

Overlay Zone 1
(Sorted By General Plan Designation and Extg. Zone)

No.	AIN	Address	Address No.	Street	Lot Area (ft ²)	Lot Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Extg Use	Extg Bldg Area (ft ²)	Extg. No. of Res Units	Potential Bldg Area (ft ²)	Potential new non-residential floor area (ft ²) (1st floors in mixed use projects). No cap on development, 100% buildout	Potential maximum new residential units, based on density: 7 stories = 95 du/acre 5 stories = 60 du/acre 3 stories = 40 du/acre NO cap on development 100% buildout
1	7035-016-064	11709 ARTESIA BLVD	11709	ARTESIA	143,343	3.29	GCC	ABC-SP	1	7	Industrial	50,791	0	802,721	114,674	313
2	7035-020-053	11725 ARTESIA BLVD	11725	ARTESIA	36,461	0.84	GCC	AB-SP	1	7	Industrial	840	0	204,182	29,169	80
3	7035-020-089	11735 ARTESIA BLVD	11735	ARTESIA	49,073	1.13	GCC	AB-SP	1	7	Industrial	4,331	0	274,809	39,258	107
4	7033-003-010	17104 PIONEER BLVD	17104	PIONEER	16,056	0.37	GCC	CPD	1	7	Commercial	4,987	0	89,914	12,845	35
5	7033-003-011	17100 PIONEER BLVD	17100	PIONEER	137,832	3.16	GCC	CPD	1	7	Commercial	120,000	0	771,859	110,266	301
6	7033-004-004	11805 ARTESIA BLVD	11805	ARTESIA	74,911	1.72	GCC	CPD	1	7	Commercial	10,729	0	419,502	59,929	163
7	7033-004-005				3,159	0.07	GCC	CPD	1	7	Commercial	3,250	0	17,690	2,527	7
8	7033-004-006	11831 ARTESIA BLVD	11831	ARTESIA	4,048	0.09	GCC	CPD	1	7	Commercial	3,900	0	22,669	3,238	9
9	7033-004-029	17326 PIONEER BLVD	17326	PIONEER	15,538	0.36	GCC	CPD	1	7	Commercial	5,000	0	87,013	12,430	34
10	7033-004-033	17122 PIONEER BLVD	17122	PIONEER	16,938	0.39	GCC	CPD	1	7	Commercial	950	0	94,853	13,550	37
11	7033-004-034	11809 ARTESIA BLVD	11809	ARTESIA	64,082	1.47	GCC	CPD	1	7	Commercial	15,878	0	358,859	51,266	140
12	7033-004-044	11815 ARTESIA BLVD	11815	ARTESIA	254,522	5.84	GCC	CPD	1	7	Commercial	101,791	0	1,425,323	203,618	555
13	7033-004-045	11846 FRAMPTON CT	11846	FRAMPTON	26,585	0.61	GCC	CPD	1	7	Industrial	11,700	0	148,876	21,268	58
14	7033-003-018	11734 ARKANSAS ST	11734	ARKANSAS	15,630	0.36	LMI	LMI	1	7	Industrial	9,800	0	87,528	12,504	34
15	7034-003-019	11732 ARKANSAS ST	11732	ARKANSAS	7,815	0.18	LMI	LMI	1	7	Industrial	572	0	43,764	6,252	17
16	7034-003-020	11728 ARKANSAS ST	11728	ARKANSAS	7,441	0.17	LMI	LMI	1	7	Vacant	0	0	41,670	5,953	16
17	7034-003-021	11722 ARKANSAS ST	11722	ARKANSAS	7,320	0.17	LMI	LMI	1	7	Vacant	0	0	40,992	5,856	16
18	7034-003-022	11718 ARKANSAS ST	11718	ARKANSAS	7,431	0.17	LMI	LMI	1	7	SFR	780	1	41,614	5,945	16
