du/acre density but it renders the potential density capable of being accomplished within a site's potential building envelope.

The 70 du/acre minimum density enables certain HEO sites to accommodate a minimum number of affordable units per HCD direction.

4. Potential ground-floor non-residential building area *in mixed-use projects* is based on 80% lot coverage (*i.e. (Col. F x 0.80)*)
5. There are 323 Housing Element Opportunity (HEO) Sites. 48 HEO Sites ≥ 0.5 acre. (Post Office site removed 3/11/25)
6. Vacant HEO Sites: There are 41 vacant HEO Sites. Three vacant HEO Sites are ≥ 0.5 acre.
7. Sheet 1b (HEO Sites - OA Sort) has an extra column to compare "leftover" vacant 4th and developed 4th and 5th Cycle sites to determine counts.
8. See Columns AI - AN for hypothetical development potential, combining permitted densities and hypothetical building envelopes. The building envelopes were modeled by multiplying the ground floor buildable floor area by the number of stories, then dividing by 2000 square feet per unit to produce a "realistic" number of potential units on a site, accounting for non-habitable space as well as habitable space. The actual number of units that can be realized on any site depends on the permitted density, unit size, building floor area and building height.
9. Columns AB - AH model the hypothetical development potential using various statutory density bonuses. Actual potential units would vary depending on permissible building heights (stories), unit sizes, etc.
10. The MU-O area existing development potential under current zoning densities is not calculated but may be added to this workbook.

SUMMARY OF SCENARIO 1 POTENTIAL RESIDENTIAL UNITS AND NON-RESIDENTIAL FLOOR AREA		
Overlay Zone 1 5 Stories base, 6 Stories with Artesia Density Bonus	4,575	Potential MINIMUM New Residential Units at 70 du/acre
	6,535	Potential MAXIMUM New Residential Units at 100 du/acre BEFORE STATUTORY DENSITY BONUSES
	2,253,026	Potential MINIMUM Ground Floor New Non-Residential Area (ft ²)
	5,633	Potential Units Based on Permitted/Potential Building Envelope
	6,759	Potential Units Based on Permitted/Potential Building Envelope with Artesia Density Bonus
Overlay Zone 2 4 Stories base, 5 Stories with Artesia Density Bonus	5,865	Potential MINIMUM New Residential Units at 70 du/acre
	8,378	Potential MAXIMUM New Residential Units at 100 du/acre BEFORE STATUTORY DENSITY BONUSES
	2,848,776	Potential MINIMUM Ground Floor New Non-Residential Area (ft ²)
	5,698	Potential Units Based on Permitted/Potential Building Envelope
	7,122	Potential Units Based on Permitted/Potential Building Envelope with Artesia Density Bonus
Overlay Zone 3 3 Stories base, 4 Stories with Artesia Density Bonus	5,777	Potential MINIMUM New Residential Units at 70 du/acre
	5,777	Potential MAXIMUM New Residential Units at 70 du/acre BEFORE STATUTORY DENSITY BONUSES
	2,806,008	Potential MINIMUM Ground Floor New Non-Residential Area (ft ²)
	4,209	Potential Units Based on Permitted/Potential Building Envelope
	5,612	Potential Units Based on Permitted/Potential Building Envelope with Artesia Density Bonus
Totals	16,217	Potential MINIMUM New Residential Units at 70 du/acre
	20,690	Potential MAXIMUM New Residential Units BEFORE STATUTORY DENSITY BONUSES
	7,907,810	Potential MINIMUM Ground Floor New Non-Residential Area (ft ²)
	15,540	Potential Units Based on Permitted/Potential Building Envelope
	19,493	Potential Units Based on Permitted/Potential Building Envelope with Artesia Density Bonus

