D/y rh^ Ks Z> z W Z > >/^d ~/E >h ^ ,Kh^/E' > D Ed KWWKZdhE/dz ^/d ^•

E}š •

t}Œl•Z W X D •š Œ >]•šU ^ v Œ]} í r•}Œš Ç /E ~µ‰ š ðlíñlîñ•

í X D •š Œ >]•šU •}Œš Ç >}š Œ
í X , K ^]š •U •}Œš Ç , K E}XU •Z}Á]vP ðšZ v ñšZ Ç o —o (š}À Œ— •]š •
í X , K ^]š • (Œ}u ñšZ , Ç o
í X , K ^]š • H íllî Œ
í X , K ^]š • r s vš
í(X , K ^]š • r s všU H íllî Œ
íPX D •š Œ >]•šU •}Œš Ç KÀ Œo Ç •}v
íZX KÀ Œo Ç •}v í
í]X KÀ Œo Ç •}v î
íiX KÀ Œo Ç •}v ï
ílX D •š Œ >]•šU •}Œš Ç > v h•
íoX s vš W Œ o•
íuX s vš >D/r•}v W Œ o•
ívX W Œ o• š} DhrK Œ]v îìîïrîìîð

îX D •š Œ >]•šU ^ v Œ]} î ~µ‰ š ðlíñlîñ•

íXñòõ‰ Œ o• š}š o]v }u]v KÀ Œo Ç •}v X

îXKÀ Œo Ç •}v ‰}š v(šõ]}Œ µ•Œo }vP}v ôì9 o}š }À Œ P uµošl‰o] Ç šZ}š}Œ µXÆ &v}}Œ }(•šu}Œ]]}v ‰vµÌŒv‰}~E
•š}Œ] • Œ ••µu š} µv](}Œu]v Z]PZšX dÁ} • v Œ]}• Œ u} o W

^ v Œ]} íW
E}š}Œ KÀ Œo Ç •}v í A ñU ò Á]šZ Œš •] v•]šÇ }vµ•
E}š}Œ KÀ Œo Ç •}v î A ðU ñ Á]šZ Œš •] v•]šÇ }vµ•
E}š}Œ KÀ Œo Ç •}v ï A ïU ð Á]šZ Œš •] v•]šÇ }vµ•

^ v Œ]} îW
E}š}Œ KÀ Œo Ç •}v í A òU ó Á]šZ Œš •] v•]šÇ }vµ•
E}š}Œ KÀ Œo Ç •}v î A ñU ò Á]šZ Œš •] v•]šÇ }vµ•
E}š}Œ KÀ Œo Ç •}v ï A ïU ð Á]šZ Œš •] v•]šÇ }vµ•

W}š vš] o µ]o]vP Œ ‰ Œ KÀ Œo Ç •}v A ~>}š Œ • Æ ~ìXôì• Æ ~E

ïXKÀ Œo Ç •}v u]v]uµu v u Æ]uµu ‰}š vš] o Œ •] vš] o v•]š] • Œ •š]‰µo ÀZ]u]šZ]u‰Œ}‰}• DhrK }Œ]v o W o ^ š]}v •]Pv š]}v• ~
v•]šÇ]• • š ó ì µl Œ š} ( ]o]š š u]v]uµu Œ •] vš] o À o}‰u vš o À o• ‰ Œ ,]Œ š]}v v š} }v•]•š vš Á]šZ šZ ‰‰Œ}Á ó µl
v•]šÇ]v šZ Dh ^‰](] Wo v Œ X

KÀ Œo Ç •}W •u]v X ó ì µl Œ V u Æ X P Œ ì šµŒ Œ v]šÇ À]o o šZ Œ}µPZ]• Œ š]}v ŒÇ ^‰](] Wo v ‰Œ} •• š Á Ç }uuµvšÇ }uu Œ]o
KÀ Œo Ç •}v ïW u]vX ó ì µl Œ V u Æ X ó ì µl Œ X

v•]šÇ }vµ• • Á}µo oo}Á (}Œ]š]}v o •š}Œ] • v µv]š• ‰µŒ•µ vš š} o](}Œv] v•]šÇ }vµ• • Á ~ oX E}Œ Á o] oA }uu Œ]o
dZ Œ•š •] v•]šÇ ‰vµ•u]š•]š]}v o •š}Œ] •]v•š }( ]v Œ •]vP]v šZ u Æ]uµu µl Œ v•]šÇ , Z]PZ v•]šÇ Z •] vš] o
‰}š vš] o v•]šÇ ‰ o }( ]vP }u‰o]•Z Á]šZ]v •]š –• ‰}š vš] o µ]o]vP vÀ o}‰ X > Z >}Á v•]šÇ Z •] vš] o
dZ ói µl Œ u]v]uµu v•]šÇ v o • Œš]v , K •]š • š} }uu} š u]v]uµu vµu Œ }(((}Œ o]v]š• ‰ Œ]PZš D vµ(šµŒ]vPl/v µ•šŒ > D/ >}Á v•]šÇ Z •] vš] o
K^ K‰ v ^‰
/ /v•š]šµš]}v o

ðXW}š vš] o PŒ}µv r(o}}Œ v}vrŒ •]v u]vÆ] ‰µ]‰}Œ P Œ•v ôì9 o}š~]XÀ XŒ~P}oX & Æ ìXôì•

ñXZ Œ __Œ ïîï,}µ•]vP o u vš K‰‰}Œšµv]šÇ ~, K• ^]š •X ðô, K ^]š • H ìXñ Œ X ~W}•š K(()] •]š Œ u}À ïlíílîñ•

òX s vš , K ^]š •W dZ Œ Œ X ðíóÀZ Œ všÀ, Kvš]šK ^]š • Œ H ìXñ Œ X

óXZ š í ~, K ^]š • rK ^}Œš• Z • v ÆšŒ }oµuv š} }u‰ Œ —o (š}À Œ— À vš ðšZX v À o}‰ ðšZ v ñšZ Ç o •]š • š} š Œu]v }µvš•^^ ^W

ôX }oµuv• / r E (}Œ ZÇ‰}šZ š] o À o}‰u vš ‰}š vš] oU }u]v]vP ‰ Œu]šš v•]š] • v ZÇ‰}šZ š] o µ]o]vP vÀ o}‰ •X dZ µ]o]vP r^W
vÀ o}‰ • Á Œ u} o Ç uµoš]‰oÇ]vP šZ PŒ}µv (o}}Œ µ]o o (o}}Œ Œ Ç šZ vµu Œ }(•š}Œ] •U šZ v]À]]vP Ç ìì ì •‹µ Œ (š ‰ Œ µv]š š}
‰Œ} µ —Œ o]•š] — vµu Œ }(‰}š vš] o µv]š• }v •]š U }µvš]vP (}Œ v}vrZ]š o •‰ • Á oo • Z]š o •‰ X dZ šµ o vµu Œ }(µv]š•
šZ š v Œ o]ì }v vÇ •]š ‰ v • }v šZ ‰ Œu]šš v•]šÇU µv]š •]ì U µ]o]vP (o}}Œ Œ v µ]o]vP Z]PZšX

ðX}oµuv• w}, o šZ ZÇ‰}šZ š] o À o}‰u vš ‰}š vš] o µ•]vP À Œ]}µ• •š šµš}ŒÇ v•]šÇ }vµ• •X šµ o ‰}š vš] o µv]š• Á}µo À ŒÇ ‰ v]vP
}v ‰ Œu]••] o µ]o]vP Z]PZš• ~•š}Œ] ••U µv]š •]ì •U š X

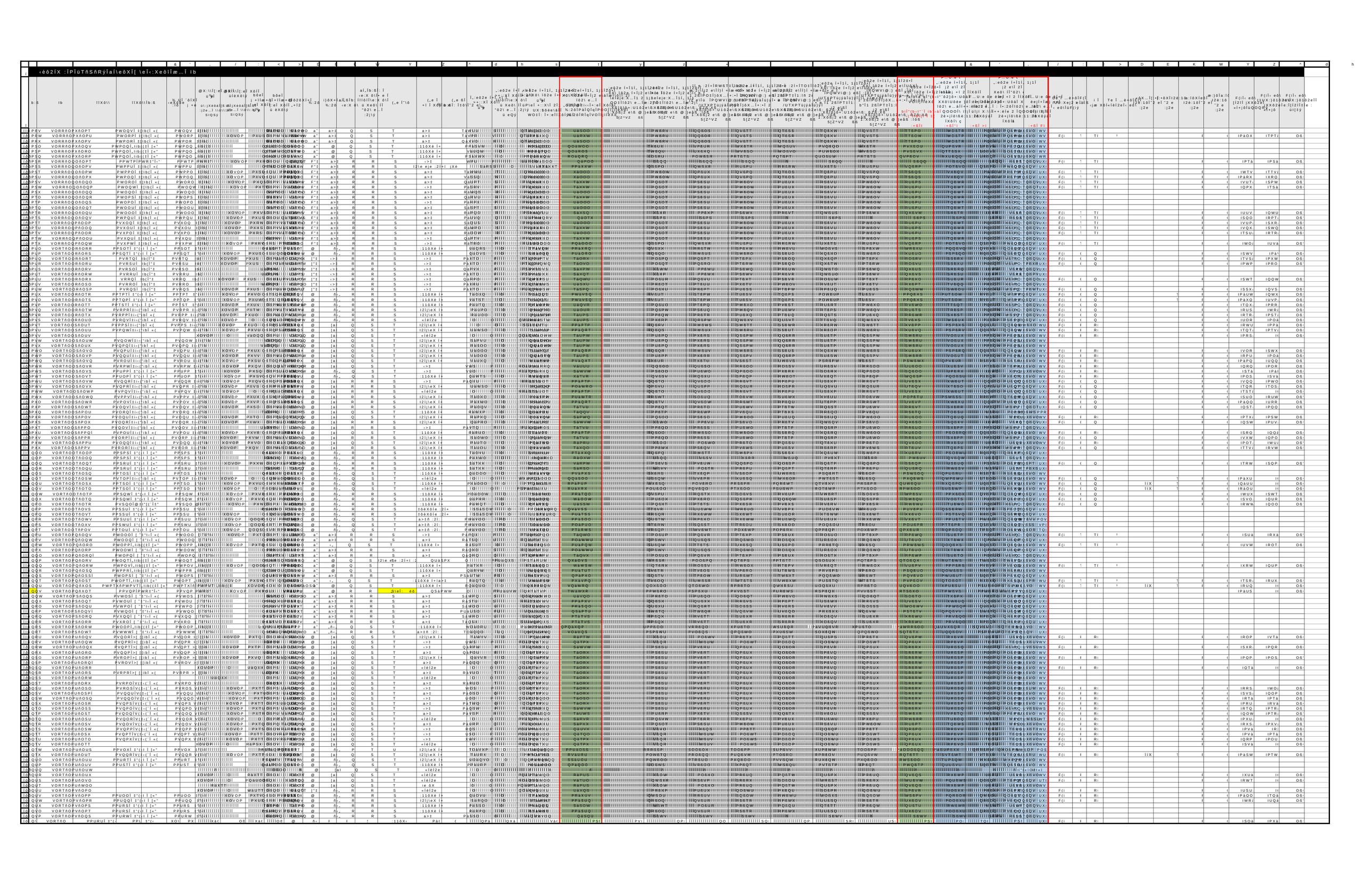
íìXdZ DhrK Œ Æ]•š]vP À o}‰u vš ‰}š vš] o µv Œ µŒŒ vš ì}v]vP v•]š] •]• v}š o µo š µš u Ç š} šZ]• Á}Œl }}lX

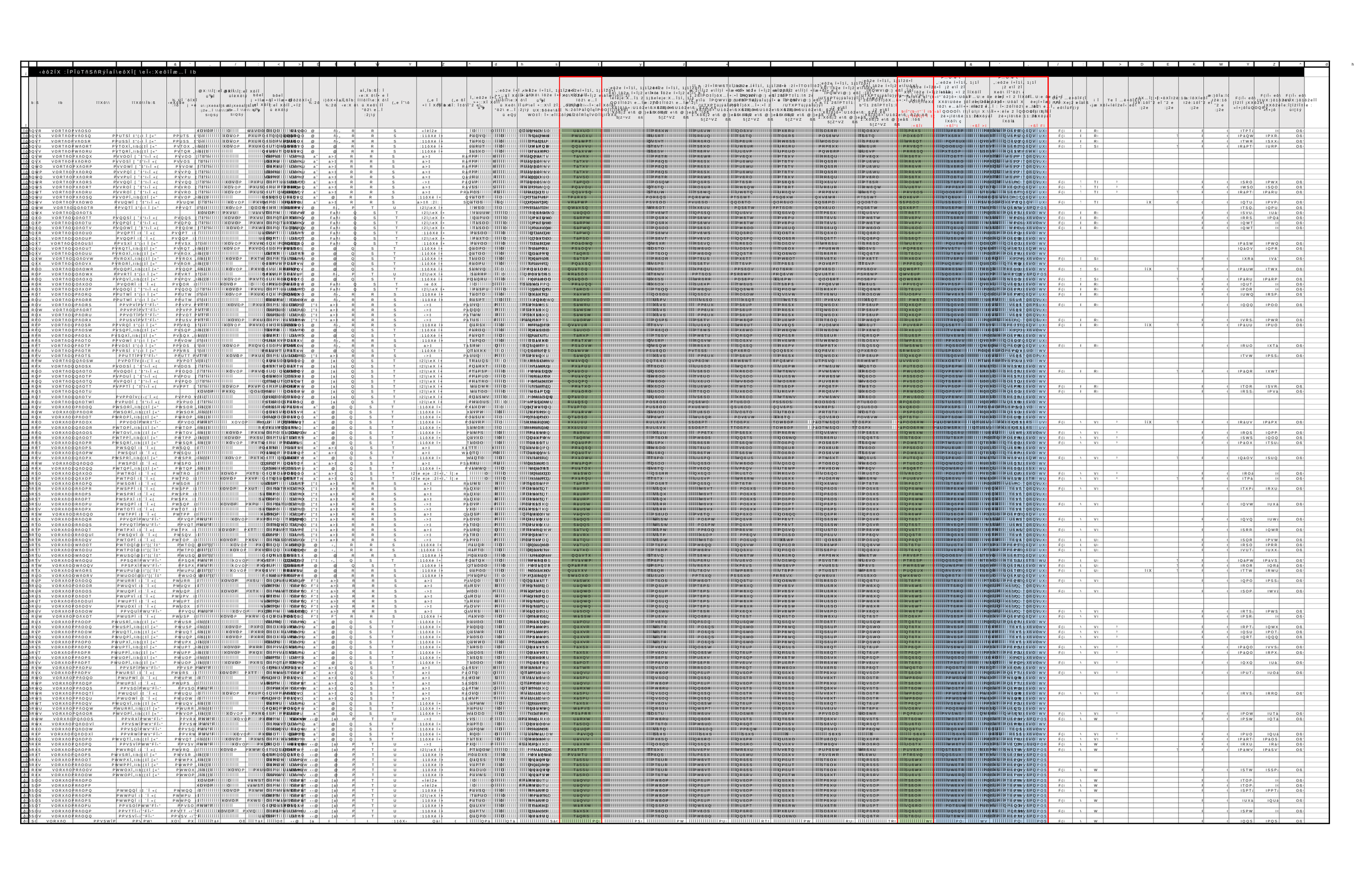
^hDD Zz K& ^ E Z/K í WKd Ed/ > Z ^/ Ed/ > hE/d^ E EKErZ ^/ Ed/ > &>KKZ Z	
KÀ Œo Ç ñ ^š}Œ] ò ^š}Œ] • Á]šZ Œš •]	ðUí W}š vš] o D/E/DhD E Á Z •] vš] o
	òUí W}š vš] o D y/DhD E Á Z •] vš] o hv]š• š íìì µl Œ &K
	îUîñïUìW}š vš] o D/E/DhD 'Œ}µv &o}}Œ E Á E}vrZ •] vš] o Œ ~(š
	ñUí W}š vš] o hv]š• • }v W Œu]šš lW}
	òUí W}š vš] o hv]š• • }v W Œu]šš lW}š vš] o µ]o]vP
KÀ Œo Ç •}v î ð ^š}Œ] ñ ^š}Œ] • Á]šZ Œš •]	ñUôòñ W}š vš] o D/E/DhD E Á Z •] vš] o hv]š• š óì µl Œ
	ôUï W}š vš] o D y/DhD E Á Z •] vš] o hv]š• š íìì µl Œ &K
	îUôðôUW}š vš] o D/E/DhD 'Œ}µv &o}}Œ E Á E}vrZ •] vš] o Œ ~(š
	ñUí W}š vš] o hv]š• • }v W Œu]šš lW}
	óUí W}š vš] o hv]š• • }v W Œu]šš lW}š vš] o µ]o]vP
KÀ Œo Ç •}v ï ï ^š}Œ] • ð ^š}Œ] • Á]šZ Œš •]	ñUóóó W}š vš] o D/E/DhD E Á Z •] vš] o hv]š• š óì µl Œ
	ñUí W}š vš] o D y/DhD E Á Z •] vš] o hv]š• š óì µl Œ &K
	îUôìòUW}š vš] o D/E/DhD 'Œ}µv &o}}Œ E Á E}vrZ •] vš] o Œ ~(š
	ðUí W}š vš] o hv]š• • }v W Œu]šš lW}
	ñUí W}š vš] o hv]š• • }v W Œu]šš lW}š vš] o µ]o]vP
d}š o•	íòUîíó W}š vš] o D/E/DhD E Á Z •] vš] o hv]š• š óì µl Œ
	îìUò W}š vš] o D y/DhD E Á Z •] vš] o hv]š• &KZ ^
	óUõìóUW}š vš] o D/E/DhD 'Œ}µv &o}}Œ E Á E}vrZ •] vš] o Œ ~(š
	íñUí W}š vš] o hv]š• • }v W Œu]šš lW}
	íõUí W}š vš] o hv]š• • }v W Œu]šš lW}š vš] o µ]o]vP

'	}uu Œ] o ' v Œ o
W	W]}v Œ oA }uu Œ] o
Dh	]šÇ vš Œ D]Æ rh•
^^'	^}µšZ ^šŒ š ' š Á Ç }uu Œ
E^	E}Œ A o] oA }uu Œ]o
Z	]PZ v•]šÇ Z •] vš] o
> Z	>}Á v•]šÇ Z •] vš] o
> D/	>]PZš D vµ(šµŒ]vPl/v µ•šŒ
K^	K‰ v ^‰
/	/v•š]šµš]}v o

Pr^&	PŒ] µošµŒ r^& Z •] vš] o
'	}uu Œ] o ' v Œ o
W	}uu Œ] o Wo vv A o}‰u vš
d	}uu Œ] o dŒ v•]š]}v
	}v }u]v]µu
,D/	, ÀÇ D vµ(šµŒ]vPl/v µ•šŒ] o
,	,]•š}Œ]]•šŒ] š
>D/	>]PZš D vµ(šµŒ]vPl/v µ•šŒ] o
D Z	D]µur v•]šÇ Z •] vš] o
D l^&Z	D]Æ }uu Œ] ol^]vPo & u]oÇ Z •] vš] o
D&Z	Dµoš]‰o r& u]oÇ Z •] vš] o
K^	K‰ v ^‰
^W	^ ŒÀ] ~ WŒ}(••]}v o
^&Z	^]vPo & u]oÇ Z •] vš] o
>r^W	Œš •] >]À ^‰](] Wo v
Wr^W	W]}v Œ ^‰](] Wo v
^^ ^W	^}µšZ ^šŒ š ^‰](] Wo v
r^W	Œš •] oA ^‰](] Wo v
r^W	Œš •] oA }ŒŒ] }Œ ^‰](] Wo v

| | b:S | Ib | IIX0\\ | IIX0\\Ib:6 | | |





	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU
1	**Scenario 1 (5-4-3) Master List Sorted by AIN**																																														
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-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, 2 = 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 § 65915))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code 65915))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code 65915(v), (v) *(for developments of 5 or more units (Govt. Code 65915))*	Potential maximum new residential units per AB 1287/Gov't. Code 65915(v), (v) with min. 10% very low income units. *(for developments of 5 or more units (Govt. Code 65915))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code 65915(v), (v) *(for developments of 5 or more units (Govt. Code 65915))*	Potential maximum new residential units per AB 1287/Gov't. Code 65915(v), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 65915))*	Potential maximum new residential units per AB 1287/Gov't. Code 65915(v), (v) (with BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 65915))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas) :*	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)	
547	545	7040-022-020	18718 ARLINE AVE	18718	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	3,896	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70														
548	546	7040-022-021	18712 ARLINE AVE	18712	ARLINE	90701	1941	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	1,315	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$757,200	$92,709	0.122	
549	547	7040-022-025	11848 187TH ST	11848	187TH			5,250	0.12	5,250	0.12	HDR	MFR	3	3	4	SFR	1,343	1	12,600	16,800	4,200	8.44	10.12	12.65	11.68	24.34	12.65	25.31	36.99	8.44	6.30	52.27	8.40	69.70														
550	548	7040-022-026	18702 ARLINE AVE	18702	ARLINE	90701	1964	5,300	0.12	5,300	0.12	HDR	MFR	3	3	4	SFR	1,664	1	12,720	16,960	4,240	8.52	10.22	12.78	11.80	24.57	12.78	25.55	37.35	8.52	6.36	52.27	8.48	69.70	HEO	7	7.4				1	2	$609,786	$122,456	0.201	
551	549	7040-022-027	18706 ARLINE AVE	18706	ARLINE	90701	1963	5,200	0.12	5,200	0.12	HDR	MFR	3	3	4	SFR	1,650	1	12,480	16,640	4,160	8.36	10.03	12.53	11.57	24.11	12.53	25.07	36.64	8.36	6.24	52.27	8.32	69.70	HEO	7	7.4				1	2	$226,317	$65,986	0.292	
552	550	7040-022-028	11810 187TH ST	11810	187TH	90701	1965	14,706	0.34	14,706	0.34	COMU	CG	2	4	5	Commercial	6,480	0	47,059	58,824	11,765	33.76	40.51	50.64	46.76	97.40	50.64	101.28	148.04	23.63	23.53	69.70	29.41	87.12	HEO	7	7.4				1	2	$459,748	$56,280	0.122	
553	551	7040-022-029	18732 ARLINE AVE	18732	ARLINE	90701	2015	19,700	0.45	19,700	0.45	HDR	MFR	3	3	4	MFR	8,526	10	47,280	63,040	15,760	31.66	37.99	47.49	43.85	91.33	47.49	94.97	138.82	31.66	23.64	52.27	31.52	69.70	HEO	7	7.4				1	2	$2,275,656	$1,592,959	0.700	
554	552	7040-023-002	18720 PIONEER BLVD	18720	PIONEER			66,210	1.52	66,210	1.52	COMU	CG	2	4	5	Commercial	27,736	0	211,872	264,840	52,968	152.00	182.40	228.00	210.52	438.51	228.00	455.99	666.51	106.40	105.94	69.70	132.42	87.12														
555	553	7040-032-022	12155 SOUTH ST	12155	SOUTH	90701	1976	22,216	0.51	22,216	0.51	NWBC	CG	3	3	4	Commercial	5,821	0	53,318	71,091	17,773	35.70	42.84	53.55	49.45	103.00	53.55	107.10	156.55	35.70	26.66	52.27	35.55	69.70	HEO	9	9.2			5	1	2	$812,510	$443,178	0.545	
556	554	7040-032-023	12147 SOUTH ST	12147	SOUTH			50,965	1.17	50,965	1.17	NWBC	CG	3	3	4	Commercial	9,000	0	122,316	163,088	40,772	81.80	98.28	122.85	113.43	236.28	122.85	245.70	359.11	81.80	61.36	52.27	81.54	69.70														
557	555	7054-003-036	11944 SOUTH ST	11944	SOUTH	90701	1982	58,806	1.35	58,806	1.35	CG	CG	3	3	4	Commercial	22,750	0	141,134	188,179	47,045	94.56	113.40	141.75	130.88	272.63	141.75	283.50	414.38	94.50	70.57	52.27	94.09	69.70	HEO	9	9.1		21.00	5	1	2	$5,569,918	$2,198,256	0.395	
558	556	7054-003-037	11940 SOUTH ST	11940	SOUTH	90701	1986	30,030	0.69	29,330	0.67	CG	CG	3	3	4	Commercial	9,797	0	70,392	93,856	23,464	48.26	57.91	72.39	66.84	139.22	72.39	144.77	211.61	48.26	35.20	51.05	46.93	68.07	HEO	9	9.1			5	1	2	$919,524	$747,647	0.813	
559	557	7054-005-012	12240 SOUTH ST	12240	SOUTH	90701	1963	3,640	0.08	3,640	0.08	NWBC	CG	3	3	4	SFR	800	1	8,736	11,648	2,912	5.85	7.02	8.77	8.10	16.88	8.77	17.55	25.65	5.85	4.37	52.27	5.82	69.70	HEO	9	9.2				1	2	$173,454	$40,145	0.231	
560	558	7054-005-019	12304 SOUTH ST	12304	SOUTH	90701	1948	7,680	0.18	7,680	0.18	NWBC	CG	3	3	4	MFR	1,526	3	18,432	24,576	6,144	12.34	14.81	18.51	17.09	35.61	18.51	37.02	54.12	12.34	9.22	52.27	12.29	69.70	HEO	9	9.2				1	2	$307,678	$251,976	0.819	
561	559	7054-005-020	12312 SOUTH ST	12312	SOUTH			3,840	0.09	3,840	0.09	NWBC	CG	3	3	4	SFR	832	1	9,216	12,288	3,072	6.17	7.40	9.26	8.55	17.80	9.26	18.51	27.06	6.17	4.61	52.27	6.14	69.70														
562	560	7054-005-021	12316 SOUTH ST	12316	SOUTH	90701	1956	4,440	0.10	4,440	0.10	NWBC	CG	3	3	4	SFR	944	1	10,656	14,208	3,552	7.13	8.56	10.70	9.88	20.58	10.70	21.40	31.29	7.13	5.33	52.27	7.10	69.70	HEO	9	9.2				1	2	$350,478	$105,810	0.302	
563	561	7054-005-052	12244 SOUTH ST	12244	SOUTH	90701	1982	23,040	0.53	23,040	0.53	NWBC	CG	3	3	4	Commercial	8,055	0	55,296	73,728	18,432	37.02	44.43	55.54	51.28	106.82	55.54	111.07	162.35	37.02	27.65	52.27	36.86	69.70	HEO	9	9.2			5	1	2	$2,244,000	$1,122,000	0.500	
564	562	7054-005-053	12328 SOUTH ST	12328	SOUTH			12,120	0.28	12,120	0.28	NWBC	CG	3	3	4	Commercial	6,445	0	29,088	38,784	9,696	19.48	23.37	29.21	26.98	56.19	29.21	58.43	85.40	19.48	14.54	52.27	19.39	69.70														
565	563	7054-005-054	19020 NORWALK BLVD	19020	NORWALK			9,460	0.22	9,460	0.22	NWBC	CG	3	3	4	Commercial	2,145	0	22,704	30,272	7,568	15.26	18.24	22.80	21.05	43.86	22.80	45.61	66.66	15.26	11.35	52.27	15.14	69.70														
566	564	7054-005-055	12220 SOUTH ST	12220	SOUTH			44,440	1.02	36,077	0.83	NWBC	CG	3	3	4	Commercial	15,378	0	86,585	115,446	28,862	71.41	85.70	107.12	98.91	206.03	107.12	214.24	313.15	71.41	43.29	42.44	57.72	56.58														
567	565	7054-005-056	12202 SOUTH ST	12202	SOUTH	90701	2016	20,270	0.47	20,270	0.47	NWBC	CG	3	3	4	Commercial	2,450	0	48,648	64,864	16,216	32.57	39.09	48.86	45.11	93.97	48.86	97.72	142.83	32.57	24.32	52.27	32.43	69.70	HEO	9	9.2				1	2	$472,714	$456,776	0.966	
568	566	7054-027-058	12156 SOUTH ST	12156	SOUTH			12,698	0.29	12,698	0.29	NWBC	CG	3	3	4	Commercial	1,308	0	38,475	40,634	10,158	20.41	24.49	30.61	28.26	58.87	30.61	61.22	89.48	20.41	15.24	52.27	20.32	69.70														
569	567	7054-027-059	19015 NORWALK BLVD	19015	NORWALK			5,645	0.13	5,645	0.13	NWBC	CG	3	3	4	Commercial	1,890	0	13,548	18,064	4,516	9.07	10.88	13.61	12.56	26.17	13.61	27.21	39.78	9.07	6.77	52.27	9.03	69.70														
570	568	7054-027-060	19023 NORWALK BLVD	19023	NORWALK	90701	1962	20,077	0.46	20,077	0.46	NWBC	CG	3	3	4	Institutional: preschool	2,735	0	48,185	64,246	16,062	32.26	38.72	48.39	44.68	93.08	48.39	96.79	141.47	32.26	24.09	52.27	32.12	69.70	HEO	9	9.2				1	2	$130,600	$67,024	0.513	
571	569	7054-027-079	12146 SOUTH ST	12146	SOUTH	90701	1971	29,952	0.69	29,952	0.69	NWBC	CG	3	3	4	Commercial	7,580	0	71,885	95,846	23,962	48.13	57.76	72.20	66.66	138.88	72.20	144.40	211.08	48.13	35.94	52.27	47.92	69.70	HEO	9	9.2			5	1	2	$1,338,620	$1,131,827	0.846	
572			**Totals**					**10,091,008**	**232**	**9,884,763**	**227**							**3,497,268**	**1,086**	**31,079,260**	**38,986,070**	**7,907,810**	**20,689.89**	**24,820.86**	**31,017.32**	**28,606.97**	**59,624.29**	**30,982.28**	**61,999.60**	**90,606.58**	**16,216.04**	**15,539.13**		**19,493.04**						**399**	**230**	**322**	**644**				

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1	**Scenario 1 (5-4-3) Master List Sorted by Lot Area**																																													
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)*: Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
3	1	7035-016-068						-	0.00	-	-	GCC	LMI	2	4	5	Vacant	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!	-	#DIV/0!											
4	2	7014-003-047			ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	292	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
5	3	7033-007-002				90701	0	1,172	0.03	1,172	0.03	CCMU	CG	3	3	4	Vacant		0	2,813	3,750	938	1.88	1.88	1.88	-	1.88	-	1.88	1.88	1.88	1.41	52.27	1.88	69.70	HEO	5	5.2				1	2	$76,238	$0	0.000
6	4	7040-020-028	11818 186TH ST	11818	186TH	90701	1951	1,590	0.04	1,590	0.04	HDR	SP	2	4	5	Commercial	432	0	5,088	6,360	1,272	3.65	3.65	3.65	-	3.65	-	3.65	3.65	2.56	2.54	69.70	3.18	87.12	HEO	7	7.4	X			1	2	$103,400	$66,467	0.643
7	5	7014-003-026						1,712	0.04	1,712	0.04	LMI	LMI	3	3	4	Industrial	160	0	4,109	5,478	1,370	2.75	2.75	2.75	-	2.75	-	2.75	2.75	2.75	2.05	52.27	2.74	69.70											
8	6	7014-003-066	11736 166TH ST	11736	166TH			1,940	0.04	11,940	0.27	PBC	CG	1	5	6	Commercial	4,550	0	47,760	57,312	9,552	4.45	4.45	4.45	-	4.45	-	4.45	4.45	3.12	23.88	536.19	28.66	643.43											
9	7	7039-012-009	11738 187TH ST	11738	187TH	90701	1946	2,152	0.05	2,152	0.05	CCMU	CG	2	4	5	Commercial	320	0	6,886	8,608	1,722	4.94	4.94	4.94	-	4.94	-	4.94	4.94	3.46	3.44	69.70	4.30	87.12	HEO	7	7.3	X			1	2	$160,829	$26,804	0.167
10	8	7033-007-011	11827 178TH ST	11827	178TH	90701	1948	2,178	0.05	2,178	0.05	CCMU	CG	3	3	4	SFR	560	1	5,227	6,970	1,742	3.50	3.50	3.50	-	3.50	-	3.50	3.50	3.50	2.61	52.27	3.48	69.70	HEO	5	5.2				1	2	$141,386	$58,909	0.417
11	9	7033-020-027	18126 ARLINE AVE	18126	ARLINE	90701	1964	2,574	0.06	2,574	0.06	HDR	MFR	3	3	4	MFR	1,672	2	6,178	8,237	2,059	4.14	4.14	4.14	-	4.14	-	4.14	4.14	4.14	3.09	52.27	4.12	69.70	HEO	5	5.3				1	2	$420,470	$315,353	0.750
12	10	7033-020-015	11851 183RD ST	11851	183RD	90701	1936	2,625	0.06	2,625	0.06	HDR	MFR	3	3	4	SFR	816	1	6,300	8,400	2,100	4.22	4.22	4.22	-	4.22	-	4.22	4.22	4.22	3.15	52.27	4.20	69.70	HEO	5	5.3				1	2	$15,519	$14,811	0.954
13	11	7011-005-006				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
14	12	7011-005-007	11818 167TH ST	11818	167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
15	13	7011-005-008	11822 167TH ST	11822	167TH	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$88,626	$29,535	0.333
16	14	7011-005-009	11824 167TH ST	11824	167TH	90701	1955	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	396	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$168,187	$73,581	0.437
17	15	7011-005-026	11829 168TH ST	11829	168TH	90701	1947	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	918	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$213,964	$115,920	0.542
18	16	7011-006-007				90701	1971	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Industrial	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$3,374	0.139
19	17	7011-006-020			167TH		0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$126,140	$0	0.000
20	18	7011-006-021				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
21	19	7011-006-022				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
22	20	7011-006-023				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
23	21	7011-006-024	11829 167TH ST	11829	167TH	90701	1962	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	1,016	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$357,897	$89,474	0.250
24	22	7011-006-049				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$49,623	$0	0.000
25	23	7011-007-027	11827 ARKANSAS ST	11827	ARKANSAS	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$62,028	$48,379	0.780
26	24	7011-007-028				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$159,294	$0	0.000
27	25	7035-017-024	11638 ARTESIA BLVD	11638	ARTESIA			3,032	0.07	3,032	0.07	GCC	ABC-SP	3	3	4	MFR	1,440	0	7,277	9,702	2,426	4.87	4.87	4.87	-	4.87	-	4.87	4.87	4.87	3.64	52.27	4.85	69.70											
28	26	7033-004-005				90701	1977	3,049	0.07	3,049	0.07	GCC	CPD	1	5	6	Commercial	3,250	0	12,196	14,635	2,439	7.00	8.40	10.50	9.69	20.19	10.50	21.00	30.69	4.90	6.10	87.12	7.32	104.54	HEO	4	4.2				1	2	$14,557	$3,450	0.237
29	27	7035-016-050	17219 JERSEY AVE	17219	JERSEY	90701	1955	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	SFR	987	1	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$231,034	$106,273	0.460
30	28	7035-016-055				90701	0	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	Vacant	0	0	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$47,832	$0	0.000
31	29	7035-016-028	17213 FLALLON AVE	17213	FLALLON			3,150	0.07	3,149	0.07	GCC	LMI	2	4	5	SFR	684	1	10,077	12,596	2,519	7.23	8.68	10.85	10.02	20.86	10.85	21.69	31.71	5.06	5.04	69.67	6.30	87.09											
32	30	7035-016-049	17215 JERSEY AVE	17215	JERSEY	90701	1955	3,150	0.07	3,150	0.07	GCC	LMI	2	4	5	SFR	640	1	10,080	12,600	2,520	7.23	8.68	10.85	10.02	20.86	10.85	21.69	31.71	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$17,042	$15,547	0.912
33	31	7039-012-008	11742 187TH ST	11742	187TH			3,276	0.08	3,276	0.08	CCMU	CG	2	4	5	Commercial	2,128	0	10,483	13,104	2,621	7.52	9.02	11.28	10.42	21.70	11.28	22.56	32.98	5.26	5.24	69.70	6.55	87.12											
34	32	7033-007-001	17626 PIONEER BLVD	17626	PIONEER	90701	1956	3,350	0.08	3,350	0.08	CCMU	CG	3	3	4	Commercial	384	0	8,040	10,720	2,680	5.38	6.46	8.08	7.46	15.53	8.08	16.15	23.61	5.38	4.02	52.27	5.36	69.70	HEO	5	5.2				1	2	$212,549	$5,771	0.027
35	33	7035-016-048	17211 JERSEY AVE	17211	JERSEY	90701	1954	3,354	0.08	3,349	0.08	GCC	LMI	2	4	5	SFR	324	1	10,717	13,396	2,679	7.70	9.24	11.55	10.66	22.21	11.55	23.10	33.76	5.39	5.36	69.59	6.70	86.99	HEO	3	3.1				1	2	$17,042	$396	0.023
36	34	7040-020-016	18634 PIONEER BLVD	18634	PIONEER	90701	1938	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,716	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X			1	2	$360,044	$164,357	0.456
37	35	7040-020-020	18616 PIONEER BLVD	18616	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,664	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12											
38	36	7040-020-021	18614 PIONEER BLVD	18614	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12											
39	37	7040-020-022	18612 PIONEER BLVD	18612	PIONEER	90701	1924	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	2,808	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X			1	2	$399,292	$367,984	0.922
40	38	7040-020-017	18628 PIONEER BLVD	18628	PIONEER			3,588	0.08	3,588	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,482	14,352	2,870	8.24	9.88	12.36	11.41	23.76	12.36	24.71	36.12	5.77	5.74	69.70	7.18	87.12											
41	39	7054-005-012	12240 SOUTH ST	12240	SOUTH	90701	1963	3,640	0.08	3,640	0.08	NWBC	CG	3	3	4	SFR	800	1	8,736	11,648	2,912	5.85	7.02	8.77	8.10	16.88	8.77	17.55	25.65	5.85	4.37	52.27	5.82	69.70	HEO	9	9.2				1	2	$173,454	$40,145	0.231
42	40	7039-011-002	18641 PIONEER BLVD	18641	PIONEER	90701	1910	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	1,222	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12	HEO	7	7.3	X			1	2	$315,353	$289,073	0.917
43	41	7039-011-008	18625 PIONEER BLVD	18625	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	2,483	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12	HEO	7	7.3	X			1	2	$246,607	$105,958	0.430
44	42	7039-011-009	18621 PIONEER BLVD	18621	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	1,040	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12	HEO	7	7.3	X			1	2	$235,964	$222,028	0.941
45	43	7039-011-010	18619 PIONEER BLVD	18619	PIONEER			3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	2,880	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12											
46	44	7035-021-033	11658 ARTESIA BLVD	11658	ARTESIA			3,838	0.09	3,838	0.09	GCC	ABC-SP	3	3	4	Commercial	3,415	0	9,211	12,282	3,070	6.17	7.40	9.25	8.54	17.79	9.25	18.50	27.04	6.17	4.61	52.27	6.14	69.70											
47	45	7054-005-020	12312 SOUTH ST	12312	SOUTH			3,840	0.09	3,840	0.09	NWBC	CG	3	3	4	SFR	832	1	9,216	12,288	3,072	6.17	7.40	9.26	8.55	17.80	9.26	18.51	27.06	6.17	4.61	52.27	6.14	69.70											
48	46	7035-005-002	11414 ARTESIA BLVD	11414	ARTESIA			3,872	0.09	3,872	0.09	GCC	ABC-SP	3	3	4	Commercial	1,980	0	9,293	12,390	3,098	6.22	7.47	9.33	8.62	17.95	9.33	18.67	27.28	6.22	4.65	52.27	6.20	69.70											
49	47	7040-022-003	18707 ARLINE AVE	18707	ARLINE			3,900	0.09	3,900	0.09	HDR	MFR	2	4	5	SFR	1,110	1	12,480	15,600	3,120	8.95	10.74	13.43	12.40	25.83	13.43	26.86	39.26	6.27	6.24	69.70	7.80	87.12											
50	48	7033-004-006	11831 ARTESIA BLVD	11831	ARTESIA	90701	1977	3,920	0.09	3,920	0.09	GCC	CPD	1	5	6	Commercial	3,900	0	15,680	18,816	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46	6.30	7.84	87.12	9.41	104.54	HEO	4	4.2				1	2	$19,344	$4,103	0.212
51	49	7035-004-116	17022 ROSETON AVE	17022	ROSETON	90701	1970	3,920	0.09	3,920	0.09	GCC	LMI	2	4	5	Industrial	1,650	0	12,544	15,680	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46	6.30	6.27	69.70	7.84	87.12	HEO	3	3.1				1	2	$105,244	$86,116	0.818
52	50	7035-016-027	17203 FLALLON AVE	17203	FLALLON	90701	1952	3,947	0.09	3,947	0.09	GCC	LMI	2	4	5	Industrial	5,877	0	12,630	15,788	3,158	9.06	10.87	13.59	12.55	26.14	13.59	27.18	39.73	6.34	6.32	69.70	7.89	87.12	HEO	3	3.1				1	2	$301,360	$75,332	0.250
53	51	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	69.70	7.91	87.12	HEO	3	3.1				1	2	$96,819	$0	0.000
54	52	7035-016-800						3,955	0.09	3,955	0.09	GCC	LMI	2	4	5	Other	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	69.70	7.91	87.12											
55	53	7040-022-005	11826 187TH ST	11826	187TH	90701	1954	3,973	0.09	3,973	0.09	HDR	MFR	2	4	5	MFR	1,200	2	12,714	15,892	3,178	9.12	10.94	13.68	12.63	26.31	13.68	27.36	39.99	6.38	6.36	69.70	7.95	87.12	HEO	7	7.4				1	2	$270,994	$176,735	0.652
56	54	7033-018-008	11818 ASHWORTH ST	11818	ASHWORTH	90701	1945	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	4,162	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$533,205	$169,065	0.317
57	55	7033-018-009	11820 ASHWORTH ST	11820	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	828	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$160,315	$40,068	0.250
58	56	7033-018-010	11824 ASHWORTH ST	11824	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	933	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$258,060	$64,507	0.250
59	57	7033-018-011	11828 ASHWORTH ST	11828	ASHWORTH	90701	1924	4,003	0.09	4,003	0.09	CCMU	MFR	2	4	5	MFR	1,040	2	12,810	16,012	3,202	9.19	11.03	13.78	12.73	26.51	13.78	27.57	40.30	6.43	6.40	69.70	8.01	87.12	HEO	5	5.3	X			1	2	$18,581	$12,693	0.683
60	58	7039-002-004	18507 PIONEER BLVD	18507	PIONEER	90701	1998	4,208	0.10	4,208	0.10	CCMU	CG	2	4	5	Commercial	1,814	0	13,466	16,832	3,366	9.66	11.59	14.49	13.38	27.87	14.49	28.98	42.36	6.76	6.73	69.70	8.42	87.12	HEO	7	7.1	X			1	2	$324,037	$211,615	0.653
61	59	7011-006-041	16644 PIONEER BLVD	16644	PIONEER	90701	1955	4,238	0.10	4,238	0.10	PBC	CG	1	5	6	MFR	1,134	2	16,952	20,342	3,390	9.73	11.67	14.59	13.47	28.07	14.59	29.19	42.66	6.81	8.48	87.12	10.17	104.54	HEO	1	1.3				1	2	$201,994	$126,244	0.625
62	60	7039-003-027	18501 CORBY AVE	18501	CORBY	90701	1947	4,407	0.10	4,407	0.10	LDR	MFR	3	3	4	SFR	1,170	1	10,577	14,102	3,526	7.08	8.50	10.62	9.81	20.43	10.62	21.25	31.05	7.08	5.29	52.27	7.05	69.70	HEO	6	6.2				1	2	$423,895	$178,482	0.421
63	61	7011-005-044	16706 PIONEER BLVD	16706	PIONEER	90701	1959	4,426	0.10	4,426	0.10	PBC	CG	1	5	6	Commercial	786	0	17,704	21,245	3,541	10.16	12.19	15.24	14.07	29.31	15.24	30.48	44.55	7.11	8.85	87.12	10.62	104.54	HEO	1	1.3				1	2	$273,076	$2,272	0.008
64	62	7054-005-021	12316 SOUTH ST	12316	SOUTH	90701	1956	4,440	0.10	4,440	0.10	NWBC	CG	3	3	4	SFR	944	1	10,656	14,208	3,552	7.13	8.56	10.70	9.88	20.58	10.70	21.40	31.29	7.13	5.33	52.27	7.10	69.70	HEO	9	9.2				1	2	$350,478	$105,810	0.302
65	63	7039-003-013	18411 CORBY AVE	18411	CORBY	90701	1965	4,539	0.10	4,539	0.10	LDR	MFR	3	3	4	MFR	3,296	3	10,894	14,525	3,631	7.29	8.75	10.94	10.10	21.04	10.94	21.88	31.98	7.29	5.45	52.27	7.26	69.70	HEO	7	7.1				1	2	$591,223	$396,006	0.670
66	64	7039-003-014	18413 CORBY AVE	18413	CORBY			4,539	0.10	4,539	0.10	LDR	MFR	3	3	4	MFR	3,296	3	10,894	14,525	3,631	7.29	8.75	10.94	10.10	21.04	10.94	21.88	31.98	7.29	5.45	52.27	7.26	69.70											
67	65	7039-003-015	18419 CORBY AVE	18419	CORBY			4,539	0.10	4,539	0.10	LDR	MFR	3	3	4	MFR	3,296	3	10,894	14,525	3,631	7.29	8.75	10.94	10.10	21.04	10.94	21.88	31.98	7.29	5.45	52.27	7.26	69.70											
68	66	7011-006-004	16638 PIONEER BLVD	16638	PIONEER	90701	1955	4,556	0.10	4,556	0.10	PBC	CG	1	5	6	SFR	828	1	18,224	21,869	3,645	10.46	12.55	15.69	14.49	30.17	15.69	31.38	45.86	7.32	9.11	87.12	10.93	104.54	HEO	1	1.3				1	2	$203,717	$92,208	0.453
69	67	7039-003-016	18421 CORBY AVE	18421	CORBY	90701	1916	4,560	0.10	4,560	0.10	LDR	MFR	3	3	4	SFR	1,071	1	10,944	14,592	3,648	7.33	8.79	10.99	10.15	21.14	10.99	21.98	32.13	7.33	5.47	52.27	7.30	69.70	HEO	7	7.1				1	2	$278,065	$69,513	0.250
70	68	7039-003-019	18505 CORBY AVE	18505	CORBY			4,560	0.10	4,560	0.10	LDR	MFR	3	3	4	SFR	790	1	10,944	14,592	3,648	7.33	8.79	10.99	10.15	21.14	10.99	21.98	32.13	7.33	5.47	52.27	7.30	69.70											
71	69	7011-007-046	16620 PIONEER BLVD	16620	PIONEER	90701	1991	4,639	0.11	4,639	0.11	PBC	CG	1	5	6	Commercial	1,900	0	18,556	22,267	3,711	10.65	12.78	15.97	14.75	30.72	15.97	31.95	46.70	7.45	9.28	87.12	11.13	104.54	HEO	1	1.3				1	2	$147,721	$41,351	0.280
72	70	7039-003-026	18427 CORBY AVE	18427	CORBY			4,674	0.11	4,674	0.11	LDR	MFR	3	3	4	SFR	1,530	1	11,218	14,957	3,739	7.51	9.01	11.27	10.40	21.67	11.27	22.53	32.94	7.51	5.61	52.27	7.48	69.70											
73	71	7011-005-900	11815 168TH ST	11815	168TH	90701	1968	4,813	0.11	4,813	0.11	PBC	CG	1	5	6	Commercial	6,180	0	19,252	23,102	3,850	11.05	13.26	16.57	15.30	31.88	16.57	33.15	48.45	7.73	9.63	87.12	11.55	104.54											
74	72	7011-007-004	11828 166TH ST	11828	166TH	90701	1960	4,940	0.11	4,940	0.11	PBC	CG	1	5	6	Commercial	1,008	0	19,760	23,712	3,952	11.34	13.61	17.01	15.71	32.72	17.01	34.02	49.73	7.94	9.88	87.12	11.86	104.54	HEO	1	1.3				1	2	$123,070	$10,232	0.083
75	73	7011-007-042				90701	0	4,940	0.11	4,940	0.11	PBC	CG	3	3	4	Vacant	0	0	11,856	15,808	3,952	7.94	9.53	11.91	10.99	22.90	11.91	23.82	34.81	7.94	5.93	52.27	7.90	69.70	HEO	1	1.3				1	2	$193,158	$0	0.000
76	74	7035-004-106	17032 ROSETON AVE	17032	ROSETON			5,013	0.12	6,534	0.15	GCC	LMI	2	4	5	Commercial	3,891	0	20,909	26,136	5,227	11.51	13.81	17.26	15.94	33.20	17.26	34.52	50.46	8.06	10.45	90.84	13.07	113.55											
77	75	7039-011-015	18601 PIONEER BLVD	18601	PIONEER	90701	1934	5,131	0.12	5,131	0.12	CCMU	CG	2	4	5	Commercial	5,000	0	16,419	20,524	4,105	11.78	14.13	17.67	16.31	33.98	17.67	35.34	51.65	8.25	8.21	69.70	10.26	87.12	HEO	7	7.3	X			1	2	$292,332	$6,948	0.024
78	76	7033-019-005	18020 PIONEER BLVD	18020	PIONEER			5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	2,026	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12											
79	77	7033-019-006				90701	1959	5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	5,600	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12	HEO	5	5.3	X			1	2	$32,964	$1,377	0.042
80	78	7040-021-021	18642 ARLINE AVE	18642	ARLINE			5,200	0.12	5,200	0.12	HDR	MFR	3	3	4	SFR	1,437	1	12,480	16,640	4,160	8.36	10.03	12.53	11.57	24.11	12.53	25.07	36.64	8.36	6.24	52.27	8.32	69.70											
81	79	7040-022-027	18706 ARLINE AVE	18706	ARLINE	90701	1963	5,200	0.12	5,200	0.12	HDR	MFR	3	3	4	SFR	1,650	1	12,480	16,640	4,160	8.36	10.03	12.53	11.57	24.11	12.53	25.07	36.64	8.36	6.24	52.27	8.32	69.70	HEO	7	7.4				1	2	$226,317	$65,986	0.292
82	80	7033-007-010	11819 178TH ST	11819	178TH	90701	1929	5,227	0.12	5,227	0.12	CCMU	CG	3	3	4	MFR	1,364	2	12,545	16,726	4,182	8.40	10.08	12.60	11.63	24.23	12.60	25.20	36.83	8.40	6.27	52.27	8.36	69.70	HEO	5	5.2				1	2	$201,209	$130,191	0.647
83	81	7035-004-107	17026 ROSETON AVE	17026	ROSETON	90701	1950	5,227	0.12	5,227	0.12	GCC	LMI	2	4	5	Industrial	3,192	0	16,726	20,908	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62	8.40	8.36	69.70	10.45	87.12	HEO	3	3.1				1	2	$159,490	$148,761	0.933
84	82	7035-020-057	17208 ALBURTIS AVE	17208	ALBURTIS	90701	1989	5,227	0.12	5,227	0.12	GCC	HM-I	2	4	5	Industrial	5,400	0	16,726	20,908	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62	8.40	8.36	69.70	10.45	87.12	HEO	3	3.1				1	2	$285,600	$0	0.000
85	83	7035-016-047	17207 JERSEY AVE	17207	JERSEY	90701	1952	5,249	0.12	5,249	0.12	GCC	LMI	2	4	5	MFR	1,631	2	16,797	20,996	4,199	12.05	14.46	18.08	16.69	34.76	18.08	36.15	52.84	8.44	8.40	69.70	10.50	87.12	HEO	3	3.1				1	2	$394,048	$197,019	0.500
86	84	7040-021-023	11847 187TH ST	11847	187TH			5,250	0.12	5,250	0.12	HDR	MFR	3	3	4	SFR	2,019	1	12,600	16,800	4,200	8.44	10.12	12.65	11.68	24.34	12.65	25.31	36.99	8.44	6.30	52.27	8.40	69.70											
87	85	7040-022-025	11848 187TH ST	11848	187TH			5,250	0.12	5,250	0.12	HDR	MFR	3	3	4	SFR	1,343	1	12,600	16,800	4,200	8.44	10.12	12.65	11.68	24.34	12.65	25.31	36.99	8.44	6.30	52.27	8.40	69.70											
88	86	7039-003-023	11721 186TH ST	11721	186TH	90701	1915	5,280	0.12	5,280	0.12	LDR	MFR	3	3	4	SFR	1,070	1	12,672	16,896	4,224	8.48	10.18	12.73	11.75	24.48	12.73	25.45	37.21	8.48	6.34	52.27	8.45	69.70	HEO	7	7.1				1	2	$272,840	$68,201	0.250
89	87	7039-003-024	11725 186TH ST	11725	186TH			5,280	0.12	5,280	0.12	LDR	MFR	3	3	4	SFR	1,502	1	12,672	16,896	4,224	8.48	10.18	12.73	11.75	24.48	12.73	25.45	37.21	8.48	6.34	52.27	8.45	69.70											
90	88	7040-021-022	18644 ARLINE AVE	18644	ARLINE			5,300	0.12	5,300	0.12	HDR	MFR	3	3	4	SFR	1,926	1	12,720	16,960	4,240	8.52	10.22	12.78	11.80	24.57	12.78	25.55	37.35	8.52	6.36	52.27	8.48	69.70											
91	89	7040-022-026	18702 ARLINE AVE	18702	ARLINE	90701	1964	5,300	0.12	5,300	0.12	HDR	MFR	3	3	4	SFR	1,664	1	12,720	16,960	4,240	8.52	10.22	12.78	11.80	24.57	12.78	25.55	37.35	8.52	6.36	52.27	8.48	69.70	HEO	7	7.4				1	2	$609,786	$122,456	0.201
92	90	7039-013-023	11748 188TH ST	11748	188TH	90701	1977	5,345	0.12	5,345	0.12	SSGC	LMI	1	5	6	Commercial	2,154	0	21,380	25,656	4,276	12.27	14.72	18.41	16.99	35.40	18.41	36.81	53.81	8.59	10.69	87.12	12.83	104.54	HEO	8	8.2				1	2	$224,946	$124,960	0.556
93	91	7011-006-051	11832 ARKANSAS ST	11832	ARKANSAS	90701	2007	5,348	0.12	5,348	0.12	PBC	CG	3	3	4	SFR	2,942	1	12,835	17,114	4,278	8.59	10.31	12.89	11.90	24.79	12.89	25.78	37.69	8.59	6.42	52.27	8.56	69.70	HEO	1	1.3				1	2	$446,750	$239,668	0.536
94	92	7011-005-005	11814 167TH ST	11814	167TH	90701	1959	5,349	0.12	5,349	0.12	PBC	CG	1	5	6	Industrial	2,220	0	21,396	25,675	4,279	12.28	14.74	18.42	17.01	35.43	18.42	36.84	53.85	8.60	10.70	87.12	12.84	104.54	HEO	1	1.3				1	2	$329,970	$3,410	0.010
95	93	7011-006-043	11833 167TH ST	11833	167TH	90701	1956	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR	1,491	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70	8.60	6.42	52.27	8.56	69.70	HEO	1	1.3				1	2	$193,082	$128,718	0.667
96	94	7011-007-029	11835 ARKANSAS ST	11835	ARKANSAS	90701	1948	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR	834	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70	8.60	6.42	52.27	8.56	69.70	HEO	1	1.3				1	2	$218,646	$109,317	0.500
97	95	7035-020-055	17224 ALBURTIS AVE	17224	ALBURTIS	90701	1976	5,397	0.12	5,397	0.12	GCC	HM-I	2	4	5	Industrial	2,160	0	17,270	21,588	4,318	12.39	14.87	18.58	17.16	35.74	18.58	37.17	54.33	8.67	8.64	69.70	10.79	87.12	HEO	3	3.1				1	2	$334,811	$12,871	0.038
98	96	7035-020-056	17212 ALBURTIS AVE	17212	ALBURTIS	90701	1989	5,397	0.12	5,397	0.12	GCC	HM-I	2	4	5	Industrial	5,400	0	17,270	21,588	4,318	12.39	14.87	18.58	17.16	35.74	18.58	37.17	54.33	8.67	8.64	69.70	10.79	87.12	HEO	3	3.1				1	2	$285,600	$0	0.000
99	97	7014-003-015	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,410	0.12	5,410	0.12	PBC	CG	1	5	6	Industrial	5,000	0	21,640	25,968	4,328	12.42	14.90	18.63	17.20	35.83	18.63	37.26	54.46	8.69	10.82	87.12	12.98	104.54	HEO	1	1.2				1	2	$134,094	$1,493	0.011
100	98	7014-003-016	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,458	0.13	5,458	0.13	PBC	CG	1	5	6	Industrial	5,040	0	21,832	26,198	4,366	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	8.77	10.92	87.12	13.10	104.54	HEO	1	1.2				1	2	$111,490	$1,493	0.013
101	99	7035-005-026	11436 ARTESIA BLVD	11436	ARTESIA			5,460	0.13	5,425	0.12	GCC	ABC-SP	3	3	4	Commercial	4,599	0	13,020	17,360	4,340	8.77	10.53	13.16	12.15	25.31	13.16	26.32	38.47	8.77	6.51	51.94	8.68	69.25											
102	100	7035-017-014	11634 ARTESIA BLVD	11634	ARTESIA			5,510	0.13	5,510	0.13	GCC	ABC-SP	3	3	4	Commercial	1,440	0	13,224	17,632	4,408	8.85	10.63	13.28	12.26	25.55	13.28	26.56	38.83	8.85	6.61	52.27	8.82	69.70											
103	101	7014-003-049	11730 166TH ST	11730	166TH	90701	1992	5,544	0.13	5,478	0.13	PBC	LMI	1	5	6	Industrial	3,805	0	21,912	26,294	4,382	12.73	15.27	19.09	17.63	36.72	19.09	38.18	55.81	8.91	10.96	86.08	13.15	103.30	HEO	1	1.1				1	2	$96,606	$783	0.008
104	102	7035-016-046	17203 JERSEY AVE	17203	JERSEY	90701	0	5,565	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	17.69	36.86	19.16	38.33	56.02	8.94	8.75	68.46	10.93	85.57	HEO	3	3.1				1	2	$196,855	$0	0.000
105	103	7054-027-059	19015 NORWALK BLVD	19015	NORWALK			5,645	0.13	5,645	0.13	NWBC	CG	3	3	4	Commercial	1,890	0	13,548	18,064	4,516	9.07	10.89	13.61	12.56	26.17	13.61	27.21	39.78	9.07	6.77	52.27	9.03	69.70											
106	104	7035-020-078	17309 PIONEER BLVD	17309	PIONEER	90701	1958	5,676	0.13	5,676	0.13	GCC	CG	2	4	5	Commercial	5,600	0	18,163	22,704	4,541	13.03	15.64	19.55	18.05	37.59	19.55	39.09	57.14	9.12	9.08	69.70	11.35	87.12	HEO	4	4.1				1	2	$93,410	$7,522	0.081
107	105	7039-003-025	18519 CORBY AVE	18519	CORBY	90701	1955	5,715	0.13	5,715	0.13	LDR	MFR	3	3	4	MFR	1,632	2	13,716	18,288	4,572	9.18	11.02	13.78	12.72	26.50	13.78	27.55	40.27	9.18	6.86	52.27	9.14	69.70	HEO	7	7.1				1	2	$433,610	$283,817	0.655
108	106	7040-018-014	18332 PIONEER BLVD	18332	PIONEER	90701	1946	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Commercial	1,245	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X			1	2	$258,335	$209,043	0.809
109	107	7040-018-800	18400 PIONEER BLVD	18400	PIONEER	90701	0	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Other	0	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
110	108	7035-021-048	17421 PIONEER BLVD	17421	PIONEER			5,750	0.13	5,750	0.13	GCC	CG	2	4	5	Commercial	1,302	0	18,400	23,000	4,600	13.20	15.84	19.80	18.28	38.08	19.80	39.60	57.88	9.24	9.20	69.70	11.50	87.12											
111	109	7040-021-008	11856 186TH ST	11856	186TH			5,772	0.13	5,772	0.13	HDR	MFR	3	3	4	MFR	1,653	2	13,853	18,470	4,618	9.28	11.13	13.91	12.85	26.76	13.91	27.83	40.67	9.28	6.93	52.27	9.24	69.70											
112	110	7011-005-901	11817 168TH ST	11817	168TH	90701	1947	5,885	0.14	5,885	0.14	PBC	CG	1	5	6	SFR	700	1	23,540	28,248	4,708	13.51	16.21	20.27	18.71	38.98	20.27	40.53	59.24	9.46	11.77	87.12	14.12	104.54											
113	111	7014-003-014	11703 ARKANSAS ST	11703	ARKANSAS	90701	1938	6,024	0.14	6,024	0.14	LMI	LMI	3	3	4	Industrial	2,656	0	14,458	19,277	4,819	9.68	11.62	14.52	13.41	27.93	14.52	29.04	42.45	9.68	7.23	52.27	9.64	69.70	HEO	1	1.1				1	2	$341,347	$64,853	0.190
114	112	7035-021-034	11717 175TH ST	11717	175TH	90701	1969	6,060	0.14	6,045	0.14	LDR	MFR	3	3	4	SFR	1,672	1	14,508	19,344	4,836	9.74	11.69	14.61	13.49	28.09	14.61	29.21	42.70	9.74	7.25	52.14	9.67	69.52	HEO	3	3.2				1	2	$222,005	$100,480	0.453
115	113	7035-021-035	11711 175TH ST	11711	175TH			6,060	0.14	6,060	0.14	LDR	MFR	3	3	4	SFR	1,222	1	14,544	19,392	4,848	9.74	11.69	14.61	13.49	28.09	14.61	29.21	42.70	9.74	7.27	52.27	9.70	69.70											
116	114	7035-021-036	11705 175TH ST	11705	175TH			6,060	0.14	6,060	0.14	LDR	MFR	3	3	4	SFR	1,588	1	14,544	19,392	4,848	9.74	11.69	14.61	13.49	28.09	14.61	29.21	42.70	9.74	7.27	52.27	9.70	69.70											
117	115	7035-021-054	11655 175TH ST	11655	175TH	90701	1969	6,060	0.14	6,030	0.14	LDR	MFR	3	3	4	SFR	1,662	1	14,472	19,296	4,824	9.74	11.69	14.61	13.49	28.09	14.61	29.21	42.70	9.74	7.24	52.01	9.65	69.35											
118	116	7014-003-050	11728 166TH ST	11728	166TH	90701	1992	6,072	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial	2,070	0	24,552	29,462	4,910	13.94	16.73	20.91	19.31	40.22	20.91	41.82	61.12	9.76	12.28	88.07	14.73	105.68	HEO	1	1.1				1	2	$110,175	$783	0.007
119	117	7035-004-074	11611 ARTESIA BLVD	11611	ARTESIA	90701	1942	6,098	0.14	6,098	0.14	GCC	ABC-SP	2	4	5	SFR	760	1	19,514	24,392	4,878	14.00	16.80	21.00	19.39	40.39	21.00	42.00	61.39	9.80	9.76	69.70	12.20	87.12	HEO	3	3.1				1	2	$45,685	$1,150	0.025
120	118	7035-004-109	17023 ROSETON AVE	17023	ROSETON	90701	1989	6,098	0.14	6,098	0.14	GCC	LMI	3	3	4	Industrial	2,130	0	14,635	19,514	4,878	9.80	11.76	14.70	13.57	28.27	14.70	29.40	42.97	9.80	7.32	52.27	9.76	69.70	HEO	2	2.1				1	2	$248,132	$167,488	0.675
121	119	7040-017-006	18326 PIONEER BLVD	18326	PIONEER	90701	1926	6,107	0.14	6,107	0.14	CCMU	MFR	2	4	5	Commercial	1,964	0	19,542	24,428	4,886	14.02	16.82	21.03	19.42	40.45	21.03	42.06	61.48	9.81	9.77	69.70	12.21	87.12	HEO	7	7.2	X			1	2	$716,005	$338,631	0.473
122	120	7014-003-051	11726 166TH ST	11726	166TH			6,138	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial	6,238	0	24,552	29,462	4,910	14.09	16.91	21.14	19.52	40.65	21.14	42.27	61.79	9.86	12.28	87.12	14.73	104.54											
123	121	7014-003-056	11705 ARKANSAS ST	11705	ARKANSAS	90701	1937	6,138	0.14	6,072	0.14	LMI	LMI	3	3	4	Commercial	616	0	14,573	19,430	4,858	9.86	11.84	14.80	13.66	28.46	14.80	29.59	43.25	9.86	7.29	51.71	9.72	68.95	HEO	1	1.1				1	2	$300,752	$28,980	0.096
124	122	7033-007-021	11841 178TH ST	11841	178TH			6,140	0.14	6,140	0.14	CCMU	CG	3	3	4	Institutional/Church	2,250	0	14,736	19,648	4,912	9.87	11.84	14.80	13.67	28.47	14.80	29.60	43.27	9.87	7.37	52.27	9.82	69.70											
125	123	7035-003-037	17340 CAINE DR	17340	CAINE			6,148	0.14	6,148	0.14	LDR	SFR	3	3	4	SFR	2,179	1	14,755	19,674	4,918	9.88	11.86	14.82	13.68	28.50	14.82	29.64	43.32	9.88	7.38	52.27	9.84	69.70											
126	124	7039-011-014	18601 PIONEER BLVD	18601	PIONEER			6,159	0.14	6,159	0.14	CCMU	CG	2	4	5	Commercial	5,424	0	19,709	24,636	4,927	14.14	16.97	21.21	19.58	40.79	21.21	42.42	62.00	9.90	9.85	69.70	12.32	87.12											
127	125	7035-003-038	17336 CAINE DR	17336	CAINE			6,168	0.14	6,156	0.14	LDR	SFR	3	3	4	SFR	1,950	1	14,774	19,699	4,925	9.91	11.89	14.87	13.73	28.60	14.87	29.74	43.46	9.91	7.39	52.17	9.85	69.56											
128	126	7033-020-026	18000 ARLINE AVE	18000	ARLINE	90701	1974	6,177	0.14	6,177	0.14	HDR	MFR	3	3	4	MFR	3,120	3	14,825	19,766	4,942	9.93	11.91	14.89	13.75	28.64	14.89	29.78	43.53	9.93	7.41	52.27	9.88	69.70	HEO	5	5.3				1	2	$667,903	$286,729	0.429
129	127	7039-013-021	11755 SOUTH ST	11755	SOUTH	90701	1972	6,186	0.14	6,186	0.14	SSGC	LMI	1	5	6	Commercial	2,157	0	24,744	29,693	4,949	14.20	17.04	21.30	19.67	40.97	21.30	42.60	62.27	9.94	12.37	87.12	14.85	104.54	HEO	8	8.2				1	2	$418,318	$0	0.000
130	128	7011-004-055	11826 168TH ST	11826	168TH	90701	1939	6,252	0.14	6,046	0.14	PBC	CG	1	5	6	SFR	625	1	24,184	29,021	4,837	14.35	17.22	21.53	19.88	41.41	21.53	43.06	62.94	10.05	12.09	84.25	14.51	101.10	HEO	1	1.3				1	2	$153,120	$83,516	0.545
131	129	7035-016-030	17221 FLALLON AVE	17221	FLALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	2,106	3	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											

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

	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
132	130	7035-016-031	17301 FLALLON AVE	17301	FLALLON	90701	1972	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Industrial	2,773	0
133	131	7035-016-032	17307 FLALLON AVE	17307	FLALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,222	2
134	132	7035-016-033				90701	0	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Vacant	0	0
135	133	7035-016-034	17313 FLALLON AVE	17313	FLALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,760	5
136	134	7035-016-038						6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Vacant	0	0
137	135	7035-016-039	17310 JERSEY AVE	17310	JERSEY			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,360	5
138	136	7035-016-041	17226 JERSEY AVE	17226	JERSEY	90701	1956	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,040	2
139	137	7035-016-043	17214 JERSEY AVE	17214	JERSEY	90701	1955	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,582	2
140	138	7035-003-035	17352 CAINE DR	17352	CAINE	90701	1964	6,300	0.14	6,299	0.14	LDR	SFR	3	3	4	SFR	1,950	1
141	139	7035-016-029	17215 FLALLON AVE	17215	FLALLON	90701	1951	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	2,318	1
142	140	7035-016-040	17304 JERSEY AVE	17304	JERSEY	90701	1955	6,300	0.14	6,299	0.14	GCC	LMI	2	4	5	SFR	804	1
143	141	7035-016-042	17220 JERSEY AVE	17220	JERSEY	90701	1951	6,300	0.14	6,300	0.14	GCC	LMI	2	4	5	SFR	600	1
144	142	7035-016-044	17210 JERSEY AVE	17210	JERSEY	90701	1956	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	1,248	1
145	143	7035-003-036	17346 CAINE DR	17346	CAINE	90701	1964	6,380	0.15	6,338	0.15	LDR	SFR	3	3	4	SFR	1,950	1
146	144	7033-017-004	11833 ASHWORTH ST	11833	ASHWORTH			6,390	0.15	6,390	0.15	HDR	MFR	3	3	4	SFR	1,160	1
147	145	7033-017-006	11819 ASHWORTH ST	11819	ASHWORTH	90701	0	6,390	0.15	6,390	0.15	CCMU	MFR	3	3	4	Vacant	0	0
148	146	7035-019-034	17722 ALBURTIS AVE	17722	ALBURTIS	90701	1916	6,400	0.15	6,400	0.15	CCMU	MFR	3	3	4	SFR	1,271	1
149	147	7035-020-061	17221 CORBY AVE	17221	CORBY			6,425	0.15	6,425	0.15	GCC	HM-I	2	4	5	Industrial	1,950	0
150	148	7039-003-012	18403 CORBY AVE	18403	CORBY			6,441	0.15	6,441	0.15	LDR	MFR	3	3	4	MFR	3,684	3
151	149	7035-020-060	17215 CORBY AVE	17215	CORBY			6,477	0.15	6,477	0.15	GCC	HM-I	2	4	5	Commercial	1,400	0
152	150	7040-020-019	18618 PIONEER BLVD	18618	PIONEER	90701	1999	6,486	0.15	6,486	0.15	CG	CG	2	4	5	Commercial	6,110	0
153	151	7033-019-008	18008 PIONEER BLVD	18008	PIONEER	90701	1959	6,499	0.15	6,499	0.15	CCMU	SP	2	4	5	Commercial	1,194	0
154	152	7040-017-001	18327 ARLINE AVE	18327	ARLINE	90701	1923	6,512	0.15	6,482	0.15	CCMU	MFR	2	4	5	SFR	1,148	1
155	153	7035-020-066	17309 PIONEER BLVD	17309	PIONEER			6,543	0.15	6,543	0.15	GCC	CG	2	4	5	Commercial	2,500	0
156	154	7039-013-022	11747 SOUTH ST	11747	SOUTH			6,543	0.15	6,543	0.15	SSGC	LMI	1	5	6	Commercial	2,210	0
157	155	7039-002-005	18511 PIONEER BLVD	18511	PIONEER	90701	1946	6,547	0.15	6,547	0.15	CCMU	CG	2	4	5	Commercial	2,790	0
158	156	7035-012-032	18012 ALBURTIS AVE	18012	ALBURTIS			6,599	0.15	6,599	0.15	CCMU	MFR	3	3	4	MFR	2,232	2
159	157	7035-012-027	18000 ALBURTIS AVE	18000	ALBURTIS	90701	1950	6,600	0.15	6,600	0.15	CCMU	MFR	3	3	4	SFR	1,129	1
160	158	7035-003-039	7332 CAINE DR	7332	CAINE	90701	1964	6,617	0.15	6,608	0.15	LDR	SFR	3	3	4	SFR	2,310	1
161	159	7035-020-901	17202 ALBURTIS AVE	17202	ALBURTIS	90701	1976	6,630	0.15	6,630	0.15	GCC	HM-I	2	4	5	Industrial	1,416	0
162	160	7035-021-049	17429 PIONEER BLVD	17429	PIONEER			6,739	0.15	6,739	0.15	GCC	CG	2	4	5	Commercial	1,725	0
163	161	7033-017-003	17808 PIONEER BLVD	17808	PIONEER			6,747	0.15	6,747	0.15	CCMU	SP	2	4	5	Commercial	16,527	0
164	162	7039-012-007	11748 187TH ST	11748	187TH			6,752	0.16	6,752	0.16	CCMU	CG	2	4	5	Commercial	3,150	0
165	163	7039-013-008	18801 PIONEER BLVD	18801	PIONEER			6,787	0.16	6,787	0.16	SSGC	CG	1	5	6	Commercial	1,784	0
166	164	7039-013-005	18819 PIONEER BLVD	18819	PIONEER			6,808	0.16	6,808	0.16	SSGC	CG	1	5	6	Commercial	2,244	0
167	165	7039-013-006	18811 PIONEER BLVD	18811	PIONEER			6,808	0.16	6,808	0.16	SSGC	CG	1	5	6	Commercial	7,151	0
168	166	7039-013-007	18809 PIONEER BLVD	18809	PIONEER	90701	1966	6,808	0.16	6,808	0.16	SSGC	CG	1	5	6	Commercial	3,060	0
169	167	7035-003-041	17324 CAINE DR	17324	CAINE	90701	1964	6,820	0.16	6,765	0.16	LDR	SFR	3	3	4	SFR	1,950	1
170	168	7035-004-110	17207 ROSETON AVE	17207	ROSETON			6,970	0.16	6,970	0.16	GCC	LMI	3	3	4	SFR	1,752	1
171	169	7035-004-113	17031 ROSETON AVE	17031	ROSETON	90701	1978	6,970	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial	4,080	0
172	170	7035-019-030	17704 ALBURTIS AVE	17704	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3
173	171	7035-019-031	17708 ALBURTIS AVE	17708	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3
174	172	7035-019-032	17712 ALBURTIS AVE	17712	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3
175	173	7035-004-085	17027 ROSETON AVE	17027	ROSETON	90701	1940	7,000	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial	1,027	0
176	174	7035-003-059	17311 ROSETON AVE	17311	ROSETON	90701	1960	7,018	0.16	7,018	0.16	GCC	ABC-SP	3	3	4	Industrial	3,600	0
177	175	7035-004-071	17226 ROSETON AVE	17226	ROSETON	90701	1977	7,018	0.16	7,018	0.16	GCC	LMI	2	4	5	Industrial	7,000	0
178	176	7035-004-067				90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant	0	0
179	177	7035-004-068	17208 ROSETON AVE	17208	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Industrial	4,176	0
180	178	7035-004-069	17212 ROSETON AVE	17212	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Industrial	3,400	0
181	179	7033-017-016	11839 ASHWORTH ST	11839	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,290	1
182	180	7033-017-018	11843 ASHWORTH ST	11843	ASHWORTH	90701	1941	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,264	1
183	181	7033-017-019	11849 ASHWORTH ST	11849	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,260	1
184	182	7033-017-031	11853 ASHWORTH ST	11853	ASHWORTH			7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,940	1
185	183	7035-016-045	17202 JERSEY AVE	17202	JERSEY	90701	1953	7,105	0.16	7,105	0.16	GCC	LMI	2	4	5	MFR	1,741	3
186	184	7035-019-029	17700 ALBURTIS AVE	17700	ALBURTIS			7,174	0.16	7,174	0.16	CCMU	MFR	3	3	4	MFR	3,111	3
187	185	7040-020-015	18642 PIONEER BLVD	18642	PIONEER			7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,108	0
188	186	7040-020-024	18608 PIONEER BLVD	18608	PIONEER	90701	1922	7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,000	0
189	187	7035-019-033	17716 ALBURTIS AVE	17716	ALBURTIS			7,175	0.16	7,175	0.16	CCMU	MFR	3	3	4	MFR	2,636	3
190	188	7040-019-013	18508 PIONEER BLVD	18508	PIONEER			7,280	0.17	7,280	0.17	CCMU	CG	2	4	5	Commercial	7,089	0
191	189	7040-020-025	11806 186TH ST	11806	186TH			7,314	0.17	7,314	0.17	CG	CG	2	4	5	Commercial	7,046	0
192	190	7040-019-010	18522 PIONEER BLVD	18522	PIONEER	90701	1990	7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,344	0
193	191	7040-019-011	18518 PIONEER BLVD	18518	PIONEER			7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,456	0
194	192	7035-004-117	17303 ROSETON AVE	17303	ROSETON	90701	1927	7,400	0.17	7,400	0.17	GCC	LMI	3	3	4	Industrial	5,606	0
195	193	7039-011-012	18615 PIONEER BLVD	18615	PIONEER	90701	1933	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	5,340	0
196	194	7039-011-013	18611 PIONEER BLVD	18611	PIONEER	90701	1929	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	2,204	0
197	195	7039-011-027	18627 PIONEER BLVD	18627	PIONEER			7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	6,188	0
198	196	7040-019-008	18530 PIONEER BLVD	18530	PIONEER			7,466	0.17	7,466	0.17	CCMU	CG	2	4	5	Commercial	4,240	0
199	197	7014-003-021	11722 ARKANSAS ST	11722	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant	0	0
200	198	7014-003-022	11718 ARKANSAS ST	11718	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	SFR	780	1
201	199	7014-003-023						7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant	0	0
202	200	7033-020-020	18030 ARLINE AVE	18030	ARLINE	90701	1924	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,615	4
203	201	7033-020-023	18014 ARLINE AVE	18014	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,376	3
204	202	7033-021-002	17906 ARLINE AVE	17906	ARLINE	90701	1994	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,810	4
205	203	7033-021-006	17926 ARLINE AVE	17926	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	2,157	1
206	204	7040-015-002	18310 ARLINE AVE	18310	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,197	3
207	205	7040-015-003	18316 ARLINE AVE	18316	ARLINE	90701	1934	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,029	2
208	206	7040-018-004	18415 ARLINE AVE	18415	ARLINE	90701	1929	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	1,770	3
209	207	7040-018-005	18421 ARLINE AVE	18421	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	2,049	3
210	208	7040-018-006	18427 ARLINE AVE	18427	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	2,049	3
211	209	7040-018-802	18400 PIONEER BLVD	18400	PIONEER	90701	0	7,497	0.17	7,497	0.17	CCMU	CG	2	4	5	Other	0	0
212	210	7033-020-021	18028 ARLINE AVE	18028	ARLINE	90701	1955	7,500	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	1,437	1
213	211	7033-020-022	18020 ARLINE AVE	18020	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,824	3
214	212	7033-020-024	18010 ARLINE AVE	18010	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	1,319	1
215	213	7033-020-025	18006 ARLINE AVE	18006	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,415	4
216	214	7033-021-001	17902 ARLINE AVE	17902	ARLINE	90701	1938	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,264	4
217	215	7033-021-003	17910 ARLINE AVE	17910	ARLINE	90701	1934	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,008	3
218	216	7040-015-004	18322 ARLINE AVE	18322	ARLINE	90701	1916	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	728	1
219	217	7040-015-005	18326 ARLINE AVE	18326	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,359	4
220	218	7040-015-006	18402 ARLINE AVE	18402	ARLINE	90701	1941	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,154	4
221	219	7040-015-007	18406 ARLINE AVE	18406	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,844	3
222	220	7040-015-008	18412 ARLINE AVE	18412	ARLINE	90701	2006	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,536	4
223	221	7040-015-009	18418 ARLINE AVE	18418	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,474	4
224	222	7040-015-010	18422 ARLINE AVE	18422	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,339	4
225	223	7011-004-903				90701	0	7,536	0.17	7,536	0.17	PBC	CG	1	5	6	Vacant	0	0
226	224	7035-021-039	11647 175TH ST	11647	175TH	90701	1969	7,553	0.17	7,548	0.17	LDR	MFR	3	3	4	SFR	1,564	1
227	225	7014-003-020	11728 ARKANSAS ST	11728	ARKANSAS			7,560	0.17	7,473	0.17	LMI	LMI	1	5	6	Vacant	0	0
228	226	7035-003-058	17313 ROSETON AVE	17313	ROSETON	90701	1958	7,579	0.17	7,579	0.17	GCC	ABC-SP	3	3	4	Industrial	1,610	0
229	227	7040-020-027	18619 ARLINE AVE	18619	ARLINE			7,588	0.17	7,588	0.17	HDR	MFR	2	4	5	MFR	4,096	5
230	228	7039-011-001	18643 PIONEER BLVD	18643	PIONEER			7,632	0.18	7,632	0.18	CCMU	CG	2	4	5	Commercial	3,600	0
231	229	7033-005-022				90701	2001	7,660	0.18	7,660	0.18	GCC	CG	2	4	5	Commercial	9,000	0
232	230	7054-005-019	12304 SOUTH ST	12304	SOUTH	90701	1948	7,680	0.18	7,680	0.18	NWBC	CG	3	3	4	MFR	1,526	3
233	231	7040-020-018	18624 PIONEER BLVD	18624	PIONEER	90701	1999	7,728	0.18	7,728	0.18	CG	CG	2	4	5	Commercial	5,712	0
234	232	7035-020-054				90701	1976	7,775	0.18	7,775	0.18	GCC	HM-I	2	4	5	Industrial	7,668	0
235	233	7040-020-026	18623 ARLINE AVE	18623	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	2	4	5	MFR	4,100	6
236	234	7040-021-006	18611 CLARKDALE AVE	18611	CLARKDALE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	2,187	3
237	235	7040-021-014	18622 ARLINE AVE	18622	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	5,256	8
238	236	7040-021-016	18612 ARLINE AVE	18612	ARLINE	90701	1921	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	3,121	3
239	237	7040-021-017	18606 ARLINE AVE	18606	ARLINE	90701	1937	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	1,368	2
240	238	7040-021-020	18632 ARLINE AVE	18632	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	3,139	5
241	239	7039-014-013	18806 ALBURTIS AVE	18806	ALBURTIS			7,800	0.18	7,800	0.18	SSGC	MFR	3	3	4	SFR	1,757	1
242	240	7040-016-013	18500 ARLINE AVE	18500	ARLINE	90701	2001	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	5,456	4
243	241	7040-016-016	18512 ARLINE AVE	18512	ARLINE	90701	1978	7,800	0.18	7,800	0.18	HDR	HDR	3	3	4	MFR	4,666	4
244	242	7040-019-003	18513 ARLINE AVE	18513	ARLINE	90701	1958	7,800	0.18	7,797	0.18	CCMU	MFR	2	4	5	Institutional/Church	7,500	0
245	243	7040-019-004	18507 ARLINE AVE	18507	ARLINE			7,800	0.18	7,800	0.18	CCMU	MFR	2	4	5	MFR	6,540	3
246	244	7040-019-012	18510 PIONEER BLVD	18510	PIONEER			7,800	0.18	7,800	0.18	CCMU	CG	2	4	5	Commercial	8,260	0
247	245	7040-019-019	18503 ARLINE AVE	18503	ARLINE			7,800	0.18	7,800	0.18	CCMU	MFR	2	4	5	MFR	4,687	4
248	246	7040-020-002	18639 ARLINE AVE	18639	ARLINE	90701	0	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	Vacant	0	0
249	247	7040-020-003	18635 ARLINE AVE	18635	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	MFR	3,795	4
250	248	7040-020-004	18629 ARLINE AVE	18629	ARLINE	90701	1923	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	SFR	992	1
251	249	7040-021-003	18629 CLARKDALE AVE	18629	CLARKDALE	90701	1938	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	1,394	1
252	250	7040-021-013	18628 ARLINE AVE	18628	ARLINE	90701	1977	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	4,232	5
253	251	7040-021-015	18616 ARLINE AVE	18616	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	5,209	4
254	252	7040-022-019	18720 ARLINE AVE	18720	ARLINE	90701	1939	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	572	1
255	253	7040-022-020	18718 ARLINE AVE	18718	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	3,896	4
256	254	7040-022-021	18712 ARLINE AVE	18712	ARLINE	90701	1941	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	1,315	1
257	255	7014-003-018	11734 ARKANSAS ST	11734	ARKANSAS	90701	1957	7,806	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial	9,800	0
258	256	7035-003-055	11545 ARTESIA BLVD	11545	ARTESIA	90701	1967	7,841	0.18	7,841	0.18	GCC	ABC-SP	3	3	4	Commercial	1,652	0
259	257	7039-011-017	18634 CORBY AVE	18634	CORBY	90701	1955	7,845	0.18	7,845	0.18	CCMU	MFR	2	4	5	MFR	1,052	2
260	258	7039-011-021	18614 CORBY AVE	18614	CORBY			7,845	0.18	7,845	0.18	CCMU	MFR	2	4	5	MFR	4,424	4

	No.	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical: Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical: Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
	A	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
132	130	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	$121,072	$104,927	0.867
133	131	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											
134	132	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
135	133	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											
136	134	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											
137	135	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											
138	136	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	$474,300	$201,144	0.424
139	137	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	$136,642	$37,073	0.271
140	138	15,118	20,157	5,039	10.12	12.15	15.19	14.02	29.21	15.19	30.37	44.39	10.12	7.56	52.26	10.08	69.68	HEO	2	2.1				1	2	$574,783	$198,882	0.346
141	139	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	9.76	67.46	12.20	84.33	HEO	3	3.1				1	2	$493,034	$123,250	0.250
142	140	20,157	25,196	5,039	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	10.08	69.68	12.60	87.11	HEO	3	3.1				1	2	$334,939	$80,380	0.240
143	141	20,160	25,200	5,040	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	10.08	69.70	12.60	87.12	HEO	3	3.1				1	2	$35,532	$15,369	0.433
144	142	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	9.76	67.46	12.20	84.33	HEO	3	3.1				1	2	$352,725	$153,604	0.435
145	143	15,211	20,282	5,070	10.25	12.30	15.38	14.20	29.58	15.38	30.76	44.96	10.25	7.61	51.93	10.14	69.24	HEO	2	2.1				1	2	$181,395	$130,132	0.717
146	144	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03	10.27	7.67	52.27	10.22	69.70											
147	145	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03	10.27	7.67	52.27	10.22	69.70	HEO	5	5.3				1	2	$354,976	$0	0.000
148	146	15,360	20,480	5,120	10.28	12.34	15.43	14.24	29.67	15.43	30.85	45.10	10.28	7.68	52.27	10.24	69.70	HEO	5	5.1	X			1	2	$430,981	$189,211	0.439
149	147	20,560	25,700	5,140	14.75	17.70	22.12	20.43	42.55	22.12	44.25	64.68	10.32	10.28	69.70	12.85	87.12											
150	148	15,458	20,611	5,153	10.35	12.42	15.53	14.34	29.86	15.53	31.05	45.39	10.35	7.73	52.27	10.31	69.70											
151	149	20,726	25,908	5,182	14.87	17.84	22.30	20.59	42.90	22.30	44.61	65.20	10.41	10.36	69.70	12.95	87.12											
152	150	20,755	25,944	5,189	14.89	17.87	22.33	20.62	42.96	22.33	44.67	65.29	10.42	10.38	69.70	12.97	87.12	HEO	7	7.4	X			1	2	$693,105	$577,587	0.833
153	151	20,797	25,996	5,199	14.92	17.90	22.38	20.66	43.04	22.38	44.76	65.42	10.44	10.40	69.70	13.00	87.12	HEO	5	5.3	X			1	2	$195,224	$150,222	0.769
154	152	20,742	25,928	5,186	14.95	17.94	22.42	20.71	43.13	22.42	44.85	65.55	10.46	10.37	69.37	12.96	86.72	HEO	7	7.2	X			1	2	$444,802	$111,194	0.250
155	153	20,938	26,172	5,234	15.02	18.02	22.53	20.80	43.33	22.53	45.06	65.87	10.51	10.47	69.70	13.09	87.12											
156	154	26,172	31,406	5,234	15.02	18.02	22.53	20.80	43.33	22.53	45.06	65.87	10.51	13.09	87.12	15.70	104.54											
157	155	20,950	26,188	5,238	15.03	18.04	22.54	20.82	43.36	22.54	45.09	65.91	10.52	10.48	69.70	13.09	87.12	HEO	7	7.1	X			1	2	$484,335	$202,136	0.417
158	156	15,838	21,117	5,279	10.60	12.73	15.91	14.69	30.59	15.91	31.81	46.50	10.60	7.92	52.27	10.56	69.70											
159	157	15,840	21,120	5,280	10.61	12.73	15.91	14.69	30.60	15.91	31.82	46.51	10.61	7.92	52.27	10.56	69.70	HEO	5	5.1	X			1	2	$46,162	$39,493	0.856
160	158	15,859	21,146	5,286	10.63	12.76	15.95	14.73	30.68	15.95	31.90	46.63	10.63	7.93	52.20	10.57	69.60	HEO	2	2.1				1	2	$485,025	$228,902	0.472
161	159	21,216	26,520	5,304	15.22	18.26	22.83	21.08	43.91	22.83	45.66	66.74	10.65	10.61	69.70	13.26	87.12	HEO	3	3.1				1	2	$103,078	$0	0.000
162	160	21,565	26,956	5,391	15.47	18.56	23.21	21.43	44.63	23.21	46.41	67.84	10.83	10.78	69.70	13.48	87.12											
163	161	21,590	26,988	5,398	15.49	18.59	23.23	21.45	44.69	23.23	46.47	67.92	10.84	10.80	69.70	13.49	87.12											
164	162	21,606	27,008	5,402	15.50	18.60	23.25	21.47	44.72	23.25	46.50	67.97	10.85	10.80	69.70	13.50	87.12											
165	163	27,148	32,578	5,430	15.58	18.70	23.37	21.58	44.95	23.37	46.74	68.32	10.91	13.57	87.12	16.29	104.54											
166	164	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53	10.94	13.62	87.12	16.34	104.54											
167	165	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53	10.94	13.62	87.12	16.34	104.54											
168	166	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53	10.94	13.62	87.12	16.34	104.54	HEO	8	8.2				1	2	$458,908	$441,907	0.963
169	167	16,236	21,648	5,412	10.96	13.15	16.44	15.18	31.62	16.44	32.88	48.06	10.96	8.12	51.85	10.82	69.13	HEO	2	2.1				1	2	$449,329	$274,638	0.611
170	168	16,728	22,304	5,576	11.20	13.44	16.80	15.51	32.31	16.80	33.60	49.11	11.20	8.36	52.27	11.15	69.70											
171	169	16,728	22,304	5,576	11.20	13.44	16.80	15.51	32.31	16.80	33.60	49.11	11.20	8.36	52.27	11.15	69.70	HEO	2	2.1				1	2	$798,894	$210,235	0.263
172	170	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70											
173	171	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70											
174	172	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70											
175	173	16,728	22,304	5,576	11.25	13.50	16.87	15.58	32.45	16.87	33.75	49.33	11.25	8.36	52.05	11.15	69.40	HEO	2	2.1				1	2	$245,978	$122,985	0.500
176	174	16,843	22,458	5,614	11.28	13.53	16.92	15.62	32.54	16.92	33.83	49.45	11.28	8.42	52.27	11.23	69.70	HEO	2	2.1				1	2	$353,736	$145,656	0.412
177	175	22,458	28,072	5,614	16.11	19.33	24.17	22.31	46.48	24.17	48.33	70.65	11.28	11.23	69.70	14.04	87.12	HEO	3	3.1				1	2	$316,200	$10,200	0.032
178	176	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12	HEO	3	3.1				1	2	$134,697	$0	0.000
179	177	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12											
180	178	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12											
181	179	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$381,206	$167,498	0.439
182	180	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$401,999	$100,495	0.250
183	181	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$405,231	$103,039	0.254
184	182	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70											
185	183	22,736	28,420	5,684	16.31	19.57	24.47	22.59	47.06	24.47	48.93	71.52	11.42	11.37	69.70	14.21	87.12	HEO	3	3.1				1	2	$208,804	$153,120	0.733
186	184	17,218	22,957	5,739	11.53	13.83	17.29	15.97	33.26	17.29	34.59	50.55	11.53	8.61	52.27	11.48	69.70											
187	185	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12											
188	186	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12	HEO	7	7.4	X			1	2	$210,839	$159,034	0.754
189	187	17,220	22,960	5,740	11.53	13.84	17.30	15.97	33.26	17.30	34.59	50.56	11.53	8.61	52.27	11.48	69.70											
190	188	23,296	29,120	5,824	16.71	20.06	25.07	23.15	48.22	25.07	50.14	73.28	11.70	11.65	69.70	14.56	87.12											
191	189	23,405	29,256	5,851	16.79	20.15	25.19	23.26	48.44	25.19	50.37	73.63	11.75	11.70	69.70	14.63	87.12											
192	190	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12	HEO	7	7.2	X			1	2	$671,972	$397,174	0.591
193	191	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12											
194	192	17,760	23,680	5,920	11.89	14.27	17.84	16.47	34.31	17.84	35.67	52.14	11.89	8.88	52.27	11.84	69.70	HEO	2	2.1				1	2	$557,122	$378,423	0.679
195	193	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86	11.95	11.90	69.70	14.87	87.12	HEO	7	7.3	X			1	2	$1,203,009	$774,300	0.644
196	194	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86	11.95	11.90	69.70	14.87	87.12	HEO	7	7.3	X			1	2	$1,203,009	$319,342	0.265
197	195	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86	11.95	11.90	69.70	14.87	87.12											
198	196	23,891	29,864	5,973	17.14	20.57	25.71	23.74	49.45	25.71	51.42	75.16	12.00	11.95	69.70	14.93	87.12											
199	197	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.94	87.12	17.93	104.54											
200	198	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.94	87.12	17.93	104.54											
201	199	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.94	87.12	17.93	104.54											
202	200	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$765,000	$418,200	0.547
203	201	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70											
204	202	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$729,096	$482,490	0.662
205	203	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70											
206	204	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70											
207	205	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$23,292	$13,631	0.585
208	206	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$36,245	$33,008	0.911
209	207	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$459,329	$306,219	0.667
210	208	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2				1	2	$562,746	$329,169	0.585
211	209	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
212	210	17,993	23,990	5,998	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.25	12.00	69.67	HEO	5	5.3				1	2	$219,815	$54,943	0.250
213	211	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70											
214	212	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70											
215	213	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70											
216	214	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$761,262	$493,211	0.648
217	215	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$546,822	$353,825	0.647
218	216	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$333,633	$119,818	0.359
219	217	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70											
220	218	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$761,262	$493,211	0.648
221	219	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70											
222	220	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$872,300	$817,700	0.937
223	221	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70											
224	222	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70											
225	223	30,144	36,173	6,029	17.30	20.76	25.95	23.96	49.91	25.95	51.90	75.86	12.11	15.07	87.12	18.09	104.54											
226	224	18,115	24,154	6,038	12.14	14.57	18.21	16.81	35.02	18.21	36.41	53.22	12.14	9.06	52.24	12.08	69.65	HEO	3	3.2				1	2	$734,400	$183,600	0.250
227	225	29,892	35,870	5,978	17.36	20.83	26.03	24.04	50.07	26.03	52.07	76.10	12.15	14.95	86.12	17.94	103.34											
228	226	18,190	24,253	6,063	12.18	14.62	18.27	16.87	35.14	18.27	36.54	53.41	12.18	9.09	52.27	12.13	69.70	HEO	2	2.1				1	2	$364,140	$83,232	0.229
229	227	24,282	30,352	6,070	17.42	20.90	26.13	24.13	50.26	26.13	52.26	76.39	12.19	12.14	69.70	15.18	87.12											
230	228	24,422	30,528	6,106	17.52	21.02	26.28	24.27	50.55	26.28	52.56	76.83	12.26	12.21	69.70	15.26	87.12											
231	229	24,512	30,640	6,128	17.58	21.10	26.38	24.36	50.73	26.38	52.75	77.11	12.31	12.26	69.70	15.32	87.12	HEO	4	4.4				1	2	$675,156	$20,870	0.031
232	230	18,432	24,576	6,144	12.34	14.81	18.51	17.09	35.61	18.51	37.02	54.12	12.34	9.22	52.27	12.29	69.70	HEO	9	9.2				1	2	$307,678	$251,976	0.819
233	231	24,730	30,912	6,182	17.74	21.29	26.61	24.57	51.18	26.61	53.22	77.79	12.42	12.36	69.70	15.46	87.12	HEO	7	7.4	X			1	2	$693,105	$525,602	0.758
234	232	24,880	31,100	6,220	17.85	21.42	26.77	24.72	51.49	26.77	53.55	78.27	12.49	12.44	69.70	15.55	87.12	HEO	3	3.1				1	2	$476,466	$6,432	0.013
235	233	24,950	31,188	6,238	17.90	21.48	26.85	24.79	51.64	26.85	53.70	78.49	12.53	12.48	69.70	15.59	87.12											
236	234	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70											
237	235	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70											
238	236	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$766,774	$509,796	0.665
239	237	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$26,826	$18,617	0.694
240	238	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70											
241	239	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70											
242	240	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.2				1	2	$1,148,327	$765,550	0.667
243	241	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.2				1	2	$771,984	$514,656	0.667
244	242	24,950	31,188	6,238	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.67	15.59	87.09	HEO	7	7.2	X			1	2	$35,552	$2,791	0.079
245	243	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12											
246	244	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12											
247	245	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12											
248	246	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4				1	2	$341,054	$0	0.000
249	247	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12											
250	248	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4				1	2	$504,564	$126,140	0.250
251	249	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$306,343	$76,583	0.250
252	250	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$842,106	$561,039	0.666
253	251	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70											
254	252	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$295,724	$73,929	0.250
255	253	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70											
256	254	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$757,200	$92,709	0.122
257	255	31,224	37,469	6,245	17.92	21.50	26.88	24.82	51.70	26.88	53.76	78.58	12.54	15.61	87.12	18.73	104.54	HEO	1	1.2				1	2	$452,043	$299,619	0.663
258	256	18,818	25,091	6,273	12.60	15.12	18.90	17.45	36.35	18.90	37.80	55.25	12.60	9.41	52.27	12.55	69.70	HEO	2	2.1				1	2	$529,209	$133,967	0.253
259	257	25,104	31,380	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97	12.61	12.55	69.70	15.69	87.12	HEO	7	7.3	X			1	2	$165,738	$60,261	0.364
260	258	25,104	31,380	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97	12.61	12.55	69.70	15.69	87.12											

