

Appendix A

Housing Opportunity Area Existing
Land Use Descriptions

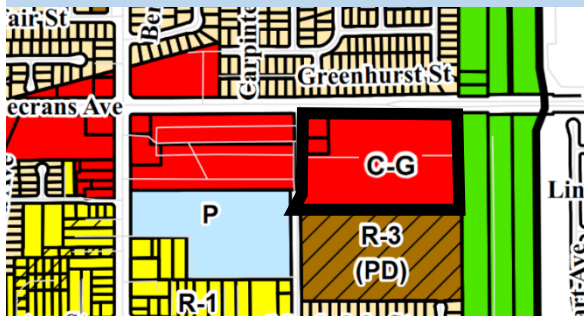


Opportunity Area 1 – Rosecrans-McNab

Area 1 - Aerial View of Existing Uses



Area 1 – Existing Zoning



General Plan Designation: General Commercial (C-G)

Zoning Designation: Commercial (C)

Acres: 13.1 acres

TCAC Opportunity Resource Category: Moderate

Qualified Census Tract: No

Description: Opportunity Area 1 is comprised of three parcels totaling 13.1 acres located just south of Rosecrans Avenue adjacent to the San Gabriel River Trail in northern Bellflower. This Area is comprised of a former Kmart site with a few small retail spaces. Located in the northwest corner of Area 1 is a Mobile gas station on one parcel with a smaller vacant parcel to the south. The Kmart parcel and the smaller parcel adjacent to the gas station are under the same ownership and are both listed for sale on LoopNet as of June 1, 2021. The existing gas station was constructed in 1972 and has a land to improvement ratio of less than one. Developed in 1984, the Kmart parcel is just over 12 acres and the smaller parcel next to the gas station is less than a half acre in size. While the Kmart parcel has a land improvement ratio around one, the structures have been vacant and unimproved for several years due to the nationwide decline in demand for retail space. The smaller parcel next to the gas station has a land improvement ratio of zero which concurrently makes it highly suitable for sale and redevelopment. Surrounding this Opportunity Area are single family residential uses to the north, low density residential to the south, and commercial/retail uses to the west. The photos on the following page, illustrate existing conditions of the buildings and parking areas in the Area 1.



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Opportunity Area 2 – Clark-Alondra

Area 2 - Aerial View of Existing Uses



Area 2 – Existing Zoning



General Plan Designation: Commercial (C)

Zoning Designation: General Commercial (G-C)

Acreage: 3.75 acres

TCAC Opportunity Resource Category: Moderate

Qualified Census Tract: No

Description: Opportunity Area 2 is comprised eight parcels totaling 3.75 acres located on the southwest corner of the intersection of Alondra Boulevard and Clark Avenue, north of the 91 Freeway. Area 2 is currently developed with retail and service uses, including shops and restaurants, in single-story stand-alone buildings, with large surface parking areas tucked behind. All the parcels included in this Area are less than an acre in size and were developed between 1946 and 1969. The highest land to improvement ratio of the parcels is 0.59 and none of the parcels have seen any significant improvements over the years, making them prime for redevelopment. Two parcels are currently under the same ownership which could help facilitate consolidation. Area 2 is surrounded by single family residential to the south, multi-family residential to the north, and a mix of commercial and retail uses to the east and west. The photos on the following page, illustrate existing conditions of the buildings and parking in the Area 2.



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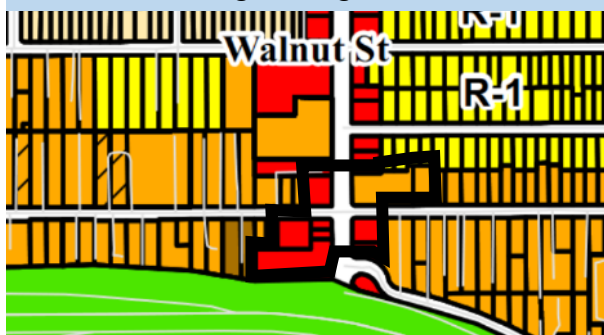


