



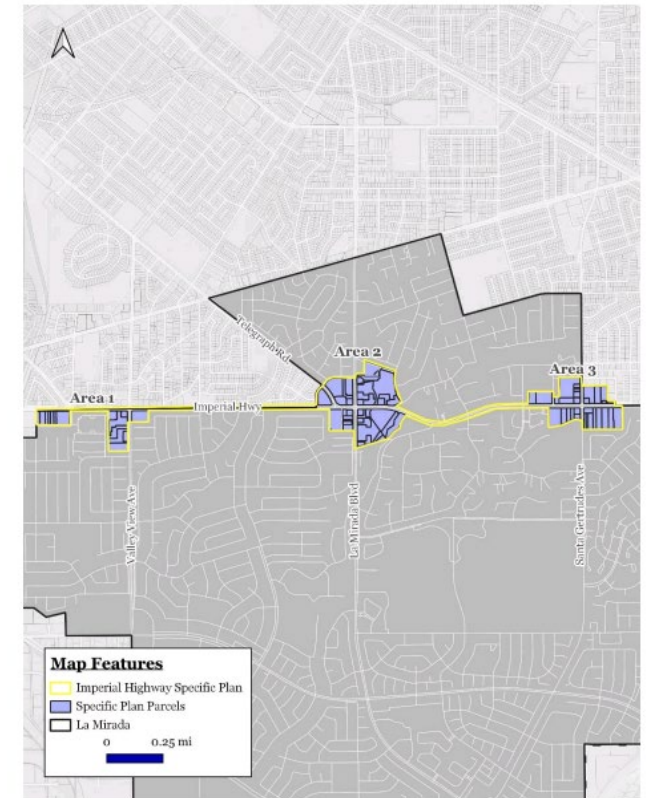
# Existing Housing Sites

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Housing Element 6<sup>th</sup> Cycle – 2021-2029

# Imperial Highway Specific Plan (IHSP)

- Three Planning Areas
- Maximum Allowed Density per Area:
  - Area 1: 45 DU/AC
  - Area 2: 15 DU/AC
  - Area 3: 15 DU/AC