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1	Scenario 1 (5-4-3) Master List Sorted by Lot Area																																													
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)*: Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
261	259	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
262	260	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
263	261	7039-013-012	18822 CORBY AVE	18822	CORBY	90701	1988	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Commercial	1,742	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	$415,862	$115,515	0.278
264	262	7039-013-013	18816 CORBY AVE	18816	CORBY			7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Industrial	5,160	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											
265	263	7039-013-014	18812 CORBY AVE	18812	CORBY	90701	1984	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Commercial	1,560	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	$69,677	$26,358	0.378
266	264	7039-014-011				90701	0	7,845	0.18	7,845	0.18	SSGC	CG	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	$918,000	$0	0.000
267	265	7039-014-012	18812 ALBURTIS AVE	18812	ALBURTIS	90701	1958	7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	SFR	1,146	1	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70	HEO	8	8.2				1	2	$157,713	$127,264	0.807
268	266	7039-017-016	18822 JERSEY AVE	18822	JERSEY			7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	MFR	3,147	3	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70											
269	267	7039-017-018	18806 JERSEY AVE	18806	JERSEY			7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	MFR	2,160	3	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70											
270	268	7039-010-003	18627 CORBY AVE	18627	CORBY			7,850	0.18	7,850	0.18	HDR	MFR	3	3	4	MFR	3,347	3	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70											
271	269	7039-010-004	18621 CORBY AVE	18621	CORBY	90701	1959	7,850	0.18	7,850	0.18	HDR	MFR	3	3	4	SFR	800	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	7	7.3				1	2	$401,929	$87,078	0.217
272	270	7039-010-005	18617 CORBY AVE	18617	CORBY			7,850	0.18	7,850	0.18	HDR	MFR	3	3	4	MFR	2,306	3	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70											
273	271	7039-014-003	18841 CORBY AVE	18841	CORBY	90701	1974	7,850	0.18	7,850	0.18	SSGC	LMI	1	5	6	Commercial	7,852	0	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02	12.61	15.70	87.12	18.84	104.54	HEO	8	8.2				1	2	$380,913	$13,127	0.034
274	272	7039-014-015	18819 CORBY AVE	18819	CORBY	90701	1957	7,850	0.18	7,850	0.18	SSGC	LMI	1	5	6	SFR	1,082	1	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02	12.61	15.70	87.12	18.84	104.54	HEO	8	8.2				1	2	$144,823	$115,856	0.800
275	273	7039-014-016	18813 CORBY AVE	18813	CORBY	90701	1915	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	806	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.2				1	2	$142,103	$79,467	0.559
276	274	7039-015-002	18739 CORBY AVE	18739	CORBY	90701	1912	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	933	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$283,164	$21,621	0.076
277	275	7039-015-003	18735 CORBY AVE	18735	CORBY	90701	1998	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	2,860	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$455,130	$341,347	0.750
278	276	7039-015-004	18729 CORBY AVE	18729	CORBY	90701	1951	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Commercial	765	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$355,079	$29,585	0.083
279	277	7039-015-005	18725 CORBY AVE	18725	CORBY	90701	1967	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	1,831	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$408,000	$178,500	0.438
280	278	7039-015-006	18717 CORBY AVE	18717	CORBY	90701	1940	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	MFR	2,352	4	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$325,865	$30,404	0.093
281	279	7039-017-006	18819 ALBURTIS AVE	18819	ALBURTIS			7,850	0.18	7,850	0.18	SSGC	CG	1	5	6	MFR	2,700	3	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02	12.61	15.70	87.12	18.84	104.54											
282	280	7039-017-007	18811 ALBURTIS AVE	18811	ALBURTIS			7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	MFR	4,640	4	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70											
283	281	7039-018-016	18823 JERSEY AVE	18823	JERSEY	90701	0	7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	Commercial	7,800	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.2				1	2	$256,567	$5,576	0.022
284	282	7039-010-006	18615 CORBY AVE	18615	CORBY			7,852	0.18	7,852	0.18	HDR	MFR	3	3	4	MFR	5,396	3	18,845	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	69.70											
285	283	7039-010-007	18609 CORBY AVE	18609	CORBY			7,852	0.18	7,852	0.18	HDR	MFR	3	3	4	SFR	1,077	1	18,845	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	69.70											
286	284	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	18,845	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	69.70	HEO	8	8.2				1	2	$324,018	$0	0.000
287	285	7039-017-008	18807 ALBURTIS AVE	18807	ALBURTIS			7,852	0.18	7,852	0.18	SSGC	MFR	3	3	4	MFR	4,426	4	18,845	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	69.70											
288	286	7039-017-021	18812 JERSEY AVE	18812	JERSEY			7,852	0.18	7,852	0.18	SSGC	MFR	3	3	4	MFR	4,244	4	18,845	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	69.70											
289	287	7039-018-019	18809 JERSEY AVE	18809	JERSEY			7,852	0.18	7,850	0.18	SSGC	MFR	3	3	4	SFR	800	1	18,840	25,120	6,280	12.62	15.14	18.93	17.48	36.40	18.93	37.85	55.33	12.62	9.42	52.26	12.56	69.68											
290	288	7040-022-004	11818 187TH ST	11818	187TH	90701	1924	7,871	0.18	7,871	0.18	HDR	MFR	2	4	5	MFR	1,753	2	25,187	31,484	6,297	18.07	21.68	27.10	25.03	52.13	27.10	54.21	79.23	12.65	12.59	69.70	15.74	87.12	HEO	7	7.4				1	2	$52,067	$49,799	0.956
291	289	7014-003-019	11732 ARKANSAS ST	11732	ARKANSAS	90701	1920	7,896	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial	572	0	31,224	37,469	6,245	18.13	21.75	27.19	25.11	52.30	27.19	54.38	79.49	12.69	15.61	86.13	18.73	103.35	HEO	1	1.2				1	2	$412,076	$112,963	0.274
292	290	7033-019-007	18012 PIONEER BLVD	18012	PIONEER			7,937	0.18	7,937	0.18	CCMU	SP	2	4	5	Commercial	4,263	0	25,398	31,748	6,350	18.22	21.87	27.33	25.24	52.57	27.33	54.66	79.90	12.75	12.70	69.70	15.87	87.12											
293	291	7039-014-014	18802 ALBURTIS AVE	18802	ALBURTIS	90701	1974	7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	2,184	2	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70	HEO	8	8.2				1	2	$340,963	$217,048	0.637
294	292	7039-017-015	18828 JERSEY AVE	18828	JERSEY			7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	2,188	2	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70											
295	293	7039-018-020	18801 JERSEY AVE	18801	JERSEY			7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	5,792	4	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70											
296	294	7040-016-014	18436 ARLINE AVE	18436	ARLINE			7,950	0.18	7,950	0.18	HDR	MFR	3	3	4	SFR	1,198	1	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70											
297	295	7040-018-015	18431 ARLINE AVE	18431	ARLINE			7,950	0.18	7,875	0.18	CCMU	MFR	2	4	5	MFR	5,436	4	25,200	31,500	6,300	18.25	21.90	27.38	25.28	52.65	27.38	54.75	80.03	12.78	12.60	69.04	15.75	86.30											
298	296	7040-020-001	18645 ARLINE AVE	18645	ARLINE			7,950	0.18	7,950	0.18	HDR	MFR	2	4	5	MFR	9,688	9	25,440	31,800	6,360	18.25	21.90	27.38	25.28	52.65	27.38	54.75	80.03	12.78	12.72	69.70	15.90	87.12											
299	297	7040-021-018	18602 ARLINE AVE	18602	ARLINE	90701	1959	7,950	0.18	7,950	0.18	HDR	MFR	3	3	4	MFR	4,945	6	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70	HEO	7	7.4				1	2	$1,530,000	$663,000	0.433
300	298	7033-019-016	18031 ARLINE AVE	18031	ARLINE	90701	1964	7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR	5,713	7	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51	12.85	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$1,094,594	$515,098	0.471
301	299	7039-011-024	11740 186TH ST	11740	186TH			7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR	2,158	2	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51	12.85	12.80	69.70	16.00	87.12											
302	300	7039-012-004	11739 188TH ST	11739	188TH	90701	1918	7,998	0.18	7,998	0.18	SSGC	LMI	1	5	6	SFR	774	1	31,992	38,390	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51	12.85	16.00	87.12	19.20	104.54	HEO	8	8.1				1	2	$148,515	$25,146	0.169
303	301	7033-018-014	17927 ARLINE AVE	17927	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,659	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12											
304	302	7033-019-011	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$234,477	$0	0.000
305	303	7033-019-012	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$229,872	$0	0.000
306	304	7033-019-013	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$229,872	$0	0.000
307	305	7033-019-015	18027 ARLINE AVE	18027	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,866	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12											
308	306	7033-019-017	18103 ARLINE AVE	18103	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	2,970	3	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12											
309	307	7039-010-008	11726 186TH ST	11726	186TH	90701	1923	8,002	0.18	8,002	0.18	HDR	MFR	3	3	4	MFR	2,734	3	19,205	25,606	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	7	7.3				1	2	$354,976	$184,582	0.520
310	308	7039-014-006	18803 CORBY AVE	18803	CORBY	90701	1973	8,002	0.18	8,002	0.18	SSGC	LMI	3	3	4	Industrial	3,200	0	19,205	25,606	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2				1	2	$329,907	$58,909	0.179
311	309	7039-017-009	18803 ALBURTIS AVE	18803	ALBURTIS	90701	1900	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	SFR	1,046	1	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2				1	2	$22,116	$12,456	0.563
312	310	7039-017-019	11624 188TH ST	11624	188TH	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	Vacant	0	0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2	X			1	2	$22,115	$0	0.000
313	311	7039-017-022	18818 JERSEY AVE	18818	JERSEY			8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	MFR	4,350	4	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70											
314	312	7011-005-010	11828 167TH ST	11828	167TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	SFR	821	1	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$154,712	$37,124	0.240
315	313	7011-005-903	11825 168TH ST	11825	168TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	Commercial	1,917	0	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$24,770	$0	0.000
316	314	7011-006-019	11811 167TH ST	11811	167TH	90701	1948	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	MFR	1,232	5	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$367,911	$194,467	0.529
317	315	7011-004-076	11820 168TH ST	11820	168TH	90701	1948	8,025	0.18	8,025	0.18	PBC	CG	1	5	6	SFR	458	1	32,100	38,520	6,420	18.42	22.11	27.63	25.52	53.15	27.63	55.27	80.78	12.90	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$199,118	$85,335	0.429
318	316	7035-005-053	17420 GRIDLEY RD	17420	GRIDLEY	90701	1980	8,060	0.19	8,060	0.19	GCC	ABC-SP	3	3	4	Commercial	1,825	0	19,344	25,792	6,448	12.95	15.54	19.43	17.94	37.37	19.43	38.86	56.80	12.95	9.67	52.27	12.90	69.70	HEO	2	2.2				1	2	$388,534	$200,960	0.517
319	317	7039-015-001	18745 CORBY AVE	18745	CORBY	90701	1963	8,063	0.19	8,063	0.19	SSGC	LMI	3	3	4	Industrial	1,848	0	19,351	25,802	6,450	12.96	15.55	19.44	17.95	37.38	19.44	38.87	56.82	12.96	9.68	52.27	12.90	69.70	HEO	8	8.1				1	2	$319,242	$25,231	0.079
320	318	7040-016-011	18506 ARLINE AVE	18506	ARLINE			8,098	0.19	8,098	0.19	HDR	MFR	3	3	4	MFR	4,997	4	19,435	25,914	6,478	13.01	15.62	19.52	18.02	37.54	19.52	39.04	57.06	13.01	9.72	52.27	12.96	69.70											
321	319	7035-003-040	17330 CAINE DR	17330	CAINE			8,120	0.19	8,120	0.19	LDR	SFR	3	3	4	SFR	1,936	1	19,488	25,984	6,496	13.05	15.66	19.57	18.07	37.65	19.57	39.15	57.22	13.05	9.74	52.27	12.99	69.70											
322	320	7040-019-021	18439 ARLINE AVE	18439	ARLINE			8,250	0.19	8,244	0.19	CCMU	MFR	2	4	5	MFR	6,201	4	26,381	32,976	6,595	18.94	22.73	28.41	26.23	54.64	28.41	56.82	83.05	13.26	13.19	69.65	16.49	87.06											
323	321	7039-018-035	18829 JERSEY AVE	18829	JERSEY			8,263	0.19	8,263	0.19	SSGC	MFR	3	3	4	MFR	3,200	4	19,831	26,442	6,610	13.28	15.93	19.92	18.39	38.31	19.92	39.84	58.23	13.28	9.92	52.27	13.22	69.70											
324	322	7039-018-040	18811 JERSEY AVE	18811	JERSEY			8,263	0.19	8,263	0.19	SSGC	MFR	3	3	4	MFR	3,200	4	19,831	26,442	6,610	13.28	15.93	19.92	18.39	38.31	19.92	39.84	58.23	13.28	9.92	52.27	13.22	69.70											
325	323	7039-018-038	18819 JERSEY AVE	18819	JERSEY	90701	1988	8,268	0.19	8,268	0.19	SSGC	MFR	3	3	4	MFR	5,174	4	19,843	26,458	6,614	13.29	15.94	19.93	18.40	38.33	19.93	39.86	58.26	13.29	9.92	52.27	13.23	69.70	HEO	8	8.2				1	2	$612,515	$410,659	0.670
326	324	7035-014-024	17804 ALBURTIS AVE	17804	ALBURTIS			8,400	0.19	8,400	0.19	CCMU	MFR	3	3	4	MFR	4,812	4	20,160	26,880	6,720	13.50	16.20	20.25	18.70	38.94	20.25	40.50	59.19	13.50	10.08	52.27	13.44	69.70											
327	325	7039-012-010	18725 PIONEER BLVD	18725	PIONEER	90701	1984	8,459	0.19	8,459	0.19	CCMU	CG	2	4	5	Commercial	5,549	0	27,069	33,836	6,767	19.42	23.30	29.13	26.90	56.02	29.13	58.26	85.15	13.59	13.53	69.70	16.92	87.12	HEO	7	7.3	X			1	2	$1,352,520	$1,040,400	0.769
328	326	7035-017-010				90701	0	8,655	0.20	8,655	0.20	LDR	ABC-SP	3	3	4	Vacant	0	0	20,772	27,696	6,924	13.91	16.69	20.86	19.26	40.13	20.86	41.73	60.99	13.91	10.39	52.27	13.85	69.70	HEO	3	3.2				1	2	$646,473	$0	0.000
329	327	7035-017-040				90701	0	8,700	0.20	8,700	0.20	GCC	ABC-SP	3	3	4	Vacant	0	0	20,880	27,840	6,960	13.98	16.78	20.97	19.36	40.33	20.97	41.94	61.31	13.98	10.44	52.27	13.92	69.70	HEO	3	3.2				1	2	$515,098	$0	0.000
330	328	7039-012-012	11747 188TH ST	11747	188TH	90701	1923	8,798	0.20	8,748	0.20	SSGC	LMI	1	5	6	SFR	192	1	34,992	41,990	6,998	20.20	24.24	30.30	27.97	58.27	30.30	60.59	88.57	14.14	17.50	86.62	21.00	103.95	HEO	8	8.1				1	2	$396,396	$3,608	0.009
331	329	7040-022-002	18713 ARLINE AVE	18713	ARLINE			8,999	0.21	8,999	0.21	HDR	MFR	2	4	5	MFR	5,629	8	28,797	35,996	7,199	20.66	24.79	30.99	28.61	59.60	30.99	61.98	90.59	14.46	14.40	69.70	18.00	87.12											
332	330	7033-007-009	17726 PIONEER BLVD	17726	PIONEER	90701	1976	9,034	0.21	9,034	0.21	CCMU	CG	3	3	4	Commercial	3,480	0	21,682	28,909	7,227	14.52	17.42	21.78	20.11	41.88	21.78	43.55	63.66	14.52	10.84	52.27	14.45	69.70	HEO	5	5.2				1	2	$780,861	$290,033	0.371
333	331	7011-004-902	11814 168TH ST	11814	168TH	90701	0	9,074	0.21	9,074	0.21	PBC	CG	1	5	6	Vacant	0	0	36,296	43,555	7,259	20.83	25.00	31.25	28.85	60.10	31.25	62.49	91.34	14.58	18.15	87.12	21.78	104.54											
334	332	7039-003-020	18511 CORBY AVE	18511	CORBY			9,087	0.21	9,087	0.21	LDR	MFR	3	3	4	MFR	2,241	3	21,809	29,078	7,270	14.60	17.52	21.90	20.22	42.13	21.90	43.81	64.03	14.60	10.90	52.27	14.54	69.70											
335	333	7035-017-025	11636 ARTESIA BLVD	11636	ARTESIA	90701	1962	9,095	0.21	9,095	0.21	GCC	ABC-SP	3	3	4	Commercial	1,000	0	21,828	29,104	7,276	14.62	17.54	21.92	20.24	42.17	21.92	43.85	64.09	14.62	10.91	52.27	14.55	69.70	HEO	3	3.2				1	2	$40,406	$19,837	0.491
336	334	7011-006-046	16632 PIONEER BLVD	16632	PIONEER	90701	1969	9,139	0.21	9,139	0.21	PBC	CG	1	5	6	Industrial	1,200	0	36,556	43,867	7,311	20.98	25.18	31.47	29.06	60.53	31.47	62.94	92.00	14.69	18.28	87.12	21.93	104.54	HEO	1	1.3				1	2	$134,308	$63,641	0.474
337	335	7033-007-019				90701	0	9,148	0.21	9,148	0.21	CCMU	CG	2	4	5	Vacant		0	29,274	36,592	7,318	21.00	25.20	31.50	29.09	60.59	31.50	63.00	92.09	14.70	14.64	69.70	18.30	87.12	HEO	5	5.2	X			1	2	$593,759	$0	0.000
338	336	7035-005-025	11436 ARTESIA BLVD	11436	ARTESIA	90701	1998	9,170	0.21	9,148	0.21	GCC	ABC-SP	3	3	4	Commercial	4,599	0	21,955	29,274	7,318	14.74	17.68	22.10	20.41	42.51	22.10	44.21	64.62	14.74	10.98	52.15	14.64	69.53	HEO	2	2.2				1	2	$538,461	$421,925	0.784
339	337	7040-017-002	18319 ARLINE AVE	18319	ARLINE	90701	1956	9,344	0.21	9,344	0.21	CCMU	MFR	2	4	5	MFR	4,032	5	29,901	37,376	7,475	21.45	25.74	32.18	29.71	61.89	32.18	64.35	94.06	15.02	14.95	69.70	18.69	87.12	HEO	7	7.2	X			1	2	$803,171	$535,447	0.667
340	338	7033-007-016	17610 PIONEER BLVD	17610	PIONEER	90701	0	9,360	0.21	9,360	0.21	CCMU	AL-SP	2	4	5	Vacant		0	29,952	37,440	7,488	21.49	25.79	32.23	29.76	61.99	32.23	64.46	94.22	15.04	14.98	69.70	18.72	87.12	HEO	5	5.2				1	2	$881,924	$0	0.000
341	339	7039-010-002	18633 CORBY AVE	18633	CORBY	90701	1946	9,361	0.21	9,361	0.21	HDR	MFR	3	3	4	MFR	1,720	4	22,466	29,955	7,489	15.04	18.05	22.56	20.83	43.40	22.56	45.13	65.96	15.04	11.23	52.27	14.98	69.70	HEO	7	7.3				1	2	$210,645	$144,984	0.688
342	340	7039-008-005	18502 GRIDLEY RD	18502	GRIDLEY	90701	1925	9,450	0.22	9,450	0.22	CG	SP	3	3	4	Commercial	1,623	0	22,680	30,240	7,560	15.19	18.22	22.78	21.03	43.81	22.78	45.56	66.59	15.19	11.34	52.27	15.12	69.70	HEO	6	6.2				1	2	$340,948	$133,992	0.393
343	341	7054-005-054	19020 NORWALK BLVD	19020	NORWALK			9,460	0.22	9,460	0.22	NWBC	CG	3	3	4	Commercial	2,145	0	22,704	30,272	7,568	15.20	18.24	22.80	21.05	43.86	22.80	45.61	66.66	15.20	11.35	52.27	15.14	69.70											
344	342	7039-008-006	18510 GRIDLEY RD	18510	GRIDLEY	90701	1974	9,525	0.22	9,487	0.22	CG	SP	3	3	4	Commercial	3,150	0	22,769	30,358	7,590	15.31	18.37	22.96	21.20	44.16	22.96	45.92	67.12	15.31	11.38	52.06	15.18	69.42	HEO	6	6.2				1	2	$765,550	$699,933	0.914
345	343	7033-007-004	17718 PIONEER BLVD	17718	PIONEER	90701	1906	9,583	0.22	9,583	0.22	CCMU	CG	3	3	4	SFR	1,348	1	22,999	30,666	7,666	15.40	18.48	23.10	21.33	44.43	23.10	46.20	67.53	15.40	11.50	52.27	15.33	69.70	HEO	5	5.2				1	2	$577,587	$11,549	0.020
346	344	7035-004-073	17318 ROSETON AVE	17318	ROSETON	90701	1927	9,583	0.22	9,583	0.22	GCC	LMI	2	4	5	SFR	784	1	30,666	38,332	7,666	22.00	26.40	33.00	30.47	63.47	33.00	66.00	96.47	15.40	15.33	69.70	19.17	87.12	HEO	3	3.1				1	2	$232,070	$103,428	0.446
347	345	7014-003-025	11700 ARKANSAS ST	11700	ARKANSAS			9,644	0.22	9,644	0.22	LMI	LMI	3	3	4	SFR	2,772	1	23,146	30,861	7,715	15.50	18.60	23.25	21.46	44.71	23.25	46.49	67.96	15.50	11.57	52.27	15.43	69.70											
348	346	7040-021-007	11864 186TH ST	11864	186TH			9,975	0.23	9,975	0.23	HDR	MFR	3	3	4	MFR	5,736	6	23,940	31,920	7,980	16.03	19.24	24.04	22.20	46.25	24.04	48.09	70.29	16.03	11.97	52.27	15.96	69.70											
349	347	7035-005-052	11428 ARTESIA BLVD	11428	ARTESIA	90701	1979	10,010	0.23	10,010	0.23	GCC	ABC-SP	3	3	4	Commercial	6,133	0	24,024	32,032	8,008	16.09	19.30	24.13	22.28	46.41	24.13	48.26	70.54	16.09	12.01	52.27	16.02	69.70	HEO	2	2.2				1	2	$470,406	$263,337	0.560
350	348	7033-007-020	17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	4	5	Vacant		0	32,061	40,076	8,015	23.00	27.60	34.50	31.86	66.36	34.50	69.00	100.86	16.10	16.03	69.70	20.04	87.12	HEO	5	5.2	X			1	2	$650,363	$0	0.000
351	349	7039-011-028	18633 PIONEER BLVD	18633	PIONEER			10,218	0.23	10,218	0.23	CCMU	CG	2	4	5	Commercial	3,166	0	32,698	40,872	8,174	23.46	28.15	35.19	32.49	67.67	35.19	70.37	102.86	16.42	16.35	69.70	20.44	87.12											
352	350	7040-019-022	18500 PIONEER BLVD	18500	PIONEER			10,400	0.24	10,400	0.24	CCMU	CG	2	4	5	Commercial	9,420	0	33,280	41,600	8,320	23.88	28.65	35.81	33.07	68.88	35.81	71.63	104.69	16.71	16.64	69.70	20.80	87.12											
353	351	7033-007-017	17618 PIONEER BLVD	17618	PIONEER	90701	0	10,454	0.24	10,454	0.24	CCMU	AL-SP	2	4	5	Vacant		0	33,453	41,816	8,363	24.00	28.80	36.00	33.24	69.24	36.00	72.00	105.24	16.80	16.73	69.70	20.91	87.12	HEO	5	5.2				1	2	$898,329	$0	0.000
354	352	7039-013-016	11740 188TH ST	11740	188TH			10,498	0.24	10,498	0.24	SSGC	LMI	1	5	6	Commercial	2,697	0	41,992	50,390	8,398	24.10	28.92	36.15	33.38	69.53	36.15	72.30	105.68	16.87	21.00	87.12	25.20	104.54											
355	353	7039-010-905	18641 CORBY AVE	18641	CORBY	90701	1937	10,560	0.24	10,560	0.24	HDR	HD	3	3	4	Commercial	1,970	0	25,344	33,792	8,448	16.97	20.36	25.45	23.50	48.96	25.45	50.91	74.41	16.97	12.67	52.27	16.90	69.70	HEO	7	7.3				1	2	$143,015	$0	0.000
356	354	7039-002-900	18530 CORBY AVE	18530	CORBY	90701	1954	10,600	0.24	10,600	0.24	CCMU	MFR	2	4	5	Institutional/Pkg Lot	0	0	33,920	42,400	8,480	24.33	29.20	36.50	33.70	70.20	36.50	73.00	106.71	17.03	16.96	69.70	21.20	87.12	HEO	7	7.1	X			1	2	$30,121	$0	0.000
357	355	7040-018-804	18426 PIONEER BLVD	18426	PIONEER	90701	1927	10,626	0.24	10,610	0.24	CCMU	CG	2	4	5	Other	1,800	0	33,952	42,440	8,488	24.39	29.27	36.59	33.79	70.38	36.59	73.18	106.97	17.08	16.98	69.59	21.22	86.99	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
358	356	7039-015-007	18715 CORBY AVE	18715	CORBY	90701	1953	10,781	0.25	10,781	0.25	SSGC	LMI	3	3	4	Industrial	2,850	0	25,874	34,499	8,625	17.32	20.79	25.99	23.99	49.98	25.99	51.97	75.97	17.32	12.94	52.27	17.25	69.70	HEO	8	8.1				1	2	$557,759	$189,636	0.340
359	357	7033-005-012	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	10,890	0.25	10,890	0.25	GCC	CG	2	4	5	Commercial	2,394	0	34,848	43,560	8,712	25.00	30.00	37.50	34.63	72.13	37.50	75.00	109.63	17.50	17.42	69.70	21.78	87.12	HEO	4	4.4				1	2	$866,916	$380,913	0.439
360	358	7014-003-017	16645 PIONEER BLVD	16645	PIONEER	90701	1965	10,907	0.25	10,907	0.25	PBC	CG	1	5	6	Industrial	8,000	0	43,628	52,354	8,726	25.04	30.05	37.56	34.68	72.24	37.56	75.12	109.80	17.53	21.81	87.12	26.18	104.54	HEO	1	1.2				1	2	$165,738	$1,493	0.009
361	359	7040-020-029	18644 PIONEER BLVD	18644	PIONEER			10,957	0.25	10,957	0.25	CG	CG	2	4	5	Commercial	12,478	0	35,062	43,828	8,766	25.15	30.18	37.73	34.84	72.57	37.73	75.46	110.30	17.61	17.53	69.70	21.91	87.12											
362	360	7035-012-038	18107 PIONEER BLVD	18107	PIONEER	90701	2006	11,060	0.25	11,060	0.25	CCMU	CG	2	4	5	Commercial	3,593	0	35,392	44,240	8,848	25.39	30.47	38.09	35.17	73.25	38.09	76.17	111.34	17.77	17.70	69.70	22.12	87.12	HEO	5	5.1	X			1	2	$938,700	$261,300	0.278
363	361	7033-020-018	18110 ARLINE AVE	18110	ARLINE	90701	1946	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	5,886	5	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3				1	2	$857,760	$557,543	0.650
364	362	7033-020-019	18102 ARLINE AVE	18102	ARLINE	90701	1976	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	7,442	8	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3				1	2	$1,393,861	$932,814	0.669
365	363	7014-003-024	11708 ARKANSAS ST	11708	ARKANSAS			11,252	0.26	11,252	0.26	LMI	LMI	1	5	6	Industrial	5,355	0	45,008	54,010	9,002	25.83	31.00	38.75	35.78	74.52	38.75	77.49	113.27	18.08	22.50	87.12	27.00	104.54											
366	364	7033-018-001	17906 PIONEER BLVD	17906	PIONEER			11,326	0.26	11,326	0.26	CCMU	SP	2	4	5	Commercial	5,884	0	36,243	45,304	9,061	26.00	31.20	39.00	36.01	75.01	39.00	78.00	114.01	18.20	18.12	69.70	22.65	87.12											
367	365	7040-015-001	11840 183RD ST	11840	183RD	90701	1958	11,539	0.26	11,539	0.26	HDR	MFR	3	3	4	MFR	6,138	5	27,694	36,925	9,231	18.54	22.25	27.81	25.68	53.50	27.81	55.63	81.31	18.54	13.85	52.27	18.46	69.70	HEO	7	7.2				1	2	$868,483	$578,988	0.667
368	366	7035-005-087	11466 ARTESIA BLVD	11466	ARTESIA	90701	2023	11,580	0.27	14,250	0.33	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	45,600	57,000	11,400	26.58	31.90	39.88	36.82	76.69	39.88	79.75	116.57	18.61	22.80	85.77	28.50	107.21											
369	367	7040-021-002	11859 187TH ST	11859	187TH	90701	1948	11,652	0.27	11,652	0.27	HDR	MFR	3	3	4	MFR	2,866	2	27,965	37,286	9,322	18.72	22.47	28.09	25.93	54.02	28.09	56.17	82.11	18.72	13.98	52.27	18.64	69.70	HEO	7	7.4				1	2	$331,406	$224,879	0.679
370	368	7039-011-020	18618 CORBY AVE	18618	CORBY			11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	3,808	4	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12											
371	369	7039-011-025	18626 CORBY AVE	18626	CORBY	90701	1961	11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	3,072	4	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12	HEO	7	7.3	X			1	2	$374,682	$332,266	0.887
372	370	7039-011-026	18608 CORBY AVE	18608	CORBY			11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	4,871	5	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12											
373	371	7040-021-001	11865 187TH ST	11865	187TH	90701	1981	11,775	0.27	11,775	0.27	HDR	MFR	3	3	4	MFR	6,616	6	28,260	37,680	9,420	18.92	22.71	28.38	26.21	54.59	28.38	56.77	82.97	18.92	14.13	52.27	18.84	69.70	HEO	7	7.4				1	2	$1,402,459	$936,360	0.668
374	372	7040-022-001	18721 ARLINE AVE	18721	ARLINE	90701	1984	11,900	0.27	11,861	0.27	HDR	MFR	2	4	5	SFR	2,062	1	37,955	47,444	9,489	27.32	32.78	40.98	37.84	78.81	40.98	81.96	119.79	19.12	18.98	69.47	23.72	86.83	HEO	7	7.4				1	2	$390,586	$165,700	0.424
375	373	7035-004-075	11601 ARTESIA BLVD	11601	ARTESIA	90701	1947	11,966	0.27	11,966	0.27	GCC	ABC-SP	2	4	5	Commercial	2,854	0	38,291	47,864	9,573	27.47	32.96	41.21	38.05	79.25	41.21	82.41	120.46	19.23	19.15	69.70	23.93	87.12	HEO	3	3.1				1	2	$104,366	$47,328	0.453
376	374	7039-011-016	11741 187TH ST	11741	187TH			11,979	0.28	11,979	0.28	CCMU	MFR	2	4	5	MFR	2,347	3	38,333	47,916	9,583	27.50	33.00	41.25	38.09	79.34	41.25	82.50	120.59	19.25	19.17	69.70	23.96	87.12											
377	375	7033-018-012	17913 ARLINE AVE	17913	ARLINE			12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5	MFR	8,589	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32	82.64	120.80	19.28	19.20	69.70	24.00	87.12											
378	376	7033-018-013	17921 ARLINE AVE	17921	ARLINE	90701	1988	12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5	MFR	8,312	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32	82.64	120.80	19.28	19.20	69.70	24.00	87.12	HEO	5	5.3	X			1	2	$1,561,725	$1,115,518	0.714
379	377	7035-003-060	17327 ROSETON AVE	17327	ROSETON	90701	0	12,018	0.28	12,018	0.28	GCC	ABC-SP	3	3	4	Vacant	0	0	28,843	38,458	9,614	19.31	23.18	28.97	26.75	55.72	28.97	57.94	84.69	19.31	14.42	52.27	19.23	69.70	HEO	2	2.1				1	2	$603,432	$10,404	0.017
380	378	7054-005-053	12328 SOUTH ST	12328	SOUTH			12,120	0.28	12,120	0.28	NWBC	CG	3	3	4	Commercial	6,445	0	29,088	38,784	9,696	19.48	23.37	29.21	26.98	56.19	29.21	58.43	85.40	19.48	14.54	52.27	19.39	69.70											
381	379	7033-007-007	17720 PIONEER BLVD	17720	PIONEER	90701	0	12,197	0.28	12,197	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	9,758	19.60	23.52	29.40	27.15	56.55	29.40	58.80	85.95	19.60	14.64	52.27	19.52	69.70	HEO	5	5.2				1	2	$750,865	$0	0.000
382	380	7014-003-061	11727 ARKANSAS ST	11727	ARKANSAS	90701	1930	12,276	0.28	12,275	0.28	LMI	LMI	1	5	6	Industrial	2,100	0	49,100	58,920	9,820	28.18	33.82	42.27	39.03	81.30	42.27	84.55	123.58	19.73	24.55	87.11	29.46	104.54	HEO	1	1.1				1	2	$669,309	$111,550	0.167
383	381	7035-021-032	11658 ARTESIA BLVD	11658	ARTESIA	90701	1969	12,480	0.29	12,480	0.29	GCC	ABC-SP	3	3	4	Commercial	5,050	0	29,952	39,936	9,984	20.06	24.07	30.08	27.78	57.86	30.08	60.17	87.94	20.06	14.98	52.27	19.97	69.70	HEO	3	3.2				1	2	$682,695	$341,347	0.500
384	382	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
385	383	7035-020-064	11749 ARTESIA BLVD	11749	ARTESIA	90701	1978	12,602	0.29	12,602	0.29	GCC	HM-I	2	4	5	Commercial	1,700	0	40,326	50,408	10,082	28.93	34.72	43.40	40.07	83.46	43.40	86.79	126.86	20.25	20.16	69.70	25.20	87.12											
386	384	7054-027-058	12156 SOUTH ST	12156	SOUTH			12,698	0.29	12,698	0.29	NWBC	CG	3	3	4	Commercial	1,308	0	30,475	40,634	10,158	20.41	24.49	30.61	28.26	58.87	30.61	61.22	89.48	20.41	15.24	52.27	20.32	69.70											
387	385	7033-017-005	11827 ASHWORTH ST	11827	ASHWORTH			12,776	0.29	12,776	0.29	CCMU	MFR	3	3	4	MFR	1,886	2	30,662	40,883	10,221	20.53	24.64	30.80	28.44	59.23	30.80	61.59	90.03	20.53	15.33	52.27	20.44	69.70											
388	386	7011-005-902	16712 1/2 PIONEER BLVD	16712.5	PIONEER	90701	1961	12,998	0.30	12,998	0.30	PBC	CG	1	5	6	Commercial	1,750	0	51,992	62,390	10,398	29.84	35.81	44.76	41.33	86.09	44.76	89.52	130.85	20.89	26.00	87.12	31.20	104.54											
389	387	7033-018-015	18000 PIONEER BLVD	18000	PIONEER			13,000	0.30	13,000	0.30	CCMU	SP	2	4	5	Commercial	8,278	0	41,600	52,000	10,400	29.84	35.81	44.77	41.33	86.10	44.77	89.53	130.87	20.89	20.80	69.70	26.00	87.12											

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

Row	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
390	388	7011-007-001	16604 PIONEER BLVD	16604	PIONEER			13,072	0.30	12,898	0.30	PBC	CG	1	5	6	Commercial	3,275	0
391	389	7033-007-006	17720 PIONEER BLVD	17720	PIONEER	90701	1956	13,159	0.30	13,159	0.30	CCMU	CG	3	3	4	Commercial	5,778	0
392	390	7035-004-079	17213 ROSETON AVE	17213	ROSETON	90701	1974	13,538	0.31	13,538	0.31	GCC	LMI	3	3	4	Industrial	6,840	0
393	391	7011-007-003	11816 166TH ST	11816	166TH	90701	0	13,599	0.31	13,599	0.31	PBC	CG	1	5	6	Vacant	0	0
394	392	7035-012-028	18002 ALBURTIS AVE	18002	ALBURTIS			13,608	0.31	13,608	0.31	CCMU	MFR	3	3	4	MFR	3,542	6
395	393	7035-012-031	18008 ALBURTIS AVE	18008	ALBURTIS			13,608	0.31	13,608	0.31	CCMU	MFR	3	3	4	MFR	3,290	4
396	394	7035-004-112	17106 ROSETON AVE	17106	ROSETON	90701	1973	13,939	0.32	13,939	0.32	GCC	LMI	2	4	5	Commercial	3,360	0
397	395	7035-014-025	17806 ALBURTIS AVE	17806	ALBURTIS			13,996	0.32	13,996	0.32	CCMU	MFR	3	3	4	MFR	3,456	4
398	396	7035-004-078	17223 ROSETON AVE	17223	ROSETON	90701	1927	14,000	0.32	13,939	0.32	GCC	LMI	3	3	4	SFR	1,296	1
399	397	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
400	398	7035-004-070	17216 ROSETON AVE	17216	ROSETON	90701	1969	14,039	0.32	14,039	0.32	GCC	LMI	2	4	5	Industrial	6,000	0
401	399	7035-004-066	17128 ROSETON AVE	17128	ROSETON	90701	1976	14,044	0.32	14,044	0.32	GCC	LMI	2	4	5	Industrial	6,840	0
402	400	7035-004-083	17107 ROSETON AVE	17107	ROSETON	90701	1971	14,044	0.32	14,044	0.32	GCC	LMI	3	3	4	Industrial	1,980	0
403	401	7035-004-065	17114 ROSETON AVE	17114	ROSETON	90701	1960	14,100	0.32	13,939	0.32	GCC	LMI	2	4	5	Industrial	0	0
404	402	7033-017-032	17826 PIONEER BLVD	17826	PIONEER			14,300	0.33	14,238	0.33	CCMU	CG	2	4	5	Commercial	10,428	0
405	403	7035-017-013	11622 ARTESIA BLVD	11622	ARTESIA	90701	1964	14,327	0.33	14,327	0.33	GCC	ABC-SP	3	3	4	Industrial	4,320	0
406	404	7035-017-015	11634 ARTESIA BLVD	11634	ARTESIA			14,327	0.33	14,327	0.33	GCC	ABC-SP	3	3	4	Commercial	3,312	0
407	405	7040-022-028	11810 187TH ST	11810	187TH	90701	1965	14,706	0.34	14,706	0.34	CCMU	CG	2	4	5	Commercial	6,480	0
408	406	7040-018-001	18401 ARLINE AVE	18401	ARLINE			14,924	0.34	14,924	0.34	CCMU	MFR	2	4	5	MFR	4,176	6
409	407	7040-015-011	18430 ARLINE AVE	18430	ARLINE	90701	1970	14,998	0.34	14,998	0.34	HDR	MFR	3	3	4	MFR	10,524	12
410	408	7040-018-002	18411 ARLINE AVE	18411	ARLINE			14,998	0.34	14,998	0.34	CCMU	MFR	2	4	5	MFR	1,652	3
411	409	7033-020-017	18116 ARLINE AVE	18116	ARLINE			15,000	0.34	14,998	0.34	HDR	MFR	3	3	4	Institutional/Church	4,344	0
412	410	7033-021-028	17918 ARLINE AVE	17918	ARLINE	90701	1937	15,000	0.34	15,000	0.34	HDR	MFR	3	3	4	SFR	3,530	1
413	411	7033-005-021	11830 ARTESIA BLVD	11830	ARTESIA	90701	2001	15,220	0.35	15,220	0.35	GCC	CG	2	4	5	Commercial	3,000	0
414	412	7035-005-097	11486 ARTESIA BLVD	11486	ARTESIA	90701	2024	15,410	0.35	12,700	0.29	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10
415	413	7040-021-019	18619 CLARKDALE AVE	18619	CLARKDALE			15,599	0.36	15,599	0.36	HDR	MFR	3	3	4	MFR	10,850	14
416	414	7033-004-029	17326 PIONEER BLVD	17326	PIONEER	90701	1984	15,682	0.36	15,682	0.36	GCC	CPD	1	5	6	Commercial	5,000	0
417	415	7040-019-018	18523 ARLINE AVE	18523	ARLINE			15,750	0.36	15,750	0.36	CCMU	MFR	2	4	5	Institutional/Church	10,682	0
418	416	7039-002-013	18423 PIONEER BLVD	18423	PIONEER	90701	1958	15,764	0.36	15,764	0.36	CCMU	CG	2	4	5	Commercial	5,000	0
419	417	7039-002-018	18426 CORBY AVE	18426	CORBY			15,821	0.36	15,821	0.36	CCMU	MFR	2	4	5	MFR	8,252	10
420	418	7035-019-035	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	15,882	0.36	15,882	0.36	CCMU	MFR	3	3	4	MFR	3,744	4
421	419	7014-003-067	11756 166TH ST	11756	166TH	90701	1961	15,980	0.37	15,980	0.37	PBC	CG	1	5	6	Commercial	5,682	0
422	420	7011-006-006	16632 PIONEER BLVD	16632	PIONEER	90701	0	16,048	0.37	16,048	0.37	PBC	CG	1	5	6	Industrial	0	0
423	421	7011-007-047			ARKANSAS	90701	1991	16,052	0.37	16,052	0.37	PBC	CG	1	5	6	Commercial	6,219	0
424	422	7033-007-018				90701	0	16,117	0.37	16,117	0.37	CCMU	AL-SP	2	4	5	Vacant		0
425	423	7035-020-079	17303 PIONEER BLVD	17303	PIONEER			16,178	0.37	16,178	0.37	GCC	CG	2	4	5	Commercial	3,016	0
426	424	7014-003-060				90701	2011	16,430	0.38	16,430	0.38	LMI	LMI	1	5	6	Commercial	4,500	0
427	425	7039-002-014	18422 CORBY AVE	18422	CORBY			16,553	0.38	16,553	0.38	CCMU	MFR	2	4	5	MFR	9,555	9
428	426	7035-014-026	17810 ALBURTIS AVE	17810	ALBURTIS			16,775	0.39	16,775	0.39	CCMU	MFR	3	3	4	MFR	4,800	6
429	427	7024-006-047	18908 NORWALK BLVD	18908	NORWALK			16,820	0.39	16,820	0.39	NWBC	CG	3	3	4	Commercial	925	0
430	428	7035-005-051	11428 ARTESIA BLVD	11428	ARTESIA	90701	1979	16,900	0.39	16,900	0.39	GCC	ABC-SP	3	3	4	Commercial	10,008	0
431	429	7014-003-027	16707 PIONEER BLVD	16707	PIONEER			16,988	0.39	16,988	0.39	PBC	CG	1	5	6	Commercial	2,500	0
432	430	7033-004-033	17122 PIONEER BLVD	17122	PIONEER	90701	1989	16,988	0.39	16,988	0.39	GCC	CPD	1	5	6	Commercial	950	0
433	431	7035-022-055	17115 ALBURTIS AVE	17115	ALBURTIS	90701	1971	16,988	0.39	16,988	0.39	GCC	LMI	2	4	5	Industrial	8,083	0
434	432	7035-021-050	11708 ARTESIA BLVD	11708	ARTESIA			16,997	0.39	16,997	0.39	GCC	ABC-SP	3	3	4	Commercial	5,120	0
435	433	7035-020-900	17203 CORBY AVE	17203	CORBY	90701	0	17,028	0.39	17,028	0.39	GCC	HM-I	2	4	5	Other	0	0
436	434	7039-024-009	11600 SOUTH ST	11600	SOUTH	90701	1968	17,128	0.39	17,128	0.39	SSGC	CPD	1	5	6	Commercial	3,220	0
437	435	7035-017-043	11644 ARTESIA BLVD	11644	ARTESIA	90701	1963	17,269	0.40	17,269	0.40	GCC	ABC-SP	3	3	4	Commercial	5,192	0
438	436	7014-003-070	16629 PIONEER BLVD	16629	PIONEER	90701	1950	17,330	0.40	17,330	0.40	PBC	CG	1	5	6	Commercial	560	0
439	437	7035-003-033	11405 ARTESIA BLVD	11405	ARTESIA			17,415	0.40	17,415	0.40	GCC	ABC-SP	3	3	4	Commercial	6,234	0
440	438	7035-017-011	11600 ARTESIA BLVD	11600	ARTESIA	90701	1957	17,459	0.40	17,459	0.40	GCC	ABC-SP	3	3	4	Commercial	2,076	0
441	439	7035-021-051	11704 ARTESIA BLVD	11704	ARTESIA	90701	1927	17,598	0.40	17,598	0.40	GCC	ABC-SP	3	3	4	MFR	5,438	2
442	440	7035-020-065	17325 PIONEER BLVD	17325	PIONEER	90701	1970	17,640	0.40	17,534	0.40	GCC	CG	2	4	5	Commercial	2,010	0
443	441	7039-012-003	18701 PIONEER BLVD	18701	PIONEER	90701	1939	17,666	0.41	17,666	0.41	CCMU	CG	2	4	5	Commercial	8,000	0
444	442	7039-024-021	19027 PIONEER BLVD	19027	PIONEER			18,000	0.41	18,000	0.41	SSGC	CPD	1	5	6	Commercial	9,611	0
445	443	7033-007-003	17702 PIONEER BLVD	17702	PIONEER	90701	1958	18,099	0.42	18,099	0.42	CCMU	CG	3	3	4	Commercial	3,757	0
446	444	7014-004-005	16809 PIONEER BLVD	16809	PIONEER	90701	2020	18,300	0.42	18,295	0.42	PBC	CG	1	5	6	Commercial	1,608	0
447	445	7014-003-055	11717 ARKANSAS S	11717	ARKANSAS	90701	1959	18,348	0.42	18,414	0.42	LMI	LMI	1	5	6	Industrial	6,370	0
448	446	7033-003-010	17104 PIONEER BLVD	17104	PIONEER			18,530	0.43	18,530	0.43	GCC	CPD	1	5	6	Commercial	4,987	0
449	447	7040-018-801	18400 PIONEER BLVD	18400	PIONEER	90701	0	18,718	0.43	18,718	0.43	CCMU	CG	2	4	5	Other	36,740	0
450	448	7035-014-032	17922 ALBURTIS AVE	17922	ALBURTIS			19,470	0.45	19,467	0.45	CCMU	MFR	3	3	4	MFR	4,830	6
451	449	7035-014-033	17930 ALBURTIS AVE	17930	ALBURTIS			19,470	0.45	19,467	0.45	CCMU	MFR	3	3	4	MFR	5,249	6
452	450	7039-024-014	19117 PIONEER BLVD	19117	PIONEER	90701	1948	19,602	0.45	19,602	0.45	SSGC	CPD	1	5	6	Commercial	1,800	0
453	451	7039-024-030	11758 SOUTH ST	11758	SOUTH	90701	1965	19,602	0.45	19,602	0.45	SSGC	CPD	1	5	6	Commercial	1,568	0
454	452	7040-022-029	18732 ARLINE AVE	18732	ARLINE	90701	2015	19,700	0.45	19,700	0.45	HDR	MFR	3	3	4	MFR	8,526	10
455	453	7035-005-001	11414 ARTESIA BLVD	11414	ARTESIA			19,990	0.46	19,990	0.46	GCC	ABC-SP	3	3	4	Commercial	5,076	0
456	454	7039-024-006	11632 SOUTH ST	11632	SOUTH			20,000	0.46	20,000	0.46	SSGC	CPD	1	5	6	Commercial	10,957	0
457	455	7035-003-034	11425 ARTESIA BLVD	11425	ARTESIA	90701	1964	20,038	0.46	20,038	0.46	GCC	ABC-SP	3	3	4	Commercial	2,074	0
458	456	7035-022-056				90701	1992	20,038	0.46	20,038	0.46	GCC	LMI	2	4	5	Industrial	8,500	0
459	457	7054-027-060	19023 NORWALK BLVD	19023	NORWALK	90701	1952	20,077	0.46	20,077	0.46	NWBC	CG	3	3	4	Institutional: preschool	2,735	0
460	458	7035-012-030	18011 PIONEER BLVD	18011	PIONEER	90701	1952	20,160	0.46	20,160	0.46	CCMU	SP	2	4	5	Commercial	3,465	0
461	459	7054-005-056	12202 SOUTH ST	12202	SOUTH	90701	2016	20,270	0.47	20,270	0.47	NWBC	CG	3	3	4	Commercial	2,450	0
462	460	7039-001-003	18403 PIONEER BLVD	18403	PIONEER			20,473	0.47	20,473	0.47	CCMU	CG	2	4	5	Commercial	9,718	0
463	461	7035-005-075	11446 ARTESIA BLVD	11446	ARTESIA	90701		20,680	0.47	20,680	0.47	GCC	ABC-SP	3	3	4	Recreational	44,408	0
464	462	7039-017-026	11635 SOUTH ST	11635	SOUTH			20,687	0.47	20,580	0.47	SSGC	CG	1	5	6	Commercial	9,516	0
465	463	7039-002-022	18521 PIONEER BLVD	18521	PIONEER			20,698	0.48	20,636	0.47	CCMU	CG	2	4	5	Commercial	17,882	0
466	464	7035-012-042	18113 PIONEER BLVD	18113	PIONEER			20,706	0.48	20,706	0.48	CCMU	CG	2	4	5	Commercial	2,378	0
467	465	7035-022-051	17106 ALBURTIS AVE	17106	ALBURTIS			20,909	0.48	20,909	0.48	GCC	LMI	2	4	5	Industrial	11,160	0
468	466	7035-004-082	17117 ROSETON AVE	17117	ROSETON	90701	1969	21,066	0.48	21,066	0.48	GCC	LMI	3	3	4	Industrial	5,090	0
469	467	7033-018-016	17918 PIONEER BLVD	17918	PIONEER			21,125	0.48	21,125	0.48	CCMU	SP	2	4	5	Commercial	13,898	0
470	468	7035-005-042	11504 ARTESIA BLVD	11504	ARTESIA			21,493	0.49	21,493	0.49	GCC	ABC-SP	2	4	5	Commercial	2,000	0
471	469	7035-004-072	17306 ROSETON AVE	17306	ROSETON	90701	1946	21,619	0.50	21,619	0.50	GCC	LMI	2	4	5	Industrial	7,692	0
472	470	7039-024-031	19015 PIONEER BLVD	19015	PIONEER	90701	1969	21,780	0.50	21,780	0.50	SSGC	CPD	1	5	6	Commercial	2,430	0
473	471	7039-018-033	11615 SOUTH ST	11615	SOUTH	90701	1971	21,841	0.50	21,841	0.50	SSGC	CG	1	5	6	Commercial	2,171	0
474	472	7040-020-030	18601 ARLINE AVE	18601	ARLINE			21,957	0.50	21,957	0.50	HDR	MFR	2	4	5	MFR	16,832	12
475	473	7040-032-022	12155 SOUTH ST	12155	SOUTH	90701	1976	22,216	0.51	22,216	0.51	NWBC	CG	3	3	4	Commercial	5,821	0
476	474	7039-008-026	11423 187TH ST	11423	187TH	90701	1974	22,275	0.51	22,226	0.51	LDR	SP	2	4	5	Commercial	12,529	0
477	475	7039-012-014	18743 PIONEER BLVD	18743	PIONEER			22,320	0.51	22,320	0.51	SSGC	CG	1	5	6	Commercial	10,094	0
478	476	7035-017-042	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
479	477	7039-002-020	18410 CORBY AVE	18410	CORBY			22,651	0.52	22,651	0.52	CCMU	MFR	2	4	5	MFR	14,336	16
480	478	7054-005-052	12244 SOUTH ST	12244	SOUTH	90701	1982	23,040	0.53	23,040	0.53	NWBC	CG	3	3	4	Commercial	8,055	0
481	479	7035-003-053	11515 ARTESIA BLVD	11515	ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial	5,092	0
482	480	7035-003-054	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
483	481	7040-016-017	18512 ARLINE AVE	18512	ARLINE	90701	1960	23,550	0.54	23,549	0.54	HDR	MFR	3	3	4	Institutional/Church	23,000	0
484	482	7039-014-017	11727 SOUTH ST	11727	SOUTH			23,553	0.54	23,553	0.54	SSGC	CG	1	5	6	Commercial	18,610	0
485	483	7035-022-049	17004 ALBURTIS AVE	17004	ALBURTIS			23,958	0.55	23,958	0.55	GCC	LMI	2	4	5	Industrial	12,395	0
486	484	7039-002-019	18413 PIONEER BLVD	18413	PIONEER	90701	1959	24,000	0.55	23,858	0.55	CCMU	CG	2	4	5	Commercial	8,250	0
487	485	7040-017-008	11818 183RD ST	11818	183RD	90701	1953	24,019	0.55	24,019	0.55	CCMU	MFR	2	4	5	MFR	9,372	15
488	486	7039-002-901	18510 CORBY AVE	18510	CORBY	90701	1971	24,215	0.56	24,158	0.55	CCMU	MFR	2	4	5	Institutional/Pkg Lot	0	0
489	487	7039-012-013	18732 CORBY AVE	18732	CORBY	90701	1988	24,381	0.56	24,381	0.56	SSGC	LMI	1	5	6	Industrial	15,208	0
490	488	7033-005-013	11840 ARTESIA BLVD	11840	ARTESIA	90701	1962	24,394	0.56	24,394	0.56	GCC	CG	2	4	5	Commercial	8,460	0
491	489	7033-005-019	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	24,829	0.57	24,829	0.57	GCC	CG	2	4	5	Commercial	7,608	0
492	490	7035-012-045	18015 PIONEER BLVD	18015	PIONEER	90701	1948	24,840	0.57	24,640	0.57	CCMU	SP	2	4	5	Commercial/MFR	3,252	6
493	491	7035-022-052	17120 ALBURTIS AVE	17120	ALBURTIS			25,265	0.58	25,265	0.58	GCC	LMI	2	4	5	Industrial	13,530	0
494	492	7033-019-030	18120 PIONEER BLVD	18120	PIONEER			25,380	0.58	25,380	0.58	CCMU	CG	2	4	5	Commercial	7,628	0
495	493	7033-019-027	18102 PIONEER BLVD	18102	PIONEER			26,000	0.60	26,000	0.60	CCMU	CG	2	4	5	Commercial	11,478	0
496	494	7035-012-044	18014 ALBURTIS AVE	18014	ALBURTIS			26,488	0.61	26,488	0.61	CCMU	MFR	3	3	4	MFR	14,658	14
497	495	7035-016-067	11645 ARTESIA BLVD	11645	ARTESIA			26,500	0.61	26,500	0.61	GCC	ABC-SP	2	4	5	Commercial	11,631	0
498	496	7039-008-027	11419 187TH ST	11419	187TH	90701	1973	26,641	0.61	26,641	0.61	CG	CG	2	4	5	Commercial	25,000	0
499	497	7033-004-045	11846 FRAMPTON CT	11846	FRAMPTON	90701	1965	27,007	0.62	27,007	0.62	GCC	CPD	1	5	6	Industrial	11,700	0
500	498	7035-022-050	17020 ALBURTIS AVE	17020	ALBURTIS	90701	1972	27,007	0.62	27,007	0.62	GCC	LMI	2	4	5	Industrial	15,141	0
501	499	7035-022-057	17110 JERSEY AVE	17110	JERSEY			27,007	0.62	27,007	0.62	GCC	LMI	2	4	5	Industrial	32,487	0
502	500	7035-018-036	17523 PIONEER BLVD	17523	PIONEER			27,675	0.64	27,472	0.63	GCC	CG	3	3	4	Commercial	4,490	0
503	501	7035-005-048	17501 ROSETON AVE	17501	ROSETON	90701	0	28,000	0.64	28,000	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0
504	502	7035-019-036	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	28,427	0.65	28,427	0.65	CCMU	MFR	3	3	4	MFR	13,104	14
505	503	7039-008-025	18642 GRIDLEY RD	18642	GRIDLEY			28,449	0.65	28,449	0.65	CG	CG	3	3	4	Commercial	12,960	0
506	504	7035-018-035	17509 PIONEER BLVD	17509	PIONEER	90701	1969	28,470	0.65	28,470	0.65	GCC	CG	3	3	4	Commercial	6,365	0
507	505	7033-005-017	17528 PIONEER BLVD	17528	PIONEER			28,900	0.66	28,750	0.66	GCC	CG	2	4	5	Commercial		0
508	506	7024-006-033	12225 SOUTH ST	12225	SOUTH			29,270	0.67	29,270	0.67	NWBC	SP	3	3	4	Commercial	350	0
509	507	7054-027-079	12146 SOUTH ST	12146	SOUTH	90701	1971	29,952	0.69	29,952	0.69	NWBC	CG	3	3	4	Commercial	7,580	0
510	508	7054-003-037	11940 SOUTH ST	11940	SOUTH	90701	1986	30,030	0.69	29,330	0.67	CG	CG	3	3	4	Commercial	9,797	0
511	509	7035-014-027	17820 ALBURTIS AVE	17820	ALBURTIS			30,195	0.69	30,195	0.69	CCMU	MFR	3	3	4	MFR	16,640	16
512	510	7035-020-092	17127 PIONEER BLVD	17127	PIONEER	90701	1975	30,250	0.69	30,250	0.69	GCC	CG	2	4	5	Commercial	12,236	0
513	511	7014-003-059	16725 PIONEER BLVD	16725	PIONEER	90701	2008	30,490	0.70	30,490	0.70	PBC	CG	1	5	6	Commercial	3,081	0
514	512	7040-017-007	18300 PIONEER BLVD	18300	PIONEER	90701	1972	30,806	0.71	30,806	0.71	CCMU	MFR	2	4	5	Commercial	14,430	0
515	513	7014-003-057	11700 166TH ST	11700	166TH	90701	1969	31,020	0.71	30,965	0.71	PBC	LMI	3	3	4	Industrial	4,844	0
516	514	7039-001-005	18301 PIONEER BLVD	18301	PIONEER			31,300	0.72	31,300	0.72	CCMU	CG	2	4	5	Commercial	10,469	0
517	515	7039-024-010				90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant	0	0
518	516	7035-005-107	11506 ARTESIA BLVD	11506	ARTESIA	90701	2024	31,890	0.73	19,230	0.44	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10

Row	No.	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).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(i))*
390	388	51,592	61,910	10,318	30.01	36.01	45.01	41.56	86.58	45.01	90.03	131.59
391	389	31,582	42,109	10,527	21.15	25.38	31.72	29.29	61.01	31.72	63.44	92.73
392	390	32,491	43,322	10,830	21.76	26.11	32.63	30.13	62.76	32.63	65.27	95.40
393	391	54,396	65,275	10,879	31.22	37.46	46.83	43.24	90.07	46.83	93.66	136.90
394	392	32,659	43,546	10,886	21.87	26.24	32.80	30.29	63.09	32.80	65.60	95.89
395	393	32,659	43,546	10,886	21.87	26.24	32.80	30.29	63.09	32.80	65.60	95.89
396	394	44,605	55,756	11,151	32.00	38.40	48.00	44.32	92.32	48.00	96.00	140.32
397	395	33,590	44,787	11,197	22.49	26.99	33.74	31.15	64.89	33.74	67.47	98.62
398	396	33,454	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65
399	397	33,454	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65
400	398	44,925	56,156	11,231	32.23	38.67	48.34	44.64	92.98	48.34	96.69	141.32
401	399	44,941	56,176	11,235	32.24	38.69	48.36	44.65	93.01	48.36	96.72	141.37
402	400	33,706	44,941	11,235	22.57	27.08	33.85	31.26	65.11	33.85	67.71	98.96
403	401	44,605	55,756	11,151	32.37	38.84	48.55	44.83	93.38	48.55	97.11	141.94
404	402	45,562	56,952	11,390	32.83	39.39	49.24	45.47	94.71	49.24	98.48	143.95
405	403	34,385	45,846	11,462	23.02	27.63	34.53	31.89	66.42	34.53	69.07	100.96
406	404	34,385	45,846	11,462	23.02	27.63	34.53	31.89	66.42	34.53	69.07	100.96
407	405	47,059	58,824	11,765	33.76	40.51	50.64	46.76	97.40	50.64	101.28	148.04
408	406	47,757	59,696	11,939	34.26	41.11	51.39	47.45	98.84	51.39	102.78	150.23
409	407	35,995	47,994	11,998	24.10	28.92	36.15	33.38	69.53	36.15	72.30	105.68
410	408	47,994	59,992	11,998	34.43	41.32	51.65	47.69	99.33	51.65	103.29	150.98
411	409	35,995	47,994	11,998	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70
412	410	36,000	48,000	12,000	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70
413	411	48,704	60,880	12,176	34.94	41.93	52.41	48.39	100.80	52.41	104.82	153.21
414	412	40,640	50,800	10,160	35.38	42.45	53.06	49.00	102.06	53.06	106.13	155.13
415	413	37,438	49,917	12,479	25.07	30.08	37.60	34.72	72.32	37.60	75.20	109.92
416	414	62,728	75,274	12,546	36.00	43.20	54.00	49.86	103.86	54.00	108.00	157.86
417	415	50,400	63,000	12,600	36.16	43.39	54.24	50.08	104.31	54.24	108.47	158.55
418	416	50,445	63,056	12,611	36.19	43.43	54.28	50.12	104.41	54.28	108.57	158.69
419	417	50,627	63,284	12,657	36.32	43.58	54.48	50.30	104.78	54.48	108.96	159.26
420	418	38,117	50,822	12,706	25.52	30.63	38.28	35.35	73.63	38.28	76.57	111.91
421	419	63,920	76,704	12,784	36.69	44.02	55.03	50.81	105.84	55.03	110.06	160.86
422	420	64,192	77,030	12,838	36.84	44.21	55.26	51.02	106.29	55.26	110.52	161.55
423	421	64,208	77,050	12,842	36.85	44.22	55.28	51.04	106.31	55.28	110.55	161.59
424	422	51,574	64,468	12,894	37.00	44.40	55.50	51.24	106.74	55.50	111.00	162.24
425	423	51,770	64,712	12,942	37.14	44.57	55.71	51.44	107.15	55.71	111.42	162.86
426	424	65,720	78,864	13,144	37.72	45.26	56.58	52.24	108.82	56.58	113.15	165.39
427	425	52,970	66,212	13,242	38.00	45.60	57.00	52.63	109.63	57.00	114.00	166.63
428	426	40,260	53,680	13,420	26.96	32.35	40.44	37.34	77.77	40.44	80.87	118.21
429	427	40,368	53,824	13,456	27.03	32.44	40.54	37.44	77.98	40.54	81.09	118.52
430	428	40,560	54,080	13,520	27.16	32.59	40.74	37.61	78.35	40.74	81.47	119.09
431	429	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01
432	430	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01
433	431	54,362	67,952	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01
434	432	40,793	54,390	13,598	27.31	32.78	40.97	37.83	78.80	40.97	81.94	119.77
435	433	54,490	68,112	13,622	39.09	46.91	58.64	54.14	112.78	58.64	117.27	171.41
436	434	68,512	82,214	13,702	39.32	47.18	58.98	54.46	113.44	58.98	117.96	172.42
437	435	41,446	55,261	13,815	27.75	33.30	41.63	38.44	80.06	41.63	83.25	121.69
438	436	69,320	83,184	13,864	39.78	47.74	59.68	55.10	114.78	59.68	119.35	174.45
439	437	41,796	55,728	13,932	27.99	33.58	41.98	38.76	80.74	41.98	83.96	122.72
440	438	41,902	55,869	13,967	28.06	33.67	42.08	38.86	80.94	42.08	84.17	123.03
441	439	42,235	56,314	14,078	28.28	33.94	42.42	39.17	81.59	42.42	84.84	124.01
442	440	56,109	70,136	14,027	40.50	48.60	60.74	56.09	116.83	60.74	121.49	177.57
443	441	56,531	70,664	14,133	40.56	48.67	60.83	56.17	117.00	60.83	121.67	177.84
444	442	72,000	86,400	14,400	41.32	49.59	61.98	57.23	119.21	61.98	123.97	181.20
445	443	43,438	57,917	14,479	29.08	34.90	43.63	40.28	83.91	43.63	87.25	127.54
446	444	73,180	87,816	14,636	42.01	50.41	63.02	58.19	121.20	63.02	126.03	184.22
447	445	73,656	88,387	14,731	42.12	50.55	63.18	58.34	121.52	63.18	126.36	184.70
448	446	74,120	88,944	14,824	42.54	51.05	63.81	58.92	122.73	63.81	127.62	186.53
449	447	59,898	74,872	14,974	42.97	51.56	64.46	59.51	123.97	64.46	128.91	188.43
450	448	46,721	62,294	15,574	31.29	37.55	46.93	43.33	90.27	46.93	93.86	137.20
451	449	46,721	62,294	15,574	31.29	37.55	46.93	43.33	90.27	46.93	93.86	137.20
452	450	78,408	94,090	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33
453	451	78,408	94,090	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33
454	452	47,280	63,040	15,760	31.66	37.99	47.49	43.85	91.33	47.49	94.97	138.82
455	453	47,976	63,968	15,992	32.12	38.55	48.19	44.49	92.68	48.19	96.37	140.86
456	454	80,000	96,000	16,000	45.91	55.10	68.87	63.59	132.46	68.87	137.74	201.33
457	455	48,091	64,122	16,030	32.20	38.64	48.30	44.60	92.90	48.30	96.60	141.20
458	456	64,122	80,152	16,030	46.00	55.20	69.00	63.71	132.71	69.00	138.00	201.71
459	457	48,185	64,246	16,062	32.26	38.72	48.39	44.68	93.08	48.39	96.79	141.47
460	458	64,512	80,640	16,128	46.28	55.54	69.42	64.10	133.52	69.42	138.84	202.94
461	459	48,648	64,864	16,216	32.57	39.09	48.86	45.11	93.97	48.86	97.72	142.83
462	460	65,514	81,892	16,378	47.00	56.40	70.50	65.09	135.59	70.50	141.00	206.09
463	461	49,632	66,176	16,544	33.23	39.88	49.85	46.03	95.88	49.85	99.70	145.72
464	462	82,320	98,784	16,464	47.49	56.99	71.24	65.77	137.01	71.24	142.47	208.25
465	463	66,035	82,544	16,509	47.52	57.02	71.27	65.81	137.08	71.27	142.55	208.36
466	464	66,259	82,824	16,565	47.53	57.04	71.30	65.84	137.14	71.30	142.60	208.44
467	465	66,909	83,636	16,727	48.00	57.60	72.00	66.48	138.48	72.00	144.00	210.48
468	466	50,558	67,411	16,853	33.85	40.62	50.78	46.89	97.66	50.78	101.56	148.44
469	467	67,600	84,500	16,900	48.50	58.20	72.74	67.17	139.91	72.74	145.49	212.66
470	468	68,778	85,972	17,194	49.34	59.21	74.01	68.34	142.35	74.01	148.02	216.36
471	469	69,181	86,476	17,295	49.63	59.56	74.45	68.74	143.18	74.45	148.89	217.63
472	470	87,120	104,544	17,424	50.00	60.00	75.00	69.25	144.25	75.00	150.00	219.25
473	471	87,364	104,837	17,473	50.14	60.17	75.21	69.44	144.65	75.21	150.42	219.86
474	472	70,262	87,828	17,566	50.41	60.49	75.61	69.81	145.42	75.61	151.22	221.03
475	473	53,318	71,091	17,773	35.70	42.84	53.55	49.45	103.00	53.55	107.10	156.55
476	474	71,123	88,904	17,781	51.14	61.36	76.70	70.82	147.53	76.70	153.41	224.23
477	475	89,280	107,136	17,856	51.24	61.49	76.86	70.97	147.83	76.86	153.72	224.69
478	476	54,288	72,384	18,096	36.35	43.62	54.52	50.34	104.87	54.52	109.05	159.39
479	477	72,483	90,604	18,121	52.00	62.40	78.00	72.02	150.02	78.00	156.00	228.02
480	478	55,296	73,728	18,432	37.02	44.43	55.54	51.28	106.82	55.54	111.07	162.35
481	479	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08
482	480	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08
483	481	56,518	75,357	18,839	37.84	45.41	56.77	52.41	109.18	56.77	113.53	165.95
484	482	94,212	113,054	18,842	54.07	64.88	81.11	74.89	155.99	81.11	162.21	237.10
485	483	76,666	95,832	19,166	55.00	66.00	82.50	76.18	158.68	82.50	165.00	241.18
486	484	76,346	95,432	19,086	55.10	66.12	82.64	76.31	158.95	82.64	165.29	241.60
487	485	76,861	96,076	19,215	55.14	66.17	82.71	76.37	159.08	82.71	165.42	241.79
488	486	77,306	96,632	19,326	55.59	66.71	83.38	76.99	160.38	83.38	166.77	243.76
489	487	97,524	117,029	19,505	55.97	67.17	83.96	77.52	161.48	83.96	167.91	245.43
490	488	78,061	97,576	19,515	56.00	67.20	84.00	77.56	161.56	84.00	168.00	245.56
491	489	79,453	99,316	19,863	57.00	68.40	85.50	78.94	164.44	85.50	171.00	249.94
492	490	78,848	98,560	19,712	57.02	68.43	85.54	78.98	164.52	85.54	171.07	250.05
493	491	80,848	101,060	20,212	58.00	69.60	87.00	80.33	167.33	87.00	174.00	254.33
494	492	81,216	101,520	20,304	58.26	69.92	87.40	80.70	168.09	87.40	174.79	255.49
495	493	83,200	104,000	20,800	59.69	71.63	89.53	82.67	172.20	89.53	179.06	261.73
496	494	63,571	84,762	21,190	42.57	51.08	63.85	58.95	122.80	63.85	127.70	186.65
497	495	84,800	106,000	21,200	60.84	73.00	91.25	84.26	175.51	91.25	182.51	266.76
498	496	85,251	106,564	21,313	61.16	73.39	91.74	84.71	176.44	91.74	183.48	268.18
499	497	108,028	129,634	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
500	498	86,422	108,028	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
501	499	86,422	108,028	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
502	500	65,933	87,910	21,978	44.47	53.37	66.71	61.60	128.31	66.71	133.42	195.01
503	501	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86
504	502	68,225	90,966	22,742	45.68	54.82	68.52	63.27	131.79	68.52	137.04	200.31
505	503	68,278	91,037	22,759	45.72	54.86	68.58	63.32	131.89	68.58	137.15	200.47
506	504	68,328	91,104	22,776	45.75	54.90	68.63	63.36	131.99	68.63	137.25	200.62
507	505	92,000	115,000	23,000	66.35	79.61	99.52	91.89	191.41	99.52	199.04	290.92
508	506	70,248	93,664	23,416	47.04	56.44	70.55	65.15	135.70	70.55	141.11	206.25
509	507	71,885	95,846	23,962	48.13	57.76	72.20	66.66	138.86	72.20	144.40	211.06
510	508	70,392	93,856	23,464	48.26	57.91	72.39	66.84	139.22	72.39	144.77	211.61
511	509	72,468	96,624	24,156	48.52	58.23	72.78	67.20	139.99	72.78	145.57	212.77
512	510	96,800	121,000	24,200	69.44	83.33	104.17	96.18	200.35	104.17	208.33	304.51
513	511	121,960	146,352	24,392	70.00	83.99	104.99	96.94	201.94	104.99	209.99	306.93
514	512	98,579	123,224	24,645	70.72	84.87	106.08	97.95	204.03	106.08	212.16	310.11
515	513	74,316	99,088	24,772	49.85	59.82	74.77	69.04	143.81	74.77	149.55	218.59
516	514	100,160	125,200	25,040	71.85	86.23	107.78	99.52	207.30	107.78	215.56	315.08
517	515	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62
518	516	61,536	76,920	15,384	73.21	87.85	109.81	101.39	211.21	109.81	219.63	321.02

Row	No.	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA (Col. I x 70)	Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* (Col. T/2000)	Hypothetical Actual built density (du/gross acre): (Col. AF/Col. M)	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): (Col. U/2000)	Hypothetical Actual built density (du/gross acre): (Col. AH/Col. M)	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
390	388	21.01	25.80	85.96	30.96	103.15											
391	389	21.15	15.79	52.27	21.05	69.70	HEO	5	5.2				1	2	$779,742	$28,876	0.037
392	390	21.76	16.25	52.27	21.66	69.70	HEO	2	2.1				1	2	$523,935	$504,998	0.964
393	391	21.85	27.20	87.12	32.64	104.54	HEO	1	1.3				1	2	$307,211	$0	0.000
394	392	21.87	16.33	52.27	21.77	69.70											
395	393	21.87	16.33	52.27	21.77	69.70											
396	394	22.40	22.30	69.70	27.88	87.12	HEO	3	3.1				1	2	$432,373	$22,755	0.053
397	395	22.49	16.80	52.27	22.39	69.70											
398	396	22.50	16.73	52.04	22.30	69.39	HEO	2	2.1				1	2	$722,854	$180,711	0.250
399	397	22.50	16.73	52.04	22.30	69.39	HEO	2	2.1				1	2	$545,363	$0	0.000
400	398	22.56	22.46	69.70	28.08	87.12	HEO	3	3.1				1	2	$703,800	$489,600	0.696
401	399	22.57	22.47	69.70	28.09	87.12	HEO	3	3.1				1	2	$525,588	$157,676	0.300
402	400	22.57	16.85	52.27	22.47	69.70	HEO	2	2.1				1	2	$1,224,000	$633,216	0.517
403	401	22.66	22.30	68.90	27.88	86.13	HEO	3	3.1				1	2	$386,859	$11,377	0.029
404	402	22.98	22.78	69.39	28.48	86.74											
405	403	23.02	17.19	52.27	22.92	69.70	HEO	3	3.2				1	2	$83,394	$62,416	0.748
406	404	23.02	17.19	52.27	22.92	69.70											
407	405	23.63	23.53	69.70	29.41	87.12	HEO	7	7.4				1	2	$459,748	$56,280	0.122
408	406	23.98	23.88	69.70	29.85	87.12											
409	407	24.10	18.00	52.27	24.00	69.70	HEO	7	7.2				1	2	$1,638,760	$968,233	0.591
410	408	24.10	24.00	69.70	30.00	87.12											
411	409	24.10	18.00	52.27	24.00	69.69											
412	410	24.10	18.00	52.27	24.00	69.70	HEO	5	5.3				1	2	$80,346	$67,415	0.839
413	411	24.46	24.35	69.70	30.44	87.12	HEO	4	4.4				1	2	$1,482,579	$33,399	0.023
414	412	24.76	20.32	57.44	25.40	71.80											
415	413	25.07	18.72	52.27	24.96	69.70											
416	414	25.20	31.36	87.12	37.64	104.54	HEO	4	4.2				1	2	$956,601	$785,779	0.821
417	415	25.31	25.20	69.70	31.50	87.12											
418	416	25.33	25.22	69.70	31.53	87.12	HEO	7	7.1	X			1	2	$1,093,262	$546,628	0.500
419	417	25.42	25.31	69.70	31.64	87.12											
420	418	25.52	19.06	52.27	25.41	69.70	HEO	5	5.1	X			1	2	$840,942	$420,470	0.500
421	419	25.68	31.96	87.12	38.35	104.54	HEO	1	1.1				1	2	$482,080	$471,922	0.979
422	420	25.79	32.10	87.12	38.52	104.54	HEO	1	1.3				1	2	$163,193	$0	0.000
423	421	25.80	32.10	87.12	38.52	104.54											
424	422	25.90	25.79	69.70	32.23	87.12	HEO	5	5.2				1	2	$1,123,131	$0	0.000
425	423	26.00	25.88	69.70	32.36	87.12											
426	424	26.40	32.86	87.12	39.43	104.54	HEO	1	1.1				1	2	$948,188	$55,774	0.059
427	425	26.60	26.48	69.70	33.11	87.12											
428	426	26.96	20.13	52.27	26.84	69.70											
429	427	27.03	20.18	52.27	26.91	69.70											
430	428	27.16	20.28	52.27	27.04	69.70	HEO	2	2.2				1	2	$869,949	$485,378	0.558
431	429	27.30	33.98	87.12	40.77	104.54											
432	430	27.30	33.98	87.12	40.77	104.54	HEO	4	4.2				1	2	$839,812	$136,306	0.162
433	431	27.30	27.18	69.70	33.98	87.12	HEO	3	3.1				1	2	$503,029	$473,442	0.941
434	432	27.31	20.40	52.27	27.20	69.70											
435	433	27.36	27.24	69.70	34.06	87.12	HEO	3	3.1				1	2	$265,302	$0	0.000
436	434	27.52	34.26	87.12	41.11	104.54	HEO	8	8.3				1	2	$990,204	$99,013	0.100
437	435	27.75	20.72	52.27	27.63	69.70	HEO	3	3.2				1	2	$583,212	$499,892	0.857
438	436	27.85	34.66	87.12	41.59	104.54	HEO	1	1.1				1	2	$442,951	$265,830	0.600
439	437	27.99	20.90	52.27	27.86	69.70											
440	438	28.06	20.95	52.27	27.93	69.70	HEO	3	3.2				1	2	$1,208,855	$52,558	0.043
441	439	28.28	21.12	52.27	28.16	69.70	HEO	3	3.2				1	2	$360,044	$95,476	0.265
442	440	28.35	28.05	69.28	35.07	86.60											
443	441	28.39	28.27	69.70	35.33	87.12	HEO	7	7.3	X			1	2	$108,370	$65,482	0.604
444	442	28.93	36.00	87.12	43.20	104.54											
445	443	29.08	21.72	52.27	28.96	69.70	HEO	5	5.2				1	2	$1,170,193	$5,771	0.005
446	444	29.41	36.59	87.10	43.91	104.52											
447	445	29.48	36.83	87.43	44.19	104.92	HEO	1	1.1				1	2	$946,060	$52,558	0.056
448	446	29.78	37.06	87.12	44.47	104.54											
449	447	30.08	29.95	69.70	37.44	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
450	448	31.29	23.36	52.26	31.15	69.69											
451	449	31.29	23.36	52.26	31.15	69.69											
452	450	31.50	39.20	87.12	47.04	104.54	HEO	8	8.3				1	2	$438,747	$187,603	0.428
453	451	31.50	39.20	87.12	47.04	104.54											
454	452	31.66	23.64	52.27	31.52	69.70	HEO	7	7.4				1	2	$2,275,656	$1,592,959	0.700
455	453	32.12	23.99	52.27	31.98	69.70											
456	454	32.14	40.00	87.12	48.00	104.54											
457	455	32.20	24.05	52.27	32.06	69.70	HEO	2	2.1				1	2	$487,779	$1,774	0.004
458	456	32.20	32.06	69.70	40.08	87.12	HEO	3	3.1				1	2	$344,816	$17,999	0.052
459	457	32.26	24.09	52.27	32.12	69.70	HEO	9	9.2				1	2	$130,600	$67,024	0.513
460	458	32.40	32.26	69.70	40.32	87.12	HEO	5	5.1	X			1	2	$678,877	$305,391	0.450
461	459	32.57	24.32	52.27	32.43	69.70	HEO	9	9.2				1	2	$472,714	$456,776	0.966
462	460	32.90	32.76	69.70	40.95	87.12											
463	461	33.23	24.82	52.27	33.09	69.70											
464	462	33.24	41.16	86.67	49.39	104.00											
465	463	33.26	33.02	69.49	41.27	86.86											
466	464	33.27	33.13	69.70	41.41	87.12											
467	465	33.60	33.45	69.70	41.82	87.12											
468	466	33.85	25.28	52.27	33.71	69.70	HEO	2	2.1				1	2	$460,528	$368,969	0.801
469	467	33.95	33.80	69.70	42.25	87.12											
470	468	34.54	34.39	69.70	42.99	87.12											
471	469	34.74	34.59	69.70	43.24	87.12	HEO	3	3.1				1	2	$1,122,000	$622,200	0.555
472	470	35.00	43.56	87.12	52.27	104.54	HEO	8	8.3			5	1	2	$1,326,000	$714,000	0.538
473	471	35.10	43.68	87.12	52.42	104.54	HEO	8	8.2			5	1	2	$197,691	$158,055	0.800
474	472	35.28	35.13	69.70	43.91	87.12											
475	473	35.70	26.66	52.27	35.55	69.70	HEO	9	9.2			5	1	2	$812,510	$443,178	0.545
476	474	35.80	35.56	69.54	44.45	86.93	HEO	6	6.2			5	1	2	$2,187,292	$1,749,832	0.800
477	475	35.87	44.64	87.12	53.57	104.54											
478	476	36.35	27.14	52.27	36.19	69.70	HEO	3	3.2			5	1	2	$1,287,759	$193,158	0.150
479	477	36.40	36.24	69.70	45.30	87.12											
480	478	37.02	27.65	52.27	36.86	69.70	HEO	9	9.2			5	1	2	$2,244,000	$1,122,000	0.500
481	479	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1			5	1	2	$1,681,885	$289,073	0.172
482	480	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1			5	1	2	$1,929,000	$671,000	0.348
483	481	37.84	28.26	52.27	37.68	69.69	HEO	7	7.2			5	1	2	$69,954	$11,750	0.168
484	482	37.85	47.11	87.12	56.53	104.54											
485	483	38.50	38.33	69.70	47.92	87.12											
486	484	38.57	38.17	69.28	47.72	86.60	HEO	7	7.1	X		5	1	2	$2,079,324	$462,070	0.222
487	485	38.60	38.43	69.70	48.04	87.12	HEO	7	7.2	X		5	1	2	$1,639,896	$819,946	0.500
488	486	38.91	38.65	69.53	48.32	86.91	HEO	7	7.1	X		5	1	2	$51,244	$0	0.000
489	487	39.18	48.76	87.12	58.51	104.54	HEO	8	8.1			5	1	2	$1,872,720	$1,477,368	0.789
490	488	39.20	39.03	69.70	48.79	87.12	HEO	4	4.4			5	1	2	$1,664,640	$405,756	0.244
491	489	39.90	39.73	69.70	49.66	87.12	HEO	4	4.4			5	1	2	$1,957,140	$1,232,579	0.630
492	490	39.92	39.42	69.13	49.28	86.42	HEO	5	5.1	X		5	1	2	$543,117	$369,315	0.680
493	491	40.60	40.42	69.70	50.53	87.12											
494	492	40.79	40.61	69.70	50.76	87.12											
495	493	41.78	41.60	69.70	52.00	87.12											
496	494	42.57	31.79	52.27	42.38	69.70											
497	495	42.58	42.40	69.70	53.00	87.12											
498	496	42.81	42.63	69.70	53.28	87.12	HEO	6	6.2			5	1	2	$303,973	$23,292	0.077
499	497	43.40	54.01	87.12	64.82	104.54	HEO	4	4.2			5	1	2	$1,530,000	$306,000	0.200
500	498	43.40	43.21	69.70	54.01	87.12	HEO	3	3.1			5	1	2	$1,231,425	$985,139	
501	499	43.40	43.21	69.70	54.01	87.12											
502	500	44.47	32.97	51.89	43.96	69.18											
503	501	45.00	44.80	69.70	56.00	87.12	HEO	2	2.2			5	1	2	$1,966,657	$0	0.000
504	502	45.68	34.11	52.27	45.48	69.70	HEO	5	5.1	X		5	1	2	$3,153,535	$1,366,531	0.433
505	503	45.72	34.14	52.27	45.52	69.70											
506	504	45.75	34.16	52.27	45.55	69.70	HEO	4	4.3			5	1	2	$3,156,283	$631,251	0.200
507	505	46.44	46.00	69.33	57.50	86.67											
508	506	47.04	35.12	52.27	46.83	69.70											
509	507	48.13	35.94	52.27	47.92	69.70	HEO	9	9.2			5	1	2	$1,338,620	$1,131,827	0.846
510	508	48.26	35.20	51.05	46.93	68.07	HEO	9	9.1			5	1	2	$919,524	$747,647	0.813
511	509	48.52	36.23	52.27	48.31	69.70											
512	510	48.61	48.40	69.70	60.50	87.12	HEO	4	4.1			5	1	2	$1,366,581	$1,311,916	0.960
513	511	49.00	60.98	87.12	73.18	104.54											
514	512	49.50	49.29	69.70	61.61	87.12	HEO	7	7.2	X		5	1	2	$1,767,390	$1,178,258	0.667
515	513	49.85	37.16	52.18	49.54	69.57	HEO	1	1.1			5	1	2	$1,859,197	$164,045	0.088
516	514	50.30	50.08	69.70	62.60	87.12											
517	515	51.18	63.70	87.12	76.44	104.54	HEO	8	8.3		21.00	5	1	2	$866,426	$0	0.000
518	516	51.25	30.77	42.03	38.46	52.53											

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1																																															
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-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, 2 = 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 § 65915(b))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code §65915(f)))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code §65915(c)), (v) *(for developments of 5 or more units (Govt. Code §65915(f)))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(c), (v) with min. 10% very low income units). *(for developments of 5 or more units (Govt. Code §65915(f)))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code §65915(c), (v) *(for developments of 5 or more units (Govt. Code §65915(f)))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(c), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(f)))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(c), (v) (with BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(f)))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
518	517	7035-020-083	17221 PIONEER BLVD	17221	PIONEER	90701	1972	33,127	0.76	33,127	0.76	GCC	CG	2	4	5	Commercial	4,872	0	106,006	132,508	26,502	76.05	91.26	114.07	105.33	219.40	114.07	228.15	333.48	53.23	53.00	69.70	66.25	87.12	HEO	4	4.1		21.00	5	1	2	$1,681,885	$589,709	0.351
519	518	7035-008-034	18616 GRIDLEY RD	18616	GRIDLEY	90701	1974	33,746	0.77	33,746	0.77	GCC	CG	3	3	4	Commercial	6,100	0	80,990	101,987	26,997	54.23	65.07	81.34	75.11	156.45	81.34	162.69	237.79	54.23	40.50	52.27	53.99	69.70	HEO	6	6.2		21.00	5	1	2	$558,859	$386,408	0.691
520	519	7033-005-014	11836 ARTESIA BLVD	11836	ARTESIA	90701	1946	33,977	0.78	33,977	0.78	GCC	CG	2	4	5	SFR	440	1	108,726	135,908	27,182	78.00	93.60	117.00	108.03	225.03	117.00	234.00	342.03	54.60	54.36	69.70	67.95	87.12	HEO	4	4.4		21.00	5	1	2	$2,288,880	$10,404	0.005
521	520	7039-026-005	18432 GRIDLEY	18432	GRIDLEY	90701	1920	34,196	0.79	34,196	0.79	CG	CG	3	3	4	Institutional/Congregate	5,987	3	82,070	109,427	27,357	54.95	65.94	82.43	76.11	158.54	82.43	164.86	240.97	54.95	41.04	52.27	54.71	69.70	HEO	6	6.2		21.00	5	1	2	$889,638	$613,587	0.690
522	521	7033-008-021	11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CG	2	4	5	Commercial	17,640	0	110,118	137,648	27,530	79.00	94.80	118.50	109.41	227.91	118.50	237.00	346.41	55.35	55.06	69.70	68.82	87.12	HEO	4	4.4	X	21.00	5	1	2	$3,196,229	$2,575,525	0.806
523	522	7035-005-074	11446 ARTESIA BLVD	11446	ARTESIA			34,680	0.80	34,680	0.80	GCC	ABC-SP	3	3	4	Recreational	44,408	0	83,232	110,976	27,744	55.73	66.88	83.60	77.19	160.78	83.60	167.19	244.38	55.73	41.62	52.27	55.49	69.70													
524	523	7035-021-043	11732 ARTESIA BLVD	11732	ARTESIA	90701	1979	34,704	0.80	34,704	0.80	GCC	ABC-SP	3	3	4	Commercial	2,349	0	83,290	111,053	27,763	55.77	66.92	83.65	77.24	160.89	83.65	167.31	244.55	55.77	41.64	52.27	55.53	69.70	HEO	3	3.2		21.00	5	1	2	$1,661,912	$160,829	0.097
525	524	7035-020-053	11725 ARTESIA BLVD	11725	ARTESIA	90701	2008	36,177	0.83	36,177	0.83	GCC	AB-SP	1	5	6	Industrial	840	0	144,708	173,650	28,942	83.05	99.66	124.58	115.03	239.60	124.58	249.15	364.18	58.14	72.35	87.12	86.82	104.54											
526	525	7035-012-037	18025 PIONEER BLVD	18025	PIONEER			36,342	0.83	36,342	0.83	CCMU	CG	2	4	5	Institutional/Congregate car	26,419	0	116,264	145,368	29,074	83.43	100.12	125.14	115.55	240.69	125.14	250.29	365.84	58.46	58.15	69.70	72.68	87.12													
527	526	7039-014-018	11701 SOUTH ST	11701	SOUTH	90701	1980	36,391	0.84	36,391	0.84	SSGC	CG	1	5	6	Commercial	16,450	0	145,564	174,677	29,113	83.54	100.25	125.31	115.71	241.02	125.31	250.63	366.33	58.48	72.78	87.12	87.34	104.54	HEO	8	8.2		21.00	5	1	2	$4,080,000	$0	0.000
528	527	7039-017-025	11641 SOUTH ST	11641	SOUTH			36,447	0.84	36,447	0.84	SSGC	CG	1	5	6	Commercial	13,050	0	145,788	174,946	29,158	83.67	100.40	125.51	115.88	241.39	125.51	251.01	366.90	58.57	72.89	87.12	87.47	104.54													
529	528	7033-005-020	11800 ARTESIA BLVD	11800	ARTESIA	90701	2001	37,370	0.86	37,370	0.86	GCC	CG	2	4	5	Commercial	14,992	0	119,584	149,480	29,896	85.79	102.95	128.68	118.82	247.50	128.68	257.37	376.19	60.05	59.79	69.70	74.74	87.12	HEO	4	4.4		21.00	5	1	2	$3,410,641	$2,296,958	0.673
530	529	7035-005-049	11540 ARTESIA BLVD	11540	ARTESIA	90701	1976	38,951	0.89	38,951	0.89	GCC	ABC-SP	2	4	5	Commercial	19,000	0	124,643	155,804	31,161	89.42	107.30	134.13	123.85	257.97	134.13	268.26	392.10	62.59	62.32	69.70	77.90	87.12	HEO	2	2.2		21.00	5	1	2	$2,665,214	$0	0.000
531	530	7033-019-031	18120 PIONEER BLVD	18120	PIONEER			39,360	0.90	37,790	0.87	CCMU	CG	2	4	5	Commercial	14,989	0	120,928	151,160	30,232	90.36	108.43	135.54	125.15	260.68	135.54	271.07	396.22	63.25	60.46	66.92	75.58	83.64													
532	531	7039-024-019	11744 SOUTH ST	11744	SOUTH	90701	1993	41,250	0.95	41,250	0.95	SSGC	CPD	1	5	6	Commercial	10,968	0	165,000	198,000	33,000	94.70	113.64	142.05	131.16	273.20	142.05	284.09	415.25	66.29	82.50	87.12	99.00	104.54											
533	532	7035-020-089	11735 ARTESIA BLVD	11735	ARTESIA			41,761	0.96	41,761	0.96	GCC	AB-SP	1	5	6	Industrial	4,331	0	167,044	200,453	33,409	95.87	115.04	143.81	132.78	276.59	143.81	287.61	420.39	67.11	83.52	87.12	100.23	104.54													
534	533	7054-005-055	12220 SOUTH ST	12220	SOUTH			44,440	1.02	36,077	0.83	NWBC	CG	3	3	4	Commercial	15,378	0	86,585	115,446	28,862	71.41	85.70	107.12	98.91	206.03	107.12	214.24	313.15	71.41	43.29	42.44	57.72	56.58													
535	534	7035-022-058	17160 ALBURTIS AVE	17160	ALBURTIS			45,302	1.04	45,302	1.04	GCC	LMI	2	4	5	Industrial	18,064	0	167,044	124,80	156,00	144.04	124.80	156.00	144.04	300.04	156.00	312.00	456.04	72.86	72.48	69.70	90.60	87.12													
536	535	7035-005-050	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	127.20	159.00	146.81	305.81	159.00	318.00	464.81	74.20	73.88	69.70	92.35	87.12	HEO	2	2.2		21.00	5	1	2	$3,062,207	$0	0.000
537	536	7035-016-065	17223 JERSEY AVE	17223	JERSEY	90701	1959	47,276	1.09	47,045	1.08	GCC	LMI	2	4	5	Industrial	5,639	0	150,544	188,180	37,636	108.52	130.22	162.78	150.30	313.07	162.78	325.55	475.85	75.96	75.27	69.36	94.09	86.76	HEO	3	3.1		21.00	5	1	2	$1,488,194	$158,136	0.106
538	537	7024-006-013	12215 SOUTH ST	12215	SOUTH			47,480	1.09	44,750	1.03	NWBC	CG	3	3	4	Commercial	3,034	0	107,400	143,200	35,800	78.30	91.56	114.45	108.29	225.49	114.45	228.90	334.57	76.30	53.70	49.27	71.60	65.69													
539	538	7040-032-023	12147 SOUTH ST	12147	SOUTH			50,965	1.17	50,965	1.17	NWBC	CG	3	3	4	Commercial	9,000	0	122,316	163,088	40,772	81.90	98.28	122.85	113.43	236.28	122.85	245.70	359.13	81.95	61.16	52.27	81.54	69.70													
540	539	7035-016-066	11635 ARTESIA BLVD	11635	ARTESIA			55,757	1.28	55,757	1.28	GCC	ABC-SP	2	4	5	Industrial	60,270	0	178,422	223,028	44,606	128.00	153.60	192.00	177.28	369.28	192.00	384.00	561.28	89.65	89.65	69.70	111.51	87.12													
541	540	7054-003-036	11944 SOUTH ST	11944	SOUTH	90701	1982	58,806	1.35	58,806	1.35	CG	CG	3	3	4	Commercial	22,750	0	141,134	188,179	47,045	94.50	113.40	141.75	130.88	272.63	141.75	283.50	414.38	94.50	70.57	52.27	94.09	69.70	HEO	9	9.1		21.00	5	1	2	$5,569,918	$2,198,256	0.395
542	541	7039-008-037	18600 GRIDLEY RD	18600	GRIDLEY			60,113	1.38	60,113	1.38	CG	CG	3	3	4	Commercial	17,216	0	144,271	192,362	48,090	96.60	115.92	144.90	133.79	278.69	144.90	289.80	423.59	96.60	72.14	52.27	96.18	69.70													
543	542	7035-021-053	11734 ARTESIA BLVD	11734	ARTESIA			63,685	1.46	63,598	1.46	GCC	CG	2	4	5	Commercial	25,999	0	203,514	254,392	50,878	146.20	175.44	219.30	202.49	421.79	219.30	438.60	641.09	102.34	101.76	69.60	127.20	87.00													
544	543	7042-003-028	16793 PIONEER BLVD	16793	PIONEER			64,033	1.47	64,033	1.47	LMI	LMI	3	3	4	Industrial	600	0	153,679	204,906	51,226	102.90	123.48	154.35	142.52	296.87	154.35	308.70	451.22	102.90	76.84	52.27	102.45	69.70													
545	544	7035-019-042	17701 PIONEER BLVD	17701	PIONEER			64,242	1.47	64,242	1.47	CCMU	CG	3	3	4	Commercial	27,505	0	154,181	205,574	51,394	103.24	123.88	154.85	142.98	297.83	154.85	309.71	452.69	103.24	77.09	52.27	102.79	69.70													
546	545	7042-023-002	18720 PIONEER BLVD	18720	PIONEER			66,210	1.52	66,210	1.52	CCMU	CG	2	4	5	Commercial	27,736	0	211,872	264,840	52,968	152.00	182.40	228.00	210.52	438.51	228.00	455.99	666.51	106.46	105.94	69.70	132.42	87.12													
547	546	7033-004-014	11809 ARTESIA BLVD	11809	ARTESIA			71,438	1.64	71,438	1.64	GCC	CPD	1	5	6	Commercial	15,878	0	285,752	342,902	57,150	164.00	196.80	246.00	227.14	473.14	246.00	492.00	719.14	114.80	142.88	87.12	171.45	104.54													
548	547	7039-001-002	18403 PIONEER BLVD	18403	PIONEER			71,438	1.64	71,438	1.64	CCMU	CG	2	4	5	Commercial	19,908	0	228,602	285,752	57,150	164.00	196.80	246.00	227.14	473.14	246.00	492.00	719.14	114.80	114.30	69.70	142.88	87.12													
549	548	7039-024-022	11732 SOUTH ST	11732	SOUTH			72,397	1.66	72,310	1.66	SSGC	CPD	1	5	6	Commercial	17,969	0	289,240	347,088	57,848	166.00	199.20	249.00	229.94	478.91	249.00	498.00	727.91	116.20	144.62	87.12	173.54	104.54	HEO	8	8.3		21.00	5	1	2	$4,182,000	$2,142,000	0.512
550	549	7024-006-059	18820 NORWALK BLVD	18820	NORWALK	90701	1985	72,520	1.66	72,520	1.66	NWBC	CG	3	3	4	Commercial	1,003	0	174,048	232,064	58,016	116.54	139.85	174.81	161.41	336.21	174.81	349.61	511.02	116.54	87.02	52.27	116.03	69.70	HEO	9	9.2		21.00	5	1	2	$315,353	$84,092	0.267
551	550	7035-012-065	17721 183RD ST	17721	183RD	90701	1970	73,616	1.69	73,616	1.69	CCMU	CG	3	3	4	**Post office**	24,148	0	176,676	235,571	58,893	118.30	141.96	177.45	163.84	341.29	177.45	354.90	518.74	118.30	88.34	52.27	117.79	69.70											
552	551	7033-004-004	11805 ARTESIA BLVD	11805	ARTESIA			74,488	1.71	74,488	1.71	GCC	CPD	1	5	6	Commercial	10,729	0	297,952	357,542	59,590	171.00	205.20	256.50	236.84	493.34	256.50	513.00	749.84	119.70	148.98	87.12	178.77	104.54													
553	552	7035-014-085	17888 ALBURTIS AVE	17888	ALBURTIS			88,280	2.03	88,280	2.03	CCMU	P-SP	3	3	4	MFR-Condo	50,220	62	211,872	282,496	70,624	141.86	170.24	212.80	196.48	409.28	212.80	425.59	622.07	141.86	105.94	52.27	141.25	69.70													
554	553	7035-012-904	18159-18175 PIONEER BLVD	18159-	18175	PIONEER	90701	0	91,040	2.09	91,040	2.09	CCMU	CG	2	4	5	Commercial	32,260	0	291,328	364,160	72,832	209.00	250.80	313.50	289.46	602.96	313.50	627.00	916.46	146.30	145.66	69.70	182.08	87.12	HEO	5	5.1	X	21.00	5	1	2	$362,493	$0	0.000
555	554	7039-024-040	17628 ALBURTIS AVE	17628	ALBURTIS	90701	1978	91,476	2.10	91,476	2.10	CCMU	CG	2	4	5	MFR-Condo	42,504	42	219,542	263,723	73,181	147.00	176.40	220.50	203.60	424.10	220.50	441.00	644.00	147.00	109.77	52.27	146.36	69.70	HEO	5	5.1		0.00	0	0	0	$256,486	$171,340	0.668
556	555	7033-005-016	17510 PIONEER BLVD	17510	PIONEER			92,480	2.12	92,347	2.12	GCC	CG	2	4	5	Commercial	67,712	0	295,510	369,388	73,878	212.30	254.77	318.46	294.04	612.50	318.46	636.91	930.96	148.61	147.78	69.60	184.69	86.99													
557	556	7035-022-048	17105 JERSEY AVE	17105	JERSEY			98,402	2.26	98,402	2.26	GCC	LMI	2	4	5	Industrial	53,624	0	314,886	393,608	78,722	225.90	271.08	338.85	312.87	651.72	338.85	677.70	990.57	158.13	157.44	69.70	196.80	87.12													
558	557	7039-024-033	11624 SOUTH ST	11624	SOUTH	90701	1990	127,195	2.92	127,195	2.92	SSGC	CPD	1	5	6	Commercial	46,886	0	508,780	610,536	101,756	292.00	350.40	438.00	404.42	842.42	438.00	876.00	1,290.42	204.40	254.39	87.12	305.27	104.54	HEO	8	8.3		21.00	5	1	2	$5,955,363	$4,218,379	0.708
559	558	7014-004-033	16905 PIONEER BLVD	16905	PIONEER			142,877	3.28	142,877	3.28	PBC	CG	1	5	6	Commercial	71,196	0	571,508	685,810	114,302	328.00	393.60	492.00	454.28	946.28	492.00	984.00	1,438.28	229.60	285.75	87.12	342.90	104.54													
560	559	7035-016-064	11709 ARTESIA BLVD	11709	ARTESIA			145,232	3.33	145,055	3.33	GCC	ABC-SP	1	5	6	Industrial	50,791	0	580,720	696,264	116,044	333.41	400.09	500.11	461.77	961.88	500.11	1,000.22	1,461.99	233.38	290.11	87.01	348.13	104.42													
562	560	7039-026-027	18300 GRIDLEY RD	18300	GRIDLEY	90701	1986	149,100	3.42	75,794	1.74	CG	CG	3	3	4	Commercial	29,986	0	181,906	242,541	60,635	239.60	287.52	359.40	331.85	691.25	359.40	718.80	1,050.65	239.60	90.95	26.57	121.27	35.43	HEO	6	6.1		21.00	5	1	2	$2,723,068	$1,992,454	0.732
563	562	7033-003-011	17100 PIONEER BLVD	17100	PIONEER			150,282	3.45	150,282	3.45	GCC	CPD	1	5	6	Commercial	120,000	0	601,126	721,354	120,226	345.00	414.00	517.50	485.92	995.33	517.50	1,035.00	1,512.83	241.50	300.56	87.10	360.68	104.54													
564	563	7042-008-022	11900 ARTESIA BLVD	11900	ARTESIA			157,872	3.62	157,687	3.62	GCC	MFR	3	3	4	Institutional/Hospital	16,600	0	378,449	504,598	126,150	253.70	304.44	380.55	351.37	731.92	380.55	761.09	1,112.46	253.70	189.22	52.21	252.30	69.61													
565	563	7039-001-009	11700 183RD ST	11700	183RD	90701	1966	159,775	3.67	124,582	2.86	CCMU	CG	2	4	5	Commercial	10,731	0	398,662	498,328	99,666	366.79	440.15	550.19	508.01	1,058.20	550.19	1,100.38	1,608.39	256.76	199.33	54.34	249.16	67.93	HEO	7	7.1	X	21.00	5	1	2	$3,679,652	$1,195,871	0.325
566	564	7039-002-003	18501 PIONEER BLVD	18501	PIONEER			159,775	3.67	124,582	2.86	CCMU	CG	2	4	5	Commercial	4,803	0	398,662	498,328	99,666	366.79	440.15	550.19	508.01	1,058.20	550.19	1,100.38	1,608.39	256.76	199.33	54.34	249.16	67.93													
567	565	7035-005-018	11901 176TH ST	11901	176TH			190,783	4.38	189,386	4.35	GCC	MFR	3	3	4	MFR	105,680	158	454,526	606,035	151,509	306.58	367.90	459.88	424.02	884.50	459.88	919.75	1,344.37	306.58	227.26	51.89	303.02	69.19													
568	566	7033-004-044	11815 ARTESIA BLVD	11815	ARTESIA			252,650	5.80	232,500	5.34	GCC	CPD	1	5	6	Commercial	101,791	0	930,000	1,116,000	186,000	580.00	696.01	870.01	803.31	1,673.31	870.01	1,740.01	2,543.32	406.00	465.00	80.17	558.00	96.21													
569	567	7039-024-034	11660 SOUTH ST	11660	SOUTH			259,600	5.96	259,600	5.96	SSGC	SS-SP	1	5	6	Commercial	80,339	0	1,038,400	1,246,080	207,680	595.96	715.15	893.94	825.40	1,719.34	893.94	1,787.88	2,613.28	417.17	519.20	87.12	623.04	104.54													
570	568	7035-008-018	18001 PIONEER BLVD	18001	PIONEER			266,151	6.11	266,151	6.11	CCMU	P-SP	2	4	5	Commercial	80,036	0	851,683	1,064,604	212,921	611.00	733.20	916.50	846.23	1,762.73	916.50	1,833.00	2,679.23	427.75	425.84	69.78	532.30	87.12													
571	569	7039-024-032	19127 PIONEER BLVD	19127	PIONEER			412,750	9.48	393,346	9.03	SSGC	CPD	1	5	6	MFR	2,940	96	1,573,384	1,888,061	314,677	947.54	1,137.05	1,421.32	1,312.35	2,733.66	1,421.32	2,842.63	4,154.98	663.28	786.69	83.02	944.03	99.63													
572			**Totals**	**10,091,008**					**232**	**9,884,763**	**227**							**3,497,268**	**1,086**	**31,078,260**	**38,986,070**	**7,907,810**	**20,689.89**	**24,820.86**	**31,017.32**	**28,606.97**	**59,624.29**	**30,982.28**	**61,999.60**	**90,606.58**	**16,216.04**	**15,539.13**		**19,493.04**						**399**	**230**	**322**	**644**			

