



LA MIRADA
HOUSING
FOR ALL

Housing Element Update

APPENDIX B
SITES INVENTORY

ADOPTED MARCH 12, 2024

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B.1 Introduction

The City has 56 units through projects under construction, approved or permitted that will be available during the RHNA projection period. The City also anticipates 120 Accessory Dwelling Units (ADUs) over the eight-year planning period. Accounting for these units, the City has a remaining RHNA of 1,786 units (895 lower income, 317 moderate income, and 574 above moderate income units) that the City must identify adequate sites for potential development.

The City can realistically accommodate 2,595 with its 6th Cycle sites inventory, which includes sites in the existing Imperial Highway Corridor Specific Plan, Infill Housing Program Areas and other newly identified sites that need to be rezoned (Table B-1). The City will rezone 27 sites with a capacity for 1,594 units to meet the shortfall and meet its 2021-2029 RHNA obligations.

The City will also rezone an additional eight parcels with a potential for 51 units (10 lower income, 30 moderate income, and 11 above moderate income) that provide additional opportunities for housing but will not count towards meeting its RHNA obligations.¹

Table B-1: RHNA Strategy Summary						
Income Level	Extremely Low Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate	Total
RHNA	317	317	342	320	666	1,962
ADUs	18	10	53	3	36	120
Projects	0	0	0	0	56	56
Remaining RHNA	299	307	289	317	574	1,786
Remaining RHNA*	895			317	574	1,786
6th Cycle Sites Inventory						
IHSP		175		65	247	487
Infill Areas		167		132	215	514
Potential New Sites		689		358	547	1,594
Commercial Properties		337		150	209	696
Industrial Properties		334		201	327	862
Faith-Based Properties		18		7	11	36
Total Sites Capacity		1,031		555	1,009	2,595
Surplus		136		238	435	
% Surplus		15%		75%	76%	

*Combining extremely-low, very low, and low income into “Lower Income” category.

B.2 Credits Toward RHNA

Because the RHNA uses June 30, 2021 as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units issued building permits or certificates of occupancy since June 30, 2021 toward their RHNA. This section describes the applicability of the credits, while later sections discuss the availability of land to address the remaining RHNA.

B.2.1 Potential ADUs

The City recognizes the importance of accessory dwelling units (ADUs) in serving as a resource for affordable housing in the City. The City remains committed to working with residents in the implementation of the ADU Ordinance consistent with State law. The City is proposing to implement an expanded Affordable Accessory Dwelling Unit Program (AADUP) that will promote the

¹ Commercial rezone site C7 (seven units) Industrial rezone Site I7 (nine units), Faith-Based sites FB2, FB3 (12 combined units) and FB 7 (10 units) and Residential Sites RES 1, RES 2, RES 3 (12 combined units). See B.3.6 **Rezone Sites** to Accommodate Shortfall for details.

development of ADUs for lower income tenants by rebating all planning and building fees to the applicant upon execution of a restrictive covenant whereby the applicant agrees to live on the property and only rent the ADU or primary residence to qualified low and very low-income tenants for the first 10 years.

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2022, the City issued 71 building permits for ADUs (Table B-2). As seen in Table B-2, the number of applications for ADUs is increasing as homeowners are made aware of the easing of the City’s requirements for constructing these units. Assuming this trend continues, the City expects to produce around 15 ADUs per year or 120 ADUs over the 8-year planning period. The City is already on track to meet this assumption since as of April 2023, it had already permitted nine units.

Year	Permitted
2018	6
2019	8
2020	9
2021	15
2022	33
Total	71
Average	14.2

The Southern California Association of Governments (SCAG) has issued guidance on the anticipated affordability of ADUs to determine which RHNA income categories they should be counted toward. Table B-3 shows the affordability level assumed for the expected 120 ADUs based on the SCAG Regional Accessory Dwelling Unit Affordability Analysis.

B.2.2 Pending, Approved, or Permitted Development

Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. Since the beginning of the projection period on June 30, 2021, the City has issued certificates of occupancy to one project (Laurel Walk) for 56 above moderate units.

With the anticipated ADUs and approved projects, the City can accommodate 176 units (Table B-3). The City must accommodate the remaining RHNA of 1,786 units with sites that are appropriately zoned and have near-term development potential (in the Imperial Highway Specific Plan and Infill Areas) and sites that can be rezoned to allow residential uses.

	Units by Income Category					
	EL	VL	Low	Mod	Above Mod	Total
Potential ADUs	18	10	53	3	36	120
Permitted Projects	0	0	0	0	56	56
Total Credits	18	10	53	3	92	176
Remaining RHNA Need ²	895		317		574	1,786

1. ADU Affordability Study by SCAG estimates the following income distribution for ADUs in Los Angeles County II: 15% extremely low, 8.5% very low, 44.6% low, 2.1% moderate, and 29.8% above moderate (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)
2. Combining EL/VL and Low income units into “Lower” income category.

B.3 Methodology for Selection of Sites

Problems related to the provision of the remaining RHNA units are exacerbated by the following factors:

- There are virtually no remaining parcels of vacant land in the City.
- The majority of the City is already zoned and developed with residential land uses. The industrial areas are concentrated in the southern portion of the City. Very little land is devoted to commercial uses, and these are located at key intersections in selected areas of the City.
- Compared to the surrounding communities, the proportion of La Mirada's land area devoted to residential development far exceeds other local communities.

As a result, the City is relying on sites identified as having the highest redevelopment potential within the Imperial Highway Specific Plan (IHSP), the Infill Areas in the Special Housing Overlay, and other sites within the City that need to be rezoned. The City reviewed local redevelopment trends to determine suitability of sites and realistic capacity.

B.3.1 Redevelopment Trends

The City has already seen development in sites within the IHSP and Special Housing Overlay over the past 5 years: Paloma (Warmington), The Charlie, Olive Walk, and Laurel Walk (Table B-4). All projects except Laurel Walk involved redeveloping sites with existing uses such as commercial buildings and paved parking (see Figure B-1 through Figure B-4). Laurel Walk once had a single-family home, but the structure was demolished around 2015 and remained vacant until the project was developed. These projects achieved about 60% of the maximum density allowed. Two of the projects were developed over multiple parcels (Olive Walk and Laurel Walk).

One key variation to note between La Mirada's recently developed sites and those of neighboring cities is the relatively high improvement to land value (ILV)² in two of the redeveloped properties. SCAG usually uses a 1:1 improvement to land ratio to determine the potential of sites to be redeveloped. However, while some buildings may have high improvement values, weak sales or business revenues due to the changing structure of the economy would render the existing uses of the properties irrelevant or less than competitive in the market. These are particularly true for shopping centers, strip retail uses, or restaurant uses with large parking lots. In La Mirada, for the two properties where a commercial or existing building was replaced with housing, the ILV was over 2.0. In La Mirada, a high ILV does not appear to be a constraint to redevelopment.

2 The ratio of a parcel's improvements' value to the land's value is referred to as the improvement to land value (ILV) ratio.

Table B-4: Recent Projects – La Mirada									
Area	Project Name	Acres	Units	Achieved du/ac	Maximum Density Allowed	Units	% Maximum Density	Finalized	Description
IHSP Area 1B/ Infill Area 2	Paloma (Warmington Residential)	1.98	39	19.7	45	39	44%	07/2022	Demolition of vacant 15,640-square-foot commercial building that was formerly occupied by National Lumber replaced with condos. FAR: 0.20 ILV (2018): 4.35 Year: 1989
Infill Area 3	The Charlie	0.85	28	32.9	40	28	82%	05/2021	Paved parking lot replaced with 28-unit apt complex with indoor co-working space/business center, lounge area, and mail room. FAR:0.2 ILV: 0 Year: Unknown
Infill Area 5	Olive Walk	2.7	33	12.2	40	33	31%	03/2018	Demolition of existing building and adjacent parking area and basketball court and replaced with 33 condos. FAR: 0.07 ILV: 2.34 Year: Unknown, at least before 1996. Multiple parcels.
Infill Area 8	Laurel Walk	2.3	56	24.3	30	56	81%	04/2022	Vacant lots replaced with 56-unit condos; involved consolidation. FAR:0.0 ILV: 0.0 Year: N/A Multiple parcels.

Figure B-1: Paloma (Warmington Residential) – Before (2019) and After (2023)

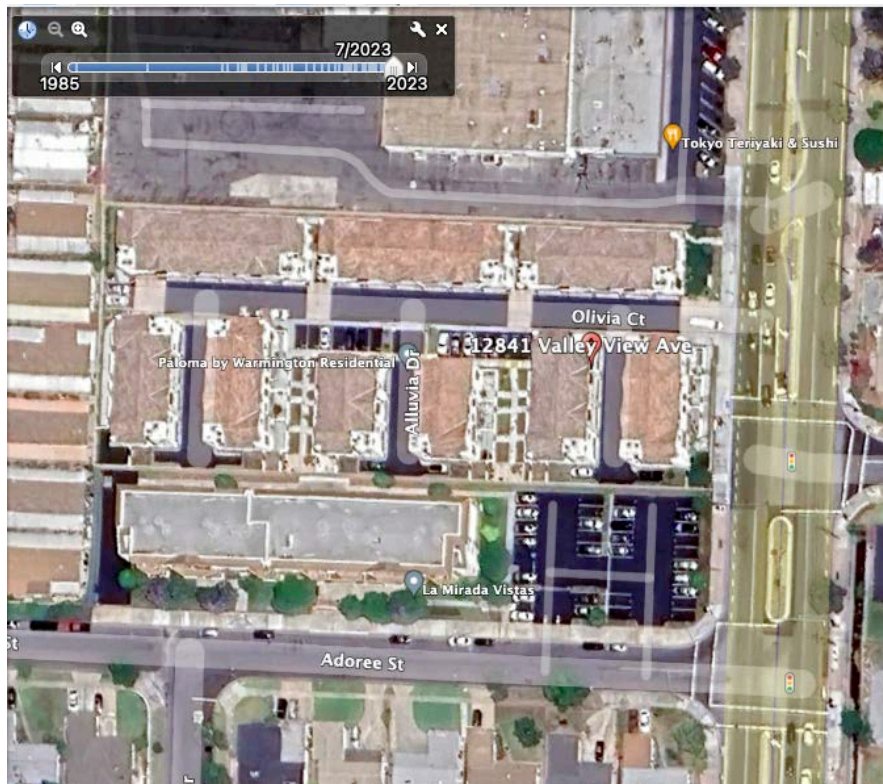
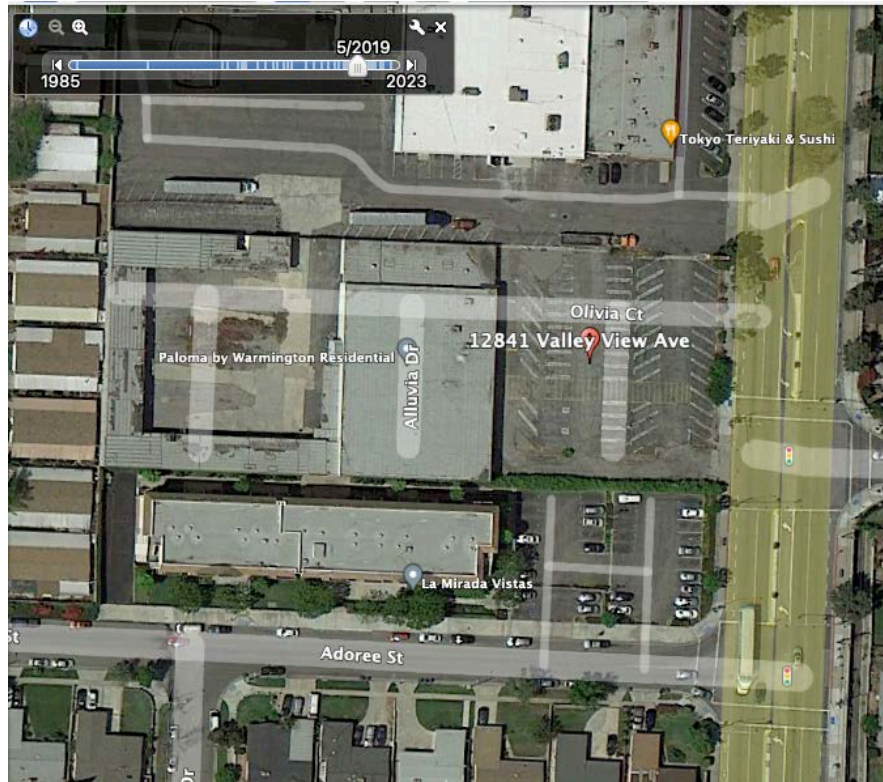


Figure B-2: The Charlie – Before (2021) and After (2023)

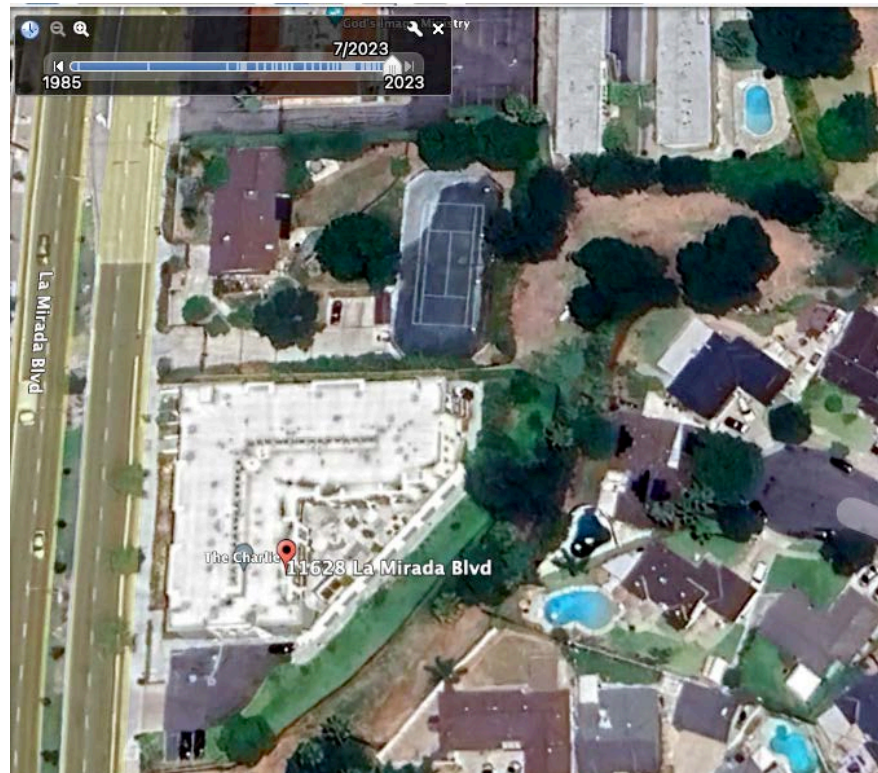


Figure B-3: Olive Walk – Before (2016) and After (2023)

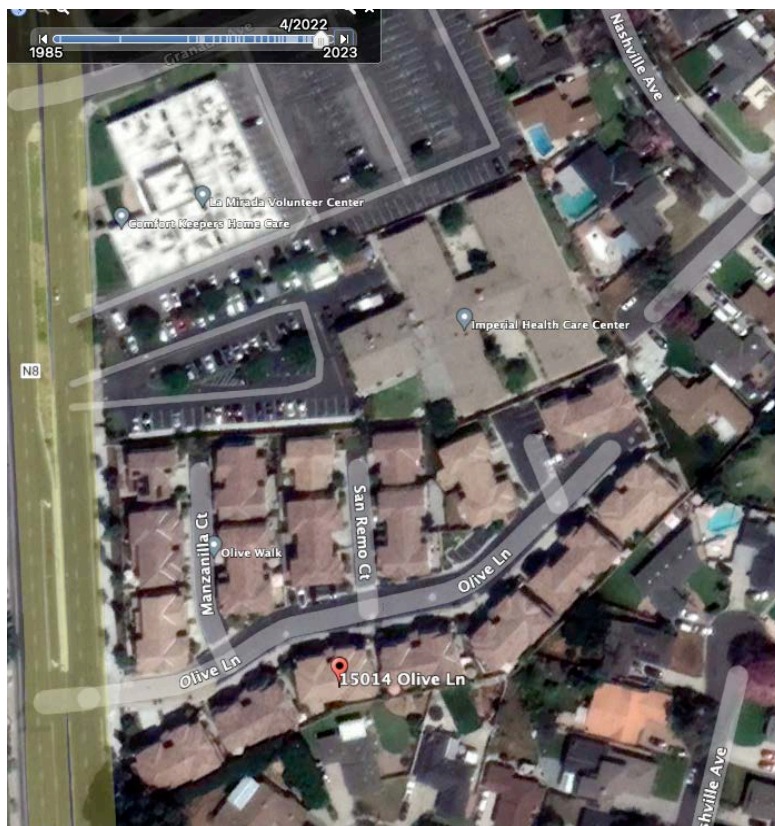
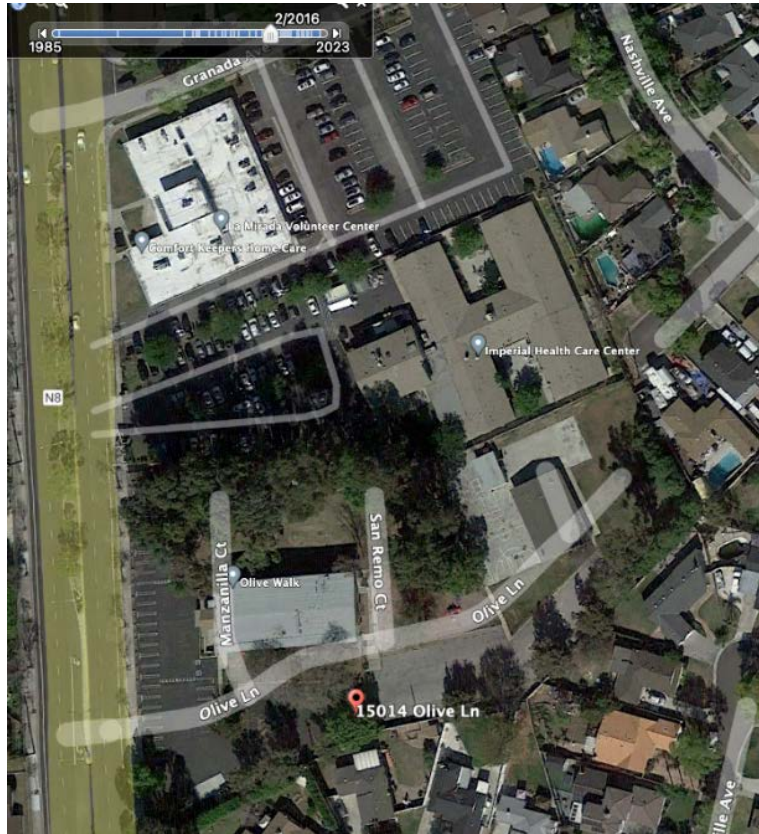
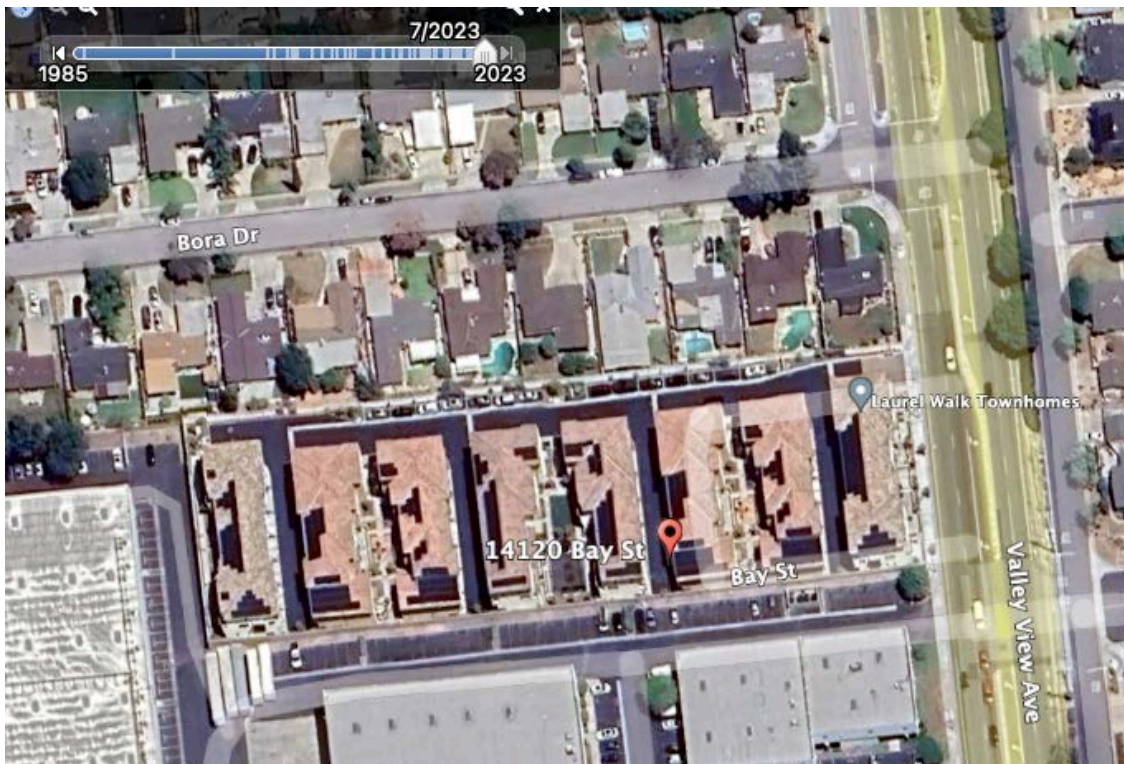
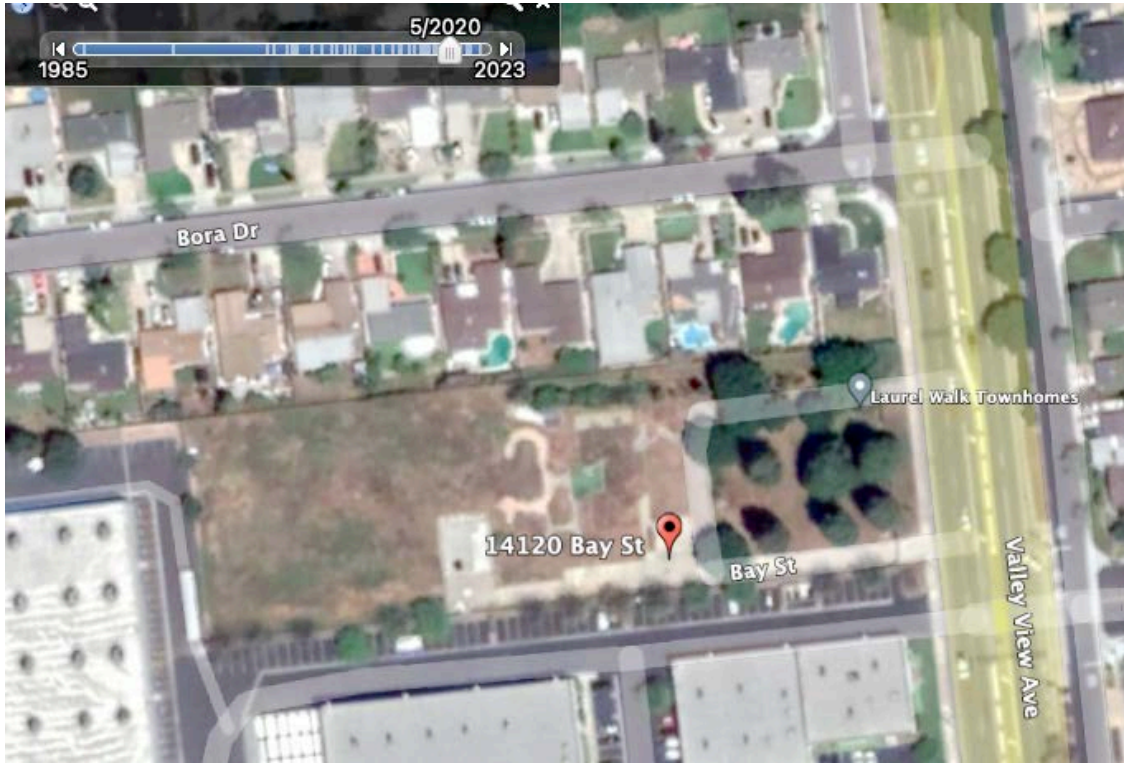