**EXHIBIT 19**  
**IMPERIAL HIGHWAY CORRIDOR SPECIFIC PLAN**  
SOURCE: CITY OF LA MIRADA

# IHSP Planning Area 1

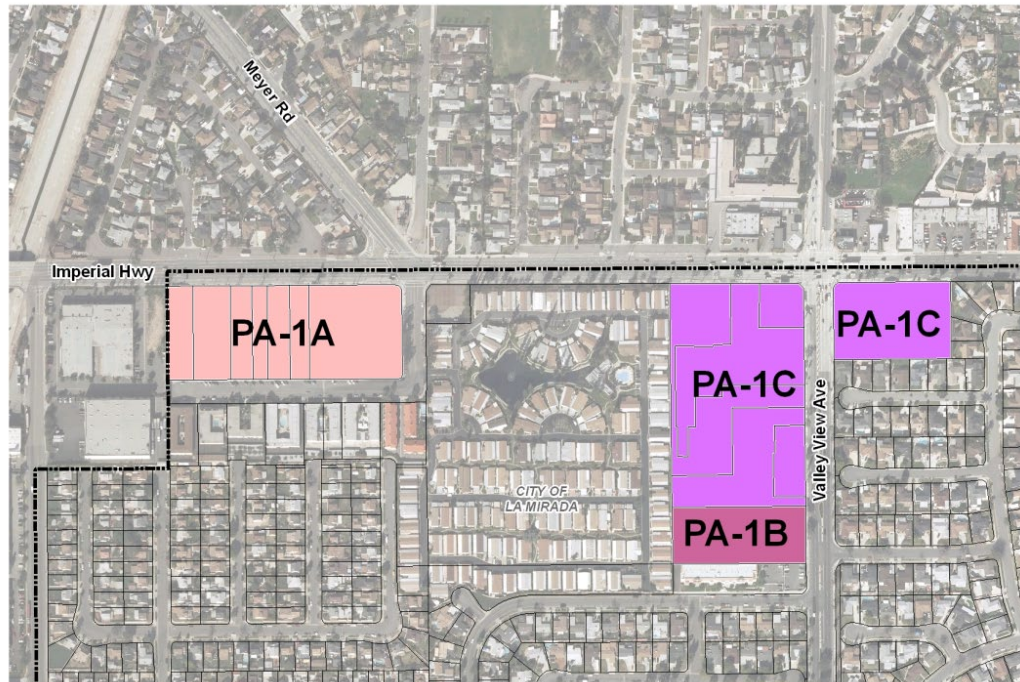
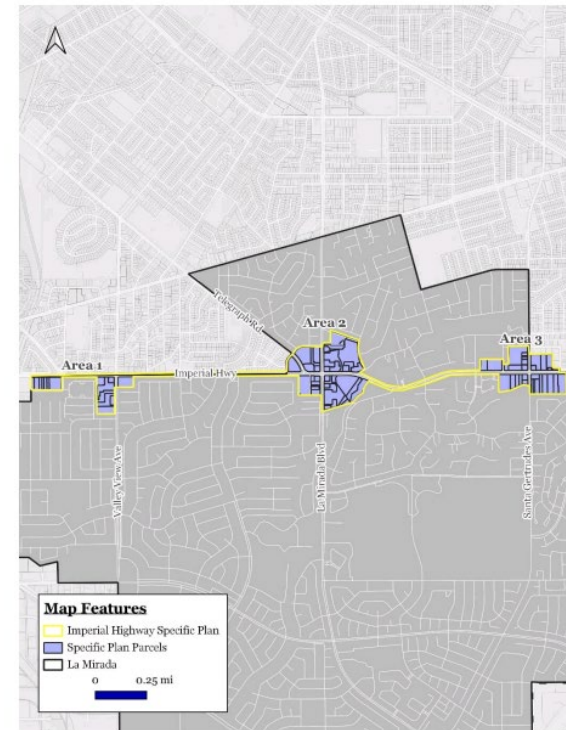
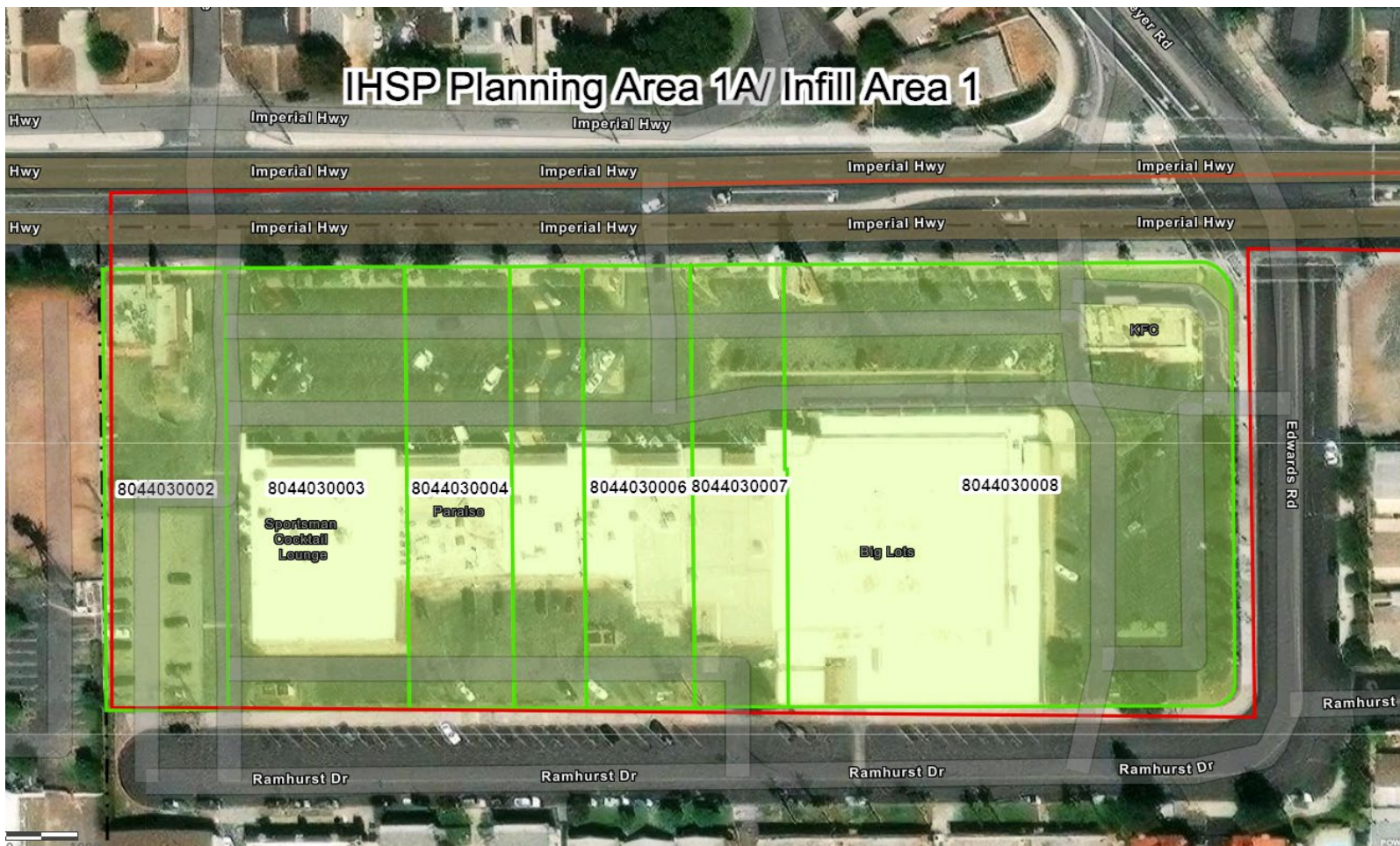