General Plan Designations & Abbreviations

- CG

Commercial General
- PBC

Pioneer Blvd Commercial
- GCC

Gateway Communy Commercial
- CCMU

City Center Mixed-Use
- SSGC

South Street Gateway Commercial
- NWBC

Norwalk Blvd Commercial
- HDR

High Density Residential
- LDR

Low Density Residential
- LMI

Light Manufacturing/Industrial
- OS

Open Space
- I

Institutional

Zoning Designations & Abbreviations

- Ag-SF

Agriculture-SF Residential
- CG

Commercial General
- CPD

Commercial Planned Development
- CT

Commercial Transition
- CD

Condominium
- HMI

Heavy Manufacturing/Industrial
- HD

Historic District
- LMI

Light Manufacturing/Industrial
- MDR

Medium-Density Residential
- MC/SFR

Mixed Commercial/Single Family Residential
- MFR

Multiple-Family Residential
- OS

Open Space
- SP

Service & Professional
- SFR

Single Family Residential
- AL-SP

Artesia Live Specific Plan
- P-SP

Pioneer Specific Plan
- SS SP

South Street Specific Plan
- AB-SP

Artesia Blvd Specific Plan
- ABC-SP

Artesia Blvd Corridor Specific Plan

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Scenario 1 (5-4-3) Master List Sorted by Lot Area

No.	Acct	Address	Street	Zip	Year Built	Gross Lot Area (Acres)	Gross Lot Area (Acres)	Net Buildable Lot Area (Acres)	Net Buildable Lot Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max. No. of Stories of Attached Dwell Units (Add'l Density Bonus)	Eng. Bldg. Area (sq. ft.)	Eng. Lot Area (Acres)	Potential Bldg. Floor Area (sq. ft.)	Potential Bldg. Floor Area with Density Bonus (sq. ft.)	Potential maximum non-residential floor area (sq. ft.) (1st floor in mixed-use projects; 80% of lot area;)	Potential maximum residential units, based on density and gross lot area: Zone 1 = 200 du/acre Zone 3 = 70 du/acre	Potential maximum residential units with statutory minimum density: 200 du/acre	Potential maximum residential units with statutory minimum density: 200 du/acre	Potential maximum residential units with statutory minimum density: 200 du/acre	Additional 28.5% density bonus units available with min. 10% very low income units (AB 1287/GOV. CODE 660915)(v) (for developments of 5 or more units) (Govt. Code 660915)(v)	Potential maximum residential units per AB 1287/GOV. CODE 660915)(v) with min. 10% very low income units (AB 1287/GOV. CODE 660915)(v) (for developments of 5 or more units) (Govt. Code 660915)(v)	Additional 50% density bonus units available with min. 10% moderate income units (AB 1287/GOV. CODE 660915)(v) (for developments of 5 or more units) (Govt. Code 660915)(v)	Potential maximum residential units per AB 1287/GOV. CODE 660915)(v) with min. 10% moderate income units (AB 1287/GOV. CODE 660915)(v) (for developments of 5 or more units) (Govt. Code 660915)(v)	Potential maximum residential units per AB 1287/GOV. CODE 660915)(v) with min. 10% moderate income units (AB 1287/GOV. CODE 660915)(v) (for developments of 5 or more units) (Govt. Code 660915)(v)	Potential maximum residential units per AB 1287/GOV. CODE 660915)(v) with min. 10% moderate income units (AB 1287/GOV. 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Scenario 1 (5-4-3) Master List Sorted by Lot Area