Figure B-4: Laurel Walk – Before (2020) and After (2023)



Redevelopment trends in La Mirada are similar to those reported by neighboring cities in their Housing Elements, where commercial and residential properties are being redeveloped to higher-density residential use. Table B-5 below shows projects in La Mirada and neighboring cities that document redevelopment trends.

Table B-5: Local Redevelopment Trends						
Location	Previous Use	Acres	ILV	FAR	Year	Units; Density Achieved
La Mirada						
Paloma (Warmington Residential)	Commercial building/National Lumber	1.98	4.35	0.20	1989	39 units; 19.7 du/ac
The Charlie	Paved parking	0.85	0.00	0.00	N/A	28 units; 32.9 du/ac
Olive Walk	Commercial building and parking	2.7	2.34	0.07	At least 1996	33 units; 12.2 du/ac
Buena Park						
8850 La Palma Avenue (Park Landing)	Sears service center	N/A	N/A	0.14	1959	70 affordable deed restricted multi-family units
8004 Orangethorpe Avenue (Clark Commons)	Strip retail center	N/A	N/A	0.09	1950	70 affordable deed restricted multi-family units
8300 Valley View Street (Orchard View Senior Apartments)	Religious facility, parking lot	N/A	N/A	0.02	1954	66-unit affordable age restricted multi-family residential
8281 Page Street (Indigo Walk)	Religious facility, parking lot	N/A	N/A	0.12	1963	54-unit multi-family residential
7411 Artesia Boulevard (Arte Home)	3 single family dwellings	N/A	N/A	0.13	1955	22-unit multi-family resident with 2 affordable deed restricted units
Downey						
10303 Downey Ave 10221 Downey Ave	2 SFR	0.41, 0.41	0.37, 0.37	0.08, 0.10	1950	12 units; 14 du/ac
Whittier						
14021 Whittier Blvd	Auto Repair Store & Parking Lot		0.06	0.06	1955	22 units; 36 du/ac
16424 Whittier Blvd 16440 Whittier Blvd	Commercial Stores	1.50, 0.92	1.32, 0.22	0.20, 0.33	1956, 1964	54 units 23 du/ac
9829 La Serna	Commercial – Liquor Store	0.50	2.63	0.27	1962	19 units 38 du/ac
8315 Greenleaf Ave 8319 Greenleaf Ave	Vacant Light Industrial	0.14, 0.56	0.40, 0.13	0.52, 0.99	1942, 1938, 1946	17 units 25 du/ac
12826 Philadelphia St	Commercial Professional	0.82	1.33	0.71	1952, 1975	51 units 63 du/ac
6712 Washington Ave	Good Shepherd Bible Church	0.49	0.00	.92	1955	11 units; 23 du/ac
13518 Mar Vista	Single-Family Residential	0.33	0.25	0.08	1942	2 units; 23 du/ac

Sources: City of La Mirada, 2023. Buena Park 2021-2029 Housing Element (Adopted January 2022), Norwalk 2021-2029 Draft Housing Element September 2023), Cerritos 2021-2023 Housing Element (Certified September 2022).

B.3.2 Suitability of Sites

Government Code §65583.2 requires jurisdictions to demonstrate the potential for residential development within the planning period. The City identified three types of sites to meet its RHNA: (1) Imperial Highway Specific Plan sites, (2) Housing Infill sites, and (3) Potential rezone sites. This section describes the site types and characteristics, and the next section includes a detailed description of the criteria for selection for the sites inventory.

Imperial Highway Specific Plan

As part of the creation of the IHSP, the City conducted a market analysis and identified underutilized properties not currently maximizing their potential within the corridor area. By nature of their inclusion in the Imperial Highway Corridor Specific Plan, sites within the three “nodes” have the greatest potential for redevelopment. Key characteristics of the Planning Areas include:

- The corridor’s underutilized areas are primed for redevelopment with new more intensive land uses.
- They provide opportunities for community-gathering, entertainment, and recreation.
- They are accessible by transit, car, bicycle, and walking and can be enhanced to create spaces for social interaction.
- They are surrounded by existing residential neighborhoods. Access from these neighborhoods to new development at the nodes will greatly enhance the ability of residents to frequent the retail, entertainment, and recreational areas planned.

While the IHSP identified over 100 acres along Imperial Highway with these characteristics, the City reviewed current site characteristics for their potential to become available for residential development over the 8-year planning period.

Housing Infill Sites

The City also identified sites in the Special Housing Overlay, which was adopted as part of the 4th Cycle Housing Element. As part of the creation of the Overlay, a comprehensive survey was undertaken to identify specific areas that could accommodate new residential or mixed-use development. Nine areas (Areas 1 through 9) were identified, including three areas located along the Imperial Highway corridor discussed in the previous section. The Special Housing Overlay (SHO) district encourages new residential development including mixed uses and high density residential as permitted uses in particular areas of the City.

Potential Rezone Sites

The City identified commercial, industrial, faith-based, and residential properties not previously identified in previous housing elements. The City looked to commercial properties based on the redevelopment trends of residential and mixed-use development of commercial sites. Faith-based properties also offer a potential for residential development. A 2020 research report conducted by UC Berkeley's Turner Center for Housing Innovation³ found that California's religious institutions collectively possess approximately 38,800 acres of unused land. Nearly half of this land is situated in “resource-rich” tracts characterized by improved access to educational institutions, public transit, grocery stores, and economic prospects. Due to increased interest from churches in building affordable housing, the State has implemented legislation to encourage and simplify the process of developing homes in church-owned properties.

The City also identified industrial sites suitable for development near transit and jobs. These sites are largely underutilized and present potential sites for redevelopment. The City only identified three

3 Garcia, D. & Sun, E. (May 18, 2020). “Mapping the potential and identifying the barriers to faith-based housing development.” UC Berkeley Turner Center for Housing Innovation. <https://turnercenter.berkeley.edu/research-and-policy/faith-based-housing-development/>

residential sites. One of these sites was included in the sites inventory due to owner interest. Two adjacent sites with similar characteristics were also identified.

Criteria for Selection

The selection criteria for sites was based on redevelopment trends of the City of La Mirada as well as those reported in the Housing Elements for the neighboring cities of Buena Park, Norwalk, and Cerritos (Table B-6). The City also considered AFFH factors such as proximity to jobs, transit, and grocery stores.

Table B-6: Selection Criteria for Non-Vacant Sites in Neighboring Cities		
Buena Park	Cerritos	Norwalk
<ul style="list-style-type: none"> • Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements that appear to be poorly maintained, pursuant to City standards. • Property contains a large parking area encompassing 60% of lot or more. • Property contains commercial/office use likely to convert to residential or mixed-use due to continued decline of existing commercial/office uses. • Property contains discontinued non-residential use or use non-conforming to current zoning requirements. • Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 0.49, which is the average of similar uses being redeveloped in the area). • Property owner or developer interest to redevelop. • Property can be consolidated with adjacent properties given common or government ownership. • Property is vacant, devoid of structures/site improvements or an established use 	<ul style="list-style-type: none"> • Property owner expressed recent interest in redeveloping the property for housing. • Properties are currently government owned. • Properties developed with aging buildings (over 50 years old). • Property is occupied by marginal/low-intensity or discontinued non-residential uses. • Proximity to resources: within high-resource areas served by existing infrastructure, arterial roadway network, employment centers, retail services, and community amenities (school, and parks). 	<ul style="list-style-type: none"> • Developer interest or property owner interest in redeveloping the site. • Minimal existing improvements on site. • Property is under City or State agency ownership, with defined intent to redevelop the site with a residential use at a high density. • Uses that are similar to those that have been previously recycled in Norwalk (e.g., small shopping centers, offices, stand-alone restaurants and retail uses). • Property improvement value is less than half the land value (ILV less than 1.00). • Structure was built prior to 1985 (and therefore over 36 years of age). • Low existing floor-area ratio (FAR) under 1.00 or lot coverage of less than 50% (for residential uses). • Building deteriorating and/or many tenant vacancies.

Selection Criteria

In selecting non-vacant sites for La Mirada, the following criteria were used:

1. Property contains commercial or industrial uses (shopping centers, offices, stand-alone restaurants, retail uses, and light industrial) to convert to residential or mixed-use due to continued decline of existing uses.
 - 1a: Property identified as suitable for development in previous planning effort (IHSP and Special Housing Overlay).^{4,5}
 - 1b: Property has high vacancies/large portion of property has vacancies.
2. Property contains structures/site improvements 30 years old or more.
3. Property contains or is a large parking area (at least 60% of parcel is parking/non-structure).⁶
4. Property contains structures/site that is considered underutilized.
 - 4a: Buildings have existing FAR lower than 0.49, which is the average of similar uses being redeveloped in the area).⁷
 - 4b: Property is one story and has the potential to be redeveloped to double.
5. Property is at least 0.5 acres.
 - 5a: If property is not 0.5 acres, it can be consolidated with adjacent properties due to common or government ownership and the consolidated properties are at least 0.5 acres.
6. Property improvement value is less than half the land value (ILV less than 1.00), similar to the selection criteria used in Norwalk.
 - 6a: ILV between 1.0 and 3.0, similar to trends in La Mirada.⁸
7. Property is near jobs (jobs proximity index <60).⁹
8. Property is within a Transit Stop Area.¹⁰
9. Property is within a 10-minute walk from a grocery store.¹¹
10. Property is in or adjacent to residential uses.
11. Number of potential units in site doubles the existing number of units or is at least 2 (only applies to faith-based/residential potential rezone site, see below).

4 As stated earlier, the City conducted a market analysis and identified underutilized properties not currently maximizing their potential within the IHSP corridor area. Key characteristics of sites included: (1) The corridor's underutilized areas are primed for redevelopment with new more intensive land uses. (2) They provide opportunities for community-gathering, entertainment and recreational. (3) They are accessible by transit, car, bicycle and walking and can be enhanced to create spaces for social interaction. (4) They are surrounded by existing residential neighborhoods. Access from these neighborhoods to new development at the nodes will greatly enhance the ability of residents to frequent the retail, entertainment and recreational areas planned.

5 As part of the 4th Cycle Housing Element, a comprehensive survey was undertaken to identify specific areas that could accommodate new residential or mixed-use development. A total of nine areas were identified, including three areas located along the Imperial Highway corridor. These areas, referred to as Areas 1 through 9.

6 Percentage parking/non-structure area calculated by subtracting the building area from the parcel size. For properties with more than one story, the aerial building area was used to calculate percentage parking. This metric differs from FAR in that it accounts only for the aerial surface covered by the building.

7 The City will increase the maximum allowable height to 45 ft in the IHSP for mixed-use projects, doubling the allowable FAR to 1.0. This means sites with an FAR of less than 0.49 have the potential to double their FAR with the increased height allowances.

8 As seen in Table B-5, two of the four redevelopment projects in La Mirada had an ILV greater than 1.0 (2.34 and 4.35, for an average of 3.3). An ILV greater than 1.0 is not considered a constraint to redevelopment.

9 AFFH characteristic. Based on HUD's Jobs Proximity Index GIS feature layer (ID: 4e2ef54b88084fb5a2554281b2d89a8b) published on July 21, 2023 based on Longitudinal Employer-Household Dynamics (LEHD) data, 2017.

10 AFFH characteristic. Based on HCD's Transit Stop Areas GIS feature layer (ID: 354814f6437d4b5ea94b85ffd3ada5f4) published on Mar 27, 2023 based on Caltrans 2022 data. Layer shows a 1/2 mile buffer around all CA transit stops and routes (geospatial) from all transit operators.

11 AFFH characteristic. Based on GIS feature layer (ID: 6b1ab64abe4247f8bc80df784e89fbed) using SafeGraph, U.S. Census Bureau, and Esri data that shows which parts of the United States and Puerto Rico fall within ten minutes' walk of one or more grocery stores.

Sites that meet at least five (50%) of the criteria listed above have been included in the Sites Inventory, because they have been found consistent with development trends and site selection criteria in the region (Table B-5 and Table B-6). The selection criteria seen most consistently in surrounding cities and used by the City of La Mirada include age of building, age of structure, uses more likely to be redeveloped (commercial/office uses such as small shopping centers, offices, restaurants and retail uses), and underutilized sites. The threshold used for each characteristic varied per City in Table B-6, and La Mirada’s thresholds fall within those used by neighboring cities. A parcel-by-parcel analysis included at in Section B.8 (page 44) indicates which selection criteria each site met.

Since residential and faith-based potential rezone sites are currently zoned for residential use, the selection factor 1 (likely to convert due to decline of existing uses) does not apply to these sites. As a 10th factor for selection, these sites were determined to be suitable for selection if the number of units could be doubled in the site. Residential and faith-based sites also needed to meet at least 5 of the 10 selection factors (factors 2-11) to be considered suitable for redevelopment. However, most sites met at least seven of the selection criteria (only four met five or six). One of these that met only five was a vacant residential site with owner interest.

B.3.3 Realistic Capacity

Government Code §65583.2(c) requires the calculation of projected residential development capacity of the sites identified in the housing element that can realistically be achieved. The City estimated development potential for the sites by calculating the average density achieved for recently projects. As shown in Table B-7, project usually achieved 60% of the maximum density allowed. These density assumptions are more conservative than the density assumptions used in calculating realistic capacity in Buena Park, Cerritos, and Norwalk. However, for sites that will be rezoned and that require a minimum and maximum density, the minimum density was used to calculate potential units. Values were rounded down to the nearest whole.

Table B-7: Regional and Local Achieved Density Trends and Density Assumptions			
Buena Park	Cerritos	Norwalk	La Mirada
Medium Density (RM-10): 87%	Medium Density: 85%	HDR (R-3/R-4): 90%	IHSP/Infill Areas: 60%
High Density (RM-20): 70%	High Density: 70%	Mixed-Use: 100% (LU designation established a minimum).	mac
Mixed-Use: 65-70%	Mixed-Use Density: 65%		Rezoned Sites: Minimum density

All recent developments in the City where 100% non-residential uses are permitted have included a residential component. For example, the Warmington Project (Table B-5) demolished a vacant 15,640-square-foot commercial building that was formerly occupied by National Lumber and replaced with 39 condos. This project was zoned commercial but in Infill Area 2 of the within the Special Housing Overlay. The other projects also reflect the recent development trends over the past 5 years of mixed-use or residential projects in sites that allow 100% non-residential. In addition, there is a trend for property owners/developers to reimagine the proposal from nonresidential to include residential (as horizontal mixed use). As a result, there is a high likelihood that the sites in the inventory will follow this trend, and no adjustment to capacity based on this characteristic was made.

B.3.4 Densities for Accommodating Lower-Income Housing

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower income RHNA, as allowed by State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Norwalk), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the

jurisdiction’s share of regional housing need for lower-income households. Land use designations with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households. Consistent with State law, only those sites that are between 0.5 acres and 10 acres in size and that can accommodate at least 16 units have been counted toward the lower-income RHNA.

B.3.5 Large and Small Sites

Pursuant to State law, sites smaller than 0.5 acre or larger than 10 acres are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or other evidence that demonstrates the adequacy of these sites to accommodate housing for lower-income households.

The City identified three sites smaller than 0.5 acre as suitable for lower income because they have the potential to consolidate with adjacent parcels to create a site that was at least 0.5 acre. Site 4 (0.36 acres) and Site 6 (0.47 acres) are part of a contiguous strip retail center with the same owner with adjacent parcels that also met the site selection criteria and that have a combined size of 5.8 acres and a potential for 133 mixed-income units (66 lower income). Likewise, Site 91 (0.32 acres) adjacent to other parcels that also met the site selection criteria and have the same owner with a combined 4.79 acres and a potential for 84 units (41 lower income). Lot consolidation potential was deemed feasible due to common ownership. The City has also included a lot consolidation program to facilitate lot consolidation in these sites.

The City identified two sites larger than 10 acres but anticipates these sites will be redeveloped as mixed income housing, with an income distribution of 20% lower income, 30% moderate income, and 50% above moderate income. Both large sites (Site 90 in Infill Area 9 and Site 18 in the Industrial zone) have configurations that would allow the subdivision of the parcel. Site 90 currently has structures and access that divide the parcel into two separate portions; each is occupied by one building used for warehousing.