Exhibit 6-1: Planning Area One



**EXHIBIT 19**  
**IMPERIAL HIGHWAY CORRIDOR SPECIFIC PLAN**  
SOURCE: CITY OF LA MIRADA





## IHSP Planning Area 1A/Infill Area 1

### Allowed Use:

- Mixed-Use
- Senior Housing
- Multi-Family

**Required Zone Change: No**

**Max Potential for Area: 149 DU**

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
1	8044-030-002	IHSP/MUO/SHO	restaurant- jims burger	0.62	45	0.6	16
2	8044-030-003	IHSP/MUO/SHO	sports lounge	0.91	45	0.6	24
3	8044-030-004	IHSP/MUO/SHO	food, juice bar, laundry	0.53	45	0.6	14
4	8044-030-005	IHSP/MUO/SHO	t-mobile	0.36	45	0.6	9
5	8044-030-006	IHSP/MUO/SHO	restaurant/pizza	0.55	45	0.6	14
6	8044-030-007	IHSP/MUO/SHO	dollar tree	0.47	45	0.6	12
7	8044-030-008	IHSP/MUO/SHO	big lots- closed	2.26	45	0.6	60





## IHSP Planning Area 1C

**Allowed Use:**  
Mixed-Use

**Required Zone Change:** No

**Max Potential for Area:** 206 DU

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
8	8044-031-022	IHSP	office and retail (gym, discount store, beauty, pizza)	2.49	45	0.6	67
10	8044-031-001	IHSP	gas station	0.51	45	0.6	13
11	8044-031-021	IHSP	crunch fitness	1.79	45	0.6	48
12	8044-031-020	IHSP	donuts	0.58	45	0.6	15
14	8042-001-013	IHSP	Retail and Commercial (restaurants, liquor store, pizza, nails, groomer)	2.34	45	0.6	63



# IHSP Planning Area 2

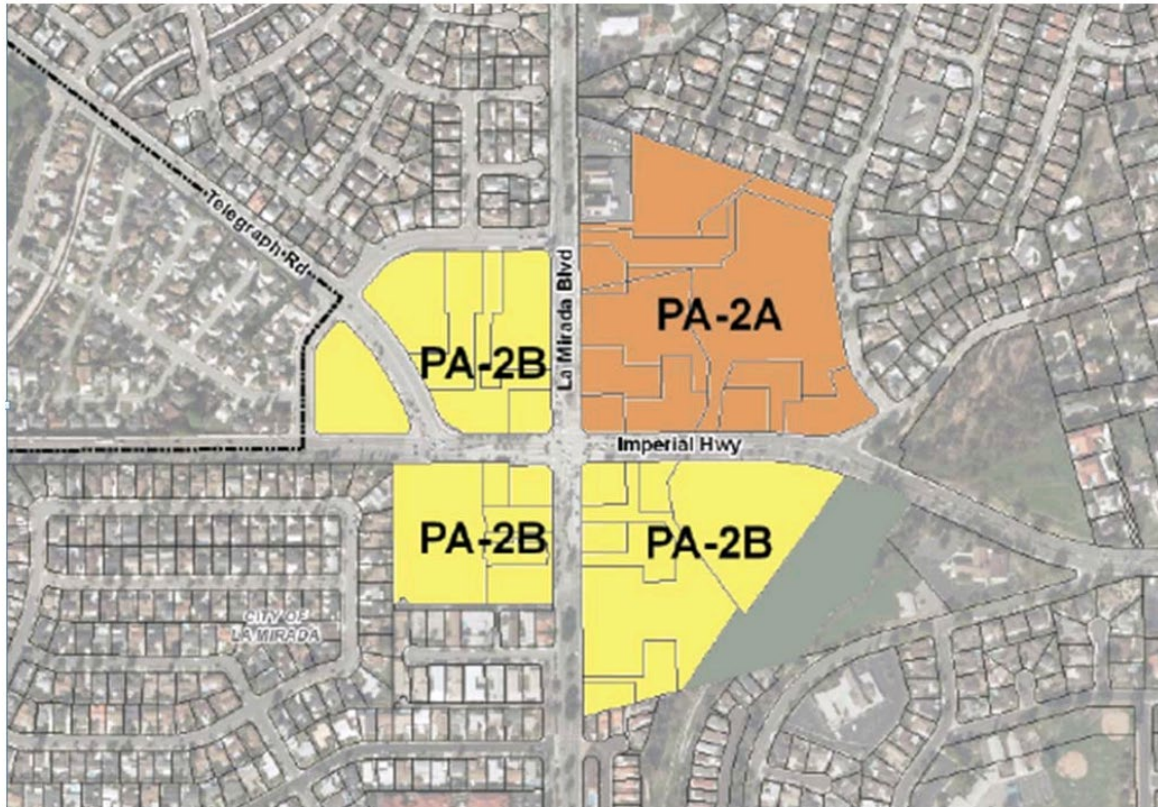
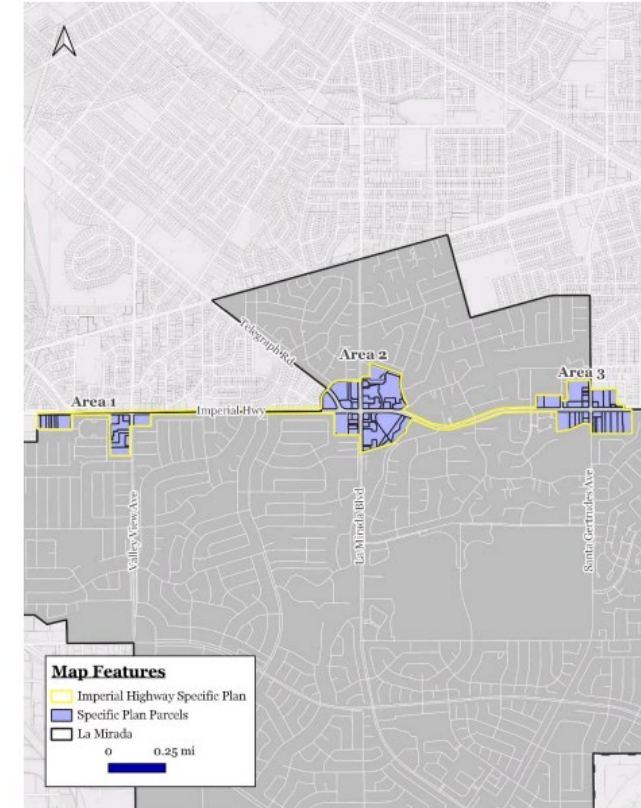


