



SITE 1																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Route 66 and Barranca Ave	825 W Route 66	8634010022	Route 66 Specific Plan	RTE66-BG	Y	Used Car Lot	2.31	2.31	2.2	0.19	1964	Y	Above Moderate	30	69	69	55	55	2a, e, f, g, i
Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Underutilized used car lot. Buildings are nearly 60 years old. Lack of any recent investment. Staff has met with property brokers and owner is discussing possible redevelopment of site.																			

SITE PHOTOS



Google Earth



SITE PHOTOS



SITE 2



SITE 2																			
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Southwest Corner of Route 66 and Forrestdale Ave	727 W Route 66	8634010015	Route 66 Specific Plan	RTE66-BG	Y	Auto, Recreation/Construction EQPT Sales and Services	2.15	0.56	0.26	0.05	1959	Y	Above Moderate	30	17	65	13	52	2a, e, f, g, i
	731 W Route 66	8634010018			Y	Auto, Recreation/Construction EQPT Sales and Services		0.28	0.18	0.11	1961	Y	Above Moderate	30	8		7		2a, e, f, g, i
	735 W Route 66	8634010019			Y	Restaurants, Cocktail Lounges		0.28	0.92	0.13	1986	Y	Above Moderate	30	8		7		2a, e, f, g, i
	707 W Route 66	8634010034			Y	Stores		0.7	0.33	0.3	1964	Y	Above Moderate	30	21		17		2a, e, f, g, i
	535 Forrestdale Ave	8634010035			Y	Office building		0.33	1.09	0.29	1981	Y	Above Moderate	30	10		8		2a, e, f, i

Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Buildings are 40 to 60 years old. Properties are underutilized with small buildings, a bar, auto repair, lack of maintenance. 731 W. Route 66 is currently on the market.

SITE PHOTOS



SITE PHOTOS





SITE 3																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
600 Block W Route 66	619 W Route 66	8634018020	Route 66 Specific Plan	RTE66-BG	Y	Hotel/Motel	1.58	0.86	0.45	0.17	1947	Y	Above Moderate	30	26	47	21	38	2a, e, f, g
	625 W Route 66	8634018021		RTE66-BG	Y	Light Manufacturing		0.72	0.3	0.4	1955	Y	Above Moderate	30	22		17		2a, e, f, g

Site Analysis/Notes: Site located within ½ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Motel and furniture store. Buildings are 70+ years old. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors. Adjacent to an existing 3-story mixed-use development.

SITE PHOTOS



SITE 4



SITE 4

≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
400 Block W Route 66	363 W Route 66	8639020003	Route 66 Specific Plan	RTE66-TCMU	N	Restaurants, Cocktail Lounges	9.12	0.74	0.24	0.24	1917	Y	Moderate Income	30	22	274	18	219	2a, e, f, g
	347 W Route 66	8639020004		RTE66-TCMU	N	Mobile Home Parks		0.57	0.83	0.21	1905	Y	Moderate Income	30	17		14		2a, e, f
	423 W Route 66	8639020015		RTE66-TCMU	N	Mortuaries		2.44	0.13	0.06	1956	Y	Moderate Income	30	73		59		2a, d, e, f, g
	337 W Route 66	8639020017		RTE66-TCMU	N	Stores		5.07	1.07	0.02	1948	Y	Moderate Income	30	152		122		2a, e, f, g
	507 W Route 66	8639027001		RTE66-TCMU	N	Mobile Home Parks		0.3	0.91	0.08	1968	Y	Moderate Income	30	9		7		2a, e, f, g

Site Analysis/Notes: Site located within ¼ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Project 4 site is separated by vacant L-shaped lot which was recently entitled for 3-story mixed-use project that includes 8 residential units and one commercial office building. This recent development may entice additional development to this location. Site includes a vacant mortuary building that was approved for demolition in the past which has been abandoned for 20+ years. Site contains 2 separate mobile home parks. Site contains a drive thru restaurant, built in 1968.

SITE PHOTOS



SITE 5



SITE 5

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block E Route 66	740 E Route 66	8644017033	Route 66 Specific Plan	RT66-CRR	N	Light Manufacturing	4.17	0.58	0.25	0.34	1953	Y	Moderate Income	30	17	125	14	100	2a, e, f, g
	732 E Route 66	8644017034		RT66-CRR	N	Mobile Home Parks		2.33	0.09	N/A	1949	Y	Moderate Income	30	70		56		2a, e, f, g
	712 E Route 66	8644017036		RT66-CRR	N	Auto, Recreation/Construction EQPT Sales and Services		0.31	0.52	0.98	1962	Y	Moderate Income	30	9		7		2a, e, f, g
	718 E Route 66	8644017037		RT66-CRR	N	Office building		0.31	0.55	0.12	1948	Y	Moderate Income	30	9		7		2a, e, f, g
	726 E Route 66	8644017038		RT66-CRR	N	Auto, Recreation/Construction EQPT Sales and Services		0.64	0.18	0.05	1912	Y	Moderate Income	30	19		15		1, 2a, e, f, g

Site Analysis/Notes: Underutilized, used car lot, mobile home/trailer park and marginal commercial. Buildings range from 60-100 years old. 718 E. Rte. 66 currently on the market for sale. Other sites have had inquiries about potential development.

SITE PHOTOS



SITE 6



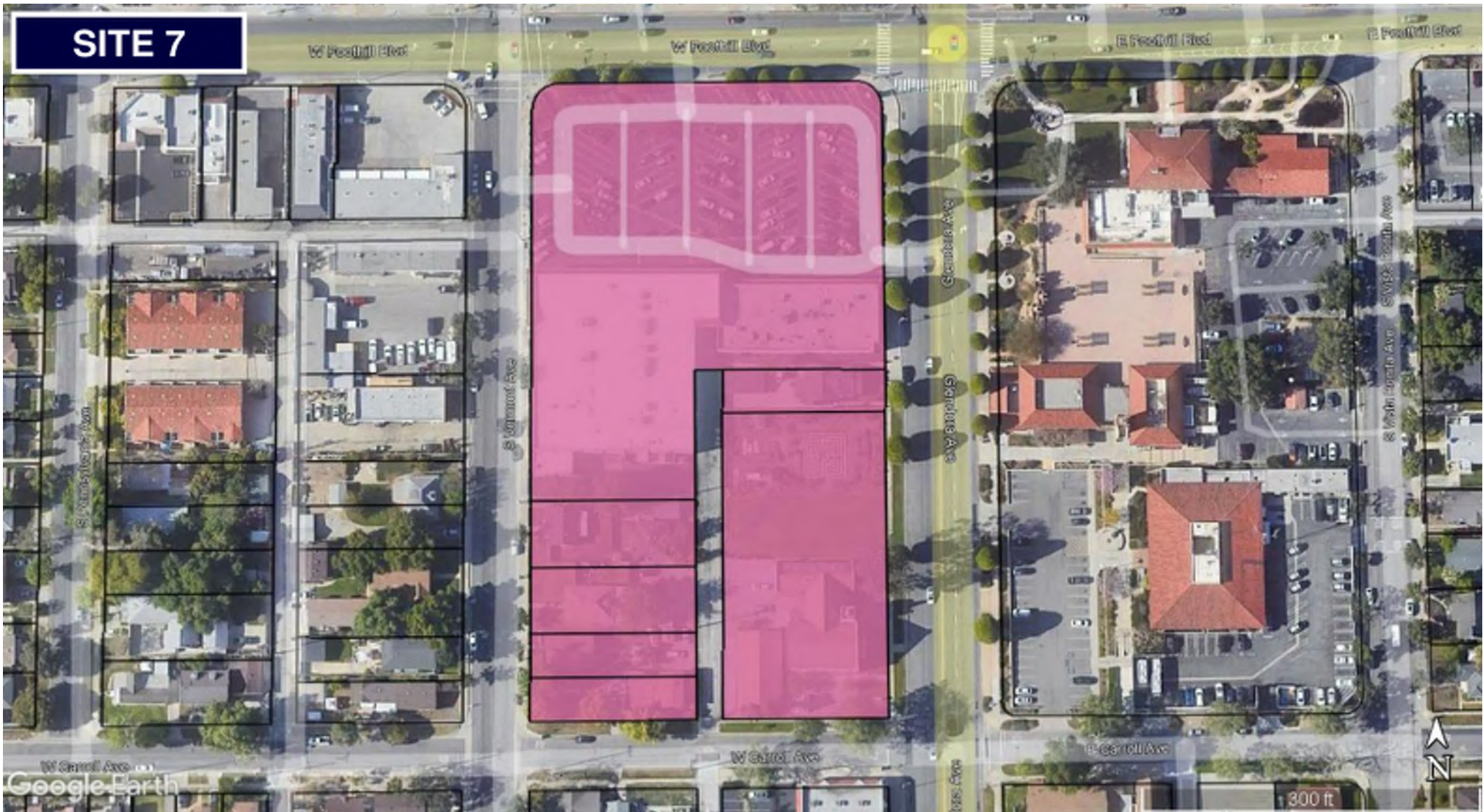
SITE 6

~ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
800 Block E Route 66	818 E Route 66	8644017043	Route 66 Specific Plan	RT66-CRR	N	5+ Units	3.23	0.85	0.43	0.16	1946	Y	Moderate Income	30	26	97	20	78	2a, b, e, f, g, i
	808 E route 66	8644017044		RT66-CRR	N	5+ Units		0.37	0.22	0.07	1915	Y	Moderate Income	30	11		9		2a, b, e, f, g, i
	826 E Route 66	8644017045		RT66-CRR	N	Mobile Home Parks		2.01	0.11	0.04	1946	Y	Moderate Income	30	60		48		2a, b, e, f, g, i

Site Analysis/Notes: Converted motel and older trailer park. Uses/Buildings established in 1940s. Very poor condition. City has been recently contacted by a broker representing the owner to sell the property. Likely that the property will be redeveloped with low income housing and/or existing trailer park improved. Adjacent to a 3-story, 87-unit, 100% affordable housing project and 2-story apartment building.