No.		AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Lot Area (ft²) (County/LA Assessor 4/24)	Gross Lot Area (acres) (County/LA Assessor 4/24)	Net Building Area (ft²)	Net Building Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	No. of Stories with Artisanal Density Bonus	Exig. Use	Exig. Bldg Area (ft²)	Exig. No. of Res Units	Potential Bldg Floor Area (ft²)	Potential Bldg Floor Area (Acres)	Potential maximum non-residential floor area (ft²) (1st floor in mixed-use projects; 80% of lot area.)	Potential maximum non-residential units, based on and GROSS lot area: Zone 1, 2 = 70 du/acre Zone 3 = 70 du/acre	Potential maximum new residential units per statutory minimum 20% density bonus (for developments of 5 or more units) (Govt. Code § 65915(i))	Potential maximum new residential units per statutory minimum 50% density bonus (for developments of 5 or more units) (Govt. Code § 65915(j))	Potential maximum new residential units with min. 10% very low income units (AB 1287/Govt. Code § 65915(k), (v))	Potential maximum new residential units per AB 1287/Govt. Code § 65915(l), (v) with min. 10% very low income units (for developments of 5 or more units) (Govt. Code § 65915(l))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. 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Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. 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Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 1287/Govt. Code § 65915(l), (v))	Potential maximum new residential units with min. 15% moderate income units (AB 128
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Scenario 1 (5-4-3) 5th Cycle Parcels																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Scenario 1 (5-4-3) Housing Element Opportunity Sites (HEO) ≥ 0.5 Acre																																														
No.	AIN	8th Cycle HE Opportunity Sites (HEO)	OA No.	OA Subarea	8th Cycle HE Vacant Sites	Address	Address No.	Street	Zip Code	Year Built	Gross Lot Area (ft ²) (Source: L.A. County Assessor 4/24)	Gross Lot Area (acres) (Source: L.A. County Assessor 4/24)	Net Buildable Lot Area (ft ²)	Net Buildable Lot Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max No. of Stories with added stories (Arterial Density Bonus)	Entg Use	Entg Bldg Area (ft ²)	Entg No. of Res Units	Potential Bldg Floor Area (ft ²)	Potential Bldg Floor Area with added stories (Arterial Density Bonus) (ft ²)	Potential maximum new residential floor area (ft ²) (1st floors in mixed-use projects; 80% of lot area).	Potential maximum new residential units, based on density and GROSS lot area: Zone 1 = 100 du/acre Zone 3 = 70 du/acre	Potential maximum new residential units with statutory minimum 20% density bonus (for developments of 5 or more units (Govt. Code § 65502))	Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code § 65502))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287)(Gov't. Code § 65502)(v) (for developments of 5 or more units (Govt. Code § 65502))	Potential maximum new residential units per AB 1287(Gov't. Code § 65502)(v) with min. 10% very low income units. (for developments of 5 or more units (Govt. Code § 65502))	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287)(Gov't. Code § 65502)(v) (for developments of 5 or more units (Govt. Code § 65502))	Potential maximum new residential units per AB 