Scenario 1 (5-4-3) Housing Element Opportunity Sites (HEO)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
2	No.	AIN	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant	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 (Artesia Density Bonus)	Extg Use
3	1	7011-004-055			11826 168TH ST	11826	168TH	90701	1939	6,252	0.14	6,046	0.14	PBC	CG	1	5	6	SFR
4	2	7011-004-076			11820 168TH ST	11820	168TH	90701	1948	8,025	0.18	8,025	0.18	PBC	CG	1	5	6	SFR
5	3	7011-005-005			11814 167TH ST	11814	167TH	90701	1959	5,349	0.12	5,349	0.12	PBC	CG	1	5	6	Industrial
6	4	7011-005-006						90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
7	5	7011-005-007			11818 167TH ST	11818	167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
8	6	7011-005-008			11822 167TH ST	11822	167TH	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR
9	7	7011-005-009			11824 167TH ST	11824	167TH	90701	1955	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR
10	8	7011-005-010			11828 167TH ST	11828	167TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	SFR
11	9	7011-005-026			11829 168TH ST	11829	168TH	90701	1947	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR
12	10	7011-005-044			16706 PIONEER BLVD	16706	PIONEER	90701	1959	4,426	0.10	4,426	0.10	PBC	CG	1	5	6	Commercial
13	11	7011-005-903			11825 168TH ST	11825	168TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	Commercial
14	12	7011-006-004			16638 PIONEER BLVD	16638	PIONEER	90701	1955	4,556	0.10	4,556	0.10	PBC	CG	1	5	6	SFR
15	13	7011-006-006			16632 PIONEER BLVD	16632	PIONEER	90701	0	16,048	0.37	16,048	0.37	PBC	CG	1	5	6	Industrial
16	14	7011-006-007						90701	1971	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Industrial
17	15	7011-006-019			11811 167TH ST	11811	167TH	90701	1948	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	MFR
18	16	7011-006-020					167TH		0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
19	17	7011-006-021						90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
20	18	7011-006-022						90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
21	19	7011-006-023						90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
22	20	7011-006-024			11829 167TH ST	11829	167TH	90701	1962	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR
23	21	7011-006-041			16644 PIONEER BLVD	16644	PIONEER	90701	1955	4,238	0.10	4,238	0.10	PBC	CG	1	5	6	MFR
24	22	7011-006-043			11833 167TH ST	11833	167TH	90701	1956	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR
25	23	7011-006-046			16632 PIONEER BLVD	16632	PIONEER	90701	1969	9,139	0.21	9,139	0.21	PBC	CG	1	5	6	Industrial
26	24	7011-006-049						90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
27	25	7011-006-051			11832 ARKANSAS ST	11832	ARKANSAS	90701	2007	5,348	0.12	5,348	0.12	PBC	CG	3	3	4	SFR
28	26	7011-007-003			11816 166TH ST	11816	166TH	90701	0	13,599	0.31	13,599	0.31	PBC	CG	1	5	6	Vacant
29	27	7011-007-004			11828 166TH ST	11828	166TH	90701	1960	4,940	0.11	4,940	0.11	PBC	CG	1	5	6	Commercial
30	28	7011-007-027			11827 ARKANSAS ST	11827	ARKANSAS	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR
31	29	7011-007-028						90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant
32	30	7011-007-029			11835 ARKANSAS ST	11835	ARKANSAS	90701	1948	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR
33	31	7011-007-042						90701	0	4,940	0.11	4,940	0.11	PBC	CG	3	3	4	Vacant
34	32	7011-007-046			16620 PIONEER BLVD	16620	PIONEER	90701	1991	4,639	0.11	4,639	0.11	PBC	CG	1	5	6	Commercial
35	33	7014-003-014			11703 ARKANSAS ST	11703	ARKANSAS	90701	1938	6,024	0.14	6,024	0.14	LMI	LMI	3	3	4	Industrial
36	34	7014-003-015			16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,410	0.12	5,410	0.12	PBC	CG	1	5	6	Industrial
37	35	7014-003-016			16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,458	0.13	5,458	0.13	PBC	CG	1	5	6	Industrial
38	36	7014-003-017			16645 PIONEER BLVD	16645	PIONEER	90701	1965	10,907	0.25	10,907	0.25	PBC	CG	1	5	6	Industrial
39	37	7014-003-018			11734 ARKANSAS ST	11734	ARKANSAS	90701	1957	7,806	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial
40	38	7014-003-019			11732 ARKANSAS ST	11732	ARKANSAS	90701	1920	7,896	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial
41	39	7014-003-047					ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant
42	40	7014-003-049			11730 166TH ST	11730	166TH	90701	1992	5,544	0.13	5,478	0.13	PBC	LMI	1	5	6	Industrial
43	41	7014-003-050			11728 166TH ST	11728	166TH	90701	1992	6,072	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial
44	42	7014-003-055			11717 ARKANSAS S	11717	ARKANSAS	90701	1959	18,348	0.42	18,414	0.42	LMI	LMI	1	5	6	Industrial
45	43	7014-003-056			11705 ARKANSAS ST	11705	ARKANSAS	90701	1937	6,138	0.14	6,072	0.14	LMI	LMI	3	3	4	Commercial
46	44	7014-003-057			11700 166TH ST	11700	166TH	90701	1969	31,020	0.71	30,965	0.71	PBC	LMI	3	3	4	Industrial
47	45	7014-003-060						90701	2011	16,430	0.38	16,430	0.38	LMI	LMI	1	5	6	Commercial
48	46	7014-003-061			11727 ARKANSAS ST	11727	ARKANSAS	90701	1930	12,276	0.28	12,275	0.28	LMI	LMI	1	5	6	Industrial
49	47	7014-003-067			11756 166TH ST	11756	166TH	90701	1961	15,980	0.37	15,980	0.37	PBC	CG	1	5	6	Commercial
50	48	7014-003-070			16629 PIONEER BLVD	16629	PIONEER	90701	1950	17,330	0.40	17,330	0.40	PBC	CG	1	5	6	Commercial
51	49	7024-006-059			18820 NORWALK BLVD	18820	NORWALK	90701	1985	72,520	1.66	72,520	1.66	NWBC	CG	3	3	4	Commercial
52	50	7033-004-005						90701	1977	3,049	0.07	3,049	0.07	GCC	CPD	1	5	6	Commercial
53	51	7033-004-006			11831 ARTESIA BLVD	11831	ARTESIA	90701	1977	3,920	0.09	3,920	0.09	GCC	CPD	1	5	6	Commercial
54	52	7033-004-029			17326 PIONEER BLVD	17326	PIONEER	90701	1984	15,682	0.36	15,682	0.36	GCC	CPD	1	5	6	Commercial
55	53	7033-004-033			17122 PIONEER BLVD	17122	PIONEER	90701	1989	16,988	0.39	16,988	0.39	GCC	CPD	1	5	6	Commercial
56	54	7033-004-045			11846 FRAMPTON CT	11846	FRAMPTON	90701	1965	27,007	0.62	27,007	0.62	GCC	CPD	1	5	6	Industrial
57	55	7033-005-012			11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	10,890	0.25	10,890	0.25	GCC	CG	2	4	5	Commercial
58	56	7033-005-013			11840 ARTESIA BLVD	11840	ARTESIA	90701	1962	24,394	0.56	24,394	0.56	GCC	CG	2	4	5	Commercial
59	57	7033-005-014			11836 ARTESIA BLVD	11836	ARTESIA	90701	1946	33,977	0.78	33,977	0.78	GCC	CG	2	4	5	SFR
60	58	7033-005-019			11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	24,829	0.57	24,829	0.57	GCC	CG	2	4	5	Commercial
61	59	7033-005-020			11800 ARTESIA BLVD	11800	ARTESIA	90701	2001	37,370	0.86	37,370	0.86	GCC	CG	2	4	5	Commercial
62	60	7033-005-021			11830 ARTESIA BLVD	11830	ARTESIA	90701	2001	15,220	0.35	15,220	0.35	GCC	CG	2	4	5	Commercial
63	61	7033-005-022						90701	2001	7,660	0.18	7,660	0.18	GCC	CG	2	4	5	Commercial
64	62	7033-007-001	1		17626 PIONEER BLVD	17626	PIONEER	90701	1956	3,350	0.08	3,350	0.08	CCMU	CG	3	3	4	Commercial
65	63	7033-007-002	1					90701	0	1,172	0.03	1,172	0.03	CCMU	CG	3	3	4	Vacant
66	64	7033-007-003	1		17702 PIONEER BLVD	17702	PIONEER	90701	1958	18,099	0.42	18,099	0.42	CCMU	CG	3	3	4	Commercial
67	65	7033-007-004	1		17718 PIONEER BLVD	17718	PIONEER	90701	1906	9,583	0.22	9,583	0.22	CCMU	CG	3	3	4	SFR
68	66	7033-007-006	1		17720 PIONEER BLVD	17720	PIONEER	90701	1956	13,159	0.30	13,159	0.30	CCMU	CG	3	3	4	Commercial
69	67	7033-007-007	1		17720 PIONEER BLVD	17720	PIONEER	90701	0	12,197	0.28	12,197	0.28	CCMU	CG	3	3	4	Vacant
70	68	7033-007-009	1		17726 PIONEER BLVD	17726	PIONEER	90701	1976	9,034	0.21	9,034	0.21	CCMU	CG	3	3	4	Commercial
71	69	7033-007-010	1		11819 178TH ST	11819	178TH	90701	1929	5,227	0.12	5,227	0.12	CCMU	CG	3	3	4	MFR
72	70	7033-007-011	1		11827 178TH ST	11827	178TH	90701	1948	2,178	0.05	2,178	0.05	CCMU	CG	3	3	4	SFR
73	71	7033-007-016	1		17610 PIONEER BLVD	17610	PIONEER	90701	0	9,360	0.21	9,360	0.21	CCMU	AL-SP	2	4	5	Vacant
74	72	7033-007-017	1		17618 PIONEER BLVD	17618	PIONEER	90701	0	10,454	0.24	10,454	0.24	CCMU	AL-SP	2	4	5	Vacant
75	73	7033-007-018	1					90701	0	16,117	0.37	16,117	0.37	CCMU	AL-SP	2	4	5	Vacant
76	74	7033-007-019	1					90701	0	9,148	0.21	9,148	0.21	CCMU	CG	2	4	5	Vacant
77	75	7033-007-020	1		17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	4	5	Vacant
78	76	7033-008-021			11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CG	2	4	5	Commercial
79	77	7033-017-006			11819 ASHWORTH ST	11819	ASHWORTH	90701	0	6,390	0.15	6,390	0.15	CCMU	MFR	3	3	4	Vacant
80	78	7033-017-016			11839 ASHWORTH ST	11839	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR
81	79	7033-017-018			11843 ASHWORTH ST	11843	ASHWORTH	90701	1941	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR
82	80	7033-017-019			11849 ASHWORTH ST	11849	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR
83	81	7033-018-008	1		11818 ASHWORTH ST	11818	ASHWORTH	90701	1945	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR
84	82	7033-018-009	1		11820 ASHWORTH ST	11820	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR
85	83	7033-018-010	1		11824 ASHWORTH ST	11824	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR
86	84	7033-018-011	1		11828 ASHWORTH ST	11828	ASHWORTH	90701	1924	4,003	0.09	4,003	0.09	CCMU	MFR	2	4	5	MFR
87	85	7033-018-013	1		17921 ARLINE AVE	17921	ARLINE	90701	1988	12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5	MFR
88	86	7033-019-006	1					90701	1959	5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial
89	87	7033-019-008	1		18008 PIONEER BLVD	18008	PIONEER	90701	1959	6,499	0.15	6,499	0.15	CCMU	SP	2	4	5	Commercial
90	88	7033-019-011	1	1	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant
91	89	7033-019-012	1	1	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant
92	90	7033-019-013	1	1	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant
93	91	7033-019-016	1		18031 ARLINE AVE	18031	ARLINE	90701	1964	7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR
94	92	7033-020-015			11851 183RD ST	11851	183RD	90701	1936	2,625	0.06	2,625	0.06	HDR	MFR	3	3	4	SFR
95	93	7033-020-018			18110 ARLINE AVE	18110	ARLINE	90701	1946	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR
96	94	7033-020-019			18102 ARLINE AVE	18102	ARLINE	90701	1976	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR
97	95	7033-020-020			18030 ARLINE AVE	18030	ARLINE	90701	1924	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR
98	96	7033-020-021			18028 ARLINE AVE	18028	ARLINE	90701	1955	7,500	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR
99	97	7033-020-026			18000 ARLINE AVE	18000	ARLINE	90701	1974	6,177	0.14	6,177	0.14	HDR	MFR	3	3	4	MFR
100	98	7033-020-027			18126 ARLINE AVE	18126	ARLINE	90701	1964	2,574	0.06	2,574	0.06	HDR	MFR	3	3	4	MFR
101	99	7033-021-001			17902 ARLINE AVE	17902	ARLINE	90701	1938	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR
102	100	7033-021-002			17906 ARLINE AVE	17906	ARLINE	90701	1994	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR
103	101	7033-021-003			17910 ARLINE AVE	17910	ARLINE	90701	1934	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR
104	102	7033-021-028			17918 ARLINE AVE	17918	ARLINE	90701	1937	15,000	0.34	15,000	0.34	HDR	MFR	3	3	4	SFR
105	103	7035-003-034			11425 ARTESIA BLVD	11425	ARTESIA	90701	1964	20,038	0.46	20,038	0.46	GCC	ABC-SP	3	3	4	Commercial
106	104	7035-003-035			17352 CAINE DR	17352	CAINE	90701	1964	6,300	0.14	6,299	0.14	LDR	SFR	3	3	4	SFR
107	105	7035-003-036			17346 CAINE DR	17346	CAINE	90701	1964	6,380	0.15	6,338	0.15	LDR	SFR	3	3	4	SFR
108	106	7035-003-039			7332 CAINE DR	7332	CAINE	90701	1964	6,617	0.15	6,608	0.15	LDR	SFR	3	3	4	SFR
109	107	7035-003-041			17324 CAINE DR	17324	CAINE	90701	1964	6,820	0.16	6,765	0.16	LDR	SFR	3	3	4	SFR
110	108	7035-003-053			11515 ARTESIA BLVD	11515	ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial
111	109	7035-003-054			11521 ARTESIA BLVD	11521	ARTESIA	90701	1968	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial
112	110	7035-003-055			11545 ARTESIA BLVD	11545	ARTESIA	90701	1967	7,841	0.18	7,841	0.18	GCC	ABC-SP	3	3	4	Commercial
113	111	7035-003-058			17313 ROSETON AVE	17313	ROSETON	90701	1958	7,579	0.17	7,579	0.17	GCC	ABC-SP	3	3	4	Industrial
114	112	7035-003-059			17311 ROSETON AVE	17311	ROSETON	90701	1960	7,018	0.16	7,018	0.16	GCC	ABC-SP	3	3	4	Industrial
115	113	7035-003-060			17327 ROSETON AVE	17327	ROSETON	90701	0	12,018	0.28	12,018	0.28	GCC	ABC-SP	3	3	4	Vacant
116	114	7035-004-065			17114 ROSETON AVE	17114	ROSETON	90701	1960	14,100	0.32	13,939	0.32	GCC	LMI	2	4	5	Industrial
117	115	7035-004-066			17128 ROSETON AVE	17128	ROSETON	90701	1976	14,044	0.32	14,044	0.32	GCC	LMI	2	4	5	Industrial
118	116	7035-004-067						90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant
119	117	7035-004-070			17216 ROSETON AVE	17216	ROSETON	90701	1969	14,039	0.32	14,039	0.32	GCC	LMI	2	4	5	Industrial
120	118	7035-004-071			17226 ROSETON AVE	17226	ROSETON	90701	1977	7,018	0.16	7,018	0.16	GCC	LMI	2	4	5	Industrial
121	119	7035-004-072			17306 ROSETON AVE	17306	ROSETON	90701	1946	21,619	0.50	21,619	0.50	GCC	LMI	2	4	5	Industrial
122	120	7035-004-073			17318 ROSETON AVE	17318	ROSETON	90701	1927	9,583	0.22	9,583	0.22	GCC	LMI	2	4	5	SFR
123	121	7035-004-074			11611 ARTESIA BLVD	11611	ARTESIA	90701	1942	6,098	0.14	6,098	0.14	GCC	ABC-SP	2	4	5	SFR
124	122	7035-004-075			11601 ARTESIA BLVD	11601	ARTESIA	90701	1947	11,966	0.27	11,966	0.27	GCC	ABC-SP	2	4	5	Commercial
125	123	7035-004-078			17223 ROSETON AVE	17223	ROSETON	90701	1927	14,000	0.32	13,939	0.32	GCC	LMI	3	3	4	SFR
126	124	7035-004-079			17213 ROSETON AVE	17213	ROSETON	90701	1974	13,538	0.31	13,538	0.31	GCC	LMI	3	3	4	Industrial
127	125	7035-004-081			17127 ROSETON AVE	17127	ROSETON	90701	0	14,000	0.32	13,939	0.32	GCC	LMI	3	3	4	Vacant
128	126	7035-004-082			17117 ROSETON AVE	17117	ROSETON	90701	1969	21,066	0.48	21,066	0.48	GCC	LMI	3	3	4	Industrial
129	127	7035-004-083			17107 ROSETON AVE	17107	ROSETON	90701	1971	14,044	0.32	14,044	0.32	GCC	LMI	3	3	4	Industrial
130	128	7035-004-085			17027 ROSETON AVE	17027	ROSETON	90701	1940	7,000	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial
131	129	7035-004-107			17026 ROSETON AVE	17026	ROSETON	90701	1950	5,227	0.12	5,227	0.12	GCC	LMI	2	4	5	Industrial
132	130	7035-004-109			17023 ROSETON AVE	17023	ROSETON	90701	1989	6,098	0.14	6,098	0.14	GCC	LMI	3	3	4	Industrial
133	131	7035-004-112			17106 ROSETON AVE	17106	ROSETON	90701	1973	13,939	0.32	13,939	0.32	GCC	LMI	2	4	5	Commercial
134	132	7035-004-113			17031 ROSETON AVE	17031	ROSETON	90701	1978	6,970	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial
135	133	7035-004-116			17022 ROSETON AVE	17022	ROSETON	90701	1970	3,920	0.09	3,920	0.09	GCC	LMI	2	4	5	Industrial
136	134	7035-004-117			17303 ROSETON AVE	17303	ROSETON	90701	1927	7,400	0.17	7,400	0.17	GCC	LMI	3	3	4	Industrial
137	135	7035-005-025			11436 ARTESIA BLVD	11436	ARTESIA	90701	1998	9,170	0.21	9,148	0.21	GCC	ABC-SP	3	3	4	Commercial
138	136	7035-005-048			17501 ROSETON AVE	17501	ROSETON	90701	0	28,000	0.64	28,000	0.64	GCC	ABC-SP	2	4	5	Vacant

A	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
No.	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(i))*
1	625	1	24,184	29,021	4,837	14.35	17.22	21.53	19.88	41.41	21.53	43.06	62.94
2	458	1	32,100	38,520	6,420	18.42	22.11	27.63	25.52	53.15	27.63	55.27	80.78
3	2,220	0	21,396	25,675	4,279	12.28	14.74	18.42	17.01	35.43	18.42	36.84	53.85
4	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
5	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
6	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
7	396	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
8	821	1	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77
9	918	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
10	786	0	17,704	21,245	3,541	10.16	12.19	15.24	14.07	29.31	15.24	30.48	44.55
11	1,917	0	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77
12	828	1	18,224	21,869	3,645	10.46	12.55	15.69	14.49	30.17	15.69	31.38	45.86
13	0	0	64,192	77,030	12,838	36.84	44.21	55.26	51.02	106.29	55.26	110.52	161.55
14	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
15	1,232	5	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77
16	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
17	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
18	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
19	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
20	1,016	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
21	1,134	2	16,952	20,342	3,390	9.73	11.67	14.59	13.47	28.07	14.59	29.19	42.66
22	1,491	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70
23	1,200	0	36,556	43,867	7,311	20.98	25.18	31.47	29.06	60.53	31.47	62.94	92.00
24	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
25	2,942	1	12,835	17,114	4,278	8.59	10.31	12.89	11.90	24.79	12.89	25.78	37.69
26	0	0	54,396	65,275	10,879	31.22	37.46	46.83	43.24	90.07	46.83	93.66	136.90
27	1,008	0	19,760	23,712	3,952	11.34	13.61	17.01	15.71	32.72	17.01	34.02	49.73
28	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
29	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
30	834	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70
31	0	0	11,856	15,808	3,952	7.94	9.53	11.91	10.99	22.90	11.91	23.82	34.81
32	1,900	0	18,556	22,267	3,711	10.65	12.78	15.97	14.75	30.72	15.97	31.95	46.70
33	2,656	0	14,458	19,277	4,819	9.68	11.62	14.52	13.41	27.93	14.52	29.04	42.45
34	5,000	0	21,640	25,968	4,328	12.42	14.90	18.63	17.20	35.83	18.63	37.26	54.46
35	5,040	0	21,832	26,198	4,366	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94
36	8,000	0	43,628	52,354	8,726	25.04	30.05	37.56	34.68	72.24	37.56	75.12	109.80
37	9,800	0	31,224	37,469	6,245	17.92	21.50	26.88	24.82	51.70	26.88	53.76	78.58
38	572	0	31,224	37,469	6,245	18.13	21.75	27.19	25.11	52.30	27.19	54.38	79.49
39	0	0	876	1,168	292	0.63	0.63	0.63	-	0.63	-	0.63	0.63
40	3,805	0	21,912	26,294	4,382	12.73	15.27	19.09	17.63	36.72	19.09	38.18	55.81
41	2,070	0	24,552	29,462	4,910	13.94	16.73	20.91	19.31	40.22	20.91	41.82	61.12
42	6,370	0	73,656	88,387	14,731	42.12	50.55	63.18	58.34	121.52	63.18	126.36	184.70
43	616	0	14,573	19,430	4,858	9.86	11.84	14.80	13.66	28.46	14.80	29.59	43.25
44	4,844	0	74,316	99,088	24,772	49.85	59.82	74.77	69.04	143.81	74.77	149.55	218.59
45	4,500	0	65,720	78,864	13,144	37.72	45.26	56.58	52.24	108.82	56.58	113.15	165.39
46	2,100	0	49,100	58,920	9,820	28.18	33.82	42.27	39.03	81.30	42.27	84.55	123.58
47	5,682	0	63,920	76,704	12,784	36.69	44.02	55.03	50.81	105.84	55.03	110.06	160.86
48	560	0	69,320	83,184	13,864	39.78	47.74	59.68	55.10	114.78	59.68	119.35	174.45
49	1,003	0	174,048	232,064	58,016	116.54	139.85	174.81	161.41	336.21	174.81	349.61	511.02
50	3,250	0	12,196	14,635	2,439	7.00	8.40	10.50	9.69	20.19	10.50	21.00	30.69
51	3,900	0	15,680	18,816	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46
52	5,000	0	62,728	75,274	12,546	36.00	43.20	54.00	49.86	103.86	54.00	108.00	157.86
53	950	0	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01
54	11,700	0	108,028	129,634	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
55	2,394	0	34,848	43,560	8,712	25.00	30.00	37.50	34.63	72.13	37.50	75.00	109.63
56	8,460	0	78,061	97,576	19,515	56.00	67.20	84.00	77.56	161.56	84.00	168.00	245.56
57	440	1	108,726	135,908	27,182	78.00	93.60	117.00	108.03	225.03	117.00	234.00	342.03
58	7,608	0	79,453	99,316	19,863	57.00	68.40	85.50	78.94	164.44	85.50	171.00	249.94
59	14,992	0	119,584	149,480	29,896	85.79	102.95	128.68	118.82	247.50	128.68	257.37	376.19
60	3,000	0	48,704	60,880	12,176	34.94	41.93	52.41	48.39	100.80	52.41	104.82	153.21
61	9,000	0	24,512	30,640	6,128	17.58	21.10	26.38	24.36	50.73	26.38	52.75	77.11
62	384	0	8,040	10,720	2,680	5.38	6.46	8.08	7.46	15.53	8.08	16.15	23.61
63		0	2,813	3,750	938	1.88	1.88	1.88	-	1.88	-	1.88	1.88
64	3,757	0	43,438	57,917	14,479	29.08	34.90	43.63	40.28	83.91	43.63	87.25	127.54
65	1,348	1	22,999	30,666	7,666	15.40	18.48	23.10	21.33	44.43	23.10	46.20	67.53
66	5,778	0	31,582	42,109	10,527	21.15	25.38	31.72	29.29	61.01	31.72	63.44	92.73
67	0	0	29,273	39,030	9,758	19.60	23.52	29.40	27.15	56.55	29.40	58.80	85.95
68	3,480	0	21,682	28,909	7,227	14.52	17.42	21.78	20.11	41.88	21.78	43.55	63.66
69	1,364	2	12,545	16,726	4,182	8.40	10.08	12.60	11.63	24.23	12.60	25.20	36.83
70	560	1	5,227	6,970	1,742	3.50	3.50	3.50	-	3.50	-	3.50	3.50
71		0	29,952	37,440	7,488	21.49	25.79	32.23	29.76	61.99	32.23	64.46	94.22
72		0	33,453	41,816	8,363	24.00	28.80	36.00	33.24	69.24	36.00	72.00	105.24
73		0	51,574	64,468	12,894	37.00	44.40	55.50	51.24	106.74	55.50	111.00	162.24
74		0	29,274	36,592	7,318	21.00	25.20	31.50	29.09	60.59	31.50	63.00	92.09
75		0	32,061	40,076	8,015	23.00	27.60	34.50	31.86	66.36	34.50	69.00	100.86
76	17,640	0	110,118	137,648	27,530	79.00	94.80	118.50	109.41	227.91	118.50	237.00	346.41
77	0	0	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03
78	1,290	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03
79	1,264	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03
80	1,260	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03
81	4,162	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27
82	828	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27
83	933	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27
84	1,040	2	12,810	16,012	3,202	9.19	11.03	13.78	12.73	26.51	13.78	27.57	40.30
85	8,312	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32	82.64	120.80
86	5,600	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32
87	1,194	0	20,797	25,996	5,199	14.92	17.90	22.38	20.66	43.04	22.38	44.76	65.42
88	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53
89	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53
90	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53
91	5,713	7	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51
92	816	1	6,300	8,400	2,100	4.22	4.22	4.22	-	4.22	-	4.22	4.22
93	5,886	5	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27
94	7,442	8	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27
95	2,615	4	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83
96	1,437	1	17,993	23,990	5,998	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85
97	3,120	3	14,825	19,766	4,942	9.93	11.91	14.89	13.75	28.64	14.89	29.78	43.53
98	1,672	2	6,178	8,237	2,059	4.14	4.14	4.14	-	4.14	-	4.14	4.14
99	4,264	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85
100	3,810	4	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83
101	3,008	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85
102	3,530	1	36,000	48,000	12,000	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70
103	2,074	0	48,091	64,122	16,030	32.20	38.64	48.30	44.60	92.90	48.30	96.60	141.20
104	1,950	1	15,118	20,157	5,039	10.12	12.15	15.19	14.02	29.21	15.19	30.37	44.39
105	1,950	1	15,211	20,282	5,070	10.25	12.30	15.38	14.20	29.58	15.38	30.76	44.96
106	2,310	1	15,859	21,146	5,286	10.63	12.76	15.95	14.73	30.68	15.95	31.90	46.63
107	1,950	1	16,236	21,648	5,412	10.96	13.15	16.44	15.18	31.62	16.44	32.88	48.06
108	5,092	0	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08
109	7,545	0	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08
110	1,652	0	18,818	25,091	6,273	12.60	15.12	18.90	17.45	36.35	18.90	37.80	55.25
111	1,610	0	18,190	24,253	6,063	12.18	14.62	18.27	16.87	35.14	18.27	36.54	53.41
112	3,600	0	16,843	22,458	5,614	11.28	13.53	16.92	15.62	32.54	16.92	33.83	49.45
113	0	0	28,843	38,458	9,614	19.31	23.18	28.97	26.75	55.72	28.97	57.94	84.69
114	0	0	44,605	55,756	11,151	32.37	38.84	48.55	44.83	93.38	48.55	97.11	141.94
115	6,840	0	44,941	56,176	11,235	32.24	38.69	48.36	44.65	93.01	48.36	96.72	141.37
116	0	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69
117	6,000	0	44,925	56,156	11,231	32.23	38.67	48.34	44.64	92.98	48.34	96.69	141.32
118	7,000	0	22,458	28,072	5,614	16.11	19.33	24.17	22.31	46.48	24.17	48.33	70.65
119	7,692	0	69,181	86,476	17,295	49.63	59.56	74.45	68.74	143.18	74.45	148.89	217.63
120	784	1	30,666	38,332	7,666	22.00	26.40	33.00	30.47	63.47	33.00	66.00	96.47
121	760	1	19,514	24,392	4,878	14.00	16.80	21.00	19.39	40.39	21.00	42.00	61.39
122	2,854	0	38,291	47,864	9,573	27.47	32.96	41.21	38.05	79.25	41.21	82.41	120.46
123	1,296	1	33,454	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65
124	6,840	0	32,491	43,322	10,830	21.76	26.11	32.63	30.13	62.76	32.63	65.27	95.40
125	0	0	33,454	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65
126	5,090	0	50,558	67,411	16,853	33.85	40.62	50.78	46.89	97.66	50.78	101.56	148.44
127	1,980	0	33,706	44,941	11,235	22.57	27.08	33.85	31.26	65.11	33.85	67.71	98.96
128	1,027	0	16,728	22,304	5,576	11.25	13.50	16.87	15.58	32.45	16.87	33.75	49.33
129	3,192	0	16,726	20,908	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62
130	2,130	0	14,635	19,514	4,878	9.80	11.76	14.70	13.57	28.27	14.70	29.40	42.97
131	3,360	0	44,605	55,756	11,151	32.00	38.40	48.00	44.32	92.32	48.00	96.00	140.32
132	4,080	0	16,728	22,304	5,576	11.20	13.44	16.80	15.51	32.31	16.80	33.60	49.11
133	1,650	0	12,544	15,680	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46
134	5,606	0	17,760	23,680	5,920	11.89	14.27	17.84	16.47	34.31	17.84	35.67	52.14
135	4,599	0	21,955	29,274	7,318	14.74	17.68	22.10	20.41	42.51	22.10	44.21	64.62
136	0	0	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86

A	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV
No.	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. K x 70	Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. V/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. W/2000	Hypothetical Actual built density (du/gross acre): Col. AJ/Col. M	6th Cycle HE Opportunity Sites (HEO)	5th Cycle HE Vacant Sites	OA No.	OA SubArea	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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
1	10.05	12.09	84.25	14.51	101.10	HEO		1	1.3			1	2	$153,120	$83,516	0.545
2	12.90	16.05	87.12	19.26	104.54	HEO		1	1.3			1	2	$199,118	$85,335	0.429
3	8.60	10.70	87.12	12.84	104.54	HEO		1	1.3			1	2	$329,970	$3,410	0.010
4	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$85,774	$0	0.000
5	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$85,774	$0	0.000
6	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$88,626	$29,535	0.333
7	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$168,187	$73,581	0.437
8	12.89	16.05	87.12	19.26	104.54	HEO		1	1.3			1	2	$154,712	$37,124	0.240
9	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$213,964	$115,920	0.542
10	7.11	8.85	87.12	10.62	104.54	HEO		1	1.3			1	2	$273,076	$2,272	0.008
11	12.89	16.05	87.12	19.26	104.54	HEO		1	1.3			1	2	$24,770	$0	0.000
12	7.32	9.11	87.12	10.93	104.54	HEO		1	1.3			1	2	$203,717	$92,208	0.453
13	25.79	32.10	87.12	38.52	104.54	HEO		1	1.3			1	2	$163,193	$0	0.000
14	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$24,260	$3,374	0.139
15	12.89	16.05	87.12	19.26	104.54	HEO		1	1.3			1	2	$367,911	$194,467	0.529
16	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$126,140	$0	0.000
17	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$24,260	$0	0.000
18	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$24,260	$0	0.000
19	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$24,260	$0	0.000
20	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$357,897	$89,474	0.250
21	6.81	8.48	87.12	10.17	104.54	HEO		1	1.3			1	2	$201,994	$126,244	0.625
22	8.60	6.42	52.27	8.56	69.70	HEO		1	1.3			1	2	$193,082	$128,718	0.667
23	14.69	18.28	87.12	21.93	104.54	HEO		1	1.3			1	2	$134,308	$63,641	0.474
24	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$49,623	$0	0.000
25	8.59	6.42	52.27	8.56	69.70	HEO		1	1.3			1	2	$446,750	$239,668	0.536
26	21.85	27.20	87.12	32.64	104.54	HEO		1	1.3			1	2	$307,211	$0	0.000
27	7.94	9.88	87.12	11.86	104.54	HEO		1	1.3			1	2	$123,070	$10,232	0.083
28	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$62,028	$48,379	0.780
29	4.30	5.35	87.12	6.42	104.54	HEO		1	1.3			1	2	$159,294	$0	0.000
30	8.60	6.42	52.27	8.56	69.70	HEO		1	1.3			1	2	$218,646	$109,317	0.500
31	7.94	5.93	52.27	7.90	69.70	HEO		1	1.3			1	2	$193,158	$0	0.000
32	7.45	9.28	87.12	11.13	104.54	HEO		1	1.3			1	2	$147,721	$41,351	0.280
33	9.68	7.23	52.27	9.64	69.70	HEO		1	1.1			1	2	$341,347	$64,853	0.190
34	8.69	10.82	87.12	12.98	104.54	HEO		1	1.2			1	2	$134,094	$1,493	0.011
35	8.77	10.92	87.12	13.10	104.54	HEO		1	1.2			1	2	$111,490	$1,493	0.013
36	17.53	21.81	87.12	26.18	104.54	HEO		1	1.2			1	2	$165,738	$1,493	0.009
37	12.54	15.61	87.12	18.73	104.54	HEO		1	1.2			1	2	$452,043	$299,619	0.663
38	12.69	15.61	86.13	18.73	103.35	HEO		1	1.2			1	2	$412,076	$112,963	0.274
39	0.63	0.44	48.67	0.58	64.90	HEO		1	1.1			1	2	$10	$0	0.000
40	8.91	10.96	86.08	13.15	103.30	HEO		1	1.1			1	2	$96,606	$783	0.008
41	9.76	12.28	88.07	14.73	105.68	HEO		1	1.1			1	2	$110,175	$783	0.007
42	29.48	36.83	87.43	44.19	104.92	HEO		1	1.1			1	2	$946,060	$52,558	0.056
43	9.86	7.29	51.71	9.72	68.95	HEO		1	1.1			1	2	$300,752	$28,980	0.096
44	49.85	37.16	52.18	49.54	69.57	HEO		1	1.1		5	1	2	$1,859,197	$164,045	0.088
45	26.40	32.86	87.12	39.43	104.54	HEO		1	1.1			1	2	$948,188	$55,774	0.059
46	19.73	24.55	87.11	29.46	104.54	HEO		1	1.1			1	2	$669,309	$111,550	0.167
47	25.68	31.96	87.12	38.35	104.54	HEO		1	1.1			1	2	$482,080	$471,922	0.979
48	27.85	34.66	87.12	41.59	104.54	HEO		1	1.1			1	2	$442,951	$265,830	0.600
49	116.54	87.02	52.27	116.03	69.70	HEO		9	9.2	21.00	5	1	2	$315,353	$84,092	0.267
50	4.90	6.10	87.12	7.32	104.54	HEO		4	4.2			1	2	$14,557	$3,450	0.237
51	6.30	7.84	87.12	9.41	104.54	HEO		4	4.2			1	2	$19,344	$4,103	0.212
52	25.20	31.36	87.12	37.64	104.54	HEO		4	4.2			1	2	$956,601	$785,779	0.821
53	27.30	33.98	87.12	40.77	104.54	HEO		4	4.2			1	2	$839,812	$136,306	0.162
54	43.40	54.01	87.12	64.82	104.54	HEO		4	4.2		5	1	2	$1,530,000	$306,000	0.200
55	17.50	17.42	69.70	21.78	87.12	HEO		4	4.4			1	2	$866,916	$380,913	0.439
56	39.20	39.03	69.70	48.79	87.12	HEO		4	4.4		5	1	2	$1,664,640	$405,756	0.244
57	54.60	54.36	69.70	67.95	87.12	HEO		4	4.4	21.00	5	1	2	$2,288,880	$10,404	0.005
58	39.90	39.73	69.70	49.66	87.12	HEO		4	4.4		5	1	2	$1,957,140	$1,232,579	0.630
59	60.05	59.79	69.70	74.74	87.12	HEO		4	4.4	21.00	5	1	2	$3,410,641	$2,296,958	0.673
60	24.46	24.35	69.70	30.44	87.12	HEO		4	4.4			1	2	$1,482,579	$33,399	0.023
61	12.31	12.26	69.70	15.32	87.12	HEO		4	4.4			1	2	$675,156	$20,870	0.031
62	5.38	4.02	52.27	5.36	69.70	HEO		5	5.2			1	2	$212,549	$5,771	0.027
63	1.88	1.41	52.27	1.88	69.70	HEO		5	5.2			1	2	$76,238	$0	0.000
64	29.08	21.72	52.27	28.96	69.70	HEO		5	5.2			1	2	$1,170,193	$5,771	0.005
65	15.40	11.50	52.27	15.33	69.70	HEO		5	5.2			1	2	$577,587	$11,549	0.020
66	21.15	15.79	52.27	21.05	69.70	HEO		5	5.2			1	2	$779,742	$28,876	0.037
67	19.60	14.64	52.27	19.52	69.70	HEO		5	5.2			1	2	$750,865	$0	0.000
68	14.52	10.84	52.27	14.45	69.70	HEO		5	5.2			1	2	$780,861	$290,033	0.371
69	8.40	6.27	52.27	8.36	69.70	HEO		5	5.2			1	2	$201,209	$130,191	0.647
70	3.50	2.61	52.27	3.48	69.70	HEO		5	5.2			1	2	$141,386	$58,909	0.417
71	15.04	14.98	69.70	18.72	87.12	HEO		5	5.2			1	2	$881,924	$0	0.000
72	16.80	16.73	69.70	20.91	87.12	HEO		5	5.2			1	2	$898,329	$0	0.000
73	25.90	25.79	69.70	32.23	87.12	HEO		5	5.2			1	2	$1,123,131	$0	0.000
74	14.70	14.64	69.70	18.30	87.12	HEO	1	5	5.2			1	2	$593,759	$0	0.000
75	16.10	16.03	69.70	20.04	87.12	HEO	1	5	5.2			1	2	$650,363	$0	0.000
76	55.30	55.06	69.70	68.82	87.12	HEO	1	4	4.4	21.00	5	1	2	$3,196,229	$2,575,525	0.806
77	10.27	7.67	52.27	10.22	69.70	HEO		5	5.3			1	2	$354,976	$0	0.000
78	11.41	8.52	52.27	11.36	69.70	HEO		5	5.3			1	2	$381,206	$167,498	0.439
79	11.41	8.52	52.27	11.36	69.70	HEO		5	5.3			1	2	$401,999	$100,495	0.250
80	11.41	8.52	52.27	11.36	69.70	HEO		5	5.3			1	2	$405,231	$103,039	0.254
81	6.43	6.40	69.70	8.00	87.12	HEO	1	5	5.3			1	2	$533,205	$169,065	0.317
82	6.43	6.40	69.70	8.00	87.12	HEO	1	5	5.3			1	2	$160,315	$40,068	0.250
83	6.43	6.40	69.70	8.00	87.12	HEO	1	5	5.3			1	2	$258,060	$64,507	0.250
84	6.43	6.40	69.70	8.01	87.12	HEO	1	5	5.3			1	2	$18,581	$12,693	0.683
85	19.28	19.20	69.70	24.00	87.12	HEO	1	5	5.3			1	2	$1,561,725	$1,115,518	0.714
86	8.35	8.32	69.70	10.39	87.12	HEO	1	5	5.3			1	2	$32,964	$1,377	0.042
87	10.44	10.40	69.70	13.00	87.12	HEO	1	5	5.3			1	2	$195,224	$150,222	0.769
88	12.86	12.80	69.70	16.00	87.12	HEO	1	5	5.3			1	2	$234,477	$0	0.000
89	12.86	12.80	69.70	16.00	87.12	HEO	1	5	5.3			1	2	$229,872	$0	0.000
90	12.86	12.80	69.70	16.00	87.12	HEO	1	5	5.3			1	2	$229,872	$0	0.000
91	12.85	12.80	69.70	16.00	87.12	HEO	1	5	5.3			1	2	$1,094,594	$515,098	0.471
92	4.22	3.15	52.27	4.20	69.70	HEO		5	5.3			1	2	$15,519	$14,811	0.954
93	18.08	13.50	52.27	18.00	69.70	HEO		5	5.3			1	2	$857,760	$557,543	0.650
94	18.08	13.50	52.27	18.00	69.70	HEO		5	5.3			1	2	$1,393,861	$932,814	0.669
95	12.05	9.00	52.27	12.00	69.70	HEO		5	5.3			1	2	$765,000	$418,200	0.547
96	12.05	9.00	52.25	12.00	69.67	HEO		5	5.3			1	2	$219,815	$54,943	0.250
97	9.93	7.41	52.27	9.88	69.70	HEO		5	5.3			1	2	$667,903	$286,729	0.429
98	4.14	3.09	52.27	4.12	69.70	HEO		5	5.3			1	2	$420,470	$315,353	0.750
99	12.05	9.00	52.27	12.00	69.70	HEO		5	5.3			1	2	$761,262	$493,211	0.648
100	12.05	9.00	52.27	12.00	69.70	HEO		5	5.3			1	2	$729,096	$482,490	0.662
101	12.05	9.00	52.27	12.00	69.70	HEO		5	5.3			1	2	$546,822	$353,825	0.647
102	24.10	18.00	52.27	24.00	69.70	HEO		5	5.3			1	2	$80,346	$67,415	0.839
103	32.20	24.05	52.27	32.06	69.70	HEO		2	2.1			1	2	$487,779	$1,774	0.004
104	10.12	7.56	52.26	10.08	69.68	HEO		2	2.1			1	2	$574,783	$198,882	0.346
105	10.25	7.61	51.93	10.14	69.24	HEO		2	2.1			1	2	$181,395	$130,132	0.717
106	10.63	7.93	52.20	10.57	69.60	HEO		2	2.1			1	2	$485,025	$228,902	0.472
107	10.96	8.12	51.85	10.82	69.13	HEO		2	2.1			1	2	$449,329	$274,638	0.611
108	37.65	28.11	52.27	37.48	69.70	HEO		2	2.1		5	1	2	$1,681,885	$289,073	0.172
109	37.65	28.11	52.27	37.48	69.70	HEO		2	2.1		5	1	2	$1,929,000	$671,000	0.348
110	12.60	9.41	52.27	12.55	69.70	HEO		2	2.1			1	2	$529,209	$133,967	0.253
111	12.18	9.09	52.27	12.13	69.70	HEO		2	2.1			1	2	$364,140	$83,232	0.229
112	11.28	8.42	52.27	11.23	69.70	HEO		2	2.1			1	2	$353,736	$145,656	0.412
113	19.31	14.42	52.27	19.23	69.70	HEO		2	2.1			1	2	$603,432	$10,404	0.017
114	22.66	22.30	68.90	27.88	86.13	HEO		3	3.1			1	2	$386,859	$11,377	0.029
115	22.57	22.47	69.70	28.09	87.12	HEO		3	3.1			1	2	$525,588	$157,676	0.300
116	11.28	11.24	69.70	14.04	87.12	HEO		3	3.1			1	2	$134,697	$0	0.000
117	22.56	22.46	69.70	28.08	87.12	HEO		3	3.1			1	2	$703,800	$489,600	0.696
118	11.28	11.23	69.70	14.04	87.12	HEO		3	3.1			1	2	$316,200	$10,200	0.032
119	34.74	34.59	69.70	43.24	87.12	HEO		3	3.1			1	2	$1,122,000	$622,200	0.555
120	15.40	15.33	69.70	19.17	87.12	HEO		3	3.1			1	2	$232,070	$103,428	0.446
121	9.80	9.76	69.70	12.20	87.12	HEO		3	3.1			1	2	$45,685	$1,150	0.025
122	19.23	19.15	69.70	23.93	87.12	HEO		3	3.1			1	2	$104,366	$47,328	0.453
123	22.50	16.73	52.04	22.30	69.39	HEO		2	2.1			1	2	$722,854	$180,711	0.250
124	21.76	16.25	52.27	21.66	69.70	HEO		2	2.1			1	2	$523,935	$504,998	0.964
125	22.50	16.73	52.04	22.30	69.39	HEO		2	2.1			1	2	$545,363	$0	0.000
126	33.85	25.28	52.27	33.71	69.70	HEO		2	2.1			1	2	$460,528	$368,969	0.801
127	22.57	16.85	52.27	22.47	69.70	HEO		2	2.1			1	2	$1,224,000	$633,216	0.517
128	11.25	8.36	52.05	11.15	69.40	HEO		2	2.1			1	2	$245,978	$122,985	0.500
129	8.40	8.36	69.70	10.45	87.12	HEO		3	3.1			1	2	$159,490	$148,761	0.933
130	9.80	7.32	52.27	9.76	69.70	HEO		2	2.1			1	2	$248,132	$167,488	0.675
131	22.40	22.30	69.70	27.88	87.12	HEO		3	3.1			1	2	$432,373	$22,755	0.053
132	11.20	8.36	52.27	11.15	69.70	HEO		2	2.1			1	2	$798,894	$210,235	0.263
133	6.30	6.27	69.70	7.84	87.12	HEO		3	3.1			1	2	$105,244	$86,116	0.818
134	11.89	8.88	52.27	11.84	69.70	HEO		2	2.1			1	2	$557,122	$378,423	0.679
135	14.74	10.98	52.15	14.64	69.53	HEO		2	2.2			1	2	$538,461	$421,925	0.784
136	45.00	44.80	69.70	56.00	87.12	HEO		2	2.2		5	1	2	$1,966,657	$0	0.000

Scenario 1 (5-4-3) Housing Element Opportunity Sites (HEO)

	No.	AIN	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant	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)
139	137	7035-005-049			11540 ARTESIA BLVD	11540	ARTESIA	90701	1976	38,951	0.89	38,951	0.89	GCC	ABC-SP	2	4	5	Commercial	19,000
140	138	7035-005-050			11540 ARTESIA BLVD	11540	ARTESIA	90701	0	46,174	1.06	46,174	1.06	GCC	ABC-SP	2	4	5	Vacant	0
141	139	7035-005-051			11428 ARTESIA BLVD	11428	ARTESIA	90701	1979	16,900	0.39	16,900	0.39	GCC	ABC-SP	3	3	4	Commercial	10,008
142	140	7035-005-052			11428 ARTESIA BLVD	11428	ARTESIA	90701	1979	10,010	0.23	10,010	0.23	GCC	ABC-SP	3	3	4	Commercial	6,133
143	141	7035-005-053			17420 GRIDLEY RD	17420	GRIDLEY	90701	1980	8,060	0.19	8,060	0.19	GCC	ABC-SP	3	3	4	Commercial	1,825
144	142	7035-012-027	1		18000 ALBURTIS AVE	18000	ALBURTIS	90701	1950	6,600	0.15	6,600	0.15	CCMU	MFR	3	3	4	SFR	1,129
145	143	7035-012-030	1		18011 PIONEER BLVD	18011	PIONEER	90701	1952	20,160	0.46	20,160	0.46	CCMU	SP	2	4	5	Commercial	3,465
146	144	7035-012-038	1		18107 PIONEER BLVD	18107	PIONEER	90701	2006	11,060	0.25	11,060	0.25	CCMU	CG	2	4	5	Commercial	3,593
147	145	7035-012-045	1		18015 PIONEER BLVD	18015	PIONEER	90701	1948	24,840	0.57	24,640	0.57	CCMU	SP	2	4	5	Commercial/MFR	3,252
148	146	7035-012-904	1		18159-18175 PIONEER BLVD	18159 - 18175	PIONEER	90701	0	91,040	2.09	91,040	2.09	CCMU	CG	2	4	5	Commercial	32,260
149	147	7035-016-027			17203 FLALLON AVE	17203	FLALLON	90701	1952	3,947	0.09	3,947	0.09	GCC	LMI	2	4	5	Industrial	5,877
150	148	7035-016-029			17215 FLALLON AVE	17215	FLALLON	90701	1951	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	2,318
151	149	7035-016-031			17301 FLALLON AVE	17301	FLALLON	90701	1972	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Industrial	2,773
152	150	7035-016-033						90701	0	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Vacant	0
153	151	7035-016-040			17304 JERSEY AVE	17304	JERSEY	90701	1955	6,300	0.14	6,299	0.14	GCC	LMI	2	4	5	SFR	804
154	152	7035-016-041			17226 JERSEY AVE	17226	JERSEY	90701	1956	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,040
155	153	7035-016-042			17220 JERSEY AVE	17220	JERSEY	90701	1951	6,300	0.14	6,300	0.14	GCC	LMI	2	4	5	SFR	600
156	154	7035-016-043			17214 JERSEY AVE	17214	JERSEY	90701	1955	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,582
157	155	7035-016-044			17210 JERSEY AVE	17210	JERSEY	90701	1956	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	1,248
158	156	7035-016-045			17202 JERSEY AVE	17202	JERSEY	90701	1953	7,105	0.16	7,105	0.16	GCC	LMI	2	4	5	MFR	1,741
159	157	7035-016-046			17203 JERSEY AVE	17203	JERSEY	90701	0	5,565	0.13	5,466	0.13	GCC	LMI	2	4	5	Vacant	0
160	158	7035-016-047			17207 JERSEY AVE	17207	JERSEY	90701	1952	5,249	0.12	5,249	0.12	GCC	LMI	2	4	5	MFR	1,631
161	159	7035-016-048			17211 JERSEY AVE	17211	JERSEY	90701	1954	3,354	0.08	3,349	0.08	GCC	LMI	2	4	5	SFR	324
162	160	7035-016-049			17215 JERSEY AVE	17215	JERSEY	90701	1955	3,150	0.07	3,150	0.07	GCC	LMI	2	4	5	SFR	640
163	161	7035-016-050			17219 JERSEY AVE	17219	JERSEY	90701	1955	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	SFR	987
164	162	7035-016-055						90701	0	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	Vacant	0
165	163	7035-016-065			17223 JERSEY AVE	17223	JERSEY	90701	1955	47,270	1.09	47,045	1.08	GCC	LMI	2	4	5	Industrial	5,639
166	164	7035-016-069						90701	0	3,955	0.09	3,955	0.09	GCC	LMI	2	4	5	Vacant	0
167	165	7035-016-070						90701	0	12,600	0.29	9,450	0.22	GCC	LMI	2	4	5	Vacant	0
168	166	7035-017-010						90701	0	8,655	0.20	8,655	0.20	LDR	ABC-SP	3	3	4	Vacant	0
169	167	7035-017-011			11600 ARTESIA BLVD	11600	ARTESIA	90701	1957	17,459	0.40	17,459	0.40	GCC	ABC-SP	3	3	4	Commercial	2,076
170	168	7035-017-013			11622 ARTESIA BLVD	11622	ARTESIA	90701	1964	14,327	0.33	14,327	0.33	GCC	ABC-SP	3	3	4	Industrial	4,320
171	169	7035-017-025			11636 ARTESIA BLVD	11636	ARTESIA	90701	1962	9,095	0.21	9,095	0.21	GCC	ABC-SP	3	3	4	Commercial	1,000
172	170	7035-017-040						90701	0	8,700	0.20	8,700	0.20	GCC	ABC-SP	3	3	4	Vacant	0
173	171	7035-017-042			11654 ARTESIA BLVD	11654	ARTESIA	90701	1961	22,620	0.52	22,620	0.52	GCC	ABC-SP	3	3	4	Commercial	1,272
174	172	7035-017-043			11644 ARTESIA BLVD	11644	ARTESIA	90701	1963	17,269	0.40	17,269	0.40	GCC	ABC-SP	3	3	4	Commercial	5,192
175	173	7035-018-035			17509 PIONEER BLVD	17509	PIONEER	90701	1969	28,470	0.65	28,470	0.65	GCC	CG	3	3	4	Commercial	6,365
176	174	7035-019-034			17722 ALBURTIS AVE	17722	ALBURTIS	90701	1916	6,400	0.15	6,400	0.15	CCMU	MFR	3	3	4	SFR	1,271
177	175	7035-019-035			17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	15,882	0.36	15,882	0.36	CCMU	MFR	3	3	4	MFR	3,744
178	176	7035-019-036			17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	28,427	0.65	28,427	0.65	CCMU	MFR	3	3	4	MFR	13,104
179	177	7035-019-080			17628 ALBURTIS AVE	17628	ALBURTIS	90701	1978	91,476	2.10	91,476	2.10	CCMU	MFR	3	3	4	MFR-Condo	42,504
180	178	7035-020-054						90701	1976	7,775	0.18	7,775	0.18	GCC	HM-I	2	4	5	Industrial	7,668
181	179	7035-020-055			17224 ALBURTIS AVE	17224	ALBURTIS	90701	1976	5,397	0.12	5,397	0.12	GCC	HM-I	2	4	5	Industrial	2,160
182	180	7035-020-056			17212 ALBURTIS AVE	17212	ALBURTIS	90701	1989	5,397	0.12	5,397	0.12	GCC	HM-I	2	4	5	Industrial	5,400
183	181	7035-020-057			17208 ALBURTIS AVE	17208	ALBURTIS	90701	1989	5,227	0.12	5,227	0.12	GCC	HM-I	2	4	5	Industrial	5,400
184	182	7035-020-078			17309 PIONEER BLVD	17309	PIONEER	90701	1958	5,676	0.13	5,676	0.13	GCC	CG	2	4	5	Commercial	5,600
185	183	7035-020-083			17221 PIONEER BLVD	17221	PIONEER	90701	1972	33,127	0.76	33,127	0.76	GCC	CG	2	4	5	Commercial	4,872
186	184	7035-020-092			17127 PIONEER BLVD	17127	PIONEER	90701	1975	30,250	0.69	30,250	0.69	GCC	CG	2	4	5	Commercial	12,236
187	185	7035-020-900			17203 CORBY AVE	17203	CORBY	90701	0	17,028	0.39	17,028	0.39	GCC	HM-I	2	4	5	Other	0
188	186	7035-020-901			17202 ALBURTIS AVE	17202	ALBURTIS	90701	1976	6,630	0.15	6,630	0.15	GCC	HM-I	2	4	5	Industrial	1,416
189	187	7035-021-032			11658 ARTESIA BLVD	11658	ARTESIA	90701	1969	12,480	0.29	12,480	0.29	GCC	ABC-SP	3	3	4	Commercial	5,050
190	188	7035-021-034			11717 175TH ST	11717	175TH	90701	1969	6,060	0.14	6,045	0.14	LDR	MFR	3	3	4	SFR	1,672
191	189	7035-021-039			11647 175TH ST	11647	175TH	90701	1969	7,553	0.17	7,548	0.17	LDR	MFR	3	3	4	SFR	1,564
192	190	7035-021-043			11732 ARTESIA BLVD	11732	ARTESIA	90701	1979	34,704	0.80	34,704	0.80	GCC	ABC-SP	3	3	4	Commercial	2,349
193	191	7035-021-051			11704 ARTESIA BLVD	11704	ARTESIA	90701	1927	17,598	0.40	17,598	0.40	GCC	ABC-SP	3	3	4	MFR	5,438
194	192	7035-022-050			17020 ALBURTIS AVE	17020	ALBURTIS	90701	1972	27,007	0.62	27,007	0.62	GCC	LMI	2	4	5	Industrial	15,141
195	193	7035-022-055			17115 ALBURTIS AVE	17115	ALBURTIS	90701	1971	16,988	0.39	16,988	0.39	GCC	LMI	2	4	5	Industrial	8,083
196	194	7035-022-056						90701	1992	20,038	0.46	20,038	0.46	GCC	LMI	2	4	5	Industrial	8,500
197	195	7039-001-009	1		11700 183RD ST	11700	183RD	90701	1966	159,775	3.67	124,582	2.86	CCMU	CG	2	4	5	Commercial	10,731
198	196	7039-002-004	1		18507 PIONEER BLVD	18507	PIONEER	90701	1998	4,208	0.10	4,208	0.10	CCMU	CG	2	4	5	Commercial	1,814
199	197	7039-002-005	1		18511 PIONEER BLVD	18511	PIONEER	90701	1946	6,547	0.15	6,547	0.15	CCMU	CG	2	4	5	Commercial	2,790
200	198	7039-002-013	1		18423 PIONEER BLVD	18423	PIONEER	90701	1958	15,764	0.36	15,764	0.36	CCMU	CG	2	4	5	Commercial	5,000
201	199	7039-002-019	1		18413 PIONEER BLVD	18413	PIONEER	90701	1959	24,000	0.55	23,858	0.55	CCMU	CG	2	4	5	Commercial	8,250
202	200	7039-002-900	1		18530 CORBY AVE	18530	CORBY	90701	1954	10,600	0.24	10,600	0.24	CCMU	MFR	2	4	5	Institutional/Pkg Lot	0
203	201	7039-002-901	1		18510 CORBY AVE	18510	CORBY	90701	1971	24,215	0.56	24,158	0.55	CCMU	MFR	2	4	5	Institutional/Pkg Lot	0
204	202	7039-003-013			18411 CORBY AVE	18411	CORBY	90701	1965	4,539	0.10	4,539	0.10	LDR	MFR	3	3	4	MFR	3,296
205	203	7039-003-016			18421 CORBY AVE	18421	CORBY	90701	1916	4,560	0.10	4,560	0.10	LDR	MFR	3	3	4	SFR	1,071
206	204	7039-003-023			11721 186TH ST	11721	186TH	90701	1915	5,280	0.12	5,280	0.12	LDR	MFR	3	3	4	SFR	1,070
207	205	7039-003-025			18519 CORBY AVE	18519	CORBY	90701	1955	5,715	0.13	5,715	0.13	LDR	MFR	3	3	4	MFR	1,632
208	206	7039-003-027			18501 CORBY AVE	18501	CORBY	90701	1947	4,407	0.10	4,407	0.10	LDR	MFR	3	3	4	SFR	1,170
209	207	7039-008-005			18502 GRIDLEY RD	18502	GRIDLEY	90701	1925	9,450	0.22	9,450	0.22	CG	SP	3	3	4	Commercial	1,623
210	208	7039-008-006			18510 GRIDLEY RD	18510	GRIDLEY	90701	1974	9,525	0.22	9,487	0.22	CG	SP	3	3	4	Commercial	3,150
211	209	7039-008-026			11423 187TH ST	11423	187TH	90701	1974	22,275	0.51	22,226	0.51	LDR	SP	2	4	5	Commercial	12,529
212	210	7039-008-027			11419 187TH ST	11419	187TH	90701	1973	26,641	0.61	26,641	0.61	CG	CG	2	4	5	Commercial	25,000
213	211	7039-008-034			18616 GRIDLEY RD	18616	GRIDLEY	90701	1974	33,746	0.77	33,746	0.77	CG	CG	3	3	4	Commercial	6,100
214	212	7039-010-002			18633 CORBY AVE	18633	CORBY	90701	1946	9,361	0.21	9,361	0.21	HDR	MFR	3	3	4	MFR	1,720
215	213	7039-010-004			18621 CORBY AVE	18621	CORBY	90701	1959	7,850	0.18	7,850	0.18	HDR	MFR	3	3	4	SFR	800
216	214	7039-010-008			11726 186TH ST	11726	186TH	90701	1923	8,002	0.18	8,002	0.18	HDR	MFR	3	3	4	MFR	2,734
217	215	7039-010-905			18641 CORBY AVE	18641	CORBY	90701	1937	10,560	0.24	10,560	0.24	HDR	HD	3	3	4	Commercial	1,970
218	216	7039-011-002	1		18641 PIONEER BLVD	18641	PIONEER	90701	1910	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	1,222
219	217	7039-011-008	1		18625 PIONEER BLVD	18625	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	2,483
220	218	7039-011-009	1		18621 PIONEER BLVD	18621	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	1,040
221	219	7039-011-012	1		18615 PIONEER BLVD	18615	PIONEER	90701	1933	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	5,340
222	220	7039-011-013	1		18611 PIONEER BLVD	18611	PIONEER	90701	1929	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	2,204
223	221	7039-011-015	1		18601 PIONEER BLVD	18601	PIONEER	90701	1934	5,131	0.12	5,131	0.12	CCMU	CG	2	4	5	Commercial	5,000
224	222	7039-011-017	1		18634 CORBY AVE	18634	CORBY	90701	1955	7,845	0.18	7,845	0.18	CCMU	MFR	2	4	5	MFR	1,052
225	223	7039-011-025	1		18626 CORBY AVE	18626	CORBY	90701	1961	11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	3,072
226	224	7039-012-003	1		18701 PIONEER BLVD	18701	PIONEER	90701	1939	17,666	0.41	17,666	0.41	CCMU	CG	2	4	5	Commercial	8,000
227	225	7039-012-004			11739 188TH ST	11739	188TH	90701	1918	7,998	0.18	7,998	0.18	SSGC	LMI	1	5	6	SFR	774
228	226	7039-012-009	1		11738 187TH ST	11738	187TH	90701	1946	2,152	0.05	2,152	0.05	CCMU	CG	2	4	5	Commercial	320
229	227	7039-012-010	1		18725 PIONEER BLVD	18725	PIONEER	90701	1984	8,459	0.19	8,459	0.19	CCMU	CG	2	4	5	Commercial	5,549
230	228	7039-012-012			11747 188TH ST	11747	188TH	90701	1923	8,798	0.20	8,748	0.20	SSGC	LMI	1	5	6	SFR	192
231	229	7039-012-013			18732 CORBY AVE	18732	CORBY	90701	1988	24,381	0.56	24,381	0.56	SSGC	LMI	1	5	6	Industrial	15,208
232	230	7039-013-007			18809 PIONEER BLVD	18809	PIONEER	90701	1966	6,808	0.16	6,808	0.16	SSGC	CG	1	5	6	Commercial	3,060
233	231	7039-013-010						90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant	0
234	232	7039-013-011						90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant	0
235	233	7039-013-012			18822 CORBY AVE	18822	CORBY	90701	1988	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Commercial	1,742
236	234	7039-013-014			18812 CORBY AVE	18812	CORBY	90701	1984	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Commercial	1,560
237	235	7039-013-021			11755 SOUTH ST	11755	SOUTH	90701	1972	6,186	0.14	6,186	0.14	SSGC	LMI	1	5	6	Commercial	2,157
238	236	7039-013-023			11748 188TH ST	11748	188TH	90701	1977	5,345	0.12	5,345	0.12	SSGC	LMI	1	5	6	Commercial	2,154
239	237	7039-014-003			18841 CORBY AVE	18841	CORBY	90701	1974	7,850	0.18	7,850	0.18	SSGC	LMI	1	5	6	Commercial	7,852
240	238	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
241	239	7039-014-006			18803 CORBY AVE	18803	CORBY	90701	1973	8,002	0.18	8,002	0.18	SSGC	LMI	3	3	4	Industrial	3,200
242	240	7039-014-011						90701	0	7,845	0.18	7,845	0.18	SSGC	CG	1	5	6	Vacant	0
243	241	7039-014-012			18812 ALBURTIS AVE	18812	ALBURTIS	90701	1958	7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	SFR	1,146
244	242	7039-014-014			18802 ALBURTIS AVE	18802	ALBURTIS	90701	1974	7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	2,184
245	243	7039-014-015			18819 CORBY AVE	18819	CORBY	90701	1957	7,850	0.18	7,850	0.18	SSGC	LMI	1	5	6	SFR	1,082
246	244	7039-014-016			18813 CORBY AVE	18813	CORBY	90701	1915	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	806
247	245	7039-014-018			11701 SOUTH ST	11701	SOUTH	90701	1980	36,391	0.84	36,391	0.84	SSGC	CG	1	5	6	Commercial	16,450
248	246	7039-015-001			18745 CORBY AVE	18745	CORBY	90701	1963	8,063	0.19	8,063	0.19	SSGC	LMI	3	3	4	Industrial	1,848
249	247	7039-015-002			18739 CORBY AVE	18739	CORBY	90701	1912	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	933
250	248	7039-015-003			18735 CORBY AVE	18735	CORBY	90701	1998	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	2,860
251	249	7039-015-004			18729 CORBY AVE	18729	CORBY	90701	1951	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Commercial	765
252	250	7039-015-005			18725 CORBY AVE	18725	CORBY	90701	1967	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	1,831
253	251	7039-015-006			18717 CORBY AVE	18717	CORBY	90701	1940	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	MFR	2,352
254	252	7039-015-007			18715 CORBY AVE	18715	CORBY	90701	1953	10,781	0.25	10,781	0.25	SSGC	LMI	3	3	4	Industrial	2,850
255	253	7039-017-009			18803 ALBURTIS AVE	18803	ALBURTIS	90701	1900	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	SFR	1,046
256	254	7039-017-019		1	11624 188TH ST	11624	188TH	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	Vacant	0
257	255	7039-018-016			18823 JERSEY AVE	18823	JERSEY	90701	0	7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	Commercial	7,800
258	256	7039-018-033			11615 SOUTH ST	11615	SOUTH	90701	1971	21,841	0.50	21,841	0.50	SSGC	CG	1	5	6	Commercial	2,171
259	257	7039-018-038			18819 JERSEY AVE	18819	JERSEY	90701	1988	8,268	0.19	8,268	0.19	SSGC	MFR	3	3	4	MFR	5,174
260	258	7039-024-009			11600 SOUTH ST	11600	SOUTH	90701	1968	17,128	0.39	17,128	0.39	SSGC	CPD	1	5	6	Commercial	3,220
261	259	7039-024-010						90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant	0
262	260	7039-024-014			19117 PIONEER BLVD	19117	PIONEER	90701	1948	19,602	0.45	19,602	0.45	SSGC	CPD	1	5	6	Commercial	1,800
263	261	7039-024-022			11732 SOUTH ST	11732	SOUTH	90701	1977	72,310	1.66	72,310	1.66	SSGC	CPD	1	5	6	Commercial	17,969
264	262	7039-024-031			19015 PIONEER BLVD	19015	PIONEER	90701	1969	21,780	0.50	21,780	0.50	SSGC	CPD	1	5	6	Commercial	2,430
265	263	7039-024-033			11624 SOUTH ST	11624	SOUTH	90701	1990	127,195	2.92	127,195	2.92	SSGC	CPD	1	5	6	Commercial	46,886
266	264	7039-026-005			18432 GRIDLEY RD	18432	GRIDLEY	90701	1920	34,196	0.79	34,196	0.79	CG	CG	3	3	4	Institutional/Congregate	5,987
267	265	7039-026-027			18300 GRIDLEY RD	18300	GRIDLEY	90701	1986	149,100	3.42	75,794	1.74	CG	CG	3	3	4	Commercial	29,986
268	266	7040-015-001			11840 183RD ST	11840	183RD	90701	1958	11,539	0.26	11,539	0.26	HDR	MFR	3	3	4	MFR	6,138
269	267	7040-015-003			18316 ARLINE AVE	18316	ARLINE	90701	1934	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,029
270	268	7040-015-004			18322 ARLINE AVE	18322	ARLINE	90701	1916	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	728
271	269	7040-015-006			18402 ARLINE AVE	18402	ARLINE	90701	1941	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,154
272	270	7040-015-008			18412 ARLINE AVE	18412	ARLINE	90701	2006	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,536
273	271	7040-015-011			18430 ARLINE AVE	18430	ARLINE	90701	1970	14,998	0.34	14,998	0.34	HDR	MFR	3	3	4	MFR	10,524
274	272	7040-016-013			18500 ARLINE AVE	18500	ARLINE	90701	2001	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	5,456

No.	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).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). (for developments of 5 or more units (Govt. Code §65915(i))	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. (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 BOTH min. 10% very-low income AND min. 15% mod-income units. (for developments of 5 or more units (Govt. Code §65915(i))
137	0	124,643	155,804	31,161	89.42	107.30	134.13	123.85	257.97	134.13	268.26	392.10
138	0	147,757	184,696	36,939	106.00	127.20	159.00	146.81	305.81	159.00	318.00	464.81
139	0	40,560	54,080	13,520	27.16	32.59	40.74	37.61	78.35	40.74	81.47	119.09
140	0	24,024	32,032	8,008	16.09	19.30	24.13	22.28	46.41	24.13	48.26	70.54
141	0	19,344	25,792	6,448	12.95	15.54	19.43	17.94	37.37	19.43	38.86	56.80
142	1	15,840	21,120	5,280	10.61	12.73	15.91	14.69	30.60	15.91	31.82	46.51
143	0	64,512	80,640	16,128	46.28	55.54	69.42	64.10	133.52	69.42	138.84	202.94
144	0	35,392	44,240	8,848	25.39	30.47	38.09	35.17	73.25	38.09	76.17	111.34
145	6	78,848	98,560	19,712	57.02	68.43	85.54	78.98	164.52	85.54	171.07	250.05
146	0	291,328	364,160	72,832	209.00	250.80	313.50	289.46	602.96	313.50	627.00	916.46
147	0	12,630	15,788	3,158	9.06	10.87	13.59	12.55	26.14	13.59	27.18	39.73
148	1	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42
149	0	20,157	25,196	5,039	14.46	17.35	21.69	20.03	41.72	21.69	43.38	63.41
150	0	20,157	25,196	5,039	14.46	17.35	21.69	20.03	41.72	21.69	43.38	63.41
151	1	20,157	25,196	5,039	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42
152	2	20,157	25,196	5,039	14.46	17.35	21.69	20.03	41.72	21.69	43.38	63.41
153	1	20,160	25,200	5,040	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42
154	2	20,157	25,196	5,039	14.46	17.35	21.69	20.03	41.72	21.69	43.38	63.41
155	1	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42
156	3	22,736	28,420	5,684	16.31	19.57	24.47	22.59	47.06	24.47	48.93	71.52
157	0	17,491	21,864	4,373	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02
158	2	16,797	20,996	4,199	12.05	14.46	18.08	16.69	34.76	18.08	36.15	52.84
159	1	10,717	13,396	2,679	7.70	9.24	11.55	10.66	22.21	11.55	23.10	33.76
160	1	10,080	12,600	2,520	7.23	8.68	10.85	10.02	20.86	10.85	21.69	31.71
161	1	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70
162	0	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70
163	0	150,544	188,180	37,636	108.52	130.22	162.78	150.30	313.07	162.78	325.55	475.85
164	0	12,656	15,820	3,164	9.08	10.90	13.62	12.58	26.19	13.62	27.24	39.81
165	0	30,240	37,800	7,560	28.93	34.71	43.39	40.06	83.45	43.39	86.78	126.84
166	0	20,772	27,696	6,924	13.91	16.69	20.86	19.26	40.13	20.86	41.73	60.99
167	0	41,902	55,869	13,967	28.06	33.67	42.08	38.86	80.94	42.08	84.17	123.03
168	0	34,385	45,846	11,462	23.02	27.63	34.53	31.89	66.42	34.53	69.07	100.96
169	0	21,828	29,104	7,276	14.62	17.54	21.92	20.24	42.17	21.92	43.85	64.09
170	0	20,880	27,840	6,960	13.98	16.78	20.97	19.36	40.33	20.97	41.94	61.31
171	0	54,288	72,384	18,096	36.35	43.62	54.52	50.34	104.87	54.52	109.05	159.39
172	0	41,446	55,261	13,815	27.75	33.30	41.63	38.44	80.06	41.63	83.25	121.69
173	0	68,328	91,104	22,776	45.75	54.90	68.63	63.36	131.99	68.63	137.25	200.62
174	1	15,360	20,480	5,120	10.28	12.34	15.43	14.24	29.67	15.43	30.85	45.10
175	4	38,117	50,822	12,706	25.52	30.63	38.28	35.35	73.63	38.28	76.57	111.91
176	14	68,225	90,966	22,742	45.68	54.82	68.52	63.27	131.79	68.52	137.04	200.31
177	42	219,542	292,723	73,181	147.00	176.40	220.50	203.60	424.10	220.50	441.00	644.60
178	0	24,880	31,100	6,220	17.85	21.42	26.77	24.72	51.49	26.77	53.55	78.27
179	0	17,270	21,588	4,318	12.39	14.87	18.58	17.16	35.74	18.58	37.17	54.33
180	0	17,270	21,588	4,318	12.39	14.87	18.58	17.16	35.74	18.58	37.17	54.33
181	0	16,726	20,908	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62
182	0	18,163	22,704	4,541	13.03	15.64	19.55	18.05	37.59	19.55	39.09	57.14
183	0	106,006	132,508	26,502	76.05	91.26	114.07	105.33	219.40	114.07	228.15	333.48
184	0	96,800	121,000	24,200	69.44	83.33	104.17	96.18	200.35	104.17	208.33	304.51
185	0	54,490	68,112	13,622	39.09	46.91	58.64	54.14	112.78	58.64	117.27	171.41
186	0	21,216	26,520	5,304	15.22	18.26	22.83	21.08	43.91	22.83	45.66	66.74
187	0	29,952	39,936	9,984	20.06	24.07	30.08	27.78	57.86	30.08	60.17	87.94
188	1	14,508	19,344	4,836	9.74	11.69	14.61	13.49	28.09	14.61	29.21	42.70
189	1	18,115	24,154	6,038	12.14	14.57	18.21	16.81	35.02	18.21	36.41	53.22
190	0	83,290	111,053	27,763	55.77	66.92	83.65	77.24	160.89	83.65	167.31	244.55
191	2	42,235	56,314	14,078	28.28	33.94	42.42	39.17	81.59	42.42	84.84	124.01
192	0	86,422	108,028	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
193	0	54,362	67,952	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01
194	0	64,122	80,152	16,030	46.00	55.20	69.00	63.71	132.71	69.00	138.00	201.71
195	0	398,662	498,328	99,666	366.79	440.15	550.19	508.01	1,058.20	550.19	1,100.38	1,608.39
196	0	13,466	16,832	3,366	9.66	11.59	14.49	13.38	27.87	14.49	28.98	42.36
197	0	20,950	26,188	5,238	15.03	18.04	22.54	20.82	43.36	22.54	45.09	65.91
198	0	50,445	63,056	12,611	36.19	43.43	54.28	50.12	104.41	54.28	108.57	158.69
199	0	76,346	95,432	19,086	55.10	66.12	82.64	76.31	158.95	82.64	165.29	241.60
200	0	33,920	42,400	8,480	24.33	29.20	36.50	33.70	70.20	36.50	73.00	106.71
201	0	77,306	96,632	19,326	55.59	66.71	83.38	76.99	160.38	83.38	166.77	243.76
202	3	10,894	14,525	3,631	7.29	8.75	10.94	10.10	21.04	10.94	21.88	31.98
203	1	10,944	14,592	3,648	7.33	8.79	10.99	10.15	21.14	10.99	21.98	32.13
204	1	12,672	16,896	4,224	8.48	10.18	12.73	11.75	24.48	12.73	25.45	37.21
205	2	13,716	18,288	4,572	9.18	11.02	13.78	12.72	26.50	13.78	27.55	40.27
206	1	10,577	14,102	3,526	7.08	8.50	10.62	9.81	20.43	10.62	21.25	31.05
207	0	22,680	30,240	7,560	15.19	18.22	22.78	21.03	43.81	22.78	45.56	66.59
208	0	22,769	30,358	7,590	15.31	18.37	22.96	21.20	44.16	22.96	45.92	67.12
209	0	71,123	88,904	17,781	51.14	61.36	76.70	70.82	147.53	76.70	153.41	224.23
210	0	85,251	106,564	21,313	61.16	73.39	91.74	84.71	176.44	91.74	183.48	268.18
211	0	80,990	107,987	26,997	54.23	65.07	81.34	75.11	156.45	81.34	162.69	237.79
212	4	22,466	29,955	7,489	15.04	18.05	22.56	20.83	43.40	22.56	45.13	65.96
213	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
214	3	19,205	25,606	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39
215	0	25,344	33,792	8,448	16.97	20.36	25.45	23.50	48.96	25.45	50.91	74.41
216	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41
217	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41
218	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41
219	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86
220	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86
221	0	16,419	20,524	4,105	11.78	14.13	17.67	16.31	33.98	17.67	35.34	51.65
222	2	25,104	31,380	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
223	4	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48
224	0	56,531	70,664	14,133	40.56	48.67	60.83	56.17	117.00	60.83	121.67	177.84
225	1	31,992	38,390	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51
226	0	6,886	8,608	1,722	4.94	4.94	4.94	-	4.94	-	4.94	4.94
227	0	27,069	33,836	6,767	19.42	23.30	29.13	26.90	56.02	29.13	58.26	85.15
228	1	34,992	41,990	6,998	20.20	24.24	30.30	27.97	58.27	30.30	60.59	88.57
229	0	97,524	117,029	19,505	55.97	67.17	83.96	77.52	161.48	83.96	167.91	245.43
230	0	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53
231	0	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
232	0	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
233	0	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
234	0	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
235	0	24,744	29,693	4,949	14.20	17.04	21.30	19.67	40.97	21.30	42.60	62.27
236	0	21,380	25,656	4,276	12.27	14.72	18.41	16.99	35.40	18.41	36.81	53.81
237	0	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02
238	0	18,845	25,126	6,282	12.62	15.14	18.93	17.48	36.40	18.93	37.85	55.33
239	0	19,205	25,606	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39
240	0	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
241	1	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28
242	2	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02
243	1	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02
244	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
245	0	145,564	174,677	29,113	83.54	100.25	125.31	115.71	241.02	125.31	250.63	366.33
246	0	19,351	25,802	6,450	12.96	15.55	19.44	17.95	37.38	19.44	38.87	56.82
247	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
248	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
249	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
250	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
251	4	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
252	0	25,874	34,499	8,625	17.32	20.79	25.99	23.99	49.98	25.99	51.97	75.97
253	1	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39
254	0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39
255	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32
256	0	87,364	104,837	17,473	50.14	60.17	75.21	69.44	144.65	75.21	150.42	219.86
257	4	19,843	26,458	6,614	13.29	15.94	19.93	18.40	38.33	19.93	39.86	58.26
258	0	68,512	82,214	13,702	39.32	47.18	58.98	54.46	113.44	58.98	117.96	172.42
259	0	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62
260	0	78,408	94,090	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33
261	0	289,240	347,088	57,848	166.00	199.20	249.00	229.91	478.91	249.00	498.00	727.91
262	0	87,120	104,544	17,424	50.00	60.00	75.00	69.25	144.25	75.00	150.00	219.25
263	0	508,780	610,536	101,756	292.00	350.40	438.00	404.42	842.42	438.00	876.00	1,280.42
264	3	82,070	109,427	27,357	54.95	65.94	82.43	76.11	158.54	82.43	164.86	240.97
265	0	181,906	242,541	60,635	239.60	287.52	359.40	331.85	691.25	359.40	718.80	1,050.65
266	5	27,694	36,925	9,231	18.54	22.25	27.81	25.68	53.50	27.81	55.63	81.31
267	2	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83
268	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85
269	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85
270	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85
271	12	35,995	47,994	11,998	24.10	28.92	36.15	33.38	69.53	36.15	72.30	105.68
272	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96

No.	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. K x 70	Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. V/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. W/2000	Hypothetical Actual built density (du/gross acre): Col. AJ/Col. M	6th Cycle HE Opportunity Sites (HEO)	5th Cycle HE Vacant Sites	OA No.	OA SubArea	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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
137	62.59	62.32	69.70	77.90	87.12	HEO		2	2.2	21.00	5	1	2	$2,665,214	$0	0.000
138	74.20	73.88	69.70	92.35	87.12	HEO		2	2.2	21.00	5	1	2	$3,062,207	$0	0.000
139	27.16	20.28	52.27	27.04	69.70	HEO		2	2.2			1	2	$869,949	$485,378	0.558
140	16.09	12.01	52.27	16.02	69.70	HEO		2	2.2			1	2	$470,406	$263,337	0.560
141	12.95	9.67	52.27	12.90	69.70	HEO		2	2.2			1	2	$388,534	$200,960	0.517
142	10.61	7.92	52.27	10.56	69.70	HEO	1	5	5.1			1	2	$46,162	$39,493	0.856
143	32.40	32.26	69.70	40.32	87.12	HEO	1	5	5.1			1	2	$678,877	$305,391	0.450
144	17.77	17.70	69.70	22.12	87.12	HEO	1	5	5.1			1	2	$938,700	$261,300	0.278
145	39.92	39.42	69.13	49.28	86.42	HEO	1	5	5.1		5	1	2	$543,117	$369,315	0.680
146	146.30	145.66	69.70	182.08	87.12	HEO	1	5	5.1	21.00	5	1	2	$362,493	$0	0.000
147	6.34	6.32	69.70	7.89	87.12	HEO		3	3.1			1	2	$301,360	$75,332	0.250
148	10.12	9.76	67.46	12.20	84.33	HEO		3	3.1			1	2	$493,034	$123,250	0.250
149	10.12	10.08	69.70	12.60	87.12	HEO		3	3.1			1	2	$121,072	$104,927	0.867
150	10.12	10.08	69.70	12.60	87.12	HEO		3	3.1			1	2	$25,220	$0	0.000
151	10.12	10.08	69.68	12.60	87.11	HEO		3	3.1			1	2	$334,939	$80,380	0.240
152	10.12	10.08	69.70	12.60	87.12	HEO		3	3.1			1	2	$474,300	$201,144	0.424
153	10.12	10.08	69.70	12.60	87.12	HEO		3	3.1			1	2	$35,532	$15,369	0.433
154	10.12	10.08	69.70	12.60	87.12	HEO		3	3.1			1	2	$136,642	$37,073	0.271
155	10.12	9.76	67.46	12.20	84.33	HEO		3	3.1			1	2	$352,725	$153,604	0.435
156	11.42	11.37	69.70	14.21	87.12	HEO		3	3.1			1	2	$208,804	$153,120	0.733
157	8.94	8.75	68.46	10.93	85.57	HEO		3	3.1			1	2	$196,855	$0	0.000
158	8.44	8.40	69.70	10.50	87.12	HEO		3	3.1			1	2	$394,048	$197,019	0.500
159	5.39	5.36	69.59	6.70	86.99	HEO		3	3.1			1	2	$17,042	$396	0.023
160	5.06	5.04	69.70	6.30	87.12	HEO		3	3.1			1	2	$17,042	$15,547	0.912
161	5.06	5.04	69.70	6.30	87.12	HEO		3	3.1			1	2	$231,034	$106,273	0.460
162	5.06	5.04	69.70	6.30	87.12	HEO		3	3.1			1	2	$47,832	$0	0.000
163	75.96	75.27	69.36	94.09	86.71	HEO		3	3.1	21.00	5	1	2	$1,488,194	$158,136	0.106
164	6.36	6.33	69.70	7.91	87.12	HEO		3	3.1			1	2	$96,819	$0	0.000
165	20.25	15.12	52.27	18.90	65.34	HEO		3	3.1			1	2	$385,992	$0	0.000
166	13.91	10.39	52.27	13.85	69.70	HEO		3	3.2			1	2	$646,473	$0	0.000
167	28.06	20.95	52.27	27.93	69.70	HEO		3	3.2			1	2	$1,208,855	$52,558	0.043
168	23.02	17.19	52.27	22.92	69.70	HEO		3	3.2			1	2	$83,394	$62,416	0.748
169	14.62	10.91	52.27	14.55	69.70	HEO		3	3.2			1	2	$40,406	$19,837	0.491
170	13.98	10.44	52.27	13.92	69.70	HEO		3	3.2			1	2	$515,098	$0	0.000
171	36.35	27.14	52.27	36.19	69.70	HEO		3	3.2		5	1	2	$1,287,759	$193,158	0.150
172	27.75	20.72	52.27	27.63	69.70	HEO		3	3.2			1	2	$583,212	$499,892	0.857
173	45.75	34.16	52.27	45.55	69.70	HEO		4	4.3		5	1	2	$3,156,283	$631,251	0.200
174	10.28	7.68	52.27	10.24	69.70	HEO	1	5	5.1			1	2	$430,981	$189,211	0.439
175	25.52	19.06	52.27	25.41	69.70	HEO	1	5	5.1			1	2	$840,942	$420,470	0.500
176	45.68	34.11	52.27	45.48	69.70	HEO	1	5	5.1		5	1	2	$3,153,535	$1,366,531	0.433
177	147.00	109.77	52.27	146.36	69.70	HEO		5	5.1	0.00	0	0	0	$256,486	$171,340	0.668
178	12.49	12.44	69.70	15.55	87.12	HEO		3	3.1			1	2	$476,466	$6,432	0.013
179	8.67	8.64	69.70	10.79	87.12	HEO		3	3.1			1	2	$334,811	$12,871	0.038
180	8.67	8.64	69.70	10.79	87.12	HEO		3	3.1			1	2	$285,600	$0	0.000
181	8.40	8.36	69.70	10.45	87.12	HEO		3	3.1			1	2	$285,600	$0	0.000
182	9.12	9.08	69.70	11.35	87.12	HEO		4	4.1			1	2	$93,410	$7,522	0.081
183	53.23	53.00	69.70	66.25	87.12	HEO		4	4.1	21.00	5	1	2	$1,681,885	$589,709	0.351
184	48.61	48.40	69.70	60.50	87.12	HEO		4	4.1		5	1	2	$1,366,581	$1,311,916	0.960
185	27.36	27.24	69.70	34.06	87.12	HEO		3	3.1			1	2	$265,302	$0	0.000
186	10.65	10.61	69.70	13.26	87.12	HEO		3	3.1			1	2	$103,078	$0	0.000
187	20.06	14.98	52.27	19.97	69.70	HEO		3	3.2			1	2	$682,695	$341,347	0.500
188	9.74	7.25	52.14	9.67	69.52	HEO		3	3.2			1	2	$222,005	$100,480	0.453
189	12.14	9.06	52.24	12.08	69.65	HEO		3	3.2			1	2	$734,400	$183,600	0.250
190	55.77	41.64	52.27	55.53	69.70	HEO		3	3.2	21.00	5	1	2	$1,661,912	$160,829	0.097
191	28.28	21.12	52.27	28.16	69.70	HEO		3	3.2			1	2	$360,044	$95,476	0.265
192	43.40	43.21	69.70	54.01	87.12	HEO		3	3.1		5	1	2	$1,231,425	$985,139	
193	27.30	27.18	69.70	33.98	87.12	HEO		3	3.1			1	2	$503,029	$473,442	0.941
194	32.20	32.06	69.70	40.08	87.12	HEO		3	3.1			1	2	$344,816	$17,999	0.052
195	256.76	199.33	54.34	249.16	67.93	HEO	1	7	7.1	21.00	5	1	2	$3,679,652	$1,195,871	0.325
196	6.76	6.73	69.70	8.42	87.12	HEO	1	7	7.1			1	2	$324,037	$211,615	0.653
197	10.52	10.48	69.70	13.09	87.12	HEO	1	7	7.1			1	2	$484,335	$202,136	0.417
198	25.33	25.22	69.70	31.53	87.12	HEO	1	7	7.1			1	2	$1,093,262	$546,628	0.500
199	38.57	38.17	69.28	47.72	86.60	HEO	1	7	7.1		5	1	2	$2,079,324	$462,070	0.222
200	17.03	16.96	69.70	21.20	87.12	HEO	1	7	7.1			1	2	$30,121	$0	0.000
201	38.91	38.65	69.53	48.32	86.91	HEO	1	7	7.1		5	1	2	$51,244	$0	0.000
202	7.29	5.45	52.27	7.26	69.70	HEO		7	7.1			1	2	$591,223	$396,006	0.670
203	7.33	5.47	52.27	7.30	69.70	HEO		7	7.1			1	2	$278,065	$69,513	0.250
204	8.48	6.34	52.27	8.45	69.70	HEO		7	7.1			1	2	$272,840	$68,201	0.250
205	9.18	6.86	52.27	9.14	69.70	HEO		7	7.1			1	2	$433,610	$283,817	0.655
206	7.08	5.29	52.27	7.05	69.70	HEO		6	6.2			1	2	$423,895	$178,482	0.421
207	15.19	11.34	52.27	15.12	69.70	HEO		6	6.2			1	2	$340,948	$133,992	0.393
208	15.31	11.38	52.06	15.18	69.42	HEO		6	6.2			1	2	$765,550	$699,933	0.914
209	35.80	35.56	69.54	44.45	86.93	HEO		6	6.2		5	1	2	$2,187,292	$1,749,832	0.800
210	42.81	42.63	69.70	53.28	87.12	HEO		6	6.2		5	1	2	$303,973	$23,292	0.077
211	54.23	40.50	52.27	53.99	69.70	HEO		6	6.2	21.00	5	1	2	$558,859	$386,408	0.691
212	15.04	11.23	52.27	14.98	69.70	HEO		7	7.3			1	2	$210,645	$144,984	0.688
213	12.61	9.42	52.27	12.56	69.70	HEO		7	7.3			1	2	$401,929	$87,078	0.217
214	12.86	9.60	52.27	12.80	69.70	HEO		7	7.3			1	2	$354,976	$184,582	0.520
215	16.97	12.67	52.27	16.90	69.70	HEO		7	7.3			1	2	$143,015	$0	0.000
216	5.97	5.95	69.70	7.43	87.12	HEO	1	7	7.3			1	2	$315,353	$289,073	0.917
217	5.97	5.95	69.70	7.43	87.12	HEO	1	7	7.3			1	2	$246,607	$105,958	0.430
218	5.97	5.95	69.70	7.43	87.12	HEO	1	7	7.3			1	2	$235,964	$222,028	0.941
219	11.95	11.90	69.70	14.87	87.12	HEO	1	7	7.3			1	2	$1,203,009	$774,300	0.644
220	11.95	11.90	69.70	14.87	87.12	HEO	1	7	7.3			1	2	$1,203,009	$319,342	0.265
221	8.25	8.21	69.70	10.26	87.12	HEO	1	7	7.3			1	2	$292,332	$6,948	0.024
222	12.61	12.55	69.70	15.69	87.12	HEO	1	7	7.3			1	2	$165,738	$60,261	0.364
223	18.91	18.83	69.70	23.54	87.12	HEO	1	7	7.3			1	2	$374,682	$332,266	0.887
224	28.39	28.27	69.70	35.33	87.12	HEO	1	7	7.3			1	2	$108,370	$65,482	0.604
225	12.85	16.00	87.12	19.20	104.54	HEO		8	8.1			1	2	$148,515	$25,146	0.169
226	3.46	3.44	69.70	4.30	87.12	HEO	1	7	7.3			1	2	$160,829	$26,804	0.167
227	13.59	13.53	69.70	16.92	87.12	HEO	1	7	7.3			1	2	$1,352,520	$1,040,400	0.769
228	14.14	17.50	86.62	21.00	103.95	HEO		8	8.1			1	2	$396,396	$3,608	0.009
229	39.18	48.76	87.12	58.51	104.54	HEO		8	8.1		5	1	2	$1,872,720	$1,477,368	0.789
230	10.94	13.62	87.12	16.34	104.54	HEO		8	8.2			1	2	$458,908	$441,907	0.963
231	12.61	15.69	87.12	18.83	104.54	HEO		8	8.2			1	2	$501,981	$0	0.000
232	12.61	15.69	87.12	18.83	104.54	HEO		8	8.2			1	2	$501,981	$0	0.000
233	12.61	15.69	87.12	18.83	104.54	HEO		8	8.2			1	2	$415,862	$115,515	0.278
234	12.61	15.69	87.12	18.83	104.54	HEO		8	8.2			1	2	$69,677	$26,358	0.378
235	9.94	12.37	87.12	14.85	104.54	HEO		8	8.2			1	2	$418,318	$0	0.000
236	8.59	10.69	87.12	12.83	104.54	HEO		8	8.2			1	2	$224,946	$124,960	0.556
237	12.61	15.70	87.12	18.84	104.54	HEO		8	8.2			1	2	$380,913	$13,127	0.034
238	12.62	9.42	52.27	12.56	69.70	HEO		8	8.2			1	2	$324,018	$0	0.000
239	12.86	9.60	52.27	12.80	69.70	HEO		8	8.2			1	2	$329,907	$58,909	0.179
240	12.61	15.69	87.12	18.83	104.54	HEO		8	8.2			1	2	$918,000	$0	0.000
241	12.61	9.41	52.27	12.55	69.70	HEO		8	8.2			1	2	$157,713	$127,264	0.807
242	12.78	9.54	52.27	12.72	69.70	HEO		8	8.2			1	2	$340,963	$217,048	0.637
243	12.61	15.70	87.12	18.84	104.54	HEO		8	8.2			1	2	$144,823	$115,856	0.800
244	12.61	9.42	52.27	12.56	69.70	HEO		8	8.2			1	2	$142,103	$79,467	0.559
245	58.48	72.78	87.12	87.34	104.54	HEO		8	8.2	21.00	5	1	2	$4,080,000	$0	0.000
246	12.96	9.68	52.27	12.90	69.70	HEO		8	8.1			1	2	$319,242	$25,231	0.079
247	12.61	9.42	52.27	12.56	69.70	HEO		8	8.1			1	2	$283,164	$21,621	0.076
248	12.61	9.42	52.27	12.56	69.70	HEO		8	8.1			1	2	$455,130	$341,347	0.750
249	12.61	9.42	52.27	12.56	69.70	HEO		8	8.1			1	2	$355,079	$29,585	0.083
250	12.61	9.42	52.27	12.56	69.70	HEO		8	8.1			1	2	$408,000	$178,500	0.438
251	12.61	9.42	52.27	12.56	69.70	HEO		8	8.1			1	2	$325,865	$30,404	0.093
252	17.32	12.94	52.27	17.25	69.70	HEO		8	8.1			1	2	$557,759	$189,636	0.340
253	12.86	9.60	52.27	12.80	69.70	HEO		8	8.2			1	2	$22,116	$12,456	0.563
254	12.86	9.60	52.27	12.80	69.70	HEO	1	8	8.2			1	2	$22,115	$0	0.000
255	12.61	9.42	52.27	12.56	69.70	HEO		8	8.2			1	2	$256,567	$5,576	0.022
256	35.10	43.68	87.12	52.42	104.54	HEO		8	8.2		5	1	2	$197,691	$158,055	0.800
257	13.29	9.92	52.27	13.23	69.70	HEO		8	8.2			1	2	$612,515	$410,659	0.670
258	27.52	34.26	87.12	41.11	104.54	HEO		8	8.3			1	2	$990,204	$99,013	0.100
259	51.18	63.70	87.12	76.44	104.54	HEO		8	8.3	21.00	5	1	2	$866,426	$0	0.000
260	31.50	39.20	87.12	47.04	104.54	HEO		8	8.3			1	2	$438,747	$187,603	0.428
261	116.20	144.62	87.12	173.54	104.54	HEO		8	8.3	21.00	5	1	2	$4,182,000	$2,142,000	0.512
262	35.00	43.56	87.12	52.27	104.54	HEO		8	8.3		5	1	2	$1,326,000	$714,000	0.538
263	204.40	254.39	87.12	305.27	104.54	HEO		8	8.3	21.00	5	1	2	$5,955,363	$4,218,379	0.708
264	54.95	41.04	52.27	54.71	69.70	HEO		6	6.2	21.00	5	1	2	$889,638	$613,587	0.690
265	239.60	90.95	26.57	121.27	35.43	HEO		6	6.1	21.00	5	1	2	$2,723,068	$1,992,454	0.732
266	18.54	13.85	52.27	18.46	69.70	HEO		7	7.2			1	2	$868,483	$578,988	0.667
267	12.05	9.00	52.27	12.00	69.70	HEO		7	7.2			1	2	$23,292	$13,631	0.585
268	12.05	9.00	52.27	12.00	69.70	HEO		7	7.2			1	2	$333,633	$119,818	0.359
269	12.05	9.00	52.27	12.00	69.70	HEO		7	7.2			1	2	$761,262	$493,211	0.648
270	12.05	9.00	52.27	12.00	69.70	HEO		7	7.2			1	2	$872,300	$817,700	0.937
271	24.10	18.00	52.27	24.00	69.70	HEO		7	7.2			1	2	$1,638,760	$968,233	0.591
272	12.53	9.36	52.27	12.48	69.70	HEO		7	7.2			1	2	$1,148,327	$765,550	0.667