Opportunity Area 3 – Clark-Park

Area 3 - Aerial View of Existing Uses



Area 3 – Existing Zoning



General Plan Designation: Commercial (C) and Medium Density Residential

Zoning Designation: Multiple Residential

Acreage: 3.7 acres

TCAC Opportunity Resource Category: Moderate

Qualified Census Tract: No

Description: Opportunity Area 3 is comprised of nine parcels totaling 3.7 acres located at the intersection of Park Street and Clark Avenue, just north of the Artesia 91 Freeway, a major arterial highway that intersects the City of Bellflower. Area 3 is currently developed with commercial, retail, and hospitality uses, including a restaurant, church, and motel in stand alone one- and two-story buildings with ample surface parking. The parcels identified in this Area were constructed from 1924 to 1986 and have land to improvement ratios of less than 1. Two pairs of parcels in this Area are owned by the same individual or entity which could help facilitate lot consolidation. One of such parcels is an underutilized Christian school that has not been improved and appears to be vacant. Out of the nine parcels, three are currently underutilized and two are existing surface parking lots which could position this Area well for redevelopment. Surrounding Opportunity Area 2 are primarily multi-family housing developments such as duplexes, triplexes, and low- to medium-density apartment homes built around the 1950s and 60s. This Area is located along Clark Avenue, which has transit, Long Beach Transit Routes 93 and 112, services, jobs, and other amenities. The photos below, illustrate existing conditions of the buildings and parking lots in the Area.



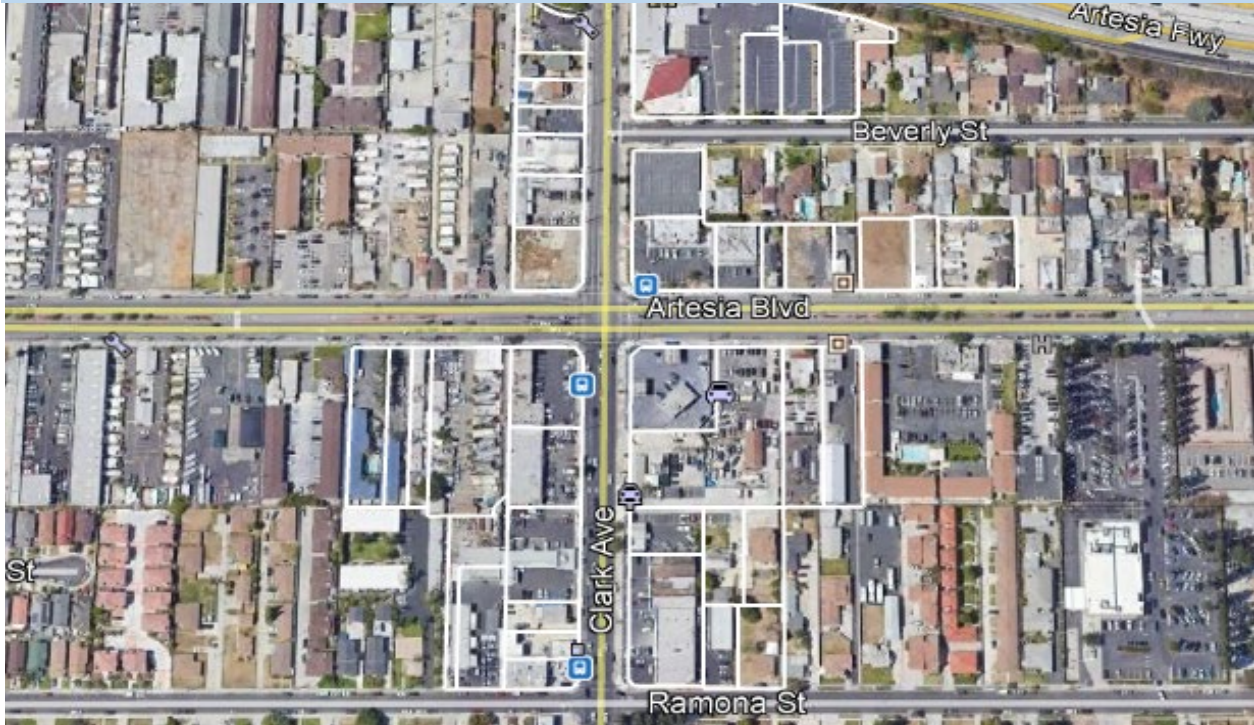
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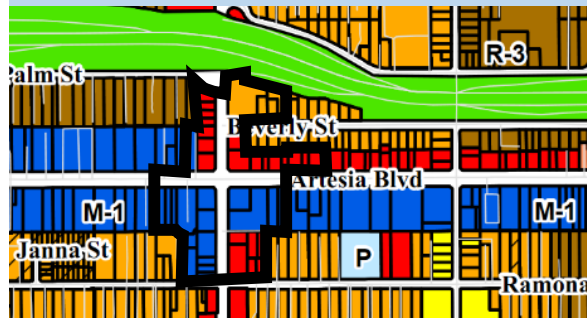