Site 18 is a large site that has existing buildings and interior circulation that divide the parcel into smaller portions. This existing configuration offers logical subdivision of the parcel or allows for development in phases. Details on the potential for subdivision are included in the site-by-site descriptions below. The City has included a Large Sites Program to facilitate development of large sites.

B.3.6 Rezone Sites to Accommodate Shortfall

Rezone sites to accommodate shortfalls must have the capacity to accommodate at least 16 units. The City has identified 35 sites to rezone but only 27 sites meet this requirement. As such, the eight sites that do not meet the 16 unit requirement will remain in the City’s rezone program as they provide additional opportunities for housing but will not be counted towards the City’s strategy to meet RHNA. These sites are listed in the table below.

Site ID	Current Zone	Owner ID	Acres	Realistic Cap	L	M	AM
C7	IHSP	36	0.37	7		7	
I7	M-2	38	0.49	9		4	5
FB2	R-1	48	0.5	10	5	2	3
FB3	R-1	48	0.11	2		2	
FB7	R-1	39	0.53	10	5	2	3
RES1	R-1	33	0.3	6		6	
RES2	R-1	31	0.16	3		3	
RES3	R-1	42	0.24	4		4	
			Total	51			

There are an additional five parcels (Sites C15-19) that also do not meet the 16 unit requirement. However, these five sites are contiguous, and their lot consolidation is deemed feasible due to common ownership. These five sites have a combined potential for 19 moderate income units and these units are counted towards the City’s RHNA.

Site ID	Current Zone	Owner ID	Acres	Realistic Cap	L	M	AM
C15	IHSP	51	0.28	5		5	
C16	IHSP	51	0.13	2		2	
C17	IHSP	51	0.19	3		3	
C18	IHSP	51	0.45	8		8	
C19	IHSP	51	0.03	1		1	
			Total	19			

B.3.7 Constraints to Development

Infrastructure

Because of the urbanized nature of the City, the entire City is provided a sufficient “infrastructure framework” for streets, water, and sewers. All parts of the city have access to essential dry utilities, such as natural gas and electricity for power, telephone and/or cellular services, cable or satellite television systems, as well as internet or Wi-Fi connectivity. There are no known limitations regarding the expansion of power services (both gas and electric) for new residential developments in the area.

Environmental

The sites selected do not have any potential environmental constraints that may preclude them from development or impact development. Sites do not have current uses that are anticipated to have contamination uses. The typical use of sites is office, auto, retail commercial, or industrial use (primarily warehousing uses). In addition, the City considered shape as a factor in site selection.

Height and FAR

The City recognizes that the 0.5 Floor Area Ratio in the IHSP zone may be a constraint to achieving maximum densities. The City will amend the IHSP to allow an extra 15 feet (up to 45 feet) for mixed-use projects and keep the maximum allowable height at 35 feet for projects with only residential uses.

Site Conditions and Configurations

When selecting parcels to be included in the Sites Inventory, the City considered existing uses, structures on site, and ownership patterns. Parcels are included specifically to facilitate the formation of regularly shaped sites that would improve the feasibility of redevelopment. No parcels included in the inventory have any known conditions such as easements, parcel shape, contamination, or property conditions that would impede redevelopment.

The majority of sites are nonvacant, with nonvacant sites accommodating more than 50 percent of the lower income units. However, this will not be an impediment to development as the type of sites used for the inventory are consistent with those that have been redeveloped into housing projects in recent years. As demonstrated in the age of structures, improvement to land value ratios, and existing FAR, these parcels are currently occupied by older structures with limited improvements in recent years. These conditions are conducive to redevelopment given the structural changes in local and regional economic conditions.

B.4 Imperial Highway Corridor Specific Plan Sites

A cornerstone of the New Housing Strategy involves the ongoing implementation of the Imperial Highway Specific Plan (IHSP). The Imperial Highway corridor is one of the primary areas of the City with potential for economic growth. The corridor currently has a number of underutilized properties and is not currently maximizing its potential as a primary business and activity corridor. The community identified the need to improve the economic vitality and livability of the corridor through the establishment of a comprehensive strategy to attract additional commercial, office and retail businesses and increase residential opportunities.

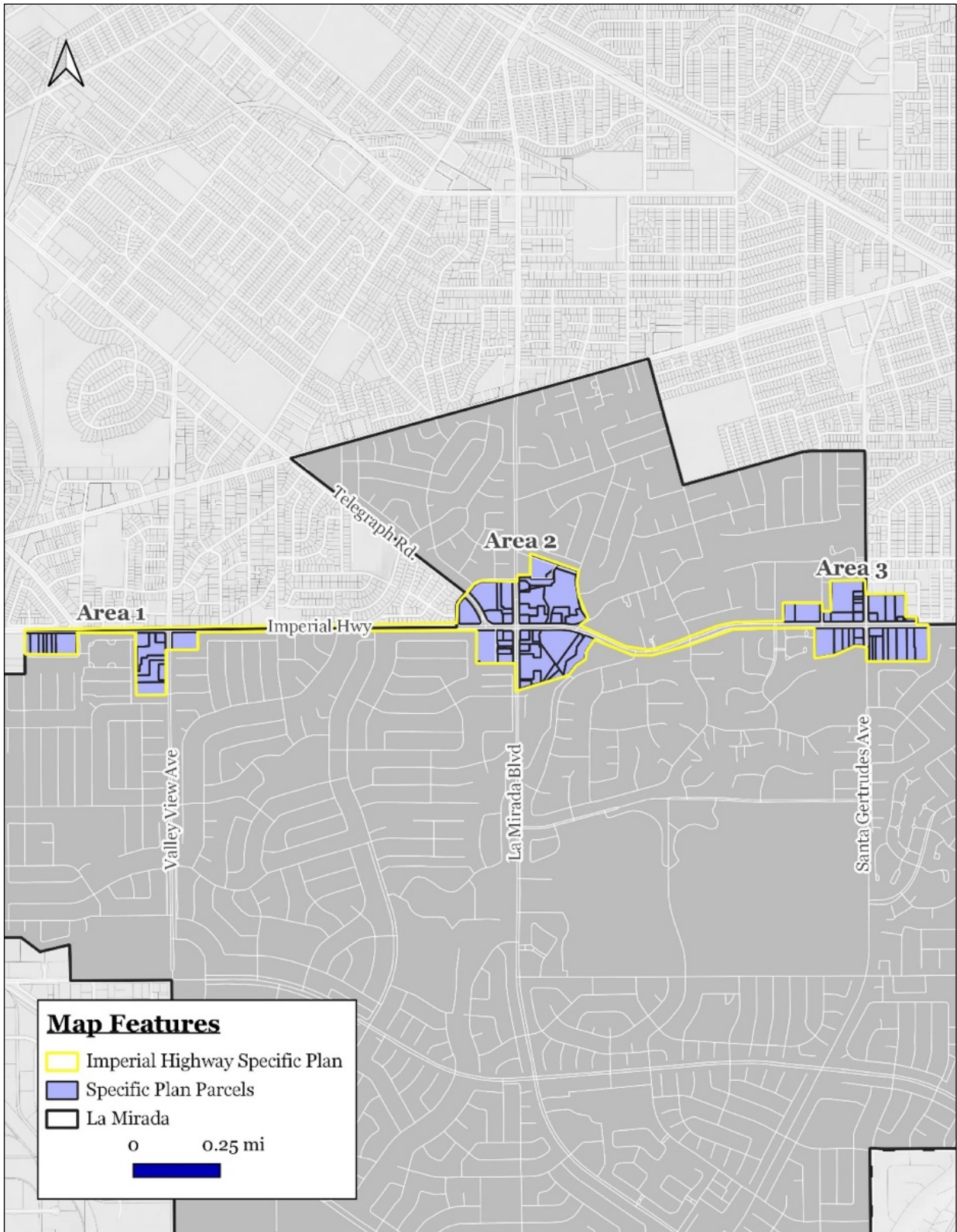
The IHSP underscores the community's commitment to considering alternative strategies for providing new and innovative housing in the City. As part of this new development, the following guiding principles apply:

- Create a lively mixed-use environment that provides a variety of housing, retail, and recreation opportunities.
- Provide for coordinated land use, urban design, transportation and infrastructure planning.
- Retain high-performing existing businesses while accommodating the recruitment of new businesses.
- Maintain and enhance a positive image of La Mirada for both residents and visitors.
- Improve pedestrian and bicycle accessibility, parking and transit to establish safety and comfort throughout the Specific Plan area.
- Create public gathering spaces within the corridor.
- Provide for community accessible social and recreational amenities.
- Provide a variety of housing types for households with varied income levels and housing needs.
- Enhance La Mirada Creek Park as a pedestrian and recreational resource by providing and enhancing access to and from residential and commercial areas.
- Encourage a streamlined and predictable discretionary review process.
- Encourage the conservation of resources in the natural and manmade environment through sustainable development principles.
- Promote partnerships (either public-private or private private) to share resources in an effort to revitalize the Imperial Highway corridor.
- Establish incentives for encouraging the development and construction of well-designed, safe and attractive streetscape and public elements.

The Imperial Highway Specific Plan was adopted in October 2011. The Specific Plan replaced the City's General Plan and Zoning for the project area. The Specific Plan provides a comprehensive policy and regulatory and design guidance to ensure future development and redevelopment implements the vision and adopted policy for the land within the boundaries of the Specific Plan.

The Land Use Plan for the Imperial Highway Specific Plan area provides for the development of three Planning Areas that include the following: Planning Area 1: Imperial Highway/Valley View Avenue, Planning Area 2: Imperial Highway/La Mirada Boulevard, and Planning Area 3: Imperial Highway/Santa Gertrudes Avenue. The location and extent of these three planning areas are shown in Figure B-5.

Figure B-5: IHSP Areas Map



As seen in Figure B-6 below, 433 residential units were estimated as the maximum potential buildout for planning purposes in the adopted Imperial Highway Specific Plan (IHSP). Because the City has selected sites within the Specific Plan’s area that do not allow housing in the IHSP, units within the Specific Plan’s area will exceed the maximum potential buildout estimated (433 units). The City has included a program in its Housing Plan to amend the IHSP to introduce the new land use designations and densities allowed for the new sites not previously in the IHSP. These sites are identified through the parcel-by-parcel analysis in the following sections.

Figure B-6: IHSP Development Plan – Land Use Summary

Planning Area/Land Use	Specific Plan Buildout Estimates and Density/Intensity Standards			
	Dwelling Units ⁽¹⁾	Building Square Footage ⁽²⁾	Maximum Density (du/ac)	Maximum Intensity (FAR)
Planning Area 1: Imperial/Valley View Center (PA-1)				
17.74 Acres				
Residential	88		45 du/ac	
Mixed Use (Residential/Commercial)	256	123,998	45 du/ac	0.5
Commercial		219,639		0.5
PA-1 Subtotal	344	343,637		
Planning Area 2: Imperial/La Mirada Center (PA-2)				
50.49 Acres				
Commercial		1,292,398		1.0
Public/Institutional		155,950		
Parks/Open Space		4.53 Acres		
PA-2 Subtotal		1,448,348		
Planning Area 3: Imperial/Santa Gertrudes Center (PA-3)				
32.48 Acres				
Mixed Use (Residential/Commercial)	89	50,000	15 du/ac	0.5
Commercial		590,191		0.5
PA-3 Subtotal		640,191		
Total	433	2,432,175		
Note: Based on estimated potential buildout for planning purposes. Development beyond the maximum buildout will require further environmental analysis.				
(1) Dwelling units are the assumed development maximum for residential for each Planning Area.				
(2) Square footage is the assumed development maximum for non-residential uses.				

The following is a brief description of the Planning Areas for the Imperial Highway Specific Plan.

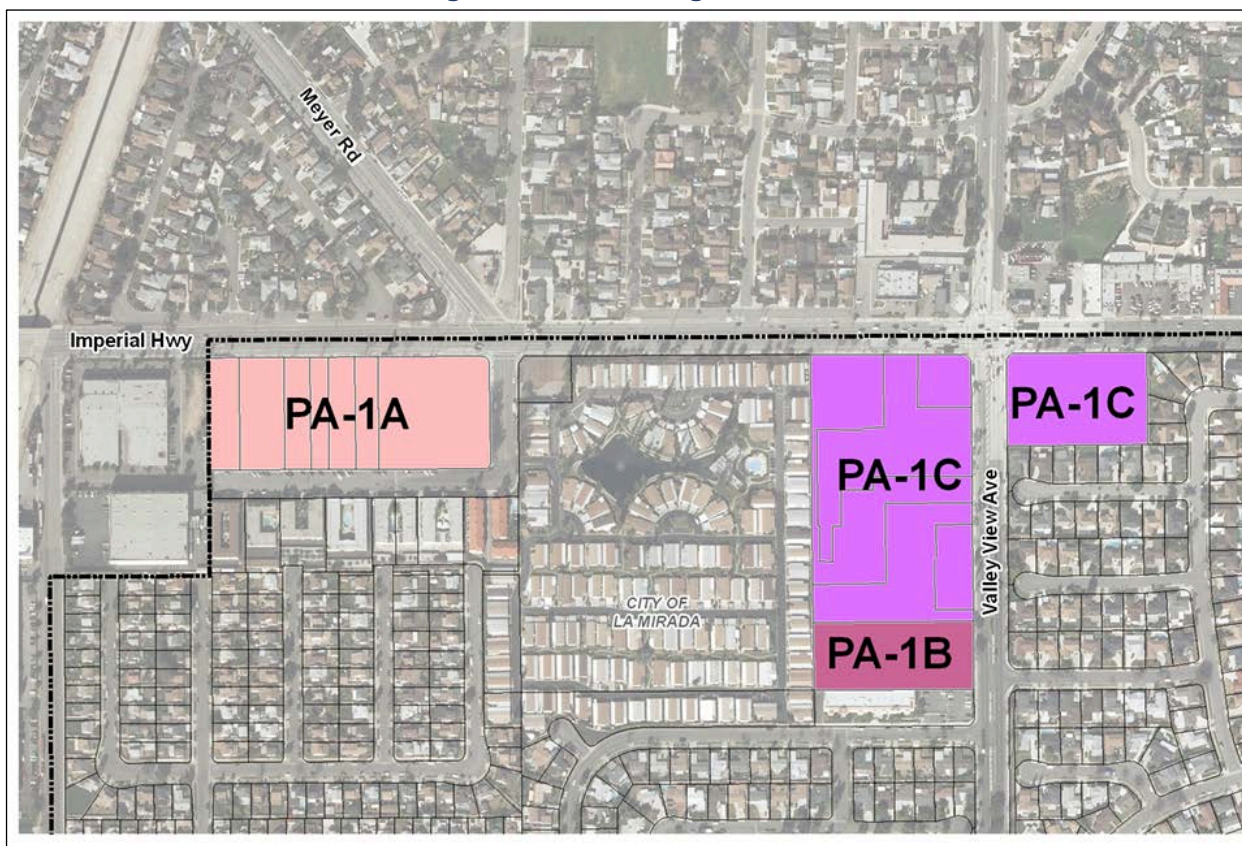
B.4.1 Planning Area 1: Imperial/ Valley View Center

PA-1 provides opportunities for multi-family, commercial, and mixed-use development. PA-1 encompasses approximately 17.74 acres and allows for residential development at a maximum of 45 du/ac and commercial development with a maximum FAR of 0.5. General improvements outlined for the planning area include:

- Streetscape enhancement;
- Mix of complimentary uses including multi-family residential and neighborhood-serving commercial and retail development;
- Expanded housing opportunities;
- Development that respects adjacent residential development;
- Establishment of a neighborhood activity center; and
Development of an enhanced “sense of place” through quality site design, architectural design and public improvements.

The City identified sites in planning areas PA-1A and PA-1C. Sites in PA-1A have the capacity for 149 units (Figure B-8) while sites in PA-1C have the capacity for 206 units (Figure B-9). The combined capacity of the sites selected in PA-1 (355 units) exceeds the capacity estimates in the IHSP (344 units, Figure B-6). The Housing Plan includes a program to address these discrepancies.

Figure B-7: Planning Area One



Source: Imperial Highway Corridor Specific Plan, 2011.

Figure B-8: Sites in IHSP Planning Area 1A

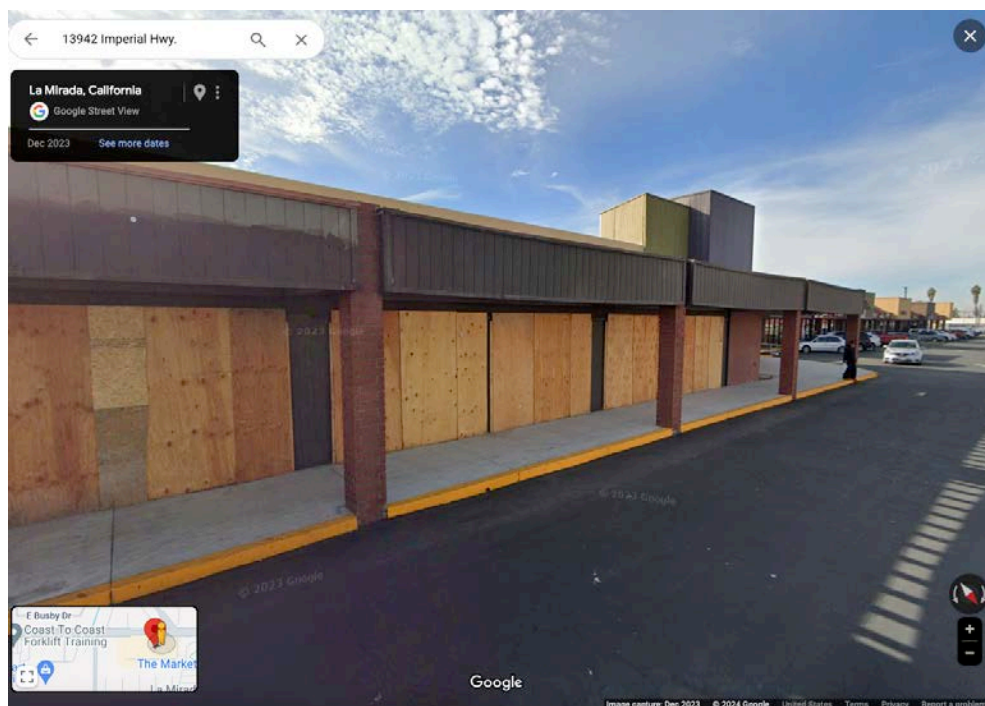


IHSP Planning Area 1 Site Characteristics

Site #	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
1	8044030002	Restaurant- For Sale Jan 2024	3	1957	92%	0.08	1	2.24	1a,2,3,4a,4b,5,6a,7,8,9,10	10
2	8044030003	Sports lounge-	10	1957	68%	0.32	1	1.02	1a,2,3,4a,4b,5,6a,7,8,9,10	10
3	8044030004	Food, juice bar, laundry	10	1958	74%	0.26	1	0.71	1a,2,3,4a,4b,5,6,7,8,9,10	10
4	8044030005	T-Mobile	10	1957	75%	0.25	1	0.85	1a,2,3,4a,4b,5a,6,7,8,9,10	10
5	8044030006	Restaurant/pizza	10	1958	72%	0.28	1	0.68	1a,2,3,4a,4b,5,6,7,8,9,10	10
6	8044030007	Dollar tree	10	1957	63%	0.37	1	1.12	1a,2,3,4a,4b,5a,6a,7,8,9,10	10
7	8044030008	Big lots- closed and vacant	10	1957	70%	0.30	1	0.83	1a,1b,2,3,4a,4b,5,6,7,8,9,10	10

Sites in IHSP Planning Area 1 are located at the intersection of Imperial Highway and Edwards Rd. Six of the seven sites share common ownership. The one-story strip retail corner contains structures over 50 years old, with the structure being built in around 1957 and 1958. Every site also has a large parking area (over 60%) and contain buildings with an FAR lower than 0.49. The City will increase also increase the maximum allowable height to 45 ft in the IHSP for mixed-use projects, doubling the allowable FAR to 1.0. This means sites with an FAR of less than 0.49 have the potential to double their FAR with the increased height allowances. Site 7, a 2.26 acre site, used to have a Big Lots that has been closed since late 2022 and the site remains vacant as of December 2023 (see below).