Scenario 1 (5-4-3) Housing Element Opportunity Sites (HEO)

Row	A: No.	B: AIN	C: 5th Cycle Housing Element (Not Vacant)	D: 4th and 5th Vacant	E: Address	F: Address No.	G: Street	H: Zip Code	I: Year Built	J: Gross Lot Area (ft^2) (source: L.A. County Assessor 4/24)	K: Gross Lot Area (acres) (source: L.A. County Assessor 4/24)	L: Net Buildable Lot Area (ft^2)	M: Net Buildable Lot Area (Acres)	N: General Plan	O: Zone	P: Overlay Zone	Q: Max. No. of Stories	R: Max No. of Stories with added stories (Artesia Density Bonus)	S: Extg Use
275	273	7040-016-016			18512 ARLINE AVE	18512	ARLINE	90701	1978	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR
276	274	7040-016-017			18512 ARLINE AVE	18512	ARLINE	90701	1960	23,550	0.54	23,549	0.54	HDR	MFR	3	3	4	Institutional/Church
277	275	7040-017-001	1		18327 ARLINE AVE	18327	ARLINE	90701	1923	6,512	0.15	6,482	0.15	CCMU	MFR	2	4	5	SFR
278	276	7040-017-002	1		18319 ARLINE AVE	18319	ARLINE	90701	1956	9,344	0.21	9,344	0.21	CCMU	MFR	2	4	5	MFR
279	277	7040-017-006	1		18326 PIONEER BLVD	18326	PIONEER	90701	1926	6,107	0.14	6,107	0.14	CCMU	MFR	2	4	5	Commercial
280	278	7040-017-007	1		18300 PIONEER BLVD	18300	PIONEER	90701	1972	30,806	0.71	30,806	0.71	CCMU	MFR	2	4	5	Commercial
281	279	7040-017-008	1		11818 183RD ST	11818	183RD	90701	1953	24,019	0.55	24,019	0.55	CCMU	MFR	2	4	5	MFR
282	280	7040-018-004	1		18415 ARLINE AVE	18415	ARLINE	90701	1929	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR
283	281	7040-018-005	1		18421 ARLINE AVE	18421	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR
284	282	7040-018-006	1		18427 ARLINE AVE	18427	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR
285	283	7040-018-014	1		18332 PIONEER BLVD	18332	PIONEER	90701	1946	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Commercial
286	284	7040-018-800	1		18400 PIONEER BLVD	18400	PIONEER	90701	0	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Other
287	285	7040-018-801	1		18400 PIONEER BLVD	18400	PIONEER	90701	0	18,718	0.43	18,718	0.43	CCMU	CG	2	4	5	Other
288	286	7040-018-802	1		18400 PIONEER BLVD	18400	PIONEER	90701	0	7,497	0.17	7,497	0.17	CCMU	CG	2	4	5	Other
289	287	7040-018-804	1		18426 PIONEER BLVD	18426	PIONEER	90701	1927	10,626	0.24	10,610	0.24	CCMU	CG	2	4	5	Other
290	288	7040-019-003	1		18513 ARLINE AVE	18513	ARLINE	90701	1958	7,800	0.18	7,797	0.18	CCMU	MFR	2	4	5	Institutional/Church
291	289	7040-019-010	1		18522 PIONEER BLVD	18522	PIONEER	90701	1990	7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial
292	290	7040-020-002			18639 ARLINE AVE	18639	ARLINE	90701	0	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	Vacant
293	291	7040-020-004			18629 ARLINE AVE	18629	ARLINE	90701	1923	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	SFR
294	292	7040-020-016	1		18634 PIONEER BLVD	18634	PIONEER	90701	1938	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial
295	293	7040-020-018	1		18624 PIONEER BLVD	18624	PIONEER	90701	1999	7,728	0.18	7,728	0.18	CG	CG	2	4	5	Commercial
296	294	7040-020-019	1		18618 PIONEER BLVD	18618	PIONEER	90701	1999	6,486	0.15	6,486	0.15	CG	CG	2	4	5	Commercial
297	295	7040-020-022	1		18612 PIONEER BLVD	18612	PIONEER	90701	1924	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial
298	296	7040-020-024	1		18608 PIONEER BLVD	18608	PIONEER	90701	1922	7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial
299	297	7040-020-028			11818 186TH ST	11818	186TH	90701	1951	1,590	0.04	1,590	0.04	HDR	SP	2	4	5	Commercial
300	298	7040-021-001			11865 187TH ST	11865	187TH	90701	1981	11,775	0.27	11,775	0.27	HDR	MFR	3	3	4	MFR
301	299	7040-021-002			11859 187TH ST	11859	187TH	90701	1948	11,652	0.27	11,652	0.27	HDR	MFR	3	3	4	MFR
302	300	7040-021-003			18629 CLARKDALE AVE	18629	CLARKDALE	90701	1938	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR
303	301	7040-021-013			18628 ARLINE AVE	18628	ARLINE	90701	1977	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR
304	302	7040-021-016			18612 ARLINE AVE	18612	ARLINE	90701	1921	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR
305	303	7040-021-017			18606 ARLINE AVE	18606	ARLINE	90701	1937	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR
306	304	7040-021-018			18602 ARLINE AVE	18602	ARLINE	90701	1959	7,950	0.18	7,950	0.18	HDR	MFR	3	3	4	MFR
307	305	7040-022-001			18721 ARLINE AVE	18721	ARLINE	90701	1984	11,900	0.27	11,861	0.27	HDR	MFR	2	4	5	SFR
308	306	7040-022-004			11818 187TH ST	11818	187TH	90701	1924	7,871	0.18	7,871	0.18	HDR	MFR	2	4	5	MFR
309	307	7040-022-005			11826 187TH ST	11826	187TH	90701	1954	3,973	0.09	3,973	0.09	HDR	MFR	2	4	5	MFR
310	308	7040-022-019			18720 ARLINE AVE	18720	ARLINE	90701	1939	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR
311	309	7040-022-021			18712 ARLINE AVE	18712	ARLINE	90701	1941	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR
312	310	7040-022-026			18702 ARLINE AVE	18702	ARLINE	90701	1964	5,300	0.12	5,300	0.12	HDR	MFR	3	3	4	SFR
313	311	7040-022-027			18706 ARLINE AVE	18706	ARLINE	90701	1963	5,200	0.12	5,200	0.12	HDR	MFR	3	3	4	SFR
314	312	7040-022-028	1		11810 187TH ST	11810	187TH	90701	1965	14,706	0.34	14,706	0.34	CCMU	CG	2	4	5	Commercial
315	313	7040-022-029			18732 ARLINE AVE	18732	ARLINE	90701	2015	19,700	0.45	19,700	0.45	HDR	MFR	3	3	4	MFR
316	314	7040-032-022			12155 SOUTH ST	12155	SOUTH	90701	1976	22,216	0.51	22,216	0.51	NWBC	CG	3	3	4	Commercial
317	315	7054-003-036			11944 SOUTH ST	11944	SOUTH	90701	1982	58,806	1.35	58,806	1.35	CG	CG	3	3	4	Commercial
318	316	7054-003-037			11940 SOUTH ST	11940	SOUTH	90701	1986	30,030	0.69	29,330	0.67	CG	CG	3	3	4	Commercial
319	317	7054-005-012			12240 SOUTH ST	12240	SOUTH	90701	1963	3,640	0.08	3,640	0.08	NWBC	CG	3	3	4	SFR
320	318	7054-005-019			12304 SOUTH ST	12304	SOUTH	90701	1948	7,680	0.18	7,680	0.18	NWBC	CG	3	3	4	MFR
321	319	7054-005-021			12316 SOUTH ST	12316	SOUTH	90701	1956	4,440	0.10	4,440	0.10	NWBC	CG	3	3	4	SFR
322	320	7054-005-052			12244 SOUTH ST	12244	SOUTH	90701	1982	23,040	0.53	23,040	0.53	NWBC	CG	3	3	4	Commercial
323	321	7054-005-056			12202 SOUTH ST	12202	SOUTH	90701	2016	20,270	0.47	20,270	0.47	NWBC	CG	3	3	4	Commercial
324	322	7054-027-060			19023 NORWALK BLVD	19023	NORWALK	90701	1952	20,077	0.46	20,077	0.46	NWBC	CG	3	3	4	Institutional: preschool
325	323	7054-027-079			12146 SOUTH ST	12146	SOUTH	90701	1971	29,952	0.69	29,952	0.69	NWBC	CG	3	3	4	Commercial
326		**Totals**	**69**	**4**						**4,260,008**	**98**	**4,145,456**	**95**						

Row	T: Extg Bldg Area (ft^2)	U: Extg. No. of Res Units	V: Potential Bldg Floor Area (ft^2)	W: Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	X: Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Y: Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 100 du/acre Zone 3 = 70 du/acre	Z: Potential maximum new residential units with statutory minimum 20% density bonus *(for developments of 5 or more units (Govt. Code § 65915(i))*	AA: Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code §65915(i))*	AB: 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))*	AC: Potential maximum new residential units per AB 1287/Gov't. Code §65915(u), (v) with min. 10% very low income units). *(for developments of 5 or more units (Govt. Code §65915(i))*	AD: 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))*	AE: Potential maximum new residential units per AB 1287/Gov't. Code §65915(u), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(i))*	AF: 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))*
275	4,666	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96
276	23,000	0	56,518	75,357	18,839	37.84	45.41	56.77	52.41	109.18	56.77	113.53	165.95
277	1,148	1	20,742	25,928	5,186	14.95	17.94	22.42	20.71	43.13	22.42	44.85	65.55
278	4,032	5	29,901	37,376	7,475	21.45	25.74	32.18	29.71	61.89	32.18	64.35	94.06
279	1,964	0	19,542	24,428	4,886	14.02	16.82	21.03	19.42	40.45	21.03	42.06	61.48
280	14,430	0	98,579	123,224	24,645	70.72	84.87	106.08	97.95	204.03	106.08	212.16	310.11
281	9,372	15	76,861	96,076	19,215	55.14	66.17	82.71	76.37	159.08	82.71	165.42	241.79
282	1,770	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47
283	2,049	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47
284	2,049	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47
285	1,245	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57
286	0	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57
287	36,740	0	59,898	74,872	14,974	42.97	51.56	64.46	59.51	123.97	64.46	128.91	188.43
288	0	0	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47
289	1,800	0	33,952	42,440	8,488	24.39	29.27	36.59	33.79	70.38	36.59	73.18	106.97
290	7,500	0	24,950	31,188	6,238	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52
291	5,344	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32
292	0	0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52
293	992	1	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52
294	1,716	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09
295	5,712	0	24,730	30,912	6,182	17.74	21.29	26.61	24.57	51.18	26.61	53.22	77.79
296	6,110	0	20,755	25,944	5,189	14.89	17.87	22.33	20.62	42.96	22.33	44.67	65.29
297	2,808	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09
298	4,000	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22
299	432	0	5,088	6,360	1,272	3.65	3.65	3.65	-	3.65	-	3.65	3.65
300	6,616	6	28,260	37,680	9,420	18.92	22.71	28.38	26.21	54.59	28.38	56.77	82.97
301	2,866	2	27,965	37,286	9,322	18.72	22.47	28.09	25.93	54.02	28.09	56.17	82.11
302	1,394	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96
303	4,232	5	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96
304	3,121	3	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94
305	1,368	2	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94
306	4,945	6	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02
307	2,062	1	37,955	47,444	9,489	27.32	32.78	40.98	37.84	78.81	40.98	81.96	119.79
308	1,753	2	25,187	31,484	6,297	18.07	21.68	27.10	25.03	52.13	27.10	54.21	79.23
309	1,200	2	12,714	15,892	3,178	9.12	10.94	13.68	12.63	26.31	13.68	27.36	39.99
310	572	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96
311	1,315	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96
312	1,664	1	12,720	16,960	4,240	8.52	10.22	12.78	11.80	24.57	12.78	25.55	37.35
313	1,650	1	12,480	16,640	4,160	8.36	10.03	12.53	11.57	24.11	12.53	25.07	36.64
314	6,480	0	47,059	58,824	11,765	33.76	40.51	50.64	46.76	97.40	50.64	101.28	148.04
315	8,526	10	47,280	63,040	15,760	31.66	37.99	47.49	43.85	91.33	47.49	94.97	138.82
316	5,821	0	53,318	71,091	17,773	35.70	42.84	53.55	49.45	103.00	53.55	107.10	156.55
317	22,750	0	141,134	188,179	47,045	94.50	113.40	141.75	130.88	272.63	141.75	283.50	414.38
318	9,797	0	70,392	93,856	23,464	48.26	57.91	72.39	66.84	139.22	72.39	144.77	211.61
319	800	1	8,736	11,648	2,912	5.85	7.02	8.77	8.10	16.88	8.77	17.55	25.65
320	1,526	3	18,432	24,576	6,144	12.34	14.81	18.51	17.09	35.61	18.51	37.02	54.12
321	944	1	10,656	14,208	3,552	7.13	8.56	10.70	9.88	20.58	10.70	21.40	31.29
322	8,055	0	55,296	73,728	18,432	37.02	44.43	55.54	51.28	106.82	55.54	111.07	162.35
323	2,450	0	48,648	64,864	16,216	32.57	39.09	48.86	45.11	93.97	48.86	97.72	142.83
324	2,735	0	48,185	64,246	16,062	32.26	38.72	48.39	44.68	93.08	48.39	96.79	141.47
325	7,580	0	71,885	95,846	23,962	48.13	57.76	72.20	66.66	138.86	72.20	144.40	211.06
326	**1,254,349**	**335**	**12,522,050**	**15,838,415**	**3,316,365**	**8,536.62**	**10,239.36**	**12,793.45**	**11,791.42**	**24,584.88**	**12,770.50**	**25,563.95**	**37,355.37**

Row	AG: Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. K x 70	AH: Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. V/2000	AI: Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	AJ: Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. W/2000	AK: Hypothetical Actual built density (du/gross acre): Col. AJ/Col. M	AL: 6th Cycle HE Opportunity Sites (HEO)	AM: 5th Cycle HE Vacant Sites	AN: OA No.	AO: OA SubArea	AP: Very Low Income Unit Count	AQ: Lower Income Unit Count	AR: Moderate Income Unit Count	AS: Above Moderate Income Unit Count	AT: HEO Sites Land Current Value (2023)	AU: HEO Sites Improvements Current Value	AV: HEO Sites Improvement to Land Ratio (ILR)
275	12.53	9.36	52.27	12.48	69.70	HEO		7	7.2			1	2	$771,984	$514,656	0.667
276	37.84	28.26	52.27	37.68	69.69	HEO		7	7.2		5	1	2	$69,954	$11,750	0.168
277	10.46	10.37	69.37	12.96	86.72	HEO	1	7	7.2			1	2	$444,802	$111,194	0.250
278	15.02	14.95	69.70	18.69	87.12	HEO	1	7	7.2			1	2	$803,171	$535,447	0.667
279	9.81	9.77	69.70	12.21	87.12	HEO	1	7	7.2			1	2	$716,005	$338,631	0.473
280	49.50	49.29	69.70	61.61	87.12	HEO	1	7	7.2		5	1	2	$1,767,390	$1,178,258	0.667
281	38.60	38.43	69.70	48.04	87.12	HEO	1	7	7.2		5	1	2	$1,639,896	$819,946	0.500
282	12.05	12.00	69.70	14.99	87.12	HEO	1	7	7.2			1	2	$36,245	$33,008	0.911
283	12.05	12.00	69.70	14.99	87.12	HEO	1	7	7.2			1	2	$459,329	$306,219	0.667
284	12.05	12.00	69.70	14.99	87.12	HEO		7	7.2			1	2	$562,746	$329,169	0.585
285	9.19	9.15	69.70	11.44	87.12	HEO	1	7	7.2			1	2	$258,335	$209,043	0.809
286	9.19	9.15	69.70	11.44	87.12	HEO	1	7	7.2			1	2	$0	$0	#DIV/0!
287	30.08	29.95	69.70	37.44	87.12	HEO	1	7	7.2			1	2	$0	$0	#DIV/0!
288	12.05	12.00	69.70	14.99	87.12	HEO	1	7	7.2			1	2	$0	$0	#DIV/0!
289	17.08	16.98	69.59	21.22	86.99	HEO	1	7	7.2			1	2	$0	$0	#DIV/0!
290	12.53	12.48	69.67	15.59	87.09	HEO	1	7	7.2			1	2	$35,552	$2,791	0.079
291	11.86	11.81	69.70	14.77	87.12	HEO	1	7	7.2			1	2	$671,972	$397,174	0.591
292	12.53	12.48	69.70	15.60	87.12	HEO		7	7.4			1	2	$341,054	$0	0.000
293	12.53	12.48	69.70	15.60	87.12	HEO		7	7.4			1	2	$504,564	$126,140	0.250
294	5.76	5.74	69.70	7.17	87.12	HEO	1	7	7.4			1	2	$360,044	$164,357	0.456
295	12.42	12.36	69.70	15.46	87.12	HEO	1	7	7.4			1	2	$693,105	$525,602	0.758
296	10.42	10.38	69.70	12.97	87.12	HEO	1	7	7.4			1	2	$693,105	$577,587	0.833
297	5.76	5.74	69.70	7.17	87.12	HEO	1	7	7.4			1	2	$399,292	$367,984	0.922
298	11.53	11.48	69.70	14.35	87.12	HEO	1	7	7.4			1	2	$210,839	$159,034	0.754
299	2.56	2.54	69.70	3.18	87.12	HEO	1	7	7.4			1	2	$103,400	$66,467	0.643
300	18.92	14.13	52.27	18.84	69.70	HEO		7	7.4			1	2	$1,402,459	$936,360	0.668
301	18.72	13.98	52.27	18.64	69.70	HEO		7	7.4			1	2	$331,406	$224,879	0.679
302	12.53	9.36	52.27	12.48	69.70	HEO		7	7.4			1	2	$306,343	$76,583	0.250
303	12.53	9.36	52.27	12.48	69.70	HEO		7	7.4			1	2	$842,106	$561,039	0.666
304	12.53	9.36	52.27	12.48	69.70	HEO		7	7.4			1	2	$766,774	$509,796	0.665
305	12.53	9.36	52.27	12.48	69.70	HEO		7	7.4			1	2	$26,826	$18,617	0.694
306	12.78	9.54	52.27	12.72	69.70	HEO		7	7.4			1	2	$1,530,000	$663,000	0.433
307	19.12	18.98	69.47	23.72	86.83	HEO		7	7.4			1	2	$390,586	$165,700	0.424
308	12.65	12.59	69.70	15.74	87.12	HEO		7	7.4			1	2	$52,067	$49,799	0.956
309	6.38	6.36	69.70	7.95	87.12	HEO		7	7.4			1	2	$270,994	$176,735	0.652
310	12.53	9.36	52.27	12.48	69.70	HEO		7	7.4			1	2	$295,724	$73,929	0.250
311	12.53	9.36	52.27	12.48	69.70	HEO		7	7.4			1	2	$757,200	$92,709	0.122
312	8.52	6.36	52.27	8.48	69.70	HEO		7	7.4			1	2	$609,786	$122,456	0.201
313	8.36	6.24	52.27	8.32	69.70	HEO		7	7.4			1	2	$226,317	$65,986	0.292
314	23.63	23.53	69.70	29.41	87.12	HEO		7	7.4			1	2	$459,748	$56,280	0.122
315	31.66	23.64	52.27	31.52	69.70	HEO		7	7.4			1	2	$2,275,656	$1,592,959	0.700
316	35.70	26.66	52.27	35.55	69.70	HEO		9	9.2		5	1	2	$812,510	$443,178	0.545
317	94.50	70.57	52.27	94.09	69.70	HEO		9	9.1	21	5	1	2	$5,569,918	$2,198,256	0.395
318	48.26	35.20	51.05	46.93	68.07	HEO		9	9.1		5	1	2	$919,524	$747,647	0.813
319	5.85	4.37	52.27	5.82	69.70	HEO		9	9.2			1	2	$173,454	$40,145	0.231
320	12.34	9.22	52.27	12.29	69.70	HEO		9	9.2			1	2	$307,678	$251,976	0.819
321	7.13	5.33	52.27	7.10	69.70	HEO		9	9.2			1	2	$350,478	$105,810	0.302
322	37.02	27.65	52.27	36.86	69.70	HEO		9	9.2		5	1	2	$2,244,000	$1,122,000	0.500
323	32.57	24.32	52.27	32.43	69.70	HEO		9	9.2			1	2	$472,714	$456,776	0.966
324	32.26	24.09	52.27	32.12	69.70	HEO		9	9.2			1	2	$130,600	$67,024	0.513
325	48.13	35.94	52.27	47.92	69.70	HEO		9	9.2		5	1	2	$1,338,620	$1,131,827	0.846
326	**6,845.74**	**6,261.03**		**7,919.21**			**61**			**399**	**230**	**322**	**644**			

Scenario 1 (5-4-3) 5th Cycle Parcels

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
2	No.	AIN	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 (Artesia Density Bonus)
3	1	7033-008-021	HEO	4	4.4	X	11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CG	2	4	5
4	2	7035-012-027	HEO	5	5.1	X	18000 ALBURTIS AVE	18000	ALBURTIS	90701	1950	6,600	0.15	6,600	0.15	CCMU	MFR	3	3	4
5	3	7035-012-030	HEO	5	5.1	X	18011 PIONEER BLVD	18011	PIONEER	90701	1952	20,160	0.46	20,160	0.46	CCMU	SP	2	4	5
6	4	7035-012-038	HEO	5	5.1	X	18107 PIONEER BLVD	18107	PIONEER	90701	2006	11,060	0.25	11,060	0.25	CCMU	CG	2	4	5
7	5	7035-012-045	HEO	5	5.1	X	18015 PIONEER BLVD	18015	PIONEER	90701	1948	24,840	0.57	24,640	0.57	CCMU	SP	2	4	5
8	6	7035-012-904	HEO	5	5.1	X	18159-18175 PIONEER BLVD	18159 - 18175	PIONEER	90701	0	91,040	2.09	91,040	2.09	CCMU	CG	2	4	5
9	7	7035-019-034	HEO	5	5.1	X	17722 ALBURTIS AVE	17722	ALBURTIS	90701	1916	6,400	0.15	6,400	0.15	CCMU	MFR	3	3	4
10	8	7035-019-035	HEO	5	5.1	X	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	15,882	0.36	15,882	0.36	CCMU	MFR	3	3	4
11	9	7035-019-036	HEO	5	5.1	X	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	28,427	0.65	28,427	0.65	CCMU	MFR	3	3	4
12	10	7033-007-019	HEO	5	5.2	X				90701	0	9,148	0.21	9,148	0.21	CCMU	CG	2	4	5
13	11	7033-007-020	HEO	5	5.2	X	17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	4	5
14	12	7033-018-008	HEO	5	5.3	X	11818 ASHWORTH ST	11818	ASHWORTH	90701	1945	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5
15	13	7033-018-009	HEO	5	5.3	X	11820 ASHWORTH ST	11820	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5
16	14	7033-018-010	HEO	5	5.3	X	11824 ASHWORTH ST	11824	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5
17	15	7033-018-011	HEO	5	5.3	X	11828 ASHWORTH ST	11828	ASHWORTH	90701	1924	4,003	0.09	4,003	0.09	CCMU	MFR	2	4	5
18	16	7033-018-013	HEO	5	5.3	X	17921 ARLINE AVE	17921	ARLINE	90701	1988	12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5
19	17	7033-019-006	HEO	5	5.3	X				90701	1959	5,197	0.12	5,197	0.12	CCMU	SP	2	4	5
20	18	7033-019-008	HEO	5	5.3	X	18008 PIONEER BLVD	18008	PIONEER	90701	1959	6,499	0.15	6,499	0.15	CCMU	SP	2	4	5
21	19	7033-019-011	HEO	5	5.3	X	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5
22	20	7033-019-012	HEO	5	5.3	X	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5
23	21	7033-019-013	HEO	5	5.3	X	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5
24	22	7033-019-016	HEO	5	5.3	X	18031 ARLINE AVE	18031	ARLINE	90701	1964	7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5
25	23	7039-001-009	HEO	7	7.1	X	11700 183RD ST	11700	183RD	90701	1966	159,775	3.67	124,582	2.86	CCMU	CG	2	4	5
26	24	7039-002-004	HEO	7	7.1	X	18507 PIONEER BLVD	18507	PIONEER	90701	1998	4,208	0.10	4,208	0.10	CCMU	CG	2	4	5
27	25	7039-002-005	HEO	7	7.1	X	18511 PIONEER BLVD	18511	PIONEER	90701	1946	6,547	0.15	6,547	0.15	CCMU	CG	2	4	5
28	26	7039-002-013	HEO	7	7.1	X	18423 PIONEER BLVD	18423	PIONEER	90701	1958	15,764	0.36	15,764	0.36	CCMU	CG	2	4	5
29	27	7039-002-019	HEO	7	7.1	X	18413 PIONEER BLVD	18413	PIONEER	90701	1959	24,000	0.55	23,858	0.55	CCMU	CG	2	4	5
30	28	7039-002-900	HEO	7	7.1	X	18530 CORBY AVE	18530	CORBY	90701	1954	10,600	0.24	10,600	0.24	CCMU	MFR	2	4	5
31	29	7039-002-901	HEO	7	7.1	X	18510 CORBY AVE	18510	CORBY	90701	1971	24,215	0.56	24,158	0.55	CCMU	MFR	2	4	5
32	30	7040-017-001	HEO	7	7.2	X	18327 ARLINE AVE	18327	ARLINE	90701	1923	6,512	0.15	6,482	0.15	CCMU	MFR	2	4	5
33	31	7040-017-002	HEO	7	7.2	X	18319 ARLINE AVE	18319	ARLINE	90701	1956	9,344	0.21	9,344	0.21	CCMU	MFR	2	4	5
34	32	7040-017-006	HEO	7	7.2	X	18326 PIONEER BLVD	18326	PIONEER	90701	1926	6,107	0.14	6,107	0.14	CCMU	MFR	2	4	5
35	33	7040-017-007	HEO	7	7.2	X	18300 PIONEER BLVD	18300	PIONEER	90701	1972	30,806	0.71	30,806	0.71	CCMU	MFR	2	4	5
36	34	7040-017-008	HEO	7	7.2	X	11818 183RD ST	11818	183RD	90701	1953	24,019	0.55	24,019	0.55	CCMU	MFR	2	4	5
37	35	7040-018-004	HEO	7	7.2	X	18415 ARLINE AVE	18415	ARLINE	90701	1929	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5
38	36	7040-018-005	HEO	7	7.2	X	18421 ARLINE AVE	18421	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5
39	37	7040-018-014	HEO	7	7.2	X	18332 PIONEER BLVD	18332	PIONEER	90701	1946	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5
40	38	7040-018-800	HEO	7	7.2	X	18400 PIONEER BLVD	18400	PIONEER	90701	0	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5
41	39	7040-018-801	HEO	7	7.2	X	18400 PIONEER BLVD	18400	PIONEER	90701	0	18,718	0.43	18,718	0.43	CCMU	CG	2	4	5
42	40	7040-018-802	HEO	7	7.2	X	18400 PIONEER BLVD	18400	PIONEER	90701	0	7,497	0.17	7,497	0.17	CCMU	CG	2	4	5
43	41	7040-018-804	HEO	7	7.2	X	18426 PIONEER BLVD	18426	PIONEER	90701	1927	10,626	0.24	10,610	0.24	CCMU	CG	2	4	5
44	42	7040-019-003	HEO	7	7.2	X	18513 ARLINE AVE	18513	ARLINE	90701	1958	7,800	0.18	7,797	0.18	CCMU	MFR	2	4	5
45	43	7040-019-010	HEO	7	7.2	X	18522 PIONEER BLVD	18522	PIONEER	90701	1990	7,383	0.17	7,383	0.17	CCMU	CG	2	4	5
46	44	7039-011-002	HEO	7	7.3	X	18641 PIONEER BLVD	18641	PIONEER	90701	1910	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5
47	45	7039-011-008	HEO	7	7.3	X	18625 PIONEER BLVD	18625	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5
48	46	7039-011-009	HEO	7	7.3	X	18621 PIONEER BLVD	18621	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5
49	47	7039-011-012	HEO	7	7.3	X	18615 PIONEER BLVD	18615	PIONEER	90701	1933	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5
50	48	7039-011-013	HEO	7	7.3	X	18611 PIONEER BLVD	18611	PIONEER	90701	1929	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5
51	49	7039-011-015	HEO	7	7.3	X	18601 PIONEER BLVD	18601	PIONEER	90701	1934	5,131	0.12	5,131	0.12	CCMU	CG	2	4	5
52	50	7039-011-017	HEO	7	7.3	X	18634 CORBY AVE	18634	CORBY	90701	1955	7,845	0.18	7,845	0.18	CCMU	MFR	2	4	5
53	51	7039-011-025	HEO	7	7.3	X	18626 CORBY AVE	18626	CORBY	90701	1961	11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5
54	52	7039-012-003	HEO	7	7.3	X	18701 PIONEER BLVD	18701	PIONEER	90701	1939	17,666	0.41	17,666	0.41	CCMU	CG	2	4	5
55	53	7039-012-009	HEO	7	7.3	X	11738 187TH ST	11738	187TH	90701	1946	2,152	0.05	2,152	0.05	CCMU	CG	2	4	5
56	54	7039-012-010	HEO	7	7.3	X	18725 PIONEER BLVD	18725	PIONEER	90701	1984	8,459	0.19	8,459	0.19	CCMU	CG	2	4	5
57	55	7040-020-016	HEO	7	7.4	X	18634 PIONEER BLVD	18634	PIONEER	90701	1938	3,585	0.08	3,585	0.08	CG	CG	2	4	5
58	56	7040-020-018	HEO	7	7.4	X	18624 PIONEER BLVD	18624	PIONEER	90701	1999	7,728	0.18	7,728	0.18	CG	CG	2	4	5
59	57	7040-020-019	HEO	7	7.4	X	18618 PIONEER BLVD	18618	PIONEER	90701	1999	6,486	0.15	6,486	0.15	CG	CG	2	4	5
60	58	7040-020-022	HEO	7	7.4	X	18612 PIONEER BLVD	18612	PIONEER	90701	1924	3,585	0.08	3,585	0.08	CG	CG	2	4	5
61	59	7040-020-024	HEO	7	7.4	X	18608 PIONEER BLVD	18608	PIONEER	90701	1922	7,174	0.16	7,174	0.16	CG	CG	2	4	5
62	60	7040-020-028	HEO	7	7.4	X	11818 186TH ST	11818	186TH	90701	1951	1,590	0.04	1,590	0.04	HDR	SP	2	4	5
63	61	7039-017-019	HEO	8	8.2	X	11624 188TH ST	11624	188TH	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4
64									Totals			847,232	19	811,591	19					

	A	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
2	No.	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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))*
3	1	Commercial	17,640	0	110,118	137,648	27,530	79.00	94.80	118.50	109.41	227.91	118.50
4	2	SFR	1,129	1	15,840	21,120	5,280	10.61	12.73	15.91	14.69	30.60	15.91
5	3	Commercial	3,465	0	64,512	80,640	16,128	46.28	55.54	69.42	64.10	133.52	69.42
6	4	Commercial	3,593	0	35,392	44,240	8,848	25.39	30.47	38.09	35.17	73.25	38.09
7	5	Commercial/MFR	3,252	6	78,848	98,560	19,712	57.02	68.43	85.54	78.98	164.52	85.54
8	6	Commercial	32,260	0	291,328	364,160	72,832	209.00	250.80	313.50	289.46	602.96	313.50
9	7	SFR	1,271	1	15,360	20,480	5,120	10.28	12.34	15.43	14.24	29.67	15.43
10	8	MFR	3,744	4	38,117	50,822	12,706	25.52	30.63	38.28	35.35	73.63	38.28
11	9	MFR	13,104	14	68,225	90,966	22,742	45.68	54.82	68.52	63.27	131.79	68.52
12	10	Vacant		0	29,274	36,592	7,318	21.00	25.20	31.50	29.09	60.59	31.50
13	11	Vacant		0	32,061	40,076	8,015	23.00	27.60	34.50	31.86	66.36	34.50
14	12	SFR	4,162	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77
15	13	SFR	828	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77
16	14	SFR	933	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77
17	15	MFR	1,040	2	12,810	16,012	3,202	9.19	11.03	13.78	12.73	26.51	13.78
18	16	MFR	8,312	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32
19	17	Commercial	5,600	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90
20	18	Commercial	1,194	0	20,797	25,996	5,199	14.92	17.90	22.38	20.66	43.04	22.38
21	19	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55
22	20	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55
23	21	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55
24	22	MFR	5,713	7	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54
25	23	Commercial	10,731	0	398,662	498,328	99,666	366.79	440.15	550.19	508.01	1,058.20	550.19
26	24	Commercial	1,814	0	13,466	16,832	3,366	9.66	11.59	14.49	13.38	27.87	14.49
27	25	Commercial	2,790	0	20,950	26,188	5,238	15.03	18.04	22.54	20.82	43.36	22.54
28	26	Commercial	5,000	0	50,445	63,056	12,611	36.19	43.43	54.28	50.12	104.41	54.28
29	27	Commercial	8,250	0	76,346	95,432	19,086	55.10	66.12	82.64	76.31	158.95	82.64
30	28	Institutional/Pkg Lot	0	0	33,920	42,400	8,480	24.33	29.20	36.50	33.70	70.20	36.50
31	29	Institutional/Pkg Lot	0	0	77,306	96,632	19,326	55.59	66.71	83.38	76.99	160.38	83.38
32	30	SFR	1,148	1	20,742	25,928	5,186	14.95	17.94	22.42	20.71	43.13	22.42
33	31	MFR	4,032	5	29,901	37,376	7,475	21.45	25.74	32.18	29.71	61.89	32.18
34	32	Commercial	1,964	0	19,542	24,428	4,886	14.02	16.82	21.03	19.42	40.45	21.03
35	33	Commercial	14,430	0	98,579	123,224	24,645	70.72	84.87	106.08	97.95	204.03	106.08
36	34	MFR	9,372	15	76,861	96,076	19,215	55.14	66.17	82.71	76.37	159.08	82.71
37	35	MFR	1,770	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82
38	36	MFR	2,049	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82
39	37	Commercial	1,245	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69
40	38	Other	0	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69
41	39	Other	36,740	0	59,898	74,872	14,974	42.97	51.56	64.46	59.51	123.97	64.46
42	40	Other	0	0	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82
43	41	Other	1,800	0	33,952	42,440	8,488	24.39	29.27	36.59	33.79	70.38	36.59
44	42	Institutional/Church	7,500	0	24,950	31,188	6,238	17.91	21.49	26.86	24.80	51.66	26.86
45	43	Commercial	5,344	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42
46	44	Commercial	1,222	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80
47	45	Commercial	2,483	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80
48	46	Commercial	1,040	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80
49	47	Commercial	5,340	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61
50	48	Commercial	2,204	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61
51	49	Commercial	5,000	0	16,419	20,524	4,105	11.78	14.13	17.67	16.31	33.98	17.67
52	50	MFR	1,052	2	25,104	31,380	6,276	18.01	21.61	27.01	24.94	51.96	27.01
53	51	MFR	3,072	4	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53
54	52	Commercial	8,000	0	56,531	70,664	14,133	40.56	48.67	60.83	56.17	117.00	60.83
55	53	Commercial	320	0	6,886	8,608	1,722	4.94	4.94	4.94	-	4.94	-
56	54	Commercial	5,549	0	27,069	33,836	6,767	19.42	23.30	29.13	26.90	56.02	29.13
57	55	Commercial	1,716	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35
58	56	Commercial	5,712	0	24,730	30,912	6,182	17.74	21.29	26.61	24.57	51.18	26.61
59	57	Commercial	6,110	0	20,755	25,944	5,189	14.89	17.87	22.33	20.62	42.96	22.33
60	58	Commercial	2,808	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35
61	59	Commercial	4,000	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70
62	60	Commercial	432	0	5,088	6,360	1,272	3.65	3.65	3.65	-	3.65	-
63	61	Vacant	0	0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29
64			279,279	78	2,544,842	3,194,114	649,273	1,900.00	2,278.28	2,845.70	2,619.60	5,465.30	2,837.11

	A	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
2	No.	Potential maximum new residential units per AB 1287/Gov't. Code §65915(u), (v) available with min. 15% mod-income units. *(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 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 NO DENSITY BONUS, BASED ON LOT AREA Col. M x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)*: Col. X/2000	Hypothetical Actual built density (du/gross acre): Col. AJ/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. Y/2000	Hypothetical Actual built density (du/gross acre): Col. AL/Col. 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
3	1	237.00	346.41	55.30	55.06	69.70	68.82	87.12	21.00	5	1	2	$3,196,229	$2,575,525	0.806
4	2	31.82	46.51	10.61	7.92	52.27	10.56	69.70			1	2	$46,162	$39,493	0.856
5	3	138.84	202.94	32.40	32.26	69.70	40.32	87.12			1	2	$678,877	$305,391	0.450
6	4	76.17	111.34	17.77	17.70	69.70	22.12	87.12			1	2	$938,700	$261,300	0.278
7	5	171.07	250.05	39.92	39.42	69.13	49.28	86.42		5	1	2	$543,117	$369,315	0.680
8	6	627.00	916.46	146.30	145.66	69.70	182.08	87.12	21.00	5	1	2	$362,493	$0	0.000
9	7	30.85	45.10	10.28	7.68	52.27	10.24	69.70			1	2	$430,981	$189,211	0.439
10	8	76.57	111.91	25.52	19.06	52.27	25.41	69.70			1	2	$840,942	$420,470	0.500
11	9	137.04	200.31	45.68	34.11	52.27	45.48	69.70		5	1	2	$3,153,535	$1,366,531	0.433
12	10	63.00	92.09	14.70	14.64	69.70	18.30	87.12			1	2	$593,759	$0	0.000
13	11	69.00	100.86	16.10	16.03	69.70	20.04	87.12			1	2	$650,363	$0	0.000
14	12	27.55	40.27	6.43	6.40	69.70	8.00	87.12			1	2	$533,205	$169,065	0.317
15	13	27.55	40.27	6.43	6.40	69.70	8.00	87.12			1	2	$160,315	$40,068	0.250
16	14	27.55	40.27	6.43	6.40	69.70	8.00	87.12			1	2	$258,060	$64,507	0.250
17	15	27.57	40.30	6.43	6.40	69.70	8.01	87.12			1	2	$18,581	$12,693	0.683
18	16	82.64	120.80	19.28	19.20	69.70	24.00	87.12			1	2	$1,561,725	$1,115,518	0.714
19	17	35.79	52.32	8.35	8.32	69.70	10.39	87.12			1	2	$32,964	$1,377	0.042
20	18	44.76	65.42	10.44	10.40	69.70	13.00	87.12			1	2	$195,224	$150,222	0.769
21	19	55.10	80.53	12.86	12.80	69.70	16.00	87.12			1	2	$234,477	$0	0.000
22	20	55.10	80.53	12.86	12.80	69.70	16.00	87.12			1	2	$229,872	$0	0.000
23	21	55.10	80.53	12.86	12.80	69.70	16.00	87.12			1	2	$229,872	$0	0.000
24	22	55.08	80.51	12.85	12.80	69.70	16.00	87.12			1	2	$1,094,594	$515,098	0.471
25	23	1,100.38	1,608.39	256.76	199.33	54.34	249.16	67.93	21.00	5	1	2	$3,679,652	$1,195,871	0.325
26	24	28.98	42.36	6.76	6.73	69.70	8.42	87.12			1	2	$324,037	$211,615	0.653
27	25	45.09	65.91	10.52	10.48	69.70	13.09	87.12			1	2	$484,335	$202,136	0.417
28	26	108.57	158.69	25.33	25.22	69.70	31.53	87.12			1	2	$1,093,262	$546,628	0.500
29	27	165.29	241.60	38.57	38.17	69.28	47.72	86.60		5	1	2	$2,079,324	$462,070	0.222
30	28	73.00	106.71	17.03	16.96	69.70	21.20	87.12			1	2	$30,121	$0	0.000
31	29	166.77	243.76	38.91	38.65	69.53	48.32	86.91		5	1	2	$51,244	$0	0.000
32	30	44.85	65.55	10.46	10.37	69.37	12.96	86.72			1	2	$444,802	$111,194	0.250
33	31	64.35	94.06	15.02	14.95	69.70	18.69	87.12			1	2	$803,171	$535,447	0.667
34	32	42.06	61.48	9.81	9.77	69.70	12.21	87.12			1	2	$716,005	$338,631	0.473
35	33	212.16	310.11	49.50	49.29	69.70	61.61	87.12		5	1	2	$1,767,390	$1,178,258	0.667
36	34	165.42	241.79	38.60	38.43	69.70	48.04	87.12		5	1	2	$1,639,896	$819,946	0.500
37	35	51.63	75.47	12.05	12.00	69.70	14.99	87.12			1	2	$36,245	$33,008	0.911
38	36	51.63	75.47	12.05	12.00	69.70	14.99	87.12			1	2	$459,329	$306,219	0.667
39	37	39.39	57.57	9.19	9.15	69.70	11.44	87.12			1	2	$258,335	$209,043	0.809
40	38	39.39	57.57	9.19	9.15	69.70	11.44	87.12			1	2	$0	$0	#DIV/0!
41	39	128.91	188.43	30.08	29.95	69.70	37.44	87.12			1	2	$0	$0	#DIV/0!
42	40	51.63	75.47	12.05	12.00	69.70	14.99	87.12			1	2	$0	$0	#DIV/0!
43	41	73.18	106.97	17.08	16.98	69.59	21.22	86.99			1	2	$0	$0	#DIV/0!
44	42	53.72	78.52	12.53	12.48	69.67	15.59	87.09			1	2	$35,552	$2,791	0.079
45	43	50.85	74.32	11.86	11.81	69.70	14.77	87.12			1	2	$671,972	$397,174	0.591
46	44	25.59	37.41	5.97	5.95	69.70	7.43	87.12			1	2	$315,353	$289,073	0.917
47	45	25.59	37.41	5.97	5.95	69.70	7.43	87.12			1	2	$246,607	$105,958	0.430
48	46	25.59	37.41	5.97	5.95	69.70	7.43	87.12			1	2	$235,964	$222,028	0.941
49	47	51.21	74.86	11.95	11.90	69.70	14.87	87.12			1	2	$1,203,009	$774,300	0.644
50	48	51.21	74.86	11.95	11.90	69.70	14.87	87.12			1	2	$1,203,009	$319,342	0.265
51	49	35.34	51.65	8.25	8.21	69.70	10.26	87.12			1	2	$292,332	$6,948	0.024
52	50	54.03	78.97	12.61	12.55	69.70	15.69	87.12			1	2	$165,738	$60,261	0.364
53	51	81.06	118.48	18.91	18.83	69.70	23.54	87.12			1	2	$374,682	$332,266	0.887
54	52	121.67	177.84	28.39	28.27	69.70	35.33	87.12			1	2	$108,370	$65,482	0.604
55	53	4.94	4.94	3.46	3.44	69.70	4.30	87.12			1	2	$160,829	$26,804	0.167
56	54	58.26	85.15	13.59	13.53	69.70	16.92	87.12			1	2	$1,352,520	$1,040,400	0.769
57	55	24.69	36.09	5.76	5.74	69.70	7.17	87.12			1	2	$360,044	$164,357	0.456
58	56	53.22	77.79	12.42	12.36	69.70	15.46	87.12			1	2	$693,105	$525,602	0.758
59	57	44.67	65.29	10.42	10.38	69.70	12.97	87.12			1	2	$693,105	$577,587	0.833
60	58	24.69	36.09	5.76	5.74	69.70	7.17	87.12			1	2	$399,292	$367,984	0.922
61	59	49.41	72.22	11.53	11.48	69.70	14.35	87.12			1	2	$210,839	$159,034	0.754
62	60	3.65	3.65	2.56	2.54	69.70	3.18	87.12			1	2	$103,400	$66,467	0.643
63	61	38.58	56.39	12.86	9.60	52.27	12.80	69.70			1	2	$22,115	$0	0.000
64		5,682.81	8,302.41	1,361.48	1,272.42		1,597.06		63	45	61	122			

Scenario 1 (5-4-3) Housing Element Opportunity Sites (HEO) ≥ 0.5 Acre

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
2	No.	AIN	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 (Artesia Density Bonus)	Extg Use
3	1	7014-003-057	HEO	1	1.1		11700 166TH ST	11700	166TH	90701	1969	31,020	0.71	30,965	0.71	PBC	LMI	3	3	4	Industrial
4	2	7024-006-059	HEO	9	9.2		18820 NORWALK BLVD	18820	NORWALK	90701	1985	72,520	1.66	72,520	1.66	NWBC	CG	3	3	4	Commercial
5	3	7033-004-045	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
6	4	7033-005-013	HEO	4	4.4		11840 ARTESIA BLVD	11840	ARTESIA	90701	1962	24,394	0.56	24,394	0.56	GCC	CG	2	4	5	Commercial
7	5	7033-005-014	HEO	4	4.4		11836 ARTESIA BLVD	11836	ARTESIA	90701	1946	33,977	0.78	33,977	0.78	GCC	CG	2	4	5	SFR
8	6	7033-005-019	HEO	4	4.4		11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	24,829	0.57	24,829	0.57	GCC	CG	2	4	5	Commercial
9	7	7033-005-020	HEO	4	4.4		11800 ARTESIA BLVD	11800	ARTESIA	90701	2001	37,370	0.86	37,370	0.86	GCC	CG	2	4	5	Commercial
10	8	7033-008-021	HEO	4	4.4	X	11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CG	2	4	5	Commercial
11	9	7035-003-053	HEO	2	2.1		11515 ARTESIA BLVD	11515	ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial
12	10	7035-003-054	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
13	11	7035-004-072	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
14	12	7035-005-048	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
15	13	7035-005-049	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
16	14	7035-005-050	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
17	15	7035-012-045	HEO	5	5.1	X	18015 PIONEER BLVD	18015	PIONEER	90701	1948	24,840	0.57	24,640	0.57	CCMU	SP	2	4	5	Commercial/MFR
18	16	7035-012-904	HEO	5	5.1	X	18159-18175 PIONEER BLVD	18159 - 18175	PIONEER	90701	0	91,040	2.09	91,040	2.09	CCMU	CG	2	4	5	Commercial
19	17	7035-016-065	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
20	18	7035-017-042	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
21	19	7035-018-035	HEO	4	4.3		17509 PIONEER BLVD	17509	PIONEER	90701	1969	28,470	0.65	28,470	0.65	GCC	CG	3	3	4	Commercial
22	20	7035-019-036	HEO	5	5.1	X	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	28,427	0.65	28,427	0.65	CCMU	MFR	3	3	4	MFR
23	21	7035-019-080	HEO	5	5.1		17628 ALBURTIS AVE	17628	ALBURTIS	90701	1978	91,476	2.10	91,476	2.10	CCMU	MFR	3	3	4	MFR-Condo
24	22	7035-020-083	HEO	4	4.1		17221 PIONEER BLVD	17221	PIONEER	90701	1972	33,127	0.76	33,127	0.76	GCC	CG	2	4	5	Commercial
25	23	7035-020-092	HEO	4	4.1		17127 PIONEER BLVD	17127	PIONEER	90701	1975	30,250	0.69	30,250	0.69	GCC	CG	2	4	5	Commercial
26	24	7035-021-043	HEO	3	3.2		11732 ARTESIA BLVD	11732	ARTESIA	90701	1979	34,704	0.80	34,704	0.80	GCC	ABC-SP	3	3	4	Commercial
27	25	7035-022-050	HEO	3	3.1		17020 ALBURTIS AVE	17020	ALBURTIS	90701	1972	27,007	0.62	27,007	0.62	GCC	LMI	2	4	5	Industrial
28	26	7039-001-009	HEO	7	7.1	X	11700 183RD ST	11700	183RD	90701	1966	159,775	3.67	124,582	2.86	CCMU	CG	2	4	5	Commercial
29	27	7039-002-019	HEO	7	7.1	X	18413 PIONEER BLVD	18413	PIONEER	90701	1959	24,000	0.55	23,858	0.55	CCMU	CG	2	4	5	Commercial
30	28	7039-002-901	HEO	7	7.1	X	18510 CORBY AVE	18510	CORBY	90701	1971	24,215	0.56	24,158	0.55	CCMU	MFR	2	4	5	Institutional/Pkg Lot
31	29	7039-008-026	HEO	6	6.2		11423 187TH ST	11423	187TH	90701	1974	22,275	0.51	22,226	0.51	LDR	SP	2	4	5	Commercial
32	30	7039-008-027	HEO	6	6.2		11419 187TH ST	11419	187TH	90701	1973	26,641	0.61	26,641	0.61	CG	CG	2	4	5	Commercial
33	31	7039-008-034	HEO	6	6.2		18616 GRIDLEY RD	18616	GRIDLEY	90701	1974	33,746	0.77	33,746	0.77	CG	CG	3	3	4	Commercial
34	32	7039-012-013	HEO	8	8.1		18732 CORBY AVE	18732	CORBY	90701	1988	24,381	0.56	24,381	0.56	SSGC	LMI	1	5	6	Industrial
35	33	7039-014-018	HEO	8	8.2		11701 SOUTH ST	11701	SOUTH	90701	1980	36,391	0.84	36,391	0.84	SSGC	CG	1	5	6	Commercial
36	34	7039-018-033	HEO	8	8.2		11615 SOUTH ST	11615	SOUTH	90701	1971	21,841	0.50	21,841	0.50	SSGC	CG	1	5	6	Commercial
37	35	7039-024-010	HEO	8	8.3					90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant
38	36	7039-024-022	HEO	8	8.3		11732 SOUTH ST	11732	SOUTH	90701	1977	72,310	1.66	72,310	1.66	SSGC	CPD	1	5	6	Commercial
39	37	7039-024-031	HEO	8	8.3		19015 PIONEER BLVD	19015	PIONEER	90701	1969	21,780	0.50	21,780	0.50	SSGC	CPD	1	5	6	Commercial
40	38	7039-024-033	HEO	8	8.3		11624 SOUTH ST	11624	SOUTH	90701	1990	127,195	2.92	127,195	2.92	SSGC	CPD	1	5	6	Commercial
41	39	7039-026-005	HEO	6	6.2		18432 GRIDLEY RD	18432	GRIDLEY	90701	1920	34,196	0.79	34,196	0.79	CG	CG	3	3	4	Institutional/Congregate
42	40	7039-026-027	HEO	6	6.1		18300 GRIDLEY RD	18300	GRIDLEY	90701	1986	149,100	3.42	75,794	1.74	CG	CG	3	3	4	Commercial
43	41	7040-016-017	HEO	7	7.2		18512 ARLINE AVE	18512	ARLINE	90701	1960	23,550	0.54	23,549	0.54	HDR	MFR	3	3	4	Institutional/Church
44	42	7040-017-007	HEO	7	7.2	X	18300 PIONEER BLVD	18300	PIONEER	90701	1972	30,806	0.71	30,806	0.71	CCMU	MFR	2	4	5	Commercial
45	43	7040-017-008	HEO	7	7.2	X	11818 183RD ST	11818	183RD	90701	1953	24,019	0.55	24,019	0.55	CCMU	MFR	2	4	5	MFR
46	44	7040-032-022	HEO	9	9.2		12155 SOUTH ST	12155	SOUTH	90701	1976	22,216	0.51	22,216	0.51	NWBC	CG	3	3	4	Commercial
47	45	7054-003-036	HEO	9	9.1		11944 SOUTH ST	11944	SOUTH	90701	1982	58,806	1.35	58,806	1.35	CG	CG	3	3	4	Commercial
48	46	7054-003-037	HEO	9	9.1		11940 SOUTH ST	11940	SOUTH	90701	1986	30,030	0.69	29,330	0.67	CG	CG	3	3	4	Commercial
49	47	7054-005-052	HEO	9	9.2		12244 SOUTH ST	12244	SOUTH	90701	1982	23,040	0.53	23,040	0.53	NWBC	CG	3	3	4	Commercial
50	48	7054-027-079	HEO	9	9.2		12146 SOUTH ST	12146	SOUTH	90701	1971	29,952	0.69	29,952	0.69	NWBC	CG	3	3	4	Commercial
51									Totals			1,978,473	45	1,868,545	43						

A	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
No.	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(i))*
1	4,844	0	74,316	99,088	24,772	49.85	59.82	74.77	69.04	143.81	74.77	149.55	218.59
2	1,003	0	174,048	232,064	58,016	116.54	139.85	174.81	161.41	336.21	174.81	349.61	511.02
3	11,700	0	108,028	129,634	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
4	8,460	0	78,061	97,576	19,515	56.00	67.20	84.00	77.56	161.56	84.00	168.00	245.56
5	440	1	108,726	135,908	27,182	78.00	93.60	117.00	108.03	225.03	117.00	234.00	342.03
6	7,608	0	79,453	99,316	19,863	57.00	68.40	85.50	78.94	164.44	85.50	171.00	249.94
7	14,992	0	119,584	149,480	29,896	85.79	102.95	128.68	118.82	247.50	128.68	257.37	376.19
8	17,640	0	110,118	137,648	27,530	79.00	94.80	118.50	109.41	227.91	118.50	237.00	346.41
9	5,092	0	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08
10	7,545	0	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08
11	7,692	0	69,181	86,476	17,295	49.63	59.56	74.45	68.74	143.18	74.45	148.89	217.63
12	0	0	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86
13	19,000	0	124,643	155,804	31,161	89.42	107.30	134.13	123.85	257.97	134.13	268.26	392.10
14	0	0	147,757	184,696	36,939	106.00	127.20	159.00	146.81	305.81	159.00	318.00	464.81
15	3,252	6	78,848	98,560	19,712	57.02	68.43	85.54	78.98	164.52	85.54	171.07	250.05
16	32,260	0	291,328	364,160	72,832	209.00	250.80	313.50	289.46	602.96	313.50	627.00	916.46
17	5,639	0	150,544	188,180	37,636	108.52	130.22	162.78	150.30	313.07	162.78	325.55	475.85
18	1,272	0	54,288	72,384	18,096	36.35	43.62	54.52	50.34	104.87	54.52	109.05	159.39
19	6,365	0	68,328	91,104	22,776	45.75	54.90	68.63	63.36	131.99	68.63	137.25	200.62
20	13,104	14	68,225	90,966	22,742	45.68	54.82	68.52	63.27	131.79	68.52	137.04	200.31
21	42,504	42	219,542	292,723	73,181	147.00	176.40	220.50	203.60	424.10	220.50	441.00	644.60
22	4,872	0	106,006	132,508	26,502	76.05	91.26	114.07	105.33	219.40	114.07	228.15	333.48
23	12,236	0	96,800	121,000	24,200	69.44	83.33	104.17	96.18	200.35	104.17	208.33	304.51
24	2,349	0	83,290	111,053	27,763	55.77	66.92	83.65	77.24	160.89	83.65	167.31	244.55
25	15,141	0	86,422	108,028	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
26	10,731	0	398,662	498,328	99,666	366.79	440.15	550.19	508.01	1,058.20	550.19	1,100.38	1,608.39
27	8,250	0	76,346	95,432	19,086	55.10	66.12	82.64	76.31	158.95	82.64	165.29	241.60
28	0	0	77,306	96,632	19,326	55.59	66.71	83.38	76.99	160.38	83.38	166.77	243.76
29	12,529	0	71,123	88,904	17,781	51.14	61.36	76.70	70.82	147.53	76.70	153.41	224.23
30	25,000	0	85,251	106,564	21,313	61.16	73.39	91.74	84.71	176.44	91.74	183.48	268.18
31	6,100	0	80,990	107,987	26,997	54.23	65.07	81.34	75.11	156.45	81.34	162.69	237.79
32	15,208	0	97,524	117,029	19,505	55.97	67.17	83.96	77.52	161.48	83.96	167.91	245.43
33	16,450	0	145,564	174,677	29,113	83.54	100.25	125.31	115.71	241.02	125.31	250.63	366.33
34	2,171	0	87,364	104,837	17,473	50.14	60.17	75.21	69.44	144.65	75.21	150.42	219.86
35	0	0	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62
36	17,969	0	289,240	347,088	57,848	166.00	199.20	249.00	229.91	478.91	249.00	498.00	727.91
37	2,430	0	87,120	104,544	17,424	50.00	60.00	75.00	69.25	144.25	75.00	150.00	219.25
38	46,886	0	508,780	610,536	101,756	292.00	350.40	438.00	404.42	842.42	438.00	876.00	1,280.42
39	5,987	3	82,070	109,427	27,357	54.95	65.94	82.43	76.11	158.54	82.43	164.86	240.97
40	29,986	0	181,906	242,541	60,635	239.60	287.52	359.40	331.85	691.25	359.40	718.80	1,050.65
41	23,000	0	56,518	75,357	18,839	37.84	45.41	56.77	52.41	109.18	56.77	113.53	165.95
42	14,430	0	98,579	123,224	24,645	70.72	84.87	106.08	97.95	204.03	106.08	212.16	310.11
43	9,372	15	76,861	96,076	19,215	55.14	66.17	82.71	76.37	159.08	82.71	165.42	241.79
44	5,821	0	53,318	71,091	17,773	35.70	42.84	53.55	49.45	103.00	53.55	107.10	156.55
45	22,750	0	141,134	188,179	47,045	94.50	113.40	141.75	130.88	272.63	141.75	283.50	414.38
46	9,797	0	70,392	93,856	23,464	48.26	57.91	72.39	66.84	139.22	72.39	144.77	211.61
47	8,055	0	55,296	73,728	18,432	37.02	44.43	55.54	51.28	106.82	55.54	111.07	162.35
48	7,580	0	71,885	95,846	23,962	48.13	57.76	72.20	66.66	138.86	72.20	144.40	211.06
	545,512	81	5,720,216	7,215,052	1,494,836	4,018.03	4,821.64	6,027.05	5,564.97	11,592.02	6,027.05	12,054.10	17,619.07

A	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
No.	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. M x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. X/2000	Hypothetical Actual built density (du/gross acre): Col. AJ/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. Y/2000	Hypothetical Actual built density (du/gross acre): Col. AL/Col. 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
1	49.85	37.16	52.18	49.54	69.57		5	1	2	$1,859,197	$164,045	0.088
2	116.54	87.02	52.27	116.03	69.70	21.00	5	1	2	$315,353	$84,092	0.267
3	43.40	54.01	87.12	64.82	104.54		5	1	2	$1,530,000	$306,000	0.200
4	39.20	39.03	69.70	48.79	87.12		5	1	2	$1,664,640	$405,756	0.244
5	54.60	54.36	69.70	67.95	87.12	21.00	5	1	2	$2,288,880	$10,404	0.005
6	39.90	39.73	69.70	49.66	87.12		5	1	2	$1,957,140	$1,232,579	0.630
7	60.05	59.79	69.70	74.74	87.12	21.00	5	1	2	$3,410,641	$2,296,958	0.673
8	55.30	55.06	69.70	68.82	87.12	21.00	5	1	2	$3,196,229	$2,575,525	0.806
9	37.65	28.11	52.27	37.48	69.70		5	1	2	$1,681,885	$289,073	0.172
10	37.65	28.11	52.27	37.48	69.70		5	1	2	$1,929,000	$671,000	0.348
11	34.74	34.59	69.70	43.24	87.12			1	2	$1,122,000	$622,200	0.555
12	45.00	44.80	69.70	56.00	87.12		5	1	2	$1,966,657	$0	0.000
13	62.59	62.32	69.70	77.90	87.12	21.00	5	1	2	$2,665,214	$0	0.000
14	74.20	73.88	69.70	92.35	87.12	21.00	5	1	2	$3,062,207	$0	0.000
15	39.92	39.42	69.13	49.28	86.42		5	1	2	$543,117	$369,315	0.680
16	146.30	145.66	69.70	182.08	87.12	21.00	5	1	2	$362,493	$0	0.000
17	75.96	75.27	69.36	94.09	86.71	21.00	5	1	2	$1,488,194	$158,136	0.106
18	36.35	27.14	52.27	36.19	69.70		5	1	2	$1,287,759	$193,158	0.150
19	45.75	34.16	52.27	45.55	69.70		5	1	2	$3,156,283	$631,251	0.200
20	45.68	34.11	52.27	45.48	69.70		5	1	2	$3,153,535	$1,366,531	0.433
21	147.00	109.77	52.27	146.36	69.70	0.00	0	0	0	$256,486	$171,340	0.668
22	53.23	53.00	69.70	66.25	87.12	21.00	5	1	2	$1,681,885	$589,709	0.351
23	48.61	48.40	69.70	60.50	87.12		5	1	2	$1,366,581	$1,311,916	0.960
24	55.77	41.64	52.27	55.53	69.70	21.00	5	1	2	$1,661,912	$160,829	0.097
25	43.40	43.21	69.70	54.01	87.12		5	1	2	$1,231,425	$985,139	
26	256.76	199.33	54.34	249.16	67.93	21.00	5	1	2	$3,679,652	$1,195,871	0.325
27	38.57	38.17	69.28	47.72	86.60		5	1	2	$2,079,324	$462,070	0.222
28	38.91	38.65	69.53	48.32	86.91		5	1	2	$51,244	$0	0.000
29	35.80	35.56	69.54	44.45	86.93		5	1	2	$2,187,292	$1,749,832	0.800
30	42.81	42.63	69.70	53.28	87.12		5	1	2	$303,973	$23,292	0.077
31	54.23	40.50	52.27	53.99	69.70	21.00	5	1	2	$558,859	$386,408	0.691
32	39.18	48.76	87.12	58.51	104.54		5	1	2	$1,872,720	$1,477,368	0.789
33	58.48	72.78	87.12	87.34	104.54	21.00	5	1	2	$4,080,000	$0	0.000
34	35.10	43.68	87.12	52.42	104.54		5	1	2	$197,691	$158,055	0.800
35	51.18	63.70	87.12	76.44	104.54	21.00	5	1	2	$866,426	$0	0.000
36	116.20	144.62	87.12	173.54	104.54	21.00	5	1	2	$4,182,000	$2,142,000	0.512
37	35.00	43.56	87.12	52.27	104.54		5	1	2	$1,326,000	$714,000	0.538
38	204.40	254.39	87.12	305.27	104.54	21.00	5	1	2	$5,955,363	$4,218,379	0.708
39	54.95	41.04	52.27	54.71	69.70	21.00	5	1	2	$889,638	$613,587	0.690
40	239.60	90.95	26.57	121.27	35.43	21.00	5	1	2	$2,723,068	$1,992,454	0.732
41	37.84	28.26	52.27	37.68	69.69		5	1	2	$69,954	$11,750	0.168
42	49.50	49.29	69.70	61.61	87.12		5	1	2	$1,767,390	$1,178,258	0.667
43	38.60	38.43	69.70	48.04	87.12		5	1	2	$1,639,896	$819,946	0.500
44	35.70	26.66	52.27	35.55	69.70		5	1	2	$812,510	$443,178	0.545
45	94.50	70.57	52.27	94.09	69.70	21	5	1	2	$5,569,918	$2,198,256	0.395
46	48.26	35.20	51.05	46.93	68.07		5	1	2	$919,524	$747,647	0.813
47	37.02	27.65	52.27	36.86	69.70		5	1	2	$2,244,000	$1,122,000	0.500
48	48.13	35.94	52.27	47.92	69.70		5	1	2	$1,338,620	$1,131,827	0.846
	3,179.36	2,860.11		3,607.53		399	230	47	94			

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1	Scenario 1 (5-4-3) Vacant Housing Element Opportunity Sites (HEO)																																													
2	AIN	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 (Artesia Density Bonus)	Ext/Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-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, 2 = 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 §65915))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code §65915))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov's. Code §65915(o), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Gov's. Code §65915(o), (v) with min. 10% very low income units. *(for developments of 5 or more units (Govt. Code §65915))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov's. Code §65915(o), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Gov's. Code §65915(o), (v), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Gov's. Code §65915(o), (v) (with BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. M x 70	Hypothetical maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)*: Col. V/2000	Hypothetical Actual built density (du/gross acre): Col. AI/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. V/2000	Hypothetical Actual built density (du/gross acre): Col. AL/Col. 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
3	7011-005-006	HEO	1	1.3					90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$85,774	$0	0.000
4	7011-005-007	HEO	1	1.3		11818 167TH ST	11818	167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$85,774	$0	0.000
5	7011-006-020	HEO	1	1.3				167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$126,140	$0	0.000
6	7011-006-021	HEO	1	1.3					90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$24,260	$0	0.000
7	7011-006-022	HEO	1	1.3					90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$24,260	$0	0.000
8	7011-006-023	HEO	1	1.3					90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$24,260	$0	0.000
9	7011-006-049	HEO	1	1.3					90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$49,623	$0	0.000
10	7011-007-003	HEO	1	1.3		11816 166TH ST	11816	166TH	90701	0	13,599	0.31	13,599	0.31	PBC	CG	1	5	6	Vacant	0	0	54,396	65,275	10,879	31.22	37.46	46.83	43.24	90.07	46.83	93.66	136.90	21.85	27.20	87.12	32.64	104.54			1	2	$307,211	$0	0.000
11	7011-007-028	HEO	1	1.3					90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54			1	2	$159,294	$0	0.000
12	7011-007-042	HEO	1	1.3					90701	0	4,940	0.11	4,940	0.11	PBC	CG	3	3	4	Vacant	0	0	11,856	15,808	3,952	7.94	9.53	11.91	10.99	22.90	11.91	23.82	34.41	7.94	5.93	52.27	7.90	69.70			1	2	$193,158	$0	0.000
13	7014-003-047	HEO	1	1.1				ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	292	0.63	0.63	0.63	-	0.63	-	0.63	0.63	0.63	0.44	48.67	0.58	64.90			1	2	$10	$0	0.000
14	7033-007-002	HEO	5	5.2					90701	0	1,172	0.03	1,172	0.03	CCMU	CG	3	3	4	Vacant		0	2,813	3,750	938	1.88	1.88	1.88		1.88		1.88	1.88	1.88	1.41	52.27	1.88	69.70			1	2	$76,238	$0	0.000
15	7033-007-007	HEO	5	5.2		17720 PIONEER BLVD	17720	PIONEER	90701	0	12,197	0.28	12,197	0.28	CCMU	CG	3	3	4	Vacant		0	29,273	39,030	9,758	19.60	23.52	29.40	27.15	56.55	29.40	58.80	85.95	19.60	14.64	52.27	19.52	69.70			1	2	$750,865	$0	0.000
16	7033-007-016	HEO	5	5.2		17610 PIONEER BLVD	17610	PIONEER	90701	0	9,360	0.21	9,360	0.21	CCMU	AL-SP	2	4	5	Vacant		0	29,952	37,440	7,488	21.49	25.79	32.23	29.76	61.99	32.23	64.46	94.22	15.04	14.98	69.70	18.72	87.12			1	2	$881,924	$0	0.000
17	7033-007-017	HEO	5	5.2		17618 PIONEER BLVD	17618	PIONEER	90701	0	10,454	0.24	10,454	0.24	CCMU	AL-SP	2	4	5	Vacant		0	33,453	41,816	8,363	24.00	28.80	36.00	33.24	69.24	36.00	72.00	105.24	16.80	16.73	69.70	20.91	87.12			1	2	$898,329	$0	0.000
18	7033-007-018	HEO	5	5.2					90701	0	16,117	0.37	16,117	0.37	CCMU	AL-SP	2	4	5	Vacant		0	51,574	64,468	12,894	37.00	44.40	55.50	51.24	106.74	55.50	111.00	162.24	25.90	25.79	69.70	32.23	87.12			1	2	$1,123,131	$0	0.000
19	7033-007-019	HEO	5	5.2	X				90701	0	9,148	0.21	9,148	0.21	CCMU	CG	2	4	5	Vacant		0	29,274	36,592	7,318	21.00	25.20	31.50	29.09	60.59	31.50	63.00	92.00	14.70	14.64	69.70	18.30	87.12			1	2	$593,759	$0	0.000
20	7033-007-020	HEO	5	5.2	X	17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	4	5	Vacant		0	32,061	40,076	8,015	23.00	27.60	34.50	31.86	66.36	34.50	69.00	100.86	16.10	16.03	69.70	20.04	87.12			1	2	$650,363	$0	0.000
21	7033-017-006	HEO	5	5.3		11819 ASHWORTH ST	11819	ASHWORTH	90701	0	6,390	0.15	6,390	0.15	CCMU	MFR	3	3	4	Vacant		0	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03	10.27	7.67	52.27	10.22	69.70			1	2	$354,976	$0	0.000
22	7033-019-011	HEO	5	5.3	X	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant		0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12			1	2	$234,477	$0	0.000
23	7033-019-012	HEO	5	5.3	X	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant		0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12			1	2	$229,872	$0	0.000
24	7033-019-013	HEO	5	5.3	X	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant		0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12			1	2	$229,872	$0	0.000
25	7035-003-040	HEO	2	2.1		17327 ROSETON AVE	17327	ROSETON	90701	0	12,018	0.28	12,018	0.28	GCC	ABC-SP	3	3	4	Vacant		0	28,843	38,458	9,614	19.31	23.18	28.97	26.75	55.72	28.97	57.94	84.69	19.31	14.42	52.27	19.23	69.70			1	2	$603,432	$10,404	0.017
26	7035-004-067	HEO	3	3.1					90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant		0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12			1	2	$134,697	$0	0.000
27	7035-004-081	HEO	2	2.1		17127 ROSETON AVE	17127	ROSETON	90701	0	14,000	0.32	13,939	0.32	GCC	LMI	3	3	4	Vacant		0	33,454	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65	22.50	16.73	52.04	22.30	69.39			1	2	$545,363	$0	0.000
28	7035-005-048	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	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86	45.00	44.80	69.70	56.00	87.12		5	1	2	$1,966,657	$0	0.000
29	7035-005-050	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	147,757	184,696	36,939	106.00	127.20	159.00	146.81	305.81	159.00	318.00	464.81	74.20	73.88	69.70	92.35	87.12	21	5	1	2	$3,062,207	$0	0.000
30	7035-016-033	HEO	3	3.1					90701	0	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Vacant		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			1	2	$25,220	$0	0.000
31	7035-016-046	HEO	3	3.1		17203 JERSEY AVE	17203	JERSEY	90701	0	5,565	0.13	5,466	0.13	GCC	LMI	2	4	5	Vacant		0	17,491	21,864	4,373	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	8.94	8.75	68.46	10.93	85.57			1	2	$196,855	$0	0.000
32	7035-016-055	HEO	3	3.1					90701	0	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	Vacant		0	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.70	6.30	87.12			1	2	$47,832	$0	0.000
33	7035-016-069	HEO	3	3.1					90701	0	3,955	0.09	3,955	0.09	GCC	LMI	2	4	5	Vacant		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	69.70	7.91	87.12			1	2	$96,819	$0	0.000
34	7035-016-070	HEO	3	3.1					90701	0	12,600	0.29	9,450	0.22	GCC	LMI	2	4	5	Vacant		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			1	2	$385,992	$0	0.000
35	7035-017-010	HEO	3	3.2					90701	0	8,655	0.20	8,655	0.20	LDR	ABC-SP	3	3	4	Vacant		0	20,772	27,696	6,924	13.91	16.69	20.86	19.26	40.13	20.86	41.73	60.99	13.91	10.39	52.27	13.85	69.70			1	2	$646,473	$0	0.000
36	7035-017-040	HEO	3	3.2					90701	0	8,700	0.20	8,700	0.20	GCC	ABC-SP	3	3	4	Vacant		0	20,880	27,840	6,960	13.98	16.78	20.97	19.36	40.33	20.97	41.94	61.31	13.98	10.44	52.27	13.92	69.70			1	2	$515,098	$0	0.000
37	7039-013-010	HEO	8	8.2					90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant		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			1	2	$501,981	$0	0.000
38	7039-013-011	HEO	8	8.2					90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant		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			1	2	$501,981	$0	0.000
39	7039-014-005	HEO	8	8.2		18809 CORBY AVE	18809	CORBY	90701	0	7,852	0.18	7,852	0.18	SSGC	LMI	3	3	4	Vacant		0	18,845	25,126	6,281	12.62	15.14	18.93	17.48	36.40	18.93	37.85	55.33	12.62	9.42	52.27	12.56	69.70			1	2	$324,018	$0	0.000
40	7039-014-011	HEO	8	8.2					90701	0	7,845	0.18	7,845	0.18	SSGC	CG	1	5	6	Vacant		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			1	2	$918,000	$0	0.000
41	7039-017-019	HEO	8	8.2	X	11624 188TH ST	11624	188TH	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	Vacant		0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70			1	2	$22,115	$0	0.000
42	7039-024-010	HEO	8	8.3					90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant		0	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62	51.18	63.70	87.12	76.44	104.54	21	5		2	$866,426	$0	0.000
43	7040-020-002	HEO	7	7.4		18639 ARLINE AVE	18639	ARLINE	90701	0	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	Vacant		0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12			1	2	$341,054	$0	0.000
44								Totals			374,365	9	371,028	9							-	-	1,192,212	1,489,034	296,822	801.35	961.12	1,200.77	1,106.39	2,307.17	1,198.26	2,399.03	3,505.42	601.60	596.11		744.52		21	5	1	2			
45																																														
46																																														
47																																														
48																																														
49																																														
50																																														
51																																														
52																																														
53																																														
54																																														
55																																														
56																																														
57																																														
58																																														
59																																														

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1	**Scenario 1 (5-4-3) Vacant Housing Element Opportunity Sites (HEO)**																																														
2	**No.**	**AIN**	**6th Cycle HE Opportunity Sites (HEO)**	**OA No.**	**OA SubArea**	**5th 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 (Artesia Density Bonus)**	**Extg Use**	**Extg Bldg Area (ft^2)**	**Extg. No. of Res Units**	**Potential Bldg Floor Area (ft^2)**	**Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)**	**Potential maximum new non-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, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))***	**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. *(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 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 NO DENSITY BONUS, BASED ON LOT AREA Col. M x 70**	**Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)*: Col. X/2000**	**Hypothetical Actual built density (du/gross acre): Col. AJ/Col. M**	**Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. Y/2000**	**Hypothetical Actual built density (du/gross acre): Col. AL/Col. 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 Improvements Current Value**	**HEO Sites Improvement to Land Ratio (ILR)**
3	1	7035-005-048	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	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86	45.00	44.80	69.70	56.00	87.12		5	1	2	$1,966,657	$0	0.000
4	2	7035-005-050	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	127.20	159.00	146.81	305.81	159.00	318.00	464.81	74.20	73.88	69.70	92.35	87.12	21	5	1	2	$3,062,207	$0	0.000
5	3	7039-024-010	HEO	8	8.3					90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant	0	0	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62	51.18	63.70	87.12	76.44	104.54	21	5	1	2	$866,426	$0	0.000
6									**Totals**			**106,024**	**2**	**106,024**	**2**							-	-	**364,757**	**449,576**	**84,819**	**243.40**	**292.08**	**365.10**	**337.11**	**702.20**	**365.10**	**730.19**	**1,067.30**	**170.38**	**182.38**		**224.79**		**42**	**15**	**3**	**6**			

Parcels Sorted by Overlay Zone
OVERLAY ZONE 1: 50 DU/ACRE MAX DENSITY; OVERLAY ZONES 2, 3: 40 DU/ACRE MAX DENSITY

rev. 08/12/24

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	Scenario 1 (5-4-3) Master List Sorted by AIN																		
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units
3	1	7011-004-055	11826 168TH ST	11826	168TH	90701	1939	6,252	0.14	6,046	0.14	PBC	CG	1	5	6	SFR	625	1
4	2	7011-004-076	11820 168TH ST	11820	168TH	90701	1948	8,025	0.18	8,025	0.18	PBC	CG	1	5	6	SFR	458	1
5	3	7011-004-902	11814 168TH ST	11814	168TH	90701	0	9,074	0.21	9,074	0.21	PBC	CG	1	5	6	Vacant	0	0
6	4	7011-004-903				90701	0	7,536	0.17	7,536	0.17	PBC	CG	1	5	6	Vacant	0	0
7	5	7011-005-005	11814 167TH ST	11814	167TH	90701	1959	5,349	0.12	5,349	0.12	PBC	CG	1	5	6	Industrial	2,220	0
8	6	7011-005-006				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
9	7	7011-005-007	11818 167TH ST	11818	167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
10	8	7011-005-008	11822 167TH ST	11822	167TH	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1
11	9	7011-005-009	11824 167TH ST	11824	167TH	90701	1955	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	396	1
12	10	7011-005-010	11828 167TH ST	11828	167TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	SFR	821	1
13	11	7011-005-026	11829 168TH ST	11829	168TH	90701	1947	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	918	1
14	12	7011-005-044	16706 PIONEER BLVD	16706	PIONEER	90701	1959	4,426	0.10	4,426	0.10	PBC	CG	1	5	6	Commercial	786	0
15	13	7011-005-900	11815 168TH ST	11815	168TH	90701	1968	4,813	0.11	4,813	0.11	PBC	CG	1	5	6	Commercial	6,180	0
16	14	7011-005-901	11817 168TH ST	11817	168TH	90701	1947	5,885	0.14	5,885	0.14	PBC	CG	1	5	6	SFR	700	1
17	15	7011-005-902	16712 1/2 PIONEER BLVD	16712.5	PIONEER	90701	1961	12,998	0.30	12,998	0.30	PBC	CG	1	5	6	Commercial	1,750	0
18	16	7011-005-903	11825 168TH ST	11825	168TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	Commercial	1,917	0
19	17	7011-006-004	16638 PIONEER BLVD	16638	PIONEER	90701	1955	4,556	0.10	4,556	0.10	PBC	CG	1	5	6	SFR	828	1
20	18	7011-006-006	16632 PIONEER BLVD	16632	PIONEER	90701	0	16,048	0.37	16,048	0.37	PBC	CG	1	5	6	Industrial	0	0
21	19	7011-006-007				90701	1971	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Industrial	0	0
22	20	7011-006-019	11811 167TH ST	11811	167TH	90701	1948	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	MFR	1,232	5
23	21	7011-006-020			167TH		0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
24	22	7011-006-021				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
25	23	7011-006-022				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
26	24	7011-006-023				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
27	25	7011-006-024	11829 167TH ST	11829	167TH	90701	1962	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	1,016	1
28	26	7011-006-041	16644 PIONEER BLVD	16644	PIONEER	90701	1955	4,238	0.10	4,238	0.10	PBC	CG	1	5	6	MFR	1,134	2
29	27	7011-006-046	16632 PIONEER BLVD	16632	PIONEER	90701	1969	9,139	0.21	9,139	0.21	PBC	CG	1	5	6	Industrial	1,200	0
30	28	7011-006-049				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
31	29	7011-007-001	16604 PIONEER BLVD	16604	PIONEER			13,072	0.30	12,898	0.30	PBC	CG	1	5	6	Commercial	3,275	0
32	30	7011-007-003	11816 166TH ST	11816	166TH	90701	0	13,599	0.31	13,599	0.31	PBC	CG	1	5	6	Vacant	0	0
33	31	7011-007-004	11828 166TH ST	11828	166TH	90701	1960	4,940	0.11	4,940	0.11	PBC	CG	1	5	6	Commercial	1,008	0
34	32	7011-007-027	11827 ARKANSAS ST	11827	ARKANSAS	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1
35	33	7011-007-028				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0
36	34	7011-007-046	16620 PIONEER BLVD	16620	PIONEER	90701	1991	4,639	0.11	4,639	0.11	PBC	CG	1	5	6	Commercial	1,900	0
37	35	7011-007-047			ARKANSAS	90701	1991	16,052	0.37	16,052	0.37	PBC	CG	1	5	6	Commercial	6,219	0
38	36	7014-003-015	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,410	0.12	5,410	0.12	PBC	CG	1	5	6	Industrial	5,000	0
39	37	7014-003-016	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,458	0.13	5,458	0.13	PBC	CG	1	5	6	Industrial	5,040	0
40	38	7014-003-017	16645 PIONEER BLVD	16645	PIONEER	90701	1965	10,907	0.25	10,907	0.25	PBC	CG	1	5	6	Industrial	8,000	0
41	39	7014-003-018	11734 ARKANSAS ST	11734	ARKANSAS	90701	1957	7,806	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial	9,800	0
42	40	7014-003-019	11732 ARKANSAS ST	11732	ARKANSAS	90701	1920	7,896	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial	572	0
43	41	7014-003-020	11728 ARKANSAS ST	11728	ARKANSAS			7,560	0.17	7,473	0.17	LMI	LMI	1	5	6	Vacant	0	0
44	42	7014-003-021	11722 ARKANSAS ST	11722	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant	0	0
45	43	7014-003-022	11718 ARKANSAS ST	11718	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	SFR	780	1
46	44	7014-003-023						7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant	0	0
47	45	7014-003-024	11708 ARKANSAS ST	11708	ARKANSAS			11,252	0.26	11,252	0.26	LMI	LMI	1	5	6	Industrial	5,355	0
48	46	7014-003-027	16707 PIONEER BLVD	16707	PIONEER			16,988	0.39	16,988	0.39	PBC	CG	1	5	6	Commercial	2,500	0
49	47	7014-003-049	11730 166TH ST	11730	166TH	90701	1992	5,544	0.13	5,478	0.13	PBC	LMI	1	5	6	Industrial	3,805	0
50	48	7014-003-050	11728 166TH ST	11728	166TH	90701	1992	6,072	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial	2,070	0
51	49	7014-003-051	11726 166TH ST	11726	166TH			6,138	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial	6,238	0
52	50	7014-003-055	11717 ARKANSAS S	11717	ARKANSAS	90701	1959	18,348	0.42	18,414	0.42	LMI	LMI	1	5	6	Industrial	6,370	0
53	51	7014-003-059	16725 PIONEER BLVD	16725	PIONEER	90701	2008	30,490	0.70	30,490	0.70	PBC	CG	1	5	6	Commercial	3,081	0
54	52	7014-003-060				90701	2011	16,430	0.38	16,430	0.38	LMI	LMI	1	5	6	Commercial	4,500	0
55	53	7014-003-061	11727 ARKANSAS ST	11727	ARKANSAS	90701	1930	12,276	0.28	12,275	0.28	LMI	LMI	1	5	6	Industrial	2,100	0
56	54	7014-003-066	11736 166TH ST	11736	166TH			1,940	0.04	11,940	0.27	PBC	CG	1	5	6	Commercial	4,550	0
57	55	7014-003-067	11756 166TH ST	11756	166TH	90701	1961	15,980	0.37	15,980	0.37	PBC	CG	1	5	6	Commercial	5,682	0
58	56	7014-003-070	16629 PIONEER BLVD	16629	PIONEER	90701	1950	17,330	0.40	17,330	0.40	PBC	CG	1	5	6	Commercial	560	0
59	57	7014-004-005	16809 PIONEER BLVD	16809	PIONEER	90701	2020	18,300	0.42	18,295	0.42	PBC	CG	1	5	6	Commercial	1,608	0
60	58	7014-004-033	16905 PIONEER BLVD	16905	PIONEER			142,877	3.28	142,877	3.28	PBC	CG	1	5	6	Commercial	71,196	0
61	59	7033-003-010	17104 PIONEER BLVD	17104	PIONEER			18,530	0.43	18,530	0.43	GCC	CPD	1	5	6	Commercial	4,987	0
62	60	7033-003-011	17100 PIONEER BLVD	17100	PIONEER			150,282	3.45	150,282	3.45	GCC	CPD	1	5	6	Commercial	120,000	0
63	61	7033-004-004	11805 ARTESIA BLVD	11805	ARTESIA			74,488	1.71	74,488	1.71	GCC	CPD	1	5	6	Commercial	10,729	0
64	62	7033-004-005				90701	1977	3,049	0.07	3,049	0.07	GCC	CPD	1	5	6	Commercial	3,250	0
65	63	7033-004-006	11831 ARTESIA BLVD	11831	ARTESIA	90701	1977	3,920	0.09	3,920	0.09	GCC	CPD	1	5	6	Commercial	3,900	0
66	64	7033-004-029	17326 PIONEER BLVD	17326	PIONEER	90701	1984	15,682	0.36	15,682	0.36	GCC	CPD	1	5	6	Commercial	5,000	0
67	65	7033-004-033	17122 PIONEER BLVD	17122	PIONEER	90701	1989	16,988	0.39	16,988	0.39	GCC	CPD	1	5	6	Commercial	950	0
68	66	7033-004-034	11809 ARTESIA BLVD	11809	ARTESIA			71,438	1.64	71,438	1.64	GCC	CPD	1	5	6	Commercial	15,878	0
69	67	7033-004-044	11815 ARTESIA BLVD	11815	ARTESIA			252,650	5.80	232,500	5.34	GCC	CPD	1	5	6	Commercial	101,791	0
70	68	7033-004-045	11846 FRAMPTON CT	11846	FRAMPTON	90701	1965	27,007	0.62	27,007	0.62	GCC	CPD	1	5	6	Industrial	11,700	0
71	69	7035-016-064	11709 ARTESIA BLVD	11709	ARTESIA			145,232	3.33	145,055	3.33	GCC	ABC-SP	1	5	6	Industrial	50,791	0
72	70	7035-020-053	11725 ARTESIA BLVD	11725	ARTESIA	90701	2008	36,177	0.83	36,177	0.83	GCC	AB-SP	1	5	6	Industrial	840	0
73	71	7035-020-089	11735 ARTESIA BLVD	11735	ARTESIA			41,761	0.96	41,761	0.96	GCC	AB-SP	1	5	6	Industrial	4,331	0
74	72	7039-012-004	11739 188TH ST	11739	188TH	90701	1918	7,998	0.18	7,998	0.18	SSGC	LMI	1	5	6	SFR	774	1
75	73	7039-012-012	11747 188TH ST	11747	188TH	90701	1923	8,798	0.20	8,748	0.20	SSGC	LMI	1	5	6	SFR	192	1
76	74	7039-012-013	18732 CORBY AVE	18732	CORBY	90701	1988	24,381	0.56	24,381	0.56	SSGC	LMI	1	5	6	Industrial	15,208	0
77	75	7039-012-014	18743 PIONEER BLVD	18743	PIONEER			22,320	0.51	22,320	0.51	SSGC	CG	1	5	6	Commercial	10,094	0
78	76	7039-013-005	18819 PIONEER BLVD	18819	PIONEER			6,808	0.16	6,808	0.16	SSGC	CG	1	5	6	Commercial	2,244	0
79	77	7039-013-006	18811 PIONEER BLVD	18811	PIONEER			6,808	0.16	6,808	0.16	SSGC	CG	1	5	6	Commercial	7,151	0
80	78	7039-013-007	18809 PIONEER BLVD	18809	PIONEER	90701	1966	6,808	0.16	6,808	0.16	SSGC	CG	1	5	6	Commercial	3,060	0
81	79	7039-013-008	18801 PIONEER BLVD	18801	PIONEER			6,787	0.16	6,787	0.16	SSGC	CG	1	5	6	Commercial	1,784	0
82	80	7039-013-010				90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant	0	0
83	81	7039-013-011				90701	0	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Vacant	0	0
84	82	7039-013-012	18822 CORBY AVE	18822	CORBY	90701	1988	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Commercial	1,742	0
85	83	7039-013-013	18816 CORBY AVE	18816	CORBY			7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Industrial	5,160	0
86	84	7039-013-014	18812 CORBY AVE	18812	CORBY	90701	1984	7,845	0.18	7,845	0.18	SSGC	LMI	1	5	6	Commercial	1,560	0
87	85	7039-013-016	11740 188TH ST	11740	188TH			10,498	0.24	10,498	0.24	SSGC	LMI	1	5	6	Commercial	2,697	0
88	86	7039-013-021	11755 SOUTH ST	11755	SOUTH	90701	1972	6,186	0.14	6,186	0.14	SSGC	LMI	1	5	6	Commercial	2,157	0
89	87	7039-013-022	11747 SOUTH ST	11747	SOUTH			6,543	0.15	6,543	0.15	SSGC	LMI	1	5	6	Commercial	2,210	0
90	88	7039-013-023	11748 188TH ST	11748	188TH	90701	1977	5,345	0.12	5,345	0.12	SSGC	LMI	1	5	6	Commercial	2,154	0
91	89	7039-014-003	18841 CORBY AVE	18841	CORBY	90701	1974	7,850	0.18	7,850	0.18	SSGC	LMI	1	5	6	Commercial	7,852	0
92	90	7039-014-011				90701	0	7,845	0.18	7,845	0.18	SSGC	CG	1	5	6	Vacant	0	0
93	91	7039-014-015	18819 CORBY AVE	18819	CORBY	90701	1957	7,850	0.18	7,850	0.18	SSGC	LMI	1	5	6	SFR	1,082	1
94	92	7039-014-017	11727 SOUTH ST	11727	SOUTH			23,553	0.54	23,553	0.54	SSGC	CG	1	5	6	Commercial	18,610	0
95	93	7039-014-018	11701 SOUTH ST	11701	SOUTH	90701	1980	36,391	0.84	36,391	0.84	SSGC	CG	1	5	6	Commercial	16,450	0
96	94	7039-017-006	18819 ALBURTIS AVE	18819	ALBURTIS			7,850	0.18	7,850	0.18	SSGC	CG	1	5	6	MFR	2,700	3
97	95	7039-017-025	11641 SOUTH ST	11641	SOUTH			36,447	0.84	36,447	0.84	SSGC	CG	1	5	6	Commercial	13,050	0
98	96	7039-017-026	11635 SOUTH ST	11635	SOUTH			20,687	0.47	20,580	0.47	SSGC	CG	1	5	6	Commercial	9,516	0
99	97	7039-018-033	11615 SOUTH ST	11615	SOUTH	90701	1971	21,841	0.50	21,841	0.50	SSGC	CG	1	5	6	Commercial	2,171	0
100	98	7039-024-006	11632 SOUTH ST	11632	SOUTH			20,000	0.46	20,000	0.46	SSGC	CPD	1	5	6	Commercial	10,957	0
101	99	7039-024-009	11600 SOUTH ST	11600	SOUTH	90701	1968	17,128	0.39	17,128	0.39	SSGC	CPD	1	5	6	Commercial	3,220	0
102	100	7039-024-010				90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant	0	0
103	101	7039-024-014	19117 PIONEER BLVD	19117	PIONEER	90701	1948	19,602	0.45	19,602	0.45	SSGC	CPD	1	5	6	Commercial	1,800	0
104	102	7039-024-019	11744 SOUTH ST	11744	SOUTH	90701	1993	41,250	0.95	41,250	0.95	SSGC	CPD	1	5	6	Commercial	10,968	0
105	103	7039-024-021	19027 PIONEER BLVD	19027	PIONEER			18,000	0.41	18,000	0.41	SSGC	CPD	1	5	6	Commercial	9,611	0
106	104	7039-024-022	11732 SOUTH ST	11732	SOUTH	90701	1977	72,310	1.66	72,310	1.66	SSGC	CPD	1	5	6	Commercial	17,969	0
107	105	7039-024-030	11758 SOUTH ST	11758	SOUTH	90701	1965	19,602	0.45	19,602	0.45	SSGC	CPD	1	5	6	Commercial	1,568	0
108	106	7039-024-031	19015 PIONEER BLVD	19015	PIONEER	90701	1969	21,780	0.50	21,780	0.50	SSGC	CPD	1	5	6	Commercial	2,430	0
109	107	7039-024-032	19127 PIONEER BLVD	19127	PIONEER			412,750	9.48	393,346	9.03	SSGC	CPD	1	5	6	MFR	2,940	96
110	108	7039-024-033	11624 SOUTH ST	11624	SOUTH	90701	1990	127,195	2.92	127,195	2.92	SSGC	CPD	1	5	6	Commercial	46,886	0
111	109	7039-024-034	11660 SOUTH ST	11660	SOUTH			259,600	5.96	259,600	5.96	SSGC	SS-SP	1	5	6	Commercial	80,339	0
112	110	7033-005-012	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	10,890	0.25	10,890	0.25	GCC	CG	2	4	5	Commercial	2,394	0
113	111	7033-005-013	11840 ARTESIA BLVD	11840	ARTESIA	90701	1962	24,394	0.56	24,394	0.56	GCC	CG	2	4	5	Commercial	8,460	0
114	112	7033-005-014	11836 ARTESIA BLVD	11836	ARTESIA	90701	1946	33,977	0.78	33,977	0.78	GCC	CG	2	4	5	SFR	440	1
115	113	7033-005-016	17510 PIONEER BLVD	17510	PIONEER			92,480	2.12	92,347	2.12	GCC	CG	2	4	5	Commercial	67,712	0
116	114	7033-005-017	17528 PIONEER BLVD	17528	PIONEER			28,900	0.66	28,750	0.66	GCC	CG	2	4	5	Commercial		0
117	115	7033-005-019	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	24,829	0.57	24,829	0.57	GCC	CG	2	4	5	Commercial	7,608	0
118	116	7033-005-020	11800 ARTESIA BLVD	11800	ARTESIA	90701	2001	37,370	0.86	37,370	0.86	GCC	CG	2	4	5	Commercial	14,992	0
119	117	7033-005-021	11830 ARTESIA BLVD	11830	ARTESIA	90701	2001	15,220	0.35	15,220	0.35	GCC	CG	2	4	5	Commercial	3,000	0
120	118	7033-005-022				90701	2001	7,660	0.18	7,660	0.18	GCC	CG	2	4	5	Commercial	9,000	0
121	119	7033-007-016	17610 PIONEER BLVD	17610	PIONEER	90701	0	9,360	0.21	9,360	0.21	CCMU	AL-SP	2	4	5	Vacant		0
122	120	7033-007-017	17618 PIONEER BLVD	17618	PIONEER	90701	0	10,454	0.24	10,454	0.24	CCMU	AL-SP	2	4	5	Vacant		0
123	121	7033-007-018				90701	0	16,117	0.37	16,117	0.37	CCMU	AL-SP	2	4	5	Vacant		0
124	122	7033-007-019				90701	0	9,148	0.21	9,148	0.21	CCMU	CG	2	4	5	Vacant		0
125	123	7033-007-020	17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	4	5	Vacant		0
126	124	7033-008-021	11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CG	2	4	5	Commercial	17,640	0
127	125	7033-017-003	17808 PIONEER BLVD	17808	PIONEER			6,747	0.15	6,747	0.15	CCMU	SP	2	4	5	Commercial	16,527	0
128	126	7033-017-032	17826 PIONEER BLVD	17826	PIONEER			14,300	0.33	14,238	0.33	CCMU	CG	2	4	5	Commercial	10,428	0
129	127	7033-018-001	17906 PIONEER BLVD	17906	PIONEER			11,326	0.26	11,326	0.26	CCMU	SP	2	4	5	Commercial	5,884	0