Exhibit 6-2: Planning Area Two



**EXHIBIT 19**  
**IMPERIAL HIGHWAY CORRIDOR SPECIFIC PLAN**  
SOURCE: CITY OF LA MIRADA





**IHSP Planning Area 2A**

**Allowed Use:**

- Duplex
- Live-Work
- Senior Housing

**Required Zone Change: No**

**Max Potential for Area: 35 DU**

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
20	8034-008-027	IHSP	auto zone and parking	0.92	15	0.6	8
21	8034-008-032	IHSP	gas station	0.45	15	0.6	4
22	8034-008-031	IHSP	retail (rental, nails, bikes)	1.10	15	0.6	9
23	8034-008-028	IHSP	del taco	0.57	15	0.6	5
25	8034-008-029	IHSP	american tire depot	1.02	15	0.6	9



# IHSP Planning Area 3

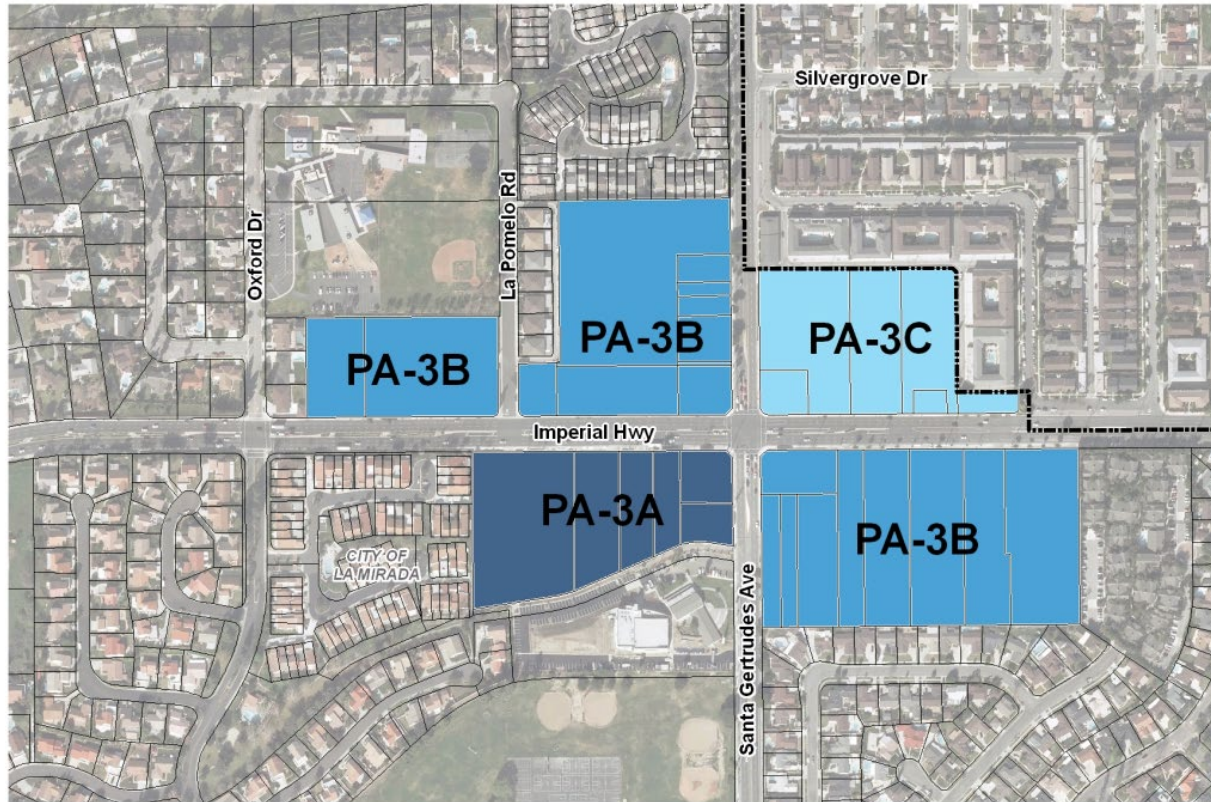
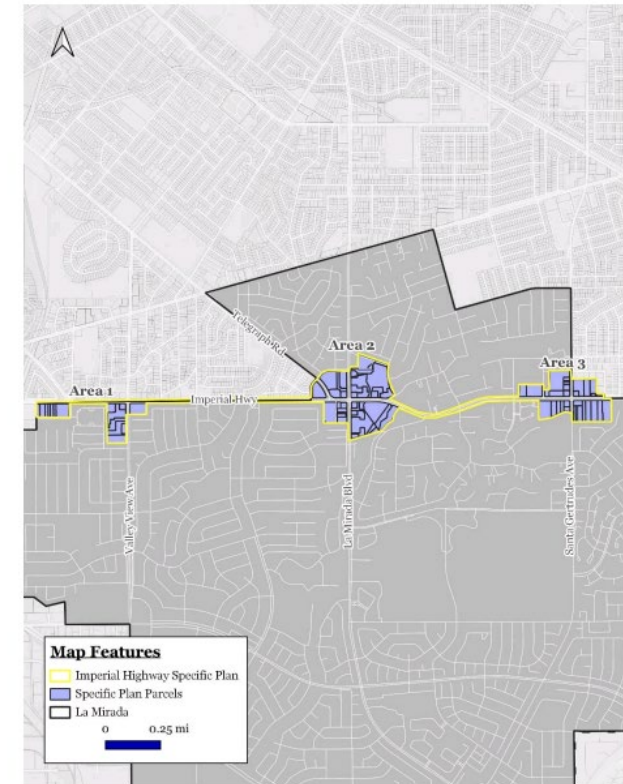
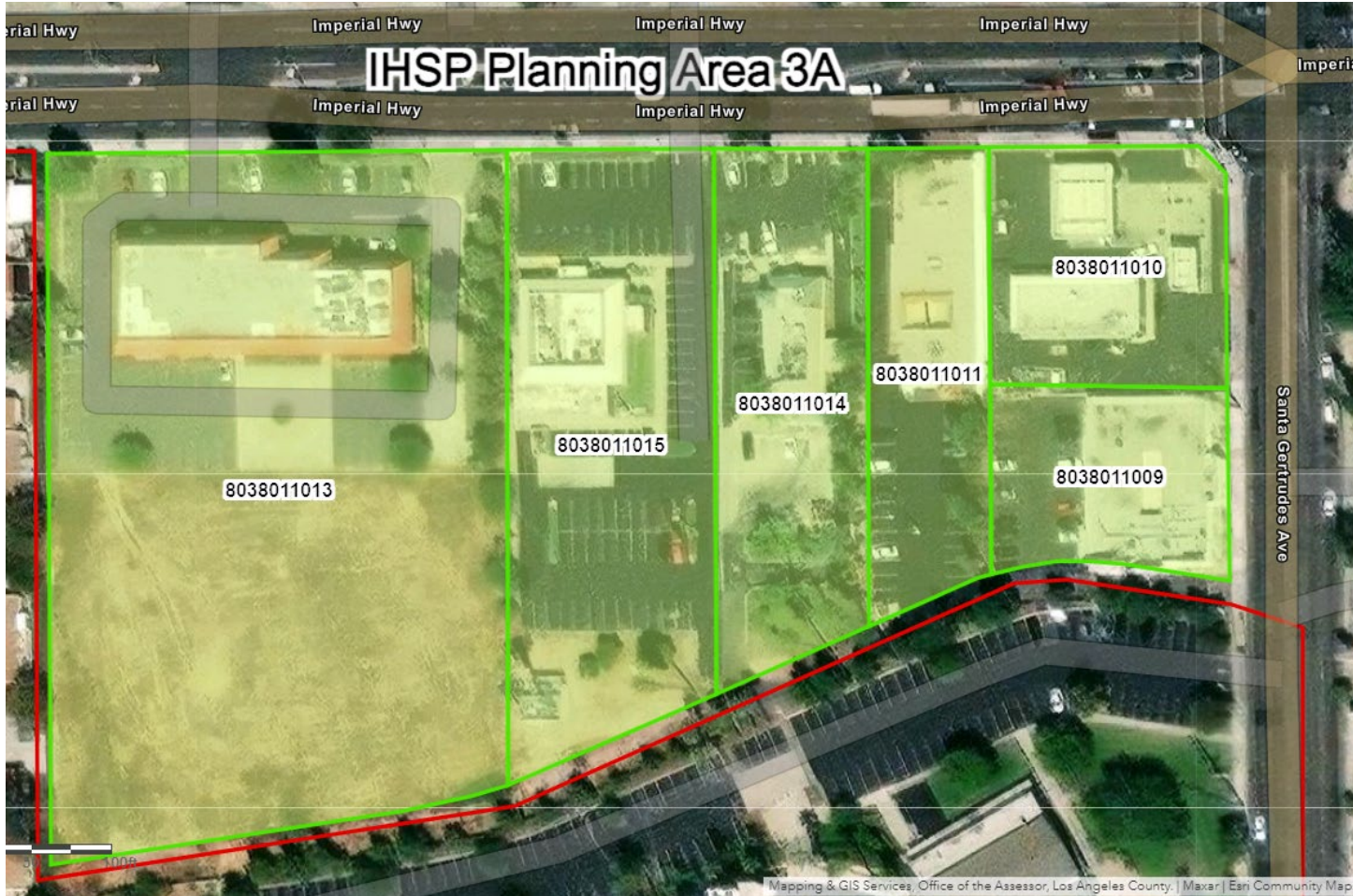