Figure: Site 7- Vacant Big Lots Building (December 2023)



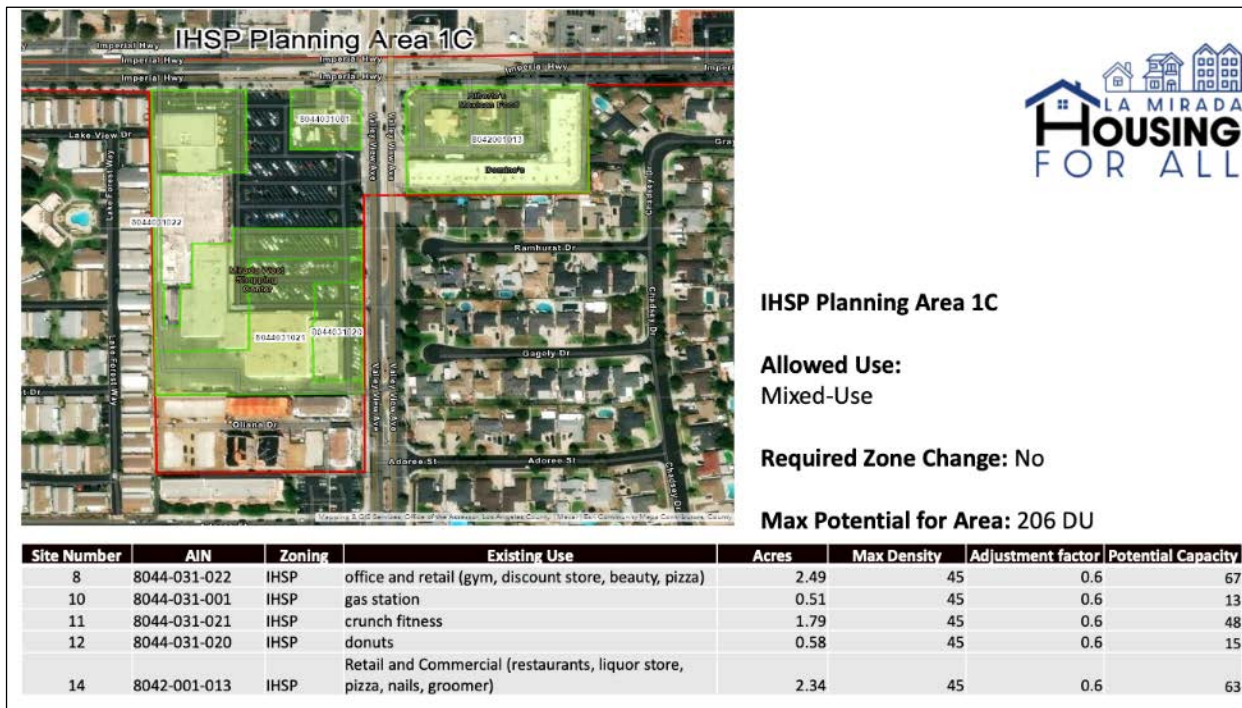
As explained in the Selection Criteria section, all sites meet 10 of the criteria, which include thresholds for ILV, FAR, and age of structure based on recently redeveloped properties in the City of La Mirada and neighboring cities. All sites show similar characteristics to recently built projects that redeveloped commercial centers in Buena Park and Whittier (Clark Commons and 16424 Whittier Boulevard). Improvement to land value ratios are also low for most sites. While Site 1 and 2 do not have a ILV ratio of less than one, two of the four redevelopment projects in La Mirada had an ILV greater than 1.0 (2.34 and 4.35, for an average of 3.3, see Table B-5). In addition, Site 1 was listed for sale on LoopNet as of January 2024.¹² According to LoopNet, the site is priced on land value and the in place rents are below market. This suggest the site is underutilized. Adjacent sites also have similar structural conditions and can also be assumed to be underutilized.

Recently Developed Projects

Location	Previous Use	Acres	ILV	FAR	Year	Units; Density Achieved
8004 Orangethorpe Avenue (Clark Commons)	Strip retail center	N/A	N/A	0.09	1950	70 affordable deed restricted multi-family units
16424 Whittier Blvd	Commercial Stores	1.50,	1.32,	0.20,	1956,	54 units
16440 Whittier Blvd		0.92	0.22	0.33	1964	23 du/ac

¹² <https://www.loopnet.com/viewer/pdf?file=https%3a%2f%2fimages1.loopnet.com%2fd2%2fb8vS-KUXUVTYiG91U9RNApnpN9a4J8mkBgl3QItific%2f13844%2520E%2520Imperial%2520Hwy%2520Sale%2520Brochure%25202024.pdf>

Figure B-9: Sites in IHSP Planning Area 1C



IHSP Planning Area 1C Site Characteristics

Site #	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
8	8044031022	Office and retail (gym, discount store, beauty, pizza)	4	1968	67%	0.33	1	2.02	1a,2,3,4a,4b,5,6a,7,8,9,10	10
10	8044031001	Gas station	20	n/a	92%	0.08	1	0.00	1a,3,4a,4b,5,6,7,8,9,10	9
11	8044031021	Crunch fitness	5	1968	72%	0.28	1	0.07	1a,2,3,4a,4b,5,6,7,8,9,10	10
12	8044031020	Donuts	4	1968	70%	0.30	1	2.26	1a,2,3,4a,4b,5,6a,7,8,9,10	10
14	8042001013	Retail and commercial (restaurants, liquor store, pizza, nails, groomer) Five listed vacancies as of January 2024	17	1986	67%	0.33	1	1.12	1a,2,3,4a,4b,5,6a,8,10	8

Sites in IHSP Planning Area 1C are located at the intersection of Imperial Highway and Valley View Avenue. All sites are part of one-story strip retail centers developed between 40 and 60 years ago with large surface parking areas. Over 60 percent of the parcels is parking. As part of the IHSP, maximum allowable FAR in these sites will increase to 1.0, giving these sites the potential to double their FAR. ILVs are also within the range of recently developed sites in surrounding areas (less than 1.0 for Site 10 and 11) but even the higher ILV has not been found to be a constraint to development in La Mirada (Table B-5). All sites meet at least eight of the selection criteria determined using recent development trends. On Site 14, LoopNet has five listed vacancies, suggesting underutilization.¹³

¹³ <https://www.loopnet.com/Listing/14210-Imperial-Hwy-La-Mirada-CA/19532367/>

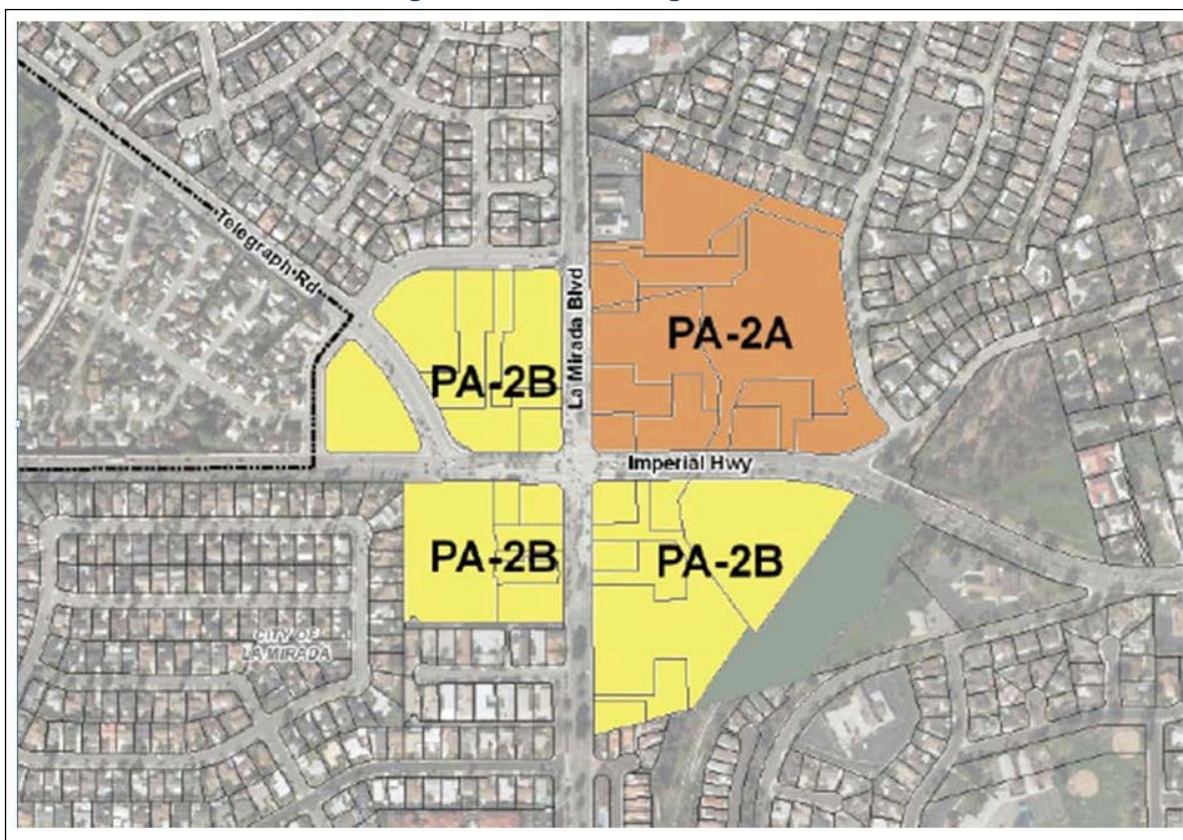
Like the sites in IHSP Planning Area 1, these sites share similar characteristics to recently redeveloped commercial sites in Buena Park (Clark Commons) and Whittier (16424 Whittier Blvd).

B.4.2 Planning Area 2: Imperial/La Mirada Center

PA-2 serves as the commercial, retail and entertainment core of the Imperial Highway Specific Plan (IHSP). The PA-2 is intended to provide for a complementary mix of land use and development types that attract residents and visitors and reinforce pedestrian activity and transit utilization. PA-2 encompasses approximately 50.49 acres and allows for commercial development with a maximum FAR of 1.0. General improvements planned for the planning area include:

- Streetscape enhancement;
- Encouragement of transit use;
- Establishment of a primary local and community commercial activity center;
- Publicly accessible gathering spaces;
- Increased connectivity with adjacent residential and recreation areas;
- Development of an enhanced “sense of place” through quality site design, architectural design and public improvements; and
- Street-oriented, pedestrian-friendly development.

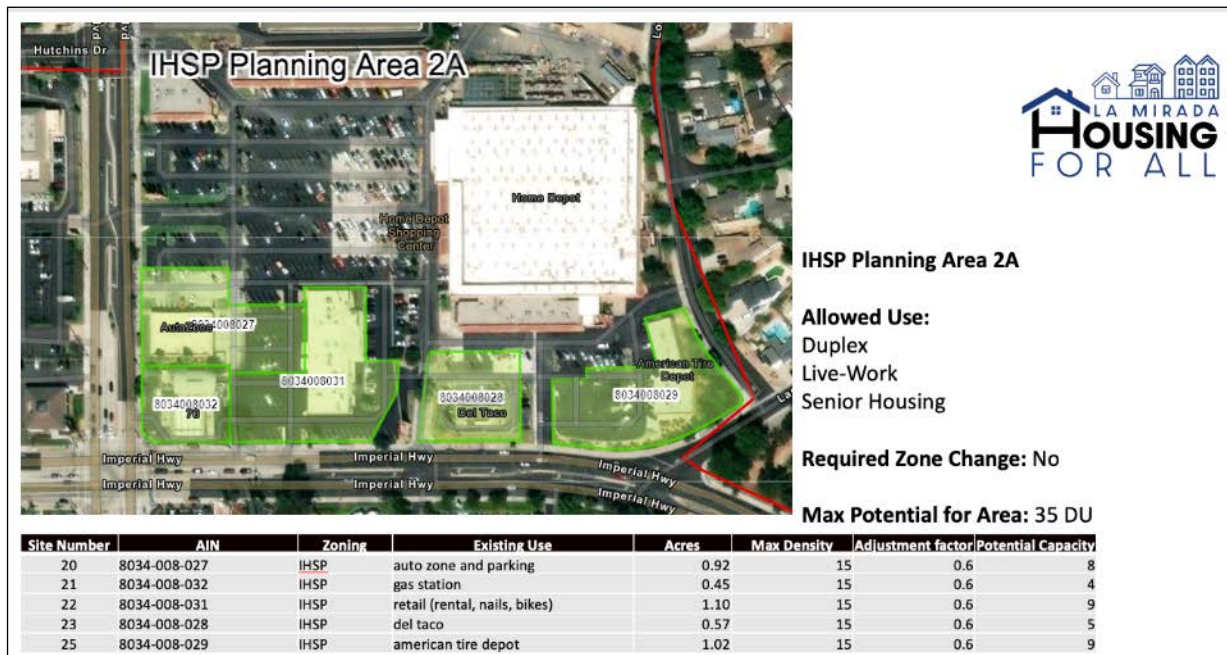
Figure B-10: Planning Area Two



Source: Imperial Highway Corridor Specific Plan, 2011.

Sites for the inventory were selected in Planning Area 2A. Sites can be developed at a maximum density of 15 du/ac and have the combined capacity for 35 units. Though Planning Area 2A allows duplex, live-work units, and senior housing uses and have development standards in the IHSP, the IHSP did not include residential units in Planning Area 2 (Figure B-6). The Program included in the Housing Plan will address these discrepancies.

Figure B-11: Sites in IHSP Planning Area 2A



IHSP Planning Area 2A Site Characteristics

Site #	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met††
20	8034008027	Auto zone and parking	16	1999	82%	0.18	1	2.32	1a,3,4a,4b,5,6a,8,9,10	8
21	8034008032	Gas station	24	1995	90%	0.10	1	0.37	1a,3,4a,4b,6,8,9,10	7
22	8034008031	Retail (rental, nails, bikes)	7	1960	72%	0.28	1	1.38	1a,2,3,4a,4b,5,6a,8,9,10	9
23	8034008028	Del taco	6	1979	92%	0.08	1	2.80	1a,2,3,4a,4b,5,6a,8,9,10	9
25	8034008029	American tire depot	16	1978	81%	0.19	1	0.79	1a,2,3,4a,4b,5,6,8,9,10	9

Sites in the IHSP Planning Area 2A are located in the corner on Imperial Highway and La Mirada Boulevard. The sites contain free-standing one story buildings built between 25 and 60 years ago. Despite the spread of structure age, these sites meet at least seven of the site selection factors determined using the characteristics of previously developed sites. Most notably, these sites have large surface parking (covering over 70 percent of parcels) and have a low FAR. Considering that the maximum FAR in these sites will increase, these sites could more than triple their existing FAR.

There is one example of redevelopment on auto repair store and its parking lots in Whittier (14021 Whittier Boulevard, Table B-5). This project contains 22 units in an aging building (1955) with an FAR and ILV of 0.06. While these characteristics are not an exact match to the City’s sites, there is a general trend regionally of the redevelopment of auto-oriented uses to residential and mixed-use redevelopment.

B.4.3 Planning Area 3: Imperial/Santa Gertrudes

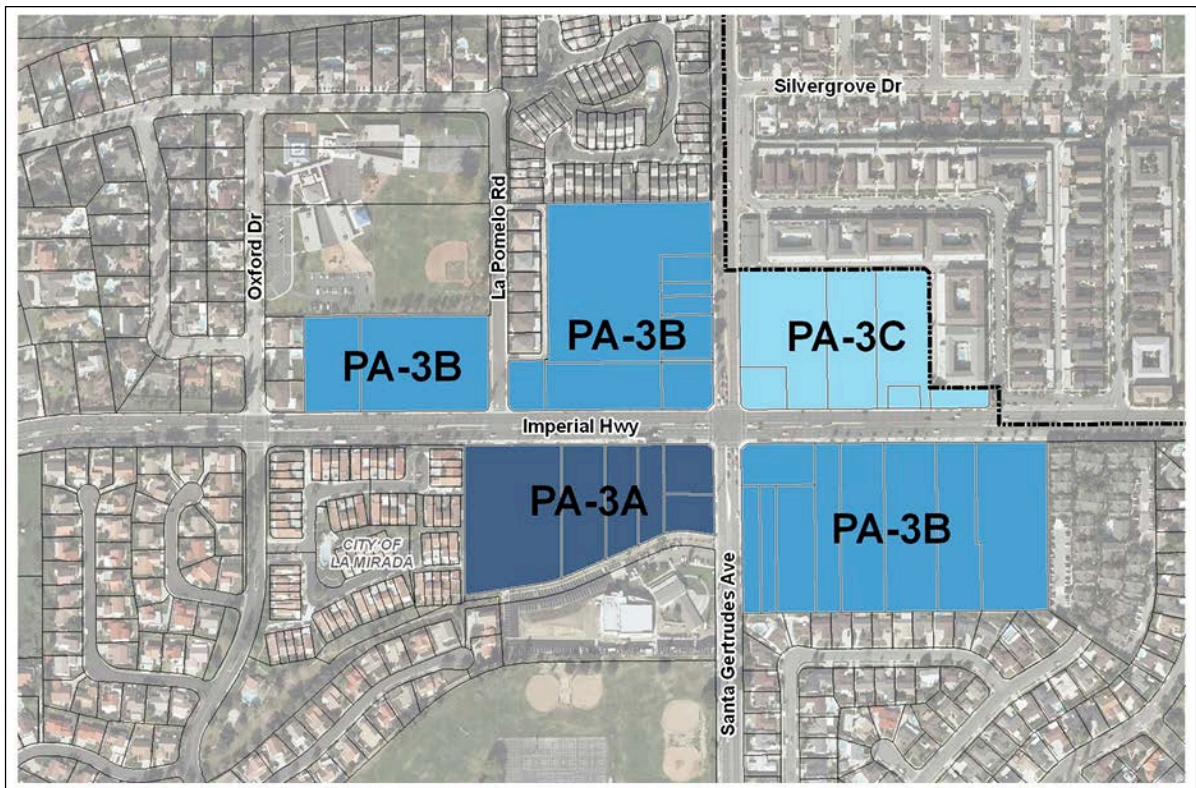
PA-3 is intended to provide for increased housing opportunities and neighborhood-serving retail development. PA-3 encompasses approximately 32.48 acres and allows for residential development

up to 15 du/ac and commercial development up to 0.5 FAR. General features of the Planning Area include:

- Streetscape enhancement;
- Mix of complementary uses including community-serving retail and multi-family residential uses;
- Integration with surrounding residential neighborhoods;
- Development of an enhanced “sense of place” through quality site design, architectural design and public improvements; and
- Expanded housing opportunities.

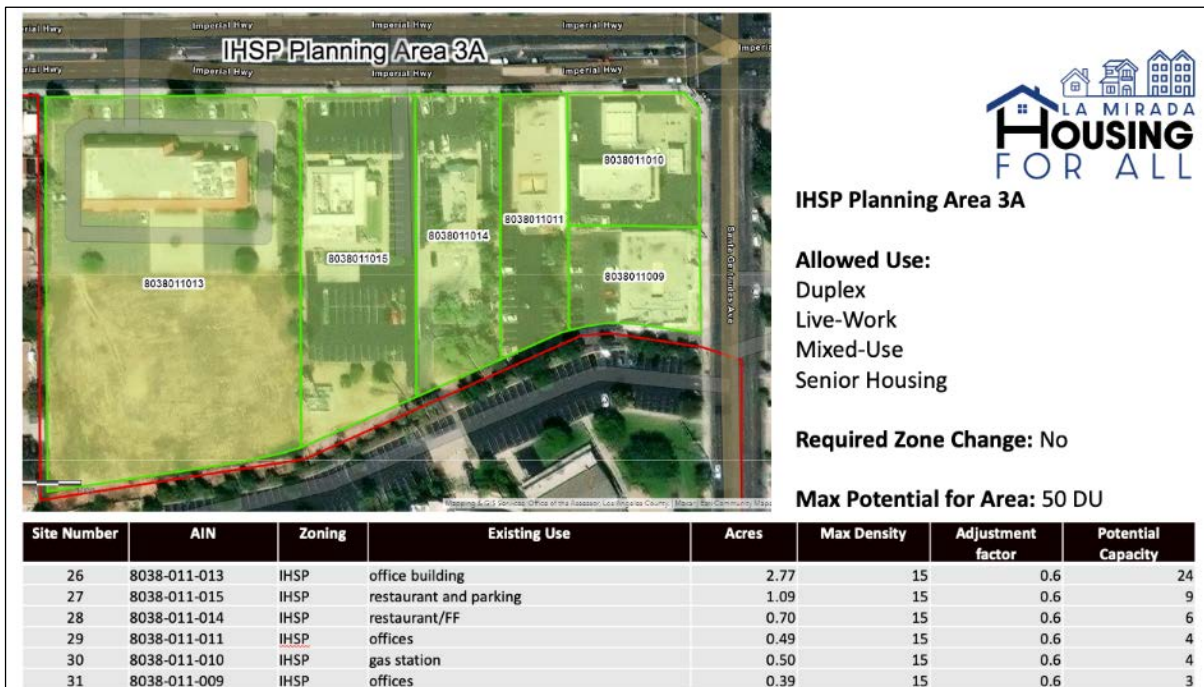
The sites inventory includes 12 sites in PA-3. Six sites in PA-3B have a combined capacity for 50 units, and six sites in PA-3C have a combined capacity for 47 units. The capacity (97) in these sites also exceeds the capacity estimated for PA-3 in the IHSP (89 units, Figure B-6). The City’s program to amend the IHSP will address these discrepancies.