19	7034-003-023				7,242	0.17	LMI	LMI	1	7	Vacant	0	0	40,555	5,794	16
20	7034-003-024	11708 ARKANSAS ST	11708	ARKANSAS	11,212	0.26	LMI	LMI	1	7	Industrial	5,355	0	62,787	8,970	24
21	7034-003-055	11717 ARKANSAS S	11717	ARKANSAS	18,415	0.42	LMI	LMI	1	7	Industrial	6,370	0	103,124	14,732	40
22	7034-003-060				16,433	0.38	LMI	LMI	1	7	Commercial	4,500	0	92,025	13,146	36
23	7034-003-061	11727 ARKANSAS ST	11727	ARKANSAS	12,276	0.28	LMI	LMI	1	7	Industrial	2,100	0	68,746	9,821	27
24	7011-004-055	11826 168TH ST	11826	168TH	6,252	0.14	PBC	CG	1	7	SFR	625	1	35,011	5,002	14
25	7011-004-076	11820 168TH ST	11820	168TH	9,081	0.21	PBC	CG	1	7	SFR	458	1	50,854	7,265	20
26	7011-004-902	11814 168TH ST	11814	168TH	9,097	0.21	PBC	CG	1	7	Vacant	0	0	50,943	7,278	20
27	7011-004-903				7,573	0.17	PBC	CG	1	7	Vacant	0	0	42,409	6,058	17
28	7011-005-005	11814 167TH ST	11814	167TH	5,293	0.12	PBC	CG	1	7	Industrial	2,220	0	29,641	4,234	12
29	7011-005-006				2,631	0.06	PBC	CG	1	7	Vacant	0	0	14,734	2,105	6
30	7011-005-007	11818 167TH ST	11818	167TH	2,633	0.06	PBC	CG	1	7	Vacant	0	0	14,745	2,106	6
31	7011-005-008	11822 167TH ST	11822	167TH	2,510	0.06	PBC	CG	1	7	SFR	576	1	14,056	2,008	5
32	7011-005-009	11824 167TH ST	11824	167TH	2,791	0.06	PBC	CG	1	7	SFR	396	1	15,630	2,233	6
33	7011-005-010	11828 167TH ST	11828	167TH	8,095	0.19	PBC	CG	1	7	SFR	821	1	45,332	6,476	18
34	7011-005-026	11829 168TH ST	11829	168TH	5,506	0.13	PBC	CG	1	7	SFR	918	1	30,834	4,405	12
35	7011-005-044	16706 PIONEER BLVD	16706	PIONEER	4,247	0.10	PBC	CG	1	7	Commercial	786	0	23,783	3,398	9
36	7011-005-900	11815 168TH ST	11815	168TH	4,866	0.11	PBC	CG	1	7	Commercial	6,180	0	27,250	3,893	11
37	7011-005-901	11817 168TH ST	11817	168TH	5,904	0.14	PBC	CG	1	7	SFR	700	1	33,062	4,723	13
38	7011-005-902	16712 1/2 PIONEER BLVD	16712.5	PIONEER	12,964	0.30	PBC	CG	1	7	Commercial	1,750	0	72,598	10,371	28
39	7011-005-903	11825 168TH ST	11825	168TH	8,106	0.19	PBC	CG	1	7	Commercial	1,917	0	45,394	6,485	18
40	7011-006-004	16638 PIONEER BLVD	16638	PIONEER	4,480	0.10	PBC	CG	1	7	SFR	828	1	25,088	3,584	10
41	7011-006-006	16632 PIONEER BLVD	16632	PIONEER	16,056	0.37	PBC	CG	1	7	Industrial	0	0	89,914	12,845	35
42	7011-006-007				2,697	0.06	PBC	CG	1	7	Industrial	0	0	15,103	2,158	6
43	7011-006-019	11811 167TH ST	11811	167TH	8,231	0.19	PBC	CG	1	7	MFR	1,232	5	46,094	6,585	18
44	7011-006-021				2,613	0.06	PBC	CG	1	7	Vacant	0	0	14,633	2,090	6
45	7011-006-022				2,773	0.06	PBC	CG	1	7	Vacant	0	0	15,529	2,218	6
46	7011-006-023				2,711	0.06	PBC	CG	1	7	Vacant	0	0	15,182	2,169	6