Exhibit 6-3: Planning Area Three



**EXHIBIT 19**  
**IMPERIAL HIGHWAY CORRIDOR SPECIFIC PLAN**  
SOURCE: CITY OF LA MIRADA





**IHSP Planning Area 3A**

**Allowed Use:**

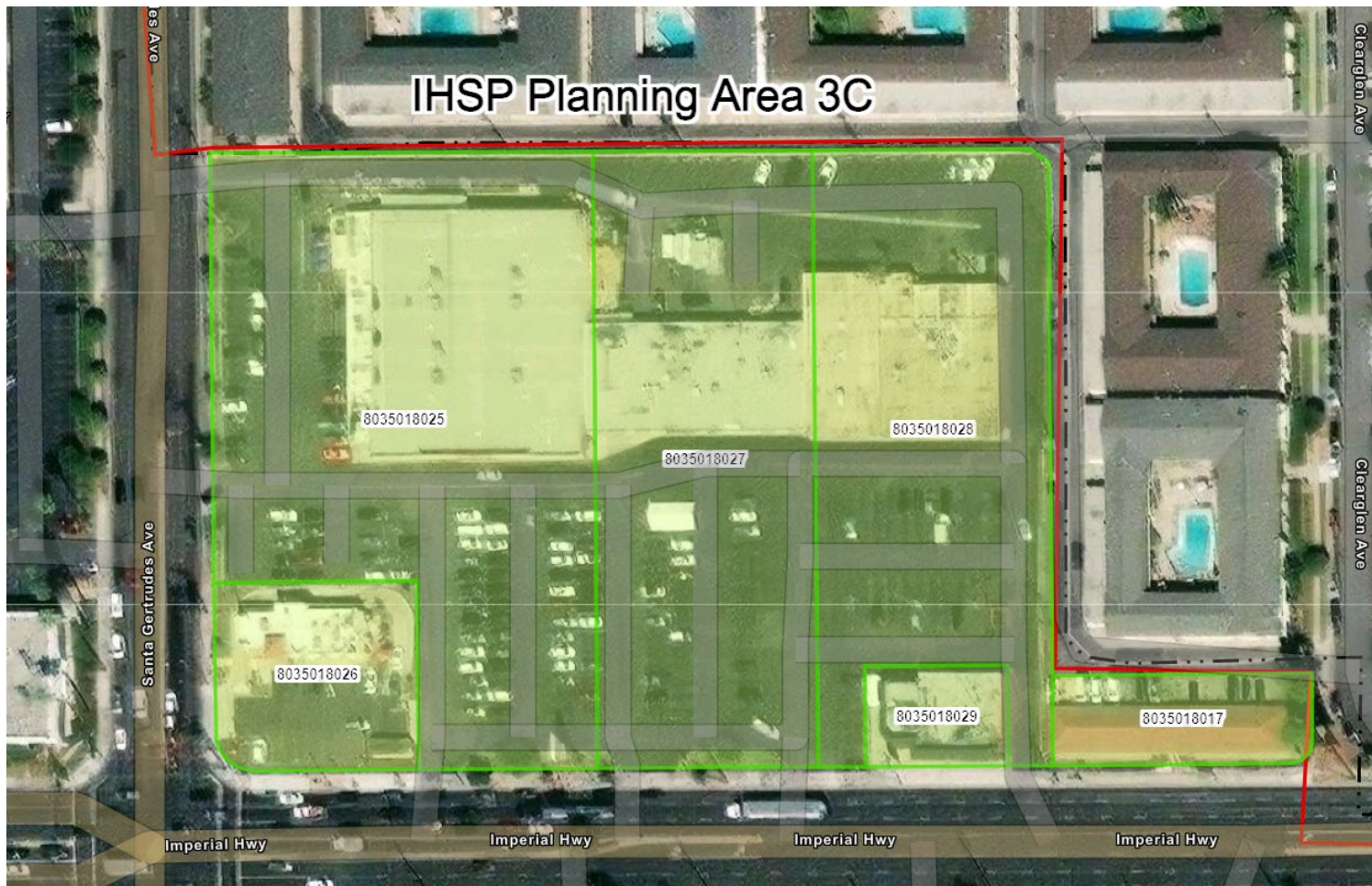
- Duplex
- Live-Work
- Mixed-Use
- Senior Housing