SITE PHOTOS





SITE 7																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
100 Block E Foothill Blvd	129 S Glendora Ave	8638026010	Route 66 Specific Plan	RT66-TCMU	N	Single Family	4.11	0.13	0.53	0.23	1929	Y	Moderate Income	30	4	123	3	99	2a, e, f, g
	120 W Foothill Blvd	8638026026		RT66-TCMU	N	Single Family		2.36	0	0.31	1968	Y	Moderate Income	30	71		57		2a, e, f, g
	151 S Glendora Ave	8638026028		RT66-TCMU	N	Two Units		0.94	1.24	0.15	1905	Y	Moderate Income	30	28		23		2a, e, f, g
	140 S Vermont Ave	8638026027		CCAP-T-5	N	Neighborhood Shopping		0.21	0.44	0.21	1895	Y	Moderate Income	30	6		5		2a, e, f, g
	150 S Vermont Ave	8638026025		CCAP-T-5	N	Three Units		0.2	0.49	0.15	1910	Y	Moderate Income	30	6		5		2a, e, f, g
	154 S Vermont Ave	8638026019		CCAP-T-5	N	Church		0.14	0.6	0.15	1910	Y	Moderate Income	30	4		3		2a, e, f
	119 W Carroll Ave	8638026020		CCAP-T-5	N	Single Family		0.13	0.53	0.34	1910	Y	Moderate Income	30	4		3		2a, e, f, g, h

Site Analysis/Notes: Site located within ¼ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Great mixed-use opportunity. Site is part of the area analyzed by the Cal Poly SLO study. Great TOD site due to location within downtown Glendora, 50+ year old buildings, City is planning first-last mile improvements (which are funded) to be completed in the immediate area. First last mile improvements to be completed before the opening of the Gold Line Station in 2025.

SITE PHOTOS





SITE 8																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block W Route 66	750 W Route 66	8633017023	Route 66 Specific Plan	RT66-BG	Y	Stores		3.06	0.7	0.26	1983	Y	Moderate Income	30	92	92	73	73	2a, e, f, g

Site Analysis/Notes: 40 year old strip commercial. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 9																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Southeast corner of Route 66 and Vermont Ave	155 W Route 66	8639017021	Route 66 Specific Plan	RT66-TCMU	N	Parking lots (Commercial Use)	1.61	0.11	0.1	N/A	1961	Y	Moderate Income	30	3	48	3	39	1, 2a, e, f, g, h
	213 W Route 66	8639017022		RT66-TCMU	N	Restaurants, Cocktail Lounges		0.26	0.91	0.11	1959	Y	Moderate Income	30	8		2a, e, f, g		
	213 W Route 66	8639017023		RT66-TCMU	N	Auto, Recreation/Construction EQPT Sales and Services		1.24	3.42	0.15	1964	Y	Moderate Income	30	37		2a, e, f		
Site Analysis/Notes: Site located within ¼ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Large residential developments located within 1-block vicinity. 60-year-old buildings. Poorly maintained carwash and auto repair on sites.																			

SITE PHOTOS





SITE 10																			
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Route 66 and Lemar Park Dr.	622 E Route 66	8644010048	Route 66 Specific Plan	RT66-CRR	N	Vacant	0.69	0.28	N/A	N/A	N/A	Y	Low Income	30	8	21	7	17	1, 2a, e, f, g, i
	610 E Route 66	8644010049		RT66-CRR	N	Commercial		0.41	0.29	0.26	1949	Y	Low Income	30	12		10		1, 2a, c, e, f, g, i

Site Analysis/Notes: 70+ year old buildings. Half of property used for used car lot and has minimal improvements. Site includes underutilized vacant land.

SITE PHOTOS



SITE PHOTOS

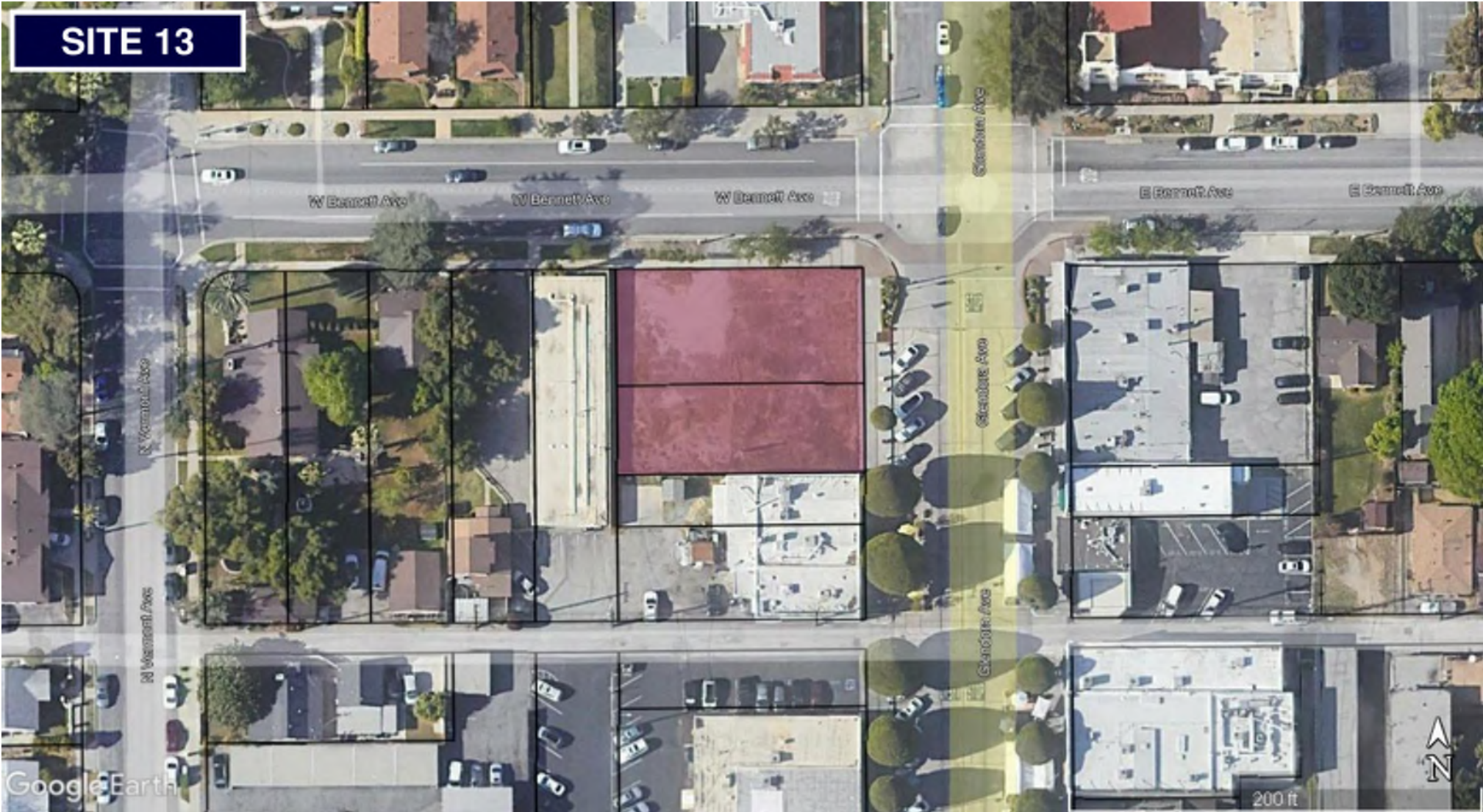




SITE 12																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
200 Block S San Jose Dr	Vacant Lot	8655007900	Low Medium Residential	E-3	N	Vacant government	5.79	2.49	0	0	N/A	Y	Above Moderate	3	7	26	6	21	1
	Vacant Lot	8655007901		E-4	N	Vacant government		0.22	0	0	N/A	Y	Above Moderate	3	1		1		
	Vacant Lot	8655007902		E-4	N	Vacant government		0.22	0	0	N/A	Y	Above Moderate	3	1		1		
	Vacant Lot	8655021900		R-1	N	Vacant government		2.86	0	0	N/A	Y	Above Moderate	6	17		14		1
Site Analysis/Notes: City owned vacant land as a portion of corporate yard. Not yet designated surplus. City is currently considering surplusing the property based on facilities needs.																			

SITE PHOTOS





SITE 13																				
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor	
Southwest corner of Bennett Ave and Glendora Ave	Vacant Lot	8638005004	Village Mixed Use	CCAP-T-5	N	Vacant	0.28	0.12	0	0	N/A	Y	Above Moderate	30	4	8	3	7	1	
	Vacant Lot	8638005005		CCAP-T-5	N	Vacant		0.16	0	0	N/A	Y	Above Moderate	30	5		4		1	

Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line./Gold Line) transit station being constructed (planned opening 2025). Vacant land located within prominent downtown location. Same ownership as adjacent Site 41 parcels.

SITE PHOTOS





SITE 14																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Arrow Highway and Glendora Ave	109 E Arrow Hwy	8643037001	Arrow Highway Specific Plan	AHSP MU-T	Y	Auto, Recreation/Construction EQPT Sales and Services	2.69	1.11	0.45	0.21	1956	N	Above Moderate	30	33	81	27	65	2a, e, f, g, i
	123 E Arrow Hwy	8643037002		AHSP MU-T	Y	Restaurants, Cocktail Lounges		0.61	1.14	0.23	1963	N	Above Moderate	30	18		15		2a, e, f, g, i
	131 E Arrow Hwy	8643037003		AHSP MU-T	Y	Service stations		0.32	0.46	0.16	1948	N	Above Moderate	30	10		8		2a, e, f, g, i
	129 E Arrow Hwy	8643037004		AHSP MU-T	Y	Auto, Recreation/Construction EQPT Sales and Services		0.19	0.85	0.15	1958	N	Above Moderate	30	6		5		2a, e, f, i
	141 E Arrow Hwy	8643037005		AHSP MU-T	Y	Auto, Recreation/Construction EQPT Sales and Services		0.46	2.27	0.27	1974	N	Above Moderate	30	14		11		2a, e, f, i

Site Analysis/Notes: 50-70 year old commercial buildings. Lack of maintenance. Various auto intensive uses and bar. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 15																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
100 Block E Arrow Hwy	151 E Arrow Hwy	8643037012	Arrow Highway Specific Plan	AHSP MU-T	Y	Auto, Repair and Collision Services	1.32	0.56	2.72	0.19	1959	N	Low Income	30	17	40	13	32	2a, e, f, g, i
	163 E Arrow Hwy	8643037008		AHSP MU-T	Y			0.76	0.86	0.46	1974	N	Low Income	30	23		18		2a, e, f, g

Site Analysis/Notes: Auto, repair, and collision service. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 16																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Arrow Highway and Bonnie Cove Ave		8653008048	Arrow Highway Specific Plan	AHSP MU-CC	Y	Parking lots (Commercial Use)	1.39	0.23	0.01	0	1974	N	Low Income	30	7	42	6	33	1
	509 E Arrow Hwy	8653008012		AHSP MU-CC	Y	Auto, Recreation/Construction EQPT Sales and Services		0.56	3.7	0.49	1962	N	Low Income	30	17		13		2a, e, f, g, i
	515 E Arrow Hwy	8653008015		AHSP MU-CC	Y	Professional building		0.3	2.36	0.49	1991	N	Low Income	30	9		7		2a, e, f, i
	521 E Arrow Hwy	8653008014		AHSP MU-CC	Y	Warehouse		0.3	0.31	0.21	1965	N	Low Income	30	9		7		2a, e, f, i