47	7011-006-024	11829 167TH ST	11829	167TH	2,677	0.06	PBC	CG	1	7	SFR	1,016	1	14,991	2,142	6
48	7011-006-041	16644 PIONEER BLVD	16644	PIONEER	4,590	0.11	PBC	CG	1	7	MFR	1,134	2	25,704	3,672	10
49	7011-006-046	16632 PIONEER BLVD	16632	PIONEER	8,897	0.20	PBC	CG	1	7	Industrial	1,200	0	49,823	7,118	19
50	7011-006-049				2,657	0.06	PBC	CG	1	7	Vacant	0	0	14,879	2,126	6
51	7011-007-001	16604 PIONEER BLVD	16604	PIONEER	13,080	0.30	PBC	CG	1	7	Commercial	3,275	0	73,248	10,464	29
52	7011-007-003	11816 166TH ST	11816	166TH	13,954	0.32	PBC	CG	1	7	Vacant	0	0	78,142	11,163	30
53	7011-007-004	11828 166TH ST	11828	166TH	4,907	0.11	PBC	CG	1	7	Commercial	1,008	0	27,479	3,926	11
54	7011-007-027	11827 ARKANSAS ST	11827	ARKANSAS	2,604	0.06	PBC	CG	1	7	SFR	576	1	14,582	2,083	6
55	7011-007-028				2,673	0.06	PBC	CG	1	7	Vacant	0	0	14,969	2,138	6
56	7011-007-046	16620 PIONEER BLVD	16620	PIONEER	4,539	0.10	PBC	CG	1	7	Commercial	1,900	0	25,418	3,631	10
57	7011-007-047				16,269	0.37	PBC	CG	1	7	Commercial	6,219	0	91,106	13,015	35
58	7014-003-015	16645 PIONEER BLVD	16645	PIONEER	5,516	0.13	PBC	CG	1	7	Industrial	5,000	0	30,890	4,413	12
59	7014-003-016	16645 PIONEER BLVD	16645	PIONEER	5,450	0.13	PBC	CG	1	7	Industrial	5,040	0	30,520	4,360	12
60	7014-003-017	16645 PIONEER BLVD	16645	PIONEER	11,001	0.25	PBC	CG	1	7	Industrial	8,000	0	61,606	8,801	24
61	7014-003-027	16707 PIONEER BLVD	16707	PIONEER	17,374	0.40	PBC	CG	1	7	Commercial	2,500	0	97,294	13,899	38
62	7014-003-059	16725 PIONEER BLVD	16725	PIONEER	29,882	0.69	PBC	CG	1	7	Commercial	3,081	0	167,339	23,906	65
63	7014-003-066	11736 166TH ST	11736	166TH	11,940	0.27	PBC	CG	1	7	Commercial	4,550	0	66,864	9,552	26
64	7014-003-067	11756 166TH ST	11756	166TH	15,956	0.37	PBC	CG	1	7	Commercial	5,682	0	89,354	12,765	35
65	7014-003-070	16629 PIONEER BLVD	16629	PIONEER	17,333	0.40	PBC	CG	1	7	Commercial	560	0	97,065	13,866	38
66	7014-004-005	16809 PIONEER BLVD	16809	PIONEER	18,435	0.42	PBC	CG	1	7	Commercial	1,608	0	103,236	14,748	40
67	7014-004-033	16905 PIONEER BLVD	16905	PIONEER	143,086	3.28	PBC	CG	1	7	Commercial	71,196	0	801,282	114,469	312
68	7014-003-049	11730 166TH ST	11730	166TH	5,475	0.13	PBC	LMI	1	7	Industrial	3,805	0	30,660	4,380	12
69	7014-003-050	11728 166TH ST	11728	166TH	6,135	0.14	PBC	LMI	1	7	Industrial	2,070	0	34,356	4,908	13
70	7014-003-051	11726 166TH ST	11726	166TH	6,135	0.14	PBC	LMI	1	7	Industrial	6,238	0	34,356	4,908	13
71	7039-012-014	18743 PIONEER BLVD	18743	PIONEER	22,816	0.52	SSGC	CG	1	7	Commercial	10,094	0	127,770	18,253	50