**Required Zone Change: No**

**Max Potential for Area: 50 DU**

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
26	8038-011-013	IHSP	office building	2.77	15	0.6	24
27	8038-011-015	IHSP	restaurant and parking	1.09	15	0.6	9
28	8038-011-014	IHSP	restaurant/FF	0.70	15	0.6	6
29	8038-011-011	IHSP	offices	0.49	15	0.6	4
30	8038-011-010	IHSP	gas station	0.50	15	0.6	4
31	8038-011-009	IHSP	offices	0.39	15	0.6	3





### IHSP Planning Area 3C

#### Allowed Use:

- Duplex
- Senior Housing

**Required Zone Change: No**

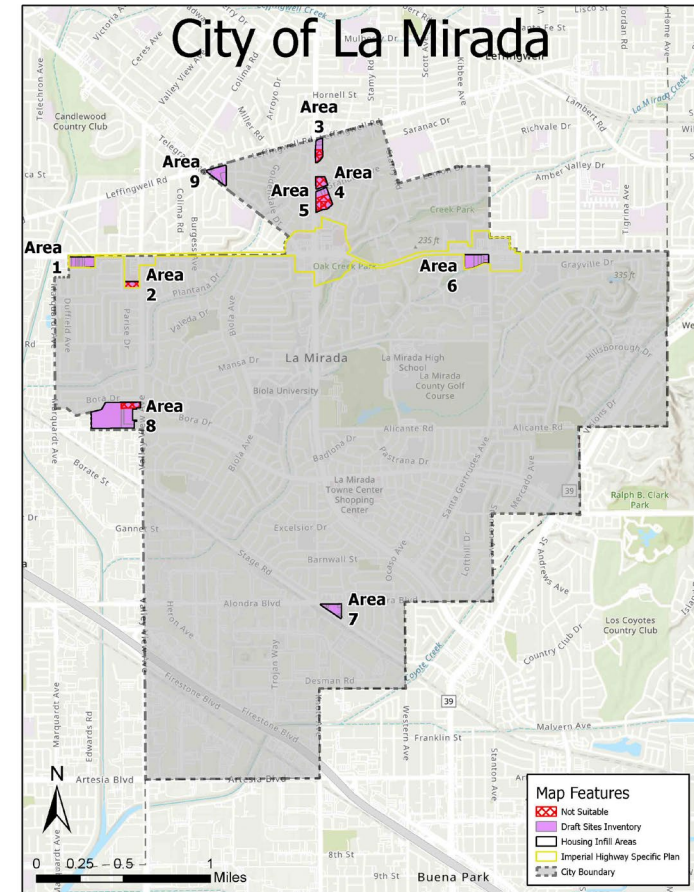
**Max Potential for Area: 47 DU**

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
32	8035-018-026	IHSP	Popeyes	0.38	15	0.6	3
33	8035-018-025	IHSP	Savers	2.01	15	0.6	18
34	8035-018-027	IHSP	retail (liquor store, nail salon, restaurant)	1.38	15	0.6	12
35	8035-018-028	IHSP	Gym, Juan Pollo restaurant	1.33	15	0.6	11
36	8035-018-029	IHSP	burger shop	0.15	15	0.6	1
37	8035-018-017	IHSP	medical office	0.24	15	0.6	2