Site Analysis/Notes: 60 year old office building. No recent investment. Uses include office and building material supplies. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





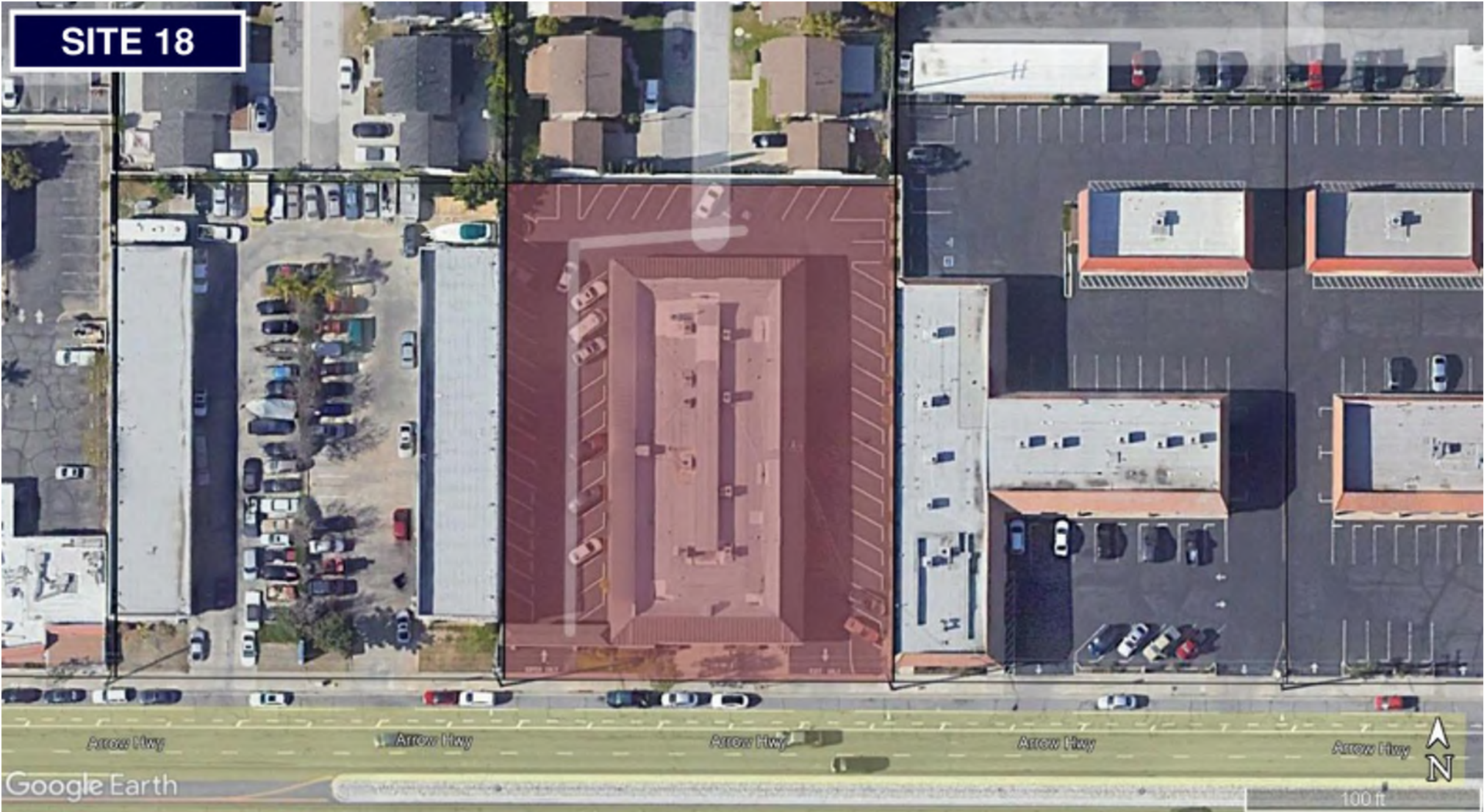
SITE 17

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
600 Block E Arrow Hwy	605 E Arrow Hwy	8653009017	Arrow Highway Specific Plan	AHSP MU-CC	Y	Office building	0.81	0.81	0.18	0.05	1988	N	Above Moderate	30	24	24	19	19	2a, e, f, g

Site Analysis/Notes: Auto repair uses. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 18																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
600 Block E Arrow Hwy	625 E Arrow Hwy	8653009016	Arrow Highway Specific Plan	AHSP MU-CC	Y	Professional building	0.81	0.81	3.83	0.27	1962	N	Above Moderate	30	24	24	19	19	2a, e, f
Site Analysis/Notes: Office use. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.																			

SITE PHOTOS



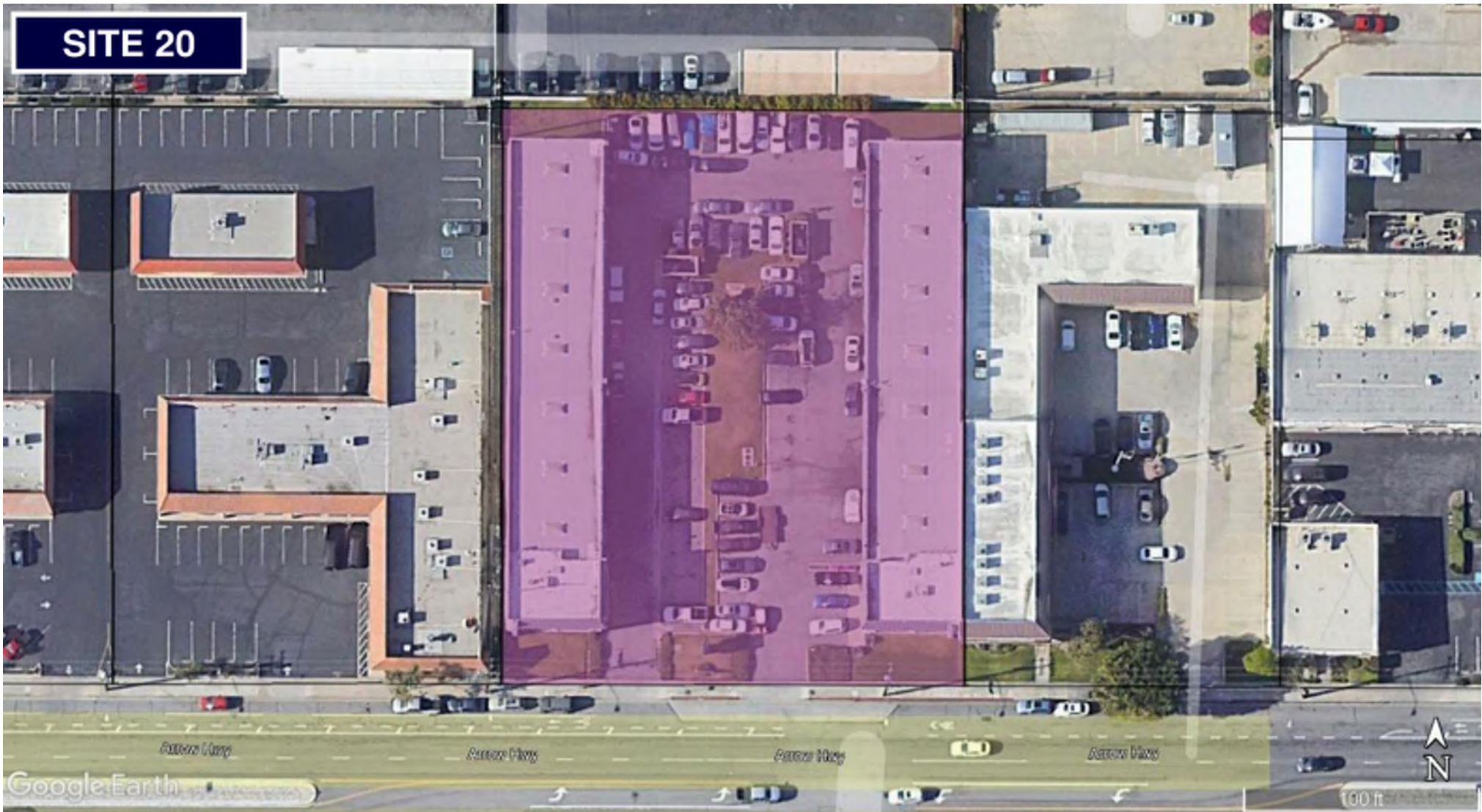


SITE 19																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
600 Block E Arrow Hwy	631 E Arrow Hwy	8653009030	Arrow Highway Specific Plan	AHSP MU-CC	Y	Stores	1.9	0.95	0.98	0.24	1977	N	Low Income	30	29	57	23	46	2a, e, f, g
	657 E Arrow Hwy	8653009031		AHSP MU-CC	Y	Stores		0.95	0.98	0.23	1979	N	Low Income	30	29		23		2a, e, f, g

Site Analysis/Notes: Retail stores. HE update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 20																			
~ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block E Arrow Hwy	715 E Arrow Hwy	8653009032	Arrow Highway Specific Plan	AHSP MU-NC	Y	Auto Service	1.13	1.13	0.35	0.34	1987	N	Low Income	30	34	34	27	27	2a, e, f, g

Site Analysis/Notes: 35 year old auto repair. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 21																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block E Arrow Hwy	731 E Arrow Hwy	8653009026	Arrow Highway Specific Plan	AHSP MU-NC	Y	Office	0.77	0.77	1.12	0.31	1990	N	Low Income	30	23	23	18	18	2a, e, f, g

Site Analysis/Notes: Office building. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 22																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block E Arrow Hwy	757 E Arrow Hwy	8653009043	Arrow Highway Specific Plan	AHSP MU-NC	Y	Stores	1.63	1.63	1.38	0.3	1980	N	Low Income	30	49	49	39	39	2a, e, f, g

Site Analysis/Notes: 40+ year old buildings for retail stores. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 23																				
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor	
Northeast corner of Arrow Hwy and Greer	815 E Arrow Hwy	8653011049	Arrow Highway Specific Plan	AHSP MU-NC	Y	Fast food restaurant	1.92	0.29	0.65	0.14	1974	N	Low Income	30	9	58	7	46	1	
	825 E Arrow Hwy	8653011014		AHSP MU-NC	Y	Warehouse		1.29	2.52	1.33	1989	N	Low Income	30	39		31		2a, e, f, g	
	825 E Arrow Hwy	8653011050		AHSP MU-NC	Y	Warehouse		0.34	0	N/A	1989	N	Low Income	30	10		8		2a, e, f	
Site Analysis/Notes: Property used for storage (self-storage) and take-out restaurant. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors. Site is being explored for potential development for residential use.																				