Opportunity Area 4 – Clark-Artesia

Area 4 - Aerial View of Existing Uses



Area 4 – Existing Zoning



General Plan Designation: Commercial (C) and Medium Density Residential

Zoning Designation: Light Industrial (M-1), General Commercial (G-C), Medium Density Residential (R-2)

Acreage: 13.34 acres

TCAC Opportunity Resource Category: Moderate

Qualified Census Tract: No

Description: Opportunity Area 4 is comprised of 42 parcels totaling 13.34 acres off Clark Avenue between Ramona and Palm Streets, just south of the 91 freeway. This Area is located in the southern portion of the City - outside of the Downtown Specific Plan area - and is mostly developed with stand-alone commercial buildings and surface parking lots. Existing uses onsite, include auto repair, tire service, and retail uses. Surrounding this Area is a mix of multiple-residential uses such as low-density apartment communities and triplexes. The majority of the parcels identified in Area 4 were constructed in the mid 1950's with a few constructed in the early 1900's and one in 1990. The average land to improvement ratio for Area 4 is less than 1, indicating that there has been limited investments made over the last several decades. Of the 42 parcels, 22 are owned by six



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distinct entities, four are surface parking lots, and three others are vacant which may help facilitate lot consolidation and positions the Area well for redevelopment.





Opportunity Area 5 – Bellflower/Alondra

Area 5 - Aerial View of Existing Uses



Area 5 – Existing Zoning



General Plan Designation: Specific Plan

Zoning Designation: Specific Plan

Acreage: 24.9 acres

TCAC Opportunity Resource Category: Low and Moderate Resource

Qualified Census Tract: Yes

Description: Opportunity Area 5 is comprised of 52 parcels totaling 24.9 acres located near the intersection of Alondra and Bellflower Boulevards, two major arterial roadways that intersect the center of the City. Area 5 is just north of the planned Bellflower Metro station and within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD SP). The Area is currently developed with a mix of commercial and retail uses, including shops, restaurants, and strip malls in single-story stand alone buildings. There are also multiple parcels developed with single family homes that are considered non-conforming uses. The average parcel size for this Area is about half an acre and most parcels have a land to improvement ratio of less than one which indicates little investment in this Area has occurred over the last several decades. The majority of the structures in this Area were constructed in the mid 1950's with a few exceptions. Based on the age of the structures and the low land-to-improvement value ratios this Area is ripe for redevelopment. The photos below, illustrate existing conditions of the buildings in Area 5.