1287(Gov't. Code § 65502)(v) available with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code § 65502))	Potential maximum new residential units per AB 1287(Gov't. Code § 65502)(v) available with min. 10% very low income AND min. 15% mod-income units. (for developments of 5 or more units (Govt. Code § 65502))	Hypothetical maximum units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. M = 70	Hypothetical maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. Y/2000	Hypothetical Actual built density (du/acre) Col. AI/GCL M	Hypothetical Potential maximum units in Arterial Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. Y/2000	Hypothetical Actual built density (du/acre) Col. AL/GCL M	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Land Current Value (2023)	HEO Sites Improvement s Current Value	HEO Sites Improvement ent 1 Land Ratio (LAR)	
1		7014-003-057	HEO	1	9.1		11700 186TH ST	11700	186TH	90701	1969	31,020	0.71	30,985	0.71	PBC	LMI	3	3	4	Industrial	4,844	0	74,326	99,088	24,772	69.85	69.82	74,777	69.94	143.81	74.77	218.98	49.54	49.85	52.18	49.54	69.57		5	1	2	\$1,619,187	\$184,045	0.089	
2		7014-004-059	HEO	9	9.2		18620 NORMALE BLVD	18620	NORMAL	90701	1985	72,520	1.66	72,520	1.66	NWBC	CO	3	3	4	Commercial	1,093	0	174,608	232,864	38,036	118.34	118.34	174,481	161.41	338.21	174.81	511.02	118.83	87.02	52.27	111.33	69.70	21.00	5	1	2	\$111,363	\$84,062	0.261	
3		7015-004-045	HEO	4	4.2		11846 FRAMPTON CT	11846	FRAMPTON	90701	1965	27,007	0.62	27,007	0.62	GCC	CPD	1	5	6	Industrial	11,700	0	108,028	129,634	21,696	62.00	62.00	11,700	85.87	178.87	93.00	186.00	271.87	43.40	54.01	87.12	64.82	104.54		5	1	2	\$1,530,000	\$306,000	0.200
4		7015-005-013	HEO	4	4.4		11846 ARTESIA BLVD	11846	ARTESIA	90701	1962	24,394	0.56	24,394	0.56	GCC	CO	2	4	5	Commercial	8,460	0	78,061	97,576	19,515	56.00	56.00	8,460	77.56	161.56	84.00	169.00	246.56	48.79	59.70	87.12	67.85	87.12		5	1	2	\$1,664,640	\$405,756	0.244
5		7015-005-014	HEO	4	4.4		11846 ARTESIA BLVD	11846	ARTESIA	90701	1948	33,977	0.78	33,977	0.78	GCC	CO	2	4	5	SPR	440	1	108,726	128,906	27,182	78.00	78.00	440	117.00	228.03	234.03	117.00	234.03	68.76	68.76	87.12	21.00	5	1	2	\$2,208,889	\$38,454	0.005		
6		7015-005-015	HEO	4	4.4		11829 ARTESIA BLVD	11829	ARTESIA	90701	1976	24,829	0.57	24,829	0.57	GCC	CO	2	4	5	Commercial	7,608	0	78,463	99,316	19,863	57.00	57.00	7,608	78.94	164.44	85.00	171.00	249.94	39.70	69.70	87.12	68.05	87.12		5	1	2	\$1,897,140	\$1,232,379	0.630
7		7015-005-020	HEO	4	4.4		11800 ARTESIA BLVD	11800	ARTESIA	90701	2001	37,370	0.86	37,370	0.86	GCC	CO	2	4	5	Commercial	14,992	0	119,884	140,486	29,896	68.00	68.00	14,992	118.82	247.50	128.68	257.37	376.19	69.70	69.70	87.12	21.00	5	1	2	\$3,410,641	\$2,296,868	0.673		
8		7015-005-021	HEO	4	4.4	X	11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CO	2	4	5	Commercial	17,640	0	110,118	137,648	27,539	79.00	79.00	17,640	109.41	227.91	118.50	237.00	346.41	55.30	69.70	87.12	21.00	5	1	2	\$3,195,229	\$2,575,525	0.899		
9		7015-002-053	HEO	2	2.1		11551 ARTESIA BLVD	11551	ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial	5,692	0	36,229	74,965	18,745	27.66	27.66	5,692	52.14	108.61	66.47	112.34	165.08	28.11	52.27	37.48	69.70		5	1	2	\$1,681,886	\$399,073	0.240	
10		7015-003-054	HEO	2	2.1		11521 ARTESIA BLVD	11521	ARTESIA	90701	1968	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial	7,545	0	56,225	74,965	18,742	37.85	37.85	7,545	52.14	108.61	66.47	112.34	165.08	28.11	52.27	37.48	69.70		5	1	2	\$1,929,000	\$671,000	0.348	