A	T	U	V	W	X	Y	Z	AA	AB	AC	AD
No.	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(i))*
1	24,184	29,021	4,837	14.35	17.22	21.53	19.88	41.41	21.53	43.06	62.94
2	32,100	38,520	6,420	18.42	22.11	27.63	25.52	53.15	27.63	55.27	80.78
3	36,296	43,555	7,259	20.83	25.00	31.25	28.85	60.10	31.25	62.49	91.34
4	30,144	36,173	6,029	17.30	20.76	25.95	23.96	49.91	25.95	51.90	75.86
5	21,396	25,675	4,279	12.28	14.74	18.42	17.01	35.43	18.42	36.84	53.85
6	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
7	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
8	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
9	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
10	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77
11	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
12	17,704	21,245	3,541	10.16	12.19	15.24	14.07	29.31	15.24	30.48	44.55
13	19,252	23,102	3,850	11.05	13.26	16.57	15.30	31.88	16.57	33.15	48.45
14	23,540	28,248	4,708	13.51	16.21	20.27	18.71	38.98	20.27	40.53	59.24
15	51,992	62,390	10,398	29.84	35.81	44.76	41.33	86.09	44.76	89.52	130.85
16	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77
17	18,224	21,869	3,645	10.46	12.55	15.69	14.49	30.17	15.69	31.38	45.86
18	64,192	77,030	12,838	36.84	44.21	55.26	51.02	106.29	55.26	110.52	161.55
19	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
20	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77
21	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
22	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
23	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
24	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
25	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
26	16,952	20,342	3,390	9.73	11.67	14.59	13.47	28.07	14.59	29.19	42.66
27	36,556	43,867	7,311	20.98	25.18	31.47	29.06	60.53	31.47	62.94	92.00
28	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
29	51,592	61,910	10,318	30.01	36.01	45.01	41.56	86.58	45.01	90.03	131.59
30	54,396	65,275	10,879	31.22	37.46	46.83	43.24	90.07	46.83	93.66	136.90
31	19,760	23,712	3,952	11.34	13.61	17.01	15.71	32.72	17.01	34.02	49.73
32	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
33	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93
34	18,556	22,267	3,711	10.65	12.78	15.97	14.75	30.72	15.97	31.95	46.70
35	64,208	77,050	12,842	36.85	44.22	55.28	51.04	106.31	55.28	110.55	161.59
36	21,640	25,968	4,328	12.42	14.90	18.63	17.20	35.83	18.63	37.26	54.46
37	21,832	26,198	4,366	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94
38	43,628	52,354	8,726	25.04	30.05	37.56	34.68	72.24	37.56	75.12	109.80
39	31,224	37,469	6,245	17.92	21.50	26.88	24.82	51.70	26.88	53.76	78.58
40	31,224	37,469	6,245	18.13	21.75	27.19	25.11	52.30	27.19	54.38	79.49
41	29,892	35,870	5,978	17.36	20.83	26.03	24.04	50.07	26.03	52.07	76.10
42	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21
43	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21
44	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21
45	45,008	54,010	9,002	25.83	31.00	38.75	35.78	74.52	38.75	77.49	113.27
46	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01
47	21,912	26,294	4,382	12.73	15.27	19.09	17.63	36.72	19.09	38.18	55.81
48	24,552	29,462	4,910	13.94	16.73	20.91	19.31	40.22	20.91	41.82	61.12
49	24,552	29,462	4,910	14.09	16.91	21.14	19.52	40.65	21.14	42.27	61.79
50	73,656	88,387	14,731	42.12	50.55	63.18	58.34	121.52	63.18	126.36	184.70
51	121,960	146,352	24,392	70.00	83.99	104.99	96.94	201.94	104.99	209.99	306.93
52	65,720	78,864	13,144	37.72	45.26	56.58	52.24	108.82	56.58	113.15	165.39
53	49,100	58,920	9,820	28.18	33.82	42.27	39.03	81.30	42.27	84.55	123.58
54	47,760	57,312	9,552	4.45	4.45	4.45	-	4.45	-	4.45	4.45
55	63,920	76,704	12,784	36.69	44.02	55.03	50.81	105.84	55.03	110.06	160.86
56	69,320	83,184	13,864	39.78	47.74	59.68	55.10	114.78	59.68	119.35	174.45
57	73,180	87,816	14,636	42.01	50.41	63.02	58.19	121.20	63.02	126.03	184.22
58	571,508	685,810	114,302	328.00	393.60	492.00	454.28	946.28	492.00	984.00	1,438.28
59	74,120	88,944	14,824	42.54	51.05	63.81	58.92	122.73	63.81	127.62	186.53
60	601,128	721,354	120,226	345.00	414.00	517.50	477.83	995.33	517.50	1,035.00	1,512.83
61	297,952	357,542	59,590	171.00	205.20	256.50	236.84	493.34	256.50	513.00	749.84
62	12,196	14,635	2,439	7.00	8.40	10.50	9.69	20.19	10.50	21.00	30.69
63	15,680	18,816	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46
64	62,728	75,274	12,546	36.00	43.20	54.00	49.86	103.86	54.00	108.00	157.86
65	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01
66	285,752	342,902	57,150	164.00	196.80	246.00	227.14	473.14	246.00	492.00	719.14
67	930,000	1,116,000	186,000	580.00	696.01	870.01	803.31	1,673.31	870.01	1,740.01	2,543.32
68	108,028	129,634	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87
69	580,220	696,264	116,044	333.41	400.09	500.11	461.77	961.88	500.11	1,000.22	1,461.99
70	144,708	173,650	28,942	83.05	99.66	124.58	115.03	239.60	124.58	249.15	364.18
71	167,044	200,453	33,409	95.87	115.04	143.81	132.78	276.59	143.81	287.61	420.39
72	31,992	38,390	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51
73	34,992	41,990	6,998	20.20	24.24	30.30	27.97	58.27	30.30	60.59	88.57
74	97,524	117,029	19,505	55.97	67.17	83.96	77.52	161.48	83.96	167.91	245.43
75	89,280	107,136	17,856	51.24	61.49	76.86	70.97	147.83	76.86	153.72	224.69
76	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53
77	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53
78	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53
79	27,148	32,578	5,430	15.58	18.70	23.37	21.58	44.95	23.37	46.74	68.32
80	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
81	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
82	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
83	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
84	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
85	41,992	50,390	8,398	24.10	28.92	36.15	33.38	69.53	36.15	72.30	105.68
86	24,744	29,693	4,949	14.20	17.04	21.30	19.67	40.97	21.30	42.60	62.27
87	26,172	31,406	5,234	15.02	18.02	22.53	20.80	43.33	22.53	45.06	65.87
88	21,380	25,656	4,276	12.27	14.72	18.41	16.99	35.40	18.41	36.81	53.81
89	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02
90	31,380	37,656	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97
91	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02
92	94,212	113,054	18,842	54.07	64.88	81.11	74.89	155.99	81.11	162.21	237.10
93	145,564	174,677	29,113	83.54	100.25	125.31	115.71	241.02	125.31	250.63	366.33
94	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02
95	145,788	174,946	29,158	83.67	100.40	125.51	115.88	241.39	125.51	251.01	366.90
96	82,320	98,784	16,464	47.49	56.99	71.24	65.77	137.01	71.24	142.47	208.25
97	87,364	104,837	17,473	50.14	60.17	75.21	69.44	144.65	75.21	150.42	219.86
98	80,000	96,000	16,000	45.91	55.10	68.87	63.59	132.46	68.87	137.74	201.33
99	68,512	82,214	13,702	39.32	47.18	58.98	54.46	113.44	58.98	117.96	172.42
100	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62
101	78,408	94,090	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33
102	165,000	198,000	33,000	94.70	113.64	142.05	131.16	273.20	142.05	284.09	415.25
103	72,000	86,400	14,400	41.32	49.59	61.98	57.23	119.21	61.98	123.97	181.20
104	289,240	347,088	57,848	166.00	199.20	249.00	229.91	478.91	249.00	498.00	727.91
105	78,408	94,090	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33
106	87,120	104,544	17,424	50.00	60.00	75.00	69.25	144.25	75.00	150.00	219.25
107	1,573,384	1,888,061	314,677	947.54	1,137.05	1,421.32	1,312.35	2,733.66	1,421.32	2,842.63	4,154.98
108	508,780	610,536	101,756	292.00	350.40	438.00	404.42	842.42	438.00	876.00	1,280.42
109	1,038,400	1,246,080	207,680	595.96	715.15	893.94	825.40	1,719.34	893.94	1,787.88	2,613.28
110	34,848	43,560	8,712	25.00	30.00	37.50	34.63	72.13	37.50	75.00	109.63
111	78,061	97,576	19,515	56.00	67.20	84.00	77.56	161.56	84.00	168.00	245.56
112	108,726	135,908	27,182	78.00	93.60	117.00	108.03	225.03	117.00	234.00	342.03
113	295,510	369,388	73,878	212.30	254.77	318.46	294.04	612.50	318.46	636.91	930.96
114	92,000	115,000	23,000	66.35	79.61	99.52	91.89	191.41	99.52	199.04	290.92
115	79,453	99,316	19,863	57.00	68.40	85.50	78.94	164.44	85.50	171.00	249.94
116	119,584	149,480	29,896	85.79	102.95	128.68	118.82	247.50	128.68	257.37	376.19
117	48,704	60,880	12,176	34.94	41.93	52.41	48.39	100.80	52.41	104.82	153.21
118	24,512	30,640	6,128	17.58	21.10	26.38	24.36	50.73	26.38	52.75	77.11
119	29,952	37,440	7,488	21.49	25.79	32.23	29.76	61.99	32.23	64.46	94.22
120	33,453	41,816	8,363	24.00	28.80	36.00	33.24	69.24	36.00	72.00	105.24
121	51,574	64,468	12,894	37.00	44.40	55.50	51.24	106.74	55.50	111.00	162.24
122	29,274	36,592	7,318	21.00	25.20	31.50	29.09	60.59	31.50	63.00	92.09
123	32,061	40,076	8,015	23.00	27.60	34.50	31.86	66.36	34.50	69.00	100.86
124	110,118	137,648	27,530	79.00	94.80	118.50	109.41	227.91	118.50	237.00	346.41
125	21,590	26,988	5,398	15.49	18.59	23.23	21.45	44.69	23.23	46.47	67.92
126	45,562	56,952	11,390	32.83	39.39	49.24	45.47	94.71	49.24	98.48	143.95
127	36,243	45,304	9,061	26.00	31.20	39.00	36.01	75.01	39.00	78.00	114.01

A	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
No.	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
1	10.05	12.09	84.25	14.51	101.10	HEO	1	1.3				1	2	$153,120	$83,516	0.545
2	12.90	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$199,118	$85,335	0.429
3	14.58	18.15	87.12	21.78	104.54											
4	12.11	15.07	87.12	18.09	104.54											
5	8.60	10.70	87.12	12.84	104.54	HEO	1	1.3				1	2	$329,970	$3,410	0.010
6	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
7	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
8	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$88,626	$29,535	0.333
9	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$168,187	$73,581	0.437
10	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$154,712	$37,124	0.240
11	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$213,964	$115,920	0.542
12	7.11	8.85	87.12	10.62	104.54	HEO	1	1.3				1	2	$273,076	$2,272	0.008
13	7.73	9.63	87.12	11.55	104.54											
14	9.46	11.77	87.12	14.12	104.54											
15	20.89	26.00	87.12	31.20	104.54											
16	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$24,770	$0	0.000
17	7.32	9.11	87.12	10.93	104.54	HEO	1	1.3				1	2	$203,717	$92,208	0.453
18	25.79	32.10	87.12	38.52	104.54	HEO	1	1.3				1	2	$163,193	$0	0.000
19	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$3,374	0.139
20	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$367,911	$194,467	0.529
21	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$126,140	$0	0.000
22	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
23	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
24	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
25	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$357,897	$89,474	0.250
26	6.81	8.48	87.12	10.17	104.54	HEO	1	1.3				1	2	$201,994	$126,244	0.625
27	14.69	18.28	87.12	21.93	104.54	HEO	1	1.3				1	2	$134,308	$63,641	0.474
28	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$49,623	$0	0.000
29	21.01	25.80	85.96	30.96	103.15											
30	21.85	27.20	87.12	32.64	104.54	HEO	1	1.3				1	2	$307,211	$0	0.000
31	7.94	9.88	87.12	11.86	104.54	HEO	1	1.3				1	2	$123,070	$10,232	0.083
32	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$62,028	$48,379	0.780
33	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$159,294	$0	0.000
34	7.45	9.28	87.12	11.13	104.54	HEO	1	1.3				1	2	$147,721	$41,351	0.280
35	25.80	32.10	87.12	38.52	104.54											
36	8.69	10.82	87.12	12.98	104.54	HEO	1	1.2				1	2	$134,094	$1,493	0.011
37	8.77	10.92	87.12	13.10	104.54	HEO	1	1.2				1	2	$111,490	$1,493	0.013
38	17.53	21.81	87.12	26.18	104.54	HEO	1	1.2				1	2	$165,738	$1,493	0.009
39	12.54	15.61	87.12	18.73	104.54	HEO	1	1.2				1	2	$452,043	$299,619	0.663
40	12.69	15.61	86.13	18.73	103.35	HEO	1	1.2				1	2	$412,076	$112,963	0.274
41	12.15	14.95	86.12	17.94	103.34											
42	12.01	14.94	87.12	17.93	104.54											
43	12.01	14.94	87.12	17.93	104.54											
44	12.01	14.94	87.12	17.93	104.54											
45	18.08	22.50	87.12	27.00	104.54											
46	27.30	33.98	87.12	40.77	104.54											
47	8.91	10.96	86.08	13.15	103.30	HEO	1	1.1				1	2	$96,606	$783	0.008
48	9.76	12.28	88.07	14.73	105.68	HEO	1	1.1				1	2	$110,175	$783	0.007
49	9.86	12.28	87.12	14.73	104.54											
50	29.48	36.83	87.43	44.19	104.92	HEO	1	1.1				1	2	$946,060	$52,558	0.056
51	49.00	60.98	87.12	73.18	104.54									$1,050,808	$836,341	0.796
52	26.40	32.86	87.12	39.43	104.54	HEO	1	1.1				1	2	$948,188	$55,774	0.059
53	19.73	24.55	87.11	29.46	104.54	HEO	1	1.1				1	2	$669,309	$111,550	0.167
54	3.12	23.88	536.19	28.66	643.43											
55	25.68	31.96	87.12	38.35	104.54	HEO	1	1.1				1	2	$482,080	$471,922	0.979
56	27.85	34.66	87.12	41.59	104.54	HEO	1	1.1				1	2	$442,951	$265,830	0.600
57	29.41	36.59	87.10	43.91	104.52									$2,009,434	$546,785	0.272
58	229.60	285.75	87.12	342.90	104.54											
59	29.78	37.06	87.12	44.47	104.54											
60	241.50	300.56	87.12	360.68	104.54											
61	119.70	148.98	87.12	178.77	104.54											
62	4.90	6.10	87.12	7.32	104.54	HEO	4	4.2				1	2	$14,557	$3,450	0.237
63	6.30	7.84	87.12	9.41	104.54	HEO	4	4.2				1	2	$19,344	$4,103	0.212
64	25.20	31.36	87.12	37.64	104.54	HEO	4	4.2				1	2	$956,601	$785,779	0.821
65	27.30	33.98	87.12	40.77	104.54	HEO	4	4.2				1	2	$839,812	$136,306	0.162
66	114.80	142.88	87.12	171.45	104.54											
67	406.00	465.00	80.17	558.00	96.21											
68	43.40	54.01	87.12	64.82	104.54	HEO	4	4.2			5	1	2	$1,530,000	$306,000	0.200
69	233.38	290.11	87.01	348.13	104.42											
70	58.14	72.35	87.12	86.82	104.54									$542,323	$216,847	0.400
71	67.11	83.52	87.12	100.23	104.54											
72	12.85	16.00	87.12	19.20	104.54	HEO	8	8.1				1	2	$148,515	$25,146	0.169
73	14.14	17.50	86.62	21.00	103.95	HEO	8	8.1				1	2	$396,396	$3,608	0.009
74	39.18	48.76	87.12	58.51	104.54	HEO	8	8.1			5	1	2	$1,872,720	$1,477,368	0.789
75	35.87	44.64	87.12	53.57	104.54											
76	10.94	13.62	87.12	16.34	104.54											
77	10.94	13.62	87.12	16.34	104.54											
78	10.94	13.62	87.12	16.34	104.54	HEO	8	8.2				1	2	$458,908	$441,907	0.963
79	10.91	13.57	87.12	16.29	104.54											
80	12.61	15.69	87.12	18.83	104.54	HEO	8	8.2				1	2	$501,981	$0	0.000
81	12.61	15.69	87.12	18.83	104.54	HEO	8	8.2				1	2	$501,981	$0	0.000
82	12.61	15.69	87.12	18.83	104.54	HEO	8	8.2				1	2	$415,862	$115,515	0.278
83	12.61	15.69	87.12	18.83	104.54											
84	12.61	15.69	87.12	18.83	104.54	HEO	8	8.2				1	2	$69,677	$26,358	0.378
85	16.87	21.00	87.12	25.20	104.54											
86	9.94	12.37	87.12	14.85	104.54	HEO	8	8.2				1	2	$418,318	$0	0.000
87	10.51	13.09	87.12	15.70	104.54											
88	8.59	10.69	87.12	12.83	104.54	HEO	8	8.2				1	2	$224,946	$124,960	0.556
89	12.61	15.70	87.12	18.84	104.54	HEO	8	8.2				1	2	$380,913	$13,127	0.034
90	12.61	15.69	87.12	18.83	104.54	HEO	8	8.2				1	2	$918,000	$0	0.000
91	12.61	15.70	87.12	18.84	104.54	HEO	8	8.2				1	2	$144,823	$115,856	0.800
92	37.85	47.11	87.12	56.53	104.54											
93	58.48	72.78	87.12	87.34	104.54	HEO	8	8.2		21.00	5	1	2	$4,080,000	$0	0.000
94	12.61	15.70	87.12	18.84	104.54											
95	58.57	72.89	87.12	87.47	104.54											
96	33.24	41.16	86.67	49.39	104.00											
97	35.10	43.68	87.12	52.42	104.54	HEO	8	8.2			5	1	2	$197,691	$158,055	0.800
98	32.14	40.00	87.12	48.00	104.54											
99	27.52	34.26	87.12	41.11	104.54	HEO	8	8.3				1	2	$990,204	$99,013	0.100
100	51.18	63.70	87.12	76.44	104.54	HEO	8	8.3		21.00	5	1	2	$866,426	$0	0.000
101	31.50	39.20	87.12	47.04	104.54	HEO	8	8.3				1	2	$438,747	$187,603	0.428
102	66.29	82.50	87.12	99.00	104.54									$2,346,000	$1,836,000	0.783
103	28.93	36.00	87.12	43.20	104.54											
104	116.20	144.62	87.12	173.54	104.54	HEO	8	8.3		21.00	5	1	2	$4,182,000	$2,142,000	0.512
105	31.50	39.20	87.12	47.04	104.54									$1,325,635	$225,263	0.170
106	35.00	43.56	87.12	52.27	104.54	HEO	8	8.3			5	1	2	$1,326,000	$714,000	0.538
107	663.28	786.69	83.02	944.03	99.63											
108	204.40	254.39	87.12	305.27	104.54	HEO	8	8.3		21.00	5	1	2	$5,955,363	$4,218,379	0.708
109	417.17	519.20	87.12	623.04	104.54											
110	17.50	17.42	69.70	21.78	87.12	HEO	4	4.4				1	2	$866,916	$380,913	0.439
111	39.20	39.03	69.70	48.79	87.12	HEO	4	4.4			5	1	2	$1,664,640	$405,756	0.244
112	54.60	54.36	69.70	67.95	87.12	HEO	4	4.4		21.00	5	1	2	$2,288,880	$10,404	0.005
113	148.61	147.76	69.60	184.69	86.99											
114	46.44	46.00	69.33	57.50	86.67											
115	39.90	39.73	69.70	49.66	87.12	HEO	4	4.4			5	1	2	$1,957,140	$1,232,579	0.630
116	60.05	59.79	69.70	74.74	87.12	HEO	4	4.4		21.00	5	1	2	$3,410,641	$2,296,958	0.673
117	24.46	24.35	69.70	30.44	87.12	HEO	4	4.4				1	2	$1,482,579	$33,399	0.023
118	12.31	12.26	69.70	15.32	87.12	HEO	4	4.4				1	2	$675,156	$20,870	0.031
119	15.04	14.98	69.70	18.72	87.12	HEO	5	5.2				1	2	$881,924	$0	0.000
120	16.80	16.73	69.70	20.91	87.12	HEO	5	5.2				1	2	$898,329	$0	0.000
121	25.90	25.79	69.70	32.23	87.12	HEO	5	5.2				1	2	$1,123,131	$0	0.000
122	14.70	14.64	69.70	18.30	87.12	HEO	5	5.2	X			1	2	$593,759	$0	0.000
123	16.10	16.03	69.70	20.04	87.12	HEO	5	5.2	X			1	2	$650,363	$0	0.000
124	55.30	55.06	69.70	68.82	87.12	HEO	4	4.4	X	21.00	5	1	2	$3,196,229	$2,575,525	0.806
125	10.84	10.80	69.70	13.49	87.12											
126	22.98	22.78	69.39	28.48	86.74											
127	18.20	18.12	69.70	22.65	87.12											

Parcels Sorted by Overlay Zone
OVERLAY ZONE 1: 50 DU/ACRE MAX DENSITY; OVERLAY ZONES 2, 3: 40 DU/ACRE MAX DENSITY

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1	Scenario 1 (5-4-3) Master List Sorted by AIN																																													
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).	Potental maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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). *(for developments of 5 or more units (Govt. Code §65915(i))*	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. *(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 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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
130	128	7033-018-008	11818 ASHWORTH ST	11818	ASHWORTH	90701	1945	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	4,162	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$533,205	$169,065	0.317
131	129	7033-018-009	11820 ASHWORTH ST	11820	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	828	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$160,315	$40,068	0.250
132	130	7033-018-010	11824 ASHWORTH ST	11824	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	933	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$258,060	$64,507	0.250
133	131	7033-018-011	11828 ASHWORTH ST	11828	ASHWORTH	90701	1924	4,003	0.09	4,003	0.09	CCMU	MFR	2	4	5	MFR	1,040	2	12,810	16,012	3,202	9.19	11.03	13.78	12.73	26.51	13.78	27.57	40.30	6.43	6.40	69.70	8.01	87.12	HEO	5	5.3	X			1	2	$18,581	$12,693	0.683
134	132	7033-018-012	17913 ARLINE AVE	17913	ARLINE			12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5	MFR	8,589	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32	82.64	120.80	19.28	19.20	69.70	24.00	87.12											
135	133	7033-018-013	17921 ARLINE AVE	17921	ARLINE	90701	1988	12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5	MFR	8,312	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32	82.64	120.80	19.28	19.20	69.70	24.00	87.12	HEO	5	5.3	X			1	2	$1,561,725	$1,115,518	0.714
136	134	7033-018-014	17927 ARLINE AVE	17927	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,659	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12											
137	135	7033-018-015	18000 PIONEER BLVD	18000	PIONEER			13,000	0.30	13,000	0.30	CCMU	SP	2	4	5	Commercial	8,278	0	41,600	52,000	10,400	29.84	35.81	44.77	41.33	86.10	44.77	89.53	130.87	20.89	20.80	69.70	26.00	87.12											
138	136	7033-018-016	17918 PIONEER BLVD	17918	PIONEER			21,125	0.48	21,125	0.48	CCMU	SP	2	4	5	Commercial	13,898	0	67,600	84,500	16,900	48.50	58.20	72.74	67.17	139.91	72.74	145.49	212.66	33.95	33.80	69.70	42.25	87.12											
139	137	7033-019-005	18020 PIONEER BLVD	18020	PIONEER			5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	2,026	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12											
140	138	7033-019-006				90701	1959	5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	5,600	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12	HEO	5	5.3	X			1	2	$32,964	$1,377	0.042
141	139	7033-019-007	18012 PIONEER BLVD	18012	PIONEER			7,937	0.18	7,937	0.18	CCMU	SP	2	4	5	Commercial	4,263	0	25,398	31,748	6,350	18.22	21.87	27.33	25.24	52.57	27.33	54.66	79.90	12.75	12.70	69.70	15.87	87.12											
142	140	7033-019-008	18008 PIONEER BLVD	18008	PIONEER	90701	1959	6,499	0.15	6,499	0.15	CCMU	SP	2	4	5	Commercial	1,194	0	20,797	25,996	5,199	14.92	17.90	22.38	20.66	43.04	22.38	44.76	65.42	10.44	10.40	69.70	13.00	87.12	HEO	5	5.3	X			1	2	$195,224	$150,222	0.769
143	141	7033-019-011	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$234,477	$0	0.000
144	142	7033-019-012	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$229,872	$0	0.000
145	143	7033-019-013	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$229,872	$0	0.000
146	144	7033-019-015	18027 ARLINE AVE	18027	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,866	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12											
147	145	7033-019-016	18031 ARLINE AVE	18031	ARLINE	90701	1964	7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR	5,713	7	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51	12.85	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$1,094,594	$515,098	0.471
148	146	7033-019-017	18103 ARLINE AVE	18103	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	2,970	3	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12											
149	147	7033-019-027	18102 PIONEER BLVD	18102	PIONEER			26,000	0.60	26,000	0.60	CCMU	CG	2	4	5	Commercial	11,478	0	83,200	104,000	20,800	59.69	71.63	89.53	82.67	172.20	89.53	179.06	261.73	41.78	41.60	69.70	52.00	87.12											
150	148	7033-019-030	18120 PIONEER BLVD	18120	PIONEER			25,380	0.58	25,380	0.58	CCMU	CG	2	4	5	Commercial	7,628	0	81,216	101,520	20,304	58.26	69.92	87.40	80.70	168.09	87.40	174.79	255.49	40.79	40.61	69.70	50.76	87.12											
151	149	7033-019-031	18120 PIONEER BLVD	18120	PIONEER			39,360	0.90	37,790	0.87	CCMU	CG	2	4	5	Commercial	14,989	0	120,928	151,160	30,232	90.36	108.43	135.54	125.15	260.68	135.54	271.07	396.22	63.25	60.46	66.92	75.58	83.64											
152	150	7035-004-065	17114 ROSETON AVE	17114	ROSETON	90701	1960	14,100	0.32	13,939	0.32	GCC	LMI	2	4	5	Industrial	0	0	44,605	55,756	11,151	32.37	38.84	48.55	44.83	93.38	48.55	97.11	141.94	22.66	22.30	68.90	27.88	86.13	HEO	3	3.1				1	2	$386,859	$11,377	0.029
153	151	7035-004-066	17128 ROSETON AVE	17128	ROSETON	90701	1976	14,044	0.32	14,044	0.32	GCC	LMI	2	4	5	Industrial	6,840	0	44,941	56,176	11,235	32.24	38.69	48.36	44.65	93.01	48.36	96.72	141.37	22.57	22.47	69.70	28.09	87.12	HEO	3	3.1				1	2	$525,588	$157,676	0.300
154	152	7035-004-067				90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant	0	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12	HEO	3	3.1				1	2	$134,697	$0	0.000
155	153	7035-004-068	17208 ROSETON AVE	17208	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Industrial	4,176	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12											
156	154	7035-004-069	17212 ROSETON AVE	17212	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Industrial	3,400	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12											
157	155	7035-004-070	17216 ROSETON AVE	17216	ROSETON	90701	1969	14,039	0.32	14,039	0.32	GCC	LMI	2	4	5	Industrial	6,000	0	44,925	56,156	11,231	32.23	38.67	48.34	44.64	92.98	48.34	96.69	141.32	22.56	22.46	69.70	28.08	87.12	HEO	3	3.1				1	2	$703,800	$489,600	0.696
158	156	7035-004-071	17226 ROSETON AVE	17226	ROSETON	90701	1977	7,018	0.16	7,018	0.16	GCC	LMI	2	4	5	Industrial	7,000	0	22,458	28,072	5,614	16.11	19.33	24.17	22.31	46.48	24.17	48.33	70.65	11.28	11.23	69.70	14.04	87.12	HEO	3	3.1				1	2	$316,200	$10,200	0.032
159	157	7035-004-072	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	59.56	74.45	68.74	143.18	74.45	148.89	217.63	34.74	34.59	69.70	43.24	87.12	HEO	3	3.1				1	2	$1,122,000	$622,200	0.555
160	158	7035-004-073	17318 ROSETON AVE	17318	ROSETON	90701	1927	9,583	0.22	9,583	0.22	GCC	LMI	2	4	5	SFR	784	1	30,666	38,332	7,666	22.00	26.40	33.00	30.47	63.47	33.00	66.00	96.47	15.40	15.33	69.70	19.17	87.12	HEO	3	3.1				1	2	$232,070	$103,428	0.446
161	159	7035-004-074	11611 ARTESIA BLVD	11611	ARTESIA	90701	1942	6,098	0.14	6,098	0.14	GCC	ABC-SP	2	4	5	SFR	760	1	19,514	24,392	4,878	14.00	16.80	21.00	19.39	40.39	21.00	42.00	61.39	9.80	9.76	69.70	12.20	87.12	HEO	3	3.1				1	2	$45,685	$1,150	0.025
162	160	7035-004-075	11601 ARTESIA BLVD	11601	ARTESIA	90701	1947	11,966	0.27	11,966	0.27	GCC	ABC-SP	2	4	5	Commercial	2,854	0	38,291	47,864	9,573	27.47	32.96	41.21	38.05	79.25	41.21	82.41	120.46	19.23	19.15	69.70	23.93	87.12	HEO	3	3.1				1	2	$104,366	$47,328	0.453
163	161	7035-004-106	17032 ROSETON AVE	17032	ROSETON			5,013	0.12	6,534	0.15	GCC	LMI	2	4	5	Commercial	3,891	0	20,909	26,136	5,227	11.51	13.81	17.26	15.94	33.20	17.26	34.52	50.46	8.06	10.45	90.84	13.07	113.55											
164	162	7035-004-107	17026 ROSETON AVE	17026	ROSETON	90701	1950	5,227	0.12	5,227	0.12	GCC	LMI	2	4	5	Industrial	3,192	0	16,726	20,908	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62	8.40	8.36	69.70	10.45	87.12	HEO	3	3.1				1	2	$159,490	$148,761	0.933
165	163	7035-004-112	17106 ROSETON AVE	17106	ROSETON	90701	1973	13,939	0.32	13,939	0.32	GCC	LMI	2	4	5	Commercial	3,360	0	44,605	55,756	11,151	32.00	38.40	48.00	44.32	92.32	48.00	96.00	140.32	22.40	22.30	69.70	27.88	87.12	HEO	3	3.1				1	2	$432,373	$22,755	0.053
166	164	7035-004-116	17022 ROSETON AVE	17022	ROSETON	90701	1970	3,920	0.09	3,920	0.09	GCC	LMI	2	4	5	Industrial	1,650	0	12,544	15,680	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46	6.30	6.27	69.70	7.84	87.12	HEO	3	3.1				1	2	$105,244	$86,116	0.818
167	165	7035-005-042	11504 ARTESIA BLVD	11504	ARTESIA			21,493	0.49	21,493	0.49	GCC	ABC-SP	2	4	5	Commercial	2,000	0	68,778	85,972	17,194	49.34	59.21	74.01	68.34	142.35	74.01	148.02	216.36	34.54	34.39	69.70	42.99	87.12											
168	166	7035-005-048	17501 ROSETON AVE	17501	ROSETON	90701	0	28,000	0.64	28,000	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86	45.00	44.80	69.70	56.00	87.12	HEO	2	2.2			5	1	2	$1,966,657	$0	0.000
169	167	7035-005-049	11540 ARTESIA BLVD	11540	ARTESIA	90701	1976	38,951	0.89	38,951	0.89	GCC	ABC-SP	2	4	5	Commercial	19,000	0	124,643	155,804	31,161	89.42	107.30	134.13	123.85	257.97	134.13	268.26	392.10	62.59	62.32	69.70	77.90	87.12	HEO	2	2.2		21.00	5	1	2	$2,665,214	$0	0.000
170	168	7035-005-050	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	127.20	159.00	146.81	305.81	159.00	318.00	464.81	74.20	73.88	69.70	92.35	87.12	HEO	2	2.2		21.00	5	1	2	$3,062,207	$0	0.000
171	169	7035-005-087	11466 ARTESIA BLVD	11466	ARTESIA	90701	2023	11,580	0.27	14,250	0.33	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	45,600	57,000	11,400	26.58	31.90	39.88	36.82	76.69	39.88	79.75	116.57	18.61	22.80	85.77	28.50	107.21											
172	170	7035-005-097	11486 ARTESIA BLVD	11486	ARTESIA	90701	2024	15,410	0.35	12,700	0.29	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	40,640	50,800	10,160	35.38	42.45	53.06	49.00	102.06	53.06	106.13	155.13	24.76	20.32	57.44	25.40	71.80											
173	171	7035-005-107	11506 ARTESIA BLVD	11506	ARTESIA	90701	2024	31,890	0.73	19,230	0.44	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	61,536	76,920	15,384	73.21	87.85	109.81	101.39	211.21	109.81	219.63	321.02	51.25	30.77	42.03	38.46	52.53											
174	172	7035-012-030	18011 PIONEER BLVD	18011	PIONEER	90701	1952	20,160	0.46	20,160	0.46	CCMU	SP	2	4	5	Commercial	3,465	0	64,512	80,640	16,128	46.28	55.54	69.42	64.10	133.52	69.42	138.84	202.94	32.40	32.26	69.70	40.32	87.12	HEO	5	5.1	X			1	2	$678,877	$305,391	0.450
175	173	7035-012-037	18025 PIONEER BLVD	18025	PIONEER			36,342	0.83	36,342	0.83	CCMU	CG	2	4	5	nstitutional/Congregate car	26,419	0	116,294	145,368	29,074	83.43	100.12	125.14	115.55	240.69	125.14	250.29	365.84	58.40	58.15	69.70	72.68	87.12											
176	174	7035-012-038	18107 PIONEER BLVD	18107	PIONEER	90701	2006	11,060	0.25	11,060	0.25	CCMU	CG	2	4	5	Commercial	3,593	0	35,392	44,240	8,848	25.39	30.47	38.09	35.17	73.25	38.09	76.17	111.34	17.77	17.70	69.70	22.12	87.12	HEO	5	5.1	X			1	2	$938,700	$261,300	0.278
177	175	7035-012-042	18113 PIONEER BLVD	18113	PIONEER			20,706	0.48	20,706	0.48	CCMU	CG	2	4	5	Commercial	2,378	0	66,259	82,824	16,565	47.53	57.04	71.30	65.84	137.14	71.30	142.60	208.44	33.27	33.13	69.70	41.41	87.12											
178	176	7035-012-045	18015 PIONEER BLVD	18015	PIONEER	90701	1948	24,840	0.57	24,640	0.57	CCMU	SP	2	4	5	Commercial/MFR	3,252	6	78,848	98,560	19,712	57.02	68.43	85.54	78.98	164.52	85.54	171.07	250.05	39.92	39.42	69.13	49.28	86.42	HEO	5	5.1	X		5	1	2	$543,117	$369,315	0.680
179	177	7035-012-904	18159-18175 PIONEER BLVD	18159 - 18175	PIONEER	90701	0	91,040	2.09	91,040	2.09	CCMU	CG	2	4	5	Commercial	32,260	0	291,328	364,160	72,832	209.00	250.80	313.50	289.46	602.96	313.50	627.00	916.46	146.30	145.66	69.70	182.08	87.12	HEO	5	5.1	X	21.00	5	1	2	$362,493	$0	0.000
180	178	7035-014-038	18001 PIONEER BLVD	18001	PIONEER			266,151	6.11	266,151	6.11	CCMU	P-SP	2	4	5	Commercial	80,036	0	851,683	1,064,604	212,921	611.00	733.20	916.50	846.23	1,762.73	916.50	1,833.00	2,679.23	427.70	425.84	69.70	532.30	87.12											
181	179	7035-016-027	17203 FLALLON AVE	17203	FLALLON	90701	1952	3,947	0.09	3,947	0.09	GCC	LMI	2	4	5	Industrial	5,877	0	12,630	15,788	3,158	9.06	10.87	13.59	12.55	26.14	13.59	27.18	39.73	6.34	6.32	69.70	7.89	87.12	HEO	3	3.1				1	2	$301,360	$75,332	0.250
182	180	7035-016-028	17213 FLALLON AVE	17213	FLALLON			3,150	0.07	3,149	0.07	GCC	LMI	2	4	5	SFR	684	1	10,077	12,596	2,519	7.23	8.68	10.85	10.02	20.86	10.85	21.69	31.71	5.06	5.04	69.67	6.30	87.09											
183	181	7035-016-029	17215 FLALLON AVE	17215	FLALLON	90701	1951	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	2,318	1	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	9.76	67.46	12.20	84.33	HEO	3	3.1				1	2	$493,034	$123,250	0.250
184	182	7035-016-030	17221 FLALLON AVE	17221	FLALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	2,106	3	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											
185	183	7035-016-031	17301 FLALLON AVE	17301	FLALLON	90701	1972	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Industrial	2,773	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	$121,072	$104,927	0.867
186	184	7035-016-032	17307 FLALLON AVE	17307	FLALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,222	2	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											
187	185	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
188	186	7035-016-034	17313 FLALLON AVE	17313	FLALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,760	5	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											
189	187	7035-016-038						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											
190	188	7035-016-039	17310 JERSEY AVE	17310	JERSEY			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,360	5	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											
191	189	7035-016-040	17304 JERSEY AVE	17304	JERSEY	90701	1955	6,300	0.14	6,299	0.14	GCC	LMI	2	4	5	SFR	804	1	20,157	25,196	5,039	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	10.08	69.68	12.60	87.11	HEO	3	3.1				1	2	$334,939	$80,380	0.240
192	190	7035-016-041	17226 JERSEY AVE	17226	JERSEY	90701	1956	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,040	2	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	$474,300	$201,144	0.424
193	191	7035-016-042	17220 JERSEY AVE	17220	JERSEY	90701	1951	6,300	0.14	6,300	0.14	GCC	LMI	2	4	5	SFR	600	1	20,160	25,200	5,040	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	10.08	69.70	12.60	87.12	HEO	3	3.1				1	2	$35,532	$15,369	0.433
194	192	7035-016-043	17214 JERSEY AVE	17214	JERSEY	90701	1955	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,582	2	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	$136,642	$37,073	0.271
195	193	7035-016-044	17210 JERSEY AVE	17210	JERSEY	90701	1956	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	1,248	1	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	9.76	67.46	12.20	84.33	HEO	3	3.1				1	2	$352,725	$153,604	0.435
196	194	7035-016-045	17202 JERSEY AVE	17202	JERSEY	90701	1953	7,105	0.16	7,105	0.16	GCC	LMI	2	4	5	MFR	1,741	3	22,736	28,420	5,684	16.31	19.57	24.47	22.59	47.06	24.47	48.93	71.52	11.42	11.37	69.70	14.21	87.12	HEO	3	3.1				1	2	$208,804	$153,120	0.733
197	195	7035-016-046	17203 JERSEY AVE	17203	JERSEY	90701	0	5,565	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	17.69	36.86	19.16	38.33	56.02	8.94	8.75	68.46	10.93	85.57	HEO	3	3.1				1	2	$196,855	$0	0.000
198	196	7035-016-047	17207 JERSEY AVE	17207	JERSEY	90701	1952	5,249	0.12	5,249	0.12	GCC	LMI	2	4	5	MFR	1,631	2	16,797	20,996	4,199	12.05	14.46	18.08	16.69	34.76	18.08	36.15	52.84	8.44	8.40	69.70	10.50	87.12	HEO	3	3.1				1	2	$394,048	$197,019	0.500
199	197	7035-016-048	17211 JERSEY AVE	17211	JERSEY	90701	1954	3,354	0.08	3,349	0.08	GCC	LMI	2	4	5	SFR	324	1	10,717	13,396	2,679	7.70	9.24	11.55	10.66	22.21	11.55	23.10	33.76	5.39	5.36	69.59	6.70	86.99	HEO	3	3.1				1	2	$17,042	$396	0.023
200	198	7035-016-049	17215 JERSEY AVE	17215	JERSEY	90701	1955	3,150	0.07	3,150	0.07	GCC	LMI	2	4	5	SFR	640	1	10,080	12,600	2,520	7.23	8.68	10.85	10.02	20.86	10.85	21.69	31.71	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$17,042	$15,547	0.912
201	199	7035-016-050	17219 JERSEY AVE	17219	JERSEY	90701	1955	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	SFR	987	1	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$231,034	$106,273	0.460
202	200	7035-016-055				90701	0	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	Vacant	0	0	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$47,832	$0	0.000
203	201	7035-016-065	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	188,180	37,636	108.52	130.22	162.78	150.30	313.07	162.78	325.55	475.85	75.96	75.27	69.36	94.09	86.71	HEO	3	3.1		21.00	5	1	2	$1,488,194	$158,136	0.106
204	202	7035-016-066	11635 ARTESIA BLVD	11635	ARTESIA			55,757	1.28	55,757	1.28	GCC	ABC-SP	2	4	5	Industrial	60,270	0	178,422	223,028	44,606	128.00	153.60	192.00	177.28	369.28	192.00	384.00	561.28	89.60	89.21	69.70	111.51	87.12											
205	203	7035-016-067	11645 ARTESIA BLVD	11645	ARTESIA			26,500	0.61	26,500	0.61	GCC	ABC-SP	2	4	5	Commercial	11,631	0	84,800	106,000	21,200	60.84	73.00	91.25	84.26	175.51	91.25	182.51	266.76	42.58	42.40	69.70	53.00	87.12											
206	204	7035-016-068						-	0.00	-	-	GCC	LMI	2	4	5	Vacant	0	0	-	-	-		-	-	-	-	-	-	-	-	-	#DIV/0!	-	#DIV/0!											
207	205	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	69.70	7.91	87.12	HEO	3	3.1				1	2	$96,819	$0	0.000
208	206	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
209	207	7035-016-800						3,955	0.09	3,955	0.09	GCC	LMI	2	4	5	Other	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	69.70	7.91	87.12											
210	208	7035-020-054				90701	1976	7,775	0.18	7,775	0.18	GCC	HM-I	2	4	5	Industrial	7,668	0	24,880	31,100	6,220	17.85	21.42	26.77	24.72	51.49	26.77	53.55	78.27	12.49	12.44	69.70	15.55	87.12	HEO	3	3.1				1	2	$476,466	$6,432	0.013
211	209	7035-020-055	17224 ALBURTIS AVE	17224	ALBURTIS	90701	1976	5,397	0.12	5,397	0.12	GCC	HM-I	2	4	5	Industrial	2,160	0	17,270	21,588	4,318	12.39	14.87	18.58	17.16	35.74	18.58	37.17	54.33	8.67	8.64	69.70	10.79	87.12	HEO	3	3.1				1	2	$334,811	$12,871	0.038
212	210	7035-020-056	17212 ALBURTIS AVE	17212	ALBURTIS	90701	1989	5,397	0.12	5,397	0.12	GCC	HM-I	2	4	5	Industrial	5,400	0	17,270	21,588	4,318	12.39	14.87	18.58	17.16	35.74	18.58	37.17	54.33	8.67	8.64	69.70	10.79	87.12	HEO	3	3.1				1	2	$285,600	$0	0.000
213	211	7035-020-057	17208 ALBURTIS AVE	17208	ALBURTIS	90701	1989	5,227	0.12	5,227	0.12	GCC	HM-I	2	4	5	Industrial	5,400	0	16,726	20,908	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62	8.40	8.36	69.70	10.45	87.12	HEO	3	3.1				1	2	$285,600	$0	0.000
214	212	7035-020-060	17215 CORBY AVE	17215	CORBY			6,477	0.15	6,477	0.15	GCC	HM-I	2	4	5	Commercial	1,400	0	20,726	25,908	5,182	14.87	17.84	22.30	20.59	42.90	22.30	44.61	65.20	10.41	10.36	69.70	12.95	87.12											
215	213	7035-020-061	17221 CORBY AVE	17221	CORBY			6,425	0.15	6,425	0.15	GCC	HM-I	2	4	5	Industrial	1,950	0	20,560	25,700	5,140	14.75	17.70	22.12	20.43	42.55	22.12	44.25	64.68	10.32	10.28	69.70	12.85	87.12											
216	214	7035-020-064	11749 ARTESIA BLVD	11749	ARTESIA	90701	1978	12,602	0.29	12,602	0.29	GCC	HM-I	2	4	5	Commercial	1,700	0	40,326	50,408	10,082	28.93	34.72	43.40	40.07	83.46	43.40	86.79	126.86	20.25	20.16	69.70	25.20	87.12									$1,487,772	$182,070	0.122
217	215	7035-020-065	17325 PIONEER BLVD	17325	PIONEER	90701	1970	17,640	0.40	17,534	0.40	GCC	CG	2	4	5	Commercial	2,010	0	56,109	70,136	14,027	40.50	48.60	60.74	56.09	116.83	60.74	121.49	177.57	28.35	28.05	69.28	35.07	86.60									$2,070,396	$213,282	0.103
218	216	7035-020-066	17309 PIONEER BLVD	17309	PIONEER			6,543	0.15	6,543	0.15	GCC	CG	2	4	5	Commercial	2,500	0	20,938	26,172	5,234	15.02	18.02	22.53	20.80	43.33	22.53	45.06	65.87	10.51	10.47	69.70	13.09	87.12											
219	217	7035-020-078	17309 PIONEER BLVD	17309	PIONEER	90701	1958	5,676	0.13	5,676	0.13	GCC	CG	2	4	5	Commercial	5,600	0	18,163	22,704	4,541	13.03	15.64	19.55	18.05	37.59	19.55	39.09	57.14	9.12	9.08	69.70	11.35	87.12	HEO	4	4.1				1	2	$93,410	$7,522	0.081
220	218	7035-020-079	17303 PIONEER BLVD	17303	PIONEER			16,178	0.37	16,178	0.37	GCC	CG	2	4	5	Commercial	3,016	0	51,770	64,712	12,942	37.14	44.57	55.71	51.44	107.15	55.71	111.42	162.86	26.00	25.88	69.70	32.36	87.12											
221	219	7035-020-083	17221 PIONEER BLVD	17221	PIONEER	90701	1972	33,127	0.76	33,127	0.76	GCC	CG	2	4	5	Commercial	4,872	0	106,006	132,508	26,502	76.05	91.26	114.07	105.33	219.40	114.07	228.15	333.48	53.23	53.00	69.70	66.25	87.12	HEO	4	4.1		21.00	5	1	2	$1,681,885	$589,709	0.351
222	220	7035-020-092	17127 PIONEER BLVD	17127	PIONEER	90701	1975	30,250	0.69	30,250	0.69	GCC	CG	2	4	5	Commercial	12,236	0	96,800	121,000	24,200	69.44	83.33	104.17	96.18	200.35	104.17	208.33	304.51	48.61	48.40	69.70	60.50	87.12	HEO	4	4.1			5	1	2	$1,366,581	$1,311,916	0.960
223	221	7035-020-900	17203 CORBY AVE	17203	CORBY	90701	0	17,028	0.39	17,028	0.39	GCC	HM-I	2	4	5	Other	0	0	54,490	68,112	13,622	39.09	46.91	58.64	54.14	112.78	58.64	117.27	171.41	27.36	27.24	69.70	34.06	87.12	HEO	3	3.1				1	2	$265,302	$0	0.000
224	222	7035-020-901	17202 ALBURTIS AVE	17202	ALBURTIS	90701	1976	6,630	0.15	6,630	0.15	GCC	HM-I	2	4	5	Industrial	1,416	0	21,216	26,520	5,304	15.22	18.26	22.83	21.08	43.91	22.83	45.66	66.74	10.65	10.61	69.70	13.26	87.12	HEO	3	3.1				1	2	$103,078	$0	0.000
225	223	7035-021-048	17421 PIONEER BLVD	17421	PIONEER			5,750	0.13	5,750	0.13	GCC	CG	2	4	5	Commercial	1,302	0	18,400	23,000	4,600	13.20	15.84	19.80	18.28	38.08	19.80	39.60	57.88	9.24	9.20	69.70	11.50	87.12											
226	224	7035-021-049	17429 PIONEER BLVD	17429	PIONEER			6,739	0.15	6,739	0.15	GCC	CG	2	4	5	Commercial	1,725	0	21,565	26,956	5,391	15.47	18.56	23.21	21.43	44.63	23.21	46.41	67.84	10.83	10.78	69.70	13.48	87.12											
227	225	7035-021-053	11734 ARTESIA BLVD	11734	ARTESIA			63,685	1.46	63,598	1.46	GCC	CG	2	4	5	Commercial	25,999	0	203,514	254,392	50,878	146.20	175.44	219.30	202.49	421.79	219.30	438.60	641.09	102.34	101.76	69.60	127.20	87.00											
228	226	7035-022-048	17105 JERSEY AVE	17105	JERSEY			98,402	2.26	98,402	2.26	GCC	LMI	2	4	5	Industrial	53,624	0	314,886	393,608	78,722	225.90	271.08	338.85	312.87	651.72	338.85	677.70	990.57	158.13	157.44	69.70	196.80	87.12											
229	227	7035-022-049	17004 ALBURTIS AVE	17004	ALBURTIS			23,958	0.55	23,958	0.55	GCC	LMI	2	4	5	Industrial	12,395	0	76,666	95,832	19,166	55.00	66.00	82.50	76.18	158.68	82.50	165.00	241.18	38.50	38.33	69.70	47.92	87.12											
230	228	7035-022-050	17020 ALBURTIS AVE	17020	ALBURTIS	90701	1972	27,007	0.62	27,007	0.62	GCC	LMI	2	4	5	Industrial	15,141	0	86,422	108,028	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87	43.40	43.21	69.70	54.01	87.12	HEO	3	3.1			5	1	2	$1,231,425	$985,139	
231	229	7035-022-051	17106 ALBURTIS AVE	17106	ALBURTIS			20,909	0.48	20,909	0.48	GCC	LMI	2	4	5	Industrial	11,160	0	66,909	83,636	16,727	48.00	57.60	72.00	66.48	138.48	72.00	144.00	210.48	33.60	33.45	69.70	41.82	87.12											
232	230	7035-022-052	17120 ALBURTIS AVE	17120	ALBURTIS			25,265	0.58	25,265	0.58	GCC	LMI	2	4	5	Industrial	13,530	0	80,848	101,060	20,212	58.00	69.60	87.00	80.33	167.33	87.00	174.00	254.33	40.60	40.42	69.70	50.53	87.12											
233	231	7035-022-055	17115 ALBURTIS AVE	17115	ALBURTIS	90701	1971	16,988	0.39	16,988	0.39	GCC	LMI	2	4	5	Industrial	8,083	0	54,362	67,952	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01	27.30	27.18	69.70	33.98	87.12	HEO	3	3.1				1	2	$503,029	$473,442	0.941
234	232	7035-022-056				90701	1992	20,038	0.46	20,038	0.46	GCC	LMI	2	4	5	Industrial	8,500	0	64,122	80,152	16,030	46.00	55.20	69.00	63.71	132.71	69.00	138.00	201.71	32.20	32.06	69.70	40.08	87.12	HEO	3	3.1				1	2	$344,816	$17,999	0.052
235	233	7035-022-057	17110 JERSEY AVE	17110	JERSEY			27,007	0.62	27,007	0.62	GCC	LMI	2	4	5	Industrial	32,487	0	86,422	108,028	21,606	62.00	74.40	93.00	85.87	178.87	93.00	186.00	271.87	43.40	43.21	69.70	54.01	87.12											
236	234	7035-022-058	17160 ALBURTIS AVE	17160	ALBURTIS			45,302	1.04	45,302	1.04	GCC	LMI	2	4	5	Industrial	18,064	0	144,966	181,208	36,242	104.00	124.80	156.00	144.04	300.04	156.00	312.00	456.04	72.80	72.48	69.70	90.60	87.12											
237	235	7039-001-002	18403 PIONEER BLVD	18403	PIONEER			71,438	1.64	71,438	1.64	CCMU	CG	2	4	5	Commercial	19,908	0	228,602	285,752	57,150	164.00	196.80	246.00	227.14	473.14	246.00	492.00	719.14	114.80	114.30	69.70	142.88	87.12											
238	236	7039-001-003	18403 PIONEER BLVD	18403	PIONEER			20,473	0.47	20,473	0.47	CCMU	CG	2	4	5	Commercial	9,718	0	65,514	81,892	16,378	47.00	56.40	70.50	65.09	135.59	70.50	141.00	206.09	32.90	32.76	69.70	40.95	87.12											
239	237	7039-001-005	18301 PIONEER BLVD	18301	PIONEER			31,300	0.72	31,300	0.72	CCMU	CG	2	4	5	Commercial	10,469	0	100,160	125,200	25,040	71.85	86.23	107.78	99.52	207.30	107.78	215.56	315.08	50.30	50.08	69.70	62.60	87.12											
240	238	7039-001-009	11700 183RD ST	11700	183RD	90701	1966	159,775	3.67	124,582	2.86	CCMU	CG	2	4	5	Commercial	10,731	0	398,662	498,328	99,666	366.79	440.15	550.19	508.01	1,058.20	550.19	1,100.38	1,608.39	256.76	199.33	54.34	249.16	67.93	HEO	7	7.1	X	21.00	5	1	2	$3,679,652	$1,195,871	0.325
241	239	7039-002-003	18501 PIONEER BLVD	18501	PIONEER			159,775	3.67	124,582	2.86	CCMU	CG	2	4	5	Commercial	4,803	0	398,662	498,328	99,666	366.79	440.15	550.19	508.01	1,058.20	550.19	1,100.38	1,608.39	256.76	199.33	54.34	249.16	67.93											
242	240	7039-002-004	18507 PIONEER BLVD	18507	PIONEER	90701	1998	4,208	0.10	4,208	0.10	CCMU	CG	2	4	5	Commercial	1,814	0	13,466	16,832	3,366	9.66	11.59	14.49	13.38	27.87	14.49	28.98	42.36	6.76	6.73	69.70	8.42	87.12	HEO	7	7.1	X			1	2	$324,037	$211,615	0.653
243	241	7039-002-005	18511 PIONEER BLVD	18511	PIONEER	90701	1946	6,547	0.15	6,547	0.15	CCMU	CG	2	4	5	Commercial	2,790	0	20,950	26,188	5,238	15.03	18.04	22.54	20.82	43.36	22.54	45.09	65.91	10.52	10.48	69.70	13.09	87.12	HEO	7	7.1	X			1	2	$484,335	$202,136	0.417
244	242	7039-002-013	18423 PIONEER BLVD	18423	PIONEER	90701	1958	15,764	0.36	15,764	0.36	CCMU	CG	2	4	5	Commercial	5,000	0	50,445	63,056	12,611	36.19	43.43	54.28	50.12	104.41	54.28	108.57	158.69	25.33	25.22	69.70	31.53	87.12	HEO	7	7.1	X			1	2	$1,093,262	$546,628	0.500
245	243	7039-002-014	18422 CORBY AVE	18422	CORBY			16,553	0.38	16,553	0.38	CCMU	MFR	2	4	5	MFR	9,555	9	52,970	66,212	13,242	38.00	45.60	57.00	52.63	109.63	57.00	114.00	166.63	26.60	26.48	69.70	33.11	87.12											
246	244	7039-002-018	18426 CORBY AVE	18426	CORBY			15,821	0.36	15,821	0.36	CCMU	MFR	2	4	5	MFR	8,252	10	50,627	63,284	12,657	36.32	43.58	54.48	50.30	104.78	54.48	108.96	159.26	25.42	25.31	69.70	31.64	87.12											
247	245	7039-002-019	18413 PIONEER BLVD	18413	PIONEER	90701	1959	24,000	0.55	23,858	0.55	CCMU	CG	2	4	5	Commercial	8,250	0	76,346	95,432	19,086	55.10	66.12	82.64	76.31	158.95	82.64	165.29	241.60	38.57	38.17	69.28	47.72	86.60	HEO	7	7.1	X		5	1	2	$2,079,324	$462,070	0.222
248	246	7039-002-020	18410 CORBY AVE	18410	CORBY			22,651	0.52	22,651	0.52	CCMU	MFR	2	4	5	MFR	14,336	16	72,483	90,604	18,121	52.00	62.40	78.00	72.02	150.02	78.00	156.00	228.02	36.40	36.24	69.70	45.30	87.12											
249	247	7039-002-022	18521 PIONEER BLVD	18521	PIONEER			20,698	0.48	20,636	0.47	CCMU	CG	2	4	5	Commercial	17,882	0	66,035	82,544	16,509	47.52	57.02	71.27	65.81	137.08	71.27	142.55	208.36	33.26	33.02	69.49	41.27	86.86											
250	248	7039-002-900	18530 CORBY AVE	18530	CORBY	90701	1954	10,600	0.24	10,600	0.24	CCMU	MFR	2	4	5	Institutional/Pkg Lot	0	0	33,920	42,400	8,480	24.33	29.20	36.50	33.70	70.20	36.50	73.00	106.71	17.03	16.96	69.70	21.20	87.12	HEO	7	7.1	X			1	2	$30,121	$0	0.000
251	249	7039-002-901	18510 CORBY AVE	18510	CORBY	90701	1971	24,215	0.56	24,158	0.55	CCMU	MFR	2	4	5	Institutional/Pkg Lot	0	0	77,306	96,632	19,326	55.59	66.71	83.38	76.99	160.38	83.38	166.77	243.76	38.91	38.65	69.53	48.32	86.91	HEO	7	7.1	X		5	1	2	$51,244	$0	0.000
252	250	7039-008-026	11423 187TH ST	11423	187TH	90701	1974	22,275	0.51	22,226	0.51	LDR	SP	2	4	5	Commercial	12,529	0	71,123	88,904	17,781	51.14	61.36	76.70	70.82	147.53	76.70	153.41	224.23	35.80	35.56	69.54	44.45	86.93	HEO	6	6.2			5	1	2	$2,187,292	$1,749,832	0.800
253	251	7039-008-027	11419 187TH ST	11419	187TH	90701	1973	26,641	0.61	26,641	0.61	CG	CG	2	4	5	Commercial	25,000	0	85,251	106,564	21,313	61.16	73.39	91.74	84.71	176.44	91.74	183.48	268.18	42.81	42.63	69.70	53.28	87.12	HEO	6	6.2			5	1	2	$303,973	$23,292	0.077
254	252	7039-011-001	18643 PIONEER BLVD	18643	PIONEER			7,632	0.18	7,632	0.18	CCMU	CG	2	4	5	Commercial	3,600	0	24,422	30,528	6,106	17.52	21.02	26.28	24.27	50.55	26.28	52.56	76.83	12.26	12.21	69.70	15.26	87.12											
255	253	7039-011-002	18641 PIONEER BLVD	18641	PIONEER	90701	1910	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	1,222	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12	HEO	7	7.3	X			1	2	$315,353	$289,073	0.917
256	254	7039-011-008	18625 PIONEER BLVD	18625	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	2,483	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12	HEO	7	7.3	X			1	2	$246,607	$105,958	0.430

Parcels Sorted by Overlay Zone

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

rev. 08/12/24

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
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).	Potenial maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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/Govt. Code §65915(s), (v) *(for developments of 5 or more units (Govt. Code §65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(s), (v) 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% mod-income units (AB 1287/Gov't. Code §65915(s), (v) *(for developments of 5 or more units (Govt. Code §65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(s), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(s),(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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvement s Current Value	HEO Sites Improvement to Land Ratio (ILR)
257	255	7039-011-009	18621 PIONEER BLVD	18621	PIONEER	90701	1933	3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	1,040	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12	HEO	7	7.3	X			1	2	$235,964	$222,028	0.941
258	256	7039-011-010	18619 PIONEER BLVD	18619	PIONEER			3,716	0.09	3,716	0.09	CCMU	CG	2	4	5	Commercial	2,880	0	11,891	14,864	2,973	8.53	10.24	12.80	11.82	24.61	12.80	25.59	37.41	5.97	5.95	69.70	7.43	87.12													
259	257	7039-011-012	18615 PIONEER BLVD	18615	PIONEER	90701	1933	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	5,340	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86	11.95	11.90	69.70	14.87	87.12	HEO	7	7.3	X			1	2	$1,203,009	$774,300	0.644
260	258	7039-011-013	18611 PIONEER BLVD	18611	PIONEER	90701	1929	7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	2,204	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86	11.95	11.90	69.70	14.87	87.12	HEO	7	7.3	X			1	2	$1,203,009	$319,342	0.265
261	259	7039-011-014	18601 PIONEER BLVD	18601	PIONEER			6,159	0.14	6,159	0.14	CCMU	CG	2	4	5	Commercial	5,424	0	19,709	24,636	4,927	14.14	16.97	21.21	19.58	40.79	21.21	42.42	62.00	9.96	9.85	69.70	12.32	87.12													
262	260	7039-011-015	18601 PIONEER BLVD	18601	PIONEER	90701	1934	5,131	0.12	5,131	0.12	CCMU	CG	2	4	5	Commercial	5,000	0	16,419	20,524	4,105	11.78	14.13	17.67	16.31	33.98	17.67	35.34	51.65	8.25	8.21	69.70	10.26	87.12	HEO	7	7.3	X			1	2	$292,332	$6,948	0.024
263	261	7039-011-016	11741 187TH ST	11741	187TH			11,979	0.28	11,979	0.28	CCMU	MFR	2	4	5	MFR	2,347	0	38,333	47,916	9,583	27.50	33.00	41.25	38.09	79.34	41.25	82.50	120.59	19.25	19.17	69.70	23.96	87.12													
264	262	7039-011-017	18634 CORBY AVE	18634	CORBY	90701	1955	7,845	0.18	7,845	0.18	CCMU	MFR	2	4	5	MFR	1,052	2	25,104	31,380	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97	12.61	12.55	69.70	15.69	87.12	HEO	7	7.3	X			1	2	$165,738	$60,261	0.364
265	263	7039-011-020	18618 CORBY AVE	18618	CORBY			11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	3,808	4	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12													
266	264	7039-011-021	18614 CORBY AVE	18614	CORBY			7,845	0.18	7,845	0.18	CCMU	MFR	2	4	5	MFR	4,424	4	25,104	31,380	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97	12.61	12.55	69.70	15.69	87.12													
267	265	7039-011-024	11740 186TH ST	11740	186TH			7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR	2,158	2	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51	12.85	12.80	69.70	16.00	87.12													
268	266	7039-011-025	18626 CORBY AVE	18626	CORBY	90701	1961	11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	3,072	4	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12	HEO	7	7.3	X			1	2	$374,682	$332,266	0.887
269	267	7039-011-026	18608 CORBY AVE	18608	CORBY			11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	4,871	5	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12													
270	268	7039-011-027	18627 PIONEER BLVD	18627	PIONEER			7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	6,188	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86	11.95	11.90	69.70	14.87	87.12													
271	269	7039-011-028	18633 PIONEER BLVD	18633	PIONEER			10,218	0.23	10,218	0.23	CCMU	CG	2	4	5	Commercial	3,166	0	32,698	40,872	8,174	23.46	28.15	35.19	32.49	67.67	35.19	70.37	102.86	16.42	16.35	69.70	20.44	87.12													
272	270	7039-012-003	18701 PIONEER BLVD	18701	PIONEER	90701	1939	17,666	0.41	17,666	0.41	CCMU	CG	2	4	5	Commercial	8,000	0	56,531	70,664	14,133	40.56	48.67	60.83	56.17	117.00	60.83	121.67	177.84	28.39	28.27	69.70	35.33	87.12	HEO	7	7.3	X			1	2	$108,370	$65,482	0.604
273	271	7039-012-007	11748 187TH ST	11748	187TH			6,752	0.16	6,752	0.16	CCMU	CG	2	4	5	Commercial	3,150	0	21,606	27,008	5,402	15.50	18.60	23.25	21.47	44.72	23.25	46.50	67.97	10.85	10.80	69.70	13.50	87.12													
274	272	7039-012-008	11742 187TH ST	11742	187TH			3,276	0.08	3,276	0.08	CCMU	CG	2	4	5	Commercial	2,128	0	10,483	13,104	2,621	7.52	9.02	11.28	10.42	21.70	11.28	22.56	32.98	5.26	5.24	69.70	6.55	87.12													
275	273	7039-012-009	11738 187TH ST	11738	187TH	90701	1946	2,152	0.05	2,152	0.05	CCMU	CG	2	4	5	Commercial	320	0	6,886	8,608	1,722	4.94	4.94	4.94	4.94	-	4.94	4.94	4.94	3.46	3.44	69.70	4.30	87.12	HEO	7	7.3	X			1	2	$160,829	$26,804	0.167
276	274	7039-012-010	18725 PIONEER BLVD	18725	PIONEER	90701	1984	8,459	0.19	8,459	0.19	CCMU	CG	2	4	5	Commercial	5,549	0	27,069	33,836	6,767	19.42	23.30	29.13	26.90	56.02	29.13	58.26	85.15	13.59	13.53	69.70	16.92	87.12	HEO	7	7.3	X			1	2	$1,352,520	$1,040,400	0.769
277	275	7040-017-001	18327 ARLINE AVE	18327	ARLINE	90701	1923	6,512	0.15	6,482	0.15	CCMU	MFR	2	4	5	SFR	1,148	1	20,742	25,928	5,186	14.95	17.94	22.42	20.71	43.13	22.42	44.85	65.55	10.48	10.37	69.37	12.96	86.72	HEO	7	7.2	X			1	2	$444,802	$111,194	0.250
278	276	7040-017-002	18319 ARLINE AVE	18319	ARLINE	90701	1956	9,344	0.21	9,344	0.21	CCMU	MFR	2	4	5	MFR	4,032	5	29,901	37,376	7,475	21.45	25.74	32.18	29.71	61.89	32.18	64.35	94.06	15.02	14.95	69.70	18.69	87.12	HEO	7	7.2	X			1	2	$803,171	$535,447	0.667
279	277	7040-017-006	18326 PIONEER BLVD	18326	PIONEER	90701	1926	6,107	0.14	6,107	0.14	CCMU	MFR	2	4	5	Commercial	1,964	0	19,542	24,428	4,886	14.02	16.82	21.03	19.42	40.45	21.03	42.06	61.48	9.81	9.77	69.70	12.21	87.12	HEO	7	7.2	X			1	2	$716,005	$338,631	0.473
280	278	7040-017-007	18300 PIONEER BLVD	18300	PIONEER	90701	1972	30,806	0.71	30,806	0.71	CCMU	MFR	2	4	5	Commercial	14,430	0	98,579	123,224	24,645	70.72	84.87	106.08	97.95	204.03	106.08	212.16	310.11	49.50	49.29	69.70	61.61	87.12	HEO	7	7.2	X	5	1	2	$1,767,390	$1,178,258	0.667
281	279	7040-017-008	11818 183RD ST	11818	183RD	90701	1953	24,019	0.55	24,019	0.55	CCMU	MFR	2	4	5	MFR	9,372	15	76,861	96,076	19,215	55.14	66.17	82.71	76.37	159.08	82.71	165.42	241.79	38.60	38.43	69.70	48.04	87.12	HEO	7	7.2	X	5	1	2	$1,839,896	$819,940	0.500
282	280	7040-018-001	18401 ARLINE AVE	18401	ARLINE			14,924	0.34	14,924	0.34	CCMU	MFR	2	4	5	MFR	4,176	6	47,757	59,696	11,939	34.26	41.11	51.39	47.45	98.84	51.39	102.78	150.23	23.98	23.88	69.70	29.85	87.12													
283	281	7040-018-002	18411 ARLINE AVE	18411	ARLINE			14,998	0.34	14,998	0.34	CCMU	MFR	2	4	5	MFR	1,652	3	47,994	59,992	11,998	34.43	41.22	51.65	47.69	99.33	51.65	103.29	150.98	24.16	24.00	69.70	30.00	87.12													
284	282	7040-018-004	18415 ARLINE AVE	18415	ARLINE	90701	1929	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	1,770	2	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$36,245	$33,008	0.911
285	283	7040-018-005	18421 ARLINE AVE	18421	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	2,049	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$459,329	$306,219	0.667
286	284	7040-018-006	18427 ARLINE AVE	18427	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	2,049	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2				1	2	$562,746	$329,169	0.585
287	285	7040-018-014	18332 PIONEER BLVD	18332	PIONEER	90701	1946	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Commercial	1,245	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X			1	2	$258,335	$209,043	0.809
288	286	7040-018-015	18431 ARLINE AVE	18431	ARLINE			7,950	0.18	7,875	0.18	CCMU	MFR	2	4	5	MFR	5,436	7	25,200	31,500	6,300	18.25	21.90	27.38	25.28	52.65	27.38	54.75	80.02	12.78	12.60	69.64	15.75	88.36													
289	287	7040-018-800	18400 PIONEER BLVD	18400	PIONEER	90701	0	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Other	0	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
290	288	7040-018-801	18400 PIONEER BLVD	18400	PIONEER	90701	0	18,718	0.43	18,718	0.43	CCMU	CG	2	4	5	Other	36,740	0	59,898	74,872	14,974	42.97	51.56	64.46	59.51	123.97	64.46	128.91	188.43	30.08	29.95	69.70	37.44	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
291	289	7040-018-802	18400 PIONEER BLVD	18400	PIONEER	90701	0	7,497	0.17	7,497	0.17	CCMU	CG	2	4	5	Other	0	0	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
292	290	7040-018-804	18426 PIONEER BLVD	18426	PIONEER	90701	1927	10,626	0.24	10,610	0.24	CCMU	CG	2	4	5	Other	1,800	0	33,952	42,440	8,488	24.39	29.27	36.59	33.79	70.38	36.59	73.18	106.97	17.08	16.98	69.59	21.22	86.99	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
293	291	7040-019-003	18513 ARLINE AVE	18513	ARLINE	90701	1958	7,800	0.18	7,797	0.18	CCMU	MFR	2	4	5	Institutional/Church	7,500	0	24,950	31,188	6,238	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.67	15.59	87.09	HEO	7	7.2	X			1	2	$35,552	$2,791	0.079
294	292	7040-019-004	18507 ARLINE AVE	18507	ARLINE			7,800	0.18	7,800	0.18	CCMU	MFR	2	4	5	MFR	6,540	3	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12													
295	293	7040-019-008	18530 PIONEER BLVD	18530	PIONEER			7,466	0.17	7,466	0.17	CCMU	CG	2	4	5	Commercial	4,240	0	23,891	29,864	5,973	17.14	20.57	25.71	23.74	49.45	25.71	51.42	75.16	12.00	11.95	69.70	14.93	87.12													
296	294	7040-019-010	18522 PIONEER BLVD	18522	PIONEER	90701	1990	7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,344	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12	HEO	7	7.2	X			1	2	$671,972	$397,174	0.591
297	295	7040-019-011	18518 PIONEER BLVD	18518	PIONEER			7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,456	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12													
298	296	7040-019-012	18510 PIONEER BLVD	18510	PIONEER			7,800	0.18	7,800	0.18	CCMU	CG	2	4	5	Commercial	8,260	0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12													
299	297	7040-019-013	18508 PIONEER BLVD	18508	PIONEER			7,280	0.17	7,280	0.17	CCMU	CG	2	4	5	Commercial	7,089	0	23,296	29,120	5,824	16.71	20.06	25.07	23.15	48.22	25.07	50.14	73.28	11.70	11.65	69.70	14.56	87.12													
300	298	7040-019-018	18523 ARLINE AVE	18523	ARLINE			15,750	0.36	15,750	0.36	CCMU	MFR	2	4	5	Institutional/Church	10,682	0	50,400	63,000	12,600	36.16	43.39	54.24	50.08	104.31	54.24	108.47	158.55	25.31	25.20	69.70	31.50	87.12													
301	299	7040-019-019	18503 ARLINE AVE	18503	ARLINE			7,800	0.18	7,800	0.18	CCMU	MFR	2	4	5	MFR	4,687	4	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12													
302	300	7040-019-021	18439 ARLINE AVE	18439	ARLINE			8,250	0.19	8,244	0.19	CCMU	MFR	2	4	5	MFR	6,201	4	26,381	32,976	6,595	18.94	22.73	28.41	26.23	54.64	28.41	56.82	83.05	13.26	13.19	69.65	16.49	87.06													
303	301	7040-019-022	18500 PIONEER BLVD	18500	PIONEER			10,400	0.24	10,400	0.24	CCMU	CG	2	4	5	Commercial	9,420	0	33,280	41,600	8,320	23.88	28.65	35.81	33.07	68.88	35.81	71.63	104.69	16.71	16.64	69.70	20.80	87.12													
304	302	7040-020-001	18645 ARLINE AVE	18645	ARLINE			7,950	0.18	7,950	0.18	HDR	MFR	2	4	5	MFR	9,688	9	25,440	31,800	6,360	18.25	21.90	27.38	25.28	52.65	27.38	54.75	80.03	12.78	12.72	69.70	15.90	87.12													
305	303	7040-020-002	18639 ARLINE AVE	18639	ARLINE	90701	0	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	Vacant	0	0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4				1	2	$341,054	$0	0.000
306	304	7040-020-003	18635 ARLINE AVE	18635	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	MFR	3,795	4	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12													
307	305	7040-020-004	18629 ARLINE AVE	18629	ARLINE	90701	1923	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	SFR	992	1	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4				1	2	$504,564	$126,140	0.250
308	306	7040-020-015	18642 PIONEER BLVD	18642	PIONEER			7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,108	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12													
309	307	7040-020-016	18634 PIONEER BLVD	18634	PIONEER	90701	1938	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,716	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X			1	2	$360,044	$164,357	0.456
310	308	7040-020-017	18628 PIONEER BLVD	18628	PIONEER			3,588	0.08	3,588	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,482	14,352	2,870	8.24	9.88	12.36	11.41	23.76	12.36	24.71	36.12	5.77	5.74	69.70	7.18	87.12													
311	309	7040-020-018	18624 PIONEER BLVD	18624	PIONEER	90701	1999	7,728	0.18	7,728	0.18	CG	CG	2	4	5	Commercial	5,712	0	24,730	30,912	6,182	17.74	21.29	26.61	24.57	51.18	26.61	53.22	77.99	12.42	12.36	69.70	15.46	87.12	HEO	7	7.4	X			1	2	$693,105	$525,602	0.758
312	310	7040-020-019	18618 PIONEER BLVD	18618	PIONEER	90701	1999	6,486	0.15	6,486	0.15	CG	CG	2	4	5	Commercial	6,110	0	20,755	25,944	5,189	14.89	17.87	22.33	20.62	42.96	22.33	44.67	65.29	10.42	10.38	69.70	12.97	87.12	HEO	7	7.4	X			1	2	$693,105	$577,587	0.833
313	311	7040-020-020	18616 PIONEER BLVD	18616	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,664	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12													
314	312	7040-020-021	18614 PIONEER BLVD	18614	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12													
315	313	7040-020-022	18612 PIONEER BLVD	18612	PIONEER	90701	1924	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	2,808	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X			1	2	$399,292	$367,984	0.922
316	314	7040-020-024	18608 PIONEER BLVD	18608	PIONEER	90701	1922	7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,000	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12	HEO	7	7.4	X			1	2	$210,839	$159,034	0.754
317	315	7040-020-025	11806 186TH	11806	186TH			7,314	0.17	7,314	0.17	CG	CG	2	4	5	Commercial	7,046	0	23,405	29,256	5,851	16.79	20.15	25.19	23.26	48.44	25.19	50.37	73.63	11.75	11.70	69.70	14.63	87.12													
318	316	7040-020-026	18623 ARLINE	18623	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	2	4	5	MFR	4,100	6	24,950	31,188	6,238	17.90	21.48	26.85	24.79	51.64	26.85	53.70	78.49	12.53	12.48	69.70	15.59	87.67													
319	317	7040-020-027	18619 ARLINE AVE	18619	ARLINE

Parcels Sorted by Overlay Zone

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
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).	Potenial maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 § 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/Govt. Code 965915(s), (v) *(for developments of 5 or more units (Govt. Code 965915(i))*	Potential maximum new residential units per AB 1287/Govt. Code 965915(s), (v) with available min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 965915(i))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Govt. Code 965915(u), (v) *(for developments of 5 or more units (Govt. Code 965915(i))*	Potential maximum new residential units per AB 1287/Govt. Code 965915(u), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 965915(i))*	Potential maximum new residential units per AB 1287/Govt. Code 965915(u), (v) (with BOTH min. 10% very low-income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 965915(i))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential Maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. F/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential Maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvement s Current Value	HEO Sites Improvement to Land Ratio (ILR)
384	382	7035-003-036	17346 CAINE DR	17346	CAINE	90701	1964	6,380	0.15	6,338	0.15	LDR	SFR	3	3	4	SFR	1,950	1	15,211	20,282	5,070	10.25	12.30	15.38	14.20	29.58	15.38	30.76	44.96	10.25	7.61	51.93	10.14	69.24	HEO	2	2.1			1	2	$181,395	$130,132	0.717
385	383	7035-003-037	17340 CAINE DR	17340	CAINE			6,148	0.14	6,148	0.14	LDR	SFR	3	3	4	SFR	2,179	1	14,755	19,674	4,918	9.88	11.86	14.82	13.68	28.50	14.82	29.64	43.32	9.88	7.38	52.27	9.84	69.70													
386	384	7035-003-038	17336 CAINE DR	17336	CAINE			6,168	0.14	6,156	0.14	LDR	SFR	3	3	4	SFR	1,950	1	14,774	19,699	4,925	9.91	11.89	14.87	13.73	27.59	14.87	29.74	43.46	9.91	7.39	52.17	9.85	69.56													
387	385	7035-003-039	7332 CAINE DR	7332	CAINE	90701	1964	6,617	0.15	6,608	0.15	LDR	SFR	3	3	4	SFR	2,310	1	15,859	21,146	5,286	10.63	12.76	15.95	14.73	30.68	15.95	31.90	46.63	10.63	7.93	52.20	10.57	69.69	HEO	2	2.1			1	2	$485,025	$228,902	0.472
388	386	7035-003-040	17330 CAINE DR	17330	CAINE			8,120	0.19	8,120	0.19	LDR	SFR	3	3	4	SFR	1,936	1	19,488	25,984	6,496	13.05	15.66	19.57	18.07	37.65	19.57	39.15	57.22	13.05	9.74	52.27	12.99	69.70													
389	387	7035-003-041	17324 CAINE DR	17324	CAINE	90701	1964	6,820	0.16	6,765	0.16	LDR	SFR	3	3	4	SFR	1,950	1	16,236	21,648	5,412	10.96	13.15	16.44	15.18	31.62	16.44	32.88	48.06	10.96	8.12	51.85	10.82	69.13	HEO	2	2.1			1	2	$449,329	$274,638	0.611
390	388	7035-003-053	11515 ARTESIA BLVD	11515	ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial	5,092	1	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1		5	1	2	$1,681,885	$289,073	0.172
391	389	7035-003-054	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	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1		5	1	2	$1,929,000	$671,000	0.348
392	390	7035-003-055	11545 ARTESIA BLVD	11545	ARTESIA	90701	1967	7,841	0.18	7,841	0.18	GCC	ABC-SP	3	3	4	Commercial	1,652	0	18,818	25,091	6,273	12.60	15.12	18.90	17.45	36.35	18.90	37.80	55.25	12.60	9.41	52.27	12.55	69.70	HEO	2	2.1			1	2	$529,209	$133,967	0.253
393	391	7035-003-058	17313 ROSETON AVE	17313	ROSETON	90701	1958	7,579	0.17	7,579	0.17	GCC	ABC-SP	3	3	4	Industrial	1,610	0	18,190	24,253	6,063	12.18	14.62	18.27	16.87	35.14	18.27	36.54	53.41	12.18	9.09	52.27	12.13	69.70	HEO	2	2.1			1	2	$364,140	$83,232	0.229
394	392	7035-003-059	17311 ROSETON AVE	17311	ROSETON	90701	1960	7,018	0.16	7,018	0.16	GCC	ABC-SP	3	3	4	Industrial	3,600	0	16,843	22,458	5,614	11.28	13.53	16.92	15.62	32.54	16.92	33.83	49.45	11.28	8.42	52.27	11.23	69.70	HEO	2	2.1			1	2	$353,736	$145,656	0.412
395	393	7035-003-060	17327 ROSETON AVE	17327	ROSETON	90701	0	12,018	0.28	12,018	0.28	GCC	ABC-SP	3	3	4	Vacant	0	0	28,843	38,458	9,614	19.31	23.18	28.97	26.75	55.72	28.97	57.94	84.69	19.31	14.42	52.27	19.23	69.70	HEO	2	2.1			1	2	$603,432	$10,404	0.017
396	394	7035-004-078	17223 ROSETON AVE	17223	ROSETON	90701	1927	14,000	0.32	13,939	0.32	GCC	LMI	3	3	4	Industrial	5,090	0	33,454	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65	22.50	16.73	52.04	22.30	69.39	HEO	2	2.1			1	2	$722,854	$180,711	0.250
397	395	7035-004-079	17219 ROSETON AVE	17219	ROSETON	90701	1974	13,538	0.31	13,538	0.31	GCC	LMI	3	3	4	Industrial	6,840	0	32,491	43,322	10,830	21.76	26.11	32.63	30.13	62.76	32.63	65.27	95.40	21.76	16.25	52.27	21.68	69.70	HEO	2	2.1			1	2	$520,935	$504,988	0.964
398	396	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	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65	22.50	16.73	52.04	22.30	69.39	HEO	2	2.1			1	2	$545,363	$0	0.000
399	397	7035-004-082	17117 ROSETON AVE	17117	ROSETON	90701	1969	21,066	0.48	21,066	0.48	GCC	LMI	3	3	4	Industrial	5,090	0	50,558	67,411	16,853	33.85	40.62	50.78	46.89	97.66	50.78	101.56	148.44	33.85	25.28	52.27	33.71	69.70	HEO	2	2.1			1	2	$460,528	$368,969	0.801
400	398	7035-004-083	17107 ROSETON AVE	17107	ROSETON	90701	1971	14,044	0.32	14,044	0.32	GCC	LMI	3	3	4	Industrial	1,980	0	33,708	44,941	11,235	22.57	27.08	33.85	31.26	65.11	33.85	67.71	98.96	22.57	16.85	52.27	22.47	69.70	HEO	2	2.1			1	2	$1,224,000	$633,216	0.517
401	399	7035-004-085	17027 ROSETON AVE	17027	ROSETON	90701	1940	7,000	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial	1,027	0	16,728	22,304	5,576	11.25	13.50	16.87	15.58	32.45	16.87	33.75	49.33	11.25	8.36	52.05	11.15	69.40	HEO	2	2.1			1	2	$245,978	$122,865	0.500
402	400	7035-004-109	17023 ROSETON AVE	17023	ROSETON	90701	1989	6,098	0.14	6,098	0.14	GCC	LMI	3	3	4	Industrial	2,130	0	14,635	19,514	4,878	9.80	11.76	14.70	13.57	28.27	14.70	29.40	42.97	9.80	7.32	52.27	9.76	69.70	HEO	2	2.1			1	2	$248,132	$167,488	0.675
403	401	7035-004-110	17207 ROSETON AVE	17207	ROSETON			6,970	0.16	6,970	0.16	GCC	LMI	3	3	4	SFR	1,752	1	16,728	22,304	5,576	11.20	13.44	16.80	15.51	32.31	16.80	33.60	49.11	11.20	8.36	52.27	11.15	69.70													
404	402	7035-004-113	17031 ROSETON AVE	17031	ROSETON	90701	1978	6,970	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial	4,080	0	16,728	22,304	5,576	11.20	13.44	16.80	15.51	32.31	16.80	33.60	49.11	11.20	8.36	52.27	11.15	69.70	HEO	2	2.1			1	2	$798,894	$210,235	0.263
405	403	7035-004-117	17303 ROSETON AVE	17303	ROSETON	90701	1927	7,400	0.17	7,400	0.17	GCC	LMI	3	3	4	Industrial	5,606	0	17,760	23,680	5,920	11.89	14.27	17.84	16.47	34.31	17.84	35.67	52.14	11.89	8.88	52.27	11.84	69.70	HEO	2	2.1			1	2	$557,122	$378,423	0.679
406	404	7035-005-001	11414 ARTESIA BLVD	11414	ARTESIA			19,990	0.46	19,990	0.46	GCC	ABC-SP	3	3	4	Commercial	5,076	0	47,976	63,968	15,992	32.12	38.55	48.19	44.49	92.68	48.19	96.37	140.86	32.12	23.99	52.27	31.98	69.70													
407	405	7035-005-002	11414 ARTESIA BLVD	11414	ARTESIA			3,872	0.09	3,872	0.09	GCC	ABC-SP	3	3	4	Commercial	1,980	0	9,293	12,390	3,098	6.22	7.47	9.33	8.62	17.95	9.33	18.67	27.28	6.22	4.65	52.27	6.20	69.70													
408	406	7035-005-025	11436 ARTESIA BLVD	11436	ARTESIA	90701	1998	9,170	0.21	9,148	0.21	GCC	ABC-SP	3	3	4	Commercial	4,599	0	21,955	29,274	7,318	14.74	17.68	22.10	20.41	42.51	22.10	44.21	64.62	14.74	10.98	52.15	14.64	69.53	HEO	2	2.2			1	2	$538,461	$421,925	0.784
409	407	7035-005-026	11436 ARTESIA BLVD	11436	ARTESIA			5,460	0.13	5,425	0.12	GCC	ABC-SP	3	3	4	Commercial	4,599	0	13,020	17,360	4,340	8.77	10.53	13.16	12.15	25.31	13.16	26.32	38.47	8.77	6.51	51.94	8.68	69.25													
410	408	7035-005-051	11428 ARTESIA BLVD	11428	ARTESIA	90701	1979	16,900	0.39	16,900	0.39	GCC	ABC-SP	3	3	4	Commercial	10,008	0	40,560	54,080	13,520	27.16	32.59	40.74	37.61	78.35	40.74	81.47	119.59	27.16	20.28	52.27	27.04	69.70	HEO	2	2.2			1	2	$869,949	$485,378	0.558
411	409	7035-005-052	11428 ARTESIA BLVD	11428	ARTESIA	90701	1979	10,010	0.23	10,010	0.23	GCC	ABC-SP	3	3	4	Commercial	6,133	0	24,024	32,032	8,008	16.09	19.30	24.13	22.28	46.41	24.13	48.26	70.54	16.09	12.01	52.27	16.02	69.70	HEO	2	2.2			1	2	$470,406	$263,337	0.560
412	410	7035-005-053	17420 GRIDLEY RD	17420	GRIDLEY	90701	1980	8,060	0.19	8,060	0.19	GCC	ABC-SP	3	3	4	Commercial	1,825	0	19,344	25,792	6,448	12.95	15.54	19.43	17.94	37.37	19.43	38.86	56.80	12.95	9.67	52.27	12.90	69.70	HEO	2	2.2			1	2	$388,534	$200,960	0.517
413	411	7035-005-074	11446 ARTESIA BLVD	11446	ARTESIA			34,680	0.80	34,680	0.80	GCC	ABC-SP	3	3	4	Recreational	44,408	0	83,232	110,976	27,744	55.73	66.88	83.60	77.19	160.78	83.60	167.19	244.38	55.73	41.62	52.27	55.49	69.70													
414	412	7035-005-075	11446 ARTESIA BLVD	11446	ARTESIA	90701		20,680	0.47	20,680	0.47	GCC	ABC-SP	3	3	4	Recreational	44,408	0	49,632	66,176	16,544	33.23	39.88	49.85	46.03	95.88	49.85	99.70	145.72	33.23	24.82	52.27	33.09	69.70													
415	413	7035-012-027	18000 ALBURTIS AVE	18000	ALBURTIS	90701	1950	6,600	0.15	6,600	0.15	CCMU	MFR	3	3	4	SFR	1,129	1	15,840	21,120	5,280	10.61	12.73	15.91	14.69	30.59	15.91	31.82	46.51	10.61	7.61	52.27	10.56	69.70	HEO	5	5.1	X		1	2	$46,162	$39,493	0.856
416	414	7035-012-028	18002 ALBURTIS AVE	18002	ALBURTIS			13,608	0.31	13,608	0.31	CCMU	MFR	3	3	4	MFR	5,542	6	32,659	43,546	10,886	21.87	26.24	32.80	30.29	63.09	32.80	65.60	95.89	21.87	16.33	52.27	21.77	69.70													
417	415	7035-012-031	18008 ALBURTIS AVE	18008	ALBURTIS			13,608	0.31	13,608	0.31	CCMU	MFR	3	3	4	MFR	3,290	4	32,659	43,546	10,886	21.87	26.24	32.80	30.29	63.09	32.80	65.60	95.89	21.87	16.33	52.27	21.77	69.70													
418	416	7035-012-032	18012 ALBURTIS AVE	18012	ALBURTIS			6,599	0.15	6,599	0.15	CCMU	MFR	3	3	4	MFR	2,232	1	15,834	21,117	5,279	10.60	12.73	15.91	14.69	30.59	15.91	31.81	46.50	10.60	7.92	52.27	10.56	69.70													
419	417	7035-012-044	18014 ALBURTIS AVE	18014	ALBURTIS			26,488	0.61	26,488	0.61	CCMU	MFR	3	3	4	MFR	14,658	14	63,571	84,762	21,190	42.57	51.08	63.85	58.95	122.80	63.85	127.70	186.65	42.57	31.79	52.27	42.38	69.70													
420	418	7035-012-905	11721 183RD ST	11721	183RD	90701	1970	73,616	1.69	73,616	1.69	CCMU	CG	3	3	4	**Post office**	24,188	0	176,678	235,571	58,893	118.30	141.96	177.45	163.84	341.29	177.45	354.90	518.74	118.30	88.34	52.27	117.79	69.70								$1,644,543	$0	0.000
421	419	7035-014-024	17804 ALBURTIS AVE	17804	ALBURTIS			8,400	0.19	8,400	0.19	CCMU	MFR	3	3	4	MFR	4,812	4	20,160	26,880	6,720	13.50	16.20	20.25	18.70	38.94	20.25	40.50	59.19	13.50	10.08	52.27	13.44	69.70													
422	420	7035-014-025	17800 ALBURTIS AVE	17800	ALBURTIS			13,996	0.32	13,996	0.32	CCMU	MFR	3	3	4	MFR	3,456	4	33,590	44,787	11,197	22.49	26.99	33.74	31.15	64.89	33.74	67.47	98.62	22.49	16.80	52.27	22.39	69.70													
423	421	7035-014-026	17810 ALBURTIS AVE	17810	ALBURTIS			16,775	0.39	16,775	0.39	CCMU	MFR	3	3	4	MFR	4,800	6	40,260	53,680	13,420	26.96	32.35	40.44	37.34	77.77	40.44	80.87	118.21	26.96	20.13	52.27	26.84	69.70													
424	422	7035-014-027	17820 ALBURTIS AVE	17820	ALBURTIS			30,195	0.69	30,195	0.69	CCMU	MFR	3	3	4	MFR	16,640	16	72,642	96,624	24,156	48.52	58.23	72.78	67.20	139.99	72.78	145.57	212.77	48.52	36.23	52.27	48.31	69.70													
425	423	7035-014-032	17922 ALBURTIS AVE	17922	ALBURTIS			19,470	0.45	19,467	0.45	CCMU	MFR	3	3	4	MFR	4,830	6	46,721	62,294	15,574	31.29	37.55	46.93	43.33	90.27	46.93	93.86	137.20	31.29	23.36	52.26	31.15	69.69													
426	424	7035-014-033	17930 ALBURTIS AVE	17930	ALBURTIS			19,470	0.45	19,467	0.45	CCMU	MFR	3	3	4	MFR	5,249	6	46,721	62,294	15,574	31.29	37.55	46.93	43.33	90.27	46.93	93.86	137.20	31.29	23.36	52.26	31.15	69.69													
427	425	7035-014-085	17888 ALBURTIS AVE	17888	ALBURTIS			88,280	2.03	88,280	2.03	CCMU	P-SP	3	3	4	MFR-Condo	50,220	62	211,872	282,496	70,624	141.86	170.24	212.80	196.48	409.28	212.80	425.59	622.07	141.86	105.94	52.27	141.25	69.70													
428	426	7035-017-010		90701	0	8,655	0.20	8,655	0.20	LDR	ABC-SP	3	3	4	Vacant	0	0	20,772	27,696	6,924	13.91	16.69	20.86	19.26	40.13	20.86	41.73	60.99	13.91	10.39	52.27	13.85	69.70	HEO	3	3.2			1	2	$646,473	$0	0.000
429	427	7035-017-011	11600 ARTESIA BLVD	11600	ARTESIA	90701	1957	17,459	0.40	17,459	0.40	GCC	ABC-SP	3	3	4	Commercial	2,076	0	41,902	55,869	13,967	28.06	33.67	42.08	38.86	80.94	42.08	84.17	123.03	28.06	20.95	52.27	27.93	69.70	HEO	3	3.2			1	2	$1,208,855	$52,558	0.043
430	428	7035-017-013	11622 ARTESIA BLVD	11622	ARTESIA	90701	1964	14,327	0.33	14,327	0.33	GCC	ABC-SP	3	3	4	Industrial	4,320	0	34,385	45,846	11,462	23.02	27.63	34.53	31.89	66.42	34.53	69.07	100.96	23.02	17.19	52.27	22.92	69.70	HEO	3	3.2			1	2	$83,394	$62,416	0.748
431	429	7035-017-014	11634 ARTESIA BLVD	11634	ARTESIA			5,510	0.13	5,510	0.13	GCC	ABC-SP	3	3	4	Commercial	1,440	0	13,224	17,632	4,408	8.85	10.63	13.28	12.26	25.55	13.28	26.56	38.83	8.85	6.61	52.27	8.82	69.70													
432	430	7035-017-015	11634 ARTESIA BLVD	11634	ARTESIA			14,327	0.33	14,327	0.33	GCC	ABC-SP	3	3	4	Commercial	3,312	0	34,385	45,846	11,462	23.02	27.63	34.53	31.89	66.42	34.53	69.07	100.96	23.02	17.19	52.27	22.92	69.70													
433	431	7035-017-024	11638 ARTESIA BLVD	11638	ARTESIA			3,032	0.07	3,032	0.07	GCC	ABC-SP	3	3	4	MFR	1,440	0	7,277	9,702	2,426	4.87	5.84	7.29	-	14.02	-	14.58	21.29	4.87	3.64	52.27	4.85	69.70													
434	432	7035-017-025	11636 ARTESIA BLVD	11636	ARTESIA	90701	1962	9,095	0.21	9,095	0.21	GCC	ABC-SP	3	3	4	Commercial	1,000	0	21,828	29,104	7,276	14.62	17.54	21.92	20.24	42.17	21.92	43.85	64.09	14.62	10.91	52.27	14.55	69.70	HEO	3	3.2			1	2	$40,406	$19,837	0.491
435	433	7035-017-040		90701	0	8,700	0.20	8,700	0.20	8,700	0.20	GCC	ABC-SP	3	3	4	Vacant	0	0	20,880	27,840	6,960	13.98	16.78	20.97	19.36	40.33	20.97	41.94	61.31	13.98	10.44	52.27	13.92	69.70	HEO	3	3.2			1	2	$515,098	$0	0.000
436	434	7035-017-042	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	43.62	54.52	50.34	104.87	54.52	109.05	159.39	36.35	27.14	52.27	36.19	69.70	HEO	3	3.2		5	1	2	$1,287,759	$193,154	0.150
437	435	7035-017-043	11644 ARTESIA BLVD	11644	ARTESIA	90701	1963	17,269	0.40	17,269	0.40	GCC	ABC-SP	3	3	4	Commercial	5,192	0	41,446	55,261	13,815	27.75	33.30	41.63	38.44	80.06	41.63	83.25	121.69	27.75	20.72	52.27	27.63	69.70	HEO	3	3.2			1	2	$583,212	$499,892	0.857
438	436	7035-018-035	17509 PIONEER BLVD	17509	PIONEER	90701	1969	28,470	0.65	28,470	0.65	GCC	CG	3	3	4	Commercial	6,365	0	68,328	91,104	22,776	45.75	54.90	68.63	63.36	131.99	68.63	137.25	200.62	45.75	34.16	52.27	45.55	69.70	HEO	4	4.3		5	1	2	$3,156,283	$631,251	0.200
439	437	7035-018-036	17523 PIONEER BLVD	17523	PIONEER			27,675	0.64	27,472	0.63	GCC	CG	3	3	4	Commercial	4,490	0	65,933	87,910	21,978	44.47	53.37	66.71	61.60	128.31	66.71	133.42	195.01	44.47	32.97	51.89	43.96	69.18													
440	438	7035-019-029	17700 ALBURTIS AVE	17700	ALBURTIS			7,174	0.16	7,174	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	17,218	22,957	5,739	11.53	13.83	17.29	15.97	33.26	17.29	34.59	50.55	11.53	8.61	52.27	11.48	69.70													
441	439	7035-019-030	17704 ALBURTIS AVE	17704	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70													
442	440	7035-019-031	17708 ALBURTIS AVE	17708	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70													
443	441	7035-019-032	17712 ALBURTIS AVE	17712	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70													
444	442	7035-019-033	17716 ALBURTIS AVE	17716	ALBURTIS			7,175	0.16	7,175	0.16	CCMU	MFR	3	3	4	MFR	2,636	3	17,220	22,960	5,740	11.53	13.84	17.30	15.97	33.26	17.30	34.59	50.56	11.53	8.61	52.27	11.48	69.70													
445	443	7035-019-035	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	15,882	0.36	15,882	0.36