Figure B-12: Planning Area 3



Source: Imperial Highway Corridor Specific Plan, 2011.

Figure B-13: Sites in IHSP Planning Area 3A



IHSP Planning Area 3A Site Characteristics

Site #	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
26	8038011013	Office bldg.- had project- now on hold	9	1978	90%	0.17	2	2.46	1a,2,3,4a,5,6a,8,9,10	9
27	8038011015	Restaurant and parking	2	1973	89%	0.11	1	1.77	1a,2,3,4a,4b,5,6a,8,9,10	9
28	8038011014	Restaurant/ff	25	1973	92%	0.08	1	1.78	1a,2,3,4a,4b,5,6a,8,9,10	9
29	8038011011	Offices	27	1967	72%	0.28	1	0.80	1a,2,3,4a,4b,6,8,9,10	8
30	8038011010	Gas station	15	1997	89%	0.11	1	0.30	1a,3,4a,4b,5,6,8,9,10	8
31	8038011009	Offices—for lease Jan 2024	14	1963	61%	0.39	1	0.79	1a,2,3,4a,4b,6,8,9,10	8

Sites in the IHSP Planning Area 3A are located southwest of the intersection of Imperial Highway and Santa Gertrudes Avenue. These sites have a mix of uses from office buildings to restaurants. Most structures in this area were built before 1980 and are over 40 years old. These sites met at least 8 of the selection criteria developed using recent redevelopment trends. The surrounding properties are developed with a residential planned unit development to the west, a church and residential planned development to the south, and commercial offices to the north across Imperial Highway. Notably, these sites have large surface parking lots and low FAR (less than 0.40). A project (Warmington Residential) had been proposed on Site 26 in 2022.¹⁴ This project would convert a two-story office building into a 42 unit development. Given the development occurring in the surrounding areas and the proposed development, the City assumes that redevelopment in these properties is feasible. In addition, Site 31 listed a vacancy in the office space as of January 2024.¹⁵ Examples of

¹⁴ <https://www.cityoflamirada.org/home/showpublisheddocument/15939/637834731472530000>

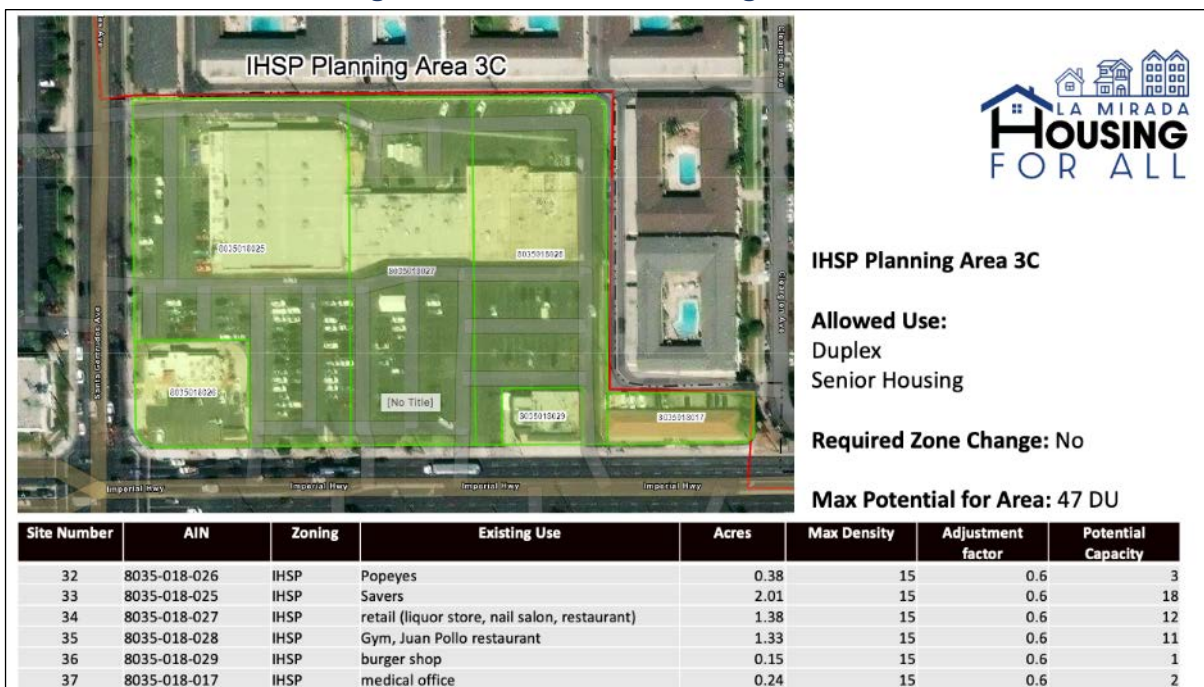
¹⁵ <https://www.loopnet.com/Listing/12627-Santa-Gertrudes-Ave-La-Mirada-CA/30336228/>

recently developed projects in sites with similar characteristics and with similar uses are shown below. Note that for all of these examples, ILV exceeded 1.0. As mentioned earlier, high ILV is not considered an impediment to redevelopment. While some buildings may have high improvement values, weak sales or business revenues due to the changing structure of the economy could render the existing uses of the properties less than competitive in the market. For example, the property for sale in IHSP Planning Area 1 (Site 1) noted that the sales price was based on land value and that in place rents were below market value. This despite the site having an ILV of 2.24.

Recently Developed Projects

Location	Previous Use	Acres	ILV	FAR	Year	Units; Density Achieved
La Mirada						
Paloma (Warmington Residential)	Commercial building/ National Lumber	1.98	4.35	0.20	1989	39 units; 19.7 du/ac
Olive Walk	Commercial building and parking	2.7	2.34	0.07	At least 1996	33 units; 12.2 du/ac
Whittier						
9829 La Serna	Commercial – Liquor Store	0.50	2.63	0.27	1962	19 units 38 du/ac
12826 Philadelphia St	Commercial Professional	0.82	1.33	0.71	1952, 1975	51 units 63 du/ac

Figure B-14: Sites In Planning Area 3C



IHSP Planning Area 3C Site Characteristics

Site #	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
32	8035018026	Popeyes	23	2019	86%	0.14	1	2.08	1a,3,4a,4b,6a,8,9,10	7
33	8035018025	Savers	12	1961	75%	0.25	1	1.09	1a,2,3,4a,4b,5,6a,8,9,10	9
34	8035018027	Retail (liquor store, nail salon, restaurant)	22	1961	84%	0.16	1	0.95	1a,2,3,4a,4b,5,6,8,9,10	9

35	8035018028	Gym, Juan pollo restaurant	21	1962	79%	0.21	1	1.05	1a,2,3,4a,4b,5,6a,8,9,10	9
36	8035018029	Burger shop	19	1962	42%	0.58	1	1.49	1a,2,4b,6a,8,9,10	7
37	8035018-017	Medical office	26	1964	66%	0.34	1	0.47	1a,2,3,4a,4b,6,8,9,10	8

The sites in IHSP Planning Area 3C are located at the northeast corner of the intersection of Imperial Highway and Santa Gertrudes Avenue. Sites 33, 34, and 35 are part of a continuous one-story strip retail structure built around 1961 and 1962. Parking covers over 75 percent of each of these sites (33-35). All sites in the Planning Area have the potential to double their FAR with the increase in maximum FAR to 1.0 that will be implemented in the IHSP. These sites also meet at least seven of the selection criteria developed using recent development trends. Sites 32 and 36 are also similar to Site 1 in their existing use and freestanding location. As noted with Site 1, which had an ILV of 2.24, the current use as a restaurant does not seem as competitive as other potential uses.

B.4.4 The Extent to Which Existing Uses May Constitute an Impediment to Additional Residential Development

As shown in Table B-4, there has been a project in the Imperial Highway Specific Plan that has converted a site with an existing commercial use to residential. The Warmington Residential project consisted of the demolition of vacant 15,640 square foot commercial building that was formerly occupied by National Lumber replaced with condos. In addition, Table B-5 shows that non-vacant commercial uses do not impede development in the La Mirada and surrounding cities. Residential projects have been developed on non-vacant commercial sites with existing uses such as strip retail centers, auto repair shops, and other commercial uses

B.5 Housing Infill Sites

As part of the 4th Cycle Housing Element, a comprehensive survey was undertaken to identify specific areas that could accommodate new residential or mixed-use development. Nine areas (referred to as Areas 1 through 9) were identified, including three areas located along the Imperial Highway corridor discussed in the previous section. As part of the implementation of the 2006-2014 Housing Element, these sites were rezoned to be included in the Special Housing Overlay and now allow for development at the densities identified in the 6th Cycle Housing Element (30 or 45 du/ac). Some of these infill areas are still available for development and will continue to be utilized by the City to accommodate its 2021-2029 RHNA need. Infill Area standards are shown in Table B-8. The selected sites are discussed further in the following sections.

Table B-8: Infill Area Standards for Infill Areas Located Outside of the Imperial Highway Specific Plan						
	Area 3	Area 4	Area 5	Area 7	Area 8	Area 9
Min. Floor Step-Back	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Landscaping	20%	20%	20%	20%	20%	20%
Residential Use	Mixed Use or High Density	Mixed Use or High Density	Mixed Use or High Density	Mixed Use or High Density	High Density	Mixed Use or High Density
Max. Units	132 units	96 units	248 units	111 units	630 units	147 units
Max. Density (units/acre)	40 du/acre	40 du/acre	40 du/acre	30 du/acre	30 du/acre	30 du/acre

B.5.1 Infill Area 3

Infill Area 3 has one of the City’s recently developed projects (The Charlie), a 28-unit apartment building. From the remaining portion of Infill Area 3, the City selected the neighborhood commercial center and office space at the intersection of Leffingwell Road and La Mirada Boulevard. These sites can be developed at a maximum density of 40 du/ac and have the capacity for 37 units.

Figure B-15: Sites in Infill Area 3



Infill Area 3 Site Characteristics

Site #	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met
38	8040006045	Circle K/carpet shop	18	1988	84%	0.16	1	2.00	1a,2,3,4a,4b,5a,6a,8,10	8
39	8040006044	Furniture shop	18	1987	74%	0.26	1	1.04	1a,2,3,4a,4b,5,6a,8,10	8
40	8040006038	Church- used as offices	13	1984	68%	0.39	2	0.55	1a,2,3,4a,5,6,8,10	8

Sites 38 and 39 make up a one-story strip retail center built around 1988 and 1987. Over 75 percent of the parcel area is parking and the parcels have a low FAR. The do not appear to be any improvements on the property (see image below). As stated earlier, a high ILV has not been an impediment to development in the City. The Charlie development was built south of this shopping center in a paved parking area. These sites met at eight of the selection criteria which were based on recent redevelopment trends. Commercial strip retail is one of the most common uses redeveloped into residential.

Site 40 has a two story office building built over 30 years ago with a low FAR and ILV. This site is most similar to Site 26 in IHSP Planning Area 3A, where there was a proposed project to redevelop an office building and parking into 42 condos.

Figure: Site 38 and 39

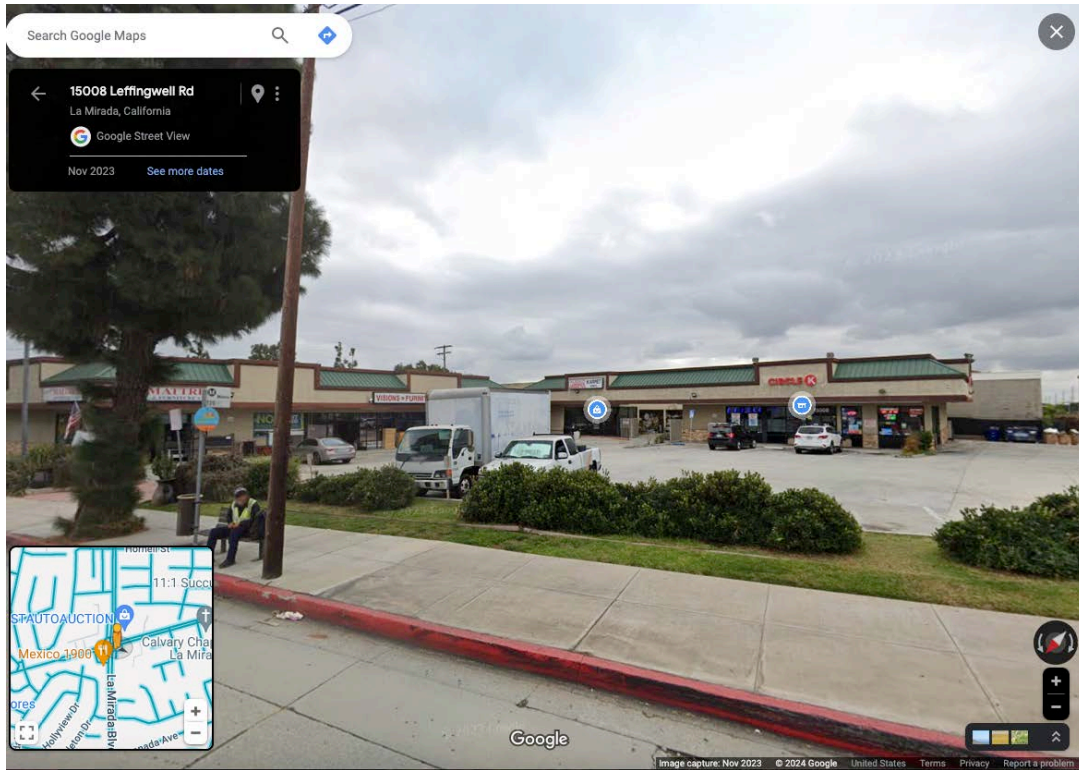
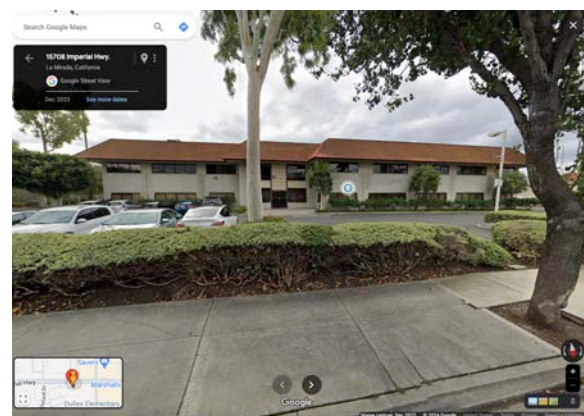
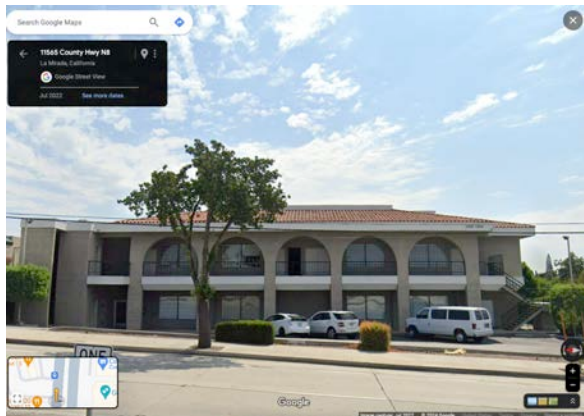


Figure: Site 40 Office building (left) and Site 26 Offices with former project (right)



B.5.2 Infill Area 5

This infill area is located immediately on the south side of Granada Avenue (and east of La Mirada Boulevard). In 2018, the southmost portion of Infill Area 5 was redeveloped with 33 condo units (Olive Walk). The sites selected within Area 5 are occupied by a church volunteer center and the accompanying parking. These sites can be redeveloped at a maximum density of 40 du/ac and have a realistic capacity of 43 units.

Figure B-16: Sites in Infill Area 5

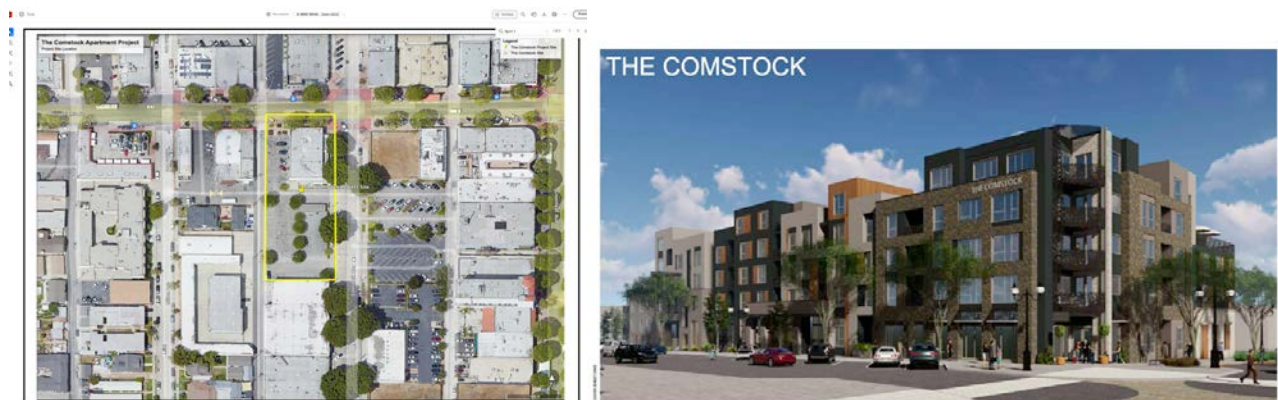


Infill Area 5 Site Characteristics

Site #	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met
44	8034012008	Church offices	16	1961	51%	0.34	2	0.59	1a,2,4a,5,6,8,9,10	8
45	8034012007	Parking	11	1957	100%	0.07	0	2.23	1a,2,3,4a,5,6a,8,9,10	9
46	8034012006	Parking	11	1972	100%	0.00	0	0.23	1a,2,3,4a,5,6,8,9,10	9

The offices and parking were built over 50 years ago and have a low FAR and ILV. There does not appear to be any recent improvements to the property based on the low ILV in Site 44. As mentioned earlier, Infill Area 5 has seen recent redevelopment in Olive Walk which converted a commercial building with an ILV of 2.24 and surface parking into 33 units. In addition, the Comstock project at 12826 Philadelphia Street in Whittier shares similar characteristics to this site. The project proposed to replace a medical office building with a four-story structure with 52 units. The medical office building had a ILV of 1.33 and FAR if 0.71 with structures close to 50 years old.

Figure: Comstock Project (12826 Philadelphia St, Whittier)



Source: City of Whittier, Initial Study For The Whittier Comstock Multi-Family Project. Prepared by Tom Dodson & Associates. June 2022.

B.5.3 Infill Area 8

This infill area is located in the western portion of the City, north of Rosecrans Avenue and west of Valley View Avenue. This area is occupied by a number of industrial businesses that abut an existing residential neighborhood located farther north. The property at the northeast corner of Infill Area 8 was recently redeveloped as Laurel Walk, the 56-unit project credited toward the City’s 6th Cycle RHNA. The maximum development density for this area is 30 units per acre, yielding a potential development of 350 units.

