



## CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-1: Sites Inventory

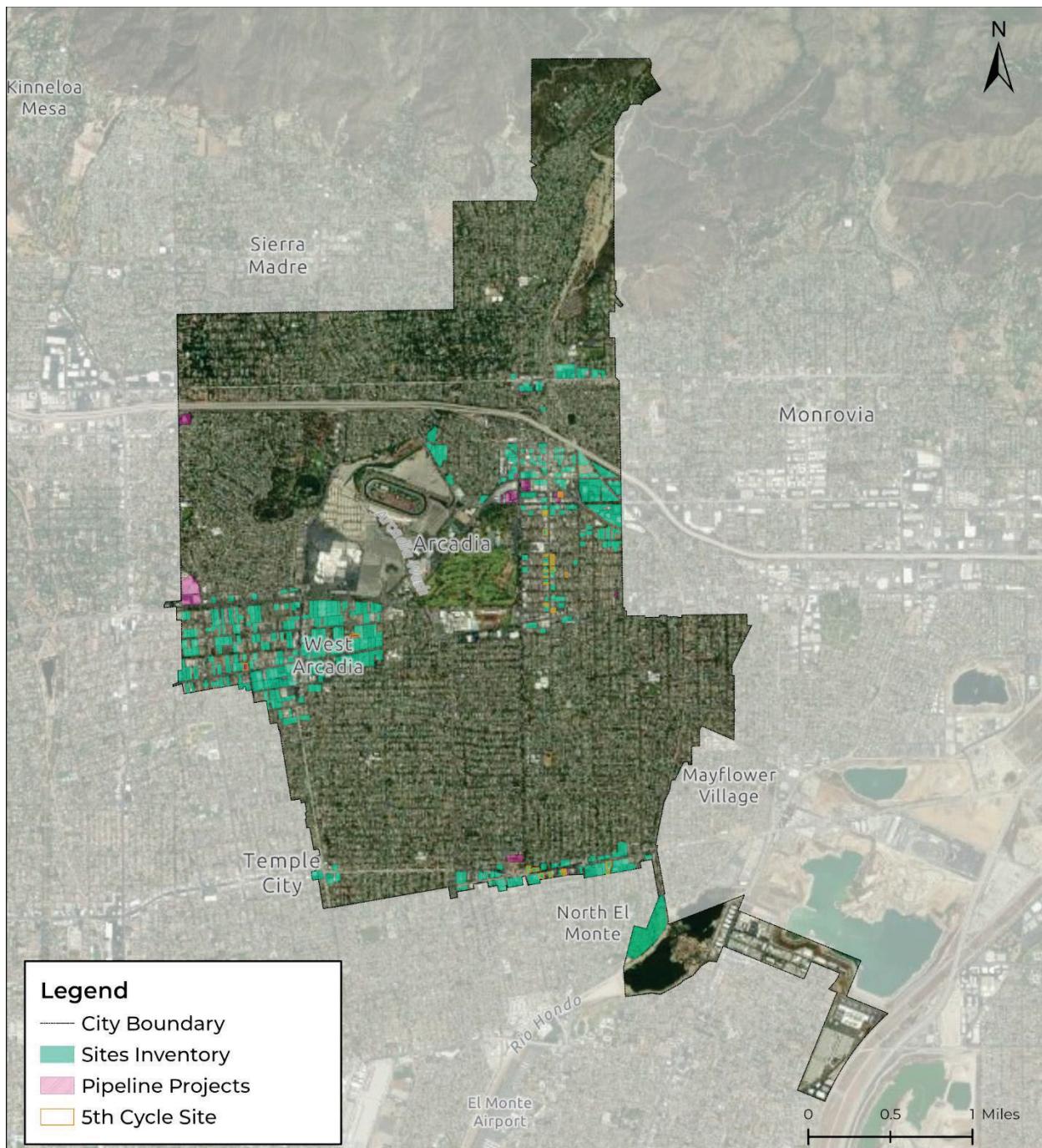


Table A-24: Full Sites Inventory

ID	APN	Identified Lot Consolidation	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	4th Cycle Site?	5th Cycle Site?	Existing Units	Gross Acreage	HCD Zoning Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Existing Use and Description	Justification
29	5773-014-037	No	128 E HUNTINGTON DR	STERPA,SEBASTIAN O AND CAROLE TRS	CBD	C 1.0	No	No	No	2	0.5	Yes	64	No Rezone	Propensity	32	30	8	5	17	This parcel contains two commercial one-story buildings along with approximately 30 percent of the parcel used for surface parking.	The parcel consists only of one-story commercial structures that are over 50 years old. Additionally, a large portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
30	5773-007-038	No	140 E SAINT JOSEPH ST	RMK PARTNERSHIP	DMU	DMU	No	No	No	2	0.5	Yes	64	No Rezone	Propensity	32	30	8	5	17	The parcel contains two one-story structures with storage space and industrial businesses along with 30 percent of the parcel used for surface parking	The parcel consists only of one-story commercial structures that are almost 40 years old. Additionally, a large portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
31	5773-013-034	No	10 S SANTA ANITA AVE	FADELL, JAMES J COTR	CBD	C 1.0	No	No	No	0	0.5	Yes	64	No Rezone	Propensity	32	32	8	5	19	This parcel contains one single story structure with commercial businesses along with approximately 75 percent of the parcel used for surface parking	The parcel consists only of one single-story commercial structure that is over 30 years old. Additionally, a majority of the parcel is being utilized for surface parking. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
32	5773-012-023	No	30 S SANTA ANITA AVE	WEINER, MILTON AND ADELINE TRS	DMU	DMU	No	No	No	0	0.5	Yes	64	No Rezone	Propensity	34	34	9	5	20	This parcel is entirely dedicated to surface parking	Since this site consists entirely of surface parking, this site could realistically turn over into a higher intensity use. It is inside the priority growth area and there are no environmental constraints.
33	5773-011-062	No	108 E SANTA CLARA ST	LINK,NORMA D COTR	DMU	DMU	No	No	No	0	0.5	Yes	64	No Rezone	Propensity	34	34	9	5	20	This parcel contains three single story structures with commercial and industrial businesses along with approximately 30 percent of the parcel used for surface parking	The parcel consists only of one-story commercial structures that are over 40 years old. Additionally, a large portion of the parcel is being utilized for surface parking. It is inside the priority growth area and there are no environmental constraints. This site could realistically turn over into a higher intensity use.
34	5773-006-053	No	13 E SANTA CLARA ST	RECREATIONAL EQUIPMENT INC	DMU	DMU	No	No	No	0	0.6	Yes	64	No Rezone	Propensity	36	36	9	5	22	This parcel is entirely dedicated to surface parking	Since this site consists entirely of surface parking, this site could realistically turn over into a higher intensity use. It is inside the priority growth area and there are no environmental constraints.
35	5773-014-038	No	102 E HUNTINGTON DR	ARCADIA INVESTMENT HOLDING LLC	CBD	C 1.0	No	No	No	0	0.6	Yes	64	No Rezone	Propensity	36	36	9	5	22	This parcel contains one single-story structure with commercial businesses along with fueling pumps and approximately 30 percent of the parcel used for surface parking	The parcel consists of one single-story commercial structure that is almost 40 years old. Additionally, a large portion of the parcel is being utilized for surface parking. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
36	5773-013-018	No	60 E HUNTINGTON DR	METROPOLITAN LIFE INSURANCE CO	CBD	C 1.0	No	No	No	0	0.6	Yes	64	No Rezone	Propensity	37	37	9	6	22	This parcel contains one single-story commercial building along with approximately 50 percent of the parcel used for surface parking	The parcel consists only of one single-story commercial structures that is over 60 years old. Additionally, a large portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
37	5773-012-022	No	55 E HUNTINGTON DR	FOOTHILL MOUNTAIN VIEW OFFICE	CBD	C 1.0	No	No	No	0	0.6	Yes	64	No Rezone	Propensity	37	37	9	6	22	This parcel contains one office building along with approximately 50 percent of the parcel being used for parking	This parcel contains one commercial property that is over 30 years old. Additionally, a large portion of the parcel is being utilized for surface parking. It is inside the priority growth area and there are no environmental constraints. This site could realistically turn over into a higher intensity use.
38	5775-022-035	No	305 N SANTA ANITA AVE	DRAKE FINANCIAL LLC	DMU	DMU	No	No	No	0	0.6	Yes	64	No Rezone	Propensity	38	38	10	6	22	This parcel contains one single story structure with commercial businesses along with approximately 30 percent of the parcel used for surface parking	The parcel consists of only one single-story commercial structure that is over 60 years old. Additionally, a large portion of the parcel is being utilized for surface parking. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
39	5775-022-031	No	251 N SANTA ANITA AVE	DRAKE FINANCIAL LLC	DMU	DMU	No	No	No	1	0.6	Yes	64	No Rezone	Propensity	39	38	10	6	22	This parcel contains two commercial single-story buildings along with approximately 30 percent of the parcel used for surface parking.	This parcel consists of two single-story commercial structures that are almost 50 years old. Additionally, a large portion of the parcel is being utilized for surface parking. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
40	5773-006-907	No	41 WHEELER AVE	U S POSTAL SERVICES	DMU	DMU	No	No	No	0	0.7	Yes	64	No Rezone	Propensity	42	42	11	6	25	This parcel is entirely dedicated to surface parking	Since this site consists entirely of surface parking, this site could realistically turn over into a higher intensity use. It is inside the priority growth area and there are no environmental constraints.
42	5773-007-036	No	125 E SANTA CLARA ST C	BERBERIAN, O R AND F LTRS	DMU	DMU	No	Yes	Yes	0	0.7	Yes	64	No Rezone	Propensity	46	46	12	7	27	This parcel contains two commercial one story buildings along with approximately 30 percent of the parcel used for surface parking.	The parcel consists only of one-story commercial structures that are over 50 years old. Additionally, a large portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
43	5773-006-067	No	223 N 1ST AVE	223 NORTH FIRST ST I LLC ET AL	DMU	DMU	No	No	No	0	0.7	Yes	64	No Rezone	Propensity	47	47	13	7	27	This parcel contains one commercial structure along with approximately 60 percent of the parcel used for surface parking.	A majority of this parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.

44	5773-006-929	No	29 E SANTA CLARA ST	METRO GOLD LINE FOOTHILL	DMU	DMU	No	No	No	0	0.8	Yes	64	No Rezone	Propensity	50	50	14	8	28	This parcel is entirely dedicated to parking.	All of the parcel is being utilized for parking. This site could realistically turn over into a higher intensity use. Proximity to the metro would increase mobility for residents.
45	5775-022-805	No	21 W SANTA CLARA ST	PACIFIC BELL	DMU	DMU	No	No	No	0	0.9	Yes	64	No Rezone	Propensity	55	55	15	8	32	This parcel contains one single-story commercial structure along with approximately 60 percent of the parcel used for surface parking	The parcel consists of only one single-story commercial structure that is over 50 years old. Additionally, a majority of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use
46	5773-007-033	No	225 N 2ND AVE	APW DEVELOPMENT CO	DMU	DMU	No	No	No	0	0.9	Yes	64	No Rezone	Propensity	57	57	15	9	33	This parcel contains a commercial structure along with approximately 30 percent of the parcel used for surface parking.	This parcel consists of only one commercial structure that is over 40 years old. Additionally, a large portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use
47	5773-006-068	No	125 N FIRST AVE	ITTAH,MARC TR	DMU	DMU	No	No	No	0	0.9	Yes	64	No Rezone	Propensity	60	60	16	9	35	This parcel contains a commercial structure and a parking structure.	This parcel consists of only one commercial business and the rest is dedicated to parking. This site could realistically turn over into a higher intensity use.
49	5773-014-051	No	166 E HUNTINGTON DR	PERASSO,TOMMY TR	CBD	C 1.0	No	No	No	1	1.1	Yes	64	No Rezone	Propensity	73	72	19	11	42	This parcel contains one single story structure with a commercial business along with approximately 75 percent of the parcel used for surface parking	This parcel consists of only one single-story commercial business and the majority is dedicated to parking. This site could realistically turn over into a higher intensity use.
50	5773-006-064	No	214 N SANTA ANITA AVE	RECREATIONAL EQUIPMENT INC	DMU	DMU	No	No	No	0	1.2	Yes	64	No Rezone	Propensity	77	77	20	12	45	This parcel contains one single story structure with a commercial business along with approximately 50 percent of the parcel used for surface parking	This parcel consists of only one single-story commercial business and the majority is dedicated to parking. It is inside the priority growth area and there are no environmental constraints. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
51	5773-011-036	No	136 E SANTA CLARA ST	WINNAMAN,PHYLLIS B TR	DMU	DMU	No	Yes	Yes	0	1.2	Yes	64	No Rezone	Propensity	77	77	20	12	45	This parcel contains two single-story commercial structures along with approximately 30 percent of the parcel used for surface parking	The parcel consists only of one-story commercial structures that are over 40 years old. Additionally, a large portion of the parcel is being utilized for surface parking. It is inside the priority growth area and there are no environmental constraints. This site could realistically turn over into a higher intensity use.
52	5773-012-901	No	Wheeler Ave	ARCADIA CITY	DMU	DMU	No	No	No	0	1.3	Yes	64	No Rezone	Propensity	80	80	21	12	47	This parcel is entirely dedicated to surface parking	Since this site consists entirely of surface parking, this site could realistically turn over into a higher intensity use. It is inside the priority growth area and there are no environmental constraints. The land value ratio is less than one, indicating potential for developer interest.
53	5783-006-018	No	1017 FAIRVIEW AVE	VOGEL,ROBERT K TR	R-3	HDR	No	No	No	9	0.5	Yes	24	32	R-3 Upzone	16	7	2	1	4	This parcel contains a two-story multi-family residential building along with approximately 30 percent of the parcel used for surface parking	The structure on this parcel is over 40 years old and contains less than the assumed existing density. Additionally, a large portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
54	5779-005-043	No	402 CALIFORNIA ST F	STANSBURY,SYDNEY LTR	R-3	HDR	No	No	No	12	0.5	Yes	24	32	R-3 Upzone	16	4	1	1	2	This parcel contains residential condominium buildings	The structure on this parcel is over 30 years old. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
55	5379-028-021	No	1119 ARCADIA AVE	LAYDA,IVAN AND HILDA TRS	R-3	HDR	No	No	No	12	0.5	Yes	24	32	R-3 Upzone	16	4	1	1	2	This parcel contains two-story multi-family housing with a pool along with approximately 30 percent of the parcel used for surface parking	The structure on this parcel is over 60 years old and a large portion of the parcel is being utilized for surface parking. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
57	5772-005-001	No	805 N 1ST AVE	LOUI,ANTORIA Y AND KENNETH AND	R-3	HDR	No	No	No	0	0.5	Yes	24	32	R-3 Upzone	16	16	4	2	10	This parcel contains a religious structure along with approximately 20 percent of the parcel used for surface parking.	The structure on this parcel is over 50 years old and contains less than the assumed existing density. Additionally, a large portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
58	5773-016-091	No	319 CALIFORNIA ST G	GLOBAL FINANCIAL GROUP INC	R-3	HDR	No	No	No	7	0.5	Yes	24	32	R-3 Upzone	16	9	2	1	6	This parcel contains residential condominium buildings	The structure on this parcel is over 20 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
59	5383-029-038	No	720 W CAMINO REAL AVE	BDK ARCADIA LLC	R-3	HDR	No	No	No	0	0.5	Yes	24	32	R-3 Upzone	16	16	4	2	10	This parcel contains multi- family housing and a pool.	The structure on this parcel is older and contains less than the assumed existing density. Additionally, a large portion of the parcel is being utilized for a surface pool. This site could realistically turn over into a higher intensity use.
60	5382-001-042	No	1140 W DUARTE RD	WANG,YONG H AND CAROLYN A	R-3	HDR	No	No	No	7	0.5	Yes	24	32	R-3 Upzone	16	9	2	1	6	This parcel contains low-density single-story multi-family housing.	The structure on this parcel is over 40 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
69	5379-022-112	No	1156 ARCADIA AVE NO 8	KIM,WILLIAM Y AND OK H	R-3	HDR	No	No	No	8	0.5	Yes	24	32	R-3 Upzone	17	9	2	1	6	This parcel contains residential condominium buildings	The structure on this parcel is over 40 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
70	5779-003-066	No	167 ELDORADO ST A	QIN,MINGYI	R-3	HDR	No	No	No	6	0.5	Yes	24	32	R-3 Upzone	17	11	3	2	6	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
71	5773-013-058	No	31 ALTA ST A	ZHANG,MARGARET H	R-3	HDR	No	No	No	11	0.5	Yes	24	32	R-3 Upzone	17	6	2	1	3	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.