SITE PHOTOS





SITE 24																				
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor	
Northwest corner of Arrow Hwy and Sunflower Ave	857 E Arrow Hwy	8653011036	Arrow Highway Specific Plan	AHSP MU-NC	Y	Parking lots (Commercial Use)	1.58	0.41	0.28	0.08	1965	N	Low Income	30	12	47	10	38	1	
	843 E Arrow Hwy	8653011042		AHSP MU-NC	Y	Service stations		0.64	0.47	0.27	1969	N	Low Income	30	19		15		2a, e, f, g	
	843 E Arrow Hwy	8653011041		AHSP MU-NC	Y	Banks		0.53	0.01	0	1981	N	Low Income	30	16		13		2a, e, f, g	

Site Analysis/Notes: Old service station. Bank with large parking lot. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 25																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
1000 Block E Arrow Hwy	1021 E Arrow Hwy	8653026049	Arrow Highway Specific Plan	AHSP MU-NC	Y	Vacant	1.49	1.25	0.25	0.01	1993	N	Low Income	30	38	45	30	36	1
		8653026048		AHSP MU-NC	Y	Open Storage		0.24	0	0	N/A	N	Low Income	30	7		6		1
Site Analysis/Notes: No buildings on the property. Used for vehicle storage. Staff has received various inquiries regarding redeveloping the property. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.																			

SITE PHOTOS



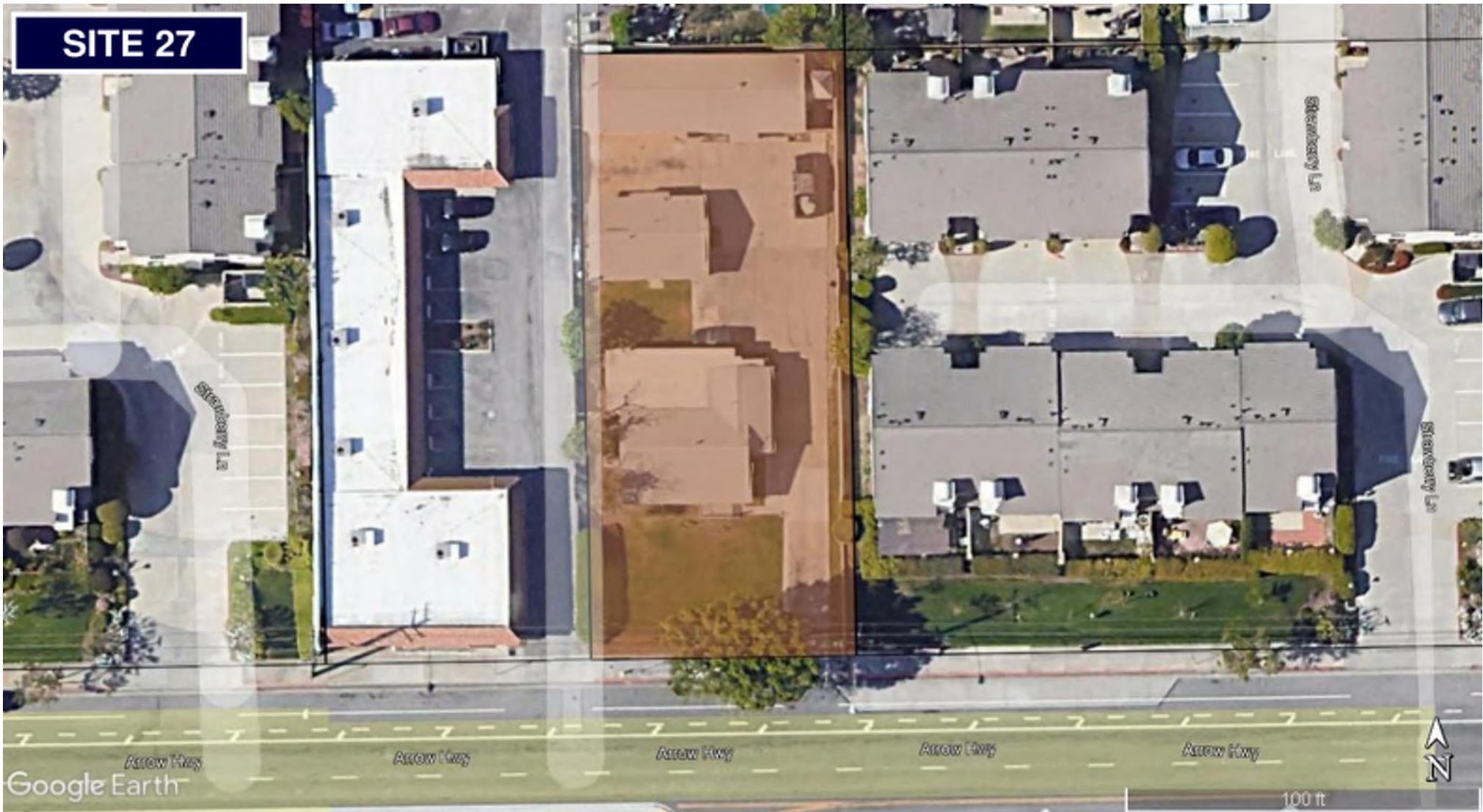


SITE 26																			
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
1000 Block E Arrow Hwy	1061 E Arrow Hwy	8653026008	Arrow Highway Specific Plan	AHSP C-HR	Y	Auto, Recreation/Construction EQPT Sales and Services	0.96	0.96	1.22	0.31	1988	N	Above Moderate	30	29	29	23	23	2a, d, e, f

Site Analysis/Notes: Auto repair. Currently processing a housing development application for residential apartments on property one lot east of the site. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 27

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
1100 Block E Arrow Hwy	1129 E Arrow Hwy	8653027013	Arrow Highway Specific Plan	AHSP C-HR	Y	Single Family	0.3	0.3	0.08	0.09	1930	N	Above Moderate	30	9	9	7	7	2a, e, f, g, i

Site Analysis/Notes: 80-year-old residential structure. Maintenance issues. Underdeveloped. Currently processing a 3-story housing development application for apartments on property one lot west of the site. Housing Element update will increase allowed density from 25 to 30 du/acre. Increased density will make the property more valuable to potential investors.

SITE PHOTOS



SITE 28



SITE 28

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
1100 Block E Arrow Hwy	1157 E Arrow Hwy	8653027022	Arrow Highway Specific Plan	AHSP C-CR	Y	Office building	0.85	0.53	0.75	0.32	1977	N	Low Income	30	16	26	13	20	2a, e, f, g
	1157 E Arrow Hwy	8653027021		AHSP C-CR	Y	Office building		0.32	0.32	0.54	1977	N	Low Income	30	10		8		2a, e, f, g

Site Analysis/Notes: 45-year-old building. Services, such as pest control and hair salon, with large parking. Housing Element update will increase density. Increased density (25 to 30 du/acre) will make the property more valuable to potential investors.

SITE PHOTOS



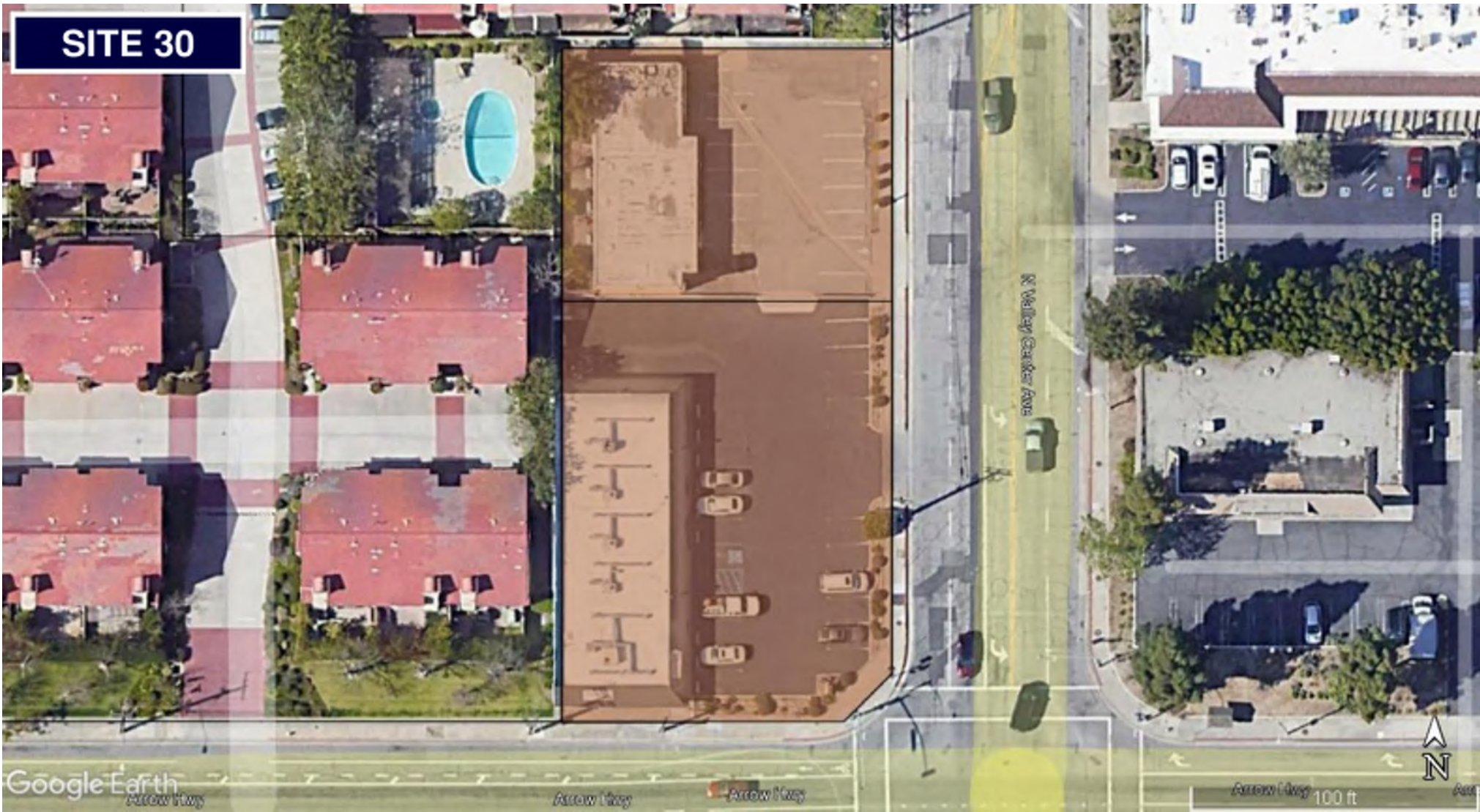


SITE 29																			
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
1200 Block E Arrow Hwy	1201 E Arrow Hwy	8653028016	Arrow Highway Specific Plan	AHSP C-CR	Y	Single Family	1.94	0.76	0.23	0.04	1951	N	Low Income	30	23	58	18	47	2a, e, f, g
		8653028017		AHSP C-CR	Y	Vacant		0.19	0	0	N/A	N	Low Income	30	6		5		2a, e, f, g
	1215 E Arrow Hwy	8653028018		AHSP C-CR	Y	Single Family		0.76	0.12	0.02	1952	N	Low Income	30	23		18		1
		8653028019		AHSP C-CR	Y	Vacant		0.23	0	0	N/A	N	Low Income	30	7		6		1

Site Analysis/Notes: Small number of 70-year-old structures. Derelict site conditions. Majority of property is vacant. Housing Element update will increase allowed density from 25 to 30 du/acre. Increased density will make the property more valuable to potential investors. Site is currently being explored for potential development for residential use by developer for 3-story project.