Parcels Sorted by Overlay Zone

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) ($ft2$)	Potential maximum new non-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, 2 = 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 § 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/Govt. Code 965915(u), (v) *(for developments of 5 or more units (Govt. Code 65915(i))*	Potential maximum new residential units per AB 1287/Govt. Code 965915(u), (v) 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% mod-income units (AB 1287/Govt. Code 965915(u), (v) *(for developments of 5 or more units (Govt. Code 65915(i))*	Potential maximum new residential units per AB 1287/Govt. Code 965915(u), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 65915(i))*	Potential maximum new residential units per AB 1287/Govt. Code 965915(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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential Maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential Maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvement s Current Value	HEO Sites Improvement to Land Ratio (ILR)
511	509	7039-018-038	18819 JERSEY AVE	18819	JERSEY	90701	1988	8,268	0.19	8,268	0.19	SSGC	MFR	3	3	4	MFR	5,174	4	19,843	26,458	6,614	13.29	15.94	19.93	18.40	38.33	19.93	39.86	58.26	13.29	9.92	52.27	13.23	69.70	HEO	8	8.2				1	2	$612,515	$410,659	0.670
512	510	7039-018-040	18811 JERSEY AVE	18811	JERSEY			8,263	0.19	8,263	0.19	SSGC	MFR	3	3	4	MFR	3,200	4	19,831	26,442	6,610	13.28	15.93	19.92	18.39	38.31	19.92	39.84	58.23	13.28	9.92	52.27	13.22	69.70													
513	511	7039-026-005	18432 GRIDLEY RD	18432	GRIDLEY	90701	1920	34,196	0.79	34,196	0.79	CG	CG	3	3	4	Institutional/Congregate	5,987	3	82,070	109,427	27,357	54.95	65.94	82.43	76.11	158.54	82.43	164.86	240.97	54.95	41.04	52.27	54.71	69.70	HEO	6	6.2		21.00	5	1	2	$889,638	$613,587	0.690
514	512	7039-026-027	18300 GRIDLEY RD	18300	GRIDLEY	90701	1986	149,100	3.42	75,794	1.74	CG	CG	3	3	4	Commercial	29,986	0	181,906	242,541	60,635	239.60	287.52	359.40	331.85	691.25	359.40	718.80	1,050.65	239.60	90.95	26.57	121.27	35.43	HEO	6	6.1		21.00	5	1	2	$2,723,068	$1,992,454	0.732
515	513	7040-015-001	11840 183RD ST	11840	183RD	90701	1958	11,539	0.26	11,539	0.26	HDR	MFR	3	3	4	MFR	6,138	5	27,694	36,925	9,231	18.54	22.25	27.81	25.68	53.50	27.81	55.63	81.31	18.54	13.85	52.27	18.46	69.70	HEO	7	7.2				1	2	$868,483	$578,988	0.667
516	514	7040-015-002	18310 ARLINE AVE	18310	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,197	3	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70													
517	515	7040-015-003	18316 ARLINE AVE	18316	ARLINE	90701	1934	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,029	2	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$23,292	$13,631	0.585
518	516	7040-015-004	18322 ARLINE AVE	18322	ARLINE	90701	1916	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	728	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$333,633	$119,818	0.359
519	517	7040-015-005	18326 ARLINE AVE	18326	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,359	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70													
520	518	7040-015-006	18402 ARLINE AVE	18402	ARLINE	90701	1941	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,154	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$761,262	$493,211	0.648
521	519	7040-015-007	18406 ARLINE AVE	18406	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,844	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70													
522	520	7040-015-008	18412 ARLINE AVE	18412	ARLINE	90701	2006	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,536	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$872,300	$817,700	0.937
523	521	7040-015-009	18418 ARLINE AVE	18418	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,474	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70													
524	522	7040-015-010	18422 ARLINE AVE	18422	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,339	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70													
525	523	7040-015-011	18430 ARLINE AVE	18430	ARLINE	90701	1970	14,998	0.34	14,998	0.34	HDR	MFR	3	3	4	MFR	10,524	12	35,995	47,994	11,998	24.10	28.92	36.15	33.38	69.53	36.15	72.30	105.68	24.10	18.00	52.27	24.00	69.70	HEO	7	7.2				1	2	$1,638,760	$968,233	0.591
526	524	7040-016-011	18506 ARLINE AVE	18506	ARLINE			8,098	0.19	8,098	0.19	HDR	MFR	3	3	4	MFR	4,997	4	19,435	25,914	6,478	13.01	15.62	19.52	18.02	37.54	19.52	39.04	57.06	13.01	9.72	52.27	12.96	69.70													
527	525	7040-016-013	18500 ARLINE AVE	18500	ARLINE	90701	2001	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	5,456	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.2				1	2	$1,148,327	$765,550	0.667
528	526	7040-016-014	18436 ARLINE AVE	18436	ARLINE			7,950	0.18	7,950	0.18	HDR	MFR	3	3	4	SFR	1,198	1	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70													
529	527	7040-016-016	18512 ARLINE AVE	18512	ARLINE	90701	1978	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	4,666	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.2				1	2	$771,984	$514,656	0.667
530	528	7040-016-017	18512 ARLINE AVE	18512	ARLINE	90701	1960	23,550	0.54	23,549	0.54	HDR	MFR	3	3	4	Institutional/Church	23,000	0	56,518	75,357	18,839	37.84	45.41	56.77	52.41	109.18	56.77	113.53	165.95	37.84	28.26	52.27	37.68	69.69	HEO	7	7.2			5	1	2	$69,954	$11,750	0.168
531	529	7040-021-001	11865 187TH ST	11865	187TH	90701	1981	11,775	0.27	11,775	0.27	HDR	MFR	3	3	4	MFR	6,616	6	28,260	37,680	9,420	18.92	22.71	28.38	26.21	54.59	28.38	56.77	82.97	18.92	14.13	52.27	18.84	69.70	HEO	7	7.4				1	2	$1,402,459	$936,360	0.668
532	530	7040-021-002	11859 187TH ST	11859	187TH	90701	1948	11,652	0.27	11,652	0.27	HDR	MFR	3	3	4	MFR	2,866	2	27,965	37,286	9,322	18.72	22.47	28.09	25.93	54.02	28.09	56.17	82.11	18.72	13.98	52.27	18.64	69.70	HEO	7	7.4				1	2	$331,406	$224,879	0.679
533	531	7040-021-003	18629 CLARKDALE AVE	18629	CLARKDALE	90701	1938	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	1,394	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$306,343	$76,583	0.250
534	532	7040-021-006	18611 CLARKDALE AVE	18611	CLARKDALE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	2,187	3	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70													
535	533	7040-021-007	11864 186TH ST	11864	186TH			9,975	0.23	9,975	0.23	HDR	MFR	3	3	4	MFR	5,736	6	23,940	31,920	7,980	16.03	19.24	24.04	22.20	46.25	24.04	48.09	70.29	16.03	11.97	52.27	15.96	69.70													
536	534	7040-021-008	11856 186TH ST	11856	186TH			5,772	0.13	5,772	0.13	HDR	MFR	3	3	4	MFR	1,653	2	13,853	18,470	4,618	9.28	11.13	13.91	12.85	26.76	13.91	27.83	40.67	9.28	6.93	52.27	9.24	69.70													
537	535	7040-021-013	18628 ARLINE AVE	18628	ARLINE	90701	1977	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	4,232	5	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$842,106	$561,039	0.666
538	536	7040-021-014	18622 ARLINE AVE	18622	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	5,256	4	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70													
539	537	7040-021-015	18616 ARLINE AVE	18616	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	5,209	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70													
540	538	7040-021-016	18612 ARLINE AVE	18612	ARLINE	90701	1921	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	3,121	3	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$766,774	$509,796	0.665
541	539	7040-021-017	18606 ARLINE AVE	18606	ARLINE	90701	1937	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	1,368	2	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$26,826	$18,617	0.694
542	540	7040-021-018	18602 ARLINE AVE	18602	ARLINE	90701	1959	7,950	0.18	7,950	0.18	HDR	MFR	3	3	4	MFR	4,945	2	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70	HEO	7	7.4				1	2	$1,530,000	$663,000	0.433
543	541	7040-021-019	18619 CLARKDALE AVE	18619	CLARKDALE			15,599	0.36	15,599	0.36	HDR	MFR	3	3	4	MFR	10,850	14	37,438	49,917	12,479	25.07	30.08	37.60	34.72	72.32	37.60	75.20	109.92	25.07	18.72	52.27	24.96	69.70													
544	542	7040-021-020	18632 ARLINE AVE	18632	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	3,139	5	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70													
545	543	7040-021-021	18642 ARLINE AVE	18642	ARLINE			5,200	0.12	5,200	0.12	HDR	MFR	3	3	4	MFR	1,437	2	12,480	16,640	4,160	8.36	10.03	12.53	11.57	24.11	12.53	25.07	36.64	8.36	6.24	52.27	8.32	69.70													
546	544	7040-021-022	18644 ARLINE AVE	18644	ARLINE			5,300	0.12	5,300	0.12	HDR	MFR	3	3	4	SFR	1,926	1	12,720	16,960	4,240	8.52	10.22	12.78	11.80	24.57	12.78	25.55	37.35	8.52	6.36	52.27	8.48	69.70													
547	545	7040-021-023	11847 187TH ST	11847	187TH			5,250	0.12	5,250	0.12	HDR	MFR	3	3	4	SFR	2,019	1	12,600	16,800	4,200	8.44	10.12	12.65	11.68	24.34	12.65	25.31	36.99	8.44	6.30	52.27	8.40	69.70													
548	546	7040-022-019	18720 ARLINE AVE	18720	ARLINE	90701	1939	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	572	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$295,724	$73,929	0.250
549	547	7040-022-020	18718 ARLINE AVE	18718	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	3,896	3	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70													
550	548	7040-022-021	18712 ARLINE AVE	18712	ARLINE	90701	1941	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	1,315	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$757,200	$92,709	0.122
551	549	7040-022-025	11848 187TH ST	11848	187TH			5,250	0.12	5,250	0.12	HDR	MFR	3	3	4	SFR	1,343	1	12,600	16,800	4,200	8.44	10.12	12.65	11.68	24.34	12.65	25.31	36.99	8.44	6.30	52.27	8.40	69.70													
552	550	7040-022-026	18702 ARLINE AVE	18702	ARLINE	90701	1964	5,300	0.12	5,300	0.12	HDR	MFR	3	3	4	SFR	1,664	1	12,720	16,960	4,240	8.52	10.22	12.78	11.80	24.57	12.78	25.55	37.35	8.52	6.36	52.27	8.48	69.70	HEO	7	7.4				1	2	$609,786	$122,456	0.201
553	551	7040-022-027	18706 ARLINE AVE	18706	ARLINE	90701	1963	5,200	0.12	5,200	0.12	HDR	MFR	3	3	4	SFR	1,650	1	12,480	16,640	4,160	8.36	10.03	12.53	11.57	24.11	12.53	25.07	36.64	8.36	6.24	52.27	8.32	69.70	HEO	7	7.4				1	2	$226,317	$65,986	0.292
554	552	7040-022-029	18732 ARLINE AVE	18732	ARLINE	90701	2015	19,700	0.45	19,700	0.45	HDR	MFR	3	3	4	MFR	8,526	10	47,280	63,040	15,760	31.66	37.99	47.49	43.85	91.33	47.49	94.97	138.82	31.66	23.64	52.27	31.52	69.70	HEO	7	7.4				1	2	$2,275,656	$1,592,959	0.700
555	553	7040-032-022	12155 SOUTH ST	12155	SOUTH	90701	1976	22,216	0.51	22,216	0.51	NWBC	CG	3	3	4	Commercial	5,821	0	53,318	71,091	17,773	35.70	42.84	53.55	49.45	103.00	53.55	107.10	156.55	35.70	26.66	52.27	35.55	69.70	HEO	9	9.2			5	1	2	$812,510	$443,178	0.545
556	554	7040-032-023	12147 SOUTH ST	12147	SOUTH			50,965	1.17	50,965	1.17	NWBC	CG	3	3	4	Commercial	9,000	0	122,316	183,088	46,772	81.96	98.28	122.85	113.43	236.28	122.85	245.70	359.13	81.96	61.16	52.27	81.54	69.70													
557	555	7040-003-036	11944 SOUTH ST	11944	SOUTH	90701	1982	58,806	1.35	58,806	1.35	CG	CG	3	3	4	Commercial	22,250	0	141,134	188,179	47,045	94.50	113.40	141.75	130.88	272.63	141.75	283.50	414.38	94.50	70.57	52.27	94.09	69.70	HEO	9	9.1		21.00	5	1	2	$5,569,918	$2,198,256	0.395
558	556	7040-003-037	11940 SOUTH ST	11940	SOUTH	90701	1986	30,030	0.69	29,330	0.67	CG	CG	3	3	4	Commercial	9,797	0	70,392	93,856	23,464	48.26	57.91	72.39	66.84	139.22	72.39	144.77	211.61	48.26	35.20	51.05	46.93	68.87	HEO	9	9.1			5	1	2	$919,524	$747,647	0.813
559	557	7040-005-012	12240 SOUTH ST	12240	SOUTH	90701	1963	3,640	0.08	3,640	0.08	NWBC	CG	3	3	4	SFR	800	1	8,736	11,648	2,912	5.85	7.02	8.77	8.10	16.88	8.77	17.55	25.65	5.85	4.37	52.27	5.82	69.70	HEO	9	9.2				1	2	$173,454	$40,145	0.231
560	558	7040-005-019	12304 SOUTH ST	12304	SOUTH	90701	1948	7,680	0.18	7,680	0.18	NWBC	CG	3	3	4	MFR	1,526	3	18,432	24,576	6,144	12.34	14.81	18.51	17.09	35.61	18.51	37.02	54.12	12.34	9.22	52.27	12.29	69.70	HEO	9	9.2				1	2	$307,678	$251,976	0.819
561	559	7040-005-020	12312 SOUTH ST	12312	SOUTH			3,840	0.09	3,840	0.09	NWBC	CG	3	3	4	SFR	832	1	9,216	12,288	3,072	6.17	7.40	9.26	8.55	17.80	9.26	18.51	27.06	6.17	4.61	52.27	6.14	69.70													
562	560	7040-005-021	12316 SOUTH ST	12316	SOUTH	90701	1956	4,440	0.10	4,440	0.10	NWBC	CG	3	3	4	SFR	944	1	10,656	14,208	3,552	7.13	8.56	10.70	9.88	20.58	10.70	21.40	31.29	7.13	5.33	52.27	7.10	69.70	HEO	9	9.2				1	2	$350,478	$105,810	0.302
563	561	7040-005-052	12244 SOUTH ST	12244	SOUTH	90701	1982	23,040	0.53	23,040	0.53	NWBC	CG	3	3	4	Commercial	8,055	0	55,296	73,728	18,432	37.02	44.43	55.54	51.28	106.82	55.54	111.07	162.35	37.02	27.65	52.27	36.86	69.70	HEO	9	9.2			5	1	2	$2,244,000	$1,122,000	0.500
564	562	7040-005-053	12328 SOUTH ST	12328	SOUTH			12,120	0.28	12,120	0.28	NWBC	CG	3	3	4	Commercial	6,445	0	29,088	38,784	9,696	19.48	23.37	29.21	26.98	56.19	29.21	58.43	85.40	19.48	14.54	52.27	19.39	69.70													
565	563	7040-005-054	19020 NORWALK BLVD	19020	NORWALK			9,460	0.22	9,460	0.22	NWBC	CG	3	3	4	Commercial	2,145	0	22,704	30,272	7,568	15.20	18.24	22.80	21.05	43.86	22.80	45.61	66.66	15.20	11.35	52.27	15.14	69.70													
566	564	7040-005-055	12220 SOUTH ST	12220	SOUTH			44,440	1.02	36,077	0.83	NWBC	CG	3	3	4	Commercial	15,378	0	86,585	115,446	28,862	71.41	85.70	107.12	98.91	206.03	107.12	214.24	313.15	71.41	43.29	42.44	57.72	56.58													
567	565	7040-005-056	12202 SOUTH ST	12202	SOUTH	90701	2016	20,270	0.47	20,270	0.47	NWBC	CG	3	3	4	Commercial	2,450	0	48,648	64,864	16,216	32.57	39.09	48.86	45.11	92.74	48.86	97.72	142.83	32.57	24.32	52.27	32.43	69.70	HEO	9	9.2				1	2	$472,714	$456,776	0.966
568	566	7040-027-058	12156 SOUTH ST	12156	SOUTH			12,698	0.29	12,698	0.29	NWBC	CG	3	3	4	Commercial	1,308	0	30,475	40,634	10,158	20.41	24.49	30.61	28.26	58.87	30.61	61.22	89.48	20.41	15.24	52.27	20.32	69.70													
569	567	7040-027-059	19015 NORWALK BLVD	19015	NORWALK			5,645	0.13	5,645	0.13	NWBC	CG	3	3	4	Commercial	1,890	0	13,548	18,064	4,516	9.07	10.89	13.61	12.56	26.17	13.61	27.21	39.78	9.07	6.77	52.27	9.03	69.70													
570	568	7040-027-060	19023 NORWALK BLVD	19023	NORWALK	90701	1952	20,077	0.46	20,077	0.46	NWBC	CG	3	3	4	Institutional: preschool	2,735	0	48,185	64,246	16,062	32.26	38.72	48.39	44.68	93.08	48.39	96.79	141.47	32.26	24.09	52.27	32.12	69.70	HEO	9	9.2				1	2	$130,600	$67,024	0.513
571	569	7040-027-079	12146 SOUTH ST	12146	SOUTH	90701	1971	29,952	0.69	29,952	0.69	NWBC	CG	3	3	4	Commercial	7,580	0	57,776	76,968	19,242	38.13	45.76	57.76	52.35	109.11	57.76	114.40	166.87	38.13	28.84	52.27	38.46	69.70	HEO	9	9.2			5	1	2	$1,338,620	$1,131,827	0.846
572					Totals			10,091,008	232	9,884,763	227							3,497,268	1,086	31,078,260	38,986,070	7,907,810	20,689.89

Scenario 1 (5-4-3) Overlay Zone 1

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 = 70 du/acre	Potential maximum new residential units with statutory minimum 20% density bonus *(for developments of 5 or more units (Govt. Code § 65915))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code §65915))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Govt. Code §65915(u), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Govt. Code §65915(u), (v) with min. 10% very low income units. *(for developments of 5 or more units (Govt. Code §65915))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Govt. Code §65915(u), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Govt. Code §65915(u), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Govt. 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))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)*: Col. T/2000	Hypothetical Actual built density *(du/gross acre)*: Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)*: Col. U/2000	Hypothetical Actual built density *(du/gross acre)*: Col. AH/Col. M	5th Cycle HE Opportunity Sites (HEO)	OA No.	OA Subarea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
1	7011-004-055	11826 168TH ST	11826	168TH	90701	1939	6,252	0.14	6,046	0.14	PBC	CG	1	5	6	SFR	625	1	24,184	29,021	4,837	14.35	17.22	21.53	19.88	41.41	21.53	43.06	62.94	10.05	12.09	84.25	14.51	101.10	HEO	1	1.3				1	2	$153,120	$83,516	0.545
2	7011-004-076	11820 168TH ST	11820	168TH	90701	1948	8,025	0.18	8,025	0.18	PBC	CG	1	5	6	SFR	458	1	32,100	38,520	6,420	18.42	22.12	27.63	25.52	53.15	27.63	55.27	80.78	12.90	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$199,118	$85,335	0.429
3	7011-004-902	11814 168TH ST	11814	168TH	90701		9,074	0.21	9,074	0.21	PBC	CG	1	5	6	Vacant	0	0	36,296	43,555	7,259	20.83	25.00	31.25	28.85	60.10	31.25	62.49	91.34	14.58	18.15	87.12	21.78	104.54														
4	7011-004-903				90701	0	7,536	0.17	7,536	0.17	PBC	CG	1	5	6	Vacant	0	0	30,144	36,173	6,029	17.30	20.76	25.95	23.96	49.91	25.95	51.90	75.86	12.11	15.07	87.12	18.09	104.54														
5	7011-005-005	11814 167TH ST	11814	167TH	90701	1959	5,349	0.12	5,349	0.12	PBC	CG	1	5	6	Industrial	2,220	0	21,396	25,675	4,279	12.28	14.74	18.42	17.01	35.43	18.42	36.84	53.85	8.60	10.70	87.12	12.84	104.54	HEO	1	1.3				1	2	$329,970	$3,410	0.010
6	7011-005-006				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
7	7011-005-007	11818 167TH ST	11818	167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
8	7011-005-008	11822 167TH ST	11822	167TH	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$88,626	$29,535	0.333
9	7011-005-009	11824 167TH ST	11824	167TH	90701	1955	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	396	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$168,187	$73,581	0.437
10	7011-005-010	11828 167TH ST	11828	167TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	SFR	821	1	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$154,712	$37,124	0.240
11	7011-005-026	11829 168TH ST	11829	168TH	90701	1947	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	918	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$213,964	$115,920	0.542
12	7011-005-044	16706 PIONEER BLVD	16706	PIONEER	90701	1959	4,426	0.10	4,426	0.10	PBC	CG	1	5	6	Commercial	786	0	17,704	21,245	3,541	10.16	12.19	15.24	14.07	29.31	15.24	30.48	44.55	7.11	8.85	87.12	10.62	104.54	HEO	1	1.3				1	2	$273,076	$2,272	0.008
13	7011-005-900	11815 168TH ST	11815	168TH	90701	1968	4,813	0.11	4,813	0.11	PBC	CG	1	5	6	Commercial	6,180	0	19,252	23,102	3,850	11.05	13.26	16.57	15.30	31.88	16.57	33.15	48.45	7.73	9.63	87.12	11.55	104.54														
14	7011-005-901	11817 168TH ST	11817	168TH	90701	1947	5,885	0.14	5,885	0.14	PBC	CG	1	5	6	SFR	700	1	23,540	28,248	4,708	13.51	16.21	20.27	18.71	38.98	20.27	40.53	59.24	9.46	11.77	87.12	14.12	104.54														
15	7011-005-902	16712 1/2 PIONEER BLVD	16712.5	PIONEER	90701	1961	12,998	0.30	12,998	0.30	PBC	CG	1	5	6	Commercial	1,750	0	51,992	62,390	10,398	29.84	35.81	44.76	41.33	86.09	44.76	89.52	130.85	20.89	26.00	87.12	31.20	104.54														
16	7011-005-903	11825 168TH ST	11825	168TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	Commercial	1,917	0	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$24,770	$0	0.000
17	7011-006-004	16638 PIONEER BLVD	16638	PIONEER	90701	1955	4,556	0.10	4,556	0.10	PBC	CG	1	5	6	SFR	828	1	18,224	21,869	3,645	10.46	12.55	15.69	14.49	30.17	15.69	31.38	45.86	7.32	9.11	87.12	10.93	104.54	HEO	1	1.3				1	2	$203,717	$92,208	0.453
18	7011-006-006	16632 PIONEER BLVD	16632	PIONEER	90701	0	16,048	0.37	16,048	0.37	PBC	CG	1	5	6	Industrial	0	0	64,192	77,030	12,838	36.84	44.21	55.26	51.02	106.29	55.26	110.52	161.55	25.79	32.10	87.12	38.52	104.54	HEO	1	1.3				1	2	$163,193	$0	0.000
19	7011-006-007				90701	1971	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Industrial	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$3,374	0.139
20	7011-006-019	11811 167TH ST	11811	167TH	90701	1948	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	MFR	1,232	5	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$367,911	$194,467	0.529
21	7011-006-020			167TH		0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$126,140	$0	0.000
22	7011-006-021				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
23	7011-006-022				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
24	7011-006-023				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
25	7011-006-024	11829 167TH ST	11829	167TH	90701	1962	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	1,016	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$357,897	$89,474	0.250
26	7011-006-041	16644 PIONEER BLVD	16644	PIONEER	90701	1955	4,238	0.10	4,238	0.10	PBC	CG	1	5	6	MFR	1,134	2	16,952	20,342	3,390	9.73	11.67	14.59	13.47	28.07	14.59	29.19	42.66	6.81	8.48	87.12	10.17	104.54	HEO	1	1.3				1	2	$201,994	$126,244	0.625
27	7011-006-046	16632 PIONEER BLVD	16632	PIONEER	90701	1969	9,139	0.21	9,139	0.21	PBC	CG	1	5	6	Industrial	1,200	0	36,556	43,867	7,311	20.98	25.18	31.47	29.06	60.53	31.47	62.94	92.00	14.69	18.28	87.12	21.93	104.54	HEO	1	1.3				1	2	$134,308	$63,641	0.474
28	7011-006-049				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$49,623	$0	0.000
29	7011-007-001	16604 PIONEER BLVD	16604	PIONEER	90701	0	13,072	0.30	12,898	0.30	PBC	CG	1	5	6	Commercial	3,275	0	51,592	61,910	10,318	30.01	36.01	45.01	41.56	86.58	45.01	90.03	131.59	21.01	25.80	85.96	30.96	103.15														
30	7011-007-003	11816 166TH ST	11816	166TH	90701	0	13,599	0.31	13,599	0.31	PBC	CG	1	5	6	Industrial	0	0	36,556	43,867	7,311	20.98	25.18	31.47	29.06	60.53	31.47	62.94	92.00	14.69	18.28	87.12	21.93	104.54	HEO	1	1.3				1	2	$307,211	$0	0.000
31	7011-007-004	11828 166TH ST	11828	166TH	90701	1960	4,940	0.11	4,940	0.11	PBC	CG	1	5	6	Commercial	1,008	0	19,760	23,712	3,952	11.34	13.61	17.01	15.71	33.32	17.01	34.02	49.73	7.94	9.88	87.12	11.86	104.54	HEO	1	1.3				1	2	$123,670	$10,232	0.083
32	7011-007-027	11827 ARKANSAS ST	11827	ARKANSAS	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$62,028	$48,379	0.780
33	7011-007-028				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$159,294	$0	0.000
34	7011-007-046	16620 PIONEER BLVD	16620	PIONEER	90701	1991	4,639	0.11	4,639	0.11	PBC	CG	1	5	6	Commercial	1,900	0	18,556	22,267	3,711	10.65	12.78	15.97	14.75	30.72	15.97	31.95	46.70	7.45	9.28	87.12	11.13	104.54	HEO	1	1.3				1	2	$147,721	$41,351	0.280
35	7011-007-047			ARKANSAS	90701	1991	16,052	0.37	16,052	0.37	PBC	CG	1	5	6	Commercial	6,219	0	64,208	77,050	12,842	36.85	44.22	55.28	51.04	106.31	55.28	110.55	161.59	25.80	32.10	87.12	38.52	104.54														
36	7014-003-015	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,410	0.12	5,410	0.12	PBC	CG	1	5	6	Industrial	5,000	0	21,640	25,968	4,328	12.42	14.90	18.63	17.20	35.83	18.63	37.26	54.46	8.69	10.82	87.12	12.98	104.54	HEO	1	1.2				1	2	$134,094	$1,493	0.011
37	7014-003-016	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,458	0.13	5,458	0.13	PBC	CG	1	5	6	Industrial	5,040	0	21,832	26,198	4,366	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	8.77	10.92	87.12	13.10	104.54	HEO	1	1.2				1	2	$111,490	$1,493	0.013
38	7014-003-017	16645 PIONEER BLVD	16645	PIONEER	90701	1965	10,907	0.25	10,907	0.25	PBC	CG	1	5	6	Industrial	8,000	0	43,628	52,354	8,726	25.04	30.05	37.56	34.68	72.24	37.56	75.12	109.89	17.53	21.81	87.12	26.18	104.54	HEO	1	1.2				1	2	$105,734	$1,493	0.009
39	7014-003-018	11734 ARKANSAS ST	11734	ARKANSAS	90701	1957	7,806	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial	9,800	0	31,224	37,469	6,245	17.92	21.50	26.88	24.82	51.70	26.88	53.76	78.58	12.54	15.61	87.12	18.73	104.54	HEO	1	1.2				1	2	$452,043	$299,619	0.663
40	7014-003-019	11732 ARKANSAS ST	11732	ARKANSAS	90701	1920	7,806	0.18	7,806	0.18	LMI	LMI	1	5	6	Industrial	572	0	31,224	37,469	6,245	18.13	21.75	27.19	25.11	52.30	27.19	54.38	79.49	12.69	15.61	86.13	18.73	103.35	HEO	1	1.2				1	2	$412,076	$112,963	0.274
41	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	12.15	14.95	86.12	17.94	103.34														
42	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	14.94	87.12	17.93	104.54														
43	7014-003-022	11718 ARKANSAS ST	11718	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	SFR	780	1	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.94	87.12	17.93	104.54														
44	7014-003-023						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	14.94	87.12	17.93	104.54														
45	7014-003-024	11708 ARKANSAS ST	11708	ARKANSAS			11,252	0.26	11,252	0.26	LMI	LMI	1	5	6	Industrial	5,355	0	45,004	54,010	9,002	25.83	31.00	38.75	35.78	74.52	38.75	77.49	113.27	18.08	22.50	87.12	27.00	104.54														
46	7014-003-027	16707 PIONEER BLVD	16707	PIONEER			16,988	0.39	16,988	0.39	PBC	CG	1	5	6	Commercial	2,500	0	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01	27.30	33.98	87.12	40.77	104.54														
47	7014-003-049	11730 166TH ST	11730	166TH	90701	1992	5,544	0.13	5,478	0.13	PBC	LMI	1	5	6	Industrial	3,805	0	21,912	26,294	4,382	12.79	15.35	19.19	17.63	36.72	19.09	38.18	55.81	8.91	11.00	86.08	13.15	103.36	HEO	1	1.1				1	2	$96,606	$783	0.008
48	7014-003-050	11728 166TH ST	11728	166TH	90701	1992	6,072	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial	2,070	0	24,552	29,462	4,910	13.84	16.61	20.76	19.31	40.22	20.91	41.82	61.12	9.76	12.28	88.07	14.73	105.66	HEO	1	1.1				1	2	$110,175	$783	0.007
49	7014-003-051	11726 166TH ST	11726	166TH			6,138	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial	6,238	0	24,552	29,462	4,910	14.09	16.91	21.14	19.52	40.65	21.14	42.27	61.79	9.86	12.28	87.12	14.73	104.54														
50	7014-003-055	11717 ARKANSAS S	11717	ARKANSAS	90701	1959	18,348	0.42	18,414	0.42	LMI	LMI	1	5	6	Industrial	6,370	0	73,656	88,387	14,731	42.12	50.55	63.18	58.34	121.52	63.18	126.36	184.70	29.48	36.83	87.43	44.19	104.95	HEO	1	1.1				1	2	$946,060	$52,558	0.056
51	7014-003-059	16725 PIONEER BLVD	16725	PIONEER	90701	2008	30,490	0.70	30,490	0.70	PBC	CG	1	5	6	Commercial	3,081	0	121,960	146,352	24,392	70.00	83.99	104.99	96.94	201.94	104.99	209.99	306.93	49.00	60.98	87.12	73.18	104.54														
52	7014-003-060				90701	2011	16,430	0.38	16,430	0.38	LMI	LMI	1	5	6	Commercial	4,500	0	65,720	78,864	13,144	37.72	45.26	56.58	52.24	108.82	56.58	113.15	165.39	26.40	32.86	87.12	39.43	104.54	HEO	1	1.1				1	2	$948,188	$55,774	0.059
53	7014-003-061	11727 ARKANSAS ST	11727	ARKANSAS	90701	1930	12,276	0.28	12,275	0.28	LMI	LMI	1	5	6	Industrial	2,100	0	49,100	58,920	9,820	28.18	33.82	42.27	39.03	81.30	42.27	84.55	123.58	19.73	24.55	87.11	29.46	104.54	HEO	1	1.1				1	2	$669,309	$111,550	0.167
54	7014-003-066	11736 166TH ST	11736	166TH			1,940	0.04	11,940	0.27	PBC	CG	1	5	6	Commercial	4,550	0	47,760	57,312	9,552	3.46	4.45	4.45	4.45	9.01	4.45	4.45	3.12	23.88	536.19	28.66	643.43														
55	7014-003-067	11756 166TH ST	11756	166TH	90701	1961	15,860	0.37	15,860	0.37	PBC	CG	1	5	6	Commercial	5,682	0	63,920	76,704	12,784	36.69	44.02	55.03	50.81	105.84	55.03	110.06	160.86	25.68	31.96	87.12	38.35	104.54	HEO	1	1.1				1	2	$482,080	$471,922	0.979
56	7014-003-070	16629 PIONEER BLVD	16629	PIONEER	90701	1950	17,330	0.40	17,330	0.40	PBC	CG	1	5	6	Commercial	560	0	69,320	83,184	13,864	39.78	47.74	59.68	55.10	114.78	59.68	119.35	174.45	27.85	34.66	87.12	41.59	104.54	HEO	1	1.1				1	2	$442,951	$265,830	0.600
57	7014-004-005	16809 PIONEER BLVD	16809	PIONEER	90701	2020	18,300	0.42	18,295	0.42	PBC	CG	1	5	6	Commercial	1,608	0	73,180	87,816	14,636	42.01	50.41	63.02	58.19	121.20	63.02	126.03	184.22	29.41	36.59	87.10	43.91	104.52														
58	7014-004-015	16905 PIONEER BLVD	16905	PIONEER			142,477	3.28	142,477	3.28	PBC	CG	1	5	6	Commercial	71,196	0	571,506	685,810	114,302	328.00	393.60	492.00	454.28	946.28	492.00	984.00	1,438.28	229.60	285.75	87.12	342.90	104.54														
59	7033-003-010	17104 PIONEER BLVD	17104	PIONEER			18,530	0.43	18,530	0.43	GCC	CPD	1	5	6	Commercial	4,987	0	74,120	88,944	14,824	42.54	51.05	63.81	58.92	122.73	63.81	127.62	186.53	29.78	37.06	87.12	44.47	104.54														
60	7033-003-011	17100 PIONEER BLVD	17100	PIONEER			150,282	3.45	150,282	3.45	GCC	CPD	1	5	6	Commercial	120,000	0	601,128	721,354	120,226	345.00	414.00	517.50	477.83	995.33	517.50	1,035.00	1,512.83	241.50	300.56	87.12	360.68	104.54														
61	7033-004-004	11805 ARTESIA BLVD	11805	ARTESIA			74,488	1.71	74,488	1.71	GCC	CPD	1	5	6	Commercial	10,729	0	297,952	357,542	59,590	171.00	205.20	256.50	236.84	493.34	256.50	513.00	749.84	119.70	148.98	87.12	178.77	104.54														
62	7033-004-005				90701	1977	3,049	0.07	3,049	0.07	GCC	CPD	1	5	6	Commercial	3,250	0	12,196	14,635	2,439	7.00	8.40	10.50	9.69	20.19	10.50	21.00	30.69	4.90	6.10	87.12	7.32	104.54	HEO	4	4.2				1	2	$14,557	$3,450	0.237
63	7033-004-006	11831 ARTESIA BLVD	11831	ARTESIA	90701	1977	3,920	0.09	3,920	0.09	GCC	CPD	1	5	6	Commercial	3,900	0	15,680	18,816	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46	6.30	7.84	87.12	9.41	104.54	HEO	4	4.2				1	2	$19,344	$4,103	0.212
64	7033-004-029	17126 PIONEER BLVD	17126	PIONEER	90701	1984	15,682	0.36	15,682	0.36	PBC	CG	1	5	6	Commercial	5,000	0	62,728	75,274	12,546	36.00	43.20	54.00	49.86	103.86	54.00	108.00	157.86	25.20	31.36	87.12

Scenario 1 (5-4-3) Overlay Zone 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)	Ext 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 with density bonus (for developments of 5 or more units (Govt. Code § 65915))	Potential maximum new residential units with statutory minimum 20% density bonus (for developments of 5 or more units (Govt. Code § 65915))	Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code §65915))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Govt. Code §65915(u), (v) (for developments of 5 or more units (Govt. Code §65915(j))	Potential maximum new residential units per AB 1287/Govt. Code §65915(u), (v) (with min. 10% very low income units. (for developments of 5 or more units (Govt. Code §65915(j))	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Govt. Code §65915(u), (v) (for developments of 5 or more units (Govt. Code §65915(j))	Potential maximum new residential units per AB 1287/Govt. Code §65915(u), (v) (with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code §65915(j))	Potential maximum new residential units per AB 1287/Govt. 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(j))	Potential maximum new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA Subarea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
3	1	7040-023-002	18720 PIONEER BLVD	18720	PIONEER			66,210	1.52	66,210	1.52	CCMU	CG	2	4	5	Commercial	27,736	0	211,872	264,840	52,968	152.00	182.40	228.00	210.52	438.51	228.00	455.99	666.51	106.40	105.94	69.70	132.42	87.12																
4	2	7040-022-028	11810 187TH ST	11810	187TH	90701	1965	14,706	0.34	14,706	0.34	CCMU	CG	2	4	5	Commercial	6,480	0	47,059	58,824	11,765	33.76	40.51	50.64	46.76	97.40	50.64	101.28	148.04	23.63	23.53	69.70	29.41	87.12	HEO	7	7.4				1	2	$459,748	$56,280	0.122
5	3	7040-022-005	11826 187TH ST	11826	187TH	90701	1954	3,973	0.09	3,973	0.09	HDR	MFR	2	4	5	MFR	1,200	2	12,714	15,892	3,178	9.12	10.94	13.68	12.63	26.31	13.68	27.36	39.99	6.38	6.36	69.70	7.95	87.12	HEO	7	7.4				1	2	$270,994	$176,735	0.652
6	4	7040-022-004	11818 187TH ST	11818	187TH	90701	1924	7,871	0.18	7,871	0.18	HDR	MFR	2	4	5	MFR	1,753	2	25,187	31,484	6,297	18.07	21.68	27.10	25.03	52.13	27.10	54.21	79.23	12.65	12.59	69.70	15.74	87.12	HEO	7	7.4				1	2	$52,067	$49,799	0.956
7	5	7040-022-003	18707 ARLINE AVE	18707	ARLINE			3,900	0.09	3,900	0.09	HDR	MFR	2	4	5	SFR	1,110	1	12,480	15,600	3,120	8.95	10.74	13.43	12.40	25.83	13.43	26.86	39.26	6.27	6.24	69.70	7.80	87.12																
8	6	7040-022-002	18713 ARLINE AVE	18713	ARLINE			8,999	0.21	8,999	0.21	HDR	MFR	2	4	5	MFR	5,629	8	28,797	35,996	7,199	20.66	24.79	30.99	28.61	59.60	30.99	61.98	90.59	14.46	14.40	69.70	18.00	87.12																
9	7	7040-022-001	18721 ARLINE AVE	18721	ARLINE	90701	1984	11,900	0.27	11,861	0.27	HDR	MFR	2	4	5	SFR	2,062	1	37,055	47,444	9,489	27.32	32.78	40.98	37.84	78.81	40.98	81.96	119.79	19.12	18.98	69.47	23.72	86.83	HEO	7	7.4				1	2	$390,586	$165,700	0.424
10	8	7040-020-030	18601 ARLINE AVE	18601	ARLINE			21,957	0.50	21,957	0.50	HDR	MFR	2	4	5	MFR	16,832	12	70,262	87,828	17,566	50.41	60.49	75.61	69.81	145.42	75.61	151.22	221.03	35.28	35.13	69.70	43.91	87.12																
11	9	7040-020-029	18644 PIONEER BLVD	18644	PIONEER			10,957	0.25	10,957	0.25	CG	CG	2	4	5	Commercial	12,478	0	35,062	43,828	8,766	25.15	30.18	37.73	34.84	72.57	37.73	75.46	110.30	17.61	17.53	69.70	21.91	87.12																
12	10	7040-020-028	11818 186TH ST	11818	186TH	90701	1951	1,590	0.04	1,590	0.04	HDR	SP	2	4	5	Commercial	432	0	5,088	6,360	1,272	3.65	3.65	3.65	3.65	7.60	3.65	3.65	2.56	2.54	69.70	3.18	87.12	HEO	7	7.4	X			1	2	$103,400	$66,467	0.643
13	11	7040-020-027	18619 ARLINE AVE	18619	ARLINE			7,588	0.17	7,588	0.17	HDR	MFR	2	4	5	MFR	4,096	5	24,282	30,352	6,070	17.42	20.90	26.13	24.13	50.26	26.13	52.26	76.39	12.19	12.14	69.70	15.18	87.12																
14	12	7040-020-026	18623 ARLINE AVE	18623	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	2	4	5	MFR	4,100	6	24,950	31,188	6,238	17.90	21.48	26.85	24.79	51.64	26.85	53.70	78.49	12.53	12.48	69.70	15.59	87.12																
15	13	7040-020-025	11806 186TH ST	11806	186TH			7,314	0.17	7,314	0.17	CG	CG	2	4	5	Commercial	7,046	0	23,405	29,256	5,851	16.79	20.15	25.19	23.26	48.44	25.19	50.37	73.63	11.75	11.70	69.70	14.63	87.12																
16	14	7040-020-024	18608 PIONEER BLVD	18608	PIONEER	90701	1922	7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,000	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12	HEO	7	7.4	X			1	2	$210,839	$159,034	0.754
17	15	7040-020-022	18612 PIONEER BLVD	18612	PIONEER	90701	1924	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	2,808	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X			1	2	$399,292	$367,984	0.922
18	16	7040-020-021	18614 PIONEER BLVD	18614	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12																
19	17	7040-020-020	18616 PIONEER BLVD	18616	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,664	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12																
20	18	7040-020-019	18618 PIONEER BLVD	18618	PIONEER	90701	1999	6,486	0.15	6,486	0.15	CG	CG	2	4	5	Commercial	6,110	0	20,755	25,944	5,189	14.89	17.87	22.33	20.62	42.96	22.33	44.67	65.29	10.42	10.38	69.70	12.97	87.12	HEO	7	7.4	X			1	2	$693,105	$577,587	0.833
21	19	7040-020-018	18624 PIONEER BLVD	18624	PIONEER	90701	1999	7,728	0.18	7,728	0.18	CG	CG	2	4	5	Commercial	5,712	0	24,730	30,912	6,182	17.74	21.29	26.61	24.57	51.18	26.61	53.22	77.79	12.42	12.36	69.70	15.46	87.12	HEO	7	7.4	X			1	2	$693,105	$525,602	0.758
22	20	7040-020-017	18628 PIONEER BLVD	18628	PIONEER			3,588	0.08	3,588	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,482	14,352	2,870	8.24	9.88	12.36	11.41	23.76	12.36	24.71	36.12	5.77	5.74	69.70	7.18	87.12																
23	21	7040-020-016	18634 PIONEER BLVD	18634	PIONEER	90701	1938	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,716	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X			1	2	$360,044	$164,357	0.456
24	22	7040-020-015	18642 PIONEER BLVD	18642	PIONEER			7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,108	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12																
25	23	7040-020-004	18629 ARLINE AVE	18629	ARLINE	90701	1923	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	SFR	992	1	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4				1	2	$504,564	$126,140	0.250
26	24	7040-020-003	18635 ARLINE AVE	18635	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	MFR	3,795	4	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12																
27	25	7040-020-002	18639 ARLINE AVE	18639	ARLINE	90701	0	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	Vacant	0	0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4				1	2	$341,054	$0	0.000
28	26	7040-020-001	18645 ARLINE AVE	18645	ARLINE			7,950	0.18	7,950	0.18	HDR	MFR	2	4	5	MFR	9,888	9	25,440	31,800	6,360	18.25	21.90	27.38	25.28	52.65	27.38	54.75	80.03	12.78	12.72	69.70	15.90	87.12																
29	27	7040-019-022	18500 PIONEER BLVD	18500	PIONEER			10,400	0.24	10,400	0.24	CCMU	CG	2	4	5	Commercial	9,420	0	33,280	41,600	8,320	23.88	28.65	35.81	33.07	68.88	35.81	71.63	104.69	16.71	16.64	69.70	20.80	87.12																
28	28	7040-019-021	18439 ARLINE AVE	18439	ARLINE			8,250	0.19	8,244	0.19	CCMU	MFR	2	4	5	MFR	6,201	4	26,381	32,976	6,595	18.94	22.73	28.41	26.23	54.64	28.41	56.82	83.05	13.26	13.19	69.65	16.49	87.06																
31	29	7040-019-019	18503 ARLINE AVE	18503	ARLINE			7,800	0.18	7,800	0.18	CCMU	MFR	2	4	5	MFR	4,687	4	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12																
32	30	7040-019-018	18523 ARLINE AVE	18523	ARLINE			15,750	0.36	15,750	0.36	CCMU	MFR	2	4	5	Institutional/Church	10,682	0	50,400	63,000	12,600	36.16	43.39	54.24	50.08	104.31	54.24	108.47	158.55	25.31	25.20	69.70	31.50	87.12																
33	31	7040-019-013	18508 PIONEER BLVD	18508	PIONEER			7,280	0.17	7,280	0.17	CCMU	CG	2	4	5	Commercial	7,089	0	23,296	29,120	5,824	16.71	20.06	25.07	23.15	48.22	25.07	50.14	73.28	11.70	11.65	69.70	14.56	87.12																
34	32	7040-019-012	18510 PIONEER BLVD	18510	PIONEER			7,800	0.18	7,800	0.18	CCMU	CG	2	4	5	Commercial	8,260	0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12																
35	33	7040-019-011	18518 PIONEER BLVD	18518	PIONEER			7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,456	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12																
36	34	7040-019-010	18522 PIONEER BLVD	18522	PIONEER	90701	1990	7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,344	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12	HEO	7	7.2	X			1	2	$671,972	$397,174	0.591
37	35	7040-019-008	18530 PIONEER BLVD	18530	PIONEER			7,466	0.17	7,466	0.17	CCMU	CG	2	4	5	Commercial	4,240	0	23,891	29,864	5,973	17.14	20.57	25.71	23.74	49.45	25.71	51.42	75.16	12.00	11.95	69.70	14.93	87.12																
38	36	7040-019-004	18507 ARLINE AVE	18507	ARLINE			7,800	0.18	7,800	0.18	CCMU	MFR	2	4	5	MFR	6,540	3	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12																
39	37	7040-019-003	18513 ARLINE AVE	18513	ARLINE	90701	1958	7,800	0.18	7,797	0.18	CCMU	MFR	2	4	5	Institutional/Church	7,500	0	24,950	31,188	6,238	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.67	15.59	87.09	HEO	7	7.2	X			1	2	$35,552	$2,791	0.079
40	38	7040-019-002	18426 PIONEER BLVD	18426	PIONEER	90701	1927	10,626	0.24	10,610	0.24	CCMU	CG	2	4	5	Other	1,800	0	35,430	42,440	8,488	24.39	29.27	36.59	33.79	70.38	36.59	73.18	106.97	17.08	16.98	69.58	21.22	86.99	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
41	39	7040-018-802	18400 PIONEER BLVD	18400	PIONEER	90701	0	7,497	0.17	7,497	0.17	CCMU	CG	2	4	5	Other	0	0	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
42	40	7040-018-801	18400 PIONEER BLVD	18400	PIONEER	90701	0	18,718	0.43	18,718	0.43	CCMU	CG	2	4	5	Other	36,740	0	59,898	74,872	14,974	42.97	51.56	64.46	59.51	123.97	64.46	128.91	188.43	30.08	29.95	69.70	37.44	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
43	41	7040-018-007	18400 PIONEER BLVD	18400	PIONEER	90701	0	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Other	0	0	18,300	22,875	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X			1	2	$0	$0	#DIV/0!
44	42	7040-018-015	18431 ARLINE AVE	18431	ARLINE			7,950	0.18	7,875	0.18	CCMU	MFR	2	4	5	MFR	5,436	4	25,200	31,500	6,300	18.25	21.90	27.38	25.28	52.65	27.38	54.75	80.03	12.78	12.60	69.04	15.75	86.30																
45	43	7040-018-014	18332 PIONEER BLVD	18332	PIONEER	90701	1946	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Commercial	1,245	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X			1	2	$258,335	$209,043	0.809
46	44	7040-018-009	18427 ARLINE AVE	18427	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	2,046	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$562,746	$329,169	0.585
47	45	7040-018-005	18421 ARLINE AVE	18421	ARLINE	90701	2010	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	2,049	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$459,329	$306,219	0.667
48	46	7040-018-004	18415 ARLINE AVE	18415	ARLINE	90701	1929	7,497	0.17	7,497	0.17	CCMU	MFR	2	4	5	MFR	1,770	3	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X			1	2	$36,245	$33,008	0.911
49	47	7040-018-002	18411 ARLINE AVE	18411	ARLINE			14,998	0.34	14,998	0.34	CCMU	MFR	2	4	5	MFR	1,652	3	47,994	59,992	11,998	34.43	41.32	51.65	47.69	99.33	51.65	103.29	150.98	24.10	24.00	69.70	30.00	87.12																
50	48	7040-018-001	18401 ARLINE AVE	18401	ARLINE			14,924	0.34	14,924	0.34	CCMU	MFR	2	4	5	MFR	4,176	4	47,757	59,696	11,939	34.26	41.11	51.39	47.45	98.84	51.39	102.78	150.23	23.98	23.88	69.70	29.85	87.12																
51	49	7040-017-008	11818 183RD ST	11818	183RD	90701	1953	24,019	0.55	24,019	0.55	CCMU	MFR	2	4	5	MFR	9,372	15	76,861	96,076	19,215	55.14	66.17	82.71	76.37	159.08	82.71	165.42	241.79	38.60	38.43	69.70	48.04	87.12	HEO	7	7.2	X		5	1	2	$1,639,896	$819,946	0.500
52	50	7040-017-007	18300 PIONEER BLVD	18300	PIONEER	90701	1972	30,806	0.71	30,806	0.71	CCMU	CG	2	4	5	Commercial	14,430	0	98,579	123,224	24,645	70.72	84.87	106.08	97.95	204.03	106.08	212.16	310.11	49.50	49.29	69.70	61.61	87.12	HEO	7	7.2	X		5	1	2	$1,767,390	$1,178,258	0.667
53	51	7040-017-006	18326 PIONEER BLVD	18326	PIONEER	90701	1926	6,107	0.14	6,107	0.14	CCMU	CG	2	4	5	Commercial	1,964	0	19,542	24,428	4,886	14.02	16.82	21.03	19.42	40.45	21.03	42.06	61.48	9.81	9.77	69.70	12.21	87.12	HEO	7	7.2	X			1	2	$716,245	$338,631	0.473
54	52	7040-017-002	18319 ARLINE AVE	18319	ARLINE	90701	1956	9,344	0.21	9,344	0.21	CCMU	MFR	2	4	5	MFR	4,032	5	29,901	37,376	7,475	21.45	25.74	32.18	29.71	61.89	32.18	64.35	94.06	15.02	14.95	69.70	18.69	87.12	HEO	7	7.2	X			1	2	$803,171	$535,447	0.667
55	53	7040-017-001	18327 ARLINE AVE	18327	ARLINE	90701	1923	6,512	0.15	6,482	0.15	CCMU	MFR	2	4	5	SFR	1,148	1	20,742	25,928	5,186	14.95	17.94	22.42	20.71	43.13	22.42	44.85	65.55	10.46	10.37	69.37	12.96	86.73	HEO	7	7.2	X			1	2	$444,802	$111,194	0.250
56	54	7039-012-010	18725 PIONEER BLVD	18725	PIONEER	90701	1984	8,459	0.19	8,459	0.19	CCMU	CG	2	4	5	Commercial	5,549	0	27,069	33,836	6,767	19.42	23.30	29.13	26.90	56.02	29.13	58.26	85.15	13.59	13.53	69.70	16.92	87.12	HEO	7	7.3	X			1	2	$1,352,520	$1,040,400	0.769
57	55	7039-012-009	11738 187TH ST	11738	187TH	90701	1946	2,152	0.05	2,152	0.05	CCMU	CG	2	4	5	Commercial	320	0	8,688	10,860	1,722	4.94	4.94	4.94	4.94	9.48	4.94	4.94	3.40	3.44	69.70	4.30	87.12	HEO	7	7.3	X			1	2	$160,829	$26,804	0.167
58	56	7039-012-008	11742 187TH ST	11742	187TH			3,276	0.08	3,276	0.08	CCMU	CG	2	4	5	Commercial	2,128	0	10,483	13,104	2,621	7.52	9.02	11.28	10.42	21.70	11.28	22.56	32.98	5.26	5.24	69.70	6.55	87.12																
59	57	7039-012-007	11748 187TH ST	11748	187TH			6,752	0.16	6,752	0.16	CCMU	CG	2	4	5	Commercial	3,150	0	21,606	27,008	5,402	15.50	18.60	23.25	21.47	44.72	23.25	46.50	67.97	10.85	10.80	69.70	13.50	87.12																
60	58	7039-012-006	18701 PIONEER BLVD	18701	PIONEER	90701	1939	17,666	0.41	17,666	0.41	CCMU	CG	2	4	5	Commercial	8,000	0	56,531	70,664	14,133	40.56	48.67	60.83	56.17	117.00	60.83	121.67	177.84	28.39	28.27	69.70	35.33	87.12	HEO	7	7.3	X			1	2	$108,370	$65,482	0.604
61	59	7039-011-028	18633 PIONEER BLVD	18633	PIONEER			10,218	0.23	10,218	0.23	CCMU	CG	2	4	5	Commercial	3,166	0	32,698	40,872	8,174	23.46	28.15	35.19	32.49	67.67	35.19	70.37	102.86	16.42	16.35	69.70	20.44	87.12																
62	60	7039-011-027	18627 PIONEER BLVD	18627	PIONEER			7,436	0.17	7,436	0.17	CCMU	CG	2	4	5	Commercial	6,188	0	23,795	29,744	5,949	17.07	20.48	25.61	23.64	49.25	25.61	51.21	74.86	11.95	11.90	69.70	14.87	87.12																
63	61	7039-011-026	18608 CORBY AVE	18608	CORBY			11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	4,471	5	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12	HEO	7	7.3	X			1	2	$374,682	$332,266	0.887
64	62	7039-011-025	18626 CORBY AVE	18626	CORBY	90701	1961	11,770	0.27	11,770	0.27	CCMU	MFR	2	4	5	MFR	3,072	4	37,664	47,080	9,416	27.02	32.42	40.53	37.42	77.95	40.53	81.06	118.48	18.91	18.83	69.70	23.54	87.12	HEO	7	7.3	X			1	2	$374,682	$332,266	0.887
65	63	7039-011-024	11740 186TH ST	11740	186TH			7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR	2,158	2	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55

Scenario 1 (5-4-3) Overlay Zone 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)	Ext 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 = 70 du/acre	Potential maximum new residential units with statutory minimum 20% density bonus *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code §65915))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Govt. Code §65915(u), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Govt. Code §65915(u), (v) (with min. 10% very low income units). *(for developments of 5 or more units (Govt. Code §65915))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Govt. Code §65915(u), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Govt. Code §65915(u), (v) (with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Govt. 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))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA Subarea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
1	Scenario 1 (5-4-3) Overlay Zone 2																																															
2																																																
136	134	7035-016-045	17202 JERSEY AVE	17202	JERSEY	90701	1953	7,105	0.16	7,105	0.16	GCC	LMI	2	4	5	MFR	1,741	3	22,736	28,420	5,684	16.31	19.57	24.47	22.59	47.06	24.47	48.93	71.52	11.42	11.37	69.70	14.21	87.12	HEO	3	3.1				1	2	$208,804	$153,120	0.733
137	135	7035-016-044	17210 JERSEY AVE	17210	JERSEY	90701	1956	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	1,248	1	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	9.76	67.46	12.20	84.33	HEO	3	3.1				1	2	$352,725	$153,604	0.435
138	136	7035-016-043	17214 JERSEY AVE	17214	JERSEY	90701	1955	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,582	2	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	$136,642	$37,073	0.271
139	137	7035-016-042	17220 JERSEY	17220	JERSEY	90701	1951	6,300	0.14	6,300	0.14	GCC	LMI	2	4	5	SFR	600	1	20,160	25,200	5,040	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	10.08	69.70	12.60	87.12	HEO	3	3.1				1	2	$35,532	$15,369	0.433
140	138	7035-016-041	17226 JERSEY AVE	17226	JERSEY	90701	1956	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,040	2	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	$474,300	$201,144	0.424
141	139	7035-016-040	17304 JERSEY AVE	17304	JERSEY	90701	1955	6,300	0.14	6,299	0.14	GCC	LMI	2	4	5	SFR	804	1	20,157	25,196	5,039	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	10.08	69.68	12.60	87.11	HEO	3	3.1				1	2	$334,939	$80,380	0.240
142	140	7035-016-039	17310 JERSEY	17310	JERSEY			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,360	5	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																
143	141	7035-016-038						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																
144	142	7035-016-034	17313 FLALLON	17313	FLALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,760	5	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																
145	143	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
146	144	7035-016-032	17307 FALLON AVE	17307	FALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,222	2	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																
147	145	7035-016-031	17301 FALLON AVE	17301	FALLON	90701	1972	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	Industrial	2,773	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	$121,072	$104,927	0.867
148	146	7035-016-030	17221 FALLON AVE	17221	FALLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	2,106	3	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																
149	147	7035-016-029	17215 FALLON AVE	17215	FALLON	90701	1951	6,300	0.14	6,098	0.14	GCC	LMI	2	4	5	SFR	2,318	1	19,514	24,392	4,878	14.46	17.36	21.69	20.03	41.73	21.69	43.39	63.42	10.12	9.76	67.46	12.20	84.33	HEO	3	3.1				1	2	$493,034	$123,250	0.250
150	148	7035-016-028	17213 FALLON AVE	17213	FALLON			3,150	0.07	3,149	0.07	GCC	LMI	2	4	5	SFR	684	1	10,077	12,596	2,519	7.23	8.68	10.85	10.02	20.86	10.85	21.69	31.71	5.06	5.04	69.67	6.30	87.09																
151	149	7035-016-027	17203 FALLON AVE	17203	FALLON	90701	1952	3,947	0.09	3,947	0.09	GCC	LMI	2	4	5	Industrial	5,877	0	12,630	15,788	3,158	9.06	10.87	13.59	12.55	26.14	13.59	27.18	39.73	6.34	6.32	69.70	7.89	87.12	HEO	3	3.1				1	2	$301,360	$75,332	0.250
152	150	7035-014-038	18001 PIONEER BLVD	18001	PIONEER			266,151	6.11	266,151	6.11	CCMU	P-SP	2	4	5	Commercial	80,036	0	853,683	1,064,604	212,921	611.00	733.20	916.50	846.23	1,762.73	916.50	1,833.00	2,679.23	427.70	425.84	69.70	532.30	87.12																
153	151	7035-012-904	18159-18175 PIONEER BLVD	18159	18175	90701	0	91,040	2.09	91,040	2.09	CCMU	CG	2	4	5	Commercial	32,260	0	291,328	364,160	72,832	209.00	250.80	313.50	289.46	602.96	313.50	627.00	916.46	146.30	145.66	69.70	182.08	87.12	HEO	5	5.1	X	21		5	1	2	$362,493	$0	0.000
154	152	7035-012-045	18015 PIONEER BLVD	18015	PIONEER	90701	1948	24,840	0.57	24,640	0.57	CCMU	SP	2	4	5	Commercial/MFR	3,252	6	78,848	98,560	19,712	57.02	68.43	85.54	81.84	174.50	85.54	171.07	250.05	39.92	39.42	69.13	49.28	86.43	HEO	5	5.1	X			5	1	2	$543,117	$369,315	0.680
155	153	7035-012-042	18113 PIONEER BLVD	18113	PIONEER			20,706	0.48	20,706	0.48	CCMU	CG	2	4	5	Commercial	2,378	0	66,259	82,824	16,565	47.53	57.04	71.30	65.84	137.14	71.30	142.60	208.44	33.27	33.13	69.70	41.41	87.12																
156	154	7035-012-038	18107 PIONEER BLVD	18107	PIONEER	90701	2006	11,060	0.25	11,060	0.25	CCMU	CG	2	4	5	Commercial	3,593	0	35,392	44,240	8,848	25.39	30.47	38.09	35.17	73.25	38.09	76.17	111.34	17.77	17.70	69.70	22.12	87.12	HEO	5	5.1	X				1	2	$938,700	$261,360	0.278
157	155	7035-012-037	18025 PIONEER BLVD	18025	PIONEER			36,342	0.83	36,342	0.83	CCMU	CG	2	4	5	Institutional/Congregate care	26,419	0	116,294	145,368	29,074	83.43	100.12	125.14	115.55	240.69	125.14	250.29	365.84	58.40	58.15	69.70	72.68	87.12																
158	156	7035-012-030	18011 PIONEER BLVD	18011	PIONEER	90701	1952	20,160	0.46	20,160	0.46	CCMU	SP	2	4	5	Commercial	3,465	0	64,512	80,640	16,128	46.28	55.54	69.42	64.10	133.52	69.42	138.84	202.94	32.40	32.26	69.70	40.32	87.12	HEO	5	5.1	X				1	2	$678,877	$305,391	0.450
159	157	7035-005-107	11506 ARTESIA BLVD	11506	ARTESIA	90701	2024	31,890	0.73	19,230	0.44	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	61,536	76,920	15,384	73.21	87.85	109.81	101.39	211.21	109.81	219.63	321.02	51.26	30.77	42.01	38.46	52.53																
160	158	7035-005-097	11486 ARTESIA BLVD	11486	ARTESIA	90701	2024	15,410	0.35	12,700	0.29	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	40,640	50,800	10,160	35.38	42.45	53.06	49.00	102.06	53.06	106.13	155.13	24.76	20.32	57.44	25.40	71.80																
161	159	7035-005-087	11466 ARTESIA BLVD	11466	ARTESIA	90701	2023	11,580	0.27	14,250	0.33	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	45,600	57,000	11,400	26.58	31.90	39.88	36.82	76.69	39.88	79.75	116.57	18.61	22.80	85.77	28.50	107.21																
162	160	7035-005-050	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	127.20	159.00	146.81	305.81	159.00	318.00	464.81	74.20	73.88	69.70	92.35	87.12	HEO	2	2.2		21		5	1	2	$3,062,207	$0	0.000
163	161	7035-005-049	11540 ARTESIA BLVD	11540	ARTESIA	90701	1976	38,951	0.89	38,951	0.89	GCC	ABC-SP	2	4	5	Commercial	19,000	0	124,643	155,804	31,161	89.42	107.30	134.13	123.85	257.97	134.13	268.26	392.10	62.59	62.32	69.70	77.90	87.12	HEO	2	2.2		21		5	1	2	$2,665,214	$0	0.000
164	162	7035-005-048	17501 ROSETON AVE	17501	ROSETON	90701		28,000	0.64	28,000	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86	45.00	44.80	69.70	56.00	87.12	HEO	2	2.2				5	1	2	$1,966,657	$0	0.000
165	163	7035-005-042	11504 ARTESIA BLVD	11504	ARTESIA			21,493	0.49	21,493	0.49	GCC	ABC-SP	2	4	5	Commercial	2,000	0	68,778	85,972	17,194	49.34	59.21	74.01	68.34	142.35	74.01	148.02	216.36	34.54	34.39	69.70	42.99	87.12																
166	164	7035-004-116	17022 ROSETON AVE	17022	ROSETON	90701	1970	3,920	0.09	3,920	0.09	GCC	LMI	2	4	5	Industrial	1,650	1	12,544	15,680	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46	6.30	6.27	69.70	7.84	87.12	HEO	3	3.1				1	2	$105,244	$86,116	0.818
167	165	7035-004-112	17106 ROSETON AVE	17106	ROSETON	90701	1973	13,939	0.32	13,939	0.32	GCC	LMI	2	4	5	Commercial	3,360	0	44,605	55,756	11,151	32.00	38.40	48.00	44.32	92.32	48.00	96.00	140.32	22.40	22.30	69.70	27.88	87.12	HEO	3	3.1				1	2	$432,373	$22,755	0.053
168	166	7035-004-107	17026 ROSETON AVE	17026	ROSETON	90701	1950	5,227	0.12	5,227	0.12	GCC	LMI	2	4	5	Industrial	3,192	0	16,726	20,908	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62	8.40	8.36	69.70	10.45	87.12	HEO	3	3.1				1	2	$159,490	$148,761	0.933
169	167	7035-004-106	17032 ROSETON AVE	17032	ROSETON			5,013	0.12	6,534	0.15	GCC	MFR	2	4	5	Commercial	3,891	2	20,909	26,136	5,227	11.51	13.81	17.26	15.94	33.20	17.26	34.52	50.46	8.06	10.45	90.84	13.07	113.55																
170	168	7035-004-075	11601 ARTESIA BLVD	11601	ARTESIA	90701	1947	11,966	0.27	11,966	0.27	GCC	ABC-SP	2	4	5	Commercial	2,854	0	38,291	47,864	9,573	27.47	32.96	41.21	38.05	79.25	41.21	82.41	120.46	19.23	19.15	69.70	23.93	87.12	HEO	3	3.1				1	2	$104,366	$47,928	0.459
171	169	7035-004-074	11611 ARTESIA BLVD	11611	ARTESIA	90701	1942	6,098	0.14	6,098	0.14	GCC	ABC-SP	2	4	5	SFR	760	1	19,514	24,392	4,878	14.00	16.80	21.00	19.39	40.39	21.00	42.00	61.39	9.80	9.76	69.70	11.22	87.12	HEO	3	3.1				1	2	$45,685	$1,150	0.025
172	170	7035-004-073	17318 ROSETON AVE	17318	ROSETON	90701	1927	9,583	0.22	9,583	0.22	GCC	LMI	2	4	5	SFR	784	1	30,666	38,332	7,666	22.00	26.40	33.00	30.47	63.47	33.00	66.00	96.47	15.40	15.33	69.70	19.17	87.12	HEO	3	3.1				1	2	$232,070	$103,428	0.446
173	171	7035-004-069	17306 ROSETON AVE	17306	ROSETON	90701	1946	21,619	0.50	21,619	0.50	GCC	LMI	2	4	5	Industrial	7,692	2	69,181	86,476	17,295	49.63	59.56	74.45	68.74	143.18	74.45	148.89	217.63	34.59	34.74	69.70	43.24	87.12	HEO	3	3.1				1	2	$1,122,000	$622,200	0.555
174	172	7035-004-071	17226 ROSETON AVE	17226	ROSETON	90701	1977	7,018	0.16	7,018	0.16	GCC	LMI	2	4	5	Industrial	7,000	0	22,458	28,072	5,614	16.11	19.33	24.17	22.31	46.48	24.17	48.33	70.65	11.28	11.23	69.70	14.04	87.12	HEO	3	3.1				1	2	$316,200	$10,200	0.032
175	173	7035-004-070	17216 ROSETON AVE	17216	ROSETON	90701	1969	14,039	0.32	14,039	0.32	GCC	LMI	2	4	5	Industrial	6,000	0	44,925	56,156	11,231	32.23	38.67	48.34	44.64	92.98	48.34	96.69	141.32	22.56	22.46	69.70	28.08	87.12	HEO	3	3.1				1	2	$703,800	$489,600	0.696
176	174	7035-004-069	17212 ROSETON AVE	17212	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Industrial	3,400	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12																
177	175	7035-004-068	17208 ROSETON AVE	17208	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Industrial	4,176	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12																
178	176	7035-004-067		90701	0			7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant	0	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12	HEO	3	3.1				1	2	$134,697	$0	0.000
179	177	7035-004-066	17128 ROSETON AVE	17128	ROSETON	90701	1970	14,044	0.32	14,044	0.32	GCC	LMI	2	4	5	Industrial	6,844	0	44,947	56,176	11,235	32.24	38.68	48.36	44.65	93.01	48.36	96.72	141.37	22.57	22.47	69.70	28.09	87.12	HEO	3	3.1				1	2	$525,588	$157,676	0.300
180	178	7035-004-065	17114 ROSETON AVE	17114	ROSETON	90701	1960	14,100	0.32	13,939	0.32	GCC	LMI	2	4	5	Industrial	0	0	44,605	55,756	11,151	32.37	38.84	48.55	44.83	93.38	48.55	97.11	141.94	22.66	22.30	68.90	27.88	86.13	HEO	3	3.1				1	2	$386,859	$11,377	0.029
181	179	7033-019-031	18120 PIONEER BLVD	18120	PIONEER			39,360	0.90	37,790	0.87	CCMU	CG	2	4	5	Commercial	14,989	0	120,928	151,160	30,232	90.36	108.43	135.54	125.15	260.68	135.54	271.07	396.22	63.25	60.46	66.92	75.58	83.64																
182	180	7033-019-030	18120 PIONEER BLVD	18120	PIONEER			25,380	0.58	25,380	0.58	CCMU	CG	2	4	5	Commercial	7,628	0	81,216	101,520	20,304	58.26	69.92	87.40	80.70	168.09	87.40	174.79	255.49	40.79	40.61	69.70	50.76	87.12																
183	181	7033-019-027	18102 PIONEER BLVD	18102	PIONEER			26,000	0.60	26,000	0.60	CCMU	CG	2	4	5	Commercial	11,478	0	83,200	104,000	20,800	59.69	71.63	89.53	82.67	172.20	89.53	179.06	261.73	41.78	41.60	69.70	52.00	87.12																
184	182	7033-019-017	18103 ARLINE AVE	18103	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	2,970	3	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12																
185	183	7033-019-016	18031 ARLINE AVE	18031	ARLINE	90701	1964	7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR	5,713	7	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51	12.85	12.80	69.70	16.00	87.12	HEO	5	5.3	X				1	2	$1,094,594	$515,098	0.471
186	184	7033-019-015	18027 ARLINE AVE	18027	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,866	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12																
187	185	7033-019-013	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X				1	2	$229,872	$0	0.000
188	186	7033-019-012	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X				1	2	$229,872	$0	0.000
189	187	7033-019-011	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X				1	2	$234,477	$0	0.000
190	188	7033-019-010	18008 PIONEER BLVD	18008	PIONEER	90701	1959	6,499	0.15	6,499	0.15	CCMU	SP	2	4	5	Commercial	1,196	0	26,797	25,996	5,199	14.92	17.90	22.38	20.66	43.04	22.38	44.76	65.42	10.44	10.40	69.70	13.00	87.12	HEO	5	5.3	X				1	2	$195,224	$150,222	0.769
191	189	7033-019-007	18012 PIONEER BLVD	18012	PIONEER			7,937	0.18	7,937	0.18	CCMU	SP	2	4	5	Commercial	4,263	0	25,398	31,748	6,350	18.22	21.87	27.33	25.24	52.57	27.33	54.66	79.96	12.75	12.70	69.70	15.87	87.12																
192	190	7033-019-006		90701	1959	5,197	0.12	5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	5,600	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12	HEO	5	5.3	X				1	2	$32,964	$1,377	0.042
193	191	7033-019-005	18020 PIONEER BLVD	18020	PIONEER			5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	2,026	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12																
194	192	7033-018-016	17918 PIONEER BLVD	17918	PIONEER			21,125	0.48	21,125	0.48	CCMU	SP	2	4	5	Commercial	13,898	0	67,600	84,500	16,900	48.50	58.20	72.74	67.17	139.91	72.74	145.49	212.66	33.95	33.80	69.70	42.25	87.12																
195	193	7033-018-015	18000 PIONEER BLVD	18000	PIONEER			13,000	0.30	13,000	0.30	CCMU	SP	2	4	5	Commercial	8,278	0	41,600	52,000	10,400	29.84	35.81	44.77	41.33	86.10	44.77	89.53	130.87	20.89	20.80	69.70	26.00	87.12																
196	194	7033-018-014	17927 ARLINE AVE	17927	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,659	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12																
197	195	7033-018-013	17921 ARLINE AVE	17921	ARLINE	90701	1988	12,000	0.28

rev. 08/12/24

Scenario 1 (5-4-3) Overlay Zone 3

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
2	No.	AIN	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 (Artesia Density Bonus)	Ext Use	Extg. Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) ($ft2$)	Potential maximum new non-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, 2 = 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 §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(o),(v) *(for developments of 5 or more units (Govt. Code §65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(o),(v) 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% mod-income units (AB 1287/Gov't. Code §65915(o), (v) *(for developments of 5 or more units (Govt. Code §65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(o), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(o), (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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. H	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. H	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
3	1	7011-006-043	11833 167TH ST	11833	167TH	90701	1956	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR	1,491	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70	8.60	6.42	52.27	8.56	69.70	HEO	1	1.3				1	2	$193,082	$128,718	0.667
4	2	7011-006-051	11832 ARKANSAS ST	11832	ARKANSAS	90701	2007	5,348	0.12	5,348	0.12	PBC	CG	3	3	4	SFR	2,942	1	12,835	17,114	4,278	8.59	10.31	12.89	11.90	24.79	12.89	25.78	37.69	8.59	6.42	52.27	8.56	69.70	HEO	1	1.3				1	2	$446,750	$239,668	0.536
5	3	7011-007-029	11835 ARKANSAS ST	11835	ARKANSAS	90701	1948	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR	834	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70	8.60	6.42	52.27	8.56	69.70	HEO	1	1.3				1	2	$218,646	$109,317	0.500
6	4	7011-007-042		90701	0	4,940	0.11	4,940	0.11	PBC	CG	3	3	4	Vacant	0	0	11,856	15,808	3,952	7.94	9.53	11.91	10.99	22.90	11.91	23.82	34.81	7.94	5.93	52.27	7.90	69.70	HEO	1	1.3				1	2	$193,158	$0	0.000
7	5	7014-003-014	11703 ARKANSAS ST	11703	ARKANSAS	90701	1938	6,024	0.14	6,024	0.14	LMI	LMI	3	3	4	Industrial	2,656	0	14,458	19,277	4,819	9.68	11.62	14.52	13.41	27.93	14.52	29.04	42.45	9.68	7.23	52.27	9.64	69.70	HEO	1	1.1				1	2	$341,347	$64,853	0.190
8	6	7014-003-025	11700 ARKANSAS ST	11700	ARKANSAS			9,644	0.22	9,644	0.22	LMI	LMI	3	3	4	SFR	2,772	1	23,146	30,861	7,715	15.50	18.60	23.25	21.46	44.71	23.25	46.49	67.96	15.50	11.57	52.27	15.43	69.70													
9	7	7014-003-026						1,712	0.04	1,712	0.04	LMI	LMI	3	3	4	Industrial	160	0	4,109	5,478	1,370	2.75	2.75	2.75	-	2.75	-	2.75	2.75	2.75	2.05	52.27	2.74	69.70													
10	8	7014-003-028	16703 PIONEER BLVD	16703	PIONEER			64,033	1.47	64,033	1.47	LMI	LMI	3	3	4	Industrial	600	0	153,679	204,906	51,226	102.90	123.48	154.35	142.52	296.87	154.35	308.70	451.22	102.90	76.84	52.27	102.45	69.70													
11	9	7014-004-047	ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	292	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
12	10	7014-003-056	11705 ARKANSAS ST	11705	ARKANSAS	90701	1937	6,138	0.14	6,072	0.14	LMI	LMI	3	3	4	Commercial	616	0	14,573	19,430	4,858	9.86	11.84	14.80	13.66	28.46	14.80	29.59	43.25	9.86	7.29	51.71	9.72	68.95	HEO	1	1.1				1	2	$300,752	$28,980	0.096
13	11	7014-003-057	11700 166TH ST	11700	166TH	90701	1969	31,020	0.71	30,965	0.71	PBC	LMI	3	3	4	Industrial	4,844	0	74,316	99,088	24,772	49.85	59.82	74.77	69.04	143.81	74.77	149.55	218.59	49.85	37.16	52.18	49.54	69.57	HEO	1	1.1			5	1	2	$1,859,197	$164,045	0.088
14	12	7024-006-013	12215 SOUTH ST	12215	SOUTH			47,480	1.09	44,750	1.03	NWBC	CG	3	3	4	Commercial	3,034	0	107,400	143,200	35,800	76.30	91.56	114.45	105.67	220.12	114.45	228.90	334.57	76.30	53.70	49.27	71.60	65.69													
15	13	7024-006-033	12225 SOUTH ST	12225	SOUTH			29,270	0.67	29,270	0.67	NWBC	SP	3	3	4	Commercial	350	0	70,248	93,664	23,416	47.04	56.44	70.55	65.15	135.70	70.55	141.11	206.25	47.04	35.12	52.27	46.83	69.70													
16	14	7024-006-047	18908 NORWALK BLVD	18908	NORWALK			16,820	0.39	16,820	0.39	NWBC	CG	3	3	4	Commercial	925	0	40,368	53,824	13,456	27.03	32.44	40.54	37.44	77.98	40.54	81.09	118.52	27.03	20.18	52.27	26.91	69.70													
17	15	7024-006-059	18820 NORWALK BLVD	18820	NORWALK	90701	1985	72,520	1.66	72,520	1.66	NWBC	CG	3	3	4	Commercial	1,003	0	174,048	232,064	58,016	116.54	139.85	174.81	161.41	336.21	174.81	349.61	511.02	116.54	87.02	52.27	116.03	69.70	HEO	9	9.2		21	5	1	2	$315,353	$84,092	0.267
18	16	7033-005-018	11901 176TH ST	11901	176TH			190,783	4.38	189,386	4.35	GCC	MFR	3	3	4	MFR	105,680	158	454,526	606,035	151,509	306.58	367.90	459.88	424.62	884.50	459.88	919.75	1,344.37	306.58	227.26	51.88	303.02	69.19													
19	17	7033-007-001	17626 PIONEER BLVD	17626	PIONEER	90701	1956	3,350	0.08	3,350	0.08	CCMU	CG	3	3	4	Commercial	384	0	8,040	10,720	2,680	5.38	6.46	8.08	7.46	15.53	8.08	16.15	23.61	5.38	4.02	52.27	5.36	69.70	HEO	5	5.2				1	2	$212,549	$5,771	0.027
20	18	7033-007-002		90701	0	1,172	0.03	1,172	0.03	CCMU	CG	3	3	4	Vacant	0	0	2,813	3,750	938	1.88	1.88	1.88	-	1.88	-	1.88	1.88	1.88	1.41	52.27	1.88	69.70	HEO	5	5.2				1	2	$76,238	$0	0.000
21	19	7033-007-003	17702 PIONEER BLVD	17702	PIONEER	90701	1958	18,099	0.42	18,099	0.42	CCMU	CG	3	3	4	Commercial	3,757	0	43,438	57,917	14,479	29.08	34.90	43.63	40.28	83.91	43.63	87.25	127.54	29.08	21.72	52.27	28.96	69.70	HEO	5	5.2				1	2	$1,170,193	$5,771	0.005
22	20	7033-007-004	17718 PIONEER BLVD	17718	PIONEER	90701	1906	9,583	0.22	9,583	0.22	CCMU	CG	3	3	4	SFR	1,348	1	22,999	30,666	7,666	15.40	18.48	23.10	21.33	44.43	23.10	46.20	67.53	15.40	11.50	52.27	15.33	69.70	HEO	5	5.2				1	2	$657,587	$11,549	0.020
23	21	7033-007-006	17720 PIONEER BLVD	17720	PIONEER	90701	1956	13,159	0.30	13,159	0.30	CCMU	CG	3	3	4	Commercial	5,778	0	31,582	42,109	10,527	21.15	25.38	31.72	29.29	61.01	31.72	63.44	92.73	21.15	15.79	52.27	21.05	69.70	HEO	5	5.2				1	2	$779,742	$28,876	0.037
24	22	7033-007-007	17720 PIONEER BLVD	17720	PIONEER	90701	0	12,197	0.28	12,197	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	9,758	19.60	23.52	29.40	27.15	56.55	29.40	58.80	85.95	19.60	14.64	52.27	19.52	69.70	HEO	5	5.2				1	2	$750,865	$0	0.000
25	23	7033-007-009	17726 PIONEER BLVD	17726	PIONEER	90701	1976	9,034	0.21	9,034	0.21	CCMU	CG	3	3	4	Commercial	3,480	0	21,682	26,909	7,227	14.52	17.42	21.78	20.11	41.88	21.78	43.55	63.66	14.52	10.84	52.27	14.45	69.70	HEO	5	5.2				1	2	$760,861	$290,033	0.371
26	24	7033-007-010	11819 178TH ST	11819	178TH	90701	1929	5,227	0.12	5,227	0.12	CCMU	CG	3	3	4	MFR	1,364	2	12,545	16,726	4,182	8.40	10.08	12.60	11.63	24.23	12.60	25.20	36.83	8.40	6.27	52.27	8.36	69.70	HEO	5	5.2				1	2	$201,209	$130,191	0.647
27	25	7033-007-011	11827 178TH ST	11827	178TH	90701	1948	2,178	0.05	2,178	0.05	CCMU	CG	3	3	4	SFR	560	1	5,227	6,970	1,742	3.50	3.50	3.50	-	3.50	-	3.50	3.50	3.50	2.61	52.27	3.48	69.70	HEO	5	5.2				1	2	$141,386	$58,909	0.417
28	26	7033-007-021	11841 178TH ST	11841	178TH			6,140	0.14	6,140	0.14	CCMU	CG	3	3	4	Institutional/Church	2,250	0	14,736	19,648	4,912	9.87	11.84	14.80	13.67	28.47	14.80	29.60	43.27	9.87	7.37	52.27	9.82	69.70													
29	27	7033-008-022	19900 ARTESIA BLVD	19900	ARTESIA			157,872	3.62	157,687	3.62	GCC	MFR	3	3	4	Institutional/Hospital	16,600	0	378,449	504,598	126,150	253.70	304.44	380.55	351.37	731.92	380.55	761.09	1,112.46	253.70	188.22	52.21	250.38	68.61													
30	28	7033-017-004	11833 ASHWORTH					6,390	0.15	6,390	0.15	HDR	MFR	3	3	4	SFR	1,160	1	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03	10.27	7.67	52.27	10.22	69.70													
31	29	7033-017-005	11827 ASHWORTH	11827	ASHWORTH			12,776	0.29	12,776	0.29	CCMU	MFR	3	3	4	MFR	1,886	2	30,662	40,883	10,221	20.53	24.64	30.80	28.44	59.23	30.80	61.59	90.03	20.53	15.33	52.27	20.44	69.70													
32	30	7033-017-006	11819 ASHWORTH	11819	ASHWORTH	90701	0	6,390	0.15	6,390	0.15	CCMU	MFR	3	3	4	Vacant	0	0	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03	10.27	7.67	52.27	10.22	69.70	HEO	5	5.3				1	2	$354,976	$0	0.000
33	31	7033-017-016	11839 ASHWORTH ST	11839	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,290	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$381,206	$167,498	0.439
34	32	7033-017-018	11843 ASHWORTH ST	11843	ASHWORTH	90701	1941	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,264	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$401,999	$100,495	0.250
35	33	7033-017-019	11849 ASHWORTH ST	11849	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,260	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$405,231	$103,039	0.254
36	34	7033-017-031	11853 ASHWORTH ST	11853	ASHWORTH			7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,940	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70													
37	35	7033-020-015	11851 183RD ST	11851	183RD	90701	1936	2,625	0.06	2,625	0.06	HDR	MFR	3	3	4	SFR	816	1	6,300	8,400	2,100	4.22	4.22	4.22	-	4.22	-	4.22	4.22	4.22	3.15	52.27	4.20	69.70	HEO	5	5.3				1	2	$15,519	$14,811	0.954
38	36	7033-020-017	18116 ARLINE AVE	18116	ARLINE			15,000	0.34	14,998	0.34	HDR	MFR	3	3	4	Institutional/Church	4,344	0	35,995	47,994	11,998	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70	24.10	18.00	52.27	24.00	69.69													
39	37	7033-020-018	18110 ARLINE AVE	18110	ARLINE	90701	1946	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	5,886	5	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3				1	2	$857,760	$557,543	0.650
40	38	7033-020-019	18102 ARLINE AVE	18102	ARLINE	90701	1976	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	7,442	8	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3				1	2	$1,393,861	$932,814	0.669
41	39	7033-020-020	18030 ARLINE AVE	18030	ARLINE	90701	1924	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,615	4	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$765,000	$418,200	0.547
42	40	7033-020-021	18028 ARLINE AVE	18028	ARLINE	90701	1955	7,500	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	1,437	1	17,993	23,990	5,998	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.67	HEO	5	5.3				1	2	$219,815	$54,943	0.250
43	41	7033-020-022	18020 ARLINE AVE	18020	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	3,824	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70													
44	42	7033-020-023	18014 ARLINE AVE	18014	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,376	3	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70													
45	43	7033-020-024	18010 ARLINE AVE	18010	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	1,319	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70													
46	44	7033-020-025	18006 ARLINE AVE	18006	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,415	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70													
47	45	7033-020-026	18000 ARLINE AVE	18000	ARLINE	90701	1974	6,177	0.14	6,177	0.14	HDR	MFR	3	3	4	SFR	3,120	1	14,825	19,766	4,942	9.93	11.91	14.89	13.75	28.64	14.89	29.78	43.53	9.93	7.41	52.27	9.88	69.70	HEO	5	5.3				1	2	$667,903	$286,729	0.429
48	46	7033-020-027	18126 ARLINE AVE	18126	ARLINE	90701	1964	2,574	0.06	2,574	0.06	HDR	MFR	3	3	4	MFR	1,672	2	6,178	8,237	2,059	4.14	4.14	4.14	-	4.14	-	4.14	4.14	4.14	3.09	52.27	4.12	69.70	HEO	5	5.3				1	2	$420,470	$315,353	0.750
49	47	7033-021-001	17902 ARLINE AVE	17902	ARLINE	90701	1938	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,264	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$761,262	$493,211	0.648
50	48	7033-021-002	17906 ARLINE AVE	17906	ARLINE	90701	1994	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,810	4	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$729,096	$482,460	0.662
51	49	7033-021-003	17910 ARLINE AVE	17910	ARLINE	90701	1934	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,008	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$546,822	$353,825	0.647
52	50	7033-021-006	17926 ARLINE AVE	17926	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	2,157	1	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70													
53	51	7033-021-028	17918 ARLINE AVE	17918	ARLINE	90701	1937	15,000	0.34	15,000	0.34	HDR	MFR	3	3	4	SFR	3,530	1	36,000	48,000	12,000	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70	24.10	18.00	52.27	24.00	69.70	HEO	5	5.3				1	2	$80,346	$67,415	0.839
54	52	7035-003-033	11405 ARTESIA BLVD	11405	ARTESIA			17,415	0.40	17,415	0.40	GCC	ABC-SP	3	3	4	Commercial	6,234	0	41,796	55,728	13,932	27.99	33.58	41.98	38.76	80.74	41.98	83.96	122.72	27.99	20.98	52.27	27.88	69.70													
55	53	7035-003-034	11425 ARTESIA BLVD	11425	ARTESIA	90701	1964	20,038	0.46	20,038	0.46	GCC	ABC-SP	3	3	4	Commercial	2,074	0	48,091	64,122	16,030	32.20	38.64	48.30	44.60	92.90	48.30	96.60	141.20	32.20	24.05	52.27	32.06	69.70	HEO	2	2.1				1	2	$487,779	$1,774	0.004
56	54	7035-003-035	17352 CAINE DR	17352	CAINE	90701	1964	6,300	0.14	6,299	0.14	LDR	SFR	3	3	4	SFR	1,950	1	15,118	20,157	5,039	10.12	12.15	15.19	14.02	29.21	15.19	30.37	44.39	10.12	7.56	52.26	10.08	69.68	HEO	2	2.1				1	2	$574,783	$198,882	0.346
57	55	7035-003-036	17346 CAINE DR	17346	CAINE	90701	1964	6,380	0.15	6,338	0.15	LDR	SFR	3	3	4	SFR	1,950	1	15,211	20,282	5,070	10.25	12.30	15.38	14.20	29.58	15.38	30.76	44.96	10.25	7.61	51.93	10.14	69.24	HEO	2	2.1				1	2	$181,395	$130,132	0.717
58	56	7035-003-037	17340 CAINE DR	17340	CAINE			6,148	0.14	6,148	0.14	LDR	SFR	3	3	4	SFR	2,179	1	14,755	19,674	4,918	9.88	11.86	14.82	13.68	28.50	14.82	29.64	43.32	9.88	7.38	52.27	9.84	69.70													
59	57	7035-003-038	17336 CAINE DR	17336	CAINE			6,168	0.14	6,156	0.14	LDR	SFR	3	3	4	SFR	1,950	1	14,774	19,699	4,925	9.91	11.89	14.87	13.73	28.60	14.87	29.74	43.46	9.91	7.39	52.17	9.85	69.56													
60	58	7035-003-039	7332 CAINE DR	7332	CAINE	90701	1964	6,617	0.15	6,608	0.15	LDR	SFR	3	3	4	SFR	2,310	1	15,859	21,146	5,286	10.63	12.76	15.95	14.73	30.68	15.95	31.90	46.63	10.63	7.93	52.20	10.57	69.60	HEO	2	2.1				1	2	$485,025	$228,902	0.472
61	59	7035-003-040	17330 CAINE DR	17330	CAINE			8,120	0.19	8,120	0.19	LDR	SFR	3	3	4	SFR	1,936	1	19,488	25,984	6,496	13.05	15.66	19.57	18.07	37.65	19.57	39.15	57.22	13.05	9.74	52.27	12.99	69.70													
62	60	7035-003-041	17324 CAINE DR	17324	CAINE	90701	1964	6,820	0.16	6,765	0.16	LDR	SFR	3	3	4	SFR	1,950	1	16,236	21,648	5,412	10.96	13.15	16.44	15.18	31.62	16.44	32.88	48.06	10.96	8.12	51.88	10.82	69.13	HEO	2	2.1				1	2	$449,329	$274,638	0.611
63	61	7035-003-053	11515 ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial	5,092	0	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1				1	2	$1,681,885	$289,073	0.172
64	62	7035-003-054	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	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08