11		7015-004-072	HEO	3	3.1		17306 ROSETON AVE	17306	ROSETON	90701	1946	21,619	0.50	21,619	0.50	GCC	LMI	2	4	5	Industrial	7,692	0	69,181	86,476	17,295	49.63	49.63	7,692	68.74	143.18	74.45	148.89	217.63	34.74	34.99	69.70	43.24	87.12		1	2	\$1,122,000	\$622,200	0.555	
12		7015-005-048	HEO	2	2.2		17501 ROSETON AVE	17501	ROSETON	90701	0	28,000	0.64	28,000	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0	69,690	112,000	22,400	64.28	64.28	0	89.60	189.60	185.40	192.84	281.86	45.08	44.80	69.70	50.00	87.12		5	1	2	\$1,965,607	\$0	0.000
13		7015-000-049	HEO	2	2.2		11540 ARTESIA BLVD	11540	ARTESIA	90701	1976	38,951	0.89	38,951	0.89	GCC	ABC-SP	2	4	5	Commercial	18,000	0	124,643	150,804	31,161	89.42	89.42	18,000	134.13	257.97	134.13	268.26	392.10	62.32	69.70	87.12	21.00	5	1	2	\$2,665,214	\$0	0.000		
14		7015-000-050	HEO	2	2.2		11540 ARTESIA BLVD	11540	ARTESIA	90701	0	46,174	1.06	46,174	1.06	GCC	ABC-SP	2	4	5	Vacant	0	0	147,757	184,696	36,939	106.00	106.00	0	148.61	305.81	159.00	218.00	318.00	69.70	69.70	87.12	21.00	5	1	2	\$3,062,207	\$0	0.000		
15		7015-012-045	HEO	5	5.1	X	18015 PIONEER BLVD	18015	PIONEER	90701	1948	24,840	0.57	24,840	0.57	OCMU	SP	2	4	5	Commercial/MFR	3,262	6	78,848	98,560	19,712	57.02	68.43	3,262	85.54	178.98	85.54	171.07	250.05	39.42	69.13	49.28	86.42		5	1	2	\$543,117	\$369,315	0.680	
16		7015-013-044	HEO	5	5.1	X	18159 18175 PIONEER BLVD	18159	18175	PIONEER	90701	0	91,640	2.09	91,640	2.09	OCMU	CO	2	4	5	Commercial	32,890	0	293,180	364,180	72,820	256.86	256.86	32,890	269.46	602.96	269.46	627.96	918.46	69.70	69.70	87.12	21.00	5	1	2	\$932,497	\$0	0.000	
17		7015-014-065	HEO	3	3.1		17223 JERSEY AVE	17223	JERSEY	90701	1955	47,270	1.09	47,045	1.08	GCC	LMI	2	4	5	Industrial	5,639	0	150,544	188,189	37,636	106.52	106.52	5,639	162.78	315.07	105.00	225.55	475.85	75.07	69.36	84.09	86.71	21.00	5	1	2	\$1,488,194	\$193,138	0.139	
18		7015-013-042	HEO	3	3.2		11654 ARTESIA BLVD	11654	ARTESIA	90701	1961	22,620	0.52	22,620	0.52	GCC	ABC-SP	3	3	4	Commercial	1,272	0	54,288	72,384	18,096	36.35	36.35	1,272	64.38	159.39	54.52	109.05	159.39	27.14	52.27	36.19	69.70		5	1	2	\$1,287,769	\$193,158	0.150	
19		7015-018-035	HEO	4	4.3		17599 PIONEER BLVD	17599	PIONEER	90701	1969	28,470	0.65	28,470	0.65	GCC	CO	3	3	4	Commercial	6,365	0	68,228	91,104	22,776	45.75	45.75	6,365	63.36	131.99	68.63	137.25	200.62	45.75	34.16	52.27	45.55	69.70		5	1	2	\$3,116,283	\$631,251	0.200
20		7015-013-036	HEO	5	5.1	X	17720 ALBURTS AVE	17720	ALBURTS	90701	1984	28,427	0.65	28,427	0.65	OCMU	MFR	3	3	4	MFR	13,104	14	68,225	90,956	22,742	43.68	43.68	13,104	63.27	131.79	69.12	137.14	200.33	34.11	52.27	45.48	69.70		5	1	2	\$3,153,535	\$396,531	0.126	
21		7015-019-080	HEO	5	5.1		17629 ALBURTS AVE	17629	ALBURTS	90701	1978	91,476	2.10	91,476	2.10	OCMU	MFR	3	3	4	MFR-Condo	42,004	42	219,542	292,723	73,181	147.00	147.00	42,004	220.50	424.10	220.50	441.00	644.60	147.00	109.77	52.27	146.36	69.70	0.00	0	0	0	\$256,486	\$171,340	0.668
22		7015-020-083	HEO	4	4.1		17221 PIONEER BLVD	17221	PIONEER	90701	1972	33,127	0.76	33,127	0.76	GCC	CO	2	4	5	Commercial	4,872	0	106,006	132,508	26,502	76.05	76.05	4,872	110.33	219.40	114.07	228.15	331.48	53.00	69.70	66.25	87.12	21.00	5	1	2	\$1,681,886	\$389,709	0.261	
23		7015-020-092	HEO	4	4.1		1																																							