SITE PHOTOS





SITE 30																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northwest corner of Arrow Hwy and Valley Center Ave	1255 E Arrow Hwy	8653028027	Arrow Highway Specific Plan	AHSP C-CR	Y	Office building	0.63	0.39	0.51	0.23	1979	N	Low Income	30	12	19	9	15	2a, e, f, g
	1749 S Valley Center Ave	8653028031		AHSP C-CR	Y	Office building		0.24	0.35	0.23	1967	N	Low Income	30	7		6		2a, e, f, g
Site Analysis/Notes: Retail and service uses (dental, and kitchen flooring materials) with large parking lots. HE update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable too potential investors. Site is being explored by developers for potential development for residential use.																			

SITE PHOTOS





SITE 31

≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Southeast corner of Route 66 and Vecino Dr	640 W Route 66	8633005029	Route 66 Specific Plan	RTE 66-BG	Y	Auto Service	1.61	1.36	0.28	0.07	1960	N	Low Income	30	41	48	33	39	2a, e, f, g
	610 S Vecino Dr	8633005011		RTE 66-BG	Y	Restaurant		0.25	0.67	0.17	1964	N	Low Income	30	8		6		2a, e, f, g

Site Analysis/Notes: Approximately 60-year-old buildings. Restaurant, auto services, and partially vacant lot. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors. Site is being explored by developers for potential development for residential use. Developers have contacted staff exploring potential development of site.

SITE PHOTOS



SITE 32



SITE 32																				
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor	
North Route 66 in between Vermont Ave and Glendora Ave	434 S Vermont Ave	8639016013	Route 66 Specific Plan	RTE 66-TCMU	N	Light Manufacturing	14.17	0.87	0.68	0.21	1978	N	Low Income	30	26	425	21	340	2a, e, f, g	
	500 S Vermont Ave	8639017015		RTE 66-TCMU	N	Auto, Recreation/Construction EQPT Sales and Services		0.21	1.59	0.24	1981	N	Low Income	30	6		5		2a, e, f, g	
	517 S Glendora Ave	8639017037		RTE 66-TCMU	N	Auto, Recreation/Construction EQPT Sales and Services		2.95	0.62	0.31	1957	N	Low Income	30	89		71		2a, e, f	
	524 S Vermont Ave	8639017020		RTE 66-TCMU	N	Office building		0.82	0.45	0.36	1978	N	Low Income	30	25		20		2a, e, f	
	531 S Glendora Ave	8639017036		RTE 66-TCMU	N	Stores		1.82	0.41	1.49	1962	N	Low Income	30	55		44			
	133 W Route 66	8639017035		RTE 66-TCMU	N	Light Manufacturing		5.84	1.02	0.23	1960	N	Low Income	30	175		140		2a, e, f, g	
	121 W Route 66	8639017034		RTE 66-TCMU	N	Parking lots (Commercial Use)		0.9	1.2	0.24	2002	N	Low Income	30	27		22		1	
	541 S Glendora Ave	8639017024		RTE 66-TCMU	N	Stores		0.24	1.04	0.46	1955	N	Moderate Income	30	7		6		2a, e, f	
	103 W Route 66	8639017025		RTE 66-TCMU	N	Stores		0.52	2.07	0.32	1992	N	Moderate Income	30	16		12		2a, e, f	

Site Analysis/Notes: Site located adjacent to new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Older industrial and retail properties. Albertson's could be redeveloped or reconfigured with housing for a mixed use site. Cal Poly study analyzed site and shows major potential. Momentum created by the future light rail station nearby is expected to attract investment in the area with assembly of adjacent properties. Gold Line Construction Authority is acquiring 517 S Vermont Ave property on behalf of LA County Metro for parking plus additional property. Additional property acquired by Metro is intended to create residential developer interest within this site area. Several older buildings. Major employer occupying all of 524 S Vermont Ave. is schedule to be vacating the property.

SITE PHOTOS



SITE 33



SITE 33

≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northwest corner of Ada Ave and Vermont Ave	218 W Ada Ave	8639021009	Route 66 Specific Plan	RTE 66-TCMU	N	Vacant	1.7	0.07	0	0	N/A	N	Low Income	30	2	51	2	41	1, 2h
	216 W Ada Ave	8639021010		RTE 66-TCMU	N	Single Family		0.06	0	0.29	1946	N	Low Income	30	2		1		2a, e, f, g
	303 S Vermont Ave	8639021011		RTE 66-TCMU	N	Single Family		0.13	0	0.13	1946	N	Low Income	30	4		3		2a, e, f, g
	308 S Vermont Ave	8639021026		RTE 66-TCMU	N	Light Manufacturing		0.76	2.19	0.41	1977	N	Low Income	30	23		18		2a, e, f
	321 S Vermont Ave	8639021005		RTE 66-TCMU	N	Light Manufacturing		0.25	1.35	0.35	1961	N	Low Income	30	8		6		2a, e, f
	331 S Vermont Ave	8639021004		RTE 66-TCMU	N	Light Manufacturing		0.25	1.35	0.28	1950	N	Low Income	30	8		6		2a, e, f
	401 S Vermont Ave	8639021003		RTE 66-TCMU	N	Single Family		0.18	0.25	0.09	1939	N	Low Income	30	5		4		2a, e, f, g

Site Analysis/Notes: Site located physically across the street from new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Older industrial/commercial property with two single family units and a vacant lot. Site is being explored by developers for potential development for residential use. 218 W Ada, 216 W Ada and 303 S Vermont were recently on the market and explored for potential future redevelopment.

SITE PHOTOS





SITE 34																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
400 Block S Vermont Ave	401 S Vermont Ave	8639021025	Route 66 Specific Plan	RTE 66-TCMU	N	Light Manufacturing	1.78	0.75	0.99	0.47	1954	N	Low Income	30	23	53	18	43	2a, e, f
	505 S Vermont Ave	8639021013		RTE 66-TCMU	N	Light Manufacturing		1.03	1.04	0.37	1954	N	Low Income	30	31		25		2a, e, f, g

Site Analysis/Notes: Site located immediately across from new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Old light manufacturing use in almost 70 year old building. Site is being explored by developers for potential development for residential use.

SITE PHOTOS





SITE 35																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northwest corner of Route 66 and Vermont Ave	515 S Vermont Ave	8639020013	Route 66 Specific Plan	RTE 66-TCMU	N	Light Manufacturing	2.35	0.42	1.4	0.48	1956	N	Low Income	30	13	71	10	56	2a, e, f
	555 S Vermont Ave	8639020022		RTE 66-TCMU	N	Light Manufacturing		1.43	2.45	0.45	1955	N	Low Income	30	43		34		2a, e, f
	305 W Route 66	8639020021		RTE 66-TCMU	N	Auto, Recreation/Construction EQPT Sales and Services		0.5	6.04	0.3	1989	N	Low Income	30	15		12		2a, e, f
Site Analysis/Notes: Site located within half a block of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Old light manufacturing use and tire shop. Site is being explored by developers for potential development for residential use.																			

SITE PHOTOS





SITE 36																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
100 Block N Valencia Ave	134 N Valencia Ave	8635011014	High Density Residential	R-3	N	Vehicle tow yard	0.78	0.78	0.25	0.17	1946	Y	Above Moderate	30	23	23	19	19	2a, e, f, g

Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Site use is currently a vehicle tow yard. 75-year-old buildings. Area now zoned residential.

SITE PHOTOS





SITE 37																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
100 Block N Valencia Ave	161 N Valencia Ave	8635013901	High Density Residential	R-3 with Overlay	N	County maintenance yard	2.78	2.78	0	0	N/A	Y	Above Moderate	30	83	83	67	67	1
Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Site use is currently LA County equipment yard. Underutilized. Site development at current use.																			

SITE PHOTOS





SITE 38																				
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor	
Southeast corner of Compromise Line Rd and Sellers St	452 Sellers St	8660014012	Medium High Density Residential	R-2/PD	N	Nursing Home	1.2	1.2	0.54	0.14	1959	N	Above Moderate	15	18	18	14	14	1	

Site Analysis/Notes: Currently used as a nursing home. This site is currently zoned for residential. Has been on the market for sale.

SITE PHOTOS





SITE 39																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
100 Block N Pennsylvania Ave	121 N Pennsylvania Ave	8638020042	High Density Residential	R-3	N	Approximately 12 units	0.95	0.95	0.33	0.18	1954	N	Above Moderate	25	24	24	19	19	2a, e, f, g
Site Analysis/Notes: Site located within ½ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Land is partially developed with existing residential units. Western portion on site is vacant. Developers have had interest in this site.																			

SITE PHOTOS





SITE 40																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Foothill Blvd and Grand Ave	517 W Foothill Blvd	8635011020	High Density Residential	R-3 with Overlay	N	Vacant Building	0.56	0.31	0.91	0.3	1956	Y	Above Moderate	25	8	14	6	11	2a, c, e, f, g
	507 W Foothill Blvd	8635011019	High Density Residential	R-3 with Overlay	N	Auto		0.25	0.17	0.31	1940	Y	Above Moderate	25	6		5		2a, c, e, f, g
Site Analysis/Notes: Site located within ½ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Western property is an autobody shop. Eastern property is an abandoned commercial/industrial building that has been vacant for nearly a decade. Eastern Lot property owner is exploring redevelopment of the site with the city. Site is adjacent to an existing 3-story large residential development.																			