72	7039-013-005	18819 PIONEER BLVD	18819	PIONEER	6,987	0.16	SSGC	CG	1	7	Commercial	2,244	0	39,127	5,590	15
73	7039-013-006	18811 PIONEER BLVD	18811	PIONEER	7,151	0.16	SSGC	CG	1	7	Commercial	7,151	0	40,046	5,721	16

General Plan Designations & Abbreviations

CG	Commercial General
PBC	Pioneer Blvd Commercial
GCC	Gateway Community 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

CCMU area
CG area
GCC area
HDR area
LDR area

Overlay Zone 1
(Sorted By General Plan Designation and Extg. Zone)

No.	AIN	Address	Address No.	Street	Lot Area (ft ²)	Lot Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Extg Use	Extg Bldg Area (ft ²)	Extg. No. of Res Units	Potential Bldg Area (ft ²)	Potential new non-residential floor area (ft ²) (1st floors in mixed use projects). No cap on development, 100% buildout	Potential maximum new residential units, based on density: 7 stories = 95 du/acre 5 stories = 60 du/acre 3 stories = 40 du/acre NO cap on development 100% buildout
74	7039-013-007	18809 PIONEER BLVD	18809	PIONEER	7,186	0.16	SSGC	CG	1	7	Commercial	3,060	0	40,242	5,749	16
75	7039-013-008	18801 PIONEER BLVD	18801	PIONEER	7,043	0.16	SSGC	CG	1	7	Commercial	1,784	0	39,441	5,634	15
76	7039-014-011				8,012	0.18	SSGC	CG	1	7	Vacant	0	0	44,867	6,410	17
77	7039-014-017	11727 SOUTH ST	11727	SOUTH	28,453	0.65	SSGC	CG	1	7	Commercial	18,610	0	159,337	22,762	62
78	7039-014-018	11701 SOUTH ST	11701	SOUTH	36,028	0.83	SSGC	CG	1	7	Commercial	16,450	0	201,757	28,822	79
79	7039-017-006	18819 ALBURTIS AVE	18819	ALBURTIS	7,900	0.18	SSGC	CG	1	7	MFR	2,700	3	44,240	6,320	17
80	7039-017-025	11641 SOUTH ST	11641	SOUTH	36,384	0.84	SSGC	CG	1	7	Commercial	13,050	0	203,750	29,107	79
81	7039-017-026	11635 SOUTH ST	11635	SOUTH	19,990	0.46	SSGC	CG	1	7	Commercial	9,516	0	111,944	15,992	44
82	7039-018-033	11615 SOUTH ST	11615	SOUTH	21,517	0.49	SSGC	CG	1	7	Commercial	2,171	0	120,495	17,214	47
83	7039-024-006	11632 SOUTH ST	11632	SOUTH	20,378	0.47	SSGC	CPD	1	7	Commercial	10,957	0	114,117	16,302	44
84	7039-024-009	11600 SOUTH ST	11600	SOUTH	17,971	0.41	SSGC	CPD	1	7	Commercial	3,220	0	100,638	14,377	39
85	7039-024-010				34,186	0.78	SSGC	CPD	1	7	Vacant	0	0	191,442	27,349	75
86	7039-024-014	19117 PIONEER BLVD	19117	PIONEER	24,029	0.55	SSGC	CPD	1	7	Commercial	1,800	0	134,562	19,223	52
87	7039-024-019	11744 SOUTH ST	11744	SOUTH	40,848	0.94	SSGC	CPD	1	7	Commercial	10,968	0	228,749	32,678	89
88	7039-024-021	19027 PIONEER BLVD	19027	PIONEER	16,858	0.39	SSGC	CPD	1	7	Commercial	9,611	0	94,405	13,486	37