Scenario 1 (5-4-3) Master List Sorted by AIN

No.	AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Lot Area (sq'ft) (Source: L.A. County Assessor 424)	Gross Lot Area (acres) (Source: L.A. County Assessor 424)	Net Buildable Lot Area (sq'ft)	Net Buildable Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max. No. of Stories with Added Stories (Artesia Density Bonus)	Exng Use	Exng. No. of Res Units	Potential Bldg Floor Area (sq'ft)	Potential Bldg Floor Area with Added Stories (Artesia Density Bonus) (sq'ft)	Potential maximum non-residential floor area (sq'ft) (1st floors in mixed-use projects; 80% of lot area)	Potential maximum non-residential units, based on density and GROSS lot area: Zone 1, 2 - 100 du/unit Zone 3 - 70 du/unit	Potential maximum residential units with statutory minimum 20% density bonus (for developments of 5 or more units (Govt. Code § 65915(i)))	Potential maximum residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code § 65915(i)))	Additional 38.5% density bonus units available with min. 20% very low income units (Govt. Code § 65915(i), (j) with min. 10% very low income units) (for developments of 5 or more units (Govt. Code § 65915(i)))	Potential maximum non-residential units per AB 1287/Govt. Code § 65915(i), (j) with min. 10% very low income units (for developments of 5 or more units (Govt. Code § 65915(i)))	Additional 50% density bonus units available with min. 15% moderate income units (AB 1287/Govt. Code § 65915(i), (j) with min. 15% moderate income units (for developments of 5 or more units (Govt. Code § 65915(i)))	Potential maximum new residential units per AB 1287/Govt. Code § 65915(i), (j) available with min. 15% moderate income units (for developments of 5 or more units (Govt. Code § 65915(i)))	Potential maximum new residential units per AB 1287/Govt. Code § 65915(i), (j) available with min. 15% moderate income units (for developments of 5 or more units (Govt. 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Code § 65915(i)))	Potential maximum new residential units per AB 1287/Govt. Code § 65915(i), (j) available with min. 15% moderate income units (for developments of 5 or more units (Govt. Code § 65915(i)))	Potential maximum new residential units per AB 1287/Govt. Code § 65915(i), (j)
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OVERLAY ZONE 1: 50 DU/ACRE MAX DENSITY; OVERLAY ZONES 2, 3: 40 DU/ACRE MAX DENSITY

[illegible]

OVERLAY ZONE 1: 50 DU/ACRE MAX DENSITY; OVERLAY ZONES 2, 3: 40 DU/ACRE MAX DENSITY

[illegible]