Site 90 is a considered a large site (>10 acres). However, as seen in the aerial image, the site currently has two buildings bisected by an open circulation path. This large site could potentially be subdivided into two parcels across this circulation path to create two sites.

Figure B-17: Sites in Infill Area 8



Infill Area 8 Site Characteristics

Site #	AIN	Existing Use	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met
88	8059028068	Industrial use	28	2000	31%	0.69	1	2.72	1a,4a,4b,5,6a,7,8,9,10	8
89	8059028065	Industrial use	28	2000	58%	0.42	1	3.43	1a,4a,4b,5,7,8,9,10	7
90	8059028053	Industrial use	1	1997	46%	0.54	1	0.35	1a,4b,5,6,7,8,9,10	8

These sites meet at least eight of the selection criteria developed using redevelopment trends. These are single story structures used for light industrial use such as warehousing. They have a low FAR and underutilized surface parking areas. While there have not been many examples of industrial redevelopment in the City, there is an example of it in Whittier at 8315 Greenleaf Ave (see Table B-5: Local Redevelopment Trends). The 17-unit Detached Single-Family development was approved in 2021 on a 1.2-acre parcel previously in use as an industrial/commercial building. The City of La Mirada has included incentives in its housing plan to facilitate development in the industrial neighborhood (Program 4.4.7). In addition, the City will include outreach to owners of industrial properties as part of its Housing Element Update Outreach and Education Plan and as part of Program 4.4.8 (Underutilized Sites Program).

B.5.4 Infill Area 9

This infill area is situated on a triangular parcel located south of Leffingwell Road and north of Telegraph Road. This site is occupied by a small commercial center. The property consists of 4.9 acres of land area. The maximum development density is 30 units per acre, yielding a potential development of 84 units.

The potential development possible within the Infill Areas can yield a total of 514 units, which accounts for approximately 28.8% of the City’s remaining 2021-2029 RHNA. All infill area sites selected permit densities of up to 30 or 40, meeting the default density standard under AB 2348 and allowing the City to count units in appropriately sized sites toward meeting the lower income RHNA needs. The development density identified for each infill site is considered to be a realistic and achievable goal the City assumed potential at 60% the maximum allowable density, and there are trends of recently developed sites in within the Infill Areas. Detailed parcel-by-parcel characteristics and income distribution are shown in Section B.8.

Figure B-18: Sites in Infill Area 9



Infill Area 9 Site Characteristics

Site #	AIN	Existing Use	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met
91	8032001001	Restaurant	8	1980	84%	0.16	1	1.00	1a,2,3,4a,4b,5a,6,8,10	8
92	8032001002	Parking	8	1980	100%	0.00	0	0.11	1a,2,3,4a,5a,6,8,10	8
93	8032001003	99c, parking	8	1956	76%	0.24	1	0.62	1a,2,3,4a,4b,5,6,8,10	8
94	8032001004	Commercial-mothers, restaurant, barber shop, papa johns	8	1956	60%	0.40	1	0.50	1a,2,3,4a,4b,5,6,8,10	8

All sites in Infill Area 9 share common ownership. This area is characterized by a strip retail building surrounded by a large surface parking. Individually each parcel is made up of over 60 percent of parking. The structure appears to have been built in 1956 and expanded in 1980. FAR is very low at all sites and ILV is also low. Existing uses are those typical of strip retail—small shops, restaurants, beauty, and a grocery store. These sites meet eight of the selection criteria. In addition, there are three vacancies listed site 93 as of January 2024.¹⁶

B.5.5 The Extent to Which Existing Uses May Constitute an Impediment to Additional Residential Development

As shown in Table B-4, there has three projects in the Infill Areas that have converted a site with an existing commercial use, parking lots, and to residential. The Paloma project converted a commercial building and associated parking with 39 condos; the Charlie project redeveloped parking lot to a 28 unit apartment, and Olive Walk redeveloped a commercial building and parking into 33 condos. In

¹⁶ <https://www.loopnet.com/Listing/14525-14569-E-Telegraph-Rd-La-Mirada-CA/11969951/>

addition, Table B-5 shows that non-vacant commercial and industrial uses do not impede development in the La Mirada and surrounding cities. Residential projects have been developed on non-vacant commercial sites with existing uses such as strip retail centers, auto repair shops, light industrial, and church facilities.

B.6 Potential Rezone Sites

The City can only accommodate 1,177 units through potential ADUs, completed projects, and sites in the IHSP and Infill Areas and must identify new sites with development potential to accommodate the shortfall of 785 units (Table B-9). The City 35 identified commercial, industrial, faith-based properties, and residential properties using similar criteria as listed in Section B.2. None of these sites were used in previous housing elements. Rezone sites have a combined capacity for 1,645 units. However, eight of these sites do not meet the 16 unit minimum requirements to be shortfall sites. These sites are included in the City’s rezone program as additional residential opportunities, but their capacity (51 units) will not be counted towards meeting the City’s RHNA obligations. The 27 rezone sites that do meet the shortfall requirements have a capacity for 1,594 units (689 lower income, 358 moderate income, and 547 above moderate income) enough to meet the City’s shortfall. Rezoning details and capacity are shown in Table B-10.

Income Level	Extremely Low Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate	Total
RHNA	317	317	342	320	666	1,962
ADUs	18	10	53	3	36	120
Projects	0	0	0	0	56	56
IHSP		175		65	247	487
Infill Areas		167		132	215	514
Total Units Not Requiring Rezone		395		200	554	1,177
Shortfall		553		120	112	785

Use Type	Zoning	Current Density	Proposed Density Range (du/ac)	Number of Parcels	Acres	Capacity
Commercial	IHSP PA-3B	N/A	20-30	11	11.44	222
	C-F	N/A	45-60	6	10.76	481
Industrial	M-2	N/A	20-60	10	28.14	557
	PUD	N/A	20-60	1	15.73	314
Faith-Based	R-1	6 DU/AC	20-30		2.95	58
Residential	R-1	6 DU/AC	20-30	3	0.70	13
Total				35	69.72	1,645
Rezone Sites to Meet Shortfall						
Commercial	IHSP PA-3B	N/A	20-30	10	11.07	215
	C-F	N/A	45-60	6	10.76	481
Industrial	M-2	N/A	20-60	9	27.65	548
	PUD	N/A	20-60	1	15.73	314
Faith-Based	R-1	6 DU/AC	20-30	1	1.81	36
Total				27	67.02	1,594

B.6.1 Commercial Properties

The City identified 11 sites in the IHSP. Planning Area 3B does not currently allow housing. The City will rezone these properties to be developable at 20 to 30 dwelling units per acre. Allowed uses will include live-work, mixed-use, senior housing, and multi-family. Combined, these sites have the combined capacity for 222 units.

The City identified six sites currently zoned C-F to be rezoned to allow mixed-use and multi-family housing at densities from 45 to 60 dwelling units per acre. Combined, these sites have the capacity for 481 units. The seven units in Site C7 are not counted towards the City’s RHNA obligations.

Figure B-19: Commercial Rezone Sites – IHSP Planning Area 3B



Commercial Rezone Sites – IHSP Planning Area 3B Site Characteristics

Area	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
C5	8034031011	Medical care/urgent care	34	1990	75%	0.25	1	0.52	1,2,3,4a,4b,5,6,8,9,10	9
C6	8034031012	Office building	43	1973	79%	0.25	2	0.61	1,2,3,4a,5,6,8,9,10	9
C7	8034028039	Office	36	1970	68%	0.51	2	0.44	1,2,3,6,8,9,10	7
C14	8034001066	Retail (Ross, CVS closed over 1 year ago, etc.)	51	1990	53%	0.47	1	2.50	1, 1b, 2, 4a, 4b,5,6a,8,9,10	8
C15	8034001064	Retail (grocery, subway, donuts)	51	1969	37%	0.63	1	0.07	1,2,4b,5a,6,8,9,10	8
C16	8034001063	Parking	51	1969	100%	0.00	0	0.07	1,2,3,4a,5a,6,8,9,10	9
C17	8034001062	Parking	51	1969	100%	0.00	0	0.08	1,2,3,4a,5a,6,8,9,10	9
C18	8034001061	Parking	51	1968	100%	0.00	0	0.08	1,2,3,4a,5a,6,8,9,10	9
C19	8034001059	Parking	51		100%	0.00	0	0.10	1,2,3,4a,5a,6,8,9,10	9
C20	8034001047	Retail (Dollar Tree, restaurant)	51	1990	54%	0.46	1	1.11	1,2,4a,4b,5,6a,8,9,10	8
C21	8034001060	Retail (groomer, medical supplies), medical office	51	1991	67%	0.33	1	6.30	1,2,3,4a,5,8,9,10	8

Sites to be rezoned in IHSP have similar uses as those that have been discussed through the narrative (B.4 Imperial Highway Corridor Specific Plan Sites). Sites C5 and C6 are located to the west of the intersection and are currently used as medical offices. These structures are at least 30

years old, have a low FAR, and low ILV, and over 75 percent of the area is parking. As described in the B.5.2 Infill Area 5, the Comstock project in Whittier (12826 Philadelphia St) proposed to replace a medical office building with a four-story structure with 52 units. The medical office building had a ILV of 1.33 and FAR of 0.71 with structures close to 50 years old.

Figure B-20: Commercial Rezone Sites – Firestone Boulevard and Valley View Boulevard

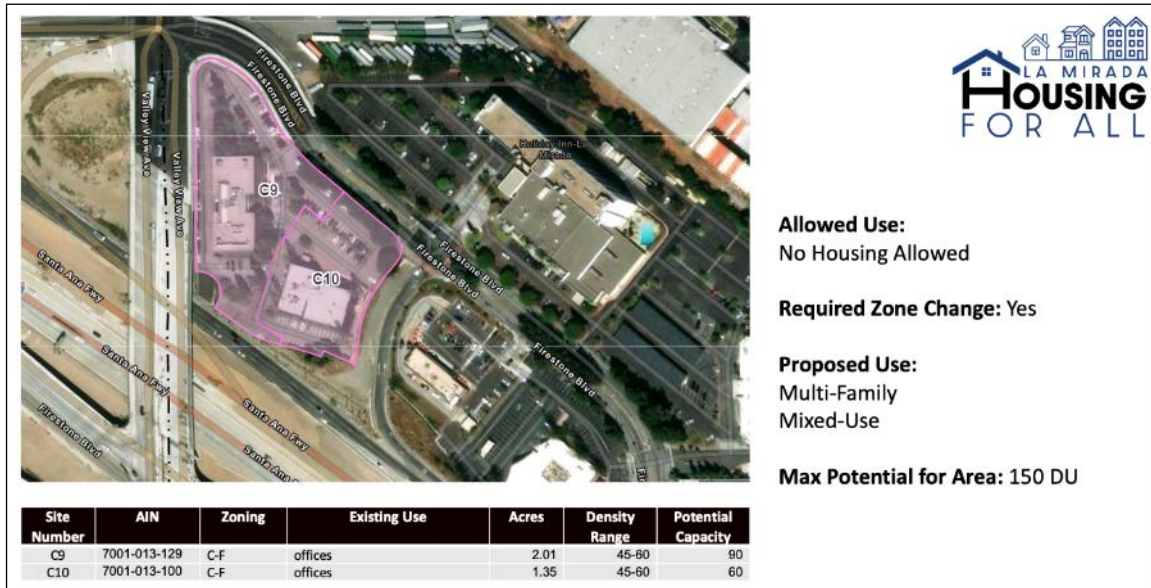
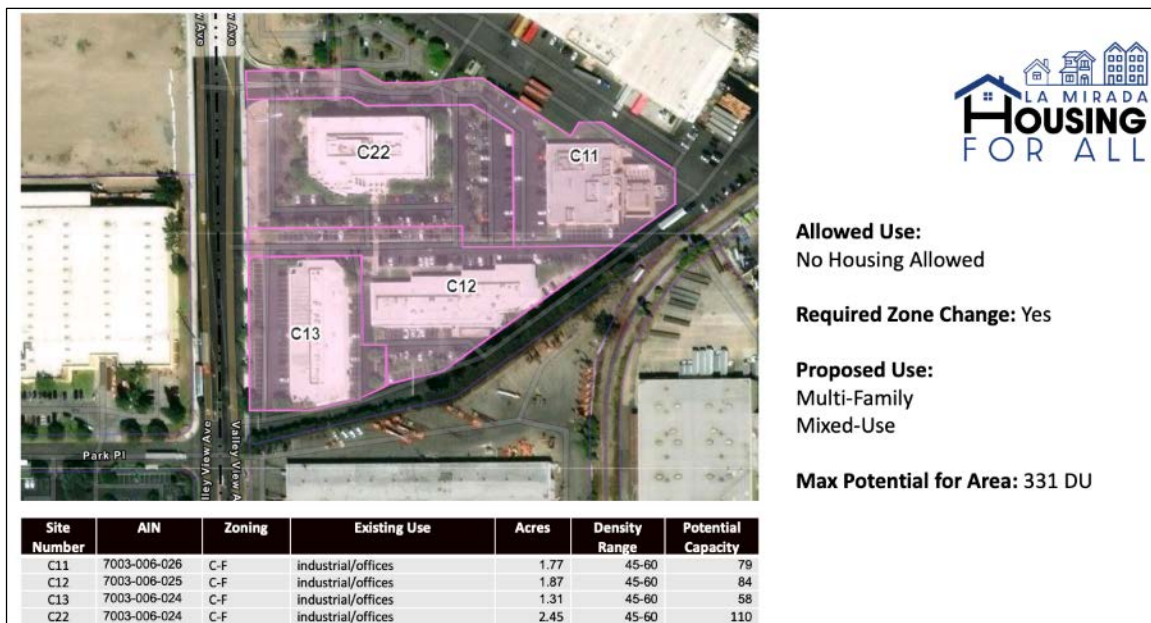


Figure B-21: Commercial Rezone Sites – Valley View Avenue and Park Place



Commercial Rezone Sites – Site Characteristics

Area	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met
C9	7001013129	offices	50	1982	81%	0.65	4	2.16	1,2,3,5,6a,7,8	7
C10	7001013100	offices	35	1985	81%	0.39	3	1.32	1,2,3,4a,5,6a,7,8	8
C11	7003006026	industrial/offices	46	1982	70%	0.21	4	1.49	1,2,3,4a,5,6a,7	7
C12	7003006025	industrial/offices	49	1990	71%	0.29	1	0.66	1,2,3,4a,4b,5,6,7,8	8

Area	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met
C13	7003006024	industrial/offices	29	1990	60%	0.40	1	0.66	1,2,4a,4b,5,6,7,8	7
C22	7003006029	industrial/offices	51	1982	75%	0.83	4	1.94	1,2,3,5,6a,7	6

Commercial rezone sites at Firestone Boulevard and Valley View Boulevard and Valley View Avenue and Park Place are described here together since they share similar characteristics as they are both in the same neighborhood about a quarter mile from each other along Valley View Avenue. Though located in the industrial neighborhood, these structures are primarily uses as office spaces. The structures are at least 30 years old and over 60 percent of their area is parking. ILV varies from 0.66 in single-story structures in Sites C12 and C13 to 2.16 in Site C9. However, ILV does not appear to be a constraint to development in La Mirada. The Warmington Project proposed in Site 26 in IHSP Planning Area 3A (see B.4.3 Planning Area 3: Imperial/Santa Gertrudes) proposed to demolish a 2 story office building with 2.46 to replace it with 42 condos.

B.6.2 Industrial Properties

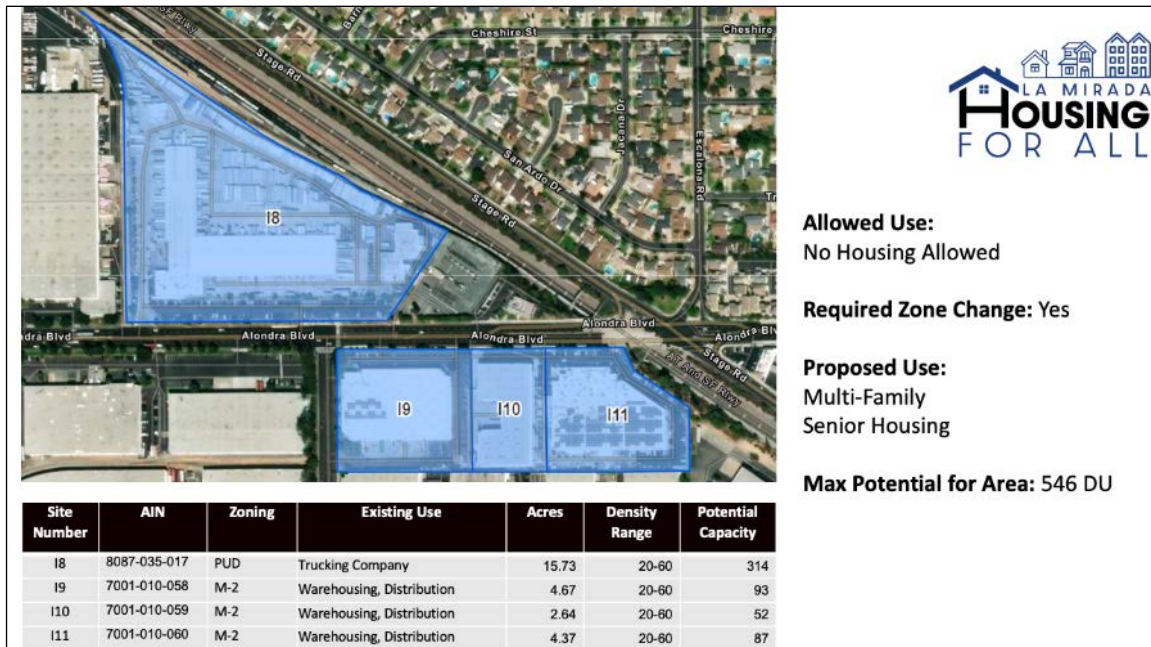
The City identified 11 industrial properties to be rezoned to allow multi-family and senior housing at densities from 20 to 60 du/ac. Combined, these sites have the capacity for 871 units.

Site 18 is one of the two large sites (>10 acres) identified in the sites inventory. Like Site 90 in Infill Area 8, Site 18 also has a building and internal circulation configuration that could facilitate the subdivision of the large site into at least three sites: (1) center triangle surrounded by (2) L-shape building and (3) eastern portion of the site, allowing for the development in phases. The nine units in site 17 are not counted towards the City’s RHNA obligations.