72	5773-014-050	No	139 ALTA ST NO A	CHONG,YEE JEANE	R-3	HDR	No	No	No	10	0.5	Yes	24	32	R-3 Upzone	17	7	2	1	4	This parcel contains residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways	The structure on this parcel contains less than the assumed existing density. Additionally, a large portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
74	5778-015-018	No	409 FAIRVIEW AVE	FURREY,JERRY B AND ROBERTA L TRS	R-3	HDR	No	No	No	11	0.6	Yes	24	32	R-3 Upzone	17	6	2	1	3	This parcel contains two-story multi- family housing and a pool.	The structure on this parcel is over 60 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
75	5777-028-015	No	722 S OLD RANCH RD	DEGRAZIO,MARGARET E TR ET AL	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	17	5	1	1	3	This parcel contains two-story multi- family housing	The structure on this parcel is over 70 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
76	5379-029-084	No	1129 FAIRVIEW AVE NO E2	LIM,ELIZABETH H TR	R-3	HDR	No	No	No	10	0.6	Yes	24	32	R-3 Upzone	17	7	2	1	4	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
78	5783-006-063	No	1001 FAIRVIEW AVE	LEE,SHIN G AND JAIMEI C TRS	R-3	HDR	No	No	No	10	0.6	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi- family housing.	The structure on this parcel is over 30 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
79	5783-001-046	No	1033 W DUARTE RD NO J	LINCOLN,CATHERINE R TR	R-3	HDR	No	No	No	10	0.6	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi- family housing along with approximately 30 percent of the parcel dedicated to driveways	The structure on this parcel is over 30 years old and contains less than the assumed existing density. Additionally, a large portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
80	5778-002-064	No	627 FAIRVIEW AVE #A	QUAN,ALEX	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	18	6	2	1	3	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
82	5773-016-172	No	205 S 3RD AVE	TAHOE MANAGEMENT AND	R-3	HDR	No	No	No	8	0.6	Yes	24	32	R-3 Upzone	18	10	3	2	5	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
83	5781-005-031	No	53 CHRISTINA ST	MEDALLION PROPERTIES LLC	R-3	HDR	No	No	No	10	0.6	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains residential condominium buildings	This structure is over 40 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
84	5383-033-011	No	817 W CAMINO REAL AVE	TSENG,RICHARD C AND	R-3	HDR	No	No	No	5	0.6	Yes	24	32	R-3 Upzone	18	13	3	2	8	This parcel contains multi- family housing along with approximately 30 percent of the parcel dedicated to driveways	This structure is over 60 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
85	5773-016-118	No	327 CALIFORNIA ST B	TOOKMANIAN,ROSIE ET AL TRS	R-3	HDR	No	No	No	7	0.6	Yes	24	32	R-3 Upzone	18	11	3	2	6	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
86	5783-012-066	No	898 S GOLDEN WEST AVE	GLIANINI,PETER ET AL TRS	R-3	HDR	No	No	No	8	0.6	Yes	24	32	R-3 Upzone	18	10	3	2	5	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
87	5778-011-052	No	826 LA CADENA AVE UNIT E	WU YI LIU	R-3	HDR	No	No	No	10	0.6	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains residential condominium buildings and a pool	This structure contains less than the assumed existing density. Additionally, a portion of the surface is dedicated to a pool. This site could realistically turn over into a higher intensity use.
88	5783-011-126	No	719 ARCADIA AVE C	LIM,ELIZABETH H TR	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	18	6	2	1	3	This parcel contains residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
89	5783-011-035	No	730 FAIRVIEW AVE	NEW WORLD INTERNATIONAL LLC	R-3	HDR	No	Yes	Yes	4	0.6	Yes	24	32	R-3 Upzone	18	14	4	2	8	This parcel contains low-density single-story multi-family housing.	The structure on this parcel is over 70 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
90	5783-011-134	No	728 W FAIRVIEW AVE A	LI,GUOFEN	R-3	HDR	No	No	No	8	0.6	Yes	24	32	R-3 Upzone	18	10	3	2	5	This parcel contains two-story residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
91	5783-011-081	No	735 ARCADIA AVE UNIT J	YU,JU YEOL AND	R-3	HDR	No	No	No	13	0.6	Yes	24	32	R-3 Upzone	18	5	1	1	3	This parcel contains two-story residential condominium buildings and a pool	This structure is over 40 years old and contains less than the assumed existing density. Additionally, a portion of the surface is dedicated to a pool. This site could realistically turn over into a higher intensity use.
92	5783-007-089	No	1020 W HUNTINGTON DR B	SANTIAGO,JULIO C TR	R-3	HDR	No	No	No	6	0.6	Yes	24	32	R-3 Upzone	19	13	3	2	8	This parcel contains residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways	The structure on the parcel contains less than the assumed existing density. Additionally, a large portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
93	5773-016-125	No	417 CALIFORNIA ST G	SIROTT,STANLEY A TR	R-3	HDR	No	No	No	7	0.6	Yes	24	32	R-3 Upzone	19	12	3	2	7	This parcel contains two-story residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
94	5777-029-056	No	723 S OLD RANCH RD A	FAIRVIEW APARTMENTS	R-3	HDR	No	No	No	11	0.6	Yes	24	32	R-3 Upzone	19	8	2	1	5	This parcel contains two-story residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
95	5783-007-057	No	825 S GOLDEN WEST AVE NO 10	MCBANE,KIP K TRUST	R-3	HDR	No	No	No	10	0.6	Yes	24	32	R-3 Upzone	19	9	2	1	6	This parcel contains residential condominium buildings	The structure on this parcel is over 40 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.

96	5773-016-107	No	2115 5TH AVE	FUJIOKA FAMILY LTD PTNSHP NO 1	R-3	HDR	No	No	No	7	0.6	Yes	24	32	R-3 Upzone	19	12	3	2	7	This parcel contains residential condominium buildings	This structure on this parcel is over 20 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
97	5773-016-180	No	2135 3RD AVE A	THIELE,GARY E	R-3	HDR	No	No	No	8	0.6	Yes	24	32	R-3 Upzone	19	11	3	2	6	This parcel contains two-story residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways	This structure contains less than the assumed existing density and a large portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
99	5783-004-040	No	930 FAIRVIEW AVE APT 0012	ARCADIA PRESBYTERIAN CHURCH	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	19	7	2	1	4	This parcel contains two-story residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways	The structure on this parcel is over 50 years old and contains less than the assumed existing density. Additionally, a large portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
100	5779-004-029	No	3025 2ND AVE	VOGEL,ROBERT K	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	19	7	2	1	4	This parcel contains multi- family housing along with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is almost 40 years old and contains less than the assumed existing density. A large portion of the parcel is currently being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
101	5778-009-026	No	1107 HOLLY AVE	GELBER,LOUISE C TR	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	20	8	2	1	5	This parcel contains low-density multi-family housing with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a large portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
102	5783-006-098	No	921 FAIRVIEW AVE E	WARD,DOUGLAS A AND HYUNMI J	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	20	8	2	1	5	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
104	5777-035-040	No	1025 W HUNTINGTON DR NO M	YUEH LING HSU	R-3	HDR	No	No	No	13	0.6	Yes	24	32	R-3 Upzone	20	7	2	1	4	This parcel contains residential condominium buildings	This structure is over 50 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
105	5773-016-155	No	2985 2ND AVE B	REN,SONGYANG AND	R-3	HDR	No	No	No	10	0.7	Yes	24	32	R-3 Upzone	20	10	3	2	5	This parcel contains two-story residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
107	5783-002-034	No	917 W DUARTE RD UNIT 13	ROSENZWEIG,CAROL N TR ET AL	R-3	HDR	No	No	No	13	0.7	Yes	24	32	R-3 Upzone	21	8	2	1	5	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This structure is over 40 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
109	5778-006-003	No	636 FAIRVIEW AVE	DAI,BINGZHI AND	R-3	HDR	No	No	No	14	0.7	Yes	24	32	R-3 Upzone	21	7	2	1	4	This parcel contains multi- family housing along with a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for a pool. This site could realistically turn over into a higher intensity use. Additionally, it is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
110	5778-005-012	No	514 FAIRVIEW AVE	BELLWOOD LIMITED PARTNERSHIP	R-3	HDR	No	Yes	Yes	2	0.7	Yes	24	32	R-3 Upzone	21	19	5	3	11	This parcel contains low-density multi-family housing with a majority of the parcel consisting of open dirt space utilized for parking and driveways.	The structure on this parcel is over 80 years old, contains less than the assumed existing density, and majority portion of the parcel consists of open dirt space. This site could realistically turn over into a higher intensity use. Additionally, it is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
111	5783-002-105	No	923 W DUARTE RD	LIU,YAN DUO	R-3	HDR	No	No	No	8	0.7	Yes	24	32	R-3 Upzone	21	13	3	2	8	This parcel contains two-story residential condominium buildings	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
112	5778-006-002	No	628 FAIRVIEW AVE	RAMMELL,ROMAINE GLADYS TRS	R-3	HDR	No	No	No	15	0.7	Yes	24	32	R-3 Upzone	21	6	2	1	3	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use. Additionally, it is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.

113	5778-005-013	No	518 FAIRVIEW AVE	CARLIN, VIRGINIA L TR	R-3	HDR	No	Yes	Yes	1	0.7	Yes	24	32	R-3 Upzone	21	20	5	3	12	This parcel contains a single-family structure with a majority of the parcel consisting of open dirt space utilized for parking and driveways.	The structure on this parcel is over 80 years old, contains less than the assumed existing density, because it is a single-family residence, and majority portion of the parcel consists of open dirt space. This site could realistically turn over into a higher intensity use. Additionally, it is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
115	5379-022-018	No	1127 W DUARTE RD	WILLMINGTON, ED WIN M AND MARY TRS	R-3	HDR	No	No	No	12	0.7	Yes	24	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
116	5379-022-023	No	1131 W DUARTE RD	LEE, JAMES C AND	R-3	HDR	No	No	No	16	0.7	Yes	24	32	R-3 Upzone	21	5	1	1	3	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
118	5379-022-125	No	1141 W DUARTE RD NO M	FINNEGANS WAKE LP	R-3	HDR	No	No	No	12	0.7	Yes	24	32	R-3 Upzone	21	9	2	1	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
119	5778-010-040	No	1025 HOLLY AVE NO 12	SHEN, RU LIEH AND CHI FEN TRS	R-3	HDR	No	No	No	12	0.7	Yes	24	32	R-3 Upzone	21	9	2	1	6	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
120	5783-002-096	No	900 ARCADIA AVE 85	LIM, HANS S CO TR	R-3	HDR	No	No	No	14	0.7	Yes	24	32	R-3 Upzone	21	7	2	1	4	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
121	5379-029-034	No	1137 FAIRVIEW AVE NO K	SHI, ZU S AND	R-3	HDR	No	No	No	11	0.7	Yes	24	32	R-3 Upzone	21	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
122	5379-029-073	No	1141 FAIRVIEW AVE UNIT E	LIM, ELIZABETH H TR	R-3	HDR	No	No	No	15	0.7	Yes	24	32	R-3 Upzone	22	7	2	1	4	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
123	5779-016-026	No	122 ALICE ST	SIROTT, STANLEY A TR	R-3	HDR	No	Yes	Yes	0	0.7	Yes	24	32	R-3 Upzone	22	22	6	3	13	This parcel is entirely dedicated to surface parking	Since this site consists entirely of surface parking, this site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
126	5777-030-031	No	881 W HUNTINGTON DR UNIT A	NEMANI, PRASADA RAO CO TR	R-3	HDR	No	No	No	14	0.7	Yes	24	32	R-3 Upzone	22	8	2	1	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
127	5778-009-024	No	437 W DUARTE RD NO 5	400 W HUNTINGTON LLC	R-3	HDR	No	No	No	12	0.7	Yes	24	32	R-3 Upzone	23	11	3	2	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
128	5779-005-060	No	334 CALIFORNIA ST NO H	FENG, CHENG A CO TR	R-3	HDR	No	No	No	16	0.7	Yes	24	32	R-3 Upzone	23	7	2	1	4	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
129	5783-010-044	No	740 W HUNTINGTON DR UNIT L	CHENG, ANTON CO TR	R-3	HDR	No	No	No	11	0.7	Yes	24	32	R-3 Upzone	23	12	3	2	7	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
130	5783-010-021	No	760 W HUNTINGTON DR	YANG, KAREN H	R-3	HDR	No	No	No	13	0.7	Yes	24	32	R-3 Upzone	23	10	3	2	5	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.