OVERLAY ZONE 1: 50 DU/ACRE MAX DENSITY; OVERLAY ZONES 2, 3: 40 DU/ACRE MAX DENSITY

Scenario 1 (5-4-3) Master List Sorted by AIN

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1	Scenario 1 (5-4-3) Vacant LMI-Zoned Parcels																																														
2	No.	AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Lot Area (ft²) (source: L.A. County Assessor 4/24)	Gross Lot Area (acres) (source: L.A. County Assessor 4/24)	Net Buildable Lot Area (ft²)	Net Buildable Lot Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max No. of Stories with added stories (Artesia Density Bonus)	Extg Use	Extg. Bldg Area (ft²)	Extg. No. of Res Units	Potential Bldg Floor Area (ft²)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft²)	Potential maximum new non-residential floor area (ft²) (1st floors in mixed-use projects; 80% of lot area).	Potential maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 100 du/acre Zone 3 = 76 du/acre	Potential maximum new residential units with statutory minimum 20% density bonus (for developments of 5 or more units (Govt. Code § 65915(i))	Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code § 65915(i))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code § 65915(u), (v) (for developments of 5 or more units (Govt. Code § 65915(i))	Potential maximum new residential units per AB 1287/Gov't. Code § 65915(u), (v) with min. 10% very low income units.	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code § 65915(u), (v) (for developments of 5 or more units (Govt. Code § 65915(i))	Potential maximum new residential units per AB 1287/Gov't. Code § 65915(u), (v) available with min. 15% mod-income units.	Potential maximum new residential units per AB 1287/Gov't. Code § 65915(u), (v) (with BOTH min. 10% very-low income AND min. 15% mod-income units. (for developments of 5 or more units (Govt. Code § 65915(i))	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre Col. I x 76	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. I/2880	Hypothetical Potential maximum units in building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. AF/Col. M	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	8th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	8th Cycle HE Vacant Sites	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Land Current Value (2023)	HEO Sites Improvem ents Current Value	HEO Sites Improvem ents 1 to Land Ratio (ILR)		
3	1	7014-003-020	11728 ARKANSAS ST	11728	ARKANSAS			7,560	0.17	7,473	0.17	LMI	LMI	1	5	6	Vacant	0	0	29,892	35,870	5,978	17.36	20.83	26.03	24.04	50.07	26.03	52.07	76.10	12.35	14.55	86.12	17.94	103.34												
4	2	7014-003-021	11722 ARKANSAS ST	11722	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant	0	0	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.54	87.12	17.93	104.54												
5	3	7014-003-023			ALBURTIS	90701	0	7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant	0	0	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.54	87.12	17.93	104.54												
6	4	7014-003-047				90701	0	392	0.01	395	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,198	292	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.44	48.67	0.58	64.90	HEO	1	1.1				1	2	\$10	\$0	0.000	
7	5	7035-004-067				90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant	0	0	22,470	28,058	5,588	16.12	19.34	24.18	22.33	46.51	24.18	51.29	70.09	11.29	11.24	69.78	14.04	87.12	HEO	3	3.1				1	2	\$134,697	\$0	0.000	
8	6	7035-004-081	17127 ROSETON AVE	17127	ROSETON	90701	0	14,000	0.32	13,939	0.32	GCC	LMI	3	3	4	Vacant	0	0	33,454	44,805	11,351	22.50	27.00	33.75	31.16	64.93	33.75	67.49	98.05	22.50	18.73	52.04	22.30	69.39	HEO	2	2.1				1	2	\$545,363	\$0	0.000	
9	7	7035-016-033				90701	0	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Vacant	0	0	20,157	25,196	5,039	14.46	17.35	21.69	20.03	41.72	21.69	43.38	63.41	10.12	10.08	69.70	12.60	87.12	HEO	3	3.1				1	2	\$25,220	\$0	0.000	
10	8	7035-016-038				90701	0	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Vacant	0	0	20,157	25,196	5,039	14.46	17.35	21.69	20.03	41.72	21.69	43.38	63.41	10.12	10.08	69.70	12.60	87.12												
11	9	7035-016-046	17203 JERSEY AVE	17203	JERSEY	90701	0	5,585	0.13	5,466	0.13	GCC	LMI	2	4	5	Vacant	0	0	17,491	21,864	4,373	12.78	15.33	19.16	17.89	36.86	19.16	38.33	56.02	8.94	8.75	66.46	10.93	85.57	HEO	3	3.1				1	2	\$196,855	\$0	0.000	
12	10	7035-016-055				90701	0	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	Vacant	0	0	10,077	12,396	2,319	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.78	6.36	87.12	HEO	3	3.1				1	2	\$47,232	\$0	0.000	
13	11	7035-016-068				90701	0	-	-	-	-	GCC	LMI	2	4	5	Vacant	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!											
14	12	7035-016-069				90701	0	3,955	0.09	3,955	0.09	GCC	LMI	2	4	5	Vacant	0	0	12,656	15,820	3,164	9.08	10.90	13.62	12.58	26.19	13.62	27.24	39.81	6.36	6.33	69.78	7.91	87.12	HEO	3	3.1				1	2	\$96,819	\$0	0.000	
15	13	7035-016-070				90701	0	12,600	0.29	9,450	0.22	GCC	LMI	2	4	5	Vacant	0	0	30,240	37,800	7,560	28.93	34.71	43.39	40.06	83.45	43.39	86.78	126.84	20.25	15.12	52.27	18.90	65.34	HEO	3	3.1				1	2	\$385,992	\$0	0.000	
16	14	7039-013-010				90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant	0	0	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97	12.61	15.69	87.12	18.83	104.54	HEO	8	8.2				1	2	\$501,981	\$0	0.000	
17	15	7039-013-011				90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant	0	0	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97	12.61	15.69	87.12	18.83	104.54	HEO	8	8.2				1	2	\$501,981	\$0	0.000	
18	16	7039-014-005	18809 CORBY AVE	18809	CORBY	90701	0	7,852	0.18	7,852	0.18	SSGC	LMI	3	3	4	Vacant	0	0	16,845	25,126	6,282	12.62	15.14	18.93	17.48	36.40	18.93	37.85	55.33	12.62	9.42	52.27	12.56	69.78	HEO	8	8.2				1	2	\$324,018	\$0	0.000	
19			Totals					195,325	2	101,961	2							-	-	338,842	426,383	81,521	226.47	271.64	339.40	312.78	662.19	338.77	678.16	990.95	189.26	189.42		210.18				-	-	11	22						

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**Artesia Mixed-Use Overlay Zone and HE Opportunity Site Parcels;
Master List Sorted by AIN**