SITE PHOTOS





SITE 41																			
≈ Location	Address	AIN	General Plan	Zoning	Rezoned Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
100 Block W Bennett Ave	118 W Bennett Ave	8638005007	Village Mixed Use	CCAP-T-5	N	Single Family	0.32	0.16	0.69	0.15	1924	N	Above Moderate	25	4	8	3	6	2a, e, f, g
	112 W Bennett Ave	8638005006	Village Mixed Use	CCAP-T-5	N	Office building		0.16	0.39	0.44	1959	N	Above Moderate	25	4		3		2a, e, f, g
Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). 60-100 year old buildings with residential unit on west and commercial office on east. These two parcels are under the same ownership as adjacent Site 13 parcels. Site is located within downtown Glendora village.																			

SITE PHOTOS



SITE 42



SITE 42

~ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
200 Block E Arrow Hwy	201 E Arrow Hwy	8643037010	Arrow Highway Specific Plan	AHSP C-HR	Y	Mobile Home Parks	8.03	5.37	0.2	N/A	1962	N	Low Income	30	161	241	129	193	2a, e, f, g
	201 E Arrow Hwy	8643037011		AHSP C-HR	Y	Mobile Home Parks		0.4	0.05	N/A	1964	N	Low Income	30	12		10		2a, e, f, g
	201 E Arrow Hwy	8643037009		AHSP C-HR	Y	Mobile Home Parks		2.26	0.25	0.06	1962	N	Low Income	30	68		54		2a, e, f, g

Site Analysis/Notes: Mobile home park. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS



SITE 43



SITE 43

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Arrow Hwy and Glendora Ave	1700 S Glendora Ave	8643015031	Arrow Highway Specific Plan	AHSP C-BR	Y	Mobile Home Parks	3.66	3.66	0.45	N/A	1960	N	Low Income	30	110	110	88	88	2a, e, f, g

Site Analysis/Notes: 60+ year old mobile home park. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS





SITE 44																			
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block W Route 66	765 W Route 66	8634010033	Route 66 Specific Plan	RTE 66-BG	Y	Retail & Service	1.5	1.5	1.48	0.25	1979	N	Low Income	30	45	45	36	36	2a, e, f, g
Site Analysis/Notes: Retail and banquet use. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.																			

SITE PHOTOS



SITE 45



SITE 45

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block W Route 66	753 W Route 66	8634010036	Route 66 Specific Plan	RTE 66-BG	Y	Auto, Recreation/Construction EQPT Sales and Services	1.13	1.13	0.37	0.29	1985	N	Low Income	30	34	34	27	27	2a, e, f, g

Site Analysis/Notes: Existing auto use. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.

SITE PHOTOS



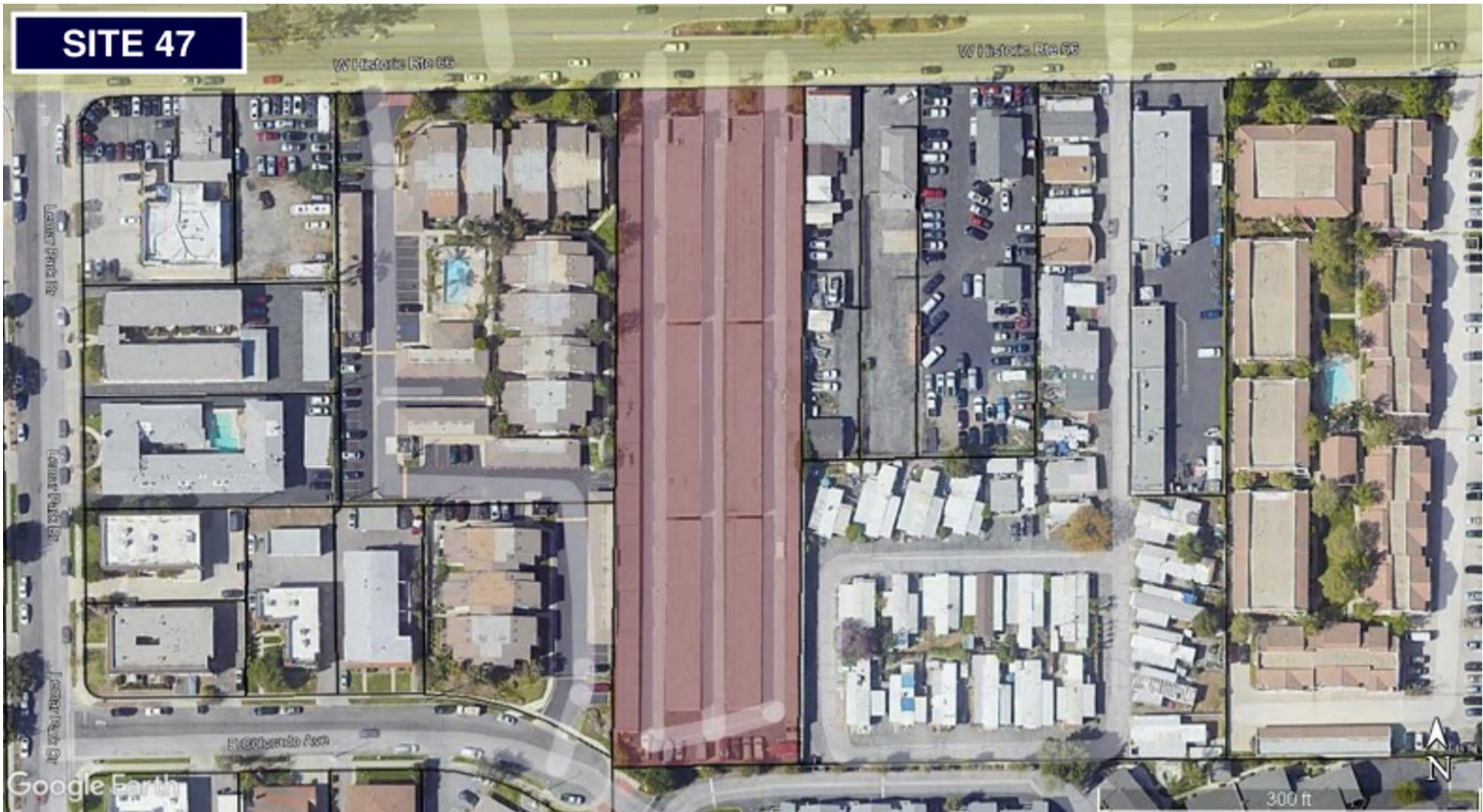


SITE 46																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
600 Block W Route 66	608 W Route 66	8633005017	Route 66 Specific Plan	RTE 66-BG	Y	Hotel/Motel	0.73	0.73	2.7	0.39	1980	N	Low Income	30	22	22	18	18	2a, e, f
Site Analysis/Notes: Site located within ½ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Current uses are motel and liquor store. Housing Element update will increase allowed density from 20 to 30 du/acre. Height will increase from 2 to 3 stories. Increased density will make the property more valuable to potential investors.																			

SITE PHOTOS



SITE 47



SITE 47

~ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
700 Block E Route 66	700 E Route 66	8644017035	Route 66 Specific Plan	RT66-CRR	N	Warehouse	1.83	1.83	0.78	0.24	1972	N	Low Income	30	55	55	44	44	2a, e, f, g

Site Analysis/Notes: Existing mini storage. Site in less than fair maintenance conditions.

SITE PHOTOS



SITE 48



SITE 48																			
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Southern Route 66 between Glendora Ave and Pasadena Ave	116 E Route 66	8644001051	Route 66 Specific Plan	RTE 66-RSC	Y	Fast Food w/ Drive Thru	3.67	0.41	0.3	0.11	2013	N	Low Income	30	12	95	10	66	2a, e, f, g
	128 E Route 66	8644001013		RTE 66-RSC	Y	Single Family		0.21	0.48	0.15	1926	Y	Low Income	30	6		5		2a, e, f
	200 E Route 66	8644004030		RTE 66-RSC	Y	Auto Repair		0.54	0.45	0.09	1955	Y	Low Income	30	16		13		2a, e, f, g
	210 E Route 66	8644004029		RTE 66-RSC	Y	Four units		0.2	1.18	0.23	1954	Y	Low Income	6	1		1		2a, e, f
	214 E Route 66	8644004028		RTE 66-RSC	Y	Four units		0.2	1.18	0.23	1954	Y	Low Income	6	1		1		2a, e, f
	218 E Route 66	8644004027		RTE 66-RSC	Y	Dental Office and Residential		0.4	1.18	0.12	1954	Y	Low Income	30	12		10		2a, e, f, g
	222 E Route 66	8644004026		RTE 66-RSC	Y	Service shops		0.23	1.89	0.3	1955	Y	Low Income	6	1		1		2a, e, f
	230 E Route 66	8644004025		RTE 66-RSC	Y	Retail and Services		0.45	3.7	0.31	1978	Y	Low Income	30	14		11		2a, e, f
	240 E Route 66	8644004024		RTE 66-RSC	Y	Cocktail lounge		0.16	0.57	0.19	1959	N	Low Income	30	5		4		2a, e, f, g
	300 E Route 66	8644004023		RTE 66-RSC	Y	Retail		0.16	0.9	0.44	1964	N	Low Income	30	5		4		2a, e, f, g
	330 E Route 66	8644004022		RTE 66-RSC	Y	Retail		0.31	0.87	0.44	1962	N	Low Income	30	9		7		2a, e, f, g
	340 E Route 66	8644004021		RTE 66-RSC	Y	Retail		0.4	0.94	0.44	1962	N	Low Income	30	12		10		2a, e, f, g

Site Analysis/Notes: Site located within 1/2 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Older commercial and residential. Opportunities for lot consolidation for housing or mixed use. Less than fair maintenance conditions. Housing Element update will allow residential at a 30 du/acre density with proposed rezone at a previously commercial site.

SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS





SITE 49																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Southern west corner of Galatea St and Barranca Ave	1134 S Barranca	8632001900	Civic Institutional	R-1	N	Former elementary school, partially used as an education center	9	9	0	0	N/A	N	Above Moderate	6	54	54	43	43	1
Site Analysis/Notes: Azusa Unified School site. Vacant and unused for several years, partially used as an education center. School District evaluating disposition. Potential General Plan Amendment and rezone might be needed for a specific housing proposal for this site.																			

SITE PHOTOS





SITE 50																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
1300 Block Bonnie Cove Ave	Vacant Lot	8641014005	Medium Density*	PD	N	Vacant	4.1	2.5	0	0	N/A	N	Above Moderate	3	8	12	6	10	1
	Vacant Lot	8641014006	Medium Density*	PD	N	Vacant		1.37	0	0	N/A	N	Above Moderate	3	4		3		1
	Vacant Lot	8641014039	Medium Density*	PD	N	Vacant		0.23	0	0	N/A	N	Above Moderate	3	1		1		1,2b
Site Analysis/Notes: Vacant residential land.																			