Scenario 1 (5-4-3) Overlay Zone 3

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1																																														
2	No.	AIN	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 (Artesia Density Bonus)	Ext Use	Extg. Bldg.Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) ($ft2$)	Potential maximum new non-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, 2 = 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 65915(b))*	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(n),(v)) *(for developments of 5 or more units (Govt. Code 65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code 965915(u), (v) 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% mod-income units (AB 1287/Gov't. Code 965915(u), (v) *(for developments of 5 or more units (Govt. Code 65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code 965915(u), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 65915(i))*	Potential maximum new residential units per AB 1287/Gov't. Code 965915(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 NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential Maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential Maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
130	128	7035-021-050	11708 ARTESIA BLVD	11708	ARTESIA			16,997	0.39	16,997	0.39	GCC	ABC-SP	3	3	4	Commercial	5,120	0	40,793	54,390	13,598	27.31	32.78	40.97	37.83	78.80	40.97	81.94	119.77	27.31	20.40	52.27	27.20	69.70												
131	129	7035-021-051	11704 ARTESIA BLVD	11704	ARTESIA	90701	1927	17,598	0.40	17,598	0.40	GCC	ABC-SP	3	3	4	MFR	5,438	2	42,235	56,314	14,078	28.28	33.94	42.42	39.17	81.59	42.42	84.84	124.01	28.28	21.12	52.27	28.16	69.70	HEO	3	3.2				1	2	$360,044	$95,476	0.265
132	130	7035-021-054	11655 175TH ST	11655	175TH	90701	1969	6,060	0.14	6,030	0.14	LDR	MFR	3	3	4	SFR	1,662	1	14,472	19,296	4,824	9.74	11.69	14.61	13.49	28.09	14.61	29.21	42.70	9.74	7.24	52.01	9.65	69.35										$578,781	$144,693	0.250
133	131	7039-003-012	18403 CORBY AVE	18403	CORBY			6,441	0.15	6,441	0.15	LDR	MFR	3	3	4	MFR	3,684	3	15,458	20,611	5,153	10.35	12.42	15.53	14.34	29.86	15.53	31.05	45.39	10.35	7.73	52.27	10.31	69.70												
134	132	7039-003-013	18411 CORBY AVE	18411	CORBY	90701	1965	4,539	0.10	4,539	0.10	LDR	MFR	3	3	4	MFR	3,296	3	10,894	14,525	3,631	7.29	8.75	10.94	10.10	21.04	10.94	21.88	31.98	7.29	5.45	52.27	7.26	69.70	HEO	7	7.1				1	2	$591,223	$396,006	0.670
135	133	7039-003-014	18413 CORBY AVE	18413	CORBY			4,539	0.10	4,539	0.10	LDR	MFR	3	3	4	MFR	3,296	3	10,894	14,525	3,631	7.29	8.75	10.94	10.10	21.04	10.94	21.88	31.98	7.29	5.45	52.27	7.26	69.70												
136	134	7039-003-015	18419 CORBY AVE	18419	CORBY			4,539	0.10	4,539	0.10	LDR	MFR	3	3	4	MFR	3,296	3	10,894	14,525	3,631	7.29	8.75	10.94	10.10	21.04	10.94	21.88	31.98	7.29	5.45	52.27	7.26	69.70												
137	135	7039-003-016	18421 CORBY AVE	18421	CORBY	90701	1916	4,560	0.10	4,560	0.10	LDR	MFR	3	3	4	SFR	1,071	1	10,944	14,592	3,648	7.33	8.79	10.99	10.15	21.14	10.99	21.98	32.13	7.33	5.47	52.27	7.30	69.70	HEO	7	7.1				1	2	$278,065	$69,513	0.250
138	136	7039-003-019	18505 CORBY AVE	18505	CORBY			4,560	0.10	4,560	0.10	LDR	MFR	3	3	4	SFR	790	1	10,944	14,592	3,648	7.33	8.79	10.99	10.15	21.14	10.99	21.98	32.13	7.33	5.47	52.27	7.30	69.70												
139	137	7039-003-020	18511 CORBY AVE	18511	CORBY			9,087	0.21	9,087	0.21	LDR	MFR	3	3	4	MFR	2,241	3	21,809	29,078	7,270	14.60	17.52	21.90	20.22	42.13	21.90	43.81	64.03	14.60	10.90	52.27	14.54	69.70												
140	138	7039-003-023	11721 186TH ST	11721	186TH	90701	1915	5,280	0.12	5,280	0.12	LDR	MFR	3	3	4	SFR	1,070	1	12,672	16,896	4,224	8.48	10.18	12.73	11.75	24.48	12.73	25.45	37.21	8.48	6.34	52.27	8.45	69.70	HEO	7	7.1				1	2	$272,840	$68,201	0.250
141	139	7039-003-024	11725 186TH ST	11725	186TH			5,280	0.12	5,280	0.12	LDR	MFR	3	3	4	SFR	1,502	1	12,672	16,896	4,224	8.48	10.18	12.73	11.75	24.48	12.73	25.45	37.21	8.48	6.34	52.27	8.45	69.70												
142	140	7039-003-025	18519 CORBY AVE	18519	CORBY	90701	1955	5,715	0.13	5,715	0.13	LDR	MFR	3	3	4	MFR	1,632	2	13,716	18,288	4,572	9.18	11.02	13.78	12.72	26.50	13.78	27.55	40.27	9.18	6.86	52.27	9.14	69.70	HEO	7	7.1				1	2	$433,610	$283,817	0.655
143	141	7039-003-026	18427 CORBY AVE	18427	CORBY			4,674	0.11	4,674	0.11	LDR	MFR	3	3	4	SFR	1,530	1	11,218	14,967	3,739	7.51	9.01	11.27	10.40	21.67	11.27	22.53	32.94	7.51	5.61	52.27	7.48	69.70												
144	142	7039-003-027	18501 CORBY AVE	18501	CORBY	90701	1947	4,407	0.10	4,407	0.10	LDR	MFR	3	3	4	SFR	1,170	1	10,577	14,102	3,526	7.08	8.50	10.62	9.81	20.43	10.62	21.25	31.05	7.08	5.29	52.27	7.05	69.70	HEO	6	6.2				1	2	$423,895	$178,482	0.421
145	143	7039-008-005	18502 GRIDLEY RD	18502	GRIDLEY	90701	1925	9,450	0.22	9,450	0.22	CG	SP	3	3	4	Commercial	1,621	0	22,686	30,240	7,560	15.19	18.22	22.78	21.03	43.81	22.78	45.56	66.59	15.19	11.34	52.27	15.12	69.70	HEO	6	6.2				1	2	$340,948	$133,992	0.393
146	144	7039-008-006	18510 GRIDLEY RD	18510	GRIDLEY	90701	1974	9,525	0.22	9,487	0.22	CG	SP	3	3	4	Commercial	3,150	0	22,769	30,358	7,590	15.31	18.37	22.96	21.20	44.16	22.96	45.92	67.12	15.31	11.38	52.06	15.18	69.42	HEO	6	6.2				1	2	$765,550	$699,933	0.914
147	145	7039-008-025	18642 GRIDLEY RD	18642	GRIDLEY			28,449	0.65	28,449	0.65	CG	CG	3	3	4	Commercial	12,960	0	68,278	91,037	22,759	45.72	54.86	68.58	63.32	131.89	68.58	137.15	200.47	45.72	34.14	52.27	45.52	69.70												
148	146	7039-009-034	18616 GRIDLEY RD	18616	GRIDLEY	90701	1974	33,746	0.77	33,746	0.77	CG	CG	3	3	4	Commercial	6,100	0	80,990	107,987	26,997	54.23	65.07	81.34	75.11	156.45	81.34	162.69	237.79	54.23	40.50	52.27	53.99	69.70	HEO	6	6.2		21	5	1	2	$558,859	$386,408	0.691
149	147	7039-008-037	18600 GRIDLEY RD	18600	GRIDLEY			60,113	1.38	60,113	1.38	CG	CG	3	3	4	Commercial	17,216	0	144,271	192,362	48,090	96.60	115.92	144.90	133.79	278.69	144.90	289.80	423.59	96.60	72.14	52.27	96.18	69.70												
150	148	7039-010-002	18633 CORBY AVE	18633	CORBY	90701	1946	9,361	0.21	9,361	0.21	HDR	MFR	3	3	4	MFR	1,720	4	22,466	29,955	7,489	15.04	18.05	22.56	20.83	43.40	22.56	45.13	65.96	15.04	11.23	52.27	14.98	69.70	HEO	7	7.3				1	2	$210,645	$144,984	0.688
151	149	7039-010-003	18627 CORBY AVE	18627	CORBY			7,850	0.18	7,850	0.18	HDR	MFR	3	3	4	MFR	3,347	3	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70												
152	150	7039-010-004	18621 CORBY AVE	18621	CORBY	90701	1959	7,850	0.18	7,850	0.18	HDR	MFR	3	3	4	SFR	800	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	7	7.3				1	2	$401,929	$87,078	0.217
153	151	7039-010-005	18617 CORBY AVE	18617	CORBY			7,850	0.18	7,850	0.18	HDR	MFR	3	3	4	MFR	2,306	3	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70												
154	152	7039-010-006	18615 CORBY AVE	18615	CORBY			7,852	0.18	7,852	0.18	HDR	MFR	3	3	4	MFR	5,396	3	18,845	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	69.70												
155	153	7039-010-007	18609 CORBY AVE	18609	CORBY			7,852	0.18	7,852	0.18	HDR	MFR	3	3	4	SFR	1,077	1	18,845	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	69.70												
156	154	7039-010-008	11726 186TH	11726	186TH	90701	1923	8,002	0.18	8,002	0.18	HDR	MFR	3	3	4	MFR	2,734	3	19,205	25,606	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	7	7.3				1	2	$354,976	$184,582	0.520
157	155	7039-010-905	18641 CORBY AVE	18641	CORBY	90701	1937	10,560	0.24	10,560	0.24	HDR	HDR	HD	3	3	4	Commercial	1,970	0	25,344	33,792	8,448	16.97	20.36	25.45	23.50	48.96	25.45	50.91	74.41	16.97	12.67	52.27	16.90	69.70	HEO	7	7.3				1	2	$143,015	$0	0.000
158	156	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	18,845	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	69.70	HEO	8	8.2				1	2	$324,018	$0	0.000
159	157	7039-014-006	18803 CORBY AVE	18803	CORBY	90701	1973	8,002	0.18	8,002	0.18	SSGC	LMI	3	3	4	Industrial	3,200	1	19,205	25,606	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2				1	2	$329,907	$58,909	0.179
160	158	7039-014-012	18812 ALBURTIS AVE	18812	ALBURTIS	90701	1958	7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	SFR	1,146	1	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70	HEO	8	8.2				1	2	$157,713	$127,264	0.807
161	159	7039-014-013	18806 ALBURTIS AVE	18806	ALBURTIS			7,800	0.18	7,800	0.18	SSGC	MFR	3	3	4	SFR	1,757	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70												
162	160	7039-014-014	18802 ALBURTIS AVE	18802	ALBURTIS	90701	1974	7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	2,184	2	19,080	25,440	6,360	12.78	15.34	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70	HEO	8	8.2				1	2	$340,963	$217,048	0.637
163	161	7039-014-015	18813 CORBY AVE	18813	CORBY	90701	1915	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	806	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.2				1	2	$143,101	$79,467	0.556
164	162	7039-015-001	18745 CORBY AVE	18745	CORBY	90701	1963	8,063	0.19	8,063	0.19	SSGC	LMI	3	3	4	Industrial	1,848	0	19,351	25,802	6,450	12.96	15.55	19.44	17.95	37.38	19.44	38.87	56.82	12.96	9.68	52.27	12.90	69.70	HEO	8	8.1				1	2	$319,242	$25,231	0.079
165	163	7039-015-002	18739 CORBY AVE	18739	CORBY	90701	1912	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	933	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$283,164	$21,621	0.076
166	164	7039-015-003	18735 CORBY AVE	18735	CORBY	90701	1998	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	2,860	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$455,120	$341,347	0.750
167	165	7039-015-004	18729 CORBY AVE	18729	CORBY	90701	1951	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Commercial	765	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$335,079	$29,585	0.083
168	166	7039-015-005	18725 CORBY AVE	18725	CORBY	90701	1967	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	1,831	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$408,000	$178,500	0.438
169	167	7039-015-006	18717 CORBY AVE	18717	CORBY	90701	1940	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	MFR	3,352	4	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1				1	2	$325,865	$30,404	0.093
170	168	7039-015-007	18715 CORBY AVE	18715	CORBY	90701	1953	10,781	0.25	10,781	0.25	SSGC	LMI	3	3	4	Industrial	2,850	2	25,874	34,499	8,625	17.32	20.79	25.99	23.99	49.68	25.99	51.97	75.97	17.32	12.98	52.27	17.25	69.70	HEO	8	8.1				1	2	$557,759	$189,636	0.340
171	169	7039-017-007	18811 ALBURTIS AVE	18811	ALBURTIS			7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	MFR	4,640	4	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70												
172	170	7039-017-008	18807 ALBURTIS AVE	18807	ALBURTIS			7,852	0.18	7,852	0.18	SSGC	MFR	3	3	4	MFR	4,426	4	18,845	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	69.70												
173	171	7039-017-009	18803 ALBURTIS AVE	18803	ALBURTIS	90701	1900	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	SFR	1,046	1	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2				1	2	$22,116	$12,456	0.563
174	172	7039-017-015	18828 JERSEY AVE	18828	JERSEY			7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	SFR	2,188	1	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70												
175	173	7039-017-016	18822 JERSEY AVE	18822	JERSEY			7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	MFR	3,147	3	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70												
176	174	7039-017-018	18806 JERSEY AVE	18806	JERSEY			7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	MFR	2,160	3	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70												
177	175	7039-017-019	11624 188TH ST	11624	188TH	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	Vacant	0	0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2	X			1	2	$22,115	$0	0.000
178	176	7039-017-021	18812 JERSEY AVE	18812	JERSEY			7,852	0.18	7,852	0.18	SSGC	MFR	3	3	4	MFR	4,244	4	18,845	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	69.70												
179	177	7039-017-022	18818 JERSEY AVE	18818	JERSEY			8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	MFR	4,350	4	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70												
180	178	7039-018-016	18823 JERSEY AVE	18823	JERSEY	90701	0	7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	Commercial	7,800	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.2				1	2	$256,567	$5,576	0.022
181	179	7039-018-019	18809 JERSEY AVE	18809	JERSEY			7,852	0.18	7,850	0.18	SSGC	MFR	3	3	4	SFR	800	1	18,840	25,120	6,280	12.62	15.14	18.93	17.48	36.40	18.93	37.85	55.33	12.62	9.42	52.28	12.56	69.68												
182	180	7039-018-020	18801 JERSEY AVE	18801	JERSEY			7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	5,792	4	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70												
183	181	7039-018-035	18829 JERSEY AVE	18829	JERSEY			8,263	0.19	8,263	0.19	SSGC	MFR	3	3	4	MFR	3,200	4	19,831	26,442	6,610	13.28	15.93	19.92	18.39	38.31	19.92	39.84	58.23	13.28	9.92	52.27	13.22	69.70												
184	182	7039-018-038	18819 JERSEY AVE	18819	JERSEY	90701	1988	8,268	0.19	8,268	0.19	SSGC	MFR	3	3	4	MFR	5,174	4	19,843	26,458	6,614	13.29	15.94	19.93	18.40	38.33	19.93	39.86	58.26	13.29	9.92	52.27	13.23	69.70	HEO	8	8.2				1	2	$612,515	$410,659	0.670
185	183	7039-018-040	18811 JERSEY AVE	18811	JERSEY			8,263	0.19	8,263	0.19	SSGC	MFR	3	3	4	MFR	3,200	4	19,831	26,442	6,610	13.28	15.93	19.92	18.39	38.31	19.92	39.84	58.23	13.28	9.92	52.27	13.22	69.70												
186	184	7039-026-005	18432 GRIDLEY RD	18432	GRIDLEY	90701	1920	34,196	0.79	34,196	0.79	CG	CG	3	3	4	Institutional/Congregate	5,987	3	82,070	109,427	27,357	54.95	65.94	82.43	76.11	158.54	82.43	164.86	240.97	54.95	41.04	52.27	54.71	69.70	HEO	6	6.2		21	5	1	2	$889,638	$613,587	0.690
187	185	7039-026-027	18300 GRIDLEY RD	18300	GRIDLEY	90701	1986	149,100	3.42	75,794	1.74	CG	CG	3	3	4	Commercial	29,986	0	181,906	242,541	60,635	239.60	287.52	359.40	331.85	691.25	359.40	718.80	1,050.65	239.60	90.95	26.57	121.27	35.43	HEO	6	6.1		21	5	1	2	$2,723,068	$1,992,454	0.732
188	186	7040-015-001	11840 183RD ST	11840	183RD	90701	1958	11,539	0.26	11,539	0.26	HDR	MFR	3	3	4	MFR	6,138	5	27,694	36,925	9,231	18.54	22.25	27.81	25.68	53.50	27.81	55.63	81.31	18.54	13.85	52.27	18.46	69.70	HEO	7	7.2				1	2	$868,483	$578,988	0.667
189	187	7040-015-002	18310 ARLINE AVE	18310	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,197	3	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70												
190	188	7040-015-003	18316 ARLINE AVE	18316	ARLINE	90701	1934	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,029	2	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2				1	2	$23,292	$13,631	0.585
191	189	7040-015-004	18322 ARLINE AVE	18322	ARLINE	90701	1916	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	728	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27

Parcels Sorted by Existing Land Use

8/12/24

Scenario 1 (5-4-3) AINS Sorted by Existing Land Use

No.	AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Let Area (ft^2) (source: L.A. County Assessor 4/24)	Gross Let Area (acres) (source: L.A. County Assessor 4/24)	Net Buildable Let Area (ft^2)	Net Buildable Let 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 (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of let area).	Potential maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 65915(b))	Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code 65915(b))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code 65915(b), (v) (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(a), (v) with min. 10% very low income units. (for developments of 5 or more units (Govt. Code 65915(b))	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code 65915(b), (v) (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(a), (v) available with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(a), (v) (with BOTH min. 10% very-low income AND min. 10% mod-income units. (for developments of 5 or more units (Govt. Code 65915(b))	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. AH/Col. M	Hypothetical Actual built density (du/gross acre): Col. AI/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
1	1	7011-005-044	16706 PIONEER BLVD	16706	PIONEER	90701	1959	4,426	0.10	4,426	0.10	PBC	CG	1	5	6	Commercial	786	0	17,704	21,245	3,541	10.16	12.19	15.24	14.07	29.31	15.24	30.48	44.55	7.11	8.85	87.12	10.62	104.54	HEO	1	1.3				1	2	$273,076	$2,272	0.008
2	2	7011-005-900	11815 168TH ST	11815	168TH	90701	1968	4,813	0.11	4,813	0.11	PBC	CG	1	5	6	Commercial	6,180	0	19,252	23,102	3,850	11.05	13.26	16.57	15.35	31.88	16.57	33.15	48.45	7.73	9.63	87.12	11.55	104.54																
3	1	7011-005-902	16712 1/2 PIONEER BLVD	16712.5	PIONEER	90701	1961	12,998	0.30	12,998	0.30	PBC	CG	1	5	6	Commercial	1,750	0	51,992	62,390	10,398	29.84	35.81	44.76	41.33	86.09	44.76	89.52	130.85	20.89	26.00	87.12	31.20	104.54																
4	1	7011-005-903	11825 168TH ST	11825	168TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	Commercial	1,917	0	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$24,770	$0	0.000
5	1	7011-007-001	16604 PIONEER BLVD	16604	PIONEER	90701		13,072	0.30	12,898	0.30	PBC	CG	1	5	6	Commercial	3,275	0	51,592	61,910	10,318	30.01	36.01	45.01	41.56	86.58	45.01	90.03	131.59	21.01	25.80	85.96	30.96	103.15																
6	1	7011-007-004	11828 166TH ST	11828	166TH	90701	1960	4,940	0.11	4,940	0.11	PBC	CG	1	5	6	Commercial	1,008	0	19,760	23,712	3,952	11.34	13.61	17.01	15.71	32.72	17.01	34.02	49.73	7.94	9.88	87.12	11.86	104.54	HEO	1	1.3				1	2	$123,070	$10,232	0.083
7	1	7011-007-046	16620 PIONEER BLVD	16620	PIONEER	90701	1991	4,639	0.11	4,639	0.11	PBC	CG	1	5	6	Commercial	1,900	0	18,556	22,267	3,711	10.65	12.78	15.97	14.75	30.72	15.97	31.95	46.70	7.45	9.28	87.12	11.13	104.54	HEO	1	1.3				1	2	$147,721	$41,351	0.280
8	1	7011-007-047		ARKANSAS	90701	1991	16,052	0.37	16,052	0.37	PBC	CG	1	5	6	Commercial	6,219	0	64,208	77,050	12,842	36.85	44.22	55.28	51.04	106.31	55.28	110.55	161.59	25.80	32.10	87.12	38.52	104.54																
9	1	7014-003-027	16707 PIONEER BLVD	16707	PIONEER			16,988	0.39	16,988	0.39	PBC	CG	1	5	6	Commercial	2,500	0	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01	27.30	33.98	87.12	40.77	104.54																
10	1	7014-003-056	11705 ARKANSAS ST	11705	ARKANSAS	90701	1937	6,138	0.14	6,072	0.14	LMI	LMI	3	3	4	Commercial	616	0	14,573	19,430	4,858	9.86	11.84	14.80	13.66	28.46	14.80	29.59	43.25	9.86	7.29	51.71	9.72	68.95	HEO	1	1.1				1	2	$300,752	$28,980	0.096
11	1	7014-003-059	16725 PIONEER BLVD	16725	PIONEER	90701	2008	30,490	0.70	30,490	0.70	PBC	CG	1	5	6	Commercial	3,081	0	121,960	146,352	24,392	70.00	83.99	104.99	96.94	201.94	104.99	209.99	306.93	49.05	60.98	87.12	73.18	104.54																
12	1	7014-003-060			90701	2011	16,430	0.38	16,430	0.38	LMI	LMI	1	5	6	Commercial	4,500	0	65,720	78,864	13,144	37.72	45.26	56.58	52.24	108.82	56.58	113.15	165.39	26.40	32.86	87.12	39.43	104.54	HEO	1	1.1				1	2	$948,188	$55,774	0.059
13	1	7014-003-066	11736 166TH ST	11736	166TH			1,940	0.04	11,940	0.27	PBC	CG	1	5	6	Commercial	4,550	0	47,760	57,312	9,552	4.45	4.45	4.45	-	4.45	-	4.45	4.45	3.12	23.88	536.19	28.66	643.43																
14	1	7014-003-067	11756 166TH ST	11756	166TH	90701	1961	15,980	0.37	15,980	0.37	PBC	CG	1	5	6	Commercial	5,682	0	63,920	76,704	12,784	36.69	44.03	55.03	50.81	105.84	55.03	110.06	160.86	25.68	31.96	87.12	38.35	104.54	HEO	1	1.1				1	2	$482,080	$471,922	0.979
15	1	7014-003-070	16629 PIONEER BLVD	16629	PIONEER	90701	1950	17,330	0.40	17,330	0.40	PBC	CG	1	5	6	Commercial	560	0	69,320	83,184	13,864	39.78	47.74	59.68	55.10	114.78	59.68	119.35	174.45	27.85	34.66	87.12	41.59	104.54	HEO	1	1.1				1	2	$442,951	$265,830	0.600
16	1	7014-004-005	16809 PIONEER BLVD	16809	PIONEER	90701	2020	18,300	0.42	18,295	0.42	PBC	CG	1	5	6	Commercial	1,608	0	73,180	87,816	14,636	42.01	50.41	63.02	58.19	121.20	63.02	126.03	184.22	29.41	36.59	87.10	43.91	104.52																
17	1	7014-004-033	16905 PIONEER BLVD	16905	PIONEER			142,877	3.28	142,877	3.28	PBC	CG	1	5	6	Commercial	71,196	0	571,508	685,810	114,302	328.00	393.60	492.00	454.28	946.28	492.00	984.00	1,438.28	229.60	285.75	87.12	342.90	104.54																
18	1	7024-006-013	12215 SOUTH ST	12215	SOUTH			47,480	1.09	44,750	1.03	NWBC	CG	3	3	4	Commercial	3,034	0	107,400	143,200	35,800	76.30	91.56	114.45	105.67	220.12	114.45	228.90	334.57	76.39	53.76	49.27	71.60	65.69																
19	1	7024-006-033	12225 SOUTH ST	12225	SOUTH			29,270	0.67	29,270	0.67	NWBC	SP	3	3	4	Commercial	350	0	70,248	93,664	23,416	47.94	56.44	70.55	65.15	135.70	70.55	141.11	206.25	47.94	35.12	52.27	46.83	69.70																
20	1	7024-006-047	18908 NORWALK BLVD	18908	NORWALK			16,820	0.39	16,820	0.39	NWBC	CG	3	3	4	Commercial	925	0	40,368	53,824	13,456	27.03	31.84	39.80	37.44	77.98	40.54	81.09	118.52	27.03	20.18	52.27	26.91	69.70																
21	1	7024-006-059	18820 NORWALK BLVD	18820	NORWALK	90701	1985	72,520	1.66	72,520	1.66	NWBC	CG	3	3	4	Commercial	1,003	0	174,048	232,064	58,016	116.54	139.85	174.81	161.41	336.21	174.81	349.61	511.02	116.54	87.02	52.27	116.03	69.70	HEO	9	9.2		21	5	1	2	$315,353	$84,092	0.267
22	1	7033-003-010	17104 PIONEER BLVD	17104	PIONEER			18,530	0.43	18,530	0.43	GCC	CPD	1	5	6	Commercial	4,987	0	74,120	88,944	14,824	42.54	51.05	63.81	58.92	122.73	63.81	127.62	186.53	29.78	37.06	87.12	44.47	104.54																
23	1	7033-003-011	17100 PIONEER BLVD	17100	PIONEER			150,282	3.45	150,282	3.45	GCC	CPD	1	5	6	Commercial	120,000	0	601,128	721,354	120,226	345.00	414.00	517.50	477.83	995.33	517.50	1,035.00	1,512.83	241.50	300.56	87.12	360.68	104.54																
24	1	7033-004-004	11805 ARTESIA BLVD	11805	ARTESIA			74,488	1.71	74,488	1.71	GCC	CPD	1	5	6	Commercial	10,729	0	297,952	357,542	59,590	171.00	205.20	256.50	236.84	493.34	256.50	513.00	749.84	119.70	148.98	87.12	178.77	104.54																
25	1	7033-004-005			90701	1977	3,049	0.07	3,049	0.07	GCC	CPD	1	5	6	Commercial	3,250	0	12,196	14,635	2,439	7.00	8.40	10.50	9.69	20.19	10.50	21.00	30.69	4.90	6.10	87.12	7.32	104.54	HEO	4	4.2				1	2	$14,557	$3,450	0.237
26	1	7033-004-006	11831 ARTESIA BLVD	11831	ARTESIA	90701	1977	3,920	0.09	3,920	0.09	GCC	CPD	1	5	6	Commercial	3,900	0	15,680	18,816	3,136	9.00	10.80	13.50	12.46	25.96	13.50	27.00	39.46	6.30	7.84	87.12	9.41	104.54	HEO	4	4.2				1	2	$19,344	$4,103	0.212
27	1	7033-004-029	17126 PIONEER BLVD	17126	PIONEER	90701	1984	15,682	0.36	15,682	0.36	GCC	CPD	1	5	6	Commercial	5,000	0	62,728	75,274	12,546	36.00	43.20	54.00	49.88	103.86	54.00	108.00	157.88	25.20	31.36	87.12	37.64	104.54	HEO	4	4.2				1	2	$956,601	$785,779	0.821
28	1	7033-004-033	17122 PIONEER BLVD	17122	PIONEER	90701	1989	16,988	0.39	16,988	0.39	GCC	CPD	1	5	6	Commercial	950	0	67,952	81,542	13,590	39.00	46.80	58.50	54.01	112.51	58.50	117.00	171.01	27.30	33.98	87.12	40.77	104.54	HEO	4	4.2				1	2	$839,812	$136,306	0.162
29	1	7033-004-034	11809 ARTESIA BLVD	11809	ARTESIA			71,438	1.64	71,438	1.64	GCC	CPD	1	5	6	Commercial	15,878	0	285,752	342,902	57,150	164.00	196.80	246.00	227.14	473.14	246.00	492.00	719.14	114.80	142.88	87.12	171.45	104.54																
30	1	7033-004-044	11815 ARTESIA BLVD	11815	ARTESIA			252,650	5.80	232,500	5.34	GCC	CPD	1	5	6	Commercial	101,791	0	930,000	1,116,000	186,000	580.00	696.01	870.01	803.31	1,673.31	870.01	1,740.01	2,543.32	406.00	465.00	80.17	558.00	96.21																
31	1	7033-006-012	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	10,890	0.25	10,890	0.25	GCC	CPD	1	5	6	Commercial	2,394	0	34,848	43,560	8,712	25.00	30.00	37.50	34.03	72.13	37.50	75.00	109.63	17.50	17.42	69.70	21.78	104.54	HEO	4	4.4				1	2	$866,916	$380,913	0.439
32	1	7033-005-013	11840 ARTESIA BLVD	11840	ARTESIA	90701	1962	24,394	0.56	24,394	0.56	GCC	CG	2	4	5	Commercial	8,460	0	78,061	97,576	19,515	56.00	67.20	84.00	77.56	161.56	84.00	168.00	245.56	39.20	39.03	69.70	48.79	87.12	104.54	HEO	4	4.4				5	1	2	$1,664,640	$405,756	0.244
33	1	7033-005-016	17510 PIONEER BLVD	17510	PIONEER			92,480	2.12	92,347	2.12	GCC	CG	2	4	5	Commercial	67,712	0	295,510	369,388	73,878	212.32	254.77	318.46	294.04	612.50	318.46	636.91	930.96	148.61	147.76	69.60	184.69	86.99																
34	1	7033-005-017	17528 PIONEER BLVD	17528	PIONEER			28,900	0.66	28,750	0.66	GCC	LIS	2	4	5	Commercial	66,35	0	92,000	115,000	23,000	66.35	79.61	99.52	91.89	191.41	99.52	199.04	290.92	46.44	46.00	69.33	57.50	86.67																
35	1	7033-005-019	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	24,829	0.57	24,829	0.57	GCC	CG	2	4	5	Commercial	7,608	0	79,453	99,316	19,863	57.00	68.40	85.50	78.94	164.44	85.50	171.00	249.94	39.90	39.73	69.70	49.66	87.12	104.54	HEO	4	4.4				1	5	1	2	$1,957,140	$1,232,579	0.630
36	1	7033-005-020	11800 ARTESIA BLVD	11800	ARTESIA	90701	2001	37,370	0.86	37,370	0.86	GCC	CG	2	4	5	Commercial	14,992	0	119,584	149,480	29,896	85.79	102.95	128.68	118.82	247.50	128.68	257.37	376.19	60.05	59.79	69.70	74.74	87.12	104.54	HEO	4	4.4		21	5	1	2	$3,410,641	$2,296,958	0.673
37	1	7033-005-021	11830 ARTESIA BLVD	11830	ARTESIA	90701	2001	15,220	0.35	15,220	0.35	GCC	CG	2	4	5	Commercial	5,000	0	48,704	60,880	12,176	34.94	41.93	52.41	48.39	100.80	52.41	104.82	153.21	24.46	24.35	69.70	30.44	87.12	104.54	HEO	4	4.4				1	2	$1,482,579	$33,390	0.023
38	1	7033-005-022			90701	2001	7,660	0.18	7,660	0.18	GCC	CG	2	4	5	Commercial	9,000	0	24,512	30,640	6,128	17.58	21.10	26.38	24.36	50.73	26.38	52.75	77.11	12.31	12.26	69.70	15.32	87.12	104.54	HEO	4	4.4				1	2	$675,156	$20,870	0.031
39	1	7033-007-001	17626 PIONEER BLVD	17626	PIONEER	90701	1956	3,350	0.08	3,350	0.08	CCMU	CG	3	3	4	Commercial	384	0	8,040	10,720	2,680	5.38	6.46	8.08	7.46	15.53	8.08	16.15	23.61	5.38	4.02	52.27	5.36	69.70	HEO	5	5.2				1	2	$212,549	$5,771	0.027
40	1	7033-007-003	17702 PIONEER BLVD	17702	PIONEER	90701	1958	18,099	0.42	18,099	0.42	CCMU	CG	3	3	4	Commercial	3,757	0	43,438	57,917	14,479	28.08	34.90	43.63	40.28	83.91	43.63	87.25	127.54	29.08	21.72	52.27	28.98	69.70	HEO	5	5.2				1	2	$1,170,193	$15,767	0.013
41	1	7033-007-006	17720 PIONEER BLVD	17720	PIONEER	90701	1956	13,159	0.30	13,159	0.30	CCMU	CG	3	3	4	Commercial	5,778	0	31,582	42,109	10,527	21.15	25.38	31.72	29.29	61.01	31.72	63.44	92.73	21.15	15.79	52.27	21.05	69.70	HEO	5	5.2				1	2	$779,742	$28,876	0.037
42	1	7033-007-009	17726 PIONEER BLVD	17726	PIONEER	90701	1976	9,034	0.21	9,034	0.21	CCMU	CG	3	3	4	Commercial	3,480	0	21,682	28,909	7,227	14.52	17.42	21.78	20.11	41.88	21.78	43.55	63.66	14.52	10.84	52.27	14.45	69.70	HEO	5	5.2				1	2	$780,861	$290,033	0.371
43	1	7033-008-021	11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CG	2	4	5	Commercial	17,640	0	110,118	137,648	27,530	79.00	94.80	118.50	109.41	227.91	118.50	237.00	346.41	55.30	55.06	69.70	68.82	87.12	HEO	4	4.4	X	21	5	1	2	$3,196,229	$2,575,525	0.806
44	1	7033-017-003	17808 PIONEER BLVD	17808	PIONEER			6,747	0.15	6,747	0.15	CCMU	SP	2	4	5	Commercial	16,527	0	21,590	26,988	5,398	15.49	18.59	23.23	21.45	44.69	23.23	46.47	67.92	10.84	10.80	69.70	13.49	87.12																
45	1	7033-017-032	17826 PIONEER BLVD	17826	PIONEER			14,300	0.33	14,238	0.33	CCMU	CG	2	4	5	Commercial	10,428	0	45,562	56,952	11,390	32.83	39.39	49.24	45.47	94.71	49.24	98.48	143.95	22.98	22.78	69.39	28.48	86.74																
46	1	7033-018-001	17906 PIONEER BLVD	17906	PIONEER			11,326	0.26	11,326	0.26	CCMU	SP	2	4	5	Commercial	5,884	0	36,243	45,304	9,061	26.00	31.20	39.00	36.01	75.01	39.00	78.00	114.01	18.20	18.12	69.70	22.65	87.12																
47	1	7033-018-015	18000 PIONEER BLVD	18000	PIONEER			13,000	0.30	13,000	0.30	CCMU	SP	2	4	5	Commercial	8,278	0	41,600	52,000	10,400	29.84	35.81	44.77	41.33	86.10	44.77	89.53	130.87	20.89	20.80	69.70	26.00	87.12																
48	1	7033-018-016	17918 PIONEER BLVD	17918	PIONEER			21,125	0.48	21,125	0.48	CCMU	SP	2	4	5	Commercial	13,898	0	67,600	84,500	16,900	48.56	58.20	72.74	67.17	139.91	72.74	145.49	212.66	33.95	33.80	69.70	42.25	87.12																
49	1	7033-019-005	18020 PIONEER BLVD	18020	PIONEER			5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	2,026	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12																
50	1	7033-019-006			90701	1959	5,197	0.12	5,197	0.12	CCMU	SP	2	4	5	Commercial	5,660	0	16,630	20,788	4,158	11.93	14.32	17.90	16.52	34.42	17.90	35.79	52.32	8.35	8.32	69.70	10.39	87.12	HEO	5	5.3	X				1	2	$32,964	$1,377	0.042
51	1	7033-019-007	18012 PIONEER BLVD	18012	PIONEER			7,937	0.18	7,937	0.18	CCMU	SP	2	4	5	Commercial	4,263	0	25,398	31,748	6,350	18.22	21.87	27.33	25.24	52.57	27.33	54.66	79.90	12.75	12.70	69.70	15.87	87.12																
52	1	7033-019-008	18008 PIONEER BLVD	18008	PIONEER	90701	1959	6,499	0.15	6,499	0.15	CCMU	SP	2	4	5	Commercial	1,194	0	20,797	25,996	5,199	14.92	17.90	22.38	20.66	43.04	22.38	44.76	65.42	10.44	10.40	69.70	13.00	87.12	HEO	5	5.3	X				1	2	$195,224	$150,222	0.769
53	1	7033-019-027	18102 PIONEER BLVD	18102	PIONEER			26,000	0.60	26,000	0.60	CCMU	CG	2	4	5	Commercial	11,478	0	83,200	104,000	20,800	59.69	71.63	89.53	82.67	172.20	89.53	179.06	261.73	41.78	41.60	69.70	52.00	87.12																
54	1	7033-019-030	18120 PIONEER BLVD	18120	PIONEER			25,380	0.58	25,380	0.58	CCMU	CG	2	4	5	Commercial	7,628	0	81,216	101,520	20,304	58.26	69.92	87.40	80.70	168.09	87.40	174.79	255.49	40.79	40.61	69.70	50.76	87.12																
55	1	7033-019-031	18120 PIONEER BLVD	18120	PIONEER			39,360	0.90	37,790	0.87	CCMU	CG	2	4	5	Commercial	14,989	0	120,928	151,160	30,232	90.36	108.43	135.54	120.15	250.68	135.54	271.07	396.22	63.25	60.48	66.92	75.58	83.64																
56	1	7033-020-033	11405 ARTESIA BLVD	11405	ARTESIA			17,415	0.40	17,415	0.40	GCC	ABC-SP	3	3	4	Commercial	6,234	0	41,796	50,155	8,359	27.96	33.56	41.94	38.76	80.74	41.94	83.96	122.72	27.99	20.90	52.27	27.88	69.70																
57	1	7033-003-034	11425 ARTESIA BLVD	11425	ARTESIA	90701	1964	20,038	0.46	20,038	0.46	GCC	ABC-SP	3	3	4	Commercial	2,074	0	48,091	64,122	16,030	32.20	38.64	48.30	44.60	92.90	48.30	96.60	141.20	32.20	24.05	52.27	32.06	69.70	HEO	2	2.1				1	2	$487,779	$1,774	0.004
58	1	7033-003-053	11515 ARTESIA BLVD	11515	ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial	5,092	0	56,221	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1				5	1	2	$1,681,885	$289,073	0.172
59	1	7033-003-054	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	56,221	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1				5	1	2	$1,929,000	$671,000	0.348
60	1	7033-003-055	11545 ARTESIA BLVD	11545	ARTESIA	90701	1967	7,841	0.18	7,841	0.18	GCC	ABC-SP	3	3	4	Commercial	1,652	0	18,818	25,091	6,273	12.60	15.12	18.90	17.45	36.35	18.90	37.80	55.25	12.60	9.41	52.27	12.55	69.70	HEO	2	2.1				1	2	$529,209	$133,967	0.253
61	1	7033-004-075	11601 ARTESIA BLVD	11601	ARTESIA	90701	1947	11,966	0.27	11,966	0.27	GCC	ABC-SP	2	4	5	Commercial	2,854	0	38,291	47,864	9,573	27.47	32.96	41.21	38.05	79.25	41.21	82.41	120.46	19.23	19.15	69.70	23.93	87.12	HEO	3	3.1				1	2	$104,366	$47,328	0.453
62	1	7033-004-104	17032 ROSETON AVE	17032	ROSETON			5,013	0.12	5,534	0.15	LMI	LMI	2	4	5	Commercial	3,891	0	20,909	26,136	5,227	11.51	13.81	17.26	15.94	33.20	17.26	34.52	50.46	8.06	10.45	90.84	13.07	113.55																
63	1	7033-004-112	17106 ROSETON AV

Parcels Sorted by Existing Land Use

Scenario 1 (5-4-3) AINS Sorted by Existing Land Use

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
2	No.	AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Let Area (ft^2) (source: L.A. County Assessor 4/24)	Gross Let Area (acres) (source: L.A. County Assessor 4/24)	Net Buildable Let Area (ft^2)	Net Buildable Let Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max No. of Stories with added stories (Artesia Density Bonus)	Existing Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of let area).	Potential maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 65915(b))	Potential maximum new residential units with statutory maximum 50% density bonus (For developments of 5 or more units (Govt. Code 65915(b))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Govt. Code 65915(s), (v) (For developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Govt. Code 65915(s), (v) with min. 10% very low income units (For developments of 5 or more units (Govt. Code 65915(b))	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Govt. Code 65915(s), (v) (For developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Govt. Code 65915(s), (v) available with min. 15% mod-income units. (For developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Govt. Code 65915(s), (v) (with BOTH min. 10% very-low income AND min. 10% mod-income units. (For developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Govt. Code 65915(s), (v) (with BOTH min. 10% very-low income AND min. 10% mod-income units. (For developments of 5 or more units (Govt. Code 65915(b))	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 st/du (includes common areas): Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 st/du (includes common areas): Col. AH/Col. M	Hypothetical Actual built density (du/gross acre): Col. AI/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
137	135	7039-012-009	11738 187TH ST	11738	187TH	90701	1946	2,152	0.05	2,152	0.05	CCMU	CG	2	4	5	Commercial	320	0	6,886	8,608	1,722	4.94	4.94	4.94	4.94	4.94	-	4.94	4.94	3.46	3.44	69.70	4.30	87.12	HEO	7	7.3	X		1	2	$160,829	$26,804	0.167
138	136	7039-012-010	18725 PIONEER BLVD	18725	PIONEER	90701	1964	8,459	0.19	8,459	0.19	CCMU	CG	2	4	5	Commercial	5,549	0	22,069	33,836	6,767	19.42	21.30	29.13	26.95	56.02	29.13	58.26	27.069	85.15	13.59	13.53	69.70	16.92	87.12	HEO	7	7.3	X		1	2	$1,352,520	$1,040,400	0.769
139	137	7039-012-014	18743 PIONEER BLVD	18743	PIONEER			22,320	0.51	22,320	0.51	SSOC	CG	1	5	6	Commercial	10,094	0	89,280	107,136	17,856	51.24	61.49	76.86	70.97	147.83	76.86	153.72	224.69	35.87	44.64	87.12	53.57	104.54											
140	138	7039-013-005	18819 PIONEER BLVD	18819	PIONEER			6,808	0.16	6,808	0.16	SSOC	CG	1	5	6	Commercial	2,244	0	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53	10.94	13.62	87.12	16.34	104.54											
141	139	7039-013-006	18811 PIONEER BLVD	18811	PIONEER			6,808	0.16	6,808	0.16	SSOC	CG	1	5	6	Commercial	7,151	0	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53	10.94	13.62	87.12	16.34	104.54											
142	140	7039-013-007	18809 PIONEER BLVD	18809	PIONEER	90701	1966	6,808	0.16	6,808	0.16	SSOC	CG	1	5	6	Commercial	3,060	0	27,232	32,678	5,446	15.63	18.75	23.44	21.65	45.09	23.44	46.89	68.53	10.94	13.62	87.12	16.34	104.54	HEO	8	8.2			1	2	$458,908	$441,907	0.963
143	141	7039-013-008	18801 PIONEER BLVD	18801	PIONEER			6,787	0.16	6,787	0.16	SSOC	CG	1	5	6	Commercial	1,784	0	27,148	32,578	5,430	15.58	18.70	23.37	21.58	44.95	23.37	46.74	68.32	10.91	13.57	87.12	16.29	104.54											
144	142	7039-013-012	18822 CORBY AVE	18822	CORBY	90701	1968	7,845	0.18	7,845	0.18	SSOC	LMI	1	5	6	Commercial	1,742	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	$415,862	$115,515	0.278
145	143	7039-013-014	18812 CORBY AVE	18812	CORBY	90701	1984	7,845	0.18	7,845	0.18	SSOC	LMI	1	5	6	Commercial	1,560	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	$69,677	$26,358	0.378
146	144	7039-013-016	11740 188TH ST	11740	188TH			10,498	0.24	10,498	0.24	SSOC	LMI	1	5	6	Commercial	2,697	0	41,992	50,390	8,398	24.10	28.92	36.15	33.38	69.53	36.15	72.30	105.68	16.87	21.00	87.12	25.20	104.54											
147	145	7039-013-021	11755 SOUTH ST	11755	SOUTH	90701	1972	6,186	0.14	6,186	0.14	SSOC	LMI	1	5	6	Commercial	2,157	0	24,744	29,693	4,949	14.20	17.04	21.30	19.67	40.97	21.30	42.60	62.27	9.94	12.37	87.12	14.85	104.54	HEO	8	8.2			1	2	$418,318	$0	0.000
148	146	7039-013-022	11747 SOUTH ST	11747	SOUTH			6,543	0.15	6,543	0.15	SSOC	LMI	1	5	6	Commercial	2,210	0	26,172	31,406	5,234	15.02	18.02	22.53	20.80	43.33	22.53	45.06	65.87	10.51	13.09	87.12	15.70	104.54											
149	147	7039-013-023	11748 188TH ST	11748	188TH	90701	1977	5,345	0.12	5,345	0.12	SSOC	LMI	1	5	6	Commercial	2,154	0	21,380	25,656	4,276	12.27	14.72	18.41	16.99	35.40	18.41	36.81	53.81	8.59	10.69	87.12	12.83	104.54	HEO	8	8.2			1	2	$224,946	$124,960	0.556
150	148	7039-014-003	18841 CORBY AVE	18841	CORBY	90701	1974	7,850	0.18	7,850	0.18	SSOC	LMI	1	5	6	Commercial	7,852	0	31,400	37,680	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02	12.61	15.70	87.12	18.84	104.54	HEO	8	8.2			1	2	$380,913	$13,127	0.034
151	149	7039-014-017	11727 SOUTH ST	11727	SOUTH			23,553	0.54	23,553	0.54	SSOC	LMI	1	5	6	Commercial	18,610	0	94,212	113,054	18,842	54.07	64.88	81.11	74.89	156.99	81.11	162.21	237.10	37.85	47.11	87.12	56.53	104.54											
152	150	7039-014-018	11701 SOUTH ST	11701	SOUTH	90701	1980	36,391	0.84	36,391	0.84	SSOC	CG	1	5	6	Commercial	16,450	0	145,564	174,677	29,113	83.54	100.25	125.31	115.71	241.02	125.31	250.63	366.33	58.48	72.78	87.12	87.34	104.54	HEO	8	8.2	21	5	1	2	$4,080,000	$0	0.000
153	151	7039-015-004	18729 CORBY AVE	18729	CORBY	90701	1951	7,850	0.18	7,850	0.18	SSOC	LMI	3	3	4	Commercial	765	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1			1	2	$355,079	$29,585	0.083
154	152	7039-017-005	11641 SOUTH ST	11641	SOUTH			36,447	0.84	36,447	0.84	SSOC	CG	1	5	6	Commercial	13,050	0	145,788	174,946	29,158	83.67	100.40	125.51	115.88	241.39	125.51	251.01	366.90	58.57	72.89	87.12	87.47	104.54											
155	153	7039-017-026	11635 SOUTH ST	11635	SOUTH			20,687	0.47	20,580	0.47	SSOC	CG	1	5	6	Commercial	9,516	0	82,320	98,784	16,464	47.49	56.99	71.24	65.77	137.01	71.24	142.47	208.25	33.24	41.16	86.67	49.39	104.00											
156	154	7039-018-016	18823 JERSEY AVE	18823	JERSEY	90701	0	7,850	0.18	7,850	0.18	SSOC	MFR	3	3	4	Commercial	7,800	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.2			1	2	$256,567	$5,576	0.022
157	155	7039-018-033	11615 SOUTH ST	11615	SOUTH	90701	1971	21,841	0.50	21,841	0.50	SSOC	CG	1	5	6	Commercial	2,171	0	87,364	104,837	17,473	50.14	60.17	75.21	69.44	144.65	75.21	150.42	219.86	35.10	43.68	87.12	52.42	104.54	HEO	8	8.2		5	1	2	$197,691	$158,055	0.800
158	156	7039-024-006	11632 SOUTH ST	11632	SOUTH			20,000	0.46	20,000	0.46	SSOC	CPD	1	5	6	Commercial	10,957	0	80,000	96,000	16,000	45.91	55.10	68.87	63.59	132.46	68.87	137.74	201.33	32.14	40.00	87.12	48.00	104.54											
159	157	7039-024-009	11600 SOUTH ST	11600	SOUTH	90701	1968	17,128	0.39	17,128	0.39	SSOC	CPD	1	5	6	Commercial	3,220	0	68,512	82,214	13,702	39.32	47.18	58.98	54.46	113.44	58.98	117.96	172.42	27.52	34.26	87.12	41.11	104.54	HEO	8	8.3			1	2	$990,204	$99,013	0.100
160	158	7039-024-014	19117 PIONEER BLVD	19117	PIONEER	90701	1948	19,602	0.45	19,602	0.45	SSOC	CPD	1	5	6	Commercial	1,800	0	78,408	94,090	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33	31.50	39.20	87.12	47.04	104.54	HEO	8	8.3			1	2	$438,747	$187,601	0.428
161	159	7039-024-019	11744 SOUTH ST	11744	SOUTH	90701	1993	41,250	0.95	41,250	0.95	SSOC	CPD	1	5	6	Commercial	10,968	0	165,000	198,000	33,000	94.70	113.64	142.05	131.16	273.20	142.05	284.09	415.25	66.29	82.50	87.12	99.00	104.54											
162	160	7039-024-021	19027 PIONEER BLVD	19027	PIONEER			18,000	0.41	18,000	0.41	SSOC	CPD	1	5	6	Commercial	9,611	0	72,000	86,400	14,400	41.32	49.59	61.98	57.23	119.21	61.98	123.97	181.20	28.93	36.00	87.12	43.20	104.54											
163	161	7039-024-022	11732 SOUTH ST	11732	SOUTH	90701	1977	72,310	1.66	72,310	1.66	SSOC	CPD	1	5	6	Commercial	17,969	0	289,240	347,088	57,848	166.00	199.20	249.00	229.91	478.91	249.00	498.00	727.91	116.20	144.62	87.12	173.54	104.54	HEO	8	8.3	21	5	1	2	$4,182,000	$2,142,000	0.512
164	162	7039-024-030	11758 SOUTH ST	11758	SOUTH	90701	1965	19,602	0.45	19,602	0.45	SSOC	CPD	1	5	6	Commercial	1,568	0	78,408	94,090	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33	31.50	39.20	87.12	47.04	104.54											
165	163	7039-024-031	19015 PIONEER BLVD	19015	PIONEER	90701	1969	21,780	0.50	21,780	0.50	SSOC	CPD	1	5	6	Commercial	2,430	0	87,120	104,544	17,424	50.00	60.00	75.00	69.25	144.25	75.00	150.00	219.25	35.00	43.56	87.12	52.27	104.54	HEO	8	8.3			1	2	$1,326,000	$714,000	0.538
166	164	7039-024-033	11624 SOUTH ST	11624	SOUTH	90701	1990	127,195	2.92	127,195	2.92	SSOC	CPD	1	5	6	Commercial	46,886	0	508,780	610,536	101,756	292.00	350.40	438.00	404.42	842.42	438.00	876.00	1,280.42	204.40	254.39	87.12	305.27	104.54	HEO	8	8.3	21	5	1	2	$5,955,363	$4,218,379	0.708
167	165	7039-024-044	11660 SOUTH ST	11660	SOUTH			259,600	5.96	259,600	5.96	SSOC	SS-SP	1	5	6	Commercial	80,339	0	1,246,080	1,495,296	207,680	595.96	715.15	893.94	825.40	1,719.34	893.94	1,787.88	2,613.28	417.17	519.20	87.12	623.04	104.54											
168	166	7039-026-027	18300 GRIDLEY RD	18300	GRIDLEY	90701	1986	149,100	3.42	75,794	1.74	CG	CG	3	3	4	Commercial	29,986	0	181,906	242,541	60,635	239.60	287.52	359.40	331.85	691.25	359.40	718.80	1,050.65	239.60	90.95	26.57	121.27	35.43	HEO	6	6.1			1	2	$2,723,068	$1,992,454	0.732
169	167	7042-017-006	18326 PIONEER BLVD	18326	PIONEER	90701	1926	6,107	0.14	6,107	0.14	CCMU	MFR	2	4	5	Commercial	1,964	0	19,542	24,428	4,885	14.02	16.82	21.03	19.42	40.45	21.03	42.06	61.48	9.81	9.77	69.70	12.21	87.12	HEO	7	7.2	X		1	2	$716,005	$338,631	0.473
170	168	7042-017-007	18300 PIONEER BLVD	18300	PIONEER	90701	1972	30,806	0.71	30,806	0.71	CCMU	MFR	2	4	5	Commercial	14,430	0	98,579	123,224	24,645	70.72	84.87	106.08	97.95	204.03	106.08	212.16	310.11	49.58	49.29	69.70	61.61	87.12	HEO	7	7.2	X		1	2	$1,767,390	$1,178,200	0.667
171	169	7042-018-014	18332 PIONEER BLVD	18332	PIONEER	90701	1946	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Commercial	1,245	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X		1	2	$258,335	$209,043	0.809
172	170	7042-019-008	18530 PIONEER BLVD	18530	PIONEER			7,466	0.17	7,466	0.17	CCMU	CG	2	4	5	Commercial	4,240	0	23,891	29,864	5,973	17.14	20.57	25.71	23.74	49.45	25.71	51.42	75.16	12.00	11.95	69.70	14.93	87.12											
173	171	7042-019-010	18522 PIONEER BLVD	18522	PIONEER	90701	1990	7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,344	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12	HEO	7	7.2	X		1	2	$671,972	$397,174	0.591
174	172	7042-019-011	18518 PIONEER BLVD	18518	PIONEER			7,383	0.17	7,383	0.17	CCMU	CG	2	4	5	Commercial	5,456	0	23,626	29,532	5,906	16.95	20.34	25.42	23.47	48.90	25.42	50.85	74.32	11.86	11.81	69.70	14.77	87.12											
175	173	7042-019-012	18510 PIONEER BLVD	18510	PIONEER			7,800	0.18	7,800	0.18	CCMU	CG	2	4	5	Commercial	8,260	0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12											
176	174	7042-019-013	18508 PIONEER BLVD	18508	PIONEER			7,280	0.17	7,280	0.17	CCMU	CG	2	4	5	Commercial	7,089	0	23,296	29,120	5,824	16.71	20.06	25.07	23.15	48.22	25.07	50.14	73.28	11.70	11.65	69.70	14.56	87.12											
177	175	7042-019-022	18500 PIONEER BLVD	18500	PIONEER			10,400	0.24	10,400	0.24	CCMU	CG	2	4	5	Commercial	9,420	0	33,280	41,600	8,320	23.88	28.65	35.81	33.07	68.88	35.81	71.63	104.69	16.71	16.64	69.70	20.80	87.12											
178	176	7042-020-015	18642 PIONEER BLVD	18642	PIONEER			7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,108	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12											
179	177	7042-020-016	18634 PIONEER BLVD	18634	PIONEER	90701	1938	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,716	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X		1	2	$360,044	$164,357	0.456
180	178	7042-020-017	18628 PIONEER BLVD	18628	PIONEER			3,588	0.08	3,588	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,482	14,352	2,870	8.24	9.88	12.36	11.41	23.76	12.36	24.71	36.12	5.77	5.74	69.70	7.18	87.12											
181	179	7042-020-018	18624 PIONEER BLVD	18624	PIONEER	90701	1999	7,728	0.18	7,728	0.18	CG	CG	2	4	5	Commercial	5,712	0	24,730	30,912	6,182	17.74	21.29	26.61	24.57	51.18	26.61	53.22	77.79	12.42	12.36	69.70	15.46	87.12	HEO	7	7.4	X		1	2	$693,105	$525,602	0.758
182	180	7042-020-019	18618 PIONEER BLVD	18618	PIONEER	90701	1999	6,486	0.15	6,486	0.15	CG	CG	2	4	5	Commercial	6,110	0	20,755	25,944	5,189	14.89	17.87	22.33	20.62	42.96	22.33	44.67	65.29	10.42	10.38	69.70	12.97	87.12	HEO	7	7.4	X		1	2	$693,105	$577,587	0.833
183	181	7042-020-020	18616 PIONEER BLVD	18616	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,664	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12											
184	182	7042-020-021	18614 PIONEER BLVD	18614	PIONEER			3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	1,378	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12											
185	183	7042-020-022	18612 PIONEER BLVD	18612	PIONEER	90701	1924	3,585	0.08	3,585	0.08	CG	CG	2	4	5	Commercial	2,808	0	11,472	14,340	2,868	8.23	9.88	12.35	11.40	23.74	12.35	24.69	36.09	5.76	5.74	69.70	7.17	87.12	HEO	7	7.4	X		1	2	$399,292	$367,984	0.922
186	184	7042-020-024	18608 PIONEER BLVD	18608	PIONEER	90701	1922	7,174	0.16	7,174	0.16	CG	CG	2	4	5	Commercial	4,060	0	22,957	28,696	5,739	16.47	19.76	24.70	22.81	47.51	24.70	49.41	72.22	11.53	11.48	69.70	14.35	87.12	HEO	7	7.4	X		1	2	$210,839	$159,034	0.754
187	185	7042-020-025	11806 186TH ST	11806	186TH			7,314	0.17	7,314	0.17	CG	CG	2	4	5	Commercial	7,046	0	23,405	29,256	5,851	16.79	20.15	25.19	23.26	48.44	25.19	50.37	73.63	11.75	11.70	69.70	14.63	87.12											
188	186	7042-020-028	11818 186TH ST	11818	186TH	90701	1951	1,590	0.04	1,590	0.04	SSMU	SP	2	4	5	Commercial	432	0	5,088	6,360	1,272	3.65	3.65	3.65	-	3.65	3.65	3.65	7.30	0.96	2.54	69.70	3.18	87.12	HEO	7	7.4	X		1	2	$103,400	$66,467	0.643
189	187	7042-020-029	18644 PIONEER BLVD	18644	PIONEER			10,957	0.25	10,957	0.25	CG	CG	2	4	5	Commercial	12,479	0	35,062	43,828	8,766	25.15	30.18	37.73	34.84	72.57	37.73	75.46	110.30	17.61	17.53	69.70	21.95	87.12											
190	188	7042-022-028	11810 187TH ST	11810	187TH	90701	1965	14,706	0.34	14,706	0.34	CCMU	CG	2	4	5	Commercial	6,480	0	47,059	58,824	11,765	33.76	40.51	50.64	46.76	97.40	50.64	101.28	148.04	23.63	23.53	69.70	29.41	87.12	HEO	7	7.4	X		1	2	$459,748	$56,280	0.122
191	189	7042-023-002	18720 PIONEER BLVD	18720	PIONEER			66,210	1.52	66,210	1.52	CCMU	CG	2	4	5	Commercial	27,736	0	211,680	264,840	52,968	152.00	182.40	228.00	210.52	438.51	228.00	455.99	666.51	106.40	105.94	69.70	132.42	87.12											
192	190	7042-032-022	12155 SOUTH ST	12155	SOUTH	90701	1976	22,216	0.51	22,216	0.51	NWBC	CG	3	3	4	Commercial	5,821	0	53,316	71,091	17,775	35.70	42.84	53.55	49.45	103.00	53.55	107.10	156.55	35.79	26.66	52.27	35.52	69.70	HEO	9	9.2		5	1	2	$812,510	$443,178	0.545
193	191	7042-032-023	12147 SOUTH ST	12147	SOUTH			50,965	1.17	50,965	1.17	NWBC	CG	3	3	4	Commercial	9,000	0	122,316	163,088	40,772	81.90	98.28	122.85	113.43	236.28	122.85	245.70	359.13	81.90	61.16	52.27	81.54	69.70											
194	192	7042-003-036	11944 SOUTH ST	11944	SOUTH	90701	1982	58,806	1.35	58,806	1.35	CG	CG	3	3	4	Commercial	22,750	0	141,134	188,179	47,045	94.50	113.40	141.75	130.88	272.63	141.75	283.50	414.38	94.56	70.57	52.27	94.09	69.70	HEO	9	9.1	21	5	1	2	$5,569,918	$2,198,256	0.395
195	193	7042-003-037	11940 SOUTH ST	11940	SOUTH	90701	1986	30,030	0.69	29,330	0.67	CG	CG	3	3	4	Commercial	9,797	0	70,392	93,856	23,464	48.26	57.91	72.39	66.84	139.22	72.39	144.77	211.61	48.26	35.20	51.05	46.93	68.07	HEO	9	9.1		5	1	2	$919,524	$747,647	0.813
196	194	7054-005-052	12244 SOUTH ST	12244	SOUTH	90701	1982	23,040	0.53	23,040	0.53	NWBC	CG	3	3	4	Commercial	8,055	0	55,296	73,728	18,432	37.02	44.43	55.54	51.28	106.82	55.54	111.07	162.35	37.02	27.65	52.27	36.86	69.70	HEO	9	9.2		5	1	2	$2,244,000	$1,122,000	0.500
197	195	7054-005-053	12328 SOUTH ST	12328	SOUTH			12,120	0.28	12,120	0.28	NWBC	CG	3	3	4	Commercial	6,445	0	29,088	38,784	9,696	19.48	23.37	29.21	26.98	56.19	29.21	58.43	85.40	19.48	14.54	52.27	19.39	69.70											
198	196	7054-005-054	19020 NORWALK BLVD	19020	NORWALK			9,460	0.22	9,460	0.22	NWBC	CG	3	3	4	Commercial	2,145	0	22,704	30,272	7,568	15.35	18.24

Parcels Sorted by Existing Land Use

Scenario 1 (5-4-3) AINS Sorted by Existing Land Use

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
2	No.	AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Let Area (ft^2) (source: L.A. County Assessor 4/24)	Gross Let Area (acres) (source: L.A. County Assessor 4/24)	Net Buildable Let Area (ft^2)	Net Buildable Let Area (Acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max No. of Stories with added stories (Artesia Density Bonus)	Existing Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of let area).	Potential maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 65915(b))	Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code 65915(b))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code 65915(s), (v) (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(s), (v) with min. 10% very low income units, (for developments of 5 or more units (Govt. Code 65915(b))	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code 65915(s), (v) (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(s), (v) available with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(s), (v) with BOTH min. 10% very-low income AND min. 10% mod-income units. (for developments of 5 or more units (Govt. Code 65915(b))	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. 7/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. AG/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
271	269	7039-015-007	18715 CORBY AVE	18715	CORBY	90701	1953	10,781	0.25	10,781	0.25	SSGC	LMI	3	3	4	Industrial	2,850	0	25,874	34,499	8,625	17.32	20.79	25.99	23.99	49.98	25.99	51.97	75.97	17.32	12.94	52.27	17.25	69.70								1	2	$557,759	$189,636	0.340
272	270	7014-003-051	11726 166TH ST	11726	166TH			6,138	0.14	6,138	0.14	PBC	LMI	1	5	6	Industrial	6,228	0	24,552	29,482	4,910	14.09	16.91	21.14	19.52	40.65	21.14	42.27	61.79	9.86	12.28	87.32	14.73	104.54												
273	271	7033-007-021	11841 178TH ST	11841	178TH			6,140	0.14	6,140	0.14	CCMU	CG	3	3	4	Institutional/Churc	2,250	0	14,736	19,648	4,912	9.87	11.84	14.80	13.67	28.47	14.80	29.60	43.27	9.87	7.37	52.27	9.82	69.70												
274	272	7033-020-017	18116 ARLINE AVE	18116	ARLINE			15,000	0.34	14,998	0.34	HDR	MFR	3	3	4	Institutional/Churc	4,344	0	35,995	47,994	11,998	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70	24.10	18.00	52.27	24.00	69.69												
275	273	7040-016-017	18512 ARLINE AVE	18512	ARLINE	90701	1960	23,550	0.54	23,549	0.54	HDR	MFR	3	3	4	Institutional/Churc	23,000	0	56,518	75,357	18,839	37.84	45.41	56.77	52.41	109.18	56.77	113.53	165.95	37.84	28.26	52.27	37.68	69.69	HEO	7	7.2		5		1	2	$69,954	$11,750	0.168
276	274	7040-019-003	18513 ARLINE AVE	18513	ARLINE	90701	1958	7,800	0.18	7,797	0.18	CCMU	MFR	2	4	5	Institutional/Churc	7,500	0	24,960	31,188	6,238	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.67	15.59	87.09	HEO	7	7.2	X			1	2	$35,552	$2,791	0.079
277	275	7040-019-018	18523 ARLINE AVE	18523	ARLINE			15,750	0.36	15,750	0.36	CCMU	MFR	2	4	5	Institutional/Churc	10,682	0	50,400	63,000	12,600	36.16	43.39	54.24	50.08	104.31	54.24	108.47	158.55	25.31	25.20	69.70	31.50	87.12												
278	276	7039-026-005	18432 GRIDLEY RD	18432	GRIDLEY	90701	1920	34,196	0.79	34,196	0.79	CG	CG	3	3	4	Institutional/Congreg	5,987	3	82,070	109,427	27,357	54.95	65.94	82.43	76.11	158.54	82.43	164.86	240.97	54.95	41.04	52.27	54.71	69.70	HEO	6	6.2		21	5	1	2	$889,638	$613,587	0.690
279	277	7035-012-037	18025 PIONEER BLVD	18025	PIONEER			36,342	0.83	36,342	0.83	CCMU	CG	2	4	5	Institutional/Congreg	26,419	0	116,294	145,368	29,074	83.43	100.12	125.14	115.55	240.69	125.14	250.29	365.84	58.40	58.15	69.70	72.68	87.12												
280	278	7033-008-022	11900 ARTESIA BLVD	11900	ARTESIA			157,872	3.62	157,687	3.62	GCC	MFR	3	3	4	Institutional/Hospit	16,600	0	378,449	504,598	126,150	253.70	304.44	380.55	351.37	731.92	380.55	761.09	1,112.46	253.70	189.22	52.21	252.30	69.61												
281	279	7039-002-900	18530 CORBY AVE	18530	CORBY	90701	1954	10,600	0.24	10,600	0.24	CCMU	MFR	2	4	5	Institutional/Pkg Lo	0	0	33,920	42,400	8,480	24.33	29.20	36.50	33.70	70.20	36.50	73.00	106.71	17.01	16.96	69.70	21.20	87.12	HEO	7	7.1	X			1	2	$30,121	$0	0.000
282	280	7039-002-901	18510 CORBY AVE	18510	CORBY	90701	1971	24,215	0.56	24,158	0.55	CCMU	MFR	2	3	4	Institutional/Pkg Lo	0	0	77,306	96,632	19,326	55.59	66.71	83.38	76.99	160.38	83.38	166.77	243.76	38.91	38.65	69.53	48.32	86.91	HEO	7	7.1	X	5		1	2	$51,244	$0	0.000
283	281	7054-027-060	19023 NORWALK BLVD	19023	NORWALK	90701	1952	20,077	0.46	20,077	0.46	NWBC	CG	3	3	4	Institutional: preschi	2,735	0	48,185	64,246	16,062	32.26	38.72	48.39	44.68	93.08	48.39	96.79	141.47	32.26	24.09	52.27	32.12	69.70	HEO	9	9.2				1	2	$130,600	$67,024	0.513
284	282	7011-006-919	11811 167TH ST	11811	167TH	90701	1948	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	MFR	1,232	5	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.88	16.05	87.12	19.26	104.54	HEO	1	1.3				1	2	$367,911	$194,467	0.529
285	283	7011-006-041	16644 PIONEER BLVD	16644	PIONEER	90701	1955	4,238	0.10	4,238	0.10	PBC	CG	1	5	6	MFR	1,134	2	16,952	20,342	3,390	9.73	11.67	14.59	13.47	28.07	14.59	29.19	42.66	6.81	8.48	87.12	10.17	104.54	HEO	1	1.3				1	2	$201,994	$126,244	0.625
286	284	7033-005-018	11901 176TH ST	11901	176TH			190,783	4.38	189,386	4.35	GCC	MFR	3	3	4	MFR	105,680	158	454,526	606,035	151,509	306.58	367.90	459.88	424.62	884.50	459.88	919.75	1,344.37	306.58	227.26	51.89	303.02	69.19												
287	285	7033-007-010	11819 178TH ST	11819	178TH	90701	1929	5,227	0.12	5,227	0.12	CCMU	CG	3	3	4	MFR	1,364	2	12,545	16,726	4,182	8.46	10.15	13.54	11.63	24.23	12.60	25.20	36.83	8.40	6.27	52.27	8.36	69.70	HEO	5	5.2				1	2	$261,209	$130,191	0.647
288	286	7033-017-007	11827 ASHWORTH	11827	ASHWORTH			12,776	0.29	12,776	0.29	CCMU	MFR	2	3	4	MFR	1,888	2	30,662	40,883	10,221	20.53	24.64	30.80	28.44	59.23	30.80	61.59	90.03	20.53	15.33	52.27	20.44	69.70												
289	287	7033-018-011	11828 ASHWORTH ST	11828	ASHWORTH	90701	1924	4,003	0.09	4,003	0.09	CCMU	MFR	2	4	5	MFR	1,040	2	12,810	16,012	3,202	9.19	11.03	13.78	12.73	26.51	13.78	27.57	40.30	6.43	6.40	69.70	8.01	87.12	HEO	5	5.3	X			1	2	$18,581	$12,693	0.683
290	288	7033-018-012	17913 ARLINE AVE	17913	ARLINE			12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5	MFR	8,589	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32	82.64	120.80	19.28	19.20	69.70	24.00	87.12												
291	289	7033-018-013	17921 ARLINE AVE	17921	ARLINE	90701	1988	12,000	0.28	12,000	0.28	CCMU	MFR	2	4	5	MFR	8,312	7	38,400	48,000	9,600	27.55	33.06	41.32	38.15	79.48	41.32	82.64	120.80	19.28	19.20	69.70	24.00	87.12	HEO	5	5.3	X			1	2	$1,561,725	$1,115,518	0.714
292	290	7033-018-014	17927 ARLINE AVE	17927	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,659	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12												
293	291	7033-019-015	18027 ARLINE AVE	18027	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	5,866	4	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12												
294	292	7033-019-016	18031 ARLINE AVE	18031	ARLINE	90701	1964	7,998	0.18	7,998	0.18	CCMU	MFR	2	4	5	MFR	5,713	7	25,594	31,992	6,398	18.36	22.03	27.54	25.43	52.97	27.54	55.08	80.51	12.85	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$1,094,594	$515,098	0.471
295	293	7033-019-017	18103 ARLINE AVE	18103	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	MFR	2,970	3	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12												
296	294	7033-020-018	18110 ARLINE AVE	18110	ARLINE	90701	1946	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	5,886	5	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3				1	2	$857,760	$557,543	0.650
297	295	7033-020-019	18112 ARLINE AVE	18112	ARLINE	90701	1976	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	7,442	8	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3				1	2	$1,282,861	$922,814	0.669
298	296	7033-020-020	18030 ARLINE AVE	18030	ARLINE	90701	1924	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,815	4	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$765,000	$418,200	0.547
299	297	7033-020-022	18020 ARLINE AVE	18020	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,824	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70												
300	298	7033-020-023	18014 ARLINE AVE	18014	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,376	3	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70												
301	299	7033-020-025	18006 ARLINE AVE	18006	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,414	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70												
302	300	7033-020-026	18000 ARLINE AVE	18000	ARLINE	90701	1974	6,177	0.14	6,177	0.14	HDR	MFR	3	3	4	MFR	3,120	3	14,825	19,766	4,942	9.93	11.91	14.89	13.75	28.64	14.89	29.78	43.53	9.93	7.41	52.27	9.88	69.70	HEO	5	5.3				1	2	$667,903	$286,729	0.429
303	301	7033-020-027	18126 ARLINE AVE	18126	ARLINE	90701	1964	2,574	0.06	2,574	0.06	HDR	MFR	3	3	4	MFR	1,672	2	6,178	8,237	2,059	4.14	4.14	4.14	-	4.14	4.14	4.14	3.09	4.14	3.09	5.27	4.12	69.70	HEO	5	5.3				1	2	$420,470	$315,353	0.750
304	302	7033-021-001	17902 ARLINE AVE	17902	ARLINE	90701	1938	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,264	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$791,262	$493,211	0.648
305	303	7033-021-002	17906 ARLINE AVE	17906	ARLINE	90701	1994	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,810	4	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$729,096	$482,490	0.662
306	304	7033-021-003	17910 ARLINE AVE	17910	ARLINE	90701	1934	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,008	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3				1	2	$546,822	$353,825	0.647
307	305	7035-012-001	18002 ALBURTIS AVE	18002	ALBURTIS			13,608	0.31	13,608	0.31	CCMU	MFR	3	3	4	MFR	3,542	6	32,659	43,546	10,886	21.87	26.24	32.80	30.29	63.09	32.80	65.60	95.89	21.87	16.33	52.27	21.77	69.70												
308	306	7035-012-031	18008 ALBURTIS AVE	18008	ALBURTIS			13,608	0.31	13,608	0.31	CCMU	MFR	3	3	4	MFR	3,290	4	32,659	43,546	10,886	21.87	26.24	32.80	30.29	63.09	32.80	65.60	95.89	21.87	16.33	52.27	21.77	69.70												
309	307	7035-012-032	18012 ALBURTIS AVE	18012	ALBURTIS			6,599	0.15	6,599	0.15	CCMU	MFR	3	3	4	MFR	2,232	2	15,838	21,117	5,279	10.65	12.73	15.91	14.69	30.59	15.91	31.81	46.50	10.66	7.92	52.27	10.56	69.70												
310	308	7035-012-044	18014 ALBURTIS AVE	18014	ALBURTIS			26,488	0.61	26,488	0.61	CCMU	MFR	3	3	4	MFR	14,658	14	63,571	84,762	21,190	42.57	51.08	63.85	58.95	122.80	63.85	127.70	186.65	42.57	31.79	52.27	42.38	69.70												
311	309	7035-014-024	17804 ALBURTIS AVE	17804	ALBURTIS			8,400	0.19	8,400	0.19	CMU	MFR	3	3	4	MFR	4,812	4	20,160	26,880	6,720	13.50	16.20	20.25	18.70	38.94	20.25	40.50	59.19	13.50	10.08	52.27	13.44	69.70												
312	310	7035-014-025	17806 ALBURTIS AVE	17806	ALBURTIS			13,996	0.32	13,996	0.32	CCMU	MFR	3	3	4	MFR	3,456	4	33,590	44,787	11,197	22.49	26.99	33.74	31.15	64.89	33.74	67.47	98.62	22.49	16.80	52.27	22.39	69.70												
313	311	7035-014-026	17810 ALBURTIS AVE	17810	ALBURTIS			16,775	0.39	16,775	0.39	CCMU	MFR	3	3	4	MFR	4,800	6	40,260	53,680	13,420	26.96	32.35	40.44	37.34	77.77	40.44	80.87	118.21	26.96	20.13	52.27	26.84	69.70												
314	312	7035-014-027	17820 ALBURTIS AVE	17820	ALBURTIS			30,195	0.69	30,195	0.69	CCMU	MFR	3	3	4	MFR	16,640	16	72,468	96,624	24,156	48.52	58.23	72.78	67.20	139.99	72.78	145.57	212.77	48.52	36.23	52.27	48.31	69.70												
315	313	7035-014-032	17922 ALBURTIS AVE	17922	ALBURTIS			19,470	0.45	19,467	0.45	CCMU	MFR	3	3	4	MFR	4,830	6	46,721	62,294	15,574	31.29	37.55	46.93	43.33	90.27	46.93	93.86	137.20	31.29	23.36	52.26	31.15	69.69												
316	314	7035-014-033	17930 ALBURTIS AVE	17930	ALBURTIS			19,470	0.45	19,467	0.45	CCMU	MFR	3	3	4	MFR	5,249	6	46,721	62,294	15,574	31.29	37.55	46.93	43.33	90.27	46.93	93.86	137.20	31.29	23.36	52.26	31.15	69.69												
317	315	7035-019-029	17221 FULLON AVE	17221	FULLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	2,196	3	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												
318	316	7035-016-032	17307 FULLON AVE	17307	FULLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,222	2	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												
319	317	7035-016-034	17313 FULLON AVE	17313	FULLON			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,760	5	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												
320	318	7035-016-039	17310 JERSEY AVE	17310	JERSEY			6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	3,360	5	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												
321	319	7035-016-041	17226 JERSEY AVE	17226	JERSEY	90701	1956	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,040	2	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	$474,300	$201,144	0.424
322	320	7035-016-043	17214 JERSEY AVE	17214	JERSEY	90701	1955	6,299	0.14	6,299	0.14	GCC	LMI	2	4	5	MFR	1,582	2	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	$136,642	$37,073	0.271
323	321	7035-016-045	17202 JERSEY AVE	17202	JERSEY	90701	1963	7,105	0.16	7,105	0.16	GCC	LMI	2	4	5	MFR	1,741	3	22,736	28,420	5,684	16.31	19.57	24.47	22.59	47.06	24.47	48.93	71.52	11.42	11.37	69.70	14.21	87.12	HEO	3	3.1				1	2	$268,804	$152,120	0.733
324	322	7035-016-047	17207 JERSEY AVE	17207	JERSEY	90701	1952	5,249	0.12	5,249	0.12	GCC	LMI	2	4	5	MFR	1,631	2	16,797	20,996	4,199	12.05	14.46	18.08	16.69	34.76	18.08	36.15	52.84	8.44	8.40	69.70	10.50	87.12	HEO	3	3.1				1	2	$394,048	$197,019	0.500
325	323	7035-017-024	11638 ARTESIA BLVD	11638	ARTESIA			3,032	0.07	3,032	0.07	GCC	ABC-SP	3	3	4	MFR	1,440	0	7,277	9,702	2,426	4.87	4.87	4.87	-	4.87	4.87	4.87	3.64	4.87	3.64	5.27	4.85	69.70												
326	324	7035-019-029	17700 ALBURTIS AVE	17700	ALBURTIS			7,174	0.16	7,174	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	17,190	22,987	5,797	11.53	13.83	17.29	15.97	33.26	17.29	34.59	50.55	11.53	8.61	52.27	11.48	69.70												
327	325	7035-019-030	17704 ALBURTIS AVE	17704	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70												
328	326	7035-019-031	17708 ALBURTIS AVE	17708	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70												
329	327	7035-019-032	17712 ALBURTIS AVE	17712	ALBURTIS			6,996	0.16	6,996	0.16	CCMU	MFR	3	3	4	MFR	3,111	3	16,790	22,387	5,597	11.24	13.49	16.86	15.57	32.43	16.86	33.73	49.30	11.24	8.40	52.27	11.19	69.70												
330	328	7035-019-033	17716 ALBURTIS AVE	17716	ALBURTIS			7,175	0.16	7,175	0.16	CCMU	MFR	3	3	4	MFR	2,636	3	17,220	22,960	5,740	11.53	13.84	17.30	15.97	33.26	17.30	34.59	50.56	11.53	8.61	52.27	11.48	69.70												
331	329	7035-019-035	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	15,882	0.36	15,882	0.36	CCMU	MFR	3	3	4	MFR	3,744	4	38,117	50,822	12,706	25.52	30.63	38.28	35.35	73.63	38.28	76.57	111.91	25.52	19.06	52.27	25.41	69.70	HEO	5	5.1	X			1	2	$840,942	$420,470	0.500
332	330	7035-019-036	17730 ALBURTIS AVE	17730	ALBURTIS	90701	1964	28,427	0.65	28,427	0.65	CCMU	MFR	3	3	4	MFR	13,104	14	68,225	90,966	22,742	45.68	54.82	68.52	63.27	131.79	68.52	137.04	200.31	45.68	34.11	52.27	45.48	69.70	HEO	5	5.1	X	5		1	2	$3,133,535	$1,366,531	0.433
333	331	7035-021-051	11704 ARTESIA BLVD	11704	ARTESIA	90701	1927	17,598	0.40	17,598	0.40	GCC	ABC-SP	3	3	4	MFR	5,438	2	42,235	56,314	14,078	28.28	33.94	42.42	39.17	81.

Parcels Sorted by Existing Land Use

Scenario 1 (5-4-3) AINS Sorted by Existing Land Use

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
2	No.	AIN	Address	Address No.	Street	Zip Code	Year Built	Gross Let Area (ft^2) (source: L.A. County Assessor 4/24)	Gross Let Area (acres) (source: L.A. County Assessor 4/24)	Net Buildable Let Area (ft^2)	Net Buildable Let 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 (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of let area).	Potential maximum new residential units, based on density and GROSS lot area: Zone 1, 2 = 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 65915(b))	Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code 65915(b))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code 65915(s), (v) (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(s), (v) with min. 10% very low income units. (for developments of 5 or more units (Govt. Code 65915(b))	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code 65915(s), (v) (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(s), (v) available with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(s), (v) (with BOTH min. 10% very-low income AND min. 10% mod-income units. (for developments of 5 or more units (Govt. Code 65915(b))	Potential maximum new residential units per AB 1287/Gov't. Code 65915(s), (v) (with BOTH min. 10% very-low income AND min. 10% mod-income units. (for developments of 5 or more units (Govt. Code 65915(b))	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 st/du (includes common areas): Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 st/du (includes common areas): Col. AG/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement ent to Land Ratio (ILR)
405	403	7040-021-014	18622 ARLINE AVE	18622	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	5,256	8	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70												
406	404	7040-021-015	18616 ARLINE AVE	18616	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	5,209	4	18,713	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70												
407	405	7040-021-016	18612 ARLINE AVE	18612	ARLINE	90701	1921	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	3,121	3	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4			1	2	$766,774	$509,796	0.665
408	406	7040-021-017	18606 ARLINE AVE	18606	ARLINE	90701	1937	7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	1,368	2	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4			1	2	$26,826	$18,617	0.694
409	407	7040-021-018	18602 ARLINE AVE	18602	ARLINE	90701	1959	7,950	0.18	7,950	0.18	HDR	MFR	3	3	4	MFR	4,945	6	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70	HEO	7	7.4			1	2	$1,530,000	$663,000	0.433
410	408	7040-021-019	18619 CLARKDALE AVE	18619	CLARKDALE			15,599	0.36	15,599	0.36	HDR	MFR	3	3	4	MFR	10,850	14	37,438	49,917	12,479	25.07	30.08	37.60	34.72	72.32	37.60	75.20	109.92	25.07	18.72	52.27	24.96	69.70												
411	409	7040-021-020	18632 ARLINE AVE	18632	ARLINE			7,797	0.18	7,797	0.18	HDR	MFR	3	3	4	MFR	3,139	5	18,713	24,950	6,238	12.53	15.04	18.79	17.35	36.15	18.79	37.59	54.94	12.53	9.36	52.27	12.48	69.70												
412	410	7040-022-002	18713 ARLINE AVE	18713	ARLINE			8,999	0.21	8,999	0.21	HDR	MFR	2	4	5	MFR	5,629	8	28,797	35,996	7,199	20.66	24.79	30.99	28.61	59.60	30.99	61.98	90.59	14.46	14.40	69.70	18.00	87.12												
413	411	7040-022-004	11818 187TH ST	11818	187TH	90701	1924	7,871	0.18	7,871	0.18	HDR	MFR	2	4	5	MFR	1,753	2	25,187	31,484	6,297	18.07	21.68	27.10	25.03	52.13	27.10	54.21	79.23	12.65	12.59	69.70	15.74	87.12	HEO	7	7.4			1	2	$52,067	$49,799	0.956
414	412	7040-022-005	11826 187TH ST	11826	187TH	90701	1954	3,973	0.09	3,973	0.09	HDR	MFR	2	4	5	MFR	1,200	2	12,714	15,892	3,178	9.12	10.94	13.68	12.63	26.31	13.68	27.36	39.99	6.38	6.36	69.70	7.95	87.12	HEO	7	7.4			1	2	$270,994	$176,735	0.652
415	413	7040-022-020	18718 ARLINE AVE	18718	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	3,896	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70												
416	414	7040-022-029	18732 ARLINE AVE	18732	ARLINE	90701	2015	19,700	0.45	19,700	0.45	HDR	MFR	3	3	4	MFR	8,526	10	47,280	63,040	15,760	31.66	37.99	47.49	43.85	91.33	47.49	94.97	138.82	31.66	23.64	52.27	31.52	69.70	HEO	7	7.4			1	2	$2,275,656	$1,592,959	0.700
417	415	7054-005-019	12304 SOUTH ST	12304	SOUTH	90701	1948	7,680	0.18	7,680	0.18	NWBC	CG	3	3	4	MFR	1,526	3	18,432	24,576	6,144	12.34	14.81	18.51	17.09	35.61	18.51	37.02	54.12	12.34	9.22	52.27	12.29	69.70	HEO	9	9.2			1	2	$307,678	$251,976	0.819
418	416	7305-005-087	11466 ARTESIA BLVD	11466	ARTESIA	90701	2023	11,580	0.27	14,250	0.33	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	45,600	57,000	11,400	26.58	31.90	39.88	36.82	76.69	39.88	79.75	116.57	18.61	22.80	85.77	28.50	107.21												
419	417	7305-005-097	11486 ARTESIA BLVD	11486	ARTESIA	90701	2024	15,410	0.35	12,700	0.29	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	40,640	50,800	10,160	35.38	42.45	53.06	49.00	102.06	53.06	106.13	155.13	24.76	20.32	67.44	25.40	71.80												
420	418	7305-005-107	11506 ARTESIA BLVD	11506	ARTESIA	90701	2024	31,890	0.73	19,230	0.44	GCC	ABC-SP	2	4	5	MFR-Condo	18,700	10	61,536	76,920	15,384	73.21	87.85	109.81	101.39	211.21	109.81	219.63	321.02	51.25	30.77	42.03	38.46	52.53												
421	419	7305-014-085	17888 ALBURITIS AVE	17888	ALBURITIS			88,280	2.03	88,280	2.03	CCMU	P-SP	3	3	4	MFR-Condo	56,220	62	211,872	282,496	70,624	141.86	170.24	212.80	196.48	409.28	212.80	425.59	622.07	141.86	105.94	52.27	141.25	69.70												
422	420	7305-014-089	17628 ALBURITIS AVE	17628	ALBURITIS	90701	1978	91,476	2.10	91,476	2.10	CCMU	MFR	3	3	4	MFR-Condo	42,504	42	219,542	292,723	73,181	147.00	176.40	220.50	203.60	424.10	220.50	441.00	644.60	147.00	109.77	52.27	146.36	69.70	HEO	5	5.1		0	0	0	0	$256,486	$171,340	0.668
423	421	7035-016-800						3,955	0.09	3,955	0.09	GCC	LMI	2	4	5	Other	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	69.70	7.91	87.12												
424	422	7035-020-900	17203 CORBY AVE	17203	CORBY	90701	0	17,028	0.39	17,028	0.39	GCC	HM-I	2	4	5	Other	0	0	54,490	68,112	13,622	39.09	46.91	58.64	54.14	112.78	58.64	117.27	171.41	27.36	27.24	69.70	34.06	87.12	HEO	3	3.1			1	2	$265,302	$0	0.000
425	423	7044-018-800	18400 PIONEER BLVD	18400	PIONEER	90701	0	5,719	0.13	5,719	0.13	CCMU	CG	2	4	5	Other	0	0	18,301	22,876	4,575	13.13	15.75	19.69	18.18	37.88	19.69	39.39	57.57	9.19	9.15	69.70	11.44	87.12	HEO	7	7.2	X		1	2	$0	$0	#DIV/0!
426	424	7044-018-801	18400 PIONEER BLVD	18400	PIONEER	90701	0	18,718	0.43	18,718	0.43	CCMU	CG	2	4	5	Other	36,740	0	59,888	74,872	14,974	42.97	51.56	64.46	59.51	123.97	64.46	128.91	188.43	30.08	29.95	69.70	37.44	87.12	HEO	7	7.2	X		1	2	$0	$0	#DIV/0!
427	425	7044-018-802	18400 PIONEER BLVD	18400	PIONEER	90701	0	7,497	0.17	7,497	0.17	CCMU	CG	2	4	5	Other	0	0	23,990	29,988	5,998	17.21	20.65	25.82	23.84	49.65	25.82	51.63	75.47	12.05	12.00	69.70	14.99	87.12	HEO	7	7.2	X		1	2	$0	$0	#DIV/0!
428	426	7044-018-804	18426 PIONEER BLVD	18426	PIONEER	90701	1927	10,626	0.24	10,610	0.24	CCMU	CG	2	4	5	Other	1,800	0	33,952	42,440	8,488	24.39	29.27	36.59	33.79	70.38	36.59	73.18	106.97	17.05	16.98	69.59	21.22	88.99	HEO	7	7.2	X		1	2	$0	$0	#DIV/0!
429	427	7035-012-905	11721 183RD ST	11721	183RD	90701	1970	73,616	1.69	73,616	1.69	CCMU	CG	3	3	4	Post office	24,188	0	176,678	235,571	58,893	118.30	141.96	177.45	163.84	341.29	177.45	354.90	518.74	118.30	88.34	52.27	117.79	69.70									$1,644,543	$0	0.000
430	428	7035-005-074	11446 ARTESIA BLVD	11446	ARTESIA			34,680	0.80	34,680	0.80	GCC	ABC-SP	3	3	4	Recreational	44,408	0	83,232	110,976	27,744	55.73	66.88	83.60	77.19	160.78	83.60	167.19	244.38	55.73	41.62	52.27	55.49	69.70												
431	429	7035-005-075	11446 ARTESIA BLVD	11446	ARTESIA	90701		20,680	0.47	20,680	0.47	GCC	ABC-SP	3	3	4	Recreational	44,408	0	49,632	66,176	16,544	33.23	39.88	49.85	46.03	95.88	49.85	99.70	145.72	33.23	24.82	52.27	33.09	69.70												
432	430	7011-004-055	11826 168TH ST	11826	168TH	90701	1939	6,252	0.14	6,046	0.14	PBC	CG	1	5	6	SFR	625	1	24,184	29,021	4,837	14.35	17.22	21.53	19.88	41.41	21.53	43.06	62.94	10.05	12.09	84.25	14.51	101.10	HEO	1	1.3			1	2	$153,120	$83,516	0.545
433	431	7011-004-076	11820 168TH ST	11820	168TH	90701	1965	7,848	0.18	8,025	0.18	PBC	CG	1	5	6	SFR	458	1	32,100	38,520	6,420	18.42	22.11	27.63	25.52	53.15	27.63	55.27	80.78	12.96	16.05	87.12	19.26	104.54	HEO	1	1.3			1	2	$199,118	$85,335	0.429
434	432	7011-005-008	11822 167TH ST	11822	167TH	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3			1	2	$88,626	$29,535	0.333
435	433	7011-005-009	11824 167TH ST	11824	167TH	90701	1955	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	386	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3			1	2	$168,187	$37,000	0.220
436	434	7011-005-010	11828 167TH ST	11828	167TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	5	6	SFR	821	1	32,096	38,515	6,419	18.42	22.10	27.63	25.51	53.14	27.63	55.26	80.77	12.89	16.05	87.12	19.26	104.54	HEO	1	1.3			1	2	$154,712	$37,124	0.240
437	435	7011-005-026	11829 168TH ST	11829	168TH	90701	1947	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	918	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3			1	2	$213,964	$115,920	0.542
438	436	7011-005-901	11817 168TH ST	11817	168TH	90701	1947	5,885	0.14	5,885	0.14	PBC	CG	1	5	6	SFR	700	1	23,540	28,248	4,708	13.51	16.21	20.27	18.71	38.98	20.27	40.53	59.24	9.46	11.77	87.12	14.12	104.54												
439	437	7011-006-004	16638 PIONEER BLVD	16638	PIONEER	90701	1965	4,556	0.10	4,556	0.10	PBC	CG	1	5	6	SFR	828	1	18,224	21,869	3,645	10.46	12.55	15.69	14.49	30.17	15.69	31.38	45.86	7.32	9.11	87.12	10.93	104.54	HEO	1	1.3			1	2	$203,717	$92,208	0.453
440	438	7011-006-024	11829 167TH ST	11829	167TH	90701	1962	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	1,016	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3			1	2	$357,897	$89,474	0.250
441	439	7011-006-041	11833 167TH ST	11833	167TH	90701	1956	5,350	0.12	5,350	0.12	PBC	CG	1	5	6	SFR	1,481	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70	6.60	6.42	52.27	8.56	69.70	HEO	1	1.3			1	2	$193,082	$128,778	0.667
442	440	7011-006-051	11832 ARKANSAS ST	11832	ARKANSAS	90701	2007	5,348	0.12	5,348	0.12	PBC	CG	3	3	4	SFR	2,942	1	12,835	17,114	4,278	8.59	10.31	12.89	11.90	24.79	12.89	25.78	37.69	8.59	6.42	52.27	8.56	69.70	HEO	1	1.3			1	2	$446,750	$239,668	0.536
443	441	7011-007-027	11827 ARKANSAS ST	11827	ARKANSAS	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3			1	2	$62,028	$48,379	0.780
444	442	7011-007-029	11835 ARKANSAS ST	11835	ARKANSAS	90701	1948	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR	834	1	12,840	17,120	4,280	8.60	10.32	12.90	11.91	24.80	12.90	25.79	37.70	8.60	6.42	52.27	8.56	69.70	HEO	1	1.3			1	2	$218,646	$109,317	0.500
445	443	7014-003-022	11718 ARKANSAS ST	11718	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	SFR	780	1	29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.94	87.12	17.93	104.54												
446	444	7014-003-025	11700 ARKANSAS	11700	ARKANSAS			9,644	0.22	9,644	0.22	LMI	LMI	3	3	4	SFR	2,772	1	23,146	30,861	7,715	15.50	18.60	23.25	21.46	44.71	23.25	46.49	67.96	15.50	11.57	52.27	15.43	69.70												
447	445	7032-005-014	11836 ARTESIA BLVD	11836	ARTESIA	90701	1946	33,977	0.78	33,977	0.78	GCC	CG	2	4	5	SFR	440	1	109,268	27,182	78.00	93.60	112.32	140.40	137.00	285.60	140.40	292.80	427.20	78.00	54.56	69.70	67.58	87.12	HEO	4	4.4		21	5	1	2	$2,288,880	$10,404	0.005
448	446	7033-007-004	17718 PIONEER BLVD	17718	PIONEER	90701	1906	9,583	0.22	9,583	0.22	CCMU	CG	3	3	4	SFR	1,348	1	22,999	30,666	7,666	15.40	18.48	23.10	21.33	44.43	23.10	46.20	67.53	15.40	11.50	52.27	15.33	69.70	HEO	5	5.2				1	2	$577,587	$11,549	0.020
449	447	7033-007-011	11827 178TH ST	11827	178TH	90701	1948	2,178	0.05	2,178	0.05	CCMU	CG	3	3	4	SFR	560	1	5,227	6,970	1,742	3.50	3.50	3.50	-	3.50	3.50	3.50	3.50	3.50	2.61	52.27	3.48	69.70	HEO	5	5.2				1	2	$141,386	$58,909	0.417
450	448	7033-017-004	11833 ASHWORTH ST	11833	ASHWORTH			6,390	0.15	6,390	0.15	HDR	MFR	3	3	4	SFR	1,160	1	15,336	20,448	5,112	10.27	12.36	15.45	14.22	29.62	15.45	30.81	45.03	10.27	7.67	52.27	10.22	69.70												
451	449	7033-017-016	11839 ASHWORTH ST	11839	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,290	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$381,206	$167,498	0.439
452	450	7033-017-018	11843 ASHWORTH ST	11843	ASHWORTH	90701	1941	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,264	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$401,999	$100,495	0.250
453	451	7033-017-019	11849 ASHWORTH ST	11849	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,260	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70	HEO	5	5.3				1	2	$405,231	$103,039	0.254
454	452	7033-017-031	11853 ASHWORTH ST	11853	ASHWORTH			7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,940	1	17,040	22,720	5,680	11.41	13.69	17.11	15.80	32.92	17.11	34.23	50.03	11.41	8.52	52.27	11.36	69.70												
455	453	7033-018-008	11818 ASHWORTH ST	11818	ASHWORTH	90701	1945	4,000	0.09	4,000	0.09	CCMU	MFR	2	3	4	SFR	4,162	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$533,205	$169,065	0.317
456	454	7033-018-009	11820 ASHWORTH ST	11820	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	828	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$160,315	$40,068	0.250
457	455	7033-018-010	11824 ASHWORTH ST	11824	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	4	5	SFR	933	1	12,800	16,000	3,200	9.18	11.02	13.77	12.72	26.49	13.77	27.55	40.27	6.43	6.40	69.70	8.00	87.12	HEO	5	5.3	X			1	2	$258,060	$64,507	0.250
458	456	7033-020-015	11851 183RD ST	11851	183RD	90701	1936	2,625	0.06	2,625	0.06	HDR	MFR	3	3	4	SFR	816	1	6,300	8,400	2,100	4.22	4.22	4.22	-	4.22	4.22	4.22	4.22	4.22	3.15	52.27	4.20	69.70	HEO	5	5.3				1	2	$15,519	$14,811	0.954
459	457	7033-020-021	18028 ARLINE AVE	18028	ARLINE	90701	1955	7,500	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	1,437	1	17,993	23,990	5,998	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.25	12.00	69.67	HEO	5	5.3				1	2	$219,815	$54,943	0.250
460	458	7033-020-024	18010 ARLINE AVE	18010	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	1,319	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70												
461	459	7033-021-006	17926 ARLINE AVE	17926	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	2,157	1	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70												
462	460	7033-021-028	17918 ARLINE AVE	17918	ARLINE	90701	1937	15,000	0.34	15,000	0.34	HDR	MFR	3	3	4	SFR	3,530	1	36,000	48,000	12,000	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70	24.10	18.00	52.27	24.00	69.70	HEO	5	5.3				1	2	$80,346	$67,415	0.839
463	461	7035-003-005	17352 CAINE DR	17352	CAINE	90701	1964	6,300	0.14	6,299	0.14	LDR	SFR	3	3	4	SFR	1,950	1	15,118	20,157	5,039	10.12	12.15	15.19	14.02	29.21	15.19	30.37	44.39	10.12	7.56	52.26	10.08	69.68	HEO	1	2.1				1	2	$574,783	$198,882	0.346
464	462	7035-003-036	17346 CAINE DR	17346	CAINE	90701	1964	6,380	0.15	6,338	0.15	LDR	SFR	3	3	4	SFR	1,950	1	15,211	20,282	5,070	10.25	12.30	15.38	14.20	29.58	15.38	30.76	44.96	10.25	7.61	51.90	10.14	69.24	HEO	2	2.1				1	2	$181,395	$130,132	0.717
465	463	7035-003-037	17340 CAINE DR	17340	CAINE			6,148	0.14	6,148	0.14	LDR	SFR	3	3	4	SFR	2,179	1	14,755	19,674	4,918	9.88	11.86	14.82	13.68	28.50	14.82	29.64	43.32	9.88	7.38	52.27