131	5379-037-036	No	1130 W HUNTINGTON DR UNIT 1	MEGA INTERNATIONAL COMMERCIAL	R-3	HDR	No	No	No	14	0.7	Yes	24	32	R-3 Upzone	23	9	2	1	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
132	5779-001-079	No	408 S SANTA ANITA AVE 16	TUNG,ALVIN C AND	R-3	HDR	No	No	No	16	0.7	Yes	24	32	R-3 Upzone	23	7	2	1	4	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
133	5779-011-063	No	14 ELDORADO ST NO 11	ZHANG,HAILONG	R-3	HDR	No	No	No	15	0.7	Yes	24	32	R-3 Upzone	23	8	2	1	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
135	5379-029-057	No	1121 FAIRVIEW AVE I	MANOHARA,HARIS H M CO TR	R-3	HDR	No	No	No	17	0.7	Yes	24	32	R-3 Upzone	23	6	2	1	3	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
136	5382-001-067	No	1100 W DUARTE RD	UPTON,JANICE TR	R-3	HDR	No	No	No	1	0.7	Yes	24	32	R-3 Upzone	23	22	6	3	13	This parcel contains a religious structure along with over 50 percent of the parcel used for surface parking.	The structure on this parcel is over 30 years old and contains less than the assumed existing density. Additionally, a majority of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
137	5778-007-025	No	628 ARCADIA AVE	HYATM LLC AND	R-3	HDR	No	No	No	8	0.7	Yes	24	32	R-3 Upzone	23	15	4	2	9	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
138	5783-005-052	No	850 ARCADIA AVE NO 15	KARADIMAS,VLAD A	R-3	HDR	No	No	No	15	0.8	Yes	24	32	R-3 Upzone	24	9	2	1	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
139	5382-002-058	No	1156 W DUARTE RD APT 0001	CHRISTY,INGE J	R-3	HDR	No	No	No	14	0.8	Yes	24	32	R-3 Upzone	24	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
140	5383-002-005	No	922 W DUARTE RD	YUAN,STANLEY	R-3	HDR	No	No	No	14	0.8	Yes	24	32	R-3 Upzone	24	10	3	2	5	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
141	5783-011-098	No	750 FAIRVIEW AVE UNIT P	ARCADIA PINES ASSOCIATES	R-3	HDR	No	No	No	16	0.8	Yes	24	32	R-3 Upzone	24	8	2	1	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
142	5777-035-027	No	921 W HUNTINGTON DR	OJ,DAN AND	R-3	HDR	No	No	No	20	0.8	Yes	24	32	R-3 Upzone	25	5	1	1	3	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old and a significant portion of the parcel is being utilized for cars and a pool. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
143	5773-016-070	No	315 CALIFORNIA ST UNIT E	ACH HEALTHCARE PROPERTY LLC	R-3	HDR	No	No	No	20	0.8	Yes	24	32	R-3 Upzone	25	5	1	1	3	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old and a significant portion of the parcel is being utilized for cars. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
144	5773-002-051	No	425 N 1ST AVE UNIT H	TAM,SIMON AND	R-3	HDR	No	No	No	16	0.8	Yes	24	32	R-3 Upzone	26	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a very short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
145	5783-002-049	No	931 W DUARTE RD 7	CLEMINSON,LUCILLE E E	R-3	HDR	No	No	No	14	0.8	Yes	24	32	R-3 Upzone	26	12	3	2	7	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.

146	5778-015-011	No	428 W HUNTINGTON DR NO 11	ANAND,SRIVAIKUTAM AND	R-3	HDR	No	No	No	11	0.8	Yes	24	32	R-3 Upzone	26	15	4	2	9	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities
148	5783-002-129	No	988 ARCADIA AVE A	MAO,XULIANG	R-3	HDR	No	No	No	18	0.8	Yes	24	32	R-3 Upzone	26	8	2	1	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This structure contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
149	5383-001-090	No	1004 W DUARTE RD NO 10	OUR SAVIOR LUTHERAN CHURCH	R-3	HDR	No	No	No	10	0.8	Yes	24	32	R-3 Upzone	26	16	4	2	10	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
151	5778-003-015	No	526 W HUNTINGTON DR	TAO,LI AND	R-3	HDR	No	No	No	21	0.8	Yes	24	32	R-3 Upzone	26	5	1	1	3	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old and a significant portion of the parcel is being utilized for cars. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units. Additionally, it is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities
152	5383-001-079	No	1218 TEMPLE CITY BLVD APT 0016	HOPKINS,MARK AND MARY TR ET AL	R-3	HDR	No	No	No	16	0.9	Yes	24	32	R-3 Upzone	27	11	3	2	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
154	5783-008-043	No	750 ARCADIA AVE NO 12	417425 E LIVE OAK LLC AND	R-3	HDR	No	No	No	12	0.9	Yes	24	32	R-3 Upzone	27	15	4	2	9	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
155	5778-010-023	No	420 FAIRVIEW AVE	OESEER,EUGENIA TR	R-3	HDR	No	No	No	14	0.9	Yes	24	32	R-3 Upzone	27	13	3	2	8	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use. Additionally, it is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
156	5783-014-077	No	838 FAIRVIEW AVE NO G	STRANDQUIST,MICHAEL A	R-3	HDR	No	No	No	16	0.9	Yes	24	32	R-3 Upzone	27	11	3	2	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
157	5783-004-058	No	914 FAIRVIEW AVE UNIT 16	CHURCH OF THE GOOD SHEPHERD	R-3	HDR	No	No	No	16	0.9	Yes	24	32	R-3 Upzone	27	11	3	2	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
158	5783-013-048	No	731 FAIRVIEW AVE NO 10	SCIARRA,JOSEPH A AND NANCY LTRS	R-3	HDR	No	No	No	10	0.9	Yes	24	32	R-3 Upzone	27	17	4	3	10	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
159	5783-014-007	No	852 FAIRVIEW AVE	PAUL REVERE LIFE INSURANCE CO	R-3	HDR	No	No	No	21	0.9	Yes	24	32	R-3 Upzone	27	6	2	1	3	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
160	5783-014-035	No	821 ARCADIA AVE	NAHAS,OHANES J	R-3	HDR	No	No	No	16	0.9	Yes	24	32	R-3 Upzone	27	11	3	2	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
161	5379-028-024	No	1125 ARCADIA AVE	AC FOOTHILL LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
162	5783-004-026	No	933 ARCADIA AVE	NARRAMORE CHRISTIAN FOUNDATION	R-3	HDR	No	No	No	20	0.9	Yes	24	32	R-3 Upzone	27	7	2	1	4	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
163	5783-002-068	No	924 ARCADIA AVE NO 117	CAPITAL SUN INVESTMENT LLC	R-3	HDR	No	No	No	17	0.9	Yes	24	32	R-3 Upzone	27	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.

164	5783-005-077	No	1160 S GOLDEN WEST AVE NO 1	DEMETRIADES, STE RGE AND ANNA TRS	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	27	9	2	1	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
165	5783-014-105	No	825 ARCADIA AVE A	601 LAS TUNAS LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	27	9	2	1	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
166	5383-034-046	No	816 W NAOMI AVE UNIT 18	KKW INVESTMENTS LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	28	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
167	5383-033-048	No	807 W CAMINO REAL AVE NO 5	SINGPOLI INVESTMENT LLC	R-3	HDR	No	No	No	19	0.9	Yes	24	32	R-3 Upzone	28	9	2	1	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
168	5383-029-058	No	738 W CAMINO REAL AVE I	PME INVESTMENT LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	28	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
169	5783-001-074	No	1058 ARCADIA AVE	CHOI, HELEN R TR	R-3	HDR	No	No	No	10	0.9	Yes	24	32	R-3 Upzone	28	18	5	3	10	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
170	5778-010-109	No	460 FAIRVIEW AVE UNIT 18	MEILOON PLUS LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	29	11	3	2	6	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
172	5790-030-012	No	435 E LIVE OAK AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	21	1	Yes	24	32	R-3 Upzone	30	9	2	1	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
173	5778-002-009	No	637 FAIRVIEW AVE	623 WEST DUARTE ROAD LLC	R-3	HDR	No	No	No	20	1	Yes	24	32	R-3 Upzone	31	11	3	2	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
175	5783-007-022	No	928 W HUNTINGTON DR	STARNESS INVESTMENT COMPANY LLC	R-3	HDR	No	No	No	21	1	Yes	24	32	R-3 Upzone	31	10	3	2	5	This parcel contains multi-family housing	The structure on this parcel is over 50 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
176	5783-007-010	No	1026 W HUNTINGTON DR	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	23	1	Yes	24	32	R-3 Upzone	31	8	2	1	5	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
179	5783-007-046	No	1002 W HUNTINGTON DR UNIT B	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	14	1	Yes	24	32	R-3 Upzone	31	17	4	3	10	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
180	5383-001-062	No	1022 W DUARTE RD NO 18	TRIPOD PROPERTY LLC	R-3	HDR	No	No	No	18	1	Yes	24	32	R-3 Upzone	31	13	3	2	8	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
181	5783-007-021	No	936 W HUNTINGTON DR	HSU AND MIAO LLC	R-3	HDR	No	No	No	24	1	Yes	24	32	R-3 Upzone	31	7	2	1	4	This parcel contains multi-family housing along with approximately 50 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 60 years old, and a significant portion of the parcel is being utilized for cars. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units. This site could realistically turn over into a higher intensity use.
182	5783-007-024	No	918 W HUNTINGTON DR	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	20	1	Yes	24	32	R-3 Upzone	31	11	3	2	6	This parcel contains multi-family housing along with approximately 50 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
183	5783-009-010	No	828 W HUNTINGTON DR	M AND H CAPITAL INC AND	R-3	HDR	No	No	No	22	1	Yes	24	32	R-3 Upzone	31	9	2	1	6	This parcel contains multi-family housing along with approximately 20 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
184	5379-022-021	No	1147 W DUARTE RD	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	12	1	Yes	24	32	R-3 Upzone	31	19	5	3	11	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.

185	5783-006-014	No	915 FAIRVIEW AVE	M AND H CAPITAL INC AND	R-3	HDR	No	No	No	20	1	Yes	24	32	R-3 Upzone	31	11	3	2	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
186	5783-012-057	No	847 FAIRVIEW AVE NO J	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	20	1	Yes	24	32	R-3 Upzone	32	12	3	2	7	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
187	5379-037-001	No	1148 W HUNTINGTON DR	LEWIS PROPERTIES INC	R-3	HDR	No	No	No	26	1	Yes	24	32	R-3 Upzone	32	6	2	1	3	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 70 years old and a significant portion of the parcel is being utilized for cars. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units. This site could realistically turn over into a higher intensity use.
188	5778-004-011	No	515 FAIRVIEW AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	22	1	Yes	24	32	R-3 Upzone	32	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
189	5778-002-051	No	609 FAIRVIEW AVE NO 1	L AND J INVESTMENT CO	R-3	HDR	No	No	No	18	1	Yes	24	32	R-3 Upzone	33	15	4	2	9	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
190	5783-003-042	No	1015 ARCADIA AVE APT 0002	SIEN,RICHARD AND GRACE TRS ET AL	R-3	HDR	No	No	No	20	1	Yes	24	32	R-3 Upzone	33	13	3	2	8	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
192	5778-009-093	No	415 W DUARTE RD UNIT 8	WEN REN LLC	R-3	HDR	No	No	No	21	1.1	Yes	24	32	R-3 Upzone	33	12	3	2	7	This parcel contains residential condominium buildings with approximately 10 percent of the parcel dedicated to a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for a pool. This site could realistically turn over into a higher intensity use.
193	5783-014-036	No	800 FAIRVIEW AVE	RALPHS GROCERY CO	R-3	HDR	No	No	No	21	1.1	Yes	24	32	R-3 Upzone	33	12	3	2	7	This parcel contains multi-family housing	The structure on this parcel is over 50 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
194	5379-028-001	No	1150 FAIRVIEW AVE	FRANDSON,CHARLES L TR	R-3	HDR	No	No	No	23	1.1	Yes	24	32	R-3 Upzone	34	11	3	2	6	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
195	5379-021-003	No	1167 W DUARTE RD	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	18	1.1	Yes	24	32	R-3 Upzone	34	16	4	2	10	This parcel contains multi-family housing along with approximately 20 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
196	5783-001-021	No	1023 W DUARTE RD	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	24	1.1	Yes	24	32	R-3 Upzone	34	10	3	2	5	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
197	5778-003-040	No	506 W HUNTINGTON DR NO 21D	SANTA ANITA CHURCH	R-3	HDR	No	No	No	21	1.1	Yes	24	32	R-3 Upzone	35	14	4	2	8	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
198	5779-017-029	No	121 ALICE ST	DAQUINO PROPERTIES LLC	R-3	HDR	No	No	No	0	1.1	Yes	24	32	R-3 Upzone	35	35	9	5	21	This parcel contains a religious structure along with approximately 30 percent of the parcel used for surface parking.	The structure on this parcel is over 50 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
200	5783-002-050	No	1005 W DUARTE RD	ROSEWOOD INVESTMENT OF ARCADIA	R-3	HDR	No	No	No	25	1.1	Yes	24	32	R-3 Upzone	35	10	3	2	5	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
201	5778-009-025	No	433 W DUARTE RD	L AND J INVESTMENT CO	R-3	HDR	No	No	No	23	1.1	Yes	24	32	R-3 Upzone	35	12	3	2	7	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
202	5783-004-078	No	1000 FAIRVIEW AVE APT 0001	ARCADIA BURGE LLC	R-3	HDR	No	No	No	20	1.1	Yes	24	32	R-3 Upzone	35	15	4	2	9	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.

203	5383-031-096	No	749 W CAMINO REAL AVE NO G	RALPHS GROCERY CO	R-3	HDR	No	No	No	26	1.1	Yes	24	32	R-3 Upzone	36	10	3	2	5	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
204	5783-006-082	No	928 SUNSET BLVD	CALIF THOROUGHBRED BREEDERS ASSN	R-3	HDR	No	No	No	14	1.2	Yes	24	32	R-3 Upzone	36	22	6	3	13	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
206	5785-001-001	No	1600 S BALDWIN AVE	99 CENTS ONLY STORES	R-3	HDR	No	No	No	32	1.2	Yes	24	32	R-3 Upzone	38	6	2	1	3	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old and a significant portion of the parcel is being utilized for cars and a pool. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units. This site could realistically turn over into a higher intensity use.
207	5379-028-052	No	1126 FAIRVIEW AVE UNIT 215	WASHE LLC	R-3	HDR	No	No	No	25	1.2	Yes	24	32	R-3 Upzone	39	14	4	2	8	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
208	5778-010-087	No	456 FAIRVIEW AVE	UNITED CAPITAL INVESTMENT GROUP	R-3	HDR	No	No	No	30	1.3	Yes	24	32	R-3 Upzone	40	10	3	2	5	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
209	5778-009-144	No	471 W DUARTE RD NO 227	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	27	1.3	Yes	24	32	R-3 Upzone	41	14	4	2	8	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 60 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
210	5778-009-117	No	1102 LA CADENA AVE NO 6	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	24	1.3	Yes	24	32	R-3 Upzone	41	17	4	3	10	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
211	5778-006-045	No	618 FAIRVIEW AVE NO 234	GREAT WESTERN SAVING AND LOAN	R-3	HDR	No	No	No	34	1.3	Yes	24	32	R-3 Upzone	42	8	2	1	5	This parcel contains two-story residential condominium buildings	The structure on this parcel is over 30 years old. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
212	5773-016-142	No	347 CALIFORNIA ST	PIC N SAVE OF CALIF INC	R-3	HDR	No	No	No	16	1.3	Yes	24	32	R-3 Upzone	42	26	7	4	15	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.
213	5383-031-068	No	760 W NAOMI AVE UNIT A	M AND H CAPITAL INC AND	R-3	HDR	No	No	No	30	1.3	Yes	24	32	R-3 Upzone	42	12	3	2	7	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
214	5783-007-018	No	1014 W HUNTINGTON DR	624 MEDICAL CENTER	R-3	HDR	No	No	No	34	1.4	Yes	24	32	R-3 Upzone	43	9	2	1	6	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 30 years old. Additionally, a significant portion of the parcel is being utilized for surface parking. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
215	5383-031-113	No	748 W NAOMI AVE A	SOO PROPERTIES LLC	R-3	HDR	No	No	No	15	1.4	Yes	24	32	R-3 Upzone	43	28	7	4	17	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
216	5379-022-094	No	1161 W DUARTE RD APT 0028	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	28	1.4	Yes	24	32	R-3 Upzone	44	16	4	2	10	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 50 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
217	5784-007-032	No	442 W DUARTE RD D	KJR EASTERN ENTERPRISES INC AND	R-3	HDR	No	No	No	25	1.4	Yes	24	32	R-3 Upzone	46	21	5	3	13	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
221	5783-009-009	No	834 W HUNTINGTON DR	LINKWORLD PROPERTIES LLC	R-3	HDR	No	No	No	31	1.5	Yes	24	32	R-3 Upzone	47	16	4	2	10	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 60 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.