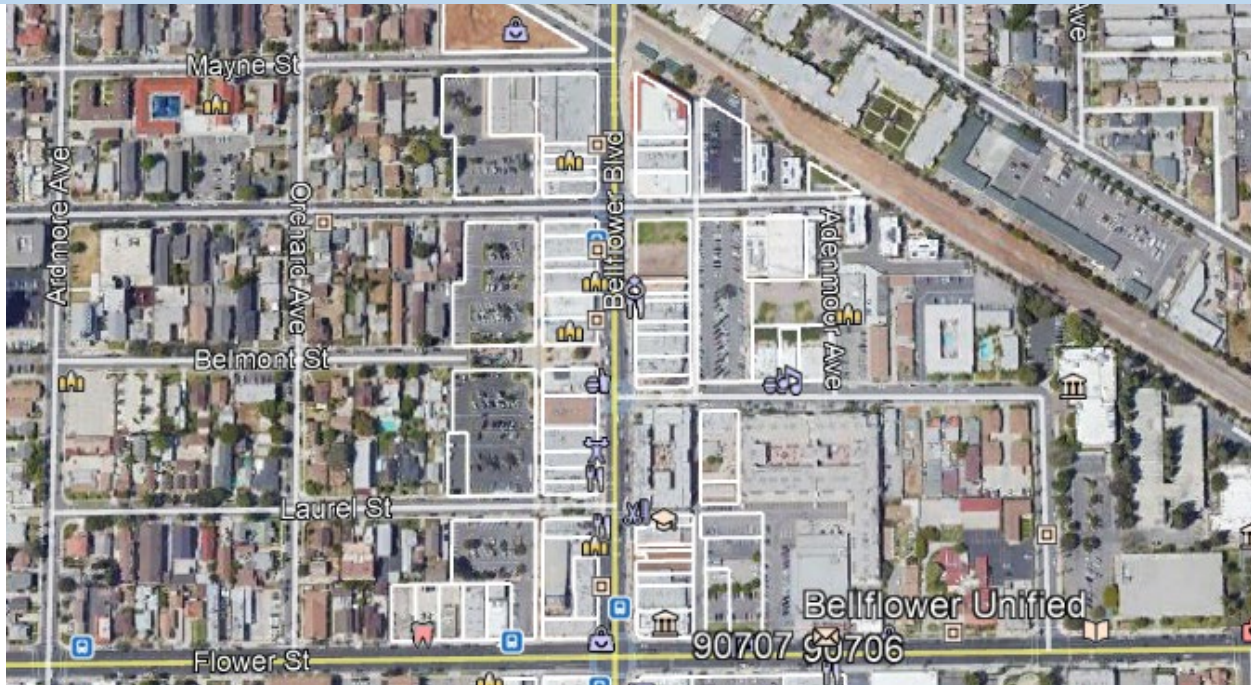
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Opportunity Area 6 – Bellflower Flora-Vista

Area 6 - Aerial View of Existing Uses



Area 6 – Existing Zoning



General Plan Designation: Specific Plan

Zoning Designation: Specific Plan

Acreage: 14.0 acres

TCAC Opportunity Resource Category: Moderate Resource

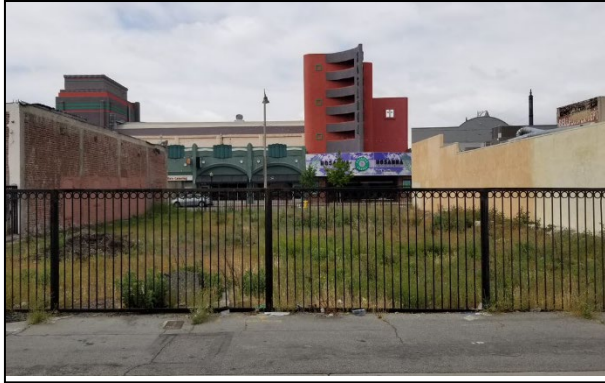
Qualified Census Tract: No

Description: Opportunity Area 6 is comprised of 65 parcels totaling 14.0 acres located at the intersection of Flower Street and Bellflower Boulevard, just north of Artesia Freeway 91 and south of the Bellflower Bike Trail. Area 6 is just south of the planned Bellflower Metro station and within the Downtown Bellflower TOD Specific Plan. The Area is currently developed with commercial, retail, and mixed uses, including shops and restaurants, in single-and-multi-story buildings as well housing above ground floor retail uses. Parcels not fronting Bellflower Boulevard are primarily developed as surface parking lots. Several parcels in this Area are owned by the City of Bellflower. Other groups of parcels are under common ownership which can help facilitate the acquisition and lot consolidation process. Many of the structures in this Area were constructed prior to 1960 and have not been significantly improved which provides a great opportunity for redevelopment. Located just south of the future transit station and within the City's planned towncenter,



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this Area is well suited to redevelop into various high density mixed uses to maximize housing potential near high quality transit.