89	7039-024-022	11732 SOUTH ST	11732	SOUTH	72,681	1.67	SSGC	CPD	1	7	Commercial	17,969	0	407,014	58,145	159
90	7039-024-030	11758 SOUTH ST	11758	SOUTH	20,209	0.46	SSGC	CPD	1	7	Commercial	1,568	0	113,170	16,167	44
91	7039-024-031	19015 PIONEER BLVD	19015	PIONEER	22,418	0.51	SSGC	CPD	1	7	Commercial	2,430	0	125,541	17,934	49
92	7039-024-032	19127 PIONEER BLVD	19127	PIONEER	416,702	9.57	SSGC	CPD	1	7	MFR	2,940	96	2,333,531	333,362	909
93	7039-024-033	11624 SOUTH ST	11624	SOUTH	124,843	2.87	SSGC	CPD	1	7	Commercial	46,886	0	699,121	99,874	272
94	7039-012-004	11739 188TH ST	11739	188TH	7,764	0.18	SSGC	LMI	1	7	SFR	774	1	43,478	6,211	17
95	7039-012-012	11747 188TH ST	11747	188TH	8,733	0.20	SSGC	LMI	1	7	SFR	192	1	48,905	6,986	19
96	7039-012-013	18732 CORBY AVE	18732	CORBY	24,512	0.56	SSGC	LMI	1	7	Industrial	15,208	0	137,267	19,610	53
97	7039-013-010				7,549	0.17	SSGC	LMI	1	7	Vacant	0	0	42,274	6,039	16
98	7039-013-011				8,016	0.18	SSGC	LMI	1	7	Vacant	0	0	44,890	6,413	17
99	7039-013-012	18822 CORBY AVE	18822	CORBY	7,463	0.17	SSGC	LMI	1	7	Commercial	1,742	0	41,793	5,970	16
100	7039-013-013	18816 CORBY AVE	18816	CORBY	7,830	0.18	SSGC	LMI	1	7	Industrial	5,160	0	43,848	6,264	17
101	7039-013-014	18812 CORBY AVE	18812	CORBY	7,682	0.18	SSGC	LMI	1	7	Commercial	1,560	0	43,019	6,146	17
102	7039-013-016	11740 188TH ST	11740	188TH	10,511	0.24	SSGC	LMI	1	7	Commercial	2,697	0	58,862	8,409	23
103	7039-013-021	11755 SOUTH ST	11755	SOUTH	5,921	0.14	SSGC	LMI	1	7	Commercial	2,157	0	33,158	4,737	13
104	7039-013-022	11747 SOUTH ST	11747	SOUTH	6,381	0.15	SSGC	LMI	1	7	Commercial	2,210	0	35,734	5,105	14
105	7039-013-023	11748 188TH ST	11748	188TH	5,169	0.12	SSGC	LMI	1	7	Commercial	2,154	0	28,946	4,135	11
106	7039-014-003	18841 CORBY AVE	18841	CORBY	7,604	0.17	SSGC	LMI	1	7	Commercial	7,852	0	42,582	6,083	17
107	7039-014-015	18819 CORBY AVE	18819	CORBY	8,000	0.18	SSGC	LMI	1	7	SFR	1,082	1	44,800	6,400	17
108	7039-024-034	11660 SOUTH ST	11660	SOUTH	255,927	5.88	SSGC	SS-SP	1	7	Commercial	80,339	0	1,433,191	204,742	558
Totals					2,861,090	65.68						836,995	120	16,022,104	2,288,872	6240

CCMU area																
CG area																
GCC area	842548	19									334147	0	4718269	674038	1838	
HDR area																
LDR area																
LMI area	111,215	3									29,477	1	622,804	88,972	243	
NWBC area																
PBC area	507,675	12									155,065	17	2,842,980	406,140	1,107	
SSGC area	1,399,652	32									318,306	102	7,838,051	1,119,722	3,053	