222	5778-006-004	No	646 FAIRVIEW AVE	LINKWORLD PROPERTIES LLC	R-3	HDR	No	No	No	44	1.5	Yes	24	32	R-3 Upzone	48	4	1	1	2	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old. Additionally, a significant portion of the parcel is being utilized for surface parking and a pool. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
223	5778-011-084	No	435 FAIRVIEW AVE UNIT 11	SANTA ANITA CHURCH	R-3	HDR	No	No	No	32	1.5	Yes	24	32	R-3 Upzone	49	17	4	3	10	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to a pool, driveways, and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
224	5778-015-024	No	414 W HUNTINGTON DR	M AND R 2	R-3	HDR	No	No	No	0	1.6	Yes	24	32	R-3 Upzone	50	50	14	8	28	This parcel contains a two-story rehabilitation center, with approximately 30 percent of the parcel dedicated to parking	The structure on this parcel is over 40 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use. It is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
225	5383-002-068	No	1231 S GOLDEN WEST AVE NO 30	JOHNSON,SHANE A TR ET AL	R-3	HDR	No	No	No	30	1.6	Yes	24	32	R-3 Upzone	50	20	5	3	12	This parcel contains two-story residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
226	5783-013-091	No	727 FAIRVIEW AVE A	TUCKER,FRANK AND JUDITH AND	R-3	HDR	No	No	No	22	1.6	Yes	24	32	R-3 Upzone	51	29	7	4	18	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
227	5778-011-126	No	444 W HUNTINGTON DR NO 110	TF AND TB LP	R-3	HDR	No	No	No	30	1.7	Yes	24	32	R-3 Upzone	53	23	6	3	14	This parcel contains two-story residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking and a pool. This site could realistically turn over into a higher intensity use. It is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
228	5778-011-161	No	452 W HUNTINGTON DR UNIT A	ARCADIA GATEWAY CENTRE DELAWARE	R-3	HDR	No	No	No	32	1.7	Yes	24	32	R-3 Upzone	53	21	5	3	13	This parcel contains residential condominium buildings and a pool	The structure on this parcel is over 40 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use. It is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
229	5379-028-084	No	1135 ARCADIA AVE NO 1	GERNON HOLDINGS LLC	R-3	HDR	No	No	No	32	1.7	Yes	24	32	R-3 Upzone	53	21	5	3	13	This parcel contains residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
230	5778-001-170	No	656 W HUNTINGTON DR O-1	POST EXCHANGE LLC	R-3	HDR	No	No	No	34	1.7	Yes	24	32	R-3 Upzone	54	20	5	3	12	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
231	5778-001-134	No	634 W HUNTINGTON DR NO 1	POST EXCHANGE LLC	R-3	HDR	No	No	No	30	1.7	Yes	24	32	R-3 Upzone	54	24	6	4	14	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
232	5783-003-063	No	1024 FAIRVIEW AVE NO 1	L A DISTRICT CHURCH OF THE	R-3	HDR	No	No	No	20	1.7	Yes	24	32	R-3 Upzone	55	35	9	5	21	This parcel contains two-story residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old and contains less than the assumed existing density. Additionally, a significant portion of the parcel is being utilized for surface parking and a pool. This site could realistically turn over into a higher intensity use.
233	5784-006-008	No	474 W DUARTE RD	GARY W MORRIS LLC	R-3	HDR	No	No	No	40	1.8	Yes	24	32	R-3 Upzone	56	16	4	2	10	This parcel contains two-story multi-family housing along with approximately 50 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
234	5778-005-055	No	540 FAIRVIEW AVE APT 0040	KAKU,SHIGENOBU AND HIKARU TRS	R-3	HDR	No	No	No	40	1.8	Yes	24	32	R-3 Upzone	57	17	4	3	10	This parcel contains two-story residential condominium buildings and a pool	The structure on this parcel is over 50 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
235	5784-006-004	No	488 W DUARTE RD APT 0023	FASCHING,GEORGE W CO TR	R-3	HDR	No	No	No	38	1.8	Yes	24	32	R-3 Upzone	57	19	5	3	11	This parcel contains multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
236	5779-005-080	No	301 S 5TH AVE NO A	INDUSTRIAL INVESTORS LLC	R-3	HDR	No	No	No	20	1.8	Yes	24	32	R-3 Upzone	57	37	9	6	22	This parcel contains two-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use. Additionally, it is a relatively short walk from the Arcadia Metro station, giving residents access to increased economic opportunities.

237	5778-008-003	No	515 W DUARTE RD	ULCICKAS,JULIE A TR	R-3	HDR	No	No	No	28	1.9	Yes	24	32	R-3 Upzone	60	32	8	5	19	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
238	5778-008-060	No	535 W DUARTE RD NO 44A	AUTOMOBILE CLUB OF SOUTHERN	R-3	HDR	No	No	No	44	2.1	Yes	24	32	R-3 Upzone	67	23	6	3	14	This parcel contains two-story residential condominium buildings and a pool	The structure on this parcel is over 50 years old and contains less than the assumed existing density. This site could realistically turn over into a higher intensity use.
239	5383-029-028	No	1601 S BALDWIN AVE	STURNIOLO,CHARLES A CO TR	R-3	HDR	No	Yes	Yes	0	2.2	Yes	24	32	R-3 Upzone	69	69	18	10	41	This parcel contains a single-story health care center with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 30 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
240	5784-007-051	No	446 W DUARTE A	FIFTH AVENUE GROUP LLC	R-3	HDR	No	No	No	25	2.2	Yes	24	32	R-3 Upzone	70	45	11	7	27	This parcel contains two-story residential condominium buildings and a pool	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
243	5784-001-077	No	658 W NAOMI AVE NO 26	GLENN AND BLT LLC AND	R-3	HDR	No	No	No	26	2.3	Yes	24	32	R-3 Upzone	73	47	13	7	27	This parcel contains single-story residential condominium buildings with approximately 30 percent of the parcel dedicated to driveways and parking	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars. This site could realistically turn over into a higher intensity use.
244	5783-009-073	No	848 W HUNTINGTON DR NO 42	HEPRAND HOSPITALITY INC	R-3	HDR	No	No	No	42	2.4	Yes	24	32	R-3 Upzone	75	33	8	5	20	This parcel contains residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
245	5778-009-072	No	457 W DUARTE RD	EVERWIN INVESTMENT INC	R-3	HDR	No	No	No	46	2.4	Yes	24	32	R-3 Upzone	78	32	8	5	19	This parcel contains two-story residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
246	5784-006-009	No	512 W DUARTE RD	BRE ESA PROPERTIES LLC	R-3	HDR	No	No	No	0	2.5	Yes	24	32	R-3 Upzone	81	81	21	12	48	This parcel contains a religious structure with approximately 50 percent of the parcel dedicated to surface parking	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
247	5778-004-059	No	561 FAIRVIEW AVE	BRE NEWTON HOTELS PROPERTY OWNER	R-3	HDR	No	No	No	44	2.6	Yes	24	32	R-3 Upzone	82	38	10	6	22	This parcel contains residential condominium buildings along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 50 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
248	5775-012-025	No	245 W COLORADO BLVD	ARCADIA HOTEL VENTURE LP	R-3	HDR	No	No	No	54	2.7	Yes	24	32	R-3 Upzone	84	30	8	5	17	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use. It is within walking distance from the Arcadia Metro station, giving residents access to increased economic opportunities.
249	5790-030-053	No	417 E LIVE OAK AVE	HUNTINGTON LANMARK LLC	R-3	HDR	No	No	No	60	2.8	Yes	24	32	R-3 Upzone	90	30	8	5	17	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 60 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
250	5778-010-086	No	436 FAIRVIEW AVE NO 45	ARCADIA GATEWAY CENTRE DELAWARE	R-3	HDR	No	No	No	45	3.2	Yes	24	32	R-3 Upzone	101	56	15	8	33	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	The structure on this parcel is over 40 years old, contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
251	5778-001-098	No	W Huntington Dr	MEEKER FAMILY PARTNERS LP	R-3	HDR	No	No	No	74	3.4	Yes	24	32	R-3 Upzone	109	35	9	5	21	This parcel contains two-story multi-family housing along with approximately 30 percent of the parcel dedicated to driveways, parking, and a pool	This parcel contains less than the assumed existing density, and a significant portion of the parcel is being utilized for cars and a pool. This site could realistically turn over into a higher intensity use.
252	5784-007-021	No	400 W DUARTE RD	HUANG,MARTIN	R-3	HDR	No	No	No	0	3.6	Yes	24	32	R-3 Upzone	115	115	30	17	68	This parcel contains a religious structure with approximately 60 percent of the parcel dedicated to surface parking	The structure on this parcel is over 60 years old and contains less than the assumed existing density. Additionally, a majority of the parcel is being utilized for surface parking. This site could realistically turn over into a higher intensity use.
253	5778-003-130	No	582 W HUNTINGTON DR UNIT Q	LIVE OAK DEVELOPMENT I LLC	R-3	HDR	No	No	No	90	4.2	Yes	24	32	R-3 Upzone	133	43	11	6	26	This parcel contains multiple clusters of three-story multi-family residential structure with first floor garages.	The parcel consists of one multiple clusters of three-story multi-family residential structure with first floor garages. With increased density, the parcel could be redeveloped to accommodate a higher number of units. The property bordered by similar multi-family residential uses on all sides. This site could realistically turn over into a higher intensity use.
274	5771-021-017	No	143 E FOOTHILL BLVD	PAUL REVERE LIFE INSURANCE CO	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	16	16	4	2	10	This commercially zoned parcel contains a one story fast food restaurant and parking lot.	This parcel consists of a one-story commercial parcel. A larger portion of the parcel is being used for a drive thru and surface parking. This site could realistically turn over to a higher intensity residential use.

275	5770-009-026	No	5 W FOOTHILL BLVD	NAHAS,OHANES J	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	16	16	4	2	10	This commercially zoned parcel contains two one-story buildings, a gas station and convenience store	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial parcel. A large portion of the parcel is being used as surface parking and driveways. This site could realistically turn over to a higher intensity residential use.
276	5772-001-007	No	50 E FOOTHILL BLVD	AC FOOTHILL LLC	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	16	16	4	2	10	This commercially zoned parcel contains one two-story office building. 75% of the parcel is surface parking.	This parcel consists of a two-story office building and is 38 years old and contains a large portion of surface parking. This site could realistically turn over to a higher intensity residential use.
277	5775-011-030	No	250 W COLORADO BLVD	NARRAMORE CHRISTIAN FOUNDATION	C-G	C 1.0	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	16	16	4	2	10	This commercially zoned parcel contains a two-story office building on 50% of the parcel. The parcel has surface parking and driveways.	This parcel consists of a two-story office building and is 38 years old and contains a large portion of surface parking. This site could realistically turn over to a higher intensity residential use.
278	5778-001-103	No	850 S BALDWIN AVE	CAPITAL SUN INVESTMENT LLC	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	16	16	4	2	10	This commercially zoned parcel contains a restaurant and surface parking. 75% of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is 42 years old. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
279	5775-021-037	No	41 W SANTA CLARA ST	DEMETRIADES, STE RGE AND ANNA TRS	C-G	C 1.0	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	16	16	4	2	10	This commercially zoned parcel contains a two-story building and surface parking lot.	The structure on this parcel is 56 years old. A small portion of the parcel is being used for surface parking. This site could realistically turn over to a higher intensity residential use.
280	5787-024-036	No	601 LAS TUNAS DR	601 LAS TUNAS LLC	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	16	16	4	2	10	This commercially zoned parcel contains two-story office building with podium parking underneath.	The structure on this parcel is 53 years old. A small part of the parcel is surface parking. This site could realistically turn over to a higher intensity residential use.
281	5772-001-006	No	54 E FOOTHILL BLVD	KKW INVESTMENTS LLC	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	17	17	4	3	10	This commercially zoned parcel contains a one-story office building and surface parking next to an autobody shop.	The structure on this parcel is 65 years old. A small part of the parcel is surface parking. This site could realistically turn over to a higher intensity residential use.
282	5783-008-045	No	1107 S BALDWIN AVE	SINGPOLI INVESTMENT LLC	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	17	17	4	3	10	This commercially zoned parcel contains a one-story commercial building. 50% of this parcel is surface parking.	This parcel has a Land Value Ratio less than one. A portion of the parcel is surface parking. This site could realistically turn over to a higher intensity residential use.
283	5783-008-030	No	747 W DUARTE RD	PME INVESTMENT LLC	C-G	C	Yes	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	17	17	4	3	10	This commercially zoned parcel contains an office building and 75% of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. The structure on this parcel is 56 years old. A portion of the parcel is surface parking. This site could realistically turn over to a higher intensity residential use.
284	5772-001-022	No	1000 N SANTA ANITA AVE	CHOI,HELEN R TR	C-G	C	No	No	No	0	0.7	Yes	0	24	C-G Residential Flex Overlay	17	17	4	3	10	This commercially zoned parcel contains a one-story commercial building and 50% of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. The structure on this parcel is 62 years old. A portion of the parcel is surface parking. This site could realistically turn over to a higher intensity residential use.
285	5784-001-020	No	1440 S BALDWIN AVE	MEILOON PLUS LLC	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	18	18	5	3	10	This commercially zoned parcel contains a one-story commercial building and 75% of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This structure is 51 years old and the parcel has surface parking. This site could realistically turn over to a higher intensity residential use.
286	5383-035-019	No	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	18	18	5	3	10	This commercially zoned parcel contains a one-story commercial building and half of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This structure is 69 years old and the parcel has surface parking. This site could realistically turn over to a higher intensity residential use.
287	5778-007-014	No	623 W DUARTE RD	623 WEST DUARTE ROAD LLC	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	18	18	5	3	10	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This structure is 60 years old and the parcel has surface parking. This site could realistically turn over to a higher intensity residential use.
288	5783-008-031	No	753 W DUARTE RD	STARNES INVESTMENT COMPANY LLC	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	18	18	5	3	10	This commercially zoned parcel contains a two-story commercial building and the parcel is around 25% surface parking.	This structure is 46 years old and the parcel has surface parking. This site could realistically turn over to a higher intensity residential use.
289	5383-035-035	No	729 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	18	18	5	3	10	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel has a Land Value Ratio less than one. This structure is 52 years old and the parcel has surface parking. This site could realistically turn over to a higher intensity residential use.
290	5383-035-028	No	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	19	19	5	3	11	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel has a commercial building and surface parking. This site could realistically turn over to a higher intensity residential use.
291	5778-007-001	No	1038 S BALDWIN AVE	TRIPOD PROPERTY LLC	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	20	20	5	3	12	This commercially zoned parcel contains a one-story commercial building and surface parking lot is 25% of this parcel.	This parcel is 52 years old and has a commercial building and surface parking. This site could realistically turn over to a higher intensity residential use.
292	5783-008-049	No	711 W DUARTE RD	HSU AND MIAO LLC	C-G	C	No	No	No	0	0.8	Yes	0	24	C-G Residential Flex Overlay	20	20	5	3	12	This commercially zoned parcel contains a one-story commercial building and surface parking lot is 25% of this parcel.	This parcel is 35 years old and has a commercial building and surface parking. This site could realistically turn over to a higher intensity residential use.
293	5383-035-034	No	W Naomi Ave	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	0	24	C-G Residential Flex Overlay	20	20	5	3	12	This commercially zoned parcel contains a one-story commercial building and surface parking spots.	This parcel is 36 years old and has a commercial building and surface parking. This site could realistically turn over to a higher intensity residential use.
294	5784-003-027	No	650 W DUARTE RD	M AND H CAPITAL INC AND	C-G	C	No	No	No	0	0.9	Yes	0	24	C-G Residential Flex Overlay	21	21	5	3	13	This commercially zoned parcel contains a one-story commercial building and 50% of the parcel is surface parking.	This parcel is 66 years old and has a commercial building and surface parking. This site could realistically turn over to a higher intensity residential use.