Opportunity Area 7 – Bellflower-Flower to 91 Fwy

Area 7 - Aerial View of Existing Uses



Area 7 – Existing Zoning



General Plan Designation: Specific Plan, Commercial (C)

Zoning Designation: Specific Plan

Acreage: 16.2 acres

TCAC Opportunity Resource Category: Moderate Resource

Qualified Census Tract: No

Description: Opportunity Area 7 is comprised 71 parcels totaling 16.2 acres along Bellflower Boulevard, just north of the 91 Freeway. This Area is south of the planned Bellflower Metro station and some parcels fall within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan). Area 7 is currently developed with commercial and retail uses, including shops, restaurants, and office buildings in single-story stand alone buildings with ample surface parking. Most parcels in this Area measure less than a 0.25 acres in size which would require lot consolidation to increase redevelopment feasibility. This is possible, as several groups of parcels are under common ownership. With most structures in this Area built prior to 1970, the average land to improvement ratio is well below 1. Area 7 is one of the key downtown/town-center target



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areas for the city of Bellflower and is enriched with nearby amenities as well as high quality transit.



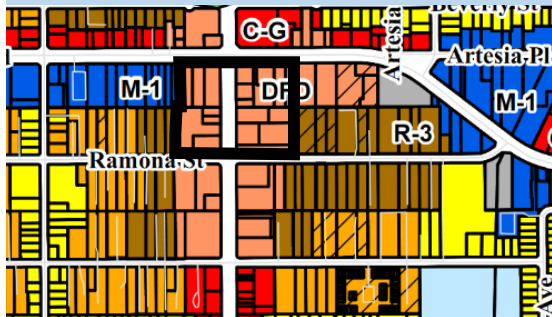


Opportunity Area 8 – Bellflower-Artesia

Area 8 - Aerial View of Existing Uses



Area 8 – Existing Zoning



General Plan Designation: Industrial (I), Commercial (C)

Zoning Designation: Design for Development (DFD)

Acreage: 8.75 acres

TCAC Opportunity Resource Category: Moderate

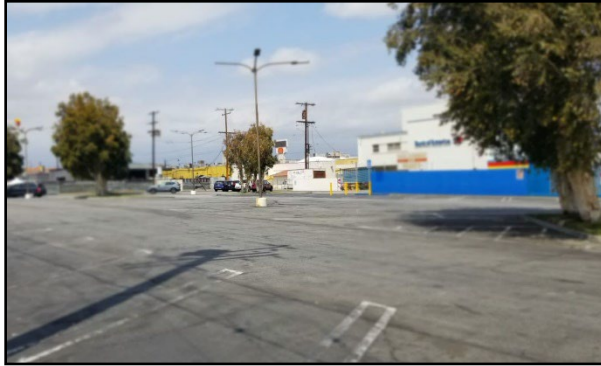
Qualified Census Tract: No

Description: Opportunity Area 8 is comprised of 20 parcels totaling 8.75 acres located south of Bellflower Boulevard and Artesia Boulevard, near the 91 Freeway. The Area is currently developed with commercial, industrial, and retail uses, including shops and restaurants in single-story stand alone buildings and strip malls. Within this Opportunity Area, there are a number auto repair shops and used car sale businesses that appear dilapidated and/or underutilized. Large portions of the Area are also utilized as surface parking, primarily along the rear of retail and commercial businesses off Bellflower Boulevard. These parcels were identified for redevelopment as the structures onsite were constructed in the 1950's and have an average land to improvement ratio of 0.6. Based on the low land-to-improvement value ratio, age of structures and low densities, this Area offers great potential for redevelopment. Additionally, one of the parcels is also owned by the City which could further facilitate the development of deed-restricted units.