Parcels Sorted by Existing Land Use

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
1	Scenario 1 (5-4-3) AINS Sorted by Existing Land Use																																													
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-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, 2 = 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 § 65915(b))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code §65915(b))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code §65915(b), (v) *(for developments of 5 or more units (Govt. Code §65915(b))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(a), (v) with min. 10% very low income units. *(for developments of 5 or more units (Govt. Code §65915(b))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code §65915(a), (v) *(for developments of 5 or more units (Govt. Code §65915(b))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(a), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(b))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(a), (v) with BOTH min. 10% very-low income AND min. 10% mod-income units. *(for developments of 5 or more units (Govt. Code §65915(b))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 st/du (includes common areas): Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 st/du (includes common areas):	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
539	537	7014-003-047			ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	292	0.63	0.63	0.63	-	0.63	-	0.63	0.63	0.63	0.44	43.67	0.58	64.90	HEO	1	1.1					1	2	$10	$0	0.000
540	538	7033-007-002				90701	0	1,172	0.03	1,172	0.03	CCMU	CG	3	3	4	Vacant	0	0	2,813	3,750	938	1.88	1.88	1.88	-	1.88	-	1.88	1.88	1.88	1.41	52.27	1.88	69.70	HEO	5	5.2					1	2	$76,238	$0	0.000
541	539	7033-007-007	17720 PIONEER BLVD	17720	PIONEER	90701	0	12,197	0.28	12,197	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	9,758	19.60	23.52	29.40	27.15	56.55	29.40	58.80	85.95	19.60	14.64	52.27	19.52	69.70	HEO	5	5.2					1	2	$750,865	$0	0.000
542	540	7033-007-016	17610 PIONEER BLVD	17610	PIONEER	90701	0	9,360	0.21	9,360	0.21	CCMU	AL-SP	2	4	5	Vacant		0	29,952	37,440	7,488	21.49	25.79	32.23	29.76	61.99	32.23	64.46	94.22	15.04	14.98	69.70	18.72	87.12	HEO	5	5.2					1	2	$881,924	$0	0.000
543	541	7033-007-017	17618 PIONEER BLVD	17618	PIONEER	90701	0	10,454	0.24	10,454	0.24	CCMU	AL-SP	2	4	5	Vacant		0	33,453	41,816	8,363	24.00	28.80	36.00	33.24	69.24	36.00	72.00	105.24	16.88	16.73	69.70	20.91	87.12	HEO	5	5.2					1	2	$898,329	$0	0.000
544	542	7033-007-018				90701	0	16,117	0.37	16,117	0.37	CCMU	AL-SP	2	4	5	Vacant		0	51,574	64,468	12,894	37.00	44.40	55.50	51.24	106.74	55.50	111.00	162.24	25.90	25.79	69.70	32.23	87.12	HEO	5	5.2					1	2	$1,123,131	$0	0.000
545	543	7033-007-019				90701	0	9,148	0.21	9,148	0.21	CCMU	CG	2	4	5	Vacant		0	29,274	36,592	7,318	21.00	25.20	31.50	29.09	60.59	31.50	63.00	92.09	14.76	14.64	69.70	18.30	87.12	HEO	5	5.2	X				1	2	$593,759	$0	0.000
546	544	7033-007-020	17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	4	5	Vacant		0	32,061	40,076	8,015	23.00	27.60	34.50	31.86	66.36	34.50	69.00	100.86	16.10	16.03	69.70	20.04	87.12	HEO	5	5.2	X				1	2	$650,363	$0	0.000
547	545	7033-017-006	11819 ASHWORTH ST	11819	ASHWORTH	90701	0	6,390	0.15	6,390	0.15	CCMU	MFR	3	3	4	Vacant	0	0	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03	10.27	7.67	52.27	10.22	69.70	HEO	5	5.3					1	2	$354,976	$0	0.000
548	546	7033-019-011	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X				1	2	$234,477	$0	0.000
549	547	7033-019-012	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X				1	2	$229,872	$0	0.000
550	548	7033-019-013	18017 ARLINE AVE	18017	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X				1	2	$229,872	$0	0.000
551	549	7035-003-060	17327 ROSETON AVE	17327	ROSETON	90701	0	12,018	0.28	12,018	0.28	GCC	ABC-SP	3	3	4	Vacant	0	0	28,843	38,458	9,614	19.31	23.18	28.97	26.75	55.72	28.97	57.94	84.69	19.31	14.42	52.27	19.23	69.70	HEO	2	2.1					1	2	$603,432	$10,404	0.017
552	550	7035-004-067				90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant	0	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12	HEO	3	3.1					1	2	$134,697	$0	0.000
553	551	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	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65	22.50	18.73	52.04	22.30	69.39	HEO	2	2.1					1	2	$545,363	$0	0.000
554	552	7035-005-048	17501 ROSETON AVE	17501	ROSETON	90701	0	28,000	0.64	28,000	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86	45.00	44.80	69.70	56.00	87.12	HEO	2	2.2			5		1	2	$1,966,657	$0	0.000
555	553	7035-005-050	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	127.20	159.00	146.81	305.81	159.00	318.00	464.81	74.20	73.88	69.70	92.35	87.12	HEO	2	2.2		21	5		1	2	$3,062,207	$0	0.000
556	554	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
557	555	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													
558	556	7035-016-046	17203 JERSEY AVE	17203	JERSEY	90701	0	5,565	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	17.69	36.86	19.16	38.33	56.02	8.94	8.75	68.46	10.93	85.57	HEO	3	3.1					1	2	$196,855	$0	0.000
559	557	7035-016-055				90701	0	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	Vacant	0	0	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1					1	2	$47,832	$0	0.000
560	558	7035-016-068							0.00		-	GCC	LMI	2	4	5	Vacant	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!		#DIV/0!											
561	559	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	69.70	7.91	87.12	HEO	3	3.1					1	2	$96,819	$0	0.000
562	560	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	128.84	20.25	15.12	52.27	18.90	65.34	HEO	3	3.1					1	2	$385,992	$0	0.000
563	561	7035-017-010				90701	0	8,655	0.20	8,655	0.20	LDR	ABC-SP	3	3	4	Vacant	0	0	20,772	27,696	6,924	13.91	16.69	20.86	19.26	40.13	20.86	41.73	60.99	13.91	10.39	52.27	13.85	69.70	HEO	3	3.2					1	2	$646,473	$0	0.000
564	562	7035-017-040				90701	0	8,700	0.20	8,700	0.20	GCC	ABC-SP	3	3	4	Vacant	0	0	20,880	27,840	6,960	13.98	16.78	20.97	19.36	40.33	20.97	41.94	61.31	13.98	10.44	52.27	13.92	69.70	HEO	3	3.2					1	2	$515,098	$0	0.000
565	563	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
566	564	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
567	565	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	18,845	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	69.70	HEO	8	8.2					1	2	$324,018	$0	0.000
568	566	7039-014-011				90701	0	7,845	0.18	7,845	0.18	SSGC	CG	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	$918,000	$0	0.000
569	567	7039-017-019	11624 188TH ST	11624	188TH	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	Vacant	0	0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2	X				1	2	$22,115	$0	0.000
570	568	7039-024-010				90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant	0	0	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62	51.18	63.70	87.12	76.44	104.54	HEO	8	8.3		21	5		1	2	$866,426	$0	0.000
571	569	7040-020-002	18639 ARLINE AVE	18639	ARLINE	90701	0	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	Vacant	0	0	24,960	31,200	6,240	17.81	21.49	26.86	24.80	51.66	26.86	53.72	76.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4					1	2	$341,054	$0	0.000
572					**Totals**			**10,091,008**	**232**	**9,884,763**	**227**							**3,497,268**	**1,086**	**31,076,260**	**38,986,070**	**7,907,810**	**20,689.89**	**24,828.86**	**31,017.32**	**28,606.97**	**59,824.29**	**30,982.28**	**61,999.00**	**90,406.58**	**16,216.04**	**15,539.13**		**19,493.04**					**399**	**230**	**322**	**644**			

MUO Area Vacant Parcels

rev. 8/12/24

Scenario 1 (5-4-3) Vacant Parcels

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
2	No.	AIN	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 (Artesia Density Bonus)	Ext Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-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 1,2 = 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 § 65915))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code §65915))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov't. Code §65915(s), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(s), (v) with min. 10% very low income units). *(for developments of 5 or more units (Govt. Code §65915))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov't. Code §65915(s), (v) *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(s), (v) with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915))*	Potential maximum new residential units per AB 1287/Gov't. Code §65915(s), (v) (with BOTH min. 10% very low-income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code §65915))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
3	1	7035-003-060	17327 ROSETON AVE	17327	ROSETON	90701	0	12,018	0.28	12,018	0.28	GCC	ABC-SP	3	3	4	Vacant	0	0	28,843	38,458	9,614	19.31	23.18	28.97	26.75	55.72	28.97	57.94	84.69	19.31	14.42	52.27	19.23	69.70	HEO	2	2.1				1	2	$603,432	$10,404	0.017
4	2	7035-005-048	17501 ROSETON AVE	17501	ROSETON	90701	0	28,000	0.64	28,000	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0	89,600	112,000	22,400	64.28	77.13	96.42	89.03	185.45	96.42	192.84	281.86	45.04	74.20	73.88	69.70	92.35	87.12	HEO	2	2.2			5	1	2	$1,966,657	$0	0.000
5	3	7035-005-050	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	127.20	159.00	146.81	305.81	159.00	318.00	464.81	74.20	73.88	69.70	92.35	87.12	HEO	2	2.2		21		1	2	$3,062,207	$0	0.000
6	4	7035-017-010				90701	0	8,655	0.20	8,655	0.20	LDR	ABC-SP	3	3	4	Vacant	0	0	20,772	27,696	6,924	13.91	16.69	20.86	19.26	40.13	20.86	41.73	60.99	13.91	10.39	52.27	13.85	69.70	HEO	3	3.2				1	2	$646,473	$0	0.000
7	5	7035-017-040				90701	0	8,700	0.20	8,700	0.20	GCC	ABC-SP	3	3	4	Vacant	0	0	20,880	27,840	6,960	13.98	16.78	20.97	19.36	40.33	20.97	41.94	61.31	13.98	10.44	52.27	13.92	69.70	HEO	3	3.2				1	2	$515,098	$0	0.000
8	6	7033-007-016	17610 PIONEER BLVD	17610	PIONEER	90701	0	9,360	0.21	9,360	0.21	CCMU	AL-SP	2	4	5	Vacant	0	0	29,952	37,440	7,488	21.49	25.79	32.23	29.76	61.99	32.23	64.46	94.22	15.04	14.98	69.70	18.72	87.12	HEO	5	5.2				1	2	$881,924	$0	0.000
9	7	7033-007-017	17618 PIONEER BLVD	17618	PIONEER	90701	0	10,454	0.24	10,454	0.24	CCMU	AL-SP	2	4	5	Vacant	0	0	33,453	41,816	8,363	24.00	28.80	36.00	33.24	69.24	36.00	72.00	105.24	16.80	16.73	69.70	20.91	87.12	HEO	5	5.2				1	2	$898,529	$0	0.000
10	8	7033-007-018				90701	0	16,117	0.37	16,117	0.37	CCMU	AL-SP	2	4	5	Vacant	0	0	51,574	64,468	12,894	37.00	44.40	55.50	51.24	106.74	55.50	111.00	162.24	25.90	25.79	69.70	32.23	87.12	HEO	5	5.2				1	2	$1,123,131	$0	0.000
11	9	7011-004-902	11814 168TH ST	11814	168TH	90701	0	9,074	0.21	9,074	0.21	PBC	CG	1	5	6	Vacant	0	0	36,296	43,555	7,259	20.83	25.00	31.25	28.85	60.10	31.25	62.49	91.34	14.58	18.15	87.12	21.78	104.54												
12	10	7011-004-903				90701	0	7,536	0.17	7,536	0.17	PBC	CG	1	5	6	Vacant	0	0	30,144	36,173	6,029	17.30	20.76	25.95	23.96	49.91	25.95	51.90	75.86	12.11	15.07	87.12	18.09	104.54												
13	11	7011-005-006				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
14	12	7011-005-007	11818 167TH ST	11818	167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$85,774	$0	0.000
15	13	7011-006-020	167TH			90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$126,140	$0	0.000
16	14	7011-006-021				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
17	15	7011-006-022				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
18	16	7011-006-023				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$24,260	$0	0.000
19	17	7011-006-049				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$49,623	$0	0.000
20	18	7011-007-003	11816 166TH ST	11816	166TH	90701	0	13,599	0.31	13,599	0.31	PBC	CG	1	5	6	Vacant	0	0	54,396	65,275	10,879	31.22	37.46	46.83	43.24	90.07	46.83	93.66	136.90	21.85	27.20	87.12	32.64	104.54	HEO	1	1.3				1	2	$307,211	$0	0.000
21	19	7011-007-028				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	2,140	6.14	7.37	9.21	8.51	17.72	9.21	18.42	26.93	4.30	5.35	87.12	6.42	104.54	HEO	1	1.3				1	2	$159,294	$0	0.000
22	20	7011-007-042				90701	0	4,940	0.11	4,940	0.11	PBC	CG	3	3	4	Vacant	0	0	11,856	15,808	3,952	7.94	9.53	11.91	10.99	22.90	11.91	23.82	34.81	7.94	5.93	52.27	7.90	69.70	HEO	1	1.3				1	2	$193,158	$0	0.000
23	21	7033-007-002				90701	0	1,172	0.03	1,172	0.03	CCMU	CG	3	3	4	Vacant	0	0	2,813	3,750	938	1.88	1.88	1.88	-	1.88	-	1.88	1.88	1.88	1.41	52.27	1.88	69.70	HEO	5	5.2				1	2	$76,238	$0	0.000
24	22	7033-007-007	17720 PIONEER BLVD	17720	PIONEER	90701	0	12,197	0.28	12,197	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	9,758	19.60	23.52	29.40	27.15	56.55	29.40	58.80	85.95	19.60	14.64	52.27	19.52	69.70	HEO	5	5.2				1	2	$750,865	$0	0.000
25	23	7033-007-019				90701	0	9,148	0.21	9,148	0.21	CCMU	CG	2	4	5	Vacant	0	0	29,274	36,592	7,318	21.00	25.20	31.50	29.09	60.59	31.50	63.00	92.09	14.70	14.64	69.70	18.30	87.12	HEO	5	5.2	X			1	2	$593,759	$0	0.000
26	24	7033-007-020	17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	4	5	Vacant	0	0	32,061	40,076	8,015	23.00	27.60	34.50	31.86	66.36	34.50	69.00	100.86	16.10	16.03	69.70	20.04	87.12	HEO	5	5.2	X			1	2	$650,363	$0	0.000
27	25	7039-014-011				90701	0	7,845	0.18	7,845	0.18	SSGC	CG	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	$918,000	$0	0.000
28	26	7039-024-010				90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	5	6	Vacant	0	0	127,400	152,880	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62	51.18	63.70	87.12	76.44	104.54	HEO	8	8.3		21		5	1	2	$866,426	$0	0.000
29	27	7014-003-020	11728 ARKANSAS ST	11728	ARKANSAS			7,560	0.17	7,473	0.17	LMI	LMI	1	5	6	Vacant			29,892	35,870	5,978	17.26	20.81	26.03	24.04	50.07	26.03	52.07	76.10	12.15	14.95	86.12	17.94	103.34												
30	28	7014-003-021	11722 ARKANSAS ST	11722	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant			29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.94	87.12	17.93	104.54												
31	29	7014-003-023						7,471	0.17	7,471	0.17	LMI	LMI	1	5	6	Vacant			29,884	35,861	5,977	17.15	20.58	25.73	23.75	49.48	25.73	51.45	75.21	12.01	14.94	87.12	17.93	104.54												
32	30	7014-003-047			ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant			876	1,168	292	0.63	0.63	0.63	-	0.63	-	0.63	0.63	0.63	0.44	48.87	0.58	64.96	HEO	1	1.1				1	2	$10	$0	0.000
33	31	7035-004-067				90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	4	5	Vacant	0	0	22,470	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	14.04	87.12	HEO	3	3.1				1	2	$134,697	$0	0.000
34	32	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	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65	22.50	16.73	52.04	22.30	69.39	HEO	2	2.1				1	2	$545,363	$0	0.000
35	33	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
36	34	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												
37	35	7035-016-046	17203 JERSEY AVE	17203	JERSEY	90701	0	5,565	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	17.69	36.86	19.16	38.33	56.02	8.94	8.75	68.46	10.93	85.57	HEO	3	3.1				1	2	$196,855	$0	0.000
38	36	7035-016-055				90701	0	3,149	0.07	3,149	0.07	GCC	LMI	2	4	5	Vacant	0	0	10,077	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	-	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$47,832	$0	0.000
39	37	7035-016-068						-	0.00	-	0.00	GCC	LMI	2	4	5	Vacant			-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!	-	#DIV/0!											
40	38	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	69.70	7.91	87.12	HEO	3	3.1				1	2	$96,819	$0	0.000
41	39	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
42	40	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
43	41	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
44	42	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	18,845	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	69.70	HEO	8	8.2				1	2	$324,018	$0	0.000
45	43	7033-017-006	11819 ASHWORTH ST	11819	ASHWORTH	90701	0	6,390	0.15	6,390	0.15	CCMU	MFR	3	3	4	Vacant	0	0	15,336	20,448	5,112	10.27	12.32	15.40	14.22	29.62	15.40	30.81	45.03	10.27	7.67	52.27	10.22	69.70	HEO	5	5.3				1	2	$354,976	$0	0.000
46	44	7033-019-011	18007 ARLINE AVE	18007	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$234,477	$0	0.000
47	45	7033-019-012	18011 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$229,872	$0	0.000
48	46	7033-019-013	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	12.80	69.70	16.00	87.12	HEO	5	5.3	X			1	2	$229,872	$0	0.000
49	47	7039-017-019	11624 188TH ST	18639	ARLINE	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	Vacant	0	0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2	X			1	2	$22,115	$0	0.000
50	48	7040-020-002	18639 ARLINE AVE	18639	ARLINE	90701	0	7,800	0.18	7,800	0.18	HDR	MFR	2	4	5	Vacant	0	0	24,960	31,200	6,240	17.91	21.49	26.86	24.80	51.66	26.86	53.72	78.52	12.53	12.48	69.70	15.60	87.12	HEO	7	7.4				1	2	$341,054	$0	0.000
51					Totals			419,776	10	416,352	10							-	-	1,368,469	1,701,550	333,082	905.60	1,086.22	1,357.15	1,250.78	2,607.92	1,354.63	2,711.78	3,962.56	674.57	684.23		850.78						42	15	41	82			

Scenario 1 (5-4-3) Vacant LMI-Zoned Parcels

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT
2	No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) ($ft2$)	Potential maximum new non-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, 2 = 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 # 65915))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code #65915))*	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))*	Potential maximum new residential units per AB 1287/Gov't. Code #65915(u), (v) with min. 10% very low income units. *(for developments of 5 or more units (Govt. Code #65915))*	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))*	Potential maximum new residential units per AB 1287/Gov't. Code #65915(u), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code #65915))*	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))*	Potential new residential units, HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas):* Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas): Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement 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	12.15	14.95	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	14.94	87.12	17.93	104.54											
5	3	7014-003-023						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	14.94	87.12	17.93	104.54											
6	4	7014-003-047			ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	292	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	28,088	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	11.24	69.70	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	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65	22.50	16.73	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						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	5,565	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	17.69	36.86	19.16	38.33	56.02	8.94	8.75	68.46	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	12,596	2,519	7.23	8.67	10.84	10.01	20.86	10.84	21.69	31.70	5.06	5.04	69.70	6.30	87.12	HEO	3	3.1				1	2	$47,832	$0	0.000
13	11	7035-016-068						-	0.00	-	-	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	69.70	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	18,845	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	69.76	HEO	8	8.2				1	2	$324,018	$0	0.000
19					Totals			105,325	2	101,901	2							-	-	338,842	420,363	81,521	226.47	271.64	339.40	312.79	652.19	338.77	678.16	990.95	169.26	169.42		210.18						-	-	11	22			

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

rev. 5/7/24

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: 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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area with added stories (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft^2)	Potential maximum new non-residential floor area (ft^2) (1st floors in mixed-use projects; 80% of lot area).
1	7011-004-055	11826 166TH ST	11826	166TH	90701	1939	6,252	0.14	6,046	0.14	PBC	CG	1	6	7	SFR	625	1	29,021	33,858	4,837
2	7011-004-076	11820 166TH ST	11820	166TH	90701	1948	8,025	0.18	8,025	0.18	PBC	CG	1	6	7	SFR	458	1	38,520	44,940	6,420
3	7011-004-902	11814 166TH ST	11814	166TH	90701	0	9,074	0.21	9,074	0.21	PBC	CG	1	6	7	Vacant	0	0	43,555	50,814	7,259
4	7011-004-903				90701	0	7,536	0.17	7,536	0.17	PBC	CG	1	6	7	Vacant	0	0	36,173	42,202	6,029
5	7011-005-005	11814 167TH ST	11814	167TH	90701	1959	5,349	0.12	5,349	0.12	PBC	CG	1	6	7	Industrial	2,220	0	25,675	29,954	4,279
6	7011-005-006				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
7	7011-005-007	11818 167TH ST	11818	167TH	90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
8	7011-005-008	11822 167TH ST	11822	167TH	90701	1954	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	SFR	576	1	12,840	14,980	2,140
9	7011-005-009	11824 167TH ST	11824	167TH	90701	1955	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	SFR	396	1	12,840	14,980	2,140
10	7011-005-010	11828 167TH ST	11828	167TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	6	7	SFR	821	1	38,515	44,934	6,419
11	7011-005-026	11829 166TH ST	11829	166TH	90701	1947	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	SFR	918	1	12,840	14,980	2,140
12	7011-005-044	16706 PIONEER BLVD	16706	PIONEER	90701	1959	4,426	0.10	4,426	0.10	PBC	CG	1	6	7	Commercial	786	0	21,245	24,786	3,541
13	7011-005-900	11815 166TH ST	11815	166TH	90701	1968	4,813	0.11	4,813	0.11	PBC	CG	1	6	7	Commercial	6,180	0	23,102	26,953	3,850
14	7011-005-901	11817 166TH ST	11817	166TH	90701	1947	5,885	0.14	5,885	0.14	PBC	CG	1	6	7	SFR	700	1	28,248	32,956	4,708
15	7011-005-902	16712 1/2 PIONEER BLVD	16712.5	PIONEER	90701	1961	12,998	0.30	12,998	0.30	PBC	CG	1	6	7	Commercial	1,750	0	62,390	72,789	10,398
16	7011-005-903	11825 166TH ST	11825	166TH	90701	1947	8,024	0.18	8,024	0.18	PBC	CG	1	6	7	Commercial	1,917	0	38,515	44,934	6,419
17	7011-006-004	16638 PIONEER BLVD	16638	PIONEER	90701	1955	4,556	0.10	4,556	0.10	PBC	CG	1	6	7	SFR	828	1	21,869	25,514	3,645
18	7011-006-006	16632 PIONEER BLVD	16632	PIONEER	90701	0	16,048	0.37	16,048	0.37	PBC	CG	1	6	7	Commercial	0	0	77,030	89,869	12,838
19	7011-006-007				90701	1971	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Industrial	0	0	12,840	14,980	2,140
20	7011-006-019	11811 167TH ST	11811	167TH	90701	1948	8,024	0.18	8,024	0.18	PBC	CG	1	6	7	MFR	1,232	5	38,515	44,934	6,419
21	7011-006-020			167TH		0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
22	7011-006-021				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
23	7011-006-022				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
24	7011-006-023				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
25	7011-006-024	11829 167TH ST	11829	167TH	90701	1962	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	SFR	1,016	1	12,840	14,980	2,140
26	7011-006-041	16644 PIONEER BLVD	16644	PIONEER	90701	1955	4,238	0.10	4,238	0.10	PBC	CG	1	6	7	MFR	1,134	2	20,342	23,733	3,390
27	7011-006-043	11833 167TH ST	11833	167TH	90701	1956	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR	1,491	1	12,840	17,120	4,280
28	7011-006-046	16632 PIONEER BLVD	16632	PIONEER	90701	1969	9,139	0.21	9,139	0.21	PBC	CG	1	6	7	Industrial	1,200	0	43,867	51,178	7,311
29	7011-006-049				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
30	7011-006-051	11832 ARKANSAS ST	11832	ARKANSAS	90701	2007	5,348	0.12	5,348	0.12	PBC	CG	3	3	4	SFR	2,942	1	12,835	17,114	4,278
31	7011-007-001	16604 PIONEER BLVD	16604	PIONEER			13,072	0.30	12,898	0.30	PBC	CG	1	6	7	Commercial	3,275	0	61,910	72,229	10,318
32	7011-007-003	11816 166TH ST	11816	166TH	90701	0	13,599	0.31	13,599	0.31	PBC	CG	1	6	7	Vacant	0	0	65,275	76,154	10,879
33	7011-007-004	11828 166TH ST	11828	166TH	90701	1960	4,940	0.11	4,940	0.11	PBC	CG	1	6	7	Commercial	1,008	0	23,712	27,664	3,952
34	7011-007-027	11827 ARKANSAS ST	11827	ARKANSAS	90701	1964	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	SFR	576	1	12,840	14,980	2,140
35	7011-007-028				90701	0	2,675	0.06	2,675	0.06	PBC	CG	1	6	7	Vacant	0	0	12,840	14,980	2,140
36	7011-007-029	11835 ARKANSAS ST	11835	ARKANSAS	90701	1948	5,350	0.12	5,350	0.12	PBC	CG	3	3	4	SFR	834	1	12,840	17,120	4,280
37	7011-007-042				90701	0	4,940	0.11	4,940	0.11	PBC	CG	3	3	4	Vacant	0	0	11,856	15,808	3,952
38	7011-007-046	16620 PIONEER BLVD	16620	PIONEER	90701	1991	4,639	0.11	4,639	0.11	PBC	CG	1	6	7	Commercial	1,900	0	22,267	25,978	3,711
39	7011-007-047			ARKANSAS	90701	1991	16,052	0.37	16,052	0.37	PBC	CG	1	6	7	Commercial	6,219	0	77,050	89,891	12,842
40	7014-003-014	11703 ARKANSAS ST	11703	ARKANSAS	90701	1938	6,024	0.14	6,024	0.14	LMI	LMI	3	3	4	Industrial	2,656	0	14,458	19,277	4,819
41	7014-003-015	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,410	0.12	5,410	0.12	PBC	CG	1	6	7	Industrial	5,000	0	25,968	30,296	4,328
42	7014-003-016	16645 PIONEER BLVD	16645	PIONEER	90701	1956	5,458	0.13	5,458	0.13	PBC	CG	1	6	7	Industrial	5,040	0	26,198	30,565	4,366
43	7014-003-017	16645 PIONEER BLVD	16645	PIONEER	90701	1965	10,907	0.25	10,907	0.25	PBC	CG	1	6	7	Industrial	8,000	0	52,354	61,079	8,726
44	7014-003-018	11734 ARKANSAS ST	11734	ARKANSAS	90701	1957	7,806	0.18	7,806	0.18	LMI	LMI	1	6	7	Industrial	9,800	0	37,469	43,714	6,245
45	7014-003-019	11732 ARKANSAS ST	11732	ARKANSAS	90701	1920	7,896	0.18	7,896	0.18	LMI	LMI	1	6	7	Industrial	572	0	37,469	43,714	6,245
46	7014-003-020	11728 ARKANSAS ST	11728	ARKANSAS			7,560	0.17	7,473	0.17	LMI	LMI	1	6	7	Vacant	0	0	35,870	41,849	5,978
47	7014-003-021	11722 ARKANSAS ST	11722	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	6	7	Vacant	0	0	35,861	41,838	5,977
48	7014-003-022	11718 ARKANSAS ST	11718	ARKANSAS			7,471	0.17	7,471	0.17	LMI	LMI	1	6	7	SFR	780	1	35,861	41,838	5,977
49	7014-003-023						7,471	0.17	7,471	0.17	LMI	LMI	1	6	7	Vacant	0	0	35,861	41,838	5,977
50	7014-003-024	11708 ARKANSAS ST	11708	ARKANSAS			11,252	0.26	11,252	0.26	LMI	LMI	1	6	7	Industrial	5,355	0	54,010	63,011	9,002
51	7014-003-025	11700 ARKANSAS ST	11700	ARKANSAS			9,644	0.22	9,644	0.22	LMI	LMI	1	6	7	SFR	2,772	1	23,146	30,861	7,715
52	7014-003-026						1,712	0.04	1,712	0.04	LMI	LMI	3	3	4	Industrial	160	0	4,109	5,478	1,370
53	7014-003-027	16767 PIONEER BLVD	16767	PIONEER			16,988	0.39	16,988	0.39	PBC	CG	1	6	7	Commercial	2,500	0	81,542	95,133	13,590
54	7014-003-028	16763 PIONEER BLVD	16763	PIONEER			64,033	1.47	64,033	1.47	LMI	LMI	3	3	4	Industrial	600	0	153,679	204,906	51,226
55	7014-003-047			ALBURTIS	90701	0	392	0.01	365	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	292
56	7014-003-049	11730 166TH ST	11730	166TH	90701	1992	5,544	0.13	5,478	0.13	PBC	LMI	1	6	7	Industrial	3,805	0	26,294	30,677	4,382
57	7014-003-050	11728 166TH ST	11728	166TH	90701	1992	6,072	0.14	6,138	0.14	PBC	LMI	1	6	7	Industrial	2,070	0	29,462	34,373	4,910
58	7014-003-051	11726 166TH ST	11726	166TH			6,138	0.14	6,138	0.14	PBC	LMI	1	6	7	Industrial	6,238	0	29,462	34,373	4,910
59	7014-003-055	11717 ARKANSAS ST	11717	ARKANSAS	90701	1959	18,348	0.42	18,414	0.42	LMI	LMI	1	6	7	Industrial	6,370	0	88,387	103,118	14,731
60	7014-003-056	11705 ARKANSAS ST	11705	ARKANSAS	90701	1937	6,138	0.14	6,072	0.14	LMI	LMI	3	3	4	Commercial	616	0	14,573	19,430	4,858
61	7014-003-057	11700 166TH ST	11700	166TH	90701	1969	31,020	0.71	30,360	0.71	PBC	LMI	3	3	4	Commercial	4,844	0	74,196	86,088	24,772
62	7014-003-059	16725 PIONEER BLVD	16725	PIONEER	90701	2008	30,490	0.70	30,490	0.70	PBC	CG	1	6	7	Commercial	3,081	0	146,352	170,744	24,392
63	7014-003-060				90701	2011	16,430	0.38	16,430	0.38	LMI	LMI	1	6	7	Commercial	4,500	0	78,864	92,008	13,144
64	7014-003-061	11727 ARKANSAS ST	11727	ARKANSAS	90701	1930	12,275	0.28	12,275	0.28	LMI	LMI	1	6	7	Industrial	2,100	0	58,505	68,740	9,820
65	7014-003-066	11736 166TH ST	11736	166TH			1,940	0.04	11,940	0.27	PBC	CG	1	6	7	Commercial	4,550	0	57,312	66,864	9,552
66	7014-003-067	11756 166TH ST	11756	166TH	90701	1961	15,980	0.37	15,980	0.37	PBC	CG	1	6	7	Commercial	5,682	0	76,704	89,488	12,784
67	7014-003-070	16629 PIONEER BLVD	16629	PIONEER	90701	1950	17,330	0.40	17,330	0.40	PBC	CG	1	6	7	Commercial	560	0	83,184	97,048	13,864
68	7014-004-005	16809 PIONEER BLVD	16809	PIONEER	90701	2020	18,300	0.42	18,295	0.42	PBC	CG	1	6	7	Commercial	1,608	0	87,816	102,452	14,636
69	7014-004-033	16905 PIONEER BLVD	16905	PIONEER			142,877	3.28	142,877	3.28	PBC	CG	1	6	7	Commercial	71,196	0	685,810	800,111	114,302
70	7024-006-013	12215 SOUTH ST	12215	SOUTH			47,480	1.09	44,750	1.03	NWBC	CG	3	3	4	Commercial	3,034	0	107,460	143,200	35,800
71	7024-006-033	12225 SOUTH ST	12225	SOUTH			29,270	0.67	29,270	0.67	NWBC	SP	3	3	4	Commercial	350	0	65,198	78,238	13,040
72	7024-006-047	18908 NORWALK BLVD	18908	NORWALK			16,820	0.39	16,820	0.39	NWBC	CG	3	3	4	Commercial	925	0	40,368	53,824	13,456
73	7024-006-059	18820 NORWALK BLVD	18820	NORWALK	90701	1985	72,520	1.66	72,520	1.66	NWBC	CG	3	3	4	Commercial	1,003	0	174,048	232,064	58,016
74	7033-003-010	17104 PIONEER	17104	PIONEER			18,530	0.43	18,530	0.43	GCC	CPD	1	6	7	Commercial	4,987	0	88,944	106,748	14,804
75	7033-003-011	17100 PIONEER BLVD	17100	PIONEER			150,282	3.45	150,282	3.45	GCC	CPD	1	6	7	Commercial	120,000	0	721,354	841,579	120,226
76	7033-004-004	11805 ARTESIA BLVD	11805	ARTESIA			74,488	1.71	74,488	1.71	GCC	CPD	1	6	7	Commercial	10,729	0	357,542	417,133	59,590
77	7033-004-005				90701	1977	3,049	0.07	3,049	0.07	GCC	CPD	1	6	7	Commercial	3,250	0	14,615	17,074	2,459
78	7033-004-006	11831 ARTESIA BLVD	11831	ARTESIA	90701	1977	3,920	0.09	3,920	0.09	GCC	CPD	1	6	7	Commercial	3,900	0	18,816	21,952	3,136
79	7033-004-029	17326 PIONEER BLVD	17326	PIONEER	90701	1984	15,682	0.36	15,682	0.36	GCC	CPD	1	6	7	Commercial	5,000	0	75,274	87,819	12,546
80	7033-004-033	17122 PIONEER BLVD	17122	PIONEER	90701	1989	16,988	0.39	16,988	0.39	GCC	CPD	1	6	7	Commercial	950	0	81,542	95,133	13,590
81	7033-004-034	11809 ARTESIA BLVD	11809	ARTESIA			71,438	1.64	71,438	1.64	GCC	CPD	1	6	7	Commercial	15,878	0	342,902	400,053	57,150
82	7033-004-044	11815 ARTESIA BLVD	11815	ARTESIA			252,650	5.80	232,500	5.34	GCC	CPD	1	6	7	Commercial	101,791	0	1,116,000	1,302,000	186,000
83	7033-004-045	11846 FRAMPTON	11846	FRAMPTON	90701	1965	27,007	0.62	27,007	0.62	GCC	CPD	1	6	7	Industrial	11,750	0	129,658	151,239	21,606
84	7033-005-012	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	10,890	0.25	10,890	0.25	GCC	CPD	2	5	6	Commercial	2,394	0	43,560	52,272	8,712
85	7033-005-013	11840 ARTESIA BLVD	11840	ARTESIA	90701	1962	24,394	0.56	24,394	0.56	GCC	CPD	2	5	6	Commercial	8,460	0	97,576	117,091	19,515
86	7033-005-014	11836 ARTESIA BLVD	11836	ARTESIA	90701	1946	33,977	0.78	33,977	0.78	PBC	CG	2	5	6	SFR	440	1	155,968	163,090	27,182
87	7033-005-016	17510 PIONEER BLVD	17510	PIONEER			92,480	2.12	92,347	2.12	GCC	CG	2	5	6	Commercial	67,712	0	369,388	443,266	73,878
88	7033-005-017	17528 PIONEER BLVD	17528	PIONEER			28,900	0.66	28,750	0.66	GCC	CG	2	5	6	Commercial		0	115,000	138,000	23,000
89	7033-005-018	11901 178TH ST	11901	178TH			190,783	4.38	189,386	4.35	GCC	MFR	3	3	4	MFR	105,680	158	454,526	606,035	151,509
90	7033-005-019	11828 ARTESIA BLVD	11828	ARTESIA	90701	1976	24,829	0.57	24,829	0.57	GCC	CG	2	5	6	Commercial	7,608	0	99,316	119,179	19,863
91	7033-005-020	11800 ARTESIA BLVD	11800	ARTESIA	90701	2001	37,370	0.86	37,370	0.86	GCC	CG	2	5	6	Commercial	14,992	0	149,480	179,376	29,896
92	7033-005-021	11830 ARTESIA BLVD	11830	ARTESIA	90701	2001	15,220	0.35	15,220	0.35	GCC	CG	2	5	6	Commercial	3,000	0	60,880	73,056	12,176
93	7033-005-022				90701	2001	7,660	0.18	7,660	0.18	GCC	CG	2	5	6	Commercial	9,000	0	30,640	36,768	6,128
94	7033-007-001	17626 PIONEER BLVD	17626	PIONEER	90701	1956	3,350	0.08	3,350	0.08	PBC	CG	3	3	4	Commercial	384	0	8,040	10,720	2,680
95	7033-007-002				90701	0	1,172	0.03	1,172	0.03	CCMU	CG	3	3	4	Vacant		0	2,813	3,750	938
96	7033-007-003	17702 PIONEER BLVD	17702	PIONEER	90701	1958	18,099	0.42	18,099	0.42	CCMU	CG	3	3	4	Commercial	3,757	0	43,428	57,917	14,479
97	7033-007-004	17718 PIONEER BLVD	17718	PIONEER	90701	1906	9,583	0.22	9,583	0.22	CCMU	CG	3	3	4	SFR	1,348	1	22,999	30,666	7,666
98	7033-007-006	17720 PIONEER BLVD	17720	PIONEER	90701	1956	13,159	0.30	13,159	0.30	CCMU	CG	3	3	4	Commercial	5,778	0	31,582	42,109	10,527
99	7033-007-007	17720 PIONEER BLVD	17720	PIONEER	90701	0	12,197	0.28	12,197	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	9,758
100	7033-007-009	17726 PIONEER BLVD	17726	PIONEER	90701	1976	9,034	0.21	9,034	0.21	CCMU	CG	3	3	4	Commercial	3,480	0	21,682	28,909	7,227
101	7033-007-010	11819 178TH ST	11819	178TH	90701	1929	5,227	0.12	5,227	0.12	CCMU	CG	3	3	4	MFR	1,364	2	12,545	16,726	4,182
102	7033-007-011	11827 178TH ST	11827	178TH	90701	1948	2,178	0.05	2,178	0.05	CCMU	CG	3	3	4	SFR	560	1	5,227	6,970	1,743
103	7033-007-016	17610 PIONEER BLVD	17610	PIONEER	90701	0	9,360	0.21	9,360	0.21	CCMU	AL-SP	2	5	6	Vacant		0	37,440	44,928	7,488
104	7033-007-017	17618 PIONEER BLVD	17618	PIONEER	90701	0	10,454	0.24	10,454	0.24	CCMU	AL-SP	2	5	6	Vacant		0	41,816	50,179	8,363
105	7033-007-018				90701	0	16,117	0.37	16,117	0.37	CCMU	AL-SP	2	5	6	Vacant		0	64,468	77,362	12,894
106	7033-007-019				90701	0	9,148	0.21	9,148	0.21	CCMU	AL-SP	2	5	6	Vacant		0	36,592	43,910	7,318
107	7033-007-020	17624 PIONEER BLVD	17624	PIONEER	90701	0	10,019	0.23	10,019	0.23	CCMU	CG	2	5	6	Vacant		0	40,076	48,091	8,015
108	7033-007-021	11841 178TH ST	11841	178TH			6,140	0.14	6,140	0.14	CCMU	CG	3	3	4	Institutional/Church	2,250	0	14,736	19,648	4,912
109	7033-008-021	11854 ARTESIA BLVD	11854	ARTESIA	90701	1982	34,412	0.79	34,412	0.79	GCC	CO	2	5	6	Commercial	17,640	0	137,648	165,178	27,530
110	7033-008-022	11900 ARTESIA BLVD	11900	ARTESIA			157,872	3.62	157,687	3.62	GCC	MFR	3	3	4	Institutional/Hospital	16,600	0	378,449	504,598	126,150
111	7033-017-003	17808 PIONEER BLVD	17808	PIONEER			6,747	0.15	6,747	0.15	CCMU	SP	2	5	6	Commercial	16,527	0	26,988	32,386	5,398
112	7033-017-004	11833 ASHWORTH ST	11833	ASHWORTH			6,390	0.15	6,390	0.15	HDR	MFR	3	3	4	SFR	1,160	1	15,336	20,448	5,112
113	7033-017-005	11827 ASHWORTH ST	11827	ASHWORTH			12,776	0.29	12,776	0.29	CCMU	MFR	3	3	4	MFR	1,686	2	30,662	40,883	10,221
114	7033-017-006	11819 ASHWORTH ST	11819	ASHWORTH	90701	0	6,390	0.15	6,390	0.15	CCMU	MFR	3	3	4	Vacant	0	0	15,336	20,448	5,112
115	7033-017-016	11839 ASHWORTH ST	11839	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,290	1	17,040	22,720	5,680
116	7033-017-018	11843 ASHWORTH ST	11843	ASHWORTH	90701	1941	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,264	1	17,040	22,720	5,680
117	7033-017-019	11849 ASHWORTH ST	11849	ASHWORTH	90701	1937	7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,260	1	17,040	22,720	5,680
118	7033-017-031	11853 ASHWORTH ST	11853	ASHWORTH			7,100	0.16	7,100	0.16	HDR	MFR	3	3	4	SFR	1,940	1	17,040	22,720	5,680
119	7033-017-032	17826 PIONEER BLVD	17826	PIONEER			14,300	0.33	14,238	0.33	CCMU	CG	2	5	6	Commercial	10,428	0	56,952	68,342	11,390
120	7033-018-001	17906 PIONEER BLVD	17906	PIONEER			11,326	0.26	11,326	0.26	CCMU	SP	2	5	6	Commercial	5,884	0	45,304	54,365	9,061
121	7033-018-008	11818 ASHWORTH ST	11818	ASHWORTH	90701	1945	4,000	0.09	4,000	0.09	CCMU	MFR	2	5	6	SFR	4,152	1	16,000	19,200	3,200
122	7033-018-009	11820 ASHWORTH ST	11820	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	5	6	SFR	628	1	16,000	19,200	3,200
123	7033-018-010	11824 ASHWORTH ST	11824	ASHWORTH	90701	1946	4,000	0.09	4,000	0.09	CCMU	MFR	2	5	6	SFR	933	1	16,000	19,200	3,200
124	7033-018-011	11828 ASHWORTH ST	11828	ASHWORTH	90701	1924	4,003	0.09	4,003	0.09	CCMU	MFR	2	5	6	MFR	1,040	2	16,012	19,214	3,202
125	7033-018-012	17913 ARLINE AVE	17913	ARLINE			12,000	0.28	12,000	0.28	CCMU	MFR	2	5	6	MFR	8,589	7	48,000	57,600	9,600
126	7033-018-013	17921 ARLINE AVE	17921	ARLINE	90701	1988	12,000	0.28	12,000	0.28	CCMU	MFR	2	5	6	MFR	8,312	7	48,000	57,600	9,600
127	7033-018-014	17927 ARLINE AVE	17927	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	5	6	MFR	5,659	4	32,000	38,400	6,400
128	7033-018-015	18000 PIONEER BLVD	18000	PIONEER			13,000	0.30	13,000	0.30	CCMU	SP	2	5	6	Commercial	5,600	0	74,304	89,164	14,860
129	7033-018-016	17918 PIONEER BLVD	17918	PIONEER			21,125	0.48	21,125	0.48	CCMU	SP	2	5	6	Commercial	13,898	0	84,500	101,400	16,900
130	7033-019-005	18020 PIONEER BLVD	18020	PIONEER			5,197	0.12	5,197	0.12	CCMU	SP	2	5	6	Commercial	2,026	0	20,788	24,946	4,158
131	7033-019-006				90701	1959	5,197	0.

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

rev. 5/7/24

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: 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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area with added stories (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) ($ft2$)	Potential maximum new non-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, 2 = 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 §65915(b))	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(v), (v) (for developments of 5 or more units (Govt. Code §65915(i))	Potential maximum new residential units per AB 1287/Gov't. Code §65915(v), (v) 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% mod-income units (AB 1287/Gov't. Code §65915(v), (v) (for developments of 5 or more units (Govt. Code §65915(i))	Potential maximum new residential units per AB 1287/Gov't. Code §65915(v), (v) available with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code §65915(i))	Potential maximum new residential units per AB 1287/Gov't. Code §65915(v), (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: NO MINIMUM DENSITY 70 du/acre Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas) : Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas) : Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
136	7033-019-013	18017 ARLINE AVE	18011	ARLINE	90701	0	8,000	0.18	8,000	0.18	CCMU	MFR	2	5	6	Vacant	0	0	32,000	38,400	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	16.00	87.12	19.20	104.54	HEO	5	5.3	X				1	2	$229,872	$0	0.000
137	7033-019-015	18027 ARLINE AVE	18027	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	5	6	MFR	5,866	4	32,000	38,400	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	16.00	87.12	19.20	104.54																
138	7033-019-016	18031 ARLINE AVE	18031	ARLINE	90701	1964	7,998	0.18	7,998	0.18	CCMU	MFR	2	5	6	MFR	5,713	7	31,992	38,390	6,398	18.36	22.03	27.54	25.44	52.97	27.54	55.08	80.51	12.85	16.00	87.12	19.20	104.54	HEO	5	5.3	X				1	2	$1,094,594	$515,098	0.471
139	7033-019-017	18103 ARLINE AVE	18103	ARLINE			8,000	0.18	8,000	0.18	CCMU	MFR	2	5	6	MFR	2,970	3	32,000	38,400	6,400	18.37	22.04	27.55	25.44	52.98	27.55	55.10	80.53	12.86	16.00	87.12	19.20	104.54																
140	7033-019-027	18102 PIONEER BLVD	18102	PIONEER			26,000	0.60	26,000	0.60	CCMU	CG	2	5	6	Commercial	11,478	0	104,000	124,800	20,800	59.69	71.63	89.53	82.67	172.20	89.53	179.06	261.73	41.78	52.00	87.12	62.40	104.54																
141	7033-019-030	18120 PIONEER BLVD	18120	PIONEER			25,380	0.58	25,380	0.58	CCMU	CG	2	5	6	Commercial	7,628	0	101,520	121,824	20,304	58.26	69.92	87.40	80.70	168.09	87.40	174.79	255.49	40.79	50.76	87.12	60.91	104.54																
142	7033-019-031	18120 PIONEER BLVD	18120	PIONEER			39,360	0.90	27,790	0.87	CCMU	CG	2	5	6	Commercial	14,989	0	151,140	181,392	30,252	90.36	108.43	135.54	125.15	260.68	135.54	271.07	396.22	63.25	75.58	83.64	90.70	100.37																
143	7033-020-015	11851 183RD ST	11851	183RD	90701	1936	2,625	0.06	2,625	0.06	HDR	MFR	3	3	4	SFR	816	1	6,300	8,400	2,100	4.22	4.22	4.22	-	4.22	-	4.22	4.22	4.22	3.15	52.27	4.20	69.70	HEO	5	5.3					1	2	$15,519	$14,811	0.954
144	7033-020-017	18116 ARLINE AVE	18116	ARLINE			15,000	0.34	14,998	0.34	HDR	MFR	3	3	4	Institutional/Church	4,344	0	35,995	47,994	11,998	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70	24.10	18.00	52.27	24.00	69.69																
145	7033-020-018	18110 ARLINE AVE	18110	ARLINE	90701	1946	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	5,886	5	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3					1	2	$857,760	$557,543	0.650
146	7033-020-019	18102 ARLINE AVE	18102	ARLINE	90701	1976	11,250	0.26	11,250	0.26	HDR	MFR	3	3	4	MFR	7,442	8	27,000	36,000	9,000	18.08	21.69	27.12	25.04	52.16	27.12	54.24	79.27	18.08	13.50	52.27	18.00	69.70	HEO	5	5.3					1	2	$1,393,861	$932,814	0.669
147	7033-020-020	18030 ARLINE AVE	18030	ARLINE	90701	1924	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,615	4	17,993	23,990	5,998	12.05	14.46	18.08	16.69	34.77	18.08	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3					1	2	$765,000	$418,200	0.547
148	7033-020-021	18028 ARLINE AVE	18028	ARLINE	90701	1955	7,500	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	1,437	1	17,993	23,990	5,998	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.25	12.00	69.67	HEO	5	5.3					1	2	$219,815	$54,943	0.250
149	7033-020-022	18020 ARLINE AVE	18020	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,824	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70																
150	7033-020-023	18014 ARLINE	18014	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,376	3	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70																
151	7033-020-024	18010 ARLINE	18010	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	1,319	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70																
152	7033-020-025	18006 ARLINE AVE	18006	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,415	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70																
153	7033-020-026	18000 ARLINE AVE	18000	ARLINE	90701	1974	6,177	0.14	6,177	0.14	HDR	MFR	3	3	4	MFR	3,120	3	14,825	19,766	4,942	9.93	11.91	14.89	-	28.64	14.89	29.78	43.53	9.93	7.41	52.27	9.88	69.70	HEO	5	5.3					1	2	$667,903	$286,729	0.429
154	7033-020-027	18126 ARLINE AVE	18126	ARLINE	90701	1964	2,574	0.06	2,574	0.06	HDR	MFR	3	3	4	MFR	1,672	2	6,178	8,237	2,059	4.14	4.14	4.14	-	4.14	-	4.14	4.14	4.14	3.09	52.27	4.12	69.70	HEO	5	5.3					1	2	$420,470	$315,353	0.750
155	7033-021-001	17902 ARLINE AVE	17902	ARLINE	90701	1938	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,264	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3					1	2	$751,262	$493,211	0.648
156	7033-021-002	17906 ARLINE AVE	17906	ARLINE	90701	1994	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,810	4	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3					1	2	$729,096	$482,490	0.662
157	7033-021-003	17910 ARLINE AVE	17910	ARLINE	90701	1934	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,008	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	5	5.3					1	2	$546,622	$353,825	0.647
158	7033-021-006	17926 ARLINE AVE	17926	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	SFR	2,157	1	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70																
159	7033-021-028	17918 ARLINE AVE	17918	ARLINE	90701	1937	15,000	0.34	15,000	0.34	HDR	MFR	3	3	4	SFR	3,530	1	36,000	48,000	12,000	24.10	28.93	36.16	33.38	69.54	36.16	72.31	105.70	24.10	18.00	52.27	24.00	69.70	HEO	5	5.3					1	2	$80,346	$67,415	0.839
160	7033-003-033	11405 ARTESIA BLVD	11405	ARTESIA			17,415	0.40	17,415	0.40	GCC	ABC-SP	3	3	4	Commercial	6,234	0	41,796	55,728	13,932	27.99	33.58	41.98	38.76	80.74	41.98	83.96	122.72	27.99	20.90	52.27	27.86	69.70																
161	7035-003-034	11425 ARTESIA BLVD	11425	ARTESIA	90701	1964	20,038	0.46	20,038	0.46	GCC	ABC-SP	3	3	4	Commercial	2,074	0	80,151	64,122	16,030	32.26	38.64	48.30	44.60	92.90	48.30	96.60	141.20	32.20	24.05	52.27	32.06	69.70	HEO	2	2.1					1	2	$487,779	$1,774	0.004
162	7035-003-035	17352 CAINE DR	17352	CAINE	90701	1964	6,300	0.14	6,299	0.14	LDR	SFR	3	3	4	SFR	1,950	1	15,118	20,157	5,039	10.12	12.15	15.19	14.02	29.21	15.19	30.37	44.39	10.12	7.56	52.26	10.08	69.68	HEO	2	2.1					1	2	$574,783	$198,882	0.346
163	7033-003-036	17346 CAINE DR	17346	CAINE	90701	1964	6,380	0.15	6,338	0.15	LDR	SFR	3	3	4	SFR	1,950	1	15,211	20,282	5,070	10.25	12.30	15.38	14.20	29.58	15.38	30.76	44.96	10.25	7.61	51.93	10.14	69.24	HEO	2	2.1					1	2	$181,395	$130,132	0.717
164	7033-003-037	17340 CAINE DR	17340	CAINE			6,148	0.14	6,148	0.14	LDR	SFR	3	3	4	SFR	2,179	1	14,755	19,674	4,919	9.88	11.86	14.82	13.68	28.50	14.82	29.64	43.32	9.88	7.38	52.27	9.84	69.70																
165	7035-003-038	17336 CAINE DR	17336	CAINE			6,168	0.14	6,156	0.14	LDR	SFR	3	3	4	SFR	1,950	1	14,774	19,699	4,925	9.91	11.89	14.87	13.73	28.60	14.87	29.74	43.46	9.91	7.39	52.17	9.85	69.56																
166	7035-003-039	7332 CAINE DR	7332	CAINE	90701	1964	6,617	0.15	6,608	0.15	LDR	SFR	3	3	4	SFR	2,310	1	15,859	21,146	5,286	10.63	12.76	15.95	14.73	30.68	15.95	31.90	46.63	10.63	7.93	52.20	10.57	69.60	HEO	2	2.1					1	2	$485,025	$228,902	0.472
167	7035-003-040	17330 CAINE DR	17330	CAINE			8,120	0.19	8,120	0.19	LDR	SFR	3	3	4	SFR	1,936	1	19,488	25,984	6,496	13.05	15.66	19.57	18.07	37.65	19.57	39.15	57.22	13.05	9.74	52.27	12.99	69.70																
168	7035-003-041	17324 CAINE DR	17324	CAINE	90701	1960	6,820	0.16	6,765	0.16	LDR	SFR	3	3	4	SFR	1,950	1	16,236	21,648	5,412	10.96	13.15	16.44	15.18	31.62	16.44	32.88	48.06	10.96	8.12	51.85	10.82	69.13	HEO	2	2.1					1	2	$449,329	$274,638	0.611
169	7035-003-053	11515 ARTESIA BLVD	11515	ARTESIA	90701	1970	23,427	0.54	23,427	0.54	GCC	ABC-SP	3	3	4	Commercial	5,092	0	56,225	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1			5		1	2	$1,681,885	$289,073	0.172
170	7035-003-054	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	74,966	18,742	37.65	45.18	56.47	52.14	108.61	56.47	112.94	165.08	37.65	28.11	52.27	37.48	69.70	HEO	2	2.1			5		1	2	$1,929,000	$671,000	0.348
171	7035-003-055	11545 ARTESIA BLVD	11545	ARTESIA	90701	1967	7,841	0.18	7,841	0.18	GCC	ABC-SP	3	3	4	Commercial	1,652	0	18,818	25,091	6,273	12.60	15.12	18.90	17.45	36.35	18.90	37.80	55.25	12.60	9.41	52.27	12.55	69.70	HEO	2	2.1					1	2	$529,209	$133,967	0.253
172	7035-003-058	17313 ROSETON AVE	17313	ROSETON	90701	1958	7,579	0.17	7,579	0.17	GCC	ABC-SP	3	3	4	Industrial	1,610	0	18,190	24,253	6,063	12.18	14.62	18.27	16.87	35.14	18.27	36.54	53.41	12.18	9.09	52.27	12.13	69.70	HEO	2	2.1					1	2	$364,140	$83,232	0.229
173	7035-003-059	17311 ROSETON AVE	17311	ROSETON	90701	1960	7,018	0.16	7,018	0.16	GCC	ABC-SP	3	3	4	Industrial	3,600	0	16,843	22,458	5,614	11.28	13.53	16.92	15.62	32.54	16.92	33.83	49.45	11.28	8.42	52.27	11.23	69.70	HEO	2	2.1					1	2	$353,736	$146,494	0.412
174	7035-003-060	17327 ROSETON AVE	17327	ROSETON	90701	0	12,018	0.28	12,018	0.28	GCC	ABC-SP	3	3	4	Vacant	0	0	28,843	38,458	9,614	19.31	23.18	28.97	26.75	55.72	28.97	57.94	84.69	19.31	14.42	52.27	19.23	69.70	HEO	2	2.1					1	2	$603,432	$10,464	0.017
175	7035-004-065	17114 ROSETON AVE	17114	ROSETON	90701	1960	14,150	0.32	13,939	0.32	GCC	LMI	2	5	6	Industrial	0	0	55,756	66,907	11,151	32.37	38.84	48.55	44.83	93.38	48.55	97.11	141.94	22.66	27.88	86.13	33.45	103.35	HEO	3	3.1					1	2	$386,859	$11,277	0.029
176	7035-004-066	17128 ROSETON AVE	17128	ROSETON	90701	1976	14,044	0.32	14,044	0.32	GCC	LMI	2	5	6	Industrial	6,840	0	56,176	67,411	11,235	32.24	38.69	48.36	44.65	93.01	48.36	96.72	141.37	22.57	28.09	87.12	33.71	104.54	HEO	3	3.1					1	2	$525,588	$157,676	0.300
177	7035-004-067		90701	0	7,022	0.16	7,022	0.16	GCC	LMI	2	5	6	Vacant	0	0	28,088	33,706	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	14.04	87.12	16.85	104.54	HEO	3	3.1							$134,697	$0	0.000
178	7035-004-068	17208 ROSETON AVE	17208	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	5	6	Industrial	4,176	0	28,088	33,706	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	14.04	87.12	16.85	104.54																
179	7035-004-069	17212 ROSETON AVE	17212	ROSETON			7,022	0.16	7,022	0.16	GCC	LMI	2	5	6	Industrial	3,400	0	28,088	33,706	5,618	16.12	19.34	24.18	22.33	46.51	24.18	48.36	70.69	11.28	14.04	87.12	16.85	104.54																
180	7035-004-070	17216 ROSETON AVE	17216	ROSETON	90701	1969	14,039	0.32	14,039	0.32	GCC	LMI	2	5	6	Industrial	6,000	0	56,156	67,387	11,231	32.23	38.67	48.34	44.64	92.98	48.34	96.69	141.32	22.56	28.08	87.12	33.69	104.54	HEO	3	3.1					1	2	$703,800	$489,600	0.696
181	7035-004-071	17226 ROSETON AVE	17226	ROSETON	90701	1977	7,018	0.16	7,018	0.16	GCC	LMI	2	5	6	Industrial	7,000	0	28,072	33,686	5,614	16.11	19.33	24.17	22.31	46.48	24.17	48.33	70.65	11.28	14.04	87.12	16.84	104.54	HEO	3	3.1					1	2	$316,200	$10,200	0.032
182	7035-004-072	17306 ROSETON AVE	17306	ROSETON	90701	1946	21,619	0.50	21,619	0.50	GCC	LMI	2	5	6	Industrial	7,692	0	86,476	103,771	17,295	49.63	59.56	74.45	68.74	143.18	74.45	148.89	217.63	34.74	43.24	87.12	51.89	104.54	HEO	3	3.1					1	2	$1,122,000	$622,200	0.555
183	7035-004-073	17318 ROSETON AVE	17318	ROSETON	90701	1927	9,583	0.22	9,583	0.22	GCC	LMI	2	5	6	SFR	764	1	19,332	23,198	7,666	20.07	24.08	30.10	28.90	60.47	30.10	60.20	90.47	15.40	19.17	87.12	23.00	104.54	HEO	3	3.1					1	2	$232,070	$103,428	0.446
184	7035-004-074	11611 ARTESIA BLVD	11611	ARTESIA	90701	1942	6,098	0.14	6,098	0.14	GCC	ABC-SP	2	5	6	SFR	760	1	24,392	29,270	4,878	14.00	16.80	21.00	19.39	40.39	21.00	42.00	61.39	9.80	12.20	87.12	14.64	104.54	HEO	3	3.1					1	2	$45,685	$1,150	0.025
185	7035-004-075	11601 ARTESIA BLVD	11601	ARTESIA	90701	1947	11,966	0.27	11,966	0.27	GCC	ABC-SP	2	5	6	Commercial	2,854	0	47,864	57,437	9,573	27.47	32.96	41.21	38.05	79.25	41.21	82.41	120.46	19.23	23.93	87.12	28.72	104.54	HEO	3	3.1					1	2	$104,366	$47,328	0.453
186	7035-004-076	17223 ROSETON AVE	17223	ROSETON	90701	1927	14,000	0.32	13,939	0.32	GCC	LMI	3	3	4	SFR	1,296	1	33,454	44,605	11,151	22.50	27.00	33.75	31.36	64.91	33.75	67.49	98.65	22.50	16.73	52.04	22.30	69.39	HEO	2	2.1					1	2	$722,854	$180,711	0.250
187	7035-004-079	17213 ROSETON AVE	17213	ROSETON	90701	1974	13,538	0.31	13,538	0.31	GCC	ABC-SP	2	5	6	Industrial	6,840	0	32,491	43,322	10,830	21.76	26.11	32.63	30.13	62.76	32.63	65.27	95.40	21.76	16.25	52.27	21.66	69.70	HEO	2	2.1					1	2	$523,935	$504,998	0.964
188	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	44,605	11,151	22.50	27.00	33.75	31.16	64.91	33.75	67.49	98.65	22.50	16.73	52.04	22.30	69.39	HEO	2	2.1					1	2	$545,363	$0	0.000
189	7035-004-082	17117 ROSETON AVE	17117	ROSETON	90701	1969	21,066	0.48	21,066	0.48	GCC	LMI	3	3	4	Industrial	5,090	0	50,558	67,411	16,853	33.85	40.62	50.78	46.89	97.66	50.78	101.56	148.44	33.85	25.28	52.27	33.71	69.70	HEO	2	2.1					1	2	$460,528	$368,960	0.801
190	7035-004-083	17107 ROSETON AVE	17107	ROSETON	90701	1971	14,044	0.32	14,044	0.32	GCC	LMI	3	3	4	Industrial	1,980	0	33,706	44,941	11,235	22.57	27.08	33.85	31.26	65.11	33.85	67.71	98.96	22.57	16.85	52.27	22.47	69.70	HEO	2	2.1					1	2	$1,224,000	$633,216	0.517
191	7035-004-085	17027 ROSETON AVE	17027	ROSETON	90701	1940	7,000	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial	1,027	0	16,728	22,304	5,576	11.25	13.50	16.87	15.58	32.45	16.87	33.75	49.33	11.25	8.36	52.05	11.15	69.40	HEO	2	2.1					1	2	$245,978	$129,985	0.500
192	7035-004-196	17032 ROSETON	17032	ROSETON			5,013	0.12	6,534	0.15	GCC	LMI	2	5	6	Commercial	1,891	0	16,136	21,340	5,227	11.51	13.81	17.26	15.94	33.20	17.26	34.52	50.46	8.00	13.07	113.55	15.68	136.26																
193	7035-004-197	17026 ROSETON AVE	17026	ROSETON	90701	1950	5,227	0.12	5,227	0.12	GCC	LMI	2	5	6	Industrial	3,192	0	20,908	25,090	4,182	12.00	14.40	18.00	16.62	34.62	18.00	36.00	52.62	8.40	10.45	87.12	12.54	104.54	HEO	3	3.1					1	2	$159,490	$148,761	0.933
194	7035-004-199	17023 ROSETON AVE	17023	ROSETON	90701	1989	6,098	0.14	6,098	0.14	GCC	LMI	3	3	4	Industrial	2,130	0	14,635	19,514	4,878	9.80	11.76	14.70	13.57	28.27	14.70	29.40	42.97	9.80	7.32	52.27	9.76	69.70	HEO	2	2.1					1	2	$248,132	$167,488	0.675
195	7035-004-110	17207 ROSETON AVE	17207	ROSETON			6,970	0.16	6,970	0.16	GCC	LMI	3	3	4	SFR	1,752	1	16,728	22,304	5,576	11.20	13.44	16.80	15.51	32.31	16.80	33.60	49.11	11.20	8.36	52.27	11.15	69.70																
196	7035-004-111	17106 ROSETON AVE	17106	ROSETON	90701	1973	13,939	0.32	13,939	0.32	GCC	LMI	2	5	6	Commercial	3,360	0	33,706	66,907	11,151	32.00	38.40	48.00	44.32	92.32	48.00	96.00	140.32	22.45	27.88	87.12	33.45	104.54	HEO	3	3.1					1	2	$432,373	$22,755	0.053
197	7035-004-113	17031 ROSETON AVE	17031	ROSETON	90701	1978	6,970	0.16	6,970	0.16	GCC	LMI	3	3	4	Industrial	4,080	0	16,728	22,304	5,576	11.20	13.44	16.80	15.51	32.31	16.80	33.60	49.11	11.20	8.36

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

rev. 5/7/24

Scenario 2 (6-5-3) Master List Sorted by AIN

| 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 = 70 du/acre | Potential maximum new residential units with statutory minimum 20% density bonus (for developments of 5 or more units (Govt. Code § 65915)) | Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code 865915)) | Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov's. Code 865915(e), (v) (for developments of 5 or more units (Govt. Code 865915)) | Potential maximum new residential units per AB 1287/Gov's. Code 865915(e), (v) with min. 10% very low income units). (for developments of 5 or more units (Govt. Code 865915)) | Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov's. Code 865915(e), (v) (for developments of 5 or more units (Govt. Code 865915)) | Potential maximum new residential units per AB 1287/Gov's. Code 865915(e), (v) available with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code 865915)) | Potential maximum new residential units per AB 1287/Gov's. Code 865915(e), (v) (with BOTH min. 10% very low income AND min. 15% mod-income units. (for developments of 5 or more units (Govt. Code 865915)) | Potential new residential units: NO MINIMUM DENSITY 70 du/acre Col. I x 70 | Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas) : Col. T/2000 | Hypothetical Actual built density (du/gross acre): Col. AF/Col. M | Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas) : Col. U/2000 | Hypothetical Actual built density (du/gross acre): Col. AH/Col. M | 6th Cycle HE Opportunity Sites (HEO) | OA No. | OA SubArea | 5th 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 Improvements Current Value | HEO Sites Improvement to Land Ratio (ILR) |
|---|---|---

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

rev. 5/7/24

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: 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 (Artesia Density Bonus)	Ext Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) (ft2)	Potential maximum new non-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, 2 = 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 §65915))	Potential maximum new residential units with statutory maximum 50% density bonus (for developments of 5 or more units (Govt. Code §65915))	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov's. Code §65915(v)), (v) (for developments of 5 or more units (Govt. Code §65915))	Potential maximum new residential units per AB 1287/Gov's. Code §65915(v), (v) (for developments of 5 or more units (Govt. Code §65915))	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov's. Code §65915(s), (v) (for developments of 5 or more units (Govt. Code §65915))	Potential maximum new residential units per AB 1287/Gov's. Code §65915(s), (v) available with min. 15% mod-income units. (for developments of 5 or more units (Govt. Code §65915))	Potential maximum new residential units per AB 1287/Gov's. Code §65915(s), (v) (with BOTH min. 10% very low income AND min. 15% mod-income units. (for developments of 5 or more units (Govt. Code §65915))	Potential new residential units: NCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas) : Col. T/2000	Hypothetical Actual bldg density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du (includes common areas) : Col. U/2000	Hypothetical Actual bldg density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)
406	3039-013-021	11755 SOUTH ST	11755	SOUTH	90701	1972	6,186	0.14	6,186	0.14	SSGC	LMI	1	6	7	Commercial	2,157	0	29,693	34,642	4,949	14.20	17.04	21.30	19.67	40.97	21.30	42.60	62.27	9.94	14.85	104.54	17.32	121.97	HEO	8	8.2					1	2	$418,318	$0	0.000
407	3039-013-022	11747 SOUTH ST	11747	SOUTH			6,543	0.15	6,543	0.15	SSGC	LMI	1	6	7	Commercial	2,210	0	31,406	36,641	5,234	15.02	18.02	22.53	20.80	43.33	22.53	45.06	65.87	10.51	15.70	104.54	18.32	121.97																		
408	3039-013-023	11748 188TH ST	11748	188TH	90701	1977	5,345	0.12	5,345	0.12	SSGC	LMI	1	6	7	Commercial	2,154	0	25,656	29,932	4,276	12.27	14.72	18.41	16.99	35.40	18.41	36.81	53.81	8.59	12.83	104.54	14.97	121.97	HEO	8	8.2					1	2	$224,946	$124,960	0.556
409	3039-014-003	18841 CORBY AVE	18841	CORBY	90701	1974	7,850	0.18	7,850	0.18	SSGC	LMI	1	6	7	Commercial	7,852	0	37,680	43,960	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02	12.61	18.84	104.54	21.98	121.97	HEO	8	8.2					1	2	$380,913	$13,127	0.034
410	3039-014-005	18809 CORBY AVE	18809	CORBY	90701	0	7,852	0.18	7,852	0.18	SSGC	LMI	3	3	4	Vacant	0	0	18,845	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	69.70	HEO	8	8.2					1	2	$324,018	$0	0.000
411	3039-014-006	18803 CORBY AVE	18803	CORBY	90701	1973	8,002	0.18	8,002	0.18	SSGC	LMI	3	3	4	Industrial	3,200	0	19,205	25,606	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2					1	2	$329,907	$58,909	0.179
412	3039-014-011		90701	0	7,845	0.18	7,845	0.18	SSGC	CG	1	6	7	Vacant	0	0	37,656	43,932	6,276	18.01	21.61	27.01	24.94	51.96	27.01	54.03	78.97	12.61	18.83	104.54	21.97	121.97	HEO	8	8.2					1	2	$918,000	$0	0.000
413	3039-014-012	18812 ALBURTIS AVE	18812	ALBURTIS	90701	1958	7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	SFR	1,146	1	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70	HEO	8	8.2					1	2	$157,713	$127,264	0.807
414	3039-014-013	18808 ALBURTIS AVE	18806	ALBURTIS			7,800	0.18	7,800	0.18	SSGC	MFR	3	3	4	SFR	1,757	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70																		
415	3039-014-014	18802 ALBURTIS AVE	18802	ALBURTIS	90701	1974	7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	2,184	2	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70	HEO	8	8.2					1	2	$340,963	$217,048	0.637
416	3039-014-015	18819 CORBY AVE	18819	CORBY	90701	1957	7,850	0.18	7,850	0.18	SSGC	LMI	1	6	7	SFR	1,082	1	37,680	43,960	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02	12.61	18.84	104.54	21.98	121.97	HEO	8	8.2					1	2	$144,823	$115,856	0.800
417	3039-014-016	18813 CORBY AVE	18813	CORBY	90701	1915	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	806	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.2					1	2	$142,103	$79,467	0.559
418	3039-014-017	11727 SOUTH ST	11727	SOUTH			23,563	0.54	23,563	0.54	SSGC	CG	1	6	7	Commercial	18,610	0	113,064	131,897	18,842	54.07	64.88	81.11	74.89	155.99	81.11	162.21	237.10	37.86	56.53	104.54	65.95	121.97																		
419	3039-014-018	11701 SOUTH ST	11701	SOUTH	90701	1980	36,391	0.84	36,391	0.84	SSGC	CG	1	6	7	Commercial	16,450	0	174,677	203,790	29,113	83.54	100.25	125.31	115.71	241.02	125.31	250.63	366.33	58.48	87.34	104.54	101.89	121.97	HEO	8	8.2		21	5		1	2	$4,080,000	$0	0.000
420	3039-015-001	18745 CORBY AVE	18745	CORBY	90701	1963	8,063	0.19	8,063	0.19	SSGC	LMI	3	3	4	Industrial	1,848	0	19,351	25,802	6,450	12.96	15.55	19.44	17.95	37.38	19.44	38.87	56.82	12.96	9.68	52.27	12.90	69.70	HEO	8	8.1					1	2	$319,242	$25,231	0.079
421	3039-015-002	18739 CORBY AVE	18739	CORBY	90701	1912	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	SFR	933	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1					1	2	$283,164	$21,621	0.076
422	3039-015-003	18735 CORBY AVE	18735	CORBY	90701	1998	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	2,860	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1					1	2	$455,130	$341,347	0.750
423	3039-015-004	18729 CORBY AVE	18729	CORBY	90701	1951	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Commercial	765	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1					1	2	$355,079	$29,585	0.083
424	3039-015-005	18725 CORBY AVE	18725	CORBY	90701	1967	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	Industrial	1,831	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1					1	2	$408,000	$176,500	0.433
425	3039-015-006	18717 CORBY AVE	18717	CORBY	90701	1940	7,850	0.18	7,850	0.18	SSGC	LMI	3	3	4	MFR	2,352	4	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.1					1	2	$325,865	$30,404	0.093
426	3039-015-007	18715 CORBY AVE	18715	CORBY	90701	1953	10,781	0.25	10,781	0.25	SSGC	LMI	3	3	4	Industrial	2,850	0	25,874	34,499	8,625	17.32	20.79	25.99	23.99	49.98	25.99	51.97	75.97	17.32	12.94	52.27	17.25	69.70	HEO	8	8.1					1	2	$557,759	$189,636	0.340
427	3039-017-006	18819 ALBURTIS					7,850	0.18	7,850	0.18	SSGC	CG	1	6	7	MFR	2,700	3	37,680	43,960	6,280	18.02	21.63	27.03	24.96	51.99	27.03	54.06	79.02	12.61	18.84	104.54	21.98	121.97																		
428	3039-017-007	18811 ALBURTIS AVE	18811	ALBURTIS			7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	MFR	4,640	4	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70																		
429	3039-017-008	18807 ALBURTIS AVE	18807	ALBURTIS			7,852	0.18	7,852	0.18	SSGC	MFR	3	3	4	MFR	4,426	4	18,845	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	69.70																		
430	3039-017-009	18803 ALBURTIS AVE	18803	ALBURTIS	90701	1900	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	SFR	1,046	1	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2					1	2	$22,116	$12,456	0.563
431	3039-017-015	18828 JERSEY AVE	18828	JERSEY			7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	MFR	2,188	2	18,840	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70																		
432	3039-017-016	18822 JERSEY AVE	18822	JERSEY			7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	MFR	3,147	3	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70																		
433	3039-017-018	18806 JERSEY AVE	18806	JERSEY			7,845	0.18	7,845	0.18	SSGC	MFR	3	3	4	MFR	2,160	3	18,828	25,104	6,276	12.61	15.13	18.91	17.46	36.37	18.91	37.82	55.28	12.61	9.41	52.27	12.55	69.70																		
434	3039-017-019	11624 188TH	11624	188TH	90701	0	8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	Vacant	0	0	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70	HEO	8	8.2	X				1	2	$22,115	$0	0.000
435	3039-017-021	18812 JERSEY AVE	18812	JERSEY			7,852	0.18	7,852	0.18	SSGC	MFR	3	3	4	MFR	4,244	4	18,845	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	69.70																		
436	3039-017-022	18818 JERSEY AVE	18818	JERSEY			8,003	0.18	8,003	0.18	SSGC	MFR	3	3	4	MFR	4,350	4	19,207	25,610	6,402	12.86	15.43	19.29	17.81	37.10	19.29	38.58	56.39	12.86	9.60	52.27	12.80	69.70																		
437	3039-017-025	11641 SOUTH ST	11641	SOUTH			36,447	0.84	36,447	0.84	SSGC	CG	1	6	7	Commercial	13,050	0	174,646	204,103	29,108	83.67	100.40	125.31	115.88	241.39	125.31	251.01	366.90	58.57	87.47	104.54	102.05	121.97																		
438	3039-017-026	11635 SOUTH ST	11635	SOUTH			20,687	0.47	20,580	0.47	SSGC	CG	1	6	7	Commercial	9,516	0	98,784	115,248	16,464	47.49	56.99	71.24	65.77	137.01	71.24	142.47	208.25	33.24	49.39	104.00	57.62	121.34																		
439	3039-018-016	18823 JERSEY AVE	18823	JERSEY	90701	0	7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	Commercial	7,800	0	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.39	18.92	37.84	55.32	12.61	9.42	52.27	12.56	69.70	HEO	8	8.2					1	2	$256,567	$5,576	0.022
440	3039-018-019	18809 JERSEY AVE	18809	JERSEY			7,850	0.18	7,850	0.18	SSGC	MFR	3	3	4	SFR	800	1	18,840	25,120	6,280	12.61	15.14	18.92	17.47	36.40	18.93	37.85	55.33	12.62	9.42	52.26	12.56	69.68																		
441	3039-018-020	18801 JERSEY AVE	18801	JERSEY			7,950	0.18	7,950	0.18	SSGC	MFR	3	3	4	MFR	5,792	4	19,080	25,440	6,360	12.78	15.33	19.16	17.69	36.86	19.16	38.33	56.02	12.78	9.54	52.27	12.72	69.70																		
442	3039-018-033	11615 SOUTH ST	11615	SOUTH	90701	1971	21,841	0.50	21,841	0.50	SSGC	CG	1	6	7	Commercial	2,171	0	104,837	122,310	17,473	50.14	60.17	75.21	69.44	144.65	75.21	150.42	219.86	35.10	52.42	104.54	61.15	121.97	HEO	8	8.2			5		1	2	$197,691	$158,055	0.800
443	3039-018-035	18829 JERSEY AVE	18829	JERSEY			8,263	0.19	8,263	0.19	SSGC	MFR	3	3	4	MFR	3,200	4	19,831	26,442	6,610	13.28	15.93	19.92	18.39	38.31	19.92	39.84	58.23	13.28	9.92	52.27	13.22	69.70																		
444	3039-018-036	18819 JERSEY	90701	1988	8,268	0.19	8,268	0.19	SSGC	MFR	3	3	4	MFR	5,174	4	19,843	26,458	6,614	13.29	15.94	19.93	18.40	38.33	19.93	39.86	58.26	13.29	9.92	52.27	13.23	69.70	HEO	8	8.2					1	2	$612,515	$410,659	0.670
445	3039-018-040	18811 JERSEY AVE	18811	JERSEY			8,263	0.19	8,263	0.19	SSGC	MFR	3	3	4	MFR	3,200	4	19,831	26,442	6,610	13.28	15.93	19.92	18.39	38.31	19.92	39.84	58.23	13.28	9.92	52.27	13.22	69.70																		
446	3039-024-006	11632 SOUTH ST	11632	SOUTH			20,000	0.46	20,000	0.46	SSGC	CPD	1	6	7	Commercial	10,957	0	96,000	112,000	16,000	45.91	55.10	68.87	63.99	132.46	68.87	137.74	201.33	32.14	48.09	104.54	56.00	121.97																		
447	3039-024-009	11600 SOUTH ST	11600	SOUTH	90701	1968	17,128	0.39	17,128	0.39	SSGC	CPD	1	6	7	Commercial	3,220	0	92,214	95,917	13,702	39.32	47.18	58.98	54.46	112.44	58.98	117.96	172.42	27.52	41.11	104.54	47.96	121.97	HEO	8	8.3					1	2	$990,204	$99,013	0.100
448	3039-024-010		90701	0	31,850	0.73	31,850	0.73	SSGC	CPD	1	6	7	Vacant	0	0	152,880	178,360	25,480	73.12	87.74	109.68	101.27	210.94	109.68	219.35	320.62	51.18	76.44	104.54	89.18	121.97	HEO	8	8.3					1	2	$866,426	$0	0.000
449	3039-024-014	19117 PIONEER BLVD	19117	PIONEER	90701	1948	19,602	0.45	19,602	0.45	SSGC	CPD	1	6	7	Commercial	1,800	0	94,090	109,771	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33	31.50	47.04	104.54	54.89	121.97	HEO	8	8.3					1	2	$438,747	$187,603	0.428
450	3039-024-019	11744 SOUTH ST	11744	SOUTH	90701	1993	41,250	0.95	41,250	0.95	SSGC	CPD	1	6	7	Commercial	10,968	0	190,000	220,000	33,000	94.70	113.64	142.05	131.16	273.20	142.05	284.09	415.25	66.29	99.00	104.54	115.50	121.97																		
451	3039-024-021	19027 PIONEER BLVD	19027	PIONEER			18,000	0.41	18,000	0.41	SSGC	CPD	1	6	7	Commercial	9,611	0	86,400	100,800	14,400	41.32	49.59	61.98	57.23	119.21	61.98	123.97	181.20	28.93	43.20	104.54	50.40	121.97																		
452	3039-024-022	11732 SOUTH ST	11732	SOUTH	90701	1977	72,310	1.66	72,310	1.66	SSGC	CPD	1	6	7	Commercial	17,969	0	347,088	404,936	57,848	166.00	199.20	249.00	229.91	478.91	249.00	498.00	727.91	116.20	173.54	104.54	202.47	121.97	HEO	8	8.3		21	5		1	2	$4,182,000	$2,142,000	0.512
453	3039-024-030	11758 SOUTH ST	11758	SOUTH	90701	1965	19,602	0.45	19,602	0.45	SSGC	CPD	1	6	7	Commercial	1,568	0	94,090	109,771	15,682	45.00	54.00	67.50	62.33	129.83	67.50	135.00	197.33	31.50	47.04	104.54	54.89	121.97																		
454	3039-024-031	19015 PIONEER BLVD	19015	PIONEER	90701	1969	21,780	0.50	21,780	0.50	SSGC	CPD	1	6	7	Commercial	2,430	0	104,544	121,968	17,424	50.00	60.00	75.00	69.25	144.25	75.00	150.00	219.25	35.00	52.27	104.54	60.98	121.97	HEO	8	8.3					1	2	$1,326,000	$714,000	0.538
455	3039-024-032	19127 PIONEER BLVD	19127	PIONEER			142,719	3.28	142,719	3.28	SSGC	CPD	1	6	7	MFR	2,940	96	1,888,061	2,202,738	314,677	947.54	1,137.05	1,421.32	1,312.35	2,733.66	1,421.32	2,842.63	4,154.98	663.28	944.03	99.63	1,101.37	116.23																		
456	3039-024-033	11624 SOUTH ST	11624	SOUTH	90701	1990	127,195	2.92	127,195	2.92	SSGC	CPD	1	6	7	Commercial	46,886	0	610,536	712,292	101,756	292.00	350.40	438.00	404.42	842.42	438.00	876.00	1,280.42	204.40	305.27	104.54	356.15	121.97	HEO	8	8.3		21	5		1	2	$5,955,363	$4,218,379	0.708
457	3039-024-034	11660 SOUTH ST	11660	SOUTH			259,600	5.96	259,600	5.96	SSGC	SS-SP	1	6	7	Commercial	80,339	0	1,246,080	1,453,760	207,680	595.96	715.15	893.94	825.40	1,719.34	893.94	1,787.88	2,613.28	417.17	623.04	104.54	726.88	121.97																		
458	3039-026-005	18432 GRIDLEY RD	18432	GRIDLEY	90701	1920	34,196	0.79	34,196	0.79	CG	CG	3	3	4	Institutional/Congregate	5,987	3	82,070	109,427	27,357	54.95	65.94	82.43	76.11	158.54	82.43	164.86	240.97	54.95	41.04	52.27	54.71	69.70	HEO	6	6.2		21	5		1	2	$889,638	$613,587	0.690
459	3039-026-027	18300 GRIDLEY RD	18300	GRIDLEY	90701	1986	149,100	3.42	75,794	1.74	CG	CG	3	3	4	Commercial	29,986	0	181,906	242,541	60,635	239.66	287.57	359.40	331.85	691.25	359.40	718.80	1,050.65	239.60	90.96	26.57	121.27	35.43	HEO	6	6.1		21	5		1	2	$3,723,048	$1,992,454	0.732
460	7040-015-001	11840 183RD ST	11840	183RD	90701	1958	11,539	0.26	11,539	0.26	HDR	MFR	3	3	4	MFR	6,138	5	27,694	36,925	9,231	18.54	22.25	27.81	25.68	53.50	27.81	55.63	81.31	18.54	13.85	52.27	18.46	69.70	HEO	7	7.2					1	2	$868,483	$578,988	0.667
461	7040-015-002	18310 ARLINE AVE	18310	ARLINE			7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	3,197	3	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70																		
462	7040-015-003	18316 ARLINE AVE	18316	ARLINE	90701	1934	7,497	0.17	7,497	0.17	HDR	MFR	3	3	4	MFR	2,029	2	17,993	23,990	5,998	12.05	14.46	18.07	16.69	34.76	18.07	36.14	52.83	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2					1	2	$23,292	$13,631	0.585
463	7040-015-004	18322 ARLINE AVE	18322	ARLINE	90701	1916	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	SFR	728	1	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2					1	2	$333,633	$119,818	0.359
464	7040-015-005	18326 ARLINE AVE	18326	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,359	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70																		
465	7040-015-006	18402 ARLINE AVE	18402	ARLINE	90701	1941	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	4,154	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2					1	2	$761,262	$493,211	0.648
466	7040-015-007	18406 ARLINE AVE	18406	ARLINE			7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	3,844	3	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70																		
467	7040-015-008	18412 ARLINE AVE	18412	ARLINE	90701	2006	7,500	0.17	7,500	0.17	HDR	MFR	3	3	4	MFR	5,536	4	18,000	24,000	6,000	12.05	14.46	18.08	16.69	34.77	18.08	36.16	52.85	12.05	9.00	52.27	12.00	69.70	HEO	7	7.2					1	2	$1,673,300	$817,700	0.937
468	7040-015-009	18418 ARLINE AVE	18418	ARLINE			7,500	0.17	7,500	0.17	HDR	MF

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU
1																																																
2		No.	AIN	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 (Artesia Density Bonus)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with added stories (Artesia Density Bonus) ($ft2$)	Potential maximum new non-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, 2 = 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 § 65915))*	Potential maximum new residential units with statutory maximum 50% density bonus *(for developments of 5 or more units (Govt. Code 965915))*	Additional 38.5% density bonus units available with min. 10% very low income units (AB 1287/Gov's. Code 965915(v), (v) *(for developments of 5 or more units (Govt. Code 965915))*	Potential maximum new residential units per AB 1287/Gov's. Code 965915(v), (v) with min. 10% very low income units. *(for developments of 5 or more units (Govt. Code 965915))*	Additional 50% density bonus units available with min. 15% mod-income units (AB 1287/Gov's. Code 965915(u), (v) *(for developments of 5 or more units (Govt. Code 965915))*	Potential maximum new residential units per AB 1287/Gov's. Code 965915(u), (v) available with min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 965915))*	Potential maximum new residential units per AB 1287/Gov's. Code 965915(u), (v) (with BOTH min. 10% very-low income AND min. 15% mod-income units. *(for developments of 5 or more units (Govt. Code 965915))*	Potential new residential units: HCD MINIMUM DENSITY 70 du/acre NO DENSITY BONUS, BASED ON LOT AREA Col. I x 70	Hypothetical Potential maximum units in Base building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)* : Col. T/2000	Hypothetical Actual built density (du/gross acre): Col. AF/Col. M	Hypothetical Potential maximum units in Artesia Density Bonus building area envelope, irrespective of zone density, allocating 2000 sf/du *(includes common areas)* : Col. U/2000	Hypothetical Actual built density (du/gross acre): Col. AH/Col. M	6th Cycle HE Opportunity Sites (HEO)	OA No.	OA SubArea	5th 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 Improvements Current Value	HEO Sites Improvement to Land Ratio (ILR)	
3	541	7040-022-003	18707 ARLINE AVE	18707	ARLINE			3,900	0.09	3,900	0.09	HDR	MFR	2	5	6	SFR	1,110	1	15,600	18,720	3,120	8.95	10.74	13.43	12.40	25.83	13.43	26.86	38.26	6.27	7.80	87.12	9.36	104.54													
4	542	7040-022-004	11818 187TH ST	11818	187Th	90701	1924	7,871	0.18	7,871	0.18	HDR	MFR	2	5	6	MFR	1,753	2	31,484	37,781	6,297	18.07	21.68	27.10	25.03	52.13	27.10	54.21	79.23	12.65	15.74	87.12	18.89	104.54	HEO	7	7.4				1	2	$52,067	$49,799	0.956	
5	543	7040-022-005	11828 187TH ST	11826	187Th	90701	1954	3,973	0.09	3,973	0.09	HDR	MFR	2	5	6	MFR	1,200	2	15,892	19,070	3,178	9.12	10.94	13.68	12.63	26.31	13.68	27.36	39.99	6.38	7.95	87.12	9.54	104.54	HEO	7	7.4				1	2	$270,994	$176,735	0.652	
6	544	7040-022-019	18720 ARLINE AVE	18720	ARLINE	90701	1939	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	572	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70							1	2	$295,724	$73,929	0.250	
7	545	7040-022-020	18718 ARLINE AVE	18718	ARLINE			7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	MFR	3,896	4	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70													
8	546	7040-022-021	18712 ARLINE AVE	18712	ARLINE	90701	1941	7,800	0.18	7,800	0.18	HDR	MFR	3	3	4	SFR	1,315	1	18,720	24,960	6,240	12.53	15.04	18.80	17.36	36.16	18.80	37.60	54.96	12.53	9.36	52.27	12.48	69.70	HEO	7	7.4				1	2	$757,200	$92,709	0.122	
9	547	7040-022-025	11848 187TH ST	11848	187Th			5,250	0.12	5,250	0.12	HDR	MFR	3	3	4	SFR	1,343	1	12,600	16,800	4,200	8.44	10.12	12.65	11.68	24.34	12.65	25.31	36.99	8.44	6.30	52.27	8.40	69.70													
10	548	7040-022-026	18702 ARLINE AVE	18702	ARLINE	90701	1964	5,300	0.12	5,300	0.12	HDR	MFR	3	3	4	SFR	1,664	1	12,720	16,960	4,240	8.52	10.22	12.78	11.80	24.57	12.78	25.55	37.35	8.52	6.36	52.27	8.48	69.70	HEO	7	7.4				1	2	$609,786	$122,456	0.201	
11	549	7040-022-027	18706 ARLINE AVE	18706	ARLINE	90701	1963	5,200	0.12	5,200	0.12	HDR	MFR	3	3	4	SFR	1,650	1	12,480	16,640	4,160	8.36	10.03	12.53	11.57	24.11	12.53	25.07	36.64	8.36	6.24	52.27	8.32	69.70	HEO	7	7.4				1	2	$226,317	$65,986	0.292	
12	550	7040-022-028	11810 187TH ST	11810	187Th	90701	1965	14,706	0.34	14,706	0.34	CCMU	CG	2	5	6	Commercial	6,480	0	58,824	70,589	11,765	33.76	40.51	50.64	46.76	97.40	50.64	101.28	148.04	23.63	29.41	87.12	35.29	104.54	HEO	7	7.4				1	2	$459,748	$56,280	0.122	
13	551	7040-022-029	18732 ARLINE AVE	18732	ARLINE	90701	2015	19,700	0.45	19,700	0.45	HDR	MFR	3	3	4	MFR	8,526	10	47,280	63,040	15,760	31.66	37.99	47.49	43.85	91.33	47.49	94.97	138.82	31.66	23.64	52.27	31.52	69.70	HEO	7	7.4				1	2	$2,275,656	$1,592,959	0.700	
14	552	7040-023-002	18720 PIONEER BLVD	18720	PIONEER			66,210	1.52	66,210	1.52	CCMU	CG	2	5	6	Commercial	27,736	0	264,840	317,808	52,968	152.00	182.40	228.00	210.52	438.51	228.00	455.99	666.51	106.40	132.42	87.12	158.90	104.54													
15	553	7040-022-022	12155 SOUTH ST	12155	SOUTH	90701	1976	22,216	0.51	22,216	0.51	NWBC	CG	3	3	4	Commercial	5,601	0	53,318	71,091	17,773	35.76	42.84	53.55	49.45	103.00	53.55	107.10	156.55	35.76	26.66	52.27	35.55	69.70	HEO	9	9.2			5	1	2	$812,510	$443,178	0.545	
16	554	7040-032-023	12147 SOUTH ST	12147	SOUTH			50,965	1.17	50,965	1.17	NWBC	CG	3	3	4	Commercial	9,000	0	122,316	163,088	40,772	81.90	98.28	122.85	113.43	236.28	122.85	245.70	359.13	81.90	61.16	52.27	81.54	69.70													
17	555	7054-003-036	11944 SOUTH ST	11944	SOUTH	90701	1982	58,806	1.35	58,806	1.35	CG	CG	3	3	4	Commercial	22,750	0	141,134	188,179	47,045	94.50	113.40	141.75	130.88	272.63	141.75	283.50	414.38	94.50	70.57	52.27	94.09	69.70	HEO	9	9.1			21	5	1	2	$5,569,918	$2,198,256	0.395	
18	556	7054-003-037	11940 SOUTH ST	11940	SOUTH	90701	1986	30,030	0.69	29,330	0.67	CG	CG	3	3	4	Commercial	9,797	0	70,382	93,856	23,464	48.26	57.91	72.39	66.84	139.22	72.39	144.77	211.61	48.26	35.20	51.05	46.93	68.07	HEO	9	9.1				5	1	2	$919,524	$747,647	0.813	
19	557	7054-005-012	12240 SOUTH ST	12240	SOUTH	90701	1963	3,640	0.08	3,640	0.08	NWBC	CG	3	3	4	SFR	800	1	8,736	11,648	2,912	5.85	7.02	8.77	8.10	16.88	8.77	17.55	25.65	5.85	4.37	52.27	5.82	69.70	HEO	9	9.2					1	2	$173,454	$40,145	0.231	
20	558	7054-005-019	12304 SOUTH ST	12304	SOUTH	90701	1948	7,680	0.18	7,680	0.18	NWBC	CG	3	3	4	MFR	1,526	3	18,432	24,576	6,144	12.34	14.81	18.51	17.09	35.61	18.51	37.02	54.12	12.34	9.22	52.27	12.29	69.70	HEO	9	9.2					1	2	$307,678	$251,976	0.819	
21	559	7054-005-020	12312 SOUTH ST	12312	SOUTH			3,840	0.09	3,840	0.09	NWBC	CG	3	3	4	SFR	832	1	9,216	12,288	3,072	6.17	7.40	9.26	8.55	17.80	9.26	18.51	27.06	6.17	4.61	52.27	6.14	69.70													
22	560	7054-005-021	12316 SOUTH ST	12316	SOUTH	90701	1956	4,440	0.10	4,440	0.10	NWBC	CG	3	3	4	SFR	944	1	10,656	14,208	3,552	7.13	8.56	10.70	9.88	20.58	10.70	21.40	31.29	7.13	5.33	52.27	7.10	69.70	HEO	9	9.2					1	2	$350,478	$105,810	0.302	
23	561	7054-005-052	12244 SOUTH ST	12244	SOUTH	90701	1982	23,040	0.53	23,040	0.53	NWBC	CG	3	3	4	Commercial	8,055	0	55,296	73,728	18,432	37.02	44.43	55.54	51.28	106.82	55.54	111.07	162.35	37.02	27.65	52.27	36.86	69.70	HEO	9	9.2			5	1	2	$2,244,000	$1,122,000	0.500	
24	562	7054-005-053	12328 SOUTH ST	12328	SOUTH			12,120	0.28	12,120	0.28	NWBC	CG	3	3	4	Commercial	6,445	0	29,088	38,784	9,696	19.48	23.37	29.21	26.98	56.19	29.21	58.43	85.40	19.48	14.54	52.27	19.39	69.70													
25	563	7054-005-054	19020 NORWALK BLVD	19020	NORWALK			9,460	0.22	9,460	0.22	NWBC	CG	3	3	4	Commercial	2,145	0	22,704	30,272	7,568	15.20	18.24	22.80	21.05	43.86	22.80	45.61	66.66	15.20	11.35	52.27	15.14	69.70													
26	564	7054-005-055	12220 SOUTH ST	12220	SOUTH			44,440	1.02	36,077	0.83	NWBC	CG	3	3	4	Commercial	15,378	0	86,585	115,446	28,862	71.41	85.70	107.12	98.91	206.03	107.12	214.24	313.15	71.41	43.29	42.44	57.72	56.58													
27	565	7054-005-056	12202 SOUTH ST	12202	SOUTH	90701	2016	20,270	0.47	20,270	0.47	NWBC	CG	3	3	4	Commercial	2,450	0	48,648	64,864	16,216	32.57	39.09	48.86	45.11	93.97	48.86	97.72	142.83	32.57	24.32	52.27	32.43	69.70	HEO	9	9.2					1	2	$472,714	$456,776	0.966	
28	566	7054-027-058	12156 SOUTH ST	12156	SOUTH			12,688	0.29	12,688	0.29	NWBC	CG	3	3	4	Commercial	1,308	0	30,475	40,634	10,158	20.41	24.49	30.61	28.26	58.87	30.61	61.22	89.48	20.41	15.24	52.27	20.32	69.70													
29	567	7054-027-059	19015 NORWALK BLVD	19015	NORWALK			5,645	0.13	5,645	0.13	NWBC	CG	3	3	4	Commercial	1,890	0	13,548	18,064	4,516	9.07	10.89	13.61	12.56	26.17	13.61	27.21	39.78	9.07	6.77	52.27	9.03	69.70													
30	568	7054-027-060	19023 NORWALK BLVD	19023	NORWALK	90701	1952	20,077	0.46	20,077	0.46	NWBC	CG	3	3	4	Institutional: preschool	2,735	0	48,185	64,246	16,062	32.26	38.72	48.39	44.68	93.08	48.39	96.79	141.47	32.26	24.09	52.27	32.12	69.70	HEO	9	9.2					1	2	$130,600	$67,024	0.513	
31	569	7054-027-079	12146 SOUTH ST	12146	SOUTH	90701	1971	29,952	0.69	29,952	0.69	NWBC	CG	3	3	4	Commercial	7,580	0	71,885	95,634	23,962	48.13	57.76	72.20	66.66	138.86	72.20	144.40	211.06	48.13	35.94	52.27	47.92	69.70	HEO	9	9.2			5	1	2	$1,338,620	$1,131,827	0.846	
32					Totals			10,091,008	232	9,884,763	227							3,497,268	1,086	36,180,062	44,087,873	7,907,810	20,689.89	24,828.86	31,017.32	28,606.97	59,624.29	30,982.28	61,999.65	90,606.58	16,216.04	18,090.03	22,043.94						399	230	322	644				

Cell: C23
Comment: Christine Kudija
Parcel appears to be parking associated with 11811 167th St.
4/2/2024 1:28 PM

Cell: B57
Note: Christine Kudija:
This parcel is 1/2 of a vacated alley and has not been merged with the adjacent parcel.

Cell: J57
Note: Christine Kudija:
Area calculated from APN Map recorded dimensions

Cell: B73
Note: Christine Kudija:
Multiple AINs, Condo Map

Cell: B74
Note: Christine Kudija:
Multiple AINs - Condo map

Cell: B75
Note: Christine Kudija:
Multiple AINs - Condo map, AINs 7024-006-051 - 7024-006-070

Cell: Q89
Note: Christine Kudija:
Hotel/Motel, other commercial

Cell: C103
Note: Christine Kudija:
Unit 1 was constructed in 1929; Unit 2 in 1948.

Cell: C104
Note: Christine Kudija:
SFR built in 1948.

Cell: R110
Note: Christine Kudija:
Estimated from aerial view of portion of church building on this AIN.

Cell: C153
Note: Christine Kudija:
Built 1923.

Cell: C161
Note: Christine Kudija:
Built 1939. Appears renovated slightly.

Cell: B215
Comment: Christine Kudija
+ 9 AINs - WAS 7035-005-043
10-unit condominium
8/7/2024 12:10 PM

Cell: B216
Comment: Christine Kudija
+ 9 AINs - WAS 7035-005-043 10-unit condominium
8/7/2024 12:41 PM

Cell: B217
Comment: Christine Kudija
+ 9 AINs - WAS 7035-005-043 10-unit condominium
8/7/2024 12:41 PM

Cell: S223
Note: Christine Kudija:
Nursing home. No. of beds not indicated.

Cell: B227
Note: Christine Kudija:
Condo Map, multiple AINs

Cell: S227
Note: Christine Kudija:
Residential units per AIN information. May not be actual residences.

Cell: R228
Note: Christine Kudija:
Estimated bldg area; parcel is govt-owned, occupied by several small businesses.

Cell: B229
Comment: Christine Kudija
Post Office parcel
3/11/2025 3:35 PM

Cell: AS229
Comment: Christine Kudija
Post Office - no value assessed.
3/12/2025 1:56 PM

Cell: B237
Note: Christine Kudija:
One of 62 Condo parcels

Cell: R237
Note: Christine Kudija:
Assumed ea. unit = 810 SF per several condo AINs.

Cell: B264
Note: Christine Kudija:
This parcel may have been combined into Lot 70.

Cell: B285
Note: Christine Kudija:
Built 1916. Unknown historic significance.

Cell: B289
Note: Christine Kudija:
42 Condominium parcels

Cell: R289
Note: Christine Kudija:
42 units x 1012 SF/unit, estimated Building area. Units built 1980 per assessor.

Cell: C362
Note: Christine Kudija:
Artesia Live II SP site

Cell: Q375
Note: Christine Kudija:
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 Kudija:
Aerial does not show SFR but parking of random junk vehicles and trucks.

Cell: B452
Note: Christine Kudija:
Artesia Place

Cell: Q457
Note: Christine Kudija:
Mobile Home Park