295	5383-035-031	No	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	0	24	C-G Residential Flex Overlay	21	21	5	3	13	This commercially zoned parcel contains a one-story commercial building and 25% of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is over 50 years old. A small portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
296	5784-003-025	No	632 W DUARTE RD	M AND H CAPITAL INC AND	C-G	C	No	No	No	0	0.9	Yes	0	24	C-G Residential Flex Overlay	21	21	5	3	13	This commercially zoned parcel contains a one-story commercial building and half of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is over 50 years old. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
297	5383-035-030	No	720 W DUARTE RD	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	0	24	C-G Residential Flex Overlay	22	22	6	3	13	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is over 50 years old. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
298	5783-013-032	No	855 S BALDWIN AVE	LEWIS PROPERTIES INC	C-G	C	No	No	No	0	0.9	Yes	0	24	C-G Residential Flex Overlay	22	22	6	3	13	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This parcel has a commercial building and surface parking. This site could realistically turn over to a higher intensity residential use.
299	5383-035-026	No	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	0	24	C-G Residential Flex Overlay	22	22	6	3	13	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
300	8587-033-021	No	9974 LAS TUNAS DR	L AND J INVESTMENT CO	C-G	C	No	No	No	0	1	Yes	0	24	C-G Residential Flex Overlay	22	22	6	3	13	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This parcel consists of a one-story commercial building that is over 30 years old. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
301	8586-001-027	No	556 LAS TUNAS DR	SIEN,RICHARD AND GRACE TRS ET AL	C-G	C	No	No	No	0	1	Yes	0	24	C-G Residential Flex Overlay	22	22	6	3	13	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
302	5771-028-024	No	317 E FOOTHILL BLVD	WEN REN LLC	C-G	C	No	No	No	0	1	Yes	0	24	C-G Residential Flex Overlay	23	23	6	3	14	This commercially zoned parcel contains a one-story commercial building and half of the parcel is surface parking.	This parcel consists of a one-story commercial building and a large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
303	5771-028-037	No	211 E FOOTHILL BLVD	RALPHS GROCERY CO	C-G	C	No	No	No	0	1.1	Yes	0	24	C-G Residential Flex Overlay	25	25	6	4	15	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
304	5775-023-015	No	101 W HUNTINGTON DR	FRANDSON,CHARLES LTR	C-G	C 1.0	No	No	No	0	1.1	Yes	0	24	C-G Residential Flex Overlay	25	25	6	4	15	This commercially zoned parcel contains a one-story commercial building and more than half of the parcel is surface parking.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is 45 years old. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
305	5383-035-025	No	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.1	Yes	0	24	C-G Residential Flex Overlay	27	27	7	4	16	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel consists of a one-story commercial building and surface parking lot. This site could realistically turn over to a higher intensity residential use.
306	5383-038-021	No	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.2	Yes	0	24	C-G Residential Flex Overlay	28	28	7	4	17	This commercially zoned parcel contains a one-story commercial building.	This parcel consists of a one-story commercial building that is 64 years old. This site could realistically turn over to a higher intensity residential use.
307	5775-011-002	No	275 COLORADO PL	SANTA ANITA CHURCH	C-G	C 1.0	No	No	No	0	1.2	Yes	0	24	C-G Residential Flex Overlay	29	29	7	4	18	This multi-family residentially zoned parcel contains low-medium density residential buildings and parking lot.	This parcel consists of low-medium density residential buildings and parking lot and could realistically turn over to a higher intensity residential use.
308	5781-005-002	No	8 E DUARTE RD	DAQUINO PROPERTIES LLC	C-G	C	No	No	No	0	1.2	Yes	0	24	C-G Residential Flex Overlay	29	29	7	4	18	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is over 60 years old. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
309	5383-031-034	No	1423 S BALDWIN AVE	ROSEWOOD INVESTMENT OF ARCADIA	C-G	C	No	No	No	0	1.3	Yes	0	24	C-G Residential Flex Overlay	30	30	8	5	17	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is over 45 years old. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
310	8587-033-020	No	9950 LAS TUNAS DR	L AND J INVESTMENT CO	C-G	C	No	No	No	0	1.3	Yes	0	24	C-G Residential Flex Overlay	30	30	8	5	17	This commercially zoned parcel contains a one-story commercial building and surface parking lot that is half of the parcel.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
311	5771-028-053	No	245 E FOOTHILL BLVD	ARCADIA BURGE LLC	C-G	C	No	No	No	0	1.3	Yes	0	24	C-G Residential Flex Overlay	30	30	8	5	17	This commercially zoned parcel contains a one-story commercial building and surface parking lot that is half of the parcel.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building. A large portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.

312	5771-028-038	No	211 E FOOTHILL BLVD	RALPHS GROCERY CO	C-G	C	No	No	No	0	1.3	Yes	0	24	C-G Residential Flex Overlay	30	30	8	5	17	This commercially zoned parcel contains a one-story commercial building and surface parking lot that is half of the parcel.	This parcel consists of a one-story commercial building and a surface parking lot. This site could turn over to a higher intensity residential use.
313	5775-011-032	No	201 COLORADO PL	CALIF THOROUGHBRED BREEDERS ASSN	C-G	C 1.0	No	No	No	0	1.3	Yes	0	24	C-G Residential Flex Overlay	31	31	8	5	18	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel consists of a one-story commercial building that is 64 years old and a surface parking lot. This site could realistically turn over to a higher intensity residential use.
314	5781-006-049	No	130 E DUARTE RD	99 CENTS ONLY STORES	C-G	C	No	No	No	0	1.3	Yes	0	24	C-G Residential Flex Overlay	31	31	8	5	18	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel consists of a one-story commercial building that is 57 years old and a surface parking lot. This site could realistically turn over to a higher intensity residential use.
315	5778-006-010	No	1020 S BALDWIN AVE	WASHE LLC	C-G	C	No	No	No	0	1.4	Yes	0	24	C-G Residential Flex Overlay	32	32	8	5	19	This commercially zoned parcel contains a one-story commercial building and surface parking lot.	This parcel has a Land Value Ratio less than one. This parcel consists of a one-story commercial building that is 62 years old. A small portion of the parcel is being used as surface parking. This site could realistically turn over to a higher intensity residential use.
316	5772-001-028	No	20 E FOOTHILL BLVD	UNITED CAPITAL INVESTMENT GROUP	C-G	C	No	No	No	0	1.4	Yes	0	24	C-G Residential Flex Overlay	33	33	8	5	20	This parcel contains a two-story commercial building with office space with over 50 percent of the lot utilized for surface parking.	This parcel contains a two-story commercial building that is not fully occupied. The structure is over 40 years old and due to the fact that the structure is not fully occupied, could realistically turn over into a higher intensity residential use.
317	5383-035-029	No	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.4	Yes	0	24	C-G Residential Flex Overlay	33	33	8	5	20	This parcel contains a portion of a one-story commercial structure with more than 80 percent of the lot comprised of a surface parking lot.	The structure on the parcel is almost 60 years old with a large portion of the site underutilized due to the substantial presence of surface parking. Additionally, the land value ratio of the lot is less than one indicating that the site could realistically turn over into a higher intensity residential use.
318	5383-038-027	No	1325 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.4	Yes	0	24	C-G Residential Flex Overlay	34	34	9	5	20	This parcel contains a one-story strip mall with several tenants. A large portion of the parcel is currently being utilized as surface parking.	The structure on the parcel is over 60 years old and with the large amount of surface parking and low intensity use, the site could realistically turn over into a higher intensity residential use. Additionally, the site is adjacent to transit facilities and food services which make the site more attractive to developers and would support mobility for populations that may be more car dependent.
319	5783-010-056	No	700 W HUNTINGTON DR	GREAT WESTERN SAVING AND LOAN	C-G	C	No	No	No	0	1.5	Yes	0	24	C-G Residential Flex Overlay	36	36	9	5	22	This parcel contains a two story bank structure with over 50 percent of the site utilized for surface parking.	The structure on the parcel is over 40 years old and with the large amount of surface parking resulting in underutilized land, the site could realistically turn over into a higher intensity residential use. Additionally, the site is adjacent to transit facilities.
320	8586-001-009	No	610 LAS TUNAS DR	PIC N SAVE OF CALIF INC	C-G	C	No	No	No	0	1.6	Yes	0	24	C-G Residential Flex Overlay	39	39	10	6	23	This parcel contains a one-story commercial building with approximately 50 percent of the site utilized for surface parking.	This parcel is over 60 years old and is underutilized due to the large portion of surface parking. This site could realistically turn over into a higher intensity residential use.
321	5784-003-026	No	638 W DUARTE RD	M AND H CAPITAL INC AND	C-G	C	No	No	No	0	1.7	Yes	0	24	C-G Residential Flex Overlay	41	41	10	6	25	This parcel contains a one-story commercial strip mall with approximately 25 percent of the site utilized for surface parking.	This parcel consists of a one-story partially unoccupied commercial strip mall. Additionally, a portion of the site is used for surface parking and is underutilized. The site could realistically turn over into a higher intensity residential use.
322	5784-003-043	No	624 DUARTE RD	624 MEDICAL CENTER	C-G	C	No	No	No	0	2	Yes	0	24	C-G Residential Flex Overlay	47	47	13	7	27	This parcel contains a one-story structure that contains medical uses and a large portion of the site is being used for surface parking.	The parcel consists of a one-story medical structure that is over 45 years old. The site could redevelop to include a mix of uses, including residential.
323	5778-007-029	No	1104 S BALDWIN AVE	SOO PROPERTIES LLC	C-G	C	No	No	No	0	2.2	Yes	0	24	C-G Residential Flex Overlay	53	53	14	8	31	This parcel contains a strip mall with two one-story structures as well as a two-story structure. A large portion of the parcel is being utilized for surface parking.	The land value ratio of the parcel is less than one and along with the large amount of surface parking on the site, indicates that the site is underutilized. The site could realistically redevelop to a higher intensity use.
324	5383-035-024	No	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	2.4	Yes	0	24	C-G Residential Flex Overlay	58	58	16	9	33	This parcel consists entirely of surface parking and is adjacent to a Vons grocery store.	The sites land value ratio is less than one and by allowing for residential uses which were previously not allowed, the site could realistically turn over and develop into a higher intensity residential use.
325	5778-007-010	No	627 W DUARTE RD	KIR EASTERN ENTERPRISES INC AND	C-G	C	No	No	No	0	2.4	Yes	0	24	C-G Residential Flex Overlay	58	58	16	9	33	This parcel consists of a one story commercial strip mall with several food businesses. Additionally, a large portion of the site is being utilized as surface parking.	The structure on the site is over 60 years old and with a large portion of the site being utilized for surface parking as well as a land value ratio of less than one, the site shows indicators that it could redevelop into a higher intensity residential use.
326	5383-035-014	No	838 W DUARTE RD	LINKWORLD PROPERTIES LLC	C-G	C	No	No	No	0	2.6	Yes	0	24	C-G Residential Flex Overlay	61	61	16	6	39	This parcel contains one-story commercial buildings and surface parking lot that takes up half of the parcel.	This parcel is over 55 years old and has a Land Value Ratio less than one. This parcel can be redeveloped for a higher intensity residential use.
327	5383-035-015	No	838 W DUARTE RD	LINKWORLD PROPERTIES LLC	C-G	C	No	No	No	0	2.9	Yes	0	24	C-G Residential Flex Overlay	69	69	18	10	41	This commercially zoned parcel contains a portion of a one-story strip mall with over 50 percent of the site being utilized for surface parking.	This parcel consists of a one-story commercial building that is over 60 years old. Additionally, with a land value ratio of less than one and a large portion of the site being utilized as surface parking, this site could realistically turn over into a higher intensity residential use.
328	5775-011-016	No	226 W COLORADO BLVD	SANTA ANITA CHURCH	C-G	C 1.0	No	No	No	0	4.9	Yes	0	24	C-G Residential Flex Overlay	117	117	30	18	69	This parcel contains a church as well as several school buildings as well as a large amount of surface parking.	The site could realistically be reconfigured to allow for some residential or mixed use on the site.
330	5773-004-028	No	126 LA PORTE ST	HE,YUE H	C-M	C	No	No	No	0	0.5	Yes	0	64	Downtown Mixed Use Overlay	33	33	8	5	20	This parcel contains two one-story structures as well as surface parking.	The structures on this parcel are over 40 years old and with a large portion of the site utilized for surface parking, could redevelop to include residential uses.

331	5773-008-003	No	324 N 2ND AVE	LIU,BREWIN LTR	C-M	C	No	No	No	0	2.2	Yes	0	64	Downtown Mixed Use Overlay	138	138	36	21	81	This parcel contains a self-storage facility.	The site contains a one to two story self storage facility. Due to the structure's proximity to the Metro Gold Line, the site could potentially attract developers and redevelop into a higher intensity mixed or residential use.
332	5773-005-034	No	310 N SANTA ANITA AVE	BOHLS,NANCY J TR	C-G	C 1.0	Yes	No	No	0	0.5	Yes	0	64	Downtown Mixed Use Expansion	33	33	8	5	20	This parcel is adjacent to the Metro Gold Line and is currently occupied by a few one-story structures as well as outdoor storage for building materials.	The site is located in an ideal location, proximate to the Metro Gold Line Station. By allowing residential uses on this site, developers may be interested in building high density housing to make the most of transit-oriented development benefits.
333	5775-022-049	No	325 N SANTA ANITA AVE	CHUNG,PATRICIA V	SP-AP	C 1.0	No	No	No	0	0.6	Yes	0	64	Downtown Mixed Use Expansion	35	35	9	5	21	This parcel contains a one-story academic facility and 80 percent of the site is currently being utilized for surface parking.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. The existing commercial structure is over 36 years old and the lot is underutilized with surface parking surrounding the structure. This parcel, in addition to three other parcels in the inventory has received developer interest and conceptual plans for a multi-family housing development have been discussed with the City. The site could realistically turn over into a higher intensity residential use.
334	5773-015-053	No	440 E HUNTINGTON DR	STANSBURY,MARILYN B TR	C-G	C	No	No	No	0	0.6	Yes	0	64	Downtown Mixed Use Expansion	40	40	10	6	24	This parcel contains a four-story commercial facility and surface parking lot.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
335	5775-022-047	No	400 ROLYN PL	INTERNATIONAL CHURCH OF	SP-AP	C 1.0	No	No	No	0	0.7	Yes	0	64	Downtown Mixed Use Expansion	43	43	11	6	26	This parcel contains a one-story commercial facility and 50 percent of the site is currently being utilized for surface parking.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use. This parcel is 58 years old and has developer interest.
336	5773-015-054	No	450 E HUNTINGTON DR	NING HE AND YUAN LI LI	C-G	C	No	No	No	0	0.8	Yes	0	64	Downtown Mixed Use Expansion	48	48	13	7	28	This parcel contains a two-story commercial facility and surrounding surface parking lot.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
337	5773-015-049	No	300 E HUNTINGTON DR	720 WEST CAMINO REAL LLC	C-G	C	No	No	No	0	0.8	Yes	0	64	Downtown Mixed Use Expansion	48	48	13	7	28	This parcel contains a one-story commercial facility.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
338	5773-008-014	No	225 E SANTA CLARA ST	NEW,PATRICIA R TR ET AL	C-G	C	No	No	No	0	0.8	Yes	0	64	Downtown Mixed Use Expansion	52	52	14	8	30	This parcel contains a three-story commercial facility and surface parking lot that is about 50% of the parcel.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
339	5773-008-013	No	255 E SANTA CLARA ST	LEE,RICHARD AND SHIN J	C-G	C	No	No	No	0	0.8	Yes	0	64	Downtown Mixed Use Expansion	52	52	14	8	30	This parcel contains a three-story commercial facility and surface parking lot that is about 50% of the parcel.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
340	5773-009-065	No	301 E HUNTINGTON DR	BOGUSLAVSKY,ALEXANDER AND IRINA	C-G	C	No	No	No	0	0.9	Yes	0	64	Downtown Mixed Use Expansion	57	57	15	9	33	This parcel contains a one-story commercial building with a surface parking lot that is 50% of the parcel.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. The parcel has a Land Value Ratio less than one. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
341	5775-022-045	No	W Colorado Blvd and N Santa Anita Ave	PIAO,XUEWEN AND	C-G	C 1.0	No	No	No	0	0.9	Yes	0	64	Downtown Mixed Use Expansion	59	59	16	9	34	This parcel contains two one-story commercial building with a surface parking lot that is 50% of the parcel.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. The parcel has a Land Value Ratio less than one, and is 38 years old. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
342	5773-008-012	No	405 E Santa Clara St	CHAO,CRYSTAL	C-G	C	Yes	No	No	0	1	Yes	0	64	Downtown Mixed Use Expansion	61	61	16	9	36	This parcel contains one two-story commercial building with a surface parking lot that is 50% of the parcel.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. The parcel has a Land Value Ratio less than one. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.