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Surrounding Opportunity Area 8 are a mix of multi-family housing developments and older individual retail storefronts.



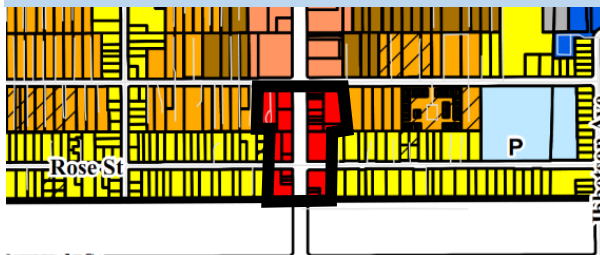


Opportunity Area 9 – Bellflower-Artesia

Area 9 - Aerial View of Existing Uses



Area 9 – Existing Zoning



General Plan Designation: Commercial (C)

Zoning Designation: General Commercial (C-G)

Acreage: 6.28 acres

**TCAC Opportunity Resource Category:
Moderate Resource**

Qualified Census Tract: No

Description: Opportunity Area 9 is comprised of 23 parcels totaling 6.28 acres located off Bellflower Boulevard, between Cedar Street and Rose Street, just south of the 91 Freeway. This Area is currently developed with commercial, residential, and recreational uses including shops, restaurants, auto-related uses, and a mobile home park, in single-story stand alone buildings and strip malls. Most of the retail and commercial uses front Bellflower Boulevard and were developed from the 1940's through the 1970s and many of the retail spaces are vacant. Several groups of parcels in this Area are under common ownership which could facilitate lot consolidation. Most of the parcels included in this Area have not been improved in at least a few decades resulting in a land to improvement ratio of less than 1. Based upon the age of the structures, the low land-to-improvement ratios, large surface parking lots, and vacancy rate of the retail spaces, this Area is ready for redevelopment and could accommodate high intensity uses.



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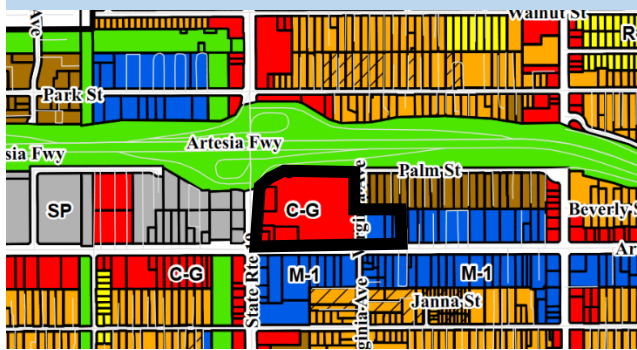


Opportunity Area 10 – Lakewood-Artesia

Area 10 - Aerial View of Existing Uses



Area 10 – Existing Zoning



General Plan Designation: Commercial (C) and Industrial (I)

Zoning Designation: General Commercial (C-G) and Light Industrial (M-1)

Acreage: 13.8 acres

TCAC Opportunity Resource Category: Moderate

Qualified Census Tract: No

Description: Opportunity Area 10 is comprised of ten parcels totaling 13.8 acres located off of Lakewood Boulevard, just south of the 91 Freeway. This Area is currently developed with commercial and retail uses, including an underutilized shopping center, restaurants and auto-related businesses. Existing uses are predominantly single-story stand-alone buildings surrounded by surface parking. The largest parcel in this Area is Lakewood Plaza which is a sizable, 10.44 acres, and lost its anchor store, Stater Bros, several years ago. To the east of Lakewood Plaza, there are three parcels, totalling 2.5 acres, currently owned by the same owner and used for auto-related uses in single story detached buildings. Majority of the structures in this Area were constructed in the 1940s and 1970s, and have not been significantly improved over the years. With seven out of the 10 parcels having a land improvement ratio of less than 0.5 and several parcels operating under common ownership, there is a good potential for redevelopment in this