Scenario 2 (6-5-3) Master List Sorted by AIN																																																																																																	
No.	AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Lot Area (ft ²) (Source: LA County Assessor 4/24)	Gross Lot Area (acres) (Source: LA County Assessor 4/24)	Net Buildable Lot Area (ft ²)	Net Buildable Lot Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max No. of Stories with added stories (Artesia Density Bonus)	Entg Use	Entg Bldg Area (ft ²)	Entg. No. of Units	Potential Bldg Floor Area (ft ²)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft ²)	Potential maximum new residential units with statutory minimum 50% density bonus (for developments of 5 or more units) (Govt. Code § 65925(i))	Potential maximum new residential units with statutory minimum 50% density bonus (for developments of 5 or more units) (Govt. Code § 65925(i))	Potential maximum new residential units with statutory minimum 50% density bonus (for developments of 5 or more units) (Govt. 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Code § 65925(i))	Potential maximum new residential units with statutory minimum 50% density bonus (for developments of 5 or more units) (Govt. Code § 65925(i))	Potential maximum new residential

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Cell: C23
Comment: Christine Kudja
Parcel appears to be parking associated with 11811 167th St.
4/7/2024 1:28 PM
Cell: B57
Note: Christine Kudja:
This parcel is 1/2 of a vacated alley and has not been merged with the adjacent parcel.
Cell: J57
Note: Christine Kudja:
Area calculated from APN Map recorded dimensions
Cell: B73
Note: Christine Kudja:
Multiple AINs, Condo Map
Cell: B74
Note: Christine Kudja:
Multiple AINs - Condo map
Cell: B75
Note: Christine Kudja:
Multiple AINs - Condo map, AINs 7024-006-051 - 7024-006-070
Cell: B89
Note: Christine Kudja:
Hotel/Motel, other commercial
Cell: C103
Note: Christine Kudja:
Unit 1 was constructed in 1925; Unit 2 in 1948.
Cell: C104
Note: Christine Kudja:
SFR built in 1948.
Cell: R110
Note: Christine Kudja:
Estimated from aerial view of portion of church building on this AIN.
Cell: C153
Note: Christine Kudja:
Built 1923.
Cell: C161
Note: Christine Kudja:
Built 1939. Appears renovated slightly.
Cell: B215
Comment: Christine Kudja
+ 9 AINs - WAS 7035-005-043
10-unit condominium
8/7/2024 12:10 PM
Cell: B216
Comment: Christine Kudja
+ 9 AINs - WAS 7035-005-043 10-unit condominium
8/7/2024 12:41 PM
Cell: B217
Comment: Christine Kudja
+ 9 AINs - WAS 7035-005-043 10-unit condominium
8/7/2024 12:41 PM
Cell: S223
Note: Christine Kudja:
Nursing home. No. of beds not indicated.
Cell: B227
Note: Christine Kudja:
Condo Map, multiple AINs
Cell: S227
Note: Christine Kudja:
Residential units per AIN information. May not be actual residences.
Cell: R228
Note: Christine Kudja:
Estimated bldg area; parcel is gov't-owned, occupied by several small businesses.
Cell: B229
Comment: Christine Kudja
Post Office parcel
3/11/2025 3:35 PM
Cell: AS229
Comment: Christine Kudja
Post Office - no value assessed.
3/12/2025 1:56 PM
Cell: B237
Note: Christine Kudja:
One of 62 Condo parcels
Cell: R237
Note: Christine Kudja:
Assumed ea. unit = 810 SF per several condo AINs.
Cell: B264
Note: Christine Kudja:
This parcel may have been combined into Lot 70.
Cell: B285
Note: Christine Kudja:
Built 1916. Unknown historic significance.
Cell: B289
Note: Christine Kudja:
42 Condominium parcels
Cell: R289
Note: Christine Kudja:
42 units x 1012 SF/unit, estimated Building area. Units built 1980 per assessor.
Cell: C362
Note: Christine Kudja:
Artesia Live II SP site
Cell: Q375
Note: Christine Kudja:
There might be 2 SF residences in the back of this property. LA Co. Assessor notes 2, one constructed in 1927, the other in 1940.
Cell: Q395
Note: Christine Kudja:
Aerial does not show SFR but parking of random junk vehicles and trucks.
Cell: B452
Note: Christine Kudja:
Artesia Place

Cell: Q457
Note: Christine Kudja:
Mobile Home Park