343	5775-022-046	No	333 N SANTA ANITA AVE	AMAYA INVESTMENTS LLC	C-M	C 1.0	No	No	No	0	1	Yes	0	64	Downtown Mixed Use Expansion	62	62	17	9	36	This parcel contains two two-story commercial building with a surface parking lot that is 50% of the parcel.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use, and has developer interest.
345	5773-015-052	No	420 E HUNTINGTON DR	DOUBLE PEGASUS LLC	C-G	C	No	No	No	0	1.2	Yes	0	64	Downtown Mixed Use Expansion	77	77	20	12	45	This parcel contains one three-story commercial building with a surface parking lot that is more than 50% of the parcel.	The parcel has a commercial structure and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
346	5773-009-070	No	233 E HUNTINGTON DR	LAM,KHAI AND	C-G	C	No	No	No	0	1.3	Yes	0	64	Downtown Mixed Use Expansion	85	85	22	13	50	This parcel contains one one-story commercial building with a surface parking lot that is more than 50% of the parcel.	This parcel is located in the Downtown area close to the Metro Gold Line and would connect low income households to a greater number of opportunities throughout Los Angeles County. The parcel has a Land Value Ratio less than one and is over 70 years old. This structure and surrounding surface parking lot has potential for turnover into a higher intensity use.
347	5773-009-081	No	488 E SANTA CLARA ST	MEI CIEN HUANG	C-G	C	No	No	No	0	1.3	Yes	0	64	Downtown Mixed Use Expansion	86	86	23	13	50	This parcel contains one three-story and one one-story commercial building with a surface parking lot that is less than half of the parcel.	The parcel has commercial structures and an associated surface parking lot. This parcel can realistically be redeveloped to contain housing.
348	5773-009-080	No	51 N 5TH AVE	KAHNG, RIPP AND YOUNG O	C-G	C	No	No	No	0	1.6	Yes	0	64	Downtown Mixed Use Expansion	105	105	27	16	62	This parcel contains one three-story commercial building with a surface parking lot that is more than half of the parcel.	The parcel has a commercial structure and an associated surface parking lot. This parcel can realistically be redeveloped to contain housing.
349	5773-009-062	No	311 E HUNTINGTON DR	HONG,SONG KUK AND YOUNG SUN	C-G	C	No	No	No	0	2.1	Yes	0	64	Downtown Mixed Use Expansion	132	132	34	20	78	This parcel contains one three-story commercial/hotel building with a surface parking lot that is more than half of the parcel.	The parcel has a commercial/hotel structure and a surrounding surface parking lot. This parcel can realistically be redeveloped to contain housing.
350	5773-015-026	No	444 E HUNTINGTON DR	YING,CHI Q AND	C-G	C	No	No	No	0	2.2	Yes	0	64	Downtown Mixed Use Expansion	143	143	37	21	85	This parcel contains one three-story commercial building with a surface parking lot that is more than half of the parcel.	The parcel has a commercial structure and an associated surface parking lot. The parcel can realistically be redeveloped to contain housing.
351	5773-008-011	No	401 E SANTA CLARA ST	KANG,CHIANG AND	C-G	C	No	No	No	0	2.3	Yes	0	64	Downtown Mixed Use Expansion	149	149	38	22	89	This parcel contains one three-story commercial/hotel building with a surface parking lot that is more than half of the parcel.	The parcel has a commercial/hotel structure and a surrounding surface parking lot. This parcel can realistically be redeveloped to contain housing.
352	5773-009-064	No	321 E HUNTINGTON DR	SIDDIQI,SARFARAZ H AND JOY E TRS	C-G	C	No	No	No	0	3.2	Yes	0	64	Downtown Mixed Use Expansion	206	206	53	31	122	This parcel contains multiple two-story commercial/hotel building with a surface parking lot.	The parcel has commercial/hotel structures and a surrounding surface parking lot. This parcel can realistically be redeveloped to contain housing.
353	5773-009-082	No	211 E Huntington Dr	TIAN,HUA AND	C-G	C	No	No	No	0	3.7	Yes	0	64	Downtown Mixed Use Expansion	239	239	61	36	142	This parcel contains a multiple-story commercial/hotel building with a surface parking lot that is over 25% of the parcel.	The parcel has commercial/hotel structures and a surrounding surface parking lot. This parcel can realistically be redeveloped to contain housing.
354	5773-009-069	No	333 E HUNTINGTON DR	KO,NAI SHIH AND	C-G	C	No	No	No	0	3.7	Yes	0	64	Downtown Mixed Use Expansion	239	239	61	36	142	This parcel contains one three-story commercial and two one-story buildings with a surface parking lot that is more than half of the parcel.	The parcel has commercial structures and an associated surface parking lot. This parcel can realistically be redeveloped to contain housing.
355	5773-015-055	No	440 E HUNTINGTON DR	MCGUIRE,ROBERT L AND CAROL M	C-G	C	No	No	No	0	5.2	Yes	0	64	Downtown Mixed Use Expansion	331	331	84	50	197	This parcel contains one one-story commercial building with a surface parking lot that is more than half of the parcel.	The parcel has commercial structures and an associated surface parking lot. This parcel can realistically be redeveloped to contain housing.
356	8573-024-030	No	162 E LIVE OAK AVE	LIBRE, JUAN B CO TR	MU	MU	No	No	No	0	0.5	Yes	24	40	Mixed-Use Upzone	20	20	5	3	12	This parcel contains one one-story commercial building with a surface parking lot and drive-through that is more than half of the parcel.	The parcel is located in the City's Mixed Use Zone. This parcel has a commercial structure and an associated surface parking lot. The parcel can realistically be redeveloped to contain housing.
357	5773-019-025	No	2015 15TH AVE	BARTON,WILLIAM D TR	MU	MU	No	Yes	Yes	0	0.5	Yes	24	40	Mixed-Use Upzone	21	21	5	3	13	The parcel contains a one-story commercial building and approximately 40 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone and has a land value ratio of less than one. The existing structure is also more than 70 years old indicating a potential for turnover into a higher intensity use.
358	8573-023-009	No	30 E LIVE OAK AVE	STOKES,ALFRED E AND PATSY E TRS	MU	MU	No	Yes	Yes	0	0.6	Yes	24	40	Mixed-Use Upzone	22	22	6	3	13	The parcel contains a one-story commercial building and half of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone and has a land value ratio of less than one. The existing structure is also more than 70 years old indicating a potential for turnover into a higher intensity use.
359	5779-009-068	No	620 S 1ST AVE	STOKES,ALFRED E AND PATSY E TRS	MU	MU	No	No	No	0	0.6	Yes	24	40	Mixed-Use Upzone	22	22	6	3	13	The parcel contains a one-story church building and half of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone and has a land value ratio of less than one. The parcel has a potential for turnover into a higher intensity use.
360	5789-028-024	No	11 E LIVE OAK AVE	WEI,PHILLIP AND	MU	MU	No	Yes	Yes	0	0.6	Yes	24	40	Mixed-Use Upzone	22	22	6	3	13	The parcel contains two one-story commercial buildings and part of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone and has a land value ratio of less than one. The parcel has a potential for turnover into a higher intensity residential use.
361	5779-017-027	No	121 ALICE ST	LAI,MICHAEL D AND	MU	MU	No	No	No	0	0.6	Yes	24	40	Mixed-Use Upzone	23	23	6	3	14	The parcel contains a one-story church building and a small surface parking lot.	This parcel is located in the City's Mixed Use Zone and has a land value ratio of less than one. The parcel is 60 years old and has a potential for turnover into a higher intensity residential use.
362	8572-002-005	No	314 E LIVE OAK AVE	QU,BIN	MU	MU	No	No	No	0	1	Yes	24	40	Mixed-Use Upzone	38	38	10	6	22	This parcel is vacant as of July 2022.	Sphere Energy was located on this lot but has permanently closed and been demolished. Therefore this site can be developed to contain high-density dwelling units.
363	8572-001-022	No	405 LYNROSE ST	KAUFMANN,LINDA C TR	MU	MU	No	Yes	No	0	1	Yes	24	40	Mixed-Use Upzone	39	39	10	6	23	The parcel contains a one-story commercial building and approximately 25 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone. The existing structure is also more than 55 years old indicating a potential for turnover into a higher intensity use.
364	8572-002-900	No	330 E LIVE OAK AVE	YAO,LEON AND HELEN C	MU	MU	No	Yes	Yes	0	1.1	Yes	24	40	Mixed-Use Upzone	42	42	11	6	25	The parcel contains a one-story commercial building and has a small surface parking lot.	This commercial parcel is located in the City's Mixed Use Zone. The existing structure has potential for turnover into a higher intensity use.

365	8572-001-027	No	5705 LENORE AVE	ARCADIA PRESBYTERIAN CHURCH	MU	MU	No	No	No	1	1.1	Yes	24	40	Mixed-Use Upzone	44	43	11	6	26	The parcel contains a one-story commercial building and approximately 25 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone. The existing structure is also 64 years old indicating a potential for turnover into a higher intensity use.
366	8572-001-029	No	418 E LIVE OAK AVE	MAATZ,RUSSELL E AND MIE O TRS	MU	MU	No	No	No	0	1.4	Yes	24	40	Mixed-Use Upzone	54	54	15	8	31	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone. The existing structure is also over 50 years old indicating a potential for turnover into a higher intensity use.
368	8572-001-030	No	406 E LIVE OAK AVE	HOUSE,KENNETH M CO TR	MU	MU	No	No	No	0	2	Yes	24	40	Mixed-Use Upzone	78	78	21	12	45	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone. The existing structure is also over 50 years old indicating a potential for turnover into a higher intensity use.
369	8573-023-020	No	16 E LIVE OAK AVE	CHIU,CHI HUNG TR	MU	MU	No	No	No	0	2.5	Yes	24	40	Mixed-Use Upzone	101	101	26	15	60	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone. The existing structure is also over 50 years old indicating a potential for turnover into a higher intensity use.
370	8572-002-010	No	298 E LIVE OAK AVE	MORALES,ESTHER M	MU	MU	No	No	No	0	3.9	Yes	24	40	Mixed-Use Upzone	157	157	40	24	93	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone and has a Land Value Ratio of less than one. The existing structure has a potential for turnover into a higher intensity use.
371	8573-019-900	No	22 W LIVE OAK AVE	TOYODA,SATORU AND SACHIKO TRS	C-G	C	No	No	No	0	0.5	Yes	0	48	Las Tunas Residential Flex Overlay	24	24	6	4	14	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure is over 58 years old and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
372	8573-019-003	No	28 W LIVE OAK AVE	OUR LADY OF THE ANGELS OF THE	C-G	C	No	No	No	0	0.5	Yes	0	48	Las Tunas Residential Flex Overlay	25	25	6	4	15	The parcel contains a one-story commercial building and approximately 25 percent of the parcel is utilized for surface parking.	The existing commercial structure is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
373	8573-019-002	No	36 W LIVE OAK AVE	HUI WU AND	C-G	C	No	No	No	0	0.5	Yes	0	48	Las Tunas Residential Flex Overlay	25	25	6	4	15	The parcel contains a one-story commercial building and approximately 25 percent of the parcel is utilized for surface parking.	The existing commercial structure is approximately 47 years old, has a Land Value Ratio less than one, and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
374	8573-019-001	No	40 W LIVE OAK AVE	HU,CUILAN ET AL	C-G	C	No	No	No	0	0.6	Yes	0	48	Las Tunas Residential Flex Overlay	26	26	7	4	15	The parcel contains a two-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
375	5788-021-016	No	46 LAS TUNAS DR	SALIB,MAGDY AND	C-G	C	No	No	No	0	0.7	Yes	0	48	Las Tunas Residential Flex Overlay	32	32	8	5	19	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
376	5788-021-017	No	82 LAS TUNAS DR	GELBER,LOUISE C TR	C-G	C	No	No	No	0	0.7	Yes	0	48	Las Tunas Residential Flex Overlay	33	33	8	5	20	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
377	5788-022-017	No	168 LAS TUNAS DR	HAIS,MICHAEL AND REENA M TRS	C-G	C	No	No	No	0	0.7	Yes	0	48	Las Tunas Residential Flex Overlay	34	34	9	5	20	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
379	5788-020-052	No	59 LAS TUNAS DR	HUI,YING TAND AND	C-G	C	No	No	No	0	0.8	Yes	0	48	Las Tunas Residential Flex Overlay	39	39	10	6	23	The parcel contains a one-story commercial building and over 50 percent of the parcel is utilized for surface parking.	The existing commercial structure is 49 years old and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
380	8573-015-023	No	58 W LIVE OAK AVE	XU,QIU	C-M	C/LI	No	No	No	0	0.9	Yes	0	48	Las Tunas Residential Flex Overlay	42	42	11	6	25	The parcel contains a two-story commercial building and a small part of the parcel is utilized for surface parking.	The existing commercial structure is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.