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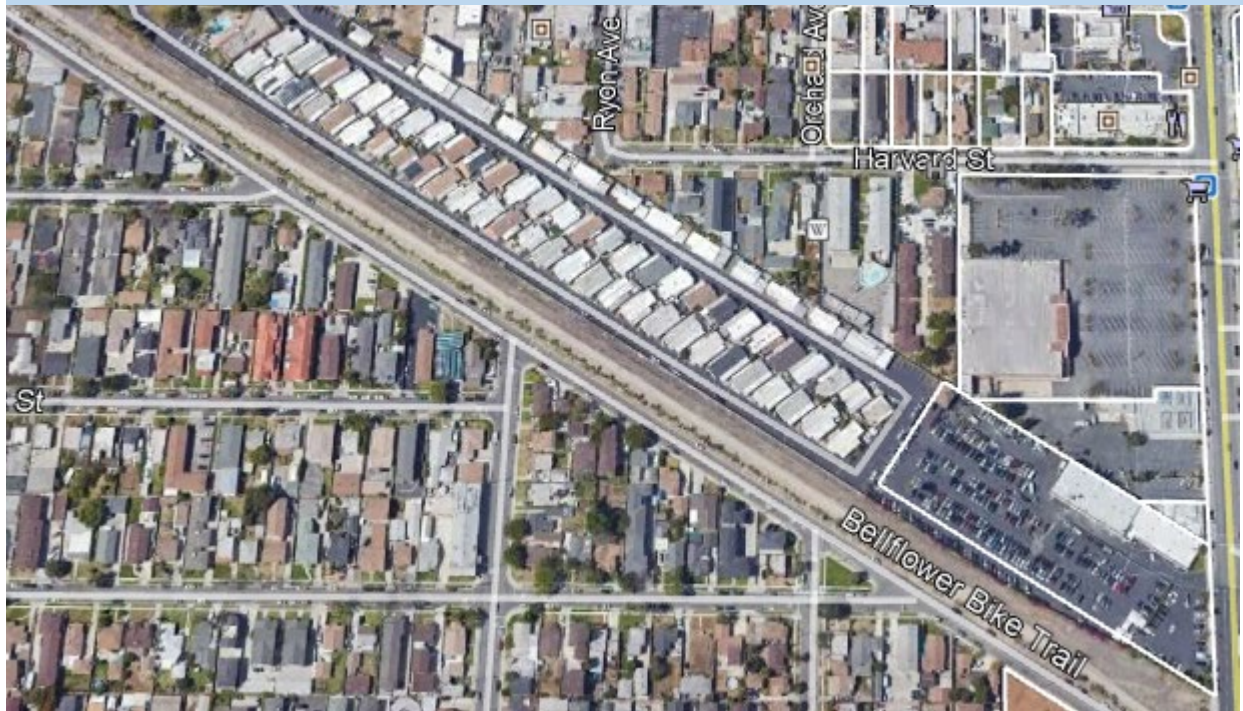
Area. Surrounding Opportunity Area 10 are a number of underutilized or vacant sites as well as large narrow parcels accomodating multiple standalone residential dwellings.





Opportunity Area 11 – Bellflower Station

Area 11 - Aerial View of Existing Uses



Area 11 – Existing Zoning



General Plan Designation: Specific Plan

Zoning Designation: Specific Plan - General Commercial (C-G) – Mixed Use Transit Overlay

Acres: 7.2 acres

TCAC Opportunity Resource Category: Moderate

Qualified Census Tract: Yes

Description: Opportunity Area 11 is comprised of four parcels totaling 7.2 acres located off of Bellflower Boulevard, just north of the Bellflower Bike Trail. This Area is currently developed with commercial and retail uses, including an underutilized shopping center, industrial businesses, and older mobile home communities. Most existing uses are single-story stand alone buildings primarily surrounded by surface parking. The largest parcel in this area is a mobile home community which has plans for redevelopment under Metro's Specific Plan for the future transit station. There is also a parking lot at the corner of Bellflower Boulevard and the Bike Trail which is where the future transit station will be built.



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