SITE PHOTOS



SITE 51



SITE 51

= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Intersection of Route 66 and Compromise Line Rd	1706 E Route 66	8654001038	Low Medium Density	R-1	N	Residential Units	3.72	2.12	0.17	0.03	1922	N	Above Moderate	6	13	22	10	18	1
	1675 Inola St	8654001037	Low Medium Density	R-1	N	Residential Units		1.42	0.43	0.05	1950	N	Above Moderate	6	9		7		1
		8654001036	Low Medium Density	R-1	N	Vacant		0.18	0	0	N/A	N	Above Moderate	6	1		1		2a,e,f,g

Site Analysis/Notes: Mostly vacant residential land with at least 2 existing residential structures that are over 70+ years old. Currently listed for sale. Potential General Plan amendment and rezone might be needed for a specific housing proposal for the site. Recently housing developer presented a conceptual project to the Planning Commission which would involve a General Plan/Zone change, subdivision, and development plans for a residential condominium project. Current site conditions poorly maintained mostly vacant with many abandoned vehicles and other items.

SITE PHOTOS



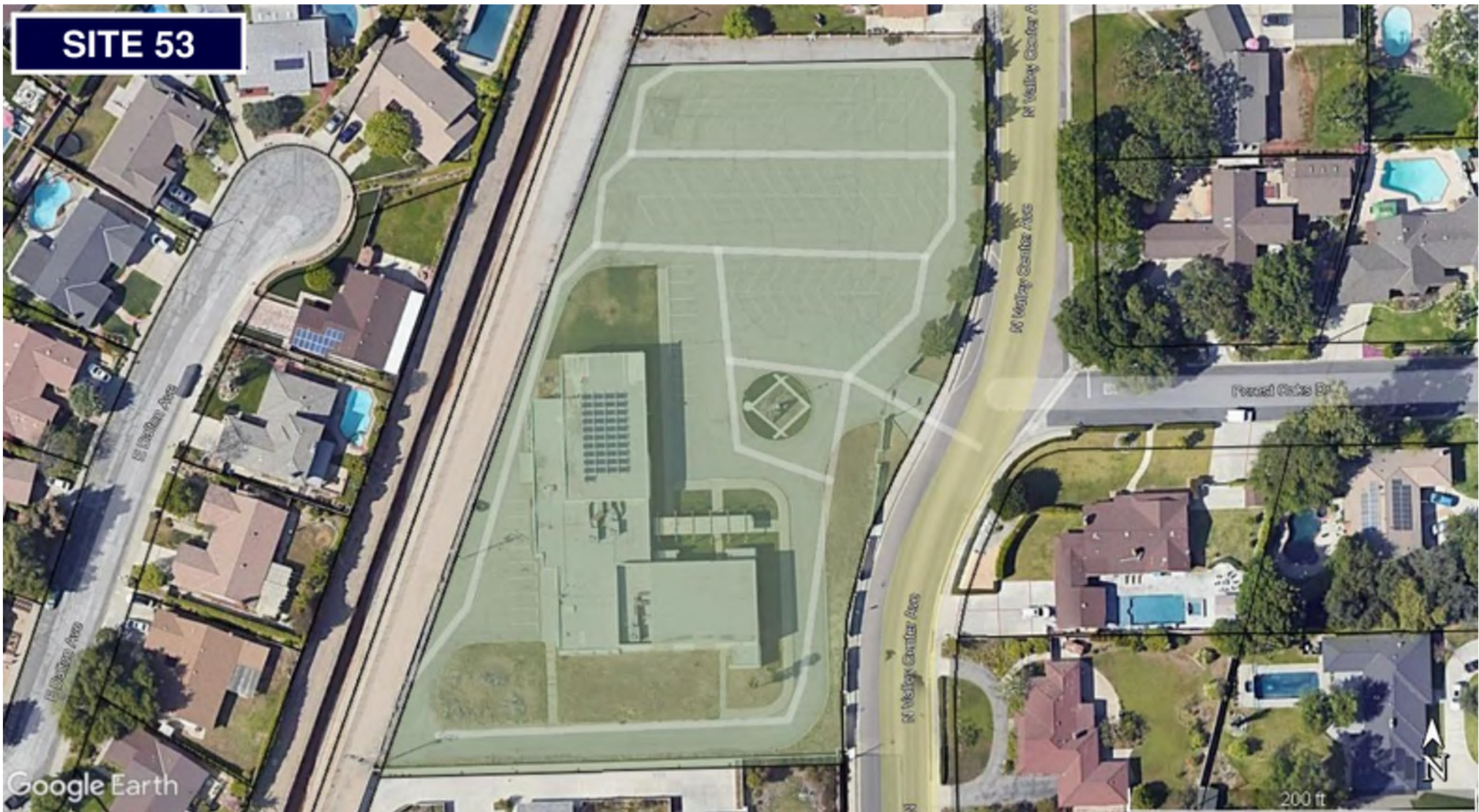


SITE 52																			
= Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Near intersection of Zara St E and west side of Sellers St between 405 and 451 Sellers St	Vacant Lot	8660015037	Low Medium Density	R-1	N	Vacant	1.08	0.28	0	0	N/A	N	Above Moderate	6	2	6	1	5	1
	Vacant Lot	8660015031	Low Medium Density	R-1	N	Vacant		0.28	0	0	N/A	N	Above Moderate	6	2		1		1
	Vacant Lot	8660015027	Low Medium Density	R-1	N	Vacant		0.52	0	0	N/A	N	Above Moderate	6	3		2		1

Site Analysis/Notes: Vacant residential land. Church owned properties. Potential for single- or multi-family developments. Adjacent to mobile home park with apartments across the street.

SITE PHOTOS





SITE 53

SITE 53																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northwest side of Foothill Blvd and Valley Center Ave	135 N Valley Center Ave	8656008027	Low Density Residential	E-5	N	Fraternal Organization/Club	2.27	2.27	5.7	0.13	1963	N	Above Moderate	3	7	7	5	5	2a,c,e,f

Site Analysis/Notes: Masonic lodge building. Rarely used and poorly maintained. 3 new houses recently constructed adjacent (South) of site.

SITE PHOTOS





SITE 54																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Foothill Blvd and Citrus Ave	1155 W Foothill Blvd	8625022903	Medium High Density	GA	N	Church	1.93	1.93	0	0.06	1963	N	Above Moderate	15	29	29	23	23	2a,c,e,f,g

Site Analysis/Notes: Existing church site owner by Citrus College. Mostly vacant and poorly maintained. Located adjacent to Metro Gold light rail APU/Citrus Station. Great potential TOD site due to proximity to Metro and adjacent colleges.

SITE PHOTOS





SITE 55																			
~ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Bennett Ave and Underhill Dr	1449 E Bennett Ave	8656037013	Low Density Residential	E-5	N	Vacant	3.82	1.25	0	0	N/A	N	Above Moderate	3	4	11	3	9	1
		8656007050	Low Density Residential	E-5	N	Two Units		2.57	2.87	0.04	1941	N	Above Moderate	3	8		6		2a,e,f,g

Site Analysis/Notes: Existing residential equestrian use of land. Property is mostly vacant. Property is currently for sale. Being explored by developers for residential subdivision.

SITE PHOTOS





SITE 56

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Glendora Ave in between Route 66 and Colorado Ave	100 W Route 66	8640005047	Route 66 Specific Plan	RTE66-GLG	Y	Retail	3.95	0.52	1.51	0.31	1976	N	Low Income	30	16	119	12	95	1, 2h
	623 S Glendora Ave	8640005038		RTE66-GLG	Y	Residential		0.18	1.11	0.21	1930	N	Low Income	30	5		4		2a, e, f, g, h
	641 S Glendora Ave	8640005050		RTE66-GLG	Y	Parking Lot		0.57	0.02	N/A	1970	N	Low Income	30	17		14		2a, e, f, g, h
	649 S Glendora Ave	8640005040		RTE66-GLG	Y	Single Family		0.15	0.32	0.25	1977	N	Low Income	30	5		4		2a, e, f, g, h
	653 S Glendora Ave	8640005041		RTE66-GLG	Y	Single Family		0.15	0.23	0.14	1947	N	Low Income	30	5		4		2a, e, f, g, h
	657 S Glendora Ave	8640005042		RTE66-GLG	Y	Single Family		0.15	0.69	0.15	1916	N	Low Income	30	5		4		2a, e, f, g, h
	665 S Glendora Ave	8640005052		RTE66-GLG	Y	Single Family		0.22	0.25	0.15	1913	N	Low Income	30	7		5		2a, e, f, g, h
	106 E Route 66	8644001046		RTE66-GLG	Y	Service Station		0.35	0.2	0.1	1963	N	Low Income	30	11		8		2a, e, f, g, h
	614 S Glendora Ave	8644001049		RTE66-GLG	Y	Professional Office		0.36	2.14	0.38	2001	N	Low Income	30	11		9		2a, e, f, g, h
	620 S Glendora Ave	8644001045		RTE66-GLG	Y	Professional Office		0.25	1.78	0.26	1986	N	Low Income	30	8		6		2a, e, f, h
	638 S Glendora Ave	8644001022		RTE66-GLG	Y	Professional Office		0.38	1.69	0.34	1964	N	Low Income	30	11		9		2a, e, f, g, h
	650 S Glendora Ave	8644001023		RTE66-GLG	Y	Single Family		0.19	0.91	0.12	1930	N	Low Income	30	6		5		2a, e, f, h
	654 S Glendora Ave	8644001024		RTE66-GLG	Y	Single Family		0.16	0.49	0.14	1946	N	Low Income	30	5		4		2a, e, f, h
	662 S Glendora Ave	8644001025		RTE66-GLG	Y	Single Family		0.16	0.16	0.16	1902	N	Low Income	30	5		4		2a, e, f, h
	670 S Glendora Ave	8664001050		RTE66-GLG	Y	Single Family		0.16	0.16	0.16	1902	N	Low Income	30	5		4		2a, e, f, h

Site Analysis/Notes: Site located within 1/4 mi. of new Metro light rail (L-Line/Gold Line) transit stop being constructed (planned opening 2025). Older commercial and residential. Opportunities for lot consolidation for housing or mixed use, Less than fair maintenance conditions. HE update will allow residential at a 30 du/acre density with proposed rezone at a previously commercial and residential site.

SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



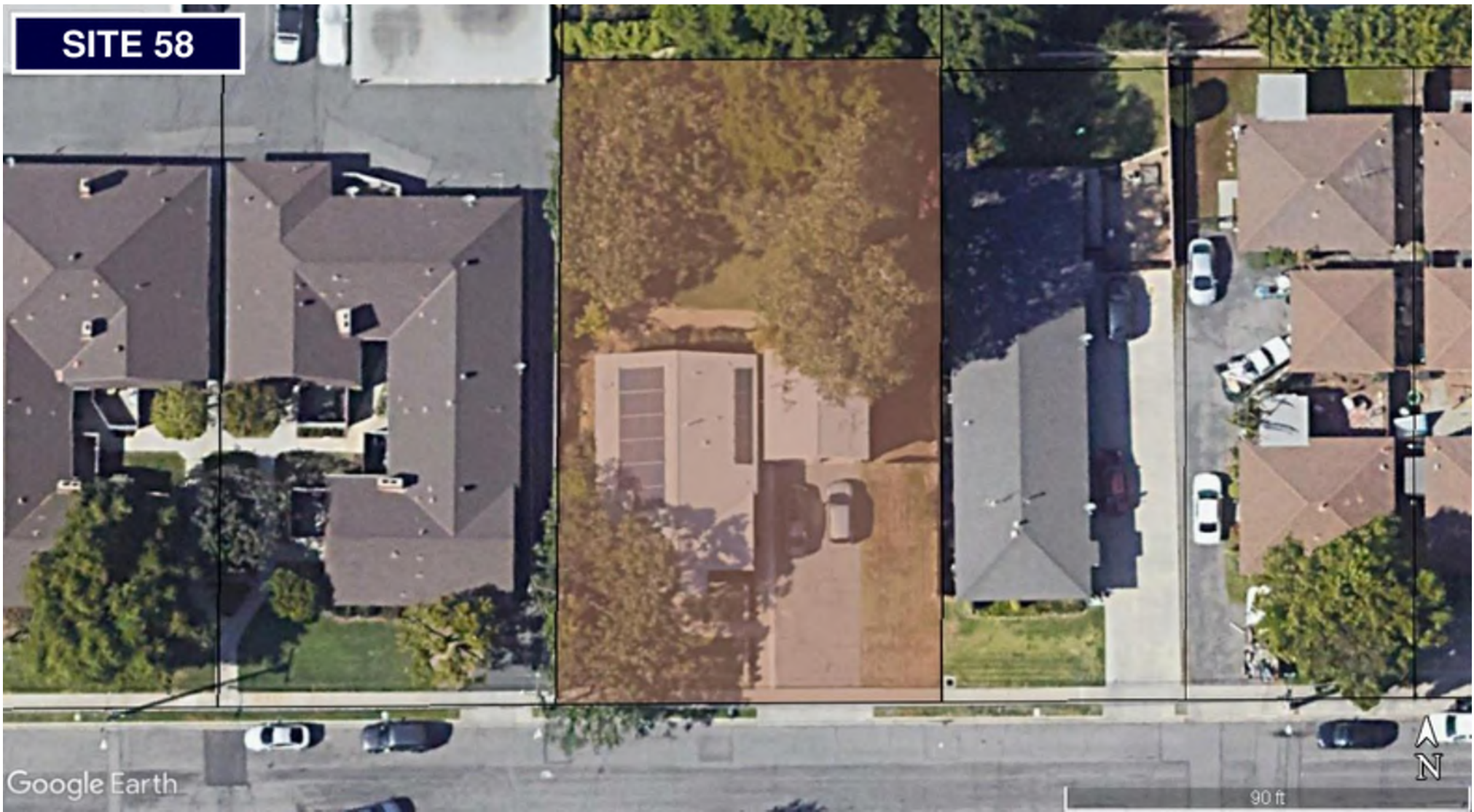


SITE 57																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
500 Block E Lemon Ave	539 E Lemon Ave	8646021004	Medium High Density	R-2	N	Single Family	0.51	0.17	0.3	0.13	1956	N	Above Moderate	15	3	8	2	6	2a, e, f
	535 E Lemon Ave	8646021005	Medium High Density	R-2	N	Single Family		0.34	0.07	0.08	1921	N	Above Moderate	15	5		4		2a, b, e, f
Site Analysis/Notes: Site located within ¼ mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Neighborhood has been transitioning to multi-family with several small developments over the past decade. Units are currently unoccupied, and site is being cleaned up for potential redevelopment. Lot consolidation may be necessary.																			

SITE PHOTOS



SITE 58



SITE 58

Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
600 Block E Lemon Ave	605 E Lemon Ave	8646022025	Medium High Density	R-2	N	Single Family	0.3	0.3	0.39	0.11	1937	N	Above Moderate	15	5	5	4	4	2a, e, f, g

Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Neighborhood has been transitioning to multi-family with several small developments over the past decade. Site is over 80 years old.

SITE PHOTOS



SITE 59



SITE 59																			
≈ Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
600 Block E Lemon Ave	629 E Lemon Ave	8646023012	Medium High Density	R-2	N	Two Units	0.68	0.17	1.07	0.21	1957	N	Above Moderate	15	3	10	2	8	2a, e, f
	635 E Lemon Ave	8646023011	Medium High Density	R-2	N	Two Units		0.17	1.65	0.21	1957	N	Above Moderate	15	3		2		2a, e, f
	639 E Lemon Ave	8646023010	Medium High Density	R-2	N	Two Units		0.17	1.64	0.21	1957	N	Above Moderate	15	3		2		2a, e, f
	645 E Lemon Ave	8646023009	Medium High Density	R-2	N	Two Units		0.17	1.07	0.25	1957	N	Above Moderate	15	3		2		2a, e, f

Site Analysis/Notes: Site located within 1 mi. of new Metro light rail (L-Line/Gold Line) transit station being constructed (planned opening 2025). Neighborhood has been transitioning to multi-family with several small developments over the past decade. Site in less than fair condition with structures all 65+ years old.

SITE PHOTOS





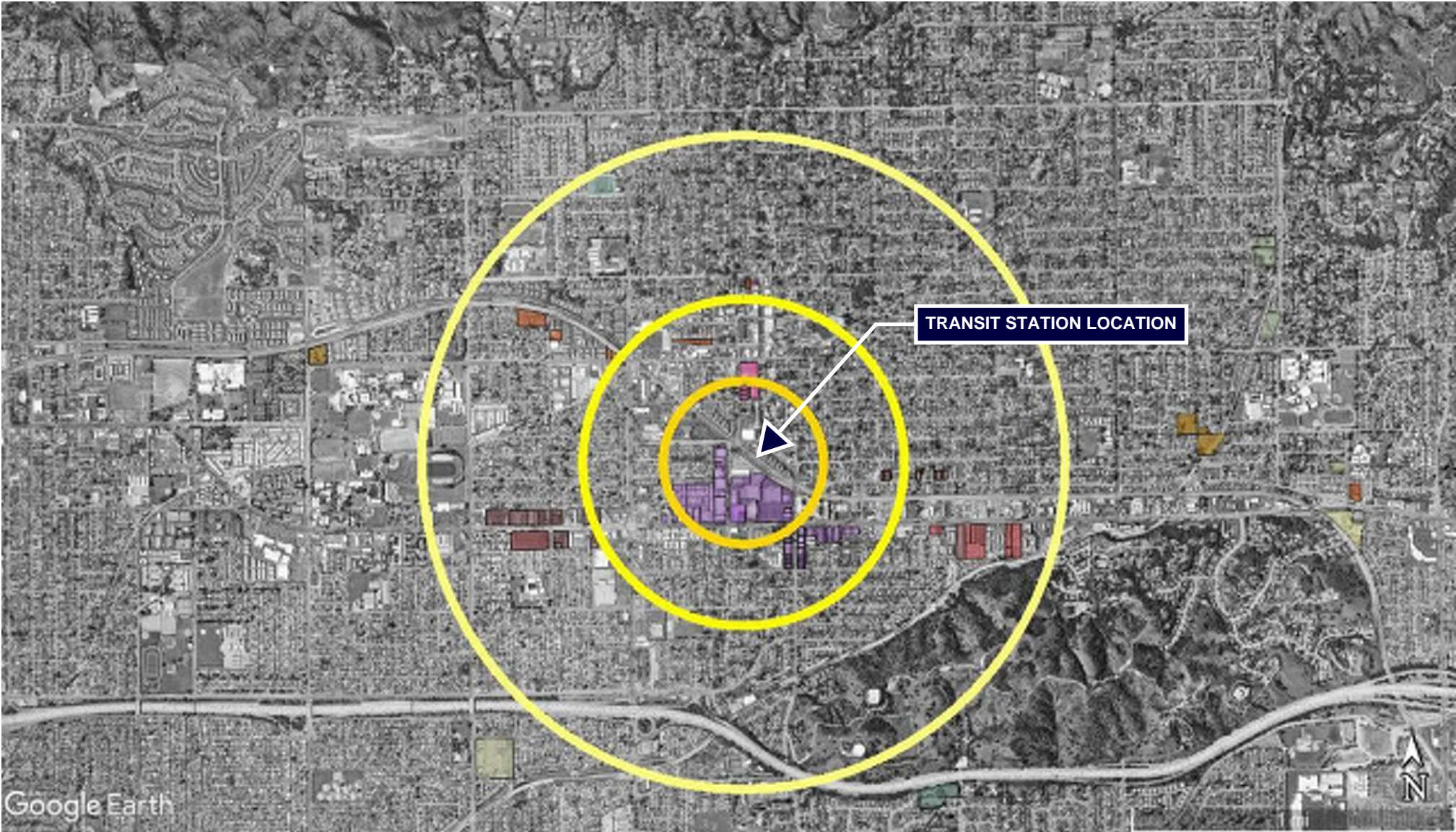
SITE 60																			
Location	Address	AIN	General Plan	Zoning	Rezone Needed	Existing Use	Σ Acres	Acres	Improvement : Land Ratio	FAR	Year Built	In Last HE	Income Category	DU/Acre	100% DU/Acre	Σ DU 100%	Min DU 80%	Σ DU 80%	Site Selection Factor
Northeast corner of Bonita Ave and Dale Rd	1762 Dale Rd	8631013023	Arrow Highway Specific Plan	AHSP C-BR	N	Homes for aged or others	2.17	2.17	0.27	0.16	1913	N	Above Moderate	20	43	43	35	35	2a, e, f, g, i

Site Analysis/Notes: Existing convalescent facility zoned for residential. Some onsite buildings upwards of 100 years old. Multiple structures on poorly maintained site currently being marketed for sale for potential new residential development.

SITE PHOTOS



NEW GLENDORA METRO L-LINE (GOLD) TRANSIT STATION



HOUSING ELEMENTS SITE RADIUS MAP