381	5788-021-001	No	123 W LIVE OAK AVE	MA,PAULINE	C-G	C	No	No	No	0	0.9	Yes	0	48	Las Tunas Residential Flex Overlay	45	45	11	7	27	The parcel contains a one-story commercial building and half of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one, is 68 years old, and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
382	8573-020-056	No	16 W LIVE OAK AVE	CORDANO,DEBORA H J TR	C-G	C	No	No	No	0	1	Yes	0	48	Las Tunas Residential Flex Overlay	47	47	13	7	27	The parcel contains two one-story commercial buildings and half of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
383	8573-015-043	No	60 W LIVE OAK AVE	CHAMPION LAUREL ARCADIA LLC	C-M	C/LI	No	No	No	0	1.4	Yes	0	48	Las Tunas Residential Flex Overlay	66	66	18	10	38	The parcel contains two two-story commercial buildings and 25% of the parcel is utilized for surface parking.	The existing commercial structure is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
385	5788-022-016	No	188 LAS TUNAS DR	OUYANG,JING ZHENG CO TR	C-G	C	No	No	No	0	2	Yes	0	48	Las Tunas Residential Flex Overlay	97	97	25	15	57	The parcel contains a one-story commercial building and half of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
386	5789-020-042	No	115 E LIVE OAK AVE	WANG,YI TING	C-O	C	No	No	No	0	0.6	Yes	0	40	Live Oak Residential Flex Overlay	25	25	6	4	15	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure is approximately 56 years old and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
387	8572-010-023	No	600 E LIVE OAK AVE	M B EQUITY LLC	C-G	C	No	No	No	0	0.7	Yes	0	40	Live Oak Residential Flex Overlay	27	27	7	4	16	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
388	5789-020-045	No	135 E LIVE OAK AVE	CCJL INVESTMENT LLC	C-G	C	No	No	No	0	0.7	Yes	0	40	Live Oak Residential Flex Overlay	28	28	7	4	17	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
389	5790-027-001	No	225 E LIVE OAK AVE	YE,CHUN AND	C-G	C	No	No	No	0	0.8	Yes	0	40	Live Oak Residential Flex Overlay	30	30	8	5	17	The parcel contains a two-story commercial building and approximately 25 percent of the parcel is utilized for surface parking.	The existing commercial structure is 62 years old and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
390	5789-021-031	No	41 E LIVE OAK AVE	WONG,ANTHONY W AND	C-O	C	No	No	No	0	0.9	Yes	0	40	Live Oak Residential Flex Overlay	34	34	9	5	20	The parcel contains a two-story commercial building and over 50 percent of the parcel is utilized for surface parking.	The existing commercial structure has a Land Value Ratio less than one, is 58 years old, and is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
432	5773-005-031	No	21 FLOWER ST	SUN,JUGUO AND	C-M	C	No	No	No	0	0.3	No	0	64	Downtown Mixed Use Overlay	16	16	4	2	10	The parcel contains a one-story commercial building and a small part of the parcel is utilized for surface parking.	The parcel has a commercial structure that is over 30 years old and has an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
433	5775-022-042	No	311 N SANTA ANITA AVE	SAMUDRA,VAIBHAV A AND SMITA V	C-M	C 1.0	No	No	No	0	0.3	No	0	64	Downtown Mixed Use Expansion	16	16	4	2	10	The parcel contains a two-story commercial building and over 50 percent of the parcel is utilized for surface parking.	The parcel has a commercial structure and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
434	5773-005-032	No	26 LA PORTE ST	LIU,DIANA	C-M	C	No	No	No	0	0.3	No	0	64	Downtown Mixed Use Overlay	18	18	5	3	10	The parcel contains a one-story commercial building and over 50 percent of the parcel is utilized for surface parking.	The parcel has a commercial structure that is 48 years old and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
435	5773-005-006	No	303 N 1ST AVE	CHIANG,PETER AND BEATRICE	DMU	DMU	No	No	No	0	0.3	No	64	64	Downtown Mixed Use Overlay	21	21	5	3	13	The parcel contains a two-story commercial building and over 50 percent of the parcel is utilized for surface parking.	The parcel has a commercial structure that is 64 years old and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
436	5773-002-058	No	408 S SANTA ANITA AVE	LONG,REY A TR	C-G	C 1.0	No	No	No	0	0.3	No	0	64	Downtown Mixed Use Expansion	22	22	6	3	13	The parcel contains a one-story commercial building and over 50 percent of the parcel is utilized for surface parking.	The parcel has a commercial structure that is 52 years old and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
437	5773-004-027	No	134 LA PORTE ST	JUN HUA TONG AND	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	22	22	6	3	13	The parcel contains a two-story commercial building and a small section of associated surface parking.	The parcel has a commercial structure and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.

438	5773-005-023	No	48 LA PORTE ST	YU,STANLEY M AND	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	22	22	6	3	13	The parcel contains a one-story commercial building and 50% of the parcel is associated surface parking.	The parcel has a commercial structure and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
439	5773-005-024	No	25 FLOWER ST	ARCADIA PROPERTY INVESTMENTS LLC	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	23	23	6	3	14	The parcel contains a one-story commercial building and 50% of the parcel is associated surface parking.	The parcel has a commercial structure and an associated surface parking lot. This structure is 68 years old. This parcel can realistically be redeveloped to contain dwelling units.
440	5773-005-005	No	47 E SAINT JOSEPH ST	TELLERIA,ANTHONY F AND DELORES A	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	23	23	6	3	14	The parcel contains a two-story commercial building.	The parcel has a commercial structure and is 66 years old. This parcel can realistically be redeveloped to contain dwelling units.
441	5773-004-026	No	127 E SAINT JOSEPH ST	GEISER,RALE AND ALICIA X TRS	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	24	24	6	4	14	The parcel contains a one-story commercial building and 25% of the parcel is associated surface parking.	The parcel has a commercial structure and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
442	5775-022-026	No	W Colorado Blvd	LEE,YI N AND MEI H AND	C-G	C 1.0	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Expansion	24	24	6	4	14	The parcel contains three one-story commercial buildings and 25% of the parcel is associated surface parking.	The parcel has commercial structures and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units.
443	5773-004-811	No	N 2nd Ave and E St Joseph St	JHANIAN,VAHE TR	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	27	27	7	4	16	This parcel contains at-grade utilities.	The parcel contains at-grade utilities and could be consolidated to provide housing units.
444	5775-022-048	No	325 N SANTA ANITA AVE	KUO,YU PYNG L	SP-AP	C 1.0	No	No	No	1	0.4	No	0	64	Downtown Mixed Use Expansion	27	26	7	4	15	The parcel contains a one-story commercial building and has a small surface parking lot.	The parcel has commercial structures and an associated surface parking lot. This parcel can realistically be redeveloped to contain dwelling units. This parcel has developer interest.
445	5773-004-810	No	La Porte St and N 2nd Ave.	KUO,CHOU YU	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	28	28	7	4	17	This parcel contains at-grade utilities.	The parcel contains at-grade utilities and could be consolidated to provide housing units.
563	5788-021-003	No	119 E LIVE OAK AVE	526 WEST HUNTINGTON DRIVE LLC	C-G	C	No	No	No	0	0.4	No	0	48	Las Tunas Residential Flex Overlay	17	17	4	3	10	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	The existing commercial structure is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
570	8573-023-004	No	60 E LIVE OAK AVE	A AND K CHEN LLC	MU	MU	No	Yes	Yes	0	0.4	No	24	40	Mixed-Use Upzone	16	16	4	2	10	The parcel contains a one-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone. The existing structure is also over 60 years old indicating a potential for turnover into a higher intensity use.
571	5779-013-061	No	57 ALICE ST A	PANCHAL,ANANT AND DARSHANA	MU	MU	No	No	No	0	0.4	No	24	40	Mixed-Use Upzone	16	16	4	2	10	This parcel contains two structures of multi-family homes.	This parcel is located in the City's Mixed Use Zone. The existing structures could be redeveloped for a higher density.
572	5788-021-012	No	108 LAS TUNAS DR	CHOU,CINDY H	C-G	C	No	No	No	0	0.4	No	0	48	Las Tunas Residential Flex Overlay	20	20	5	3	12	The parcel contains a one-story commercial building and surface parking.	The existing 63 year old commercial structure is underutilized. Additionally, the site is located in a corridor where commercial lots are typically underutilized and that the City has identified as a corridor to focus residential development in to revitalize the community.
574	5789-028-012	No	19 E LIVE OAK AVE	LEE,REUBEN B AND AI WEE	MU	MU	No	Yes	Yes	1	0.4	No	24	40	Mixed-Use Upzone	17	16	4	2	10	The parcel contains a two-story commercial building and approximately 50 percent of the parcel is utilized for surface parking.	This parcel is located in the City's Mixed Use Zone. This structure has the potential for turnover into a higher intensity use.
575	8572-002-001	No	200 E LIVE OAK AVE	CHOWDARY,VINOD K AND	MU	MU	No	No	No	0	0.5	Yes	24	40	Mixed-Use Upzone	18	18	5	3	10	The parcel contains a one-story commercial structure with several tenants. Additionally, over 50 percent of the site is utilized as surface parking.	The structure on this parcel is over 30 years old and with a high percentage of the lot utilized for surface parking, the site could realistically turn over into a higher intensity residential use.
576	8572-002-009	No	288 E LIVE OAK AVE	CHOU, YOUNG I CO TR	MU	MU	No	No	No	0	0.5	Yes	24	40	Live Oak Residential Flex Overlay	18.58187603	18.581876	5	3	10.58187603	The parcel contains a one-story commercial business with approximately 50 percent of the lot utilized as surface parking.	The structure on this parcel is almost over 30 years old and has a land value ratio that is less than one. Additionally, the parcel is located within one of the City's transit corridors and has been identified as an area where residential development is expanding. Due to these factors, the site could realistically turn over into a higher intensity residential use.
772	8571-011-904	No	620 E LIVE OAK AVE	FIRST CHURCH OF CHRIST SCIENTIST	OS-OR	OS-OR	No	No	No	0	25.9	No	0	No Rezone	Arcadia Golf Course	186	186	80	0	106	The parcel is currently a public Golf Course owned by the City.	The City has received verbal interest in developing housing on this parcel from local developers. Additionally, the City is currently going through the process outlined by the Surplus Land Act to sell the land and develop a Specific Plan for the Golf Course site. The City will require at least 80 units be affordable to Low and Very Low Income households.
773	5771-021-018	Yes	169 E FOOTHILL BLVD	BANK OF AMERICA	C-G	C	No	No	No	0	0.5	Yes	0	24	C-G Residential Flex Overlay	13	13	3	2	8	This parcel contains a single story bank building within an existing strip mall development with surface parking.	The structure on this parcel is over 56 years old. Additionally, the City has identified the site as a site with opportunity to consolidate with an adjacent parcel which is largely comprised of surface parking. The parcels land value ratio is also less than one indicating that the site is underutilized and could realistically turn over into a higher intensity use.

773	5771-021-029	Yes	121 E FOOTHILL BLVD	HIGHLANDER CENTER LLC	C-G	C	No	No	No	0	5.2	Yes	0	24	C-G Residential Flex Overlay	124	124	32	19	73	This parcel is a large commercial shopping center with various tenants. Approximately 75 percent of the parcel is used for surface parking lot	The parcel consists of a large commercial shopping center with various tenants that is more than 55 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the north. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
774	5773-014-001	Yes	305 1ST AVE	FOOTHILL FEDERAL CREDIT UNION	MU	MU	No	No	No	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel is entirely dedicated to surface parking	Since this parcel consists entirely of surface parking, this site could realistically turn over into a higher intensity use. It is bordered on the east by residential uses.
774	5773-014-002	Yes	305 1ST AVE	FOOTHILL FEDERAL CREDIT UNION	MU	MU	No	No	No	0	0.5	Yes	24	40	Mixed-Use Upzone	19	19	5	3	11	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial bank structure that is more than 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east. The property is along a busy corridor which would be suitable to develop into residential or mixed use. This site could realistically turn over into a higher intensity use.
776	5773-013-017	Yes	215 1ST AVE	HUANGJUN L CO TR	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is more than 80 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. The property is along a busy corridor which would be suitable to develop into residential or mixed use. This site could realistically turn over into a higher intensity use.
776	5773-013-016	Yes	255 1ST AVE	CROSS PROPERTY MANAGEMENT LLC	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is more than 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
776	5773-013-015	Yes	315 1ST AVE	CROSS PROPERTY MANAGEMENT LLC	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is more than 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
778	5779-001-017	Yes	415 1ST AVE	VELK PROPERTIES INC	MU	MU	No	No	No	1	0.2	No	24	40	Mixed-Use Upzone	7	6	2	1	3	This parcel contains one single-story commercial office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is more than 20 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
778	5779-001-016	Yes	419 1ST AVE	PISANO,JUDITH M TR	MU	MU	No	No	No	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story convenience/liquor store structure with approximately 70 percent of the parcel used for surface parking.	The parcel consists of one single-story convenience/liquor store structure that is almost 50 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
778	5779-001-015	Yes	423 1ST AVE	HESS RENTALS LLC	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story medical office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story medical office structure that is almost 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
779	5779-003-001	Yes	S 1st Ave and El Dorado St	HARTMAN,JAY L AND LYNDIA J TRS	MU	MU	No	Yes	Yes	0	0.1	No	24	40	Mixed-Use Upzone	5	5	1	1	3	This parcel is entirely dedicated to surface parking.	Since this parcel consists entirely of surface parking, this site could realistically turn over into a higher intensity use. It is bordered on the east by residential uses.
779	5779-003-003	Yes	414 1ST AVE	WILSON,CLAYTON AND ELAINE TRS	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story commercial office structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is almost 50 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east. This site could realistically turn over into a higher intensity use.

779	5779-003-002	Yes	420 S 1ST AVE	HARTMAN,JAY L AND LYNDA J TRS	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story potentially vacant restaurant structure with approximately 750 percent of the parcel used for surface parking.	The parcel consists of one single-story potentially vacant restaurant structure that is over 60 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east and a surface parking lot to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
780	5779-003-035	Yes	400 S 1ST AVE	MYRDAHL,GARRY L AND VIVIAN A TRS	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story commercial office structure with approximately 75 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is almost 50 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east. This site could realistically turn over into a higher intensity use.
780	5779-003-034	Yes	404 S 1ST AVE	FU WAH YU AND	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story commercial structure and a potential single-family home with approximately 40 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure and a potential single-family home that are over 90 years old. Additionally, 40 percent of the parcel is being utilized for surface parking. The property bordered by residential uses to the east. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
780	5779-003-033	Yes	406 S 1ST AVE	406 S FIRST AVE ASSOCIATES LLC	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	6	6	2	1	3	This parcel contains one single-story commercial office structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east. This site could realistically turn over into a higher intensity use.
781	5779-011-018	Yes	501 S 1ST AVE	GOURLEY,ROBERT D TR	MU	MU	No	No	No	0	0.3	No	24	40	Mixed-Use Upzone	13	13	3	2	8	This parcel contains one single-story commercial office structure with approximately 30 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 65 years old. Additionally, 30 percent of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
781	5779-011-017	Yes	511 S 1ST AVE	YIP,ALVIN AND	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story commercial office structure with approximately 30 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 60 years old. Additionally, 30 percent of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
799	5773-002-035	Yes	401 N 1ST AVE	JPM5 LLC	C-M	C	No	No	No	0	0.5	Yes	0	64	Downtown Mixed Use Overlay	31	31	8	5	18	This parcel contains one single-story mixed-use structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of two single-story commercial/industrial structures that are over 40 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the north and west. This site could realistically turn over into a higher intensity use.
782	5779-010-033	Yes	500 S 1ST AVE	UNIVERSAL FUNERAL CHAPEL LLC	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story mixed-use structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story mixed-use structure that is over 65 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
782	5779-010-032	Yes	506 S 1ST AVE	UNIVERSAL FUNERAL CHAPEL LLC	MU	MU	No	Yes	Yes	1	0.3	No	24	40	Mixed-Use Upzone	12	11	3	2	6	This parcel contains one single-story commercial office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 80 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
782	5779-010-031	Yes	116 ELDORADO ST	Information not Available	R-3	HDR	No	No	Yes	0	0.2	No	32	40	Mixed-Use Upzone	7	7	2	1	4	This parcel is entirely dedicated to surface parking.	Since this parcel consists entirely of surface parking, this site could realistically turn over into a higher intensity use. It is bordered on all sides by residential uses.
798	5773-002-052	No	25 LA PORTE ST	DORIS J SARKISIAN	C-M	C	No	No	No	0	0.3	No	0	64	Downtown Mixed Use Overlay	22	22	6	3	13	This parcel contains one single-story commercial office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 40 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by higher density residential uses to the east, west, and north. This site could realistically turn over into a higher intensity use.
783	5779-011-016	Yes	515 S 1ST AVE	WU,FRANK C AND TRACY S	MU	MU	No	No	No	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story dentist office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of over 85 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
783	5779-011-015	Yes	519 S 1ST AVE	JAY AND DEE INVESTMENTS LLC	MU	MU	No	No	No	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story commercial office structure with approximately 70 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 80 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.