Figure B-22: Industrial Rezone Sites – Valley View Avenue and Garnet Street



Figure B-23: Industrial Rezone Sites – Alondra Avenue and Stage Road

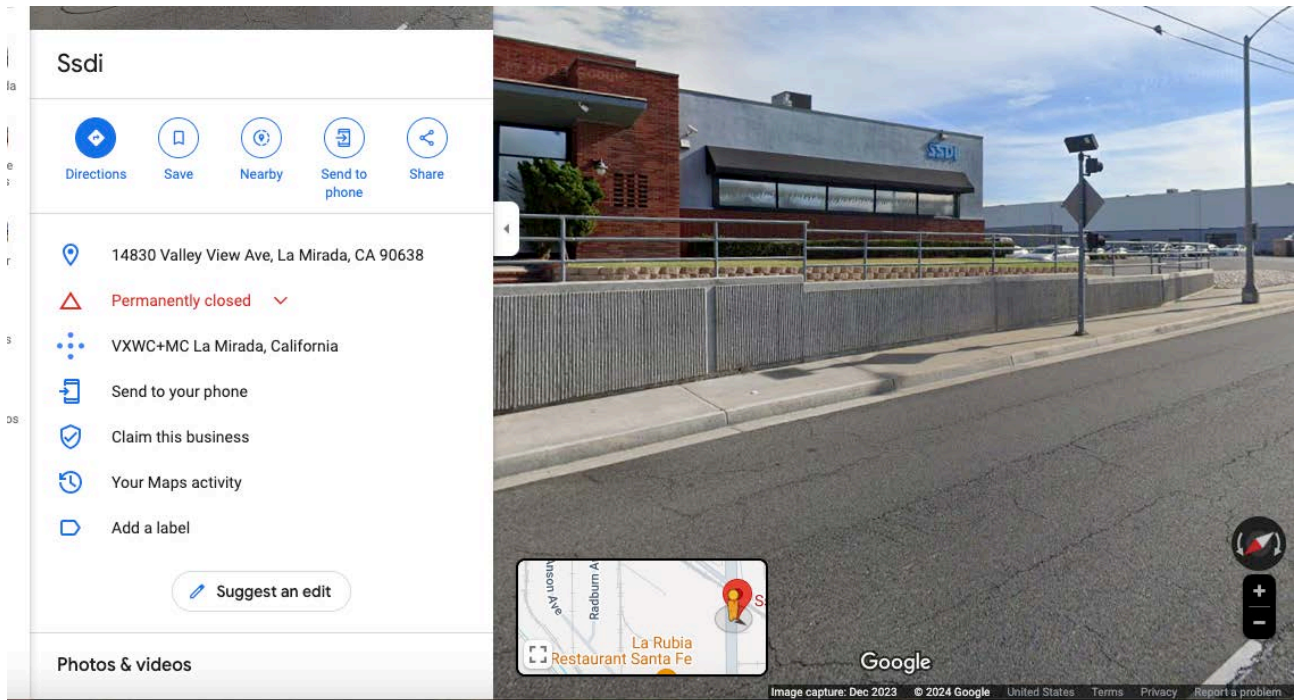


Industrial Rezone Sites— Site Characteristics

Area	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
11	8069009021	SSDI- permanently closed	37	1954	75%	0.25	1	0.77	1b,2,3,4a,4b,5,6,7,8,10	9
12	8069009020	Warehouse	45	1979	50%	0.50	1	1.16	2,4b,5,6a,7,8,10	7
13	8069009010	Distribution	45	1964	54%	0.46	1	1.24	2,4a,4b,5,6a,7,8,10	7
14	8069009012	Plastic fabrication	32	1965	55%	0.45	1	0.46	2,4a,4b,5,6,7,8,10	7
15	8069009018	Plastic fabrication	32	1973	49%	0.51	1	0.44	2,4b,5,6,7,8,10	7
16	8069009016	Furniture store	41	1968	48%	0.52	1	0.92	1,2,4b,5,6,7,8,10	8
17	8069009005	Industrial	38	1964	60%	0.40	1	0.75	2,3,4a,4b,6,7,8,10	7
18	8087035017	Trucking company	44	1969	83%	0.17	1	0.18	2,3,4a,4b,5,6,7,8,10	8
19	7001010058	Warehousing, distribution	40	1988	53%	0.44	2	0.80	2,4a,5,6,7,8,10	7
110	7001010059	Warehousing, distribution	30	2018	57%	0.49	2	1.03	5,6a,7,8,10	5
111	7001010060	Warehousing, distribution	30	1986	48%	0.50	2	1.29	2,5,6a,7,8,9,10	7

Industrial rezone sites at these two locations are located along Stage Rd less than ½ mile from each other. All sites are located adjacent to residential uses and thus would provide a great opportunity for housing. Most of these sites are used for light industrial uses such as warehousing and distribution or fabrication. SSDI in site I1 has been permanently closed since 2023 and its signage still appears as of December 2024, suggesting it remains vacant. Most of the buildings except for I10 are also over 30 years old. The high parking areas, low FAR, and low ILV would also support redevelopment of these sites to residential uses. The City will include property owners in these sites in its Annual Outreach and Educational events in addition to facilitating development in these rezone sites through its Underutilized Sites Program (Program 4.4.8).

Figure: Site I1- SSDI permanently closed



B.6.3 Faith-Based Properties

The City identified three faith-based sites. The City does not expect existing uses here will be displaced. Instead, the City selected parking and vacant areas within the parcel where development could be expected. Faith-based sites will be rezoned to allow multi-family and senior housing at a density from 20 to 30 du/ac. The 22 units in sites FB2, FB3, and FB7 are not counted toward the City’s RHNA obligation.

Figure B-24: Faith-Based Rezone Sites – Calvary Chapel



Figure B-25: Faith-Based Rezone Site – Community Presbyterian Church



Figure B-26: Faith-Based Rezone Site – La Mirada Methodist Church



Faith-Based Rezone Sites- Site Characteristics

Area	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
FB2	8040007025	Calvary Chapel-parking and small structure	48	1957	84%	0.16	1	0.13	2,3,4a,4b,5,6,8,10,11	8
FB3	8040007014	Calvary Chapel - parking and small structure	48		69%	0.31	1	0.00	3,4a,4b,5a,6,8,10,11	7
FB5	8037030013	Community Pres. Church- vacant area behind structure	47	1995	77%	0.23	1	2.70	3,4a,4b,5,6a,8,10,11	7
FB7	8064040031	La Mirada Methodist Church-grass and parking area adjacent to structure	39	1960	51%	0.49	1	3.21	2,4a,4b,5,8,10,11	6

The opportunity for redevelopment in faith-based sites are analyzed differently than commercial and industrial sites since it assumes the structure (no matter the age) is likely to remain. Instead, large parking areas are one of the key factors in site selection. AB 1851, approved in 2020, encourages religious institutions to pursue housing development by allowing these institutions to eliminate up to 50% of their parking spaces for housing. In addition, SB 4, approved in 2023, streamlines the building process for faith-based institutions and non-profit colleges that want to build affordable projects for low income families by allowing them to build multi-family housing. As such, the City identified properties that with parking areas that could support housing. All faith-based sites have at least 50 percent of their area available as parking. In addition, the City has included a program in its housing plan to promote and facilitate the development of faith-based properties (Program 4.4.18). There have been three recent projects where a faith-based property developed residential units in its parking lot, two in Buena Park (Orchard View Senior Apartments and Indigo Walk) and one in Whittier 6712 Washington Avenue (Table B-5: Local Redevelopment Trends).

The Orchard View Apartments project subdivided an irregularly shaped the existing parcel (APN 039-283-25) into two new parcels. The southern parcel maintained the St. Joseph’s Episcopal Church and the newly created 1.76-acre occupying the eastern and northern portion of the site will be developed with a primary residential apartment building and nine single-story casitas accommodating 66 residential units and a 3,000-square-foot community center. This site closely resembles Site FB5, which has an estimated potential for 36 units counted towards RHNA.

Figure: Orchard View Apartments Project APN (left) and Project Area (right)



Source: City of Buena Park. Orchard View Gardens Senior Apartment Homes: Initial Study And Mitigated Negative Declaration (Is/Mnd). Prepared By Ultrastystems Inc. September 2020.

B.6.4 Residential Properties

The City identified three residential sites to be rezoned to allow multi-family housing at a density from 20 to 30 du/ac. The owner of the vacant site (R1) expressed interest in developing the property with six to eight units. The residential sites have a combined capacity for 13 units. These 13 units are not counted towards the City’s RHNA obligations.

Figure B-27: Residential Rezone Sites – Stage Road and La Mirada Creek



Residential Rezone Sites—Site Characteristics

Area	AIN	Existing Use (1)	Owner ID	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
RES1	8087015018	Vacant- owner interest	33		0%	0.00	0	0.00	4a,6,8,10,11	5
RES2	8087016020	SFH	31	1981	63%	0.39	2	0.50	2,3,4a,6,8,10,11	7
RES3	8087016021	SFH	42	1981	75%	0.32	2	0.34	2,3,4a,6,8,10,11	7

Residential rezone sites were selected due to owner interest in RES1. While RES 1 is vacant, the adjacent parcels only have a single-family unit that could be potentially redeveloped to at least double their existing capacity. The Arte Home Apartments in Buena Park similarly redeveloped 3 single-family homes into 22 multi-family units (Table B-5: Local Redevelopment Trends). None of the units in the residential rezone sites are counted towards the City’s RHNA obligations.

B.6.5 The Extent to Which Existing Uses May Constitute an Impediment to Additional Residential Development

Table B-5 shows that non-vacant commercial, industrial, religious, and residential uses do not impede development in the La Mirada and surrounding cities. In La Mirada, three of the four recent projects have redeveloped commercial and parking lot uses with residential, for a total of 100 units. In addition, 11 of the 17 rezone sites are also in the Imperial Highway Specific Plan area, where there has been one redevelopment project in the City (Paloma/Warmington Residential). Surrounding cities also have multiple examples of residential development on non-vacant commercial sites.

There has also been a redevelopment project of non-vacant industrial sites in Whittier. A 17-unit Detached Single-Family development at 8315/8335 Greenleaf Avenue was approved in 2021 on a 1.2-acre parcel previously in use as an industrial/commercial building. The City of La Mirada has included incentives in its housing plan to facilitate development in the industrial neighborhood (Program 4.4.7) as well as place-based strategies to improve industrial neighborhoods such as ensure infrastructure plans reflect needs of residents and providing community services (Table 26).

There have been three redevelopment projects on religious facilities in Buena Park and Whittier, providing support that existing religious uses are not an impediment to residential development (Table B-5). The City has also included a program to promote development on faith-based properties.

Table B-5 also shows two examples of residential development in sites with existing residential uses. In both projects, the number of units at least doubled (from 3 units to a 22 units complex in Buena Park and from a single-family unit to two in Whittier). Following this trend, the City only selected residential sites where the number of potential units in site doubles the existing number of units or is at least 2.

B.7 Conclusion

The City can realistically accommodate 2,595 units (1,031 lower income, 555 moderate, and 1,009 above moderate income) its 6th Cycle sites inventory which includes sites in the existing Imperial Highway Corridor Specific Plan, Infill Housing Program Areas, and other newly identified sites that need to be rezoned meeting its remaining RHNA of 1,786 units (895 lower income, 317 moderate income, and 574 above moderate) (Table B-1). The City will need to rezone 27 sites with a capacity for 1,594 units to meet the shortfall and meet its 2021-2029 RHNA obligations.

B.8 Detailed Parcel-by-Parcel Characteristics

B.8.1 Site Selection

The tables below show the detailed parcel-by-parcel unit characteristics. In selecting non-vacant sites in commercial and industrial areas for La Mirada, the following criteria were used:

1. Property contains uses (shopping centers, offices, stand-alone restaurants, retail uses, and light industrial) to convert to residential or mixed-use due to continued decline of existing uses.
 - 1a: Property identified as suitable for development in previous planning effort (IHSP and Special Housing Overlay).^{17,18}
 - 1b: Property has high vacancies/large portion of property has vacancies.
2. Property contains structures/site improvements 30 years old or more – an age that usually requires significant system upgrades, and most upgrades may trigger ADA compliance requirements.
3. Property contains or is a large parking area (at least 60% of parcel is parking/non-structure).¹⁹
4. Property contains structures/site that is considered underutilized.
 - 4a: Buildings that have existing FAR lower than 0.49, which is the average of similar uses being redeveloped in the area).
 - 4b: Property is one story and therefore has the potential to be redeveloped with increased height and number of stories.
5. Property is at least 0.5 acre.
 - 5a: If property is not 0.5 acres, it can be consolidated with adjacent properties given common or government ownership and the consolidated properties are at least 0.5 acre.
6. Property improvement value is less than the land value (ILV less than 1.00), a common threshold for underutilization.
 - 6a: ILV between 1.0 and 3.0, similar to trends in La Mirada.²⁰
7. Property is near jobs (jobs proximity index <60).²¹
8. Property is within a Transit Stop Area.²²
9. Property is within a 10-minute walk from a grocery store.²³
10. Property is in or adjacent to residential uses.

17 As stated earlier, the City conducted a market analysis and identified underutilized properties not currently maximizing their potential within the IHSP corridor area. Key characteristics of sites in the IHSP are outlined in the preceding paragraph and include: (1) The corridor's underutilized areas are primed for redevelopment with new more intensive land uses. (2) They provide opportunities for community-gathering, entertainment and recreational. (3) They are accessible by transit, car, bicycle and walking and can be enhanced to create spaces for social interaction. (4) They are surrounded by existing residential neighborhoods. Access from these neighborhoods to new development at the nodes will greatly enhance the ability of residents to frequent the retail, entertainment and recreational areas planned.

18 As part of the 4th Cycle Housing Element, a comprehensive survey was undertaken to identify specific areas that could accommodate new residential or mixed-use development. A total of nine areas were identified, including three areas located along the Imperial Highway corridor. These areas, referred to as Areas 1 through 9.

19 Percentage parking/non-structure area calculated by subtracting the building area from the parcel size. For properties with more than one story, the aerial building area was used to calculate percentage parking. This metric differs from FAR in that it accounts only for the aerial surface covered by the building.

20 As seen in Table B-5, two of the four redevelopment projects in La Mirada for which ILV could be calculated had an ILV greater than 1.0 (2.34 and 4.35, for an average of 3.3). An ILV greater than 1.0 is not considered a constraint to redevelopment.

21 AFFH characteristic. Based on HUD's Jobs Proximity Index GIS feature layer (ID: 4e2ef54b88084fb5a2554281b2d89a8b) published on July 21, 2023 based on Longitudinal Employer-Household Dynamics (LEHD) data, 2017.

22 AFFH characteristic. Based on HCD's Transit Stop Areas GIS feature layer (ID: 354814f6437d4b5ea94b85ffd3ada5f4) published on Mar 27, 2023 based on Caltrans 2022 data. Layer shows a ½-mile buffer around all CA transit stops and routes (geospatial) from all transit operators.

23 AFFH characteristic. Based on GIS feature layer (ID: 6b1ab64abe4247f8bc80df784e89fbed) using SafeGraph, U.S. Census Bureau, and Esri data that shows which parts of the United States and Puerto Rico fall within ten minutes' walk of one or more grocery stores.

11. Number of potential units in site doubles the existing number of units or is at least 2 (only applies to faith-based/residential potential rezone site, see below).

Sites that meet at least five of the criteria listed above have been included in the Sites Inventory.

IHSP Sites

Table B-11: Detailed Parcel Characteristics – IHSP Sites

Site ID	Site #	AIN	GP†	Zoning (1a)	Existing Use (1)	Owner ID	Acres (5)	Income Level	Realistic cap.	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met††
1A	1	8044030002	C	IHSP, MUO, SHO	Restaurant- Jims burger	3	0.62	Mixed	16	1957	92%	0.08	1	2.24	1a,2,3,4a,4b,5,6a,7,8,9,10	10
1A	2	8044030003	C	IHSP, MUO, SHO	Sports lounge-	10	0.91	Mixed	24	1957	68%	0.32	1	1.02	1a,2,3,4a,4b,5,6a,7,8,9,10	10
1A	3	8044030004	C	IHSP, MUO, SHO	Food, juice bar, laundry	10	0.53	Mixed	14	1958	74%	0.26	1	0.71	1a,2,3,4a,4b,5,6,7,8,9,10	10
1A	4	8044030005	C	IHSP, MUO, SHO	T-Mobile	10	0.36	Mixed	9	1957	75%	0.25	1	0.85	1a,2,3,4a,4b,5a,6,7,8,9,10	10
1A	5	8044030006	C	IHSP, MUO, SHO	Restaurant/pizza	10	0.55	Mixed	14	1958	72%	0.28	1	0.68	1a,2,3,4a,4b,5,6,7,8,9,10	10
1A	6	8044030007	C	IHSP, MUO, SHO	Dollar tree	10	0.47	Mixed	12	1957	63%	0.37	1	1.12	1a,2,3,4a,4b,5a,6a,7,8,9,10	10
1A	7	8044030008	C	IHSP, MUO, SHO	Big lots- closed	10	2.26	Mixed	60	1957	70%	0.30	1	0.83	1a,1b,2,3,4a,4b,5,6,7,8,9,10	10
1C	8	8044031022	C	IHSP	Office and retail (gym, discount store, beauty, pizza)	4	2.49	Mixed	67	1968	67%	0.33	1	2.02	1a,2,3,4a,4b,5,6a,7,8,9,10	10
1C	10	8044031001	C	IHSP	Gas station	20	0.51	Mixed	13	n/a	92%	0.08	1	0.00	1a,3,4a,4b,5,6,7,8,9,10	9
1C	11	8044031021	C	IHSP	Crunch fitness	5	1.79	Mixed	48	1968	72%	0.28	1	0.07	1a,2,3,4a,4b,5,6,7,8,9,10	10
1C	12	8044031020	C	IHSP	Donuts	4	0.58	Mixed	15	1968	70%	0.30	1	2.26	1a,2,3,4a,4b,5,6a,7,8,9,10	10
1C	14	8042001013	C	IHSP	Retail and commercial (restaurants, liquor store, pizza, nails, groomer)	17	2.34	Mixed	63	1986	67%	0.33	1	1.12	1a,2,3,4a,4b,5,6a,8,10	8
2A	20	8034008027	C	IHSP	Auto zone and parking	16	0.92	AM	8	1999	82%	0.18	1	2.32	1a,3,4a,4b,5,6a,8,9,10	8
2A	21	8034008032	C	IHSP	Gas station	24	0.45	AM	4	1995	90%	0.10	1	0.37	1a,3,4a,4b,6,8,9,10	7
2A	22	8034008031	C	IHSP	Retail (rental, nails, bikes)	7	1.10	AM	9	1960	72%	0.28	1	1.38	1a,2,3,4a,4b,5,6a,8,9,10	9
2A	23	8034008028	C	IHSP	Del taco	6	0.57	AM	5	1979	92%	0.08	1	2.80	1a,2,3,4a,4b,5,6a,8,9,10	9
2A	25	8034008029	C	IHSP	American tire depot	16	1.02	AM	9	1978	81%	0.19	1	0.79	1a,2,3,4a,4b,5,6,8,9,10	9
3A	26	8038011013	C	IHSP	Office bldg.- had project- now on hold	9	2.77	AM	24	1978	90%	0.17	2	2.46	1a,2,3,4a,5,6a,8,9,10	9
3A	27	8038011015	C	IHSP	Restaurant and parking	2	1.09	AM	9	1973	89%	0.11	1	1.77	1a,2,3,4a,4b,5,6a,8,9,10	9
3A	28	8038011014	C	IHSP	Restaurant/ff	25	0.70	AM	6	1973	92%	0.08	1	1.78	1a,2,3,4a,4b,5,6a,8,9,10	9
3A	29	8038011011	C	IHSP	Offices	27	0.49	AM	4	1967	72%	0.28	1	0.80	1a,2,3,4a,4b,6,8,9,10	8
3A	30	8038011010	C	IHSP	Gas station	15	0.50	AM	4	1997	89%	0.11	1	0.30	1a,3,4a,4b,5,6,8,9,10	8

Table B-11: Detailed Parcel Characteristics – IHSP Sites

Site ID	Site #	AIN	GP†	Zoning (1a)	Existing Use (1)	Owner ID	Acres (5)	Income Level	Realistic cap.	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met††
3A	31	8038011009	C	IHSP	Offices	14	0.39	AM	3	1963	61%	0.39	1	0.79	1a,2,3,4a,4b,6,8,9,10	8
3C	32	8035018026	C	IHSP	Popeyes	23	0.38	AM	3	2019	86%	0.14	1	2.08	1a,3,4a,4b,6a,8,9,10	7
3C	33	8035018025	C	IHSP	Savers	12	2.01	AM	18	1961	75%	0.25	1	1.09	1a,2,3,4a,4b,5,6a,8,9,10	9
3C	34	8035018027	C	IHSP	Retail (liquor store, nail salon, restaurant)	22	1.38	AM	12	1961	84%	0.16	1	0.95	1a,2,3,4a,4b,5,6,8,9,10	9
3C	35	8035018028	C	IHSP	Gym, Juan pollo restaurant	21	1.33	AM	11	1962	79%	0.21	1	1.05	1a,2,3,4a,4b,5,6a,8,9,10	9
3C	36	8035018029	C	IHSP	Burger shop	19	0.15	AM	1	1962	42%	0.58	1	1.49	1a,2,4b,6a,8,9,10	7
3C	37	8035018-017	C	IHSP	Medical office	26	0.24	AM	2	1964	66%	0.34	1	0.47	1a,2,3,4a,4b,6,8,9,10	8

†: C: Commercial; LDR: Low Density Residential; I: Industrial.

††: Counts based on the whole number criteria (1,2,3). For example, it does not double count if a site met “1a” and “1b.”