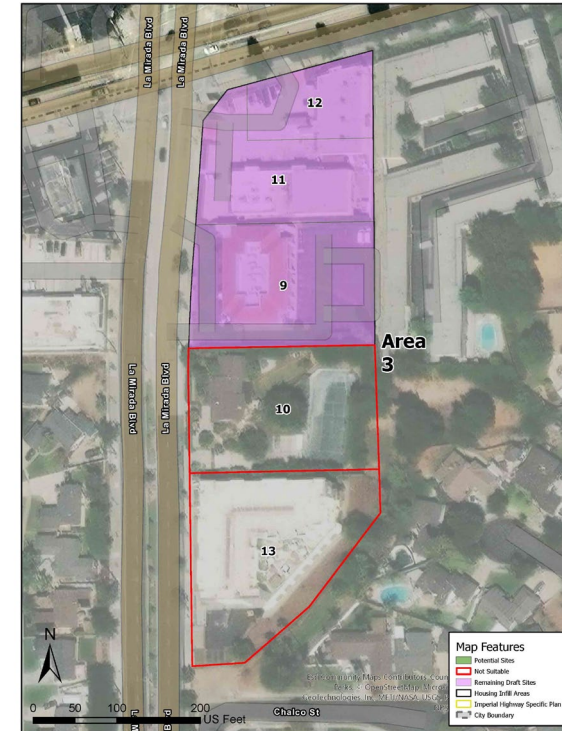
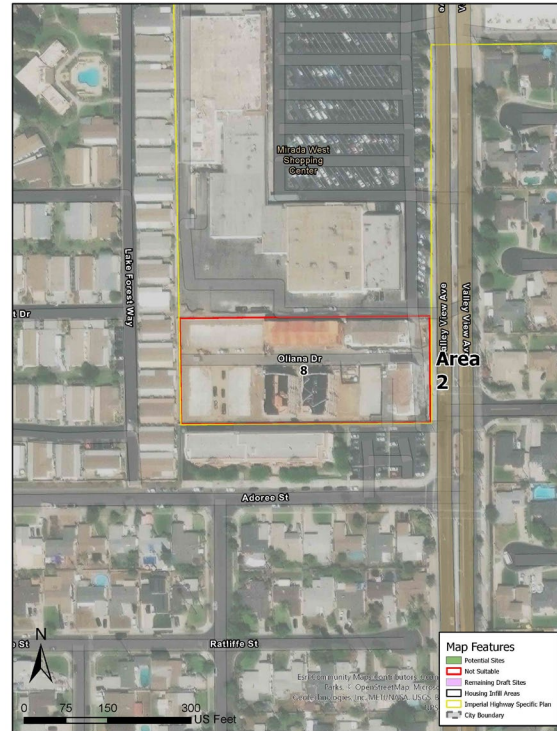
# Infill Area (1-9)

- Identified in Draft Housing Element
- Removed sites upon further analysis



# Infill Area (1-4)

- Infill Area 1 - same sites IHSP Area 1A
- Infill Area 2 – Site removed, recent project (Warmington – Paloma Project)
- Infill Area 3 – Two sites removed, not suitable (Single Family House with Tennis Court and new multi-family development (The Charlie))
- Infill Area 4 – Site removed; not suitable (Granada Heights Friends Church)





# Infill Area (5-9)

- Infill Area 5 – removed condo (Olive Walk) sites and nursing home
- Infill Area 6 – same as IHSP Planning Area 3A
- Infill Area 7 – Removed; Public storage; feasibility might be hard to document.
- Infill Area 8 – site removed; recent development - Laurel Walk
- Infill Area 9 – no change (99 Cent Shopping Center)







**Infill Area 3**

**Allowed Use:**  
Mixed-Use  
Multi-Family

**Required Zone Change:**  
No

**Max Potential for Area: 37 DU**

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
38	8040-006-045	C-1, MUO, SHO	circle K/carpet shop	0.30	40	0.6	7
39	8040-006-044	C-1, MUO, SHO	furniture shop	0.54	40	0.6	13
40	8040-006-038	C-1, MUO, SHO	church- used as offices	0.74	40	0.6	17





**Infill Area 5**

**Allowed Use:** Mixed-Use  
Multi-Family

**Required Zone Change:**  
No

**Max Potential Area:** 43 DU

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
44	8034-012-008	R-1 MUO/SHO	church offices	0.85	40	0.6	20
45	8034-012-007	R-1 MUO/SHO	parking	0.47	40	0.6	11
46	8034-012-006	R-1 MUO/SHO	parking	0.51	40	0.6	12





**Infill Area 8**

**Allowed Use: Multi-Family**

**Required Zone Change:  
No**

**Max Potential for Area: 350 DU**

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
88	8059-028-068	M-2/SHO	industrial use	3.32	30	0.6	59
89	8059-028-065	M-2/SHO	industrial use	1.89	30	0.6	33
90	8059-028-053	M-2/SHO	industrial use	14.35	30	0.6	258





## Infill Area 9

### Infill Area 9

#### Allowed Use:

Mixed-Use  
Multi-Family

#### Required Zone Change:

No

**Max Potential for Area: 84 DU**

Site Number	AIN	Zoning	Existing Use	Acres	Max Density	Adjustment factor	Potential Capacity
91	8032-001-001	C-1/MUO	restaurant	0.32	30	0.6	5
92	8032-001-002	C-1/MUO	parking	0.06	30	0.6	1
93	8032-001-003	C-1/MUO	99c, parking	3.16	30	0.6	56
94	8032-001-004	C-1/MUO	commercial-Mother's, restaurant, beauty	1.25	30	0.6	22