783	5779-011-014	Yes	523 S 1ST AVE	FIRST ARCADIA LLC	MU	MU	No	Yes	Yes	1	0.2	No	24	40	Mixed-Use Upzone	6	5	1	1	3	This parcel contains one single-story dentist office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story dentist office structure that is almost 95 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
784	5779-010-003	Yes	512 S 1ST AVE	GARCIA,EDWARD G AND BEATRICE TRS	MU	MU	No	No	No	0	0.1	No	24	40	Mixed-Use Upzone	3	3	1	0	2	This parcel contains one single-story commercial office structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east and north. This site could realistically turn over into a higher intensity use.
784	5779-010-002	Yes	516 S 1ST AVE	1045 FTL PROPERTIES LLC	MU	MU	No	No	No	0	0.1	No	24	40	Mixed-Use Upzone	3	3	1	0	2	This parcel contains a single two-story commercial office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of a single two-story commercial office structure that is almost 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east. This site could realistically turn over into a higher intensity use.
784	5779-010-001	Yes	518 S 1ST AVE	CRUPI,ROCCO F CO TR	MU	MU	No	No	No	0	0.3	No	24	40	Mixed-Use Upzone	12	12	3	2	7	This parcel contains one single-story commercial office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the east and south. This site could realistically turn over into a higher intensity use.
785	5779-012-017	Yes	601 S 1ST AVE	ARCADIA BOARD OF REALTORS	MU	MU	No	No	No	1	0.3	No	24	40	Mixed-Use Upzone	13	12	3	2	7	This parcel contains one single-story commercial office structure with approximately 70 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial office structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
785	5779-012-016	Yes	611 S 1ST AVE	PATEL,DILIP S AND SHARDA D TRS	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story dentist office structure with approximately 70 percent of the parcel used for surface parking.	The parcel consists of one single-story dentist office structure that is almost 65 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
786	5779-014-020	Yes	803 S 1ST AVE	LEE,NANCY	MU	MU	No	Yes	Yes	1	0.2	No	24	40	Mixed-Use Upzone	6	5	1	1	3	This parcel contains one single-story single-family residential home.	The parcel consists of one single-story single-family residential home that is almost 80 years old. The property is bordered by residential uses to the west and north. This site could realistically turn over into a higher density use.
786	5779-014-021	Yes	805 S 1ST AVE	LEE,NANCY	MU	MU	No	Yes	Yes	1	0.1	No	24	40	Mixed-Use Upzone	5	4	1	1	2	This parcel contains one single-story single-family residential home.	The parcel consists of one single-story single-family residential home that is almost 80 years old. The property is bordered by residential uses to the west and north. This site could realistically turn over into a higher density use.
786	5779-014-033	Yes	815 S 1ST AVE	KOEPER,KEVIN J TR ET AL	MU	MU	No	No	No	0	0.3	No	24	40	Mixed-Use Upzone	10	10	3	2	5	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is almost 50 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is bordered by residential uses to the west and north. This site could realistically turn over into a higher intensity use.
786	5779-014-018	Yes	817 S 1ST AVE	MINADEO,ANTHONY AND WENDE TRS	MU	MU	No	No	No	0	0.1	No	24	40	Mixed-Use Upzone	5	5	1	1	3	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 40 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
786	5779-014-019	Yes	823 S 1ST AVE	MULLER INVESTMENTS LLC	MU	MU	No	No	No	1	0.2	No	24	40	Mixed-Use Upzone	6	5	1	1	3	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is almost 40 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is bordered by residential uses to the west. This site could realistically turn over into a higher intensity use.
787	5779-016-006	Yes	816 S 1ST AVE	WANG,QING H	MU	MU	No	Yes	Yes	1	0.2	No	24	40	Mixed-Use Upzone	6	5	1	1	3	This parcel contains two single-story single-family residential homes.	The parcel consists of two single-story single-family residential homes that are over 80 years old. The property is bordered by residential uses to the south. This site could realistically turn over into a higher density use.
787	5779-016-005	Yes	820 S 1ST AVE	KU,LEMUEL AND CATHY	MU	MU	No	Yes	Yes	0	0.1	No	24	40	Mixed-Use Upzone	5	5	1	1	3	This parcel contains one single-story single-family residential home.	The parcel consists of one single-story single-family residential home that is over 80 years old. The property is bordered by residential uses to the north. This site could realistically turn over into a higher density use.

787	5779-016-004	Yes	824 S 1ST AVE	HILDRETH, BRUCE AND SONNIE	MU	MU	No	Yes	Yes	0	0.1	No	24	40	Mixed-Use Upzone	5	5	1	1	3	This parcel contains one single-story commercial structure with approximately 75 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is bordered by residential uses to the north. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
790	8573-001-001	Yes	174 W LIVE OAK AVE	GOLDIN, STEVEN W TR	C-M	C/LI	No	No	No	0	0.2	No	0	48	Las Tunas Residential Flex Overlay	11	11	3	2	6	This parcel contains one single-story commercial structure with approximately 75 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is almost 65 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. This site could realistically turn over into a higher intensity use.
790	8573-001-004	Yes	166 W LIVE OAK AVE	GOLDIN, STEVEN W TR	C-M	C/LI	No	No	No	0	0.2	No	0	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is almost 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
790	8573-001-005	Yes	164 W LIVE OAK AVE	LIU, SHINN C AND	C-M	C/LI	No	No	No	0	0.2	No	0	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	This parcel contains a single two-story office structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of a single two-story office structure that is over 20 years old. Additionally, 60 percent of the parcel is being utilized for surface parking. The property is bordered by residential uses to the south. The property is along a busy corridor which would be suitable to develop into residential or mixed use. This site could realistically turn over into a higher intensity use.
790	8573-001-006	Yes	158 W LIVE OAK AVE	NOCERO, JOHN R AND CHRISTINE TRS	C-M	C/LI	No	No	No	0	0.1	No	0	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	This parcel contains one single-story commercial structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
790	8573-001-007	Yes	154 W LIVE OAK AVE	ALEXANDER, SAM A AND MARY F TRS	C-M	C/LI	No	No	No	0	0.1	No	0	48	Las Tunas Residential Flex Overlay	6	6	2	1	3	This parcel contains one single-story light industrial structure with approximately 50 percent of the parcel used for surface parking and storage space.	The parcel consists of one single-story auto repair structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking and storage space. The property is bordered by residential uses to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
790	8573-001-026	Yes	170 W LIVE OAK AVE	GOLDIN, STEVEN W TR	C-M	C/LI	No	No	No	0	0.1	No	0	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking and storage space.	The parcel consists of one single-story commercial structure that is over 75 years old. Additionally, a majority of the parcel is being utilized for surface parking and storage space. The property is bordered by residential uses to the south. The property is along a busy corridor which would be suitable to develop into residential or mixed use. This site could realistically turn over into a higher intensity use.
791	8573-013-044	Yes	88 W LIVE OAK AVE	ERICAL LLC	C-M	C/LI	No	No	No	0	0.2	No	0	48	Las Tunas Residential Flex Overlay	11	11	3	2	6	This parcel contains a single two-story commercial structure with approximately 30 percent of the parcel used for surface parking.	The parcel consists of a single two-story underutilized warehouse, distribution, and storage structure that is over 80 years old. Additionally, 30 percent of the parcel is being utilized for surface parking. The property is bordered by residential uses to the south. The property is along a busy corridor which would be suitable to develop into residential or mixed use. This site could realistically turn over into a higher intensity use.
791	8573-013-045	Yes	84 W LIVE OAK AVE	ARELLANO, SAMUEL M AND LOLA F TRS	C-M	C/LI	No	No	No	0	0.1	No	0	48	Las Tunas Residential Flex Overlay	6	6	2	1	3	This parcel contains one single-story commercial structure with approximately 20 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 70 years old. Additionally, 20 percent of the parcel is being utilized for surface parking. The property is bordered by residential uses to the south. The property is along a busy corridor which would be suitable to develop into residential or mixed use. This site could realistically turn over into a higher intensity use.

791	8573-013-047	Yes	80 W LIVE OAK AVE	GLOBAL SKYLINE INVESTMENT GROUP	C-M	C/LI	No	No	No	0	0.3	No	0	48	Las Tunas Residential Flex Overlay	15	15	4	2	9	This parcel contains one single-story commercial structure with approximately 75 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
791	8573-013-048	Yes	68 W LIVE OAK AVE	POCHAN,CHU AND	C-M	C/LI	No	No	No	0	0.2	No	0	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	This parcel contains one single-story commercial structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
792	5789-021-013	Yes	111 E LIVE OAK AVE	KELLY,DAVID L AND JEAN R TRS	C-O	C	No	No	No	0	0.5	Yes	0	40	Live Oak Residential Flex Overlay	19	19	5	3	11	This parcel contains one single-story dentist office structure with approximately 70 percent of the parcel used for surface parking.	The parcel consists of one single-story dentist office structure that is almost 70 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property bordered by residential uses to the north. This site could realistically turn over into a higher intensity use.
792	5789-021-019	Yes	67 E LIVE OAK AVE	CHU,FRANKY Y AND LINDA C J TRS	C-O	C	No	No	No	0	0.3	No	0	40	Live Oak Residential Flex Overlay	12	12	3	2	7	This parcel contains one two-story office structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one two-story office structure that is over 30 years old. Additionally, a majority of the parcel is being utilized for surface parking or loading zones. The property is bordered by residential uses to the west and north. This site could realistically turn over into a higher intensity use.
793	8573-024-001	Yes	100 E LIVE OAK AVE	B AND W XIU LLC	MU	MU	No	No	No	1	0.4	No	24	40	Mixed-Use Upzone	16	15	4	2	9	This parcel contains one single-story structure used for educational purposes with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story structure that is over 40 years old. Additionally, a majority of the parcel is being utilized for surface parking or open space. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. This site could realistically turn over into a higher intensity use.
793	8573-024-002	Yes	108 E LIVE OAK AVE	LIVE OAK DEVELOPMENT I LLC	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	8	8	2	1	5	This parcel contains one single-story commercial structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking or open space. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
793	8573-024-003	Yes	114 E LIVE OAK AVE	CHOU,DEE TR	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	7	7	2	1	4	This parcel contains one single-story commercial structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one single-story commercial structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking or open space. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the south. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
793	8573-024-004	Yes	118 E LIVE OAK AVE	WORTHY,PARKER JR AND RUTH TRS	MU	MU	No	Yes	Yes	0	0.2	No	24	40	Mixed-Use Upzone	8	8	2	1	5	This parcel contains one single-story commercial structure with approximately 60 percent of the parcel used for surface parking.	The parcel consists of one potentially vacant single-story commercial structure that is over 70 years old. Additionally, a majority of the parcel is being utilized for surface parking or open space. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property bordered by residential uses to the south a vacant lot to the east which can also redevelop into residential uses. This site could realistically turn over into a higher intensity use.
794	5790-027-030	Yes	211 E LIVE OAK AVE	LIANG,GARY	C-G	C	No	No	No	0	0.2	No	0	40	Live Oak Residential Flex Overlay	8	8	2	1	5	This parcel contains one single-story restaurant structure with approximately 75 percent of the parcel used for surface parking.	The parcel consists of one single-story education structure that is over 55 years old. Additionally, a majority of the parcel is being utilized for surface parking or open space. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property bordered by residential uses to the north. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.

795	5790-028-028	Yes	325 E LIVE OAK AVE	ONUBBY LLC	C-G	C	No	No	No	0	0.5	Yes	0	40	Live Oak Residential Flex Overlay	19	19	5	3	11	This parcel contains one single-story education structure with approximately 50 percent of the parcel used for surface parking or open space.	The parcel consists of one single-story education structure that is almost 60 years old. Additionally, a majority of the parcel is being utilized for surface parking or open space. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the east and north. This site could realistically turn over into a higher intensity use.
795	5790-028-032	Yes	303 E LIVE OAK AVE	YEUNG, AMELIA S TR	C-G	C	No	No	No	0	0.3	No	0	40	Live Oak Residential Flex Overlay	10	10	3	2	5	This parcel contains one single-story insurance office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story office structure that is almost 50 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property bordered by residential uses to the north. This site could realistically turn over into a higher intensity use.
795	5790-028-033	Yes	311 E LIVE OAK AVE	SABATELLA, VERA A TR	C-G	C	No	No	No	0	0.2	No	0	40	Live Oak Residential Flex Overlay	9	9	2	1	6	This parcel contains one single-story medical office structure with approximately 50 percent of the parcel used for surface parking.	The parcel consists of one single-story office structure that is over 55 years old. Additionally, a majority of the parcel is being utilized for surface parking. The property is along a busy corridor which would be suitable to develop into residential or mixed use. The property is bordered by residential uses to the north. The land value ratio is less than one, indicating potential for developer interest. This site could realistically turn over into a higher intensity use.
796	5773-003-036	No	119 LA PORTE ST	RMK 2 PARTNERSHIP	C-M	C	No	No	No	0	0.5	Yes	0	64	Downtown Mixed Use Overlay	34	34	9	5	20	This parcel contains one two-story office structure with approximately 50 percent of the parcel used for surface parking or loading zones.	The parcel consists of two two-story office structures that are over 30 years old. Additionally, a majority of the parcel is being utilized for surface parking or loading zones. The property is bordered by residential uses to the north. This site could realistically turn over into a higher intensity use.
797	5773-003-037	No	135 LA PORTE ST	PLOTKIN JAMES R INC	C-M	C	No	No	No	0	0.4	No	0	64	Downtown Mixed Use Overlay	22	22	6	3	13	This parcel contains two two-story industrial structures with approximately 50 percent of the parcel used for surface parking or loading zones.	The parcel consists of only one two-story office structure that is over 30 years old. Additionally, a majority of the parcel is being utilized for surface parking or loading zones. The property is bordered by residential uses to the north, southeast, and directly to the east. This site could realistically turn over into a higher intensity use.