Infill Sites

Table B-12: Detailed Parcel Characteristics – Infill Sites

Area	Site #	AIN	GP†	Zoning (1a)	Existing Use (1)	Owner ID	Acres (5)	Income Level	Realistic Cap.	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met††
IA3	38	8040006045	C	C-1, MUO, SHO	Circle K/carpet shop	18	0.30	Mod	7	1988	84%	0.16	1	2.00	1a,2,3,4a,4b,5a,6a,8,10	8
IA3	39	8040006044	C	C-1, MUO, SHO	Furniture shop	18	0.54	Mixed	13	1987	74%	0.26	1	1.04	1a,2,3,4a,4b,5,6a,8,10	8
IA3	40	8040006038	C	C-1, MUO, SHO	Church- used as offices	13	0.74	Mixed	17	1984	68%	0.39	2	0.55	1a,2,3,4a,5,6,8,10	8
IA5	44	8034012008	LDR	R-1 MUO, SHO	Church offices	16	0.85	Mixed	20	1961	51%	0.34	2	0.59	1a,2,4a,5,6,8,9,10	8
IA5	45	8034012007	LDR	R-1 MUO, SHO	Parking	11	0.47	Mixed (M, AM only)	11	1957	100%	0.07	0	2.23	1a,2,3,4a,5,6a,8,9,10	9
IA5	46	8034012006	LDR	R-1 MUO, SHO	Parking	11	0.51	Mixed	12	1972	100%	0.00	0	0.23	1a,2,3,4a,5,6,8,9,10	9
IA8	88	8059028068	I	M-2, SHO	Industrial use	28	3.32	Mixed	59	2000	31%	0.69	1	2.72	1a,4a,4b,5,6a,7,8,9,10	8
IA8	89	8059028065	I	M-2, SHO	Industrial use	28	1.89	Mixed	33	2000	58%	0.42	1	3.43	1a,4a,4b,5,7,8,9,10	7
IA8	90	8059028053	I	M-2, SHO	Industrial use	1	14.35	Mixed	258	1997	46%	0.54	1	0.35	1a,4b,5,6,7,8,9,10	8
IA9	91	8032001001	C	C-1, MUO	Restaurant	8	0.32	Mixed	5	1980	84%	0.16	1	1.00	1a,2,3,4a,4b,5a,6,8,10	8
IA9	92	8032001002	C	C-1, MUO	Parking	8	0.06	AM	1	1980	100%	0.00	0	0.11	1a,2,3,4a,5a,6,8,10	8
IA9	93	8032001003	C	C-1, MUO	99c, parking	8	3.16	Mixed	56	1956	76%	0.24	1	0.62	1a,2,3,4a,4b,5,6,8,10	8
IA9	94	8032001004	C	C-1, MUO	Commercial-mothers, restaurant, barber shop, papa johns	8	1.25	Mixed	22	1956	60%	0.40	1	0.50	1a,2,3,4a,4b,5,6,8,10	8

†: C: Commercial; LDR: Low Density Residential; I: Industrial.

††: Counts based on the whole number criteria (1,2,3). For example, it does not double count if a site met “1a” and “1b.”

Commercial Sites

Table B-13: Detailed Parcel Characteristics – Commercial Sites

Area	Site #	AIN	GP†	Zoning (1a)	Existing Use (1)	Owner ID	Acres (5)	Income Level	Realistic cap.	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met††
C5	95	8034031011	C	IHSP	Medical care/urgent care	34	1.07	Mixed	21	1990	75%	0.25	1	0.52	1,2,3,4a,4b,5,6,8,9,10	9
C6	96	8034031012	C	IHSP	Office building	43	2.45	Mixed	48	1973	79%	0.25	2	0.61	1,2,3,4a,5,6,8,9,10	9
C7	97	8034028039	C	IHSP	Office	36	0.37	Mod	7	1970	68%	0.51	2	0.44	1,2,3,6,8,9,10	7
C14	98	8034001066	C	IHSP	Retail (Ross, CVS closed over 1 year ago, etc.)	51	4.14	Mixed	82	1990	53%	0.47	1	2.50	1, 1b, 2, 4a, 4b,5,6a,8,9,10	8
C15	99	8034001064	C	IHSP	Retail (grocery, subway, donuts)	51	0.28	Mod	5	1969	37%	0.63	1	0.07	1,2,4b,5a,6,8,9,10	8
C16	100	8034001063		IHSP	Parking	51	0.13	Mod	2	1969	100%	0.00	0	0.07	1,2,3,4a,5a,6,8,9,10	9
C17	101	8034001062	C	IHSP	Parking	51	0.19	Mod	3	1969	100%	0.00	0	0.08	1,2,3,4a,5a,6,8,9,10	9
C18	102	8034001061	C	IHSP	Parking	51	0.45	Mod	8	1968	100%	0.00	0	0.08	1,2,3,4a,5a,6,8,9,10	9
C19	103	8034001059	C	IHSP	Parking	51	0.03	Mod	1		100%	0.00	0	0.10	1,2,3,4a,5a,6,8,9,10	9
C20	104	8034001047	C	IHSP	Retail (Dollar Tree, restaurant)	51	1.50	Mixed	29	1990	54%	0.46	1	1.11	1,2,4a,4b,5,6a,8,9,10	8
C21	105	8034001060	C	IHSP	Retail (groomer, medical supplies), medical office	51	0.83	Mixed	16	1991	67%	0.33	1	6.30	1,2,3,4a,5,8,9,10	8
C9	106	7001013129	C	C-F	offices	50	2.01	Mixed	90	1982	81%	0.65	4	2.16	1,2,3,5,6a,7,8	7
C10	107	7001013100	C	C-F	offices	35	1.35	Mixed	60	1985	81%	0.39	3	1.32	1,2,3,4a,5,6a,7,8	8
C11	108	7003006026	C	C-F	industrial/offices	46	1.77	Mixed	79	1982	70%	0.21	4	1.49	1,2,3,4a,5,6a,7	7
C12	109	7003006025	C	C-F	industrial/offices	49	1.87	Mixed	84	1990	71%	0.29	1	0.66	1,2,3,4a,4b,5,6,7,8	8
C13	110	7003006024	C	C-F	industrial/offices	29	1.31	Mixed	58	1990	60%	0.40	1	0.66	1,2,4a,4b,5,6,7,8	7
C22	111	7003006029	C	C-F	industrial/offices	51	2.45	Mixed	110	1982	75%	0.83	4	1.94	1,2,3,5,6a,7	6

†: C: Commercial; LDR: Low Density Residential; I: Industrial.

††: Counts based on the whole number criteria (1,2,3). For example, it does not double count if a site met “1a” and “1b.”

Industrial Sites

Table B-14: Detailed Parcel Characteristics – Industrial Sites																
Area	Site #	AIN	GP†	Zoning (1a)	Existing Use (1)	Owner ID	Acres (5)	Income Level	Realistic cap.	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met††
I1	112	8069009021	I	M-2	SSDI- permanently closed	37	1.15	Mixed	22	1954	75%	0.25	1	0.77	1b,2,3,4a,4b,5,6,7,8,10	9
I2	113	8069009020	I	M-2	Warehouse	45	6.37	Mixed	127	1979	50%	0.50	1	1.16	2,4b,5,6a,7,8,10	7
I3	114	8069009010	I	M-2	Distribution	45	1.87	Mixed	37	1964	54%	0.46	1	1.24	2,4a,4b,5,6a,7,8,10	7
I4	115	8069009012	I	M-2	Plastic fabrication	32	1.02	Mixed	20	1965	55%	0.45	1	0.46	2,4a,4b,5,6,7,8,10	7
I5	116	8069009018	I	M-2	Plastic fabrication	32	2.03	Mixed	40	1973	49%	0.51	1	0.44	2,4b,5,6,7,8,10	7
I6	117	8069009016	I	M-2	Furniture store	41	3.53	Mixed	70	1968	48%	0.52	1	0.92	1,2,4b,5,6,7,8,10	8
I7	118	8069009005	I	M-2	Industrial	38	0.49	Mixed (Mod and AM only)	9	1964	60%	0.40	1	0.75	2,3,4a,4b,6,7,8,10	7
I8	119	8087035017	I	PUD	Trucking company	44	15.73	Mixed	314	1969	83%	0.17	1	0.18	2,3,4a,4b,5,6,7,8,10	8
I9	120	7001010058	I	M-2	Warehousing, distribution	40	4.67	Mixed	93	1988	53%	0.44	2	0.80	2,4a,5,6,7,8,10	7
I10	121	7001010059	I	M-2	Warehousing, distribution	30	2.64	Mixed	52	2018	57%	0.49	2	1.03	5,6a,7,8,10	5
I11	122	7001010060	I	M-2	Warehousing, distribution	30	4.37	Mixed	87	1986	48%	0.50	2	1.29	2,5,6a,7,8,9,10	7

†: C: Commercial; LDR: Low Density Residential; I: Industrial.

††: Counts based on the whole number criteria (1,2,3). For example, it does not double count if a site met “1a” and “1b.”

Faith-Based Sites

Table B-15: Detailed Parcel Characteristics – Faith-Based Sites																
Area	Site #	AIN	GP†	Zoning (1a)	Existing Use (1)	Owner ID	Acres (5)	Income Level	Realistic cap.	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met††
FB2	123	8040007025	LDR	R-1	Calvary Chapel- parking and small structure	48	0.50	Mixed	10	1957	84%	0.16	1	0.13	2,3,4a,4b,5,6,8,10,11	8
FB3	124	8040007014	LDR	R-1	Calvary Chapel - parking and small structure	48	0.11	Mod	2		69%	0.31	1	0.00	3,4a,4b,5a,6,8,10,11	7
FB5	125	8037030013	LDR	R-1	Community Pres. Church- vacant area behind structure	47	1.81	Mixed	36	1995	77%	0.23	1	2.70	3,4a,4b,5,6a,8,10,11	7
FB7	126	8064040031	LDR	R-1	La Mirada Methodist Church- grass and parking area adjacent to structure	39	0.53	Mixed	10	1960	51%	0.49	1	3.21	2,4a,4b,5,8,10,11	6

†: C: Commercial; LDR: Low Density Residential; I: Industrial.

††: Counts based on the whole number criteria (1,2,3). For example, it does not double count if a site met “1a” and “1b.”

Residential Sites

Table B-16: Detailed Parcel Characteristics – Residential Sites

Area	Site #	AIN	GP [†]	Zoning (1a)	Existing Use (1)	Owner ID	Acres (5)	Income Level	Realistic cap.	Year Built (2)	% Parking (3)	FAR (4a)	Stories (4b)	ILV (6)	Criteria for Selection	Criteria Met ^{††}
RES1	127	8087015018	LDR	R-1	Vacant- owner interest	33	0.30	Mod	6		0%	0.00	0	0.00	4a,6,8,10,11	5
RES2	128	8087016020	LDR	R-1	SFH	31	0.16	Mod	3	1981	63%	0.39	2	0.50	2,3,4a,6,8,10,11	7
RES3	129	8087016021	LDR	R-1	SFH	42	0.24	Mod	4	1981	75%	0.32	2	0.34	2,3,4a,6,8,10,11	7

†: C: Commercial; LDR: Low Density Residential; I: Industrial.

††: Counts based on the whole number criteria (1,2,3). For example, it does not double count if a site met “1a” and “1b.”

B.8.2 Income Distribution

IHSP

Table B-17: Income Distribution – IHSP Sites

Area	Site #	AIN	Existing Use	Owner ID	Acres	Maximum du/ac	Adj	Realistic cap.	Lower	Mod	AM	In 5 th Cycle
1A	1	8044-030-002	Restaurant- Jim's burger	3	0.62	45	0.6	16	8	3	5	Y
1A	2	8044-030-003	Sports lounge-	10	0.91	45	0.6	24	12	4	8	Y
1A	3	8044-030-004	Food, juicebar, laundry	10	0.53	45	0.6	14	7	2	5	Y
1A	4	8044-030-005	T-Mobile	10	0.36	45	0.6	9	4	1	4	Y
1A	5	8044-030-006	Restaurant/pizza	10	0.55	45	0.6	14	7	2	5	Y
1A	6	8044-030-007	Dollar tree	10	0.47	45	0.6	12	6	2	4	Y
1A	7	8044-030-008	Big lots- closed	10	2.26	45	0.6	60	30	12	18	Y
1C	8	8044-031-022	Office and retail (gym, discount store, beauty, pizza)	4	2.49	45	0.6	67	33	13	21	N
1C	10	8044-031-001	Gas station	20	0.51	45	0.6	13	6	2	5	N
1C	11	8044-031-021	Crunch fitness	5	1.79	45	0.6	48	24	9	15	N
1C	12	8044-031-020	Donuts	4	0.58	45	0.6	15	7	3	5	N
1C	14	8042-001-013	Retail and Commercial (restaurants, liquor store, pizza, nails, groomer)	17	2.34	45	0.6	63	31	12	20	N
2A	20	8034-008-027	Auto zone and parking	16	0.92	15	0.6	8			8	N
2A	21	8034-008-032	Gas station	24	0.45	15	0.6	4			4	N
2A	22	8034-008-031	Retail (rental, nails, bikes)	7	1.10	15	0.6	9			9	N
2A	23	8034-008-028	Del taco	6	0.57	15	0.6	5			5	N
2A	25	8034-008-029	American tire depot	16	1.02	15	0.6	9			9	N
3A	26	8038-011-013	Office bldg.- had project- now on hold	9	2.77	15	0.6	24			24	N
3A	27	8038-011-015	Restaurant and parking	2	1.09	15	0.6	9			9	N
3A	28	8038-011-014	Restaurant/FF	25	0.70	15	0.6	6			6	N
3A	29	8038-011-011	Offices	27	0.49	15	0.6	4			4	N
3A	30	8038-011-010	Gas station	15	0.50	15	0.6	4			4	N
3A	31	8038-011-009	Offices	14	0.39	15	0.6	3			3	N
3C	32	8035-018-026	Popeyes	23	0.38	15	0.6	3			3	N
3C	33	8035-018-025	Savers	12	2.01	15	0.6	18			18	N
3C	34	8035-018-027	Retail (liquor store, nail salon, restaurant)	22	1.38	15	0.6	12			12	N
3C	35	8035-018-028	Gym, Juan Pollo restaurant	21	1.33	15	0.6	11			11	N
3C	36	8035-018-029	Burger shop	19	0.15	15	0.6	1			1	N
3C	37	8035-018-017	Medical office	26	0.24	15	0.6	2			2	N

Infill Areas

Table B-18: Income Distribution – Infill Areas

Area	Site #	AIN	Existing Use	Owner ID	Acres	Max du/ac	Adj	Realistic Cap.	Lower	Mod	AM	In 5 th Cycle
IA3	38	8040006045	Circle K/carpet shop	18	0.30	40	0.6	7		7		Y
IA3	39	8040006044	Furniture shop	18	0.54	40	0.6	13	6	2	5	Y
IA3	40	8040006038	Church- used as offices	13	0.74	40	0.6	17	8	3	6	Y
IA5	44	8034012008	Church offices	16	0.85	40	0.6	20	10	4	6	Y
IA5	45	8034012007	Parking	11	0.47	40	0.6	11		4	7	Y
IA5	46	8034012006	Parking	11	0.51	40	0.6	12	6	2	4	Y
IA8	88	8059028068	Industrial use	28	3.32	30	0.6	59	29	11	19	Y
IA8	89	8059028065	Industrial use	28	1.89	30	0.6	33	16	6	11	Y
IA8	90	8059028053	Industrial use	1	14.35	30	0.6	258	51	77	130	Y
IA9	91	8032001001	Restaurant	8	0.32	30	0.6	5	2	1	2	Y
IA9	92	8032001002	Parking	8	0.06	30	0.6	1			1	Y
IA9	93	8032001003	99c, parking	8	3.16	30	0.6	56	28	11	17	Y
IA9	94	8032001004	Commercial-mothers, restaurant, barber shop, papa johns	8	1.25	30	0.6	22	11	4	7	Y

Commercial Sites – Rezone

Table B-19: Income Distribution – Commercial Rezone Sites

Site #	Site ID	AIN	Current Zone	Existing Use	Owner ID	Acres	Prop. Density	Realistic Cap	L	M	AM	In Previous Cycle
95	C5	8034031011	IHSP	Medical care/urgent care	34	1.07	20-30	21	10	4	7	N
96	C6	8034031012	IHSP	Office building	43	2.45	20-30	48	24	9	15	N
97	C7*	8034028039	IHSP	Office	36	0.37	20-30	7		7		N
98	C14	8034001066	IHSP	Retail (Ross, CVS closed over 1 year ago, etc.)	51	4.14	20-30	82	41	16	25	N
99	C15	8034001064	IHSP	Retail (grocery, subway, donuts)	51	0.28	20-30	5		5		N
100	C16	8034001063	IHSP	Parking	51	0.13	20-30	2		2		N
101	C17	8034001062	IHSP	Parking	51	0.19	20-30	3		3		N
102	C18	8034001061	IHSP	Parking	51	0.45	20-30	8		8		N
103	C19	8034001059	IHSP	Parking	51	0.03	20-30	1		1		N
104	C20	8034001047	IHSP	Retail (Dollar Tree, restaurant)	51	1.50	20-30	29	14	5	10	N
105	C21	8034001060	IHSP	Retail (groomer, medical supplies), medical office	51	0.83	20-30	16	8	3	5	N
106	C9	7001013129	C-F	offices	50	2.01	45-60	90	45	18	27	N
107	C10	7001013100	C-F	offices	35	1.35	45-60	60	30	12	18	N
108	C11	7003006026	C-F	industrial/offices	46	1.77	45-60	79	39	15	25	N
109	C12	7003006025	C-F	industrial/offices	49	1.87	45-60	84	42	16	26	N
110	C13	7003006024	C-F	industrial/offices	29	1.31	45-60	58	29	11	18	N
111	C22	7003006029	C-F	industrial/offices	51	2.45	45-60	110	55	22	33	N

* Not counted towards RHNA.

Industrial Sites – Rezone

Table B-20: Income Distribution – Industrial Rezone Sites												
Site #	Site ID	AIN	Current Zone	Existing Use	Owner ID	Acres	Prop. Density	Realistic Cap	L	M	AM	In Previous Cycle
112	I1	8069009021	M-2	SSDI- permanently closed	37	1.15	20-60	22	11	4	7	N
113	I2	8069009020	M-2	warehouse	45	6.37	20-60	127	63	25	39	N
114	I3	8069009010	M-2	distribution	45	1.87	20-60	37	18	7	12	N
115	I4	8069009012	M-2	plastic fabrication	32	1.02	20-60	20	10	4	6	N
116	I5	8069009018	M-2	plastic fabrication	32	2.03	20-60	40	20	8	12	N
117	I6	8069009016	M-2	furniture store	41	3.53	20-60	70	35	14	21	N
118	I7*	8069009005	M-2	industrial	38	0.49	20-60	9		4	5	N
119	I8	8087035017	PUD	Trucking Company	44	15.73	20-60	314	62	94	158	N
120	I9	7001010058	M-2	Warehousing, Distribution	40	4.67	20-60	93	46	18	29	N
121	I10	7001010059	M-2	Warehousing, Distribution	30	2.64	20-60	52	26	10	16	N
122	I11	7001010060	M-2	Warehousing, Distribution	30	4.37	20-60	87	43	17	27	N

* Not counted towards RHNA.

Faith-Based Sites – Rezone

Table B-21: Detailed Parcel Characteristics – Faith-Based Rezone Sites												
Site #	Site ID	AIN	Current Zone	Existing Use	Owner ID	Acres	Prop. Density	Realistic Cap	L	M	AM	In Previous Cycle
123	FB2*	8040007025	R-1	Calvary Chapel- parking and small structure	48	0.50	20-30	10	5	2	3	N
124	FB3*	8040007014	R-1	Calvary Chapel - parking and small structure	48	0.11	20-30	2		2		N
125	FB5	8037030013	R-1	Community Pres. Church- vacant area behind structure	47	1.81	20-30	36	18	7	11	N
126	FB7*	8064040031	R-1	La Mirada Methodist Church- grass and parking area adjacent to structure	39	0.53	20-30	10	5	2	3	N

* Not counted towards RHNA.

Residential Sites – Rezone

Table B-22: Income Distribution – Residential Rezone Sites												
Site #	Site ID	AIN	Current Zone	Existing Use	Owner ID	Acres	Prop. Density	Realistic Cap	L	M	AM	In Previous Cycle
127	RES1*	8087015018	R-1	Vacant- owner interest	33	0.30	20-30	6		6		N
128	RES2*	8087016020	R-1	SFH	31	0.16	20-30	3		3		N
129	RES3*	8087016021	R-1	SFH	42	0.24	20-30	4		4		N

* Not counted towards RHNA.