

APPENDIX A – SITES INVENTORY

The following factors were utilized to select feasible sites for the sites inventory:

1. Vacant sites, parking lots, or lots that are utilized for auto storage or nurseries that have minimum improvements.
2. Nonvacant sites with at least three of the following factors:
 - a. Property owner or developer interest.
 - b. Vacant buildings.
 - c. Property is located near and similar to properties that have been recently developed. This shows synergy of redevelopment activities, developer interest, and market demand in the neighborhood.
 - d. Existing uses are similar to types of uses being recycled in Cypress.
 - e. Building age is at least 30 years old, indicating a high likelihood the building requires significant improvements to update the systems and difficult to meet ADA requirements without substantial rehabilitation.
 - f. Existing floor area ratio (FAR) less than 0.40, similar to previously redeveloped sites.
 - g. Improvement value to land value ratio of less than 1.0, indicating the land is worth more than the structures on the site.

Table A- 1: Alternative 1 Sites Inventory

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Feasibility Factors	Description
Lower Income Sites									
6	13402105 6262 Lincoln Ave.	PC	LASP	LASP / 30	1.12	25	Nonvacant	2.c,e,f	Underutilized site with existing motel built in 1947; FAR is 0.3; Close to Cypress College.
7	13402117 6326 Lincoln Ave.	PC	LASP	LASP / 30	1.1	24	Nonvacant	2.d,e,f	Underutilized site with existing strip mall built in 1979; FAR is 0.3; Close to Cypress College; Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
8	13402121 6300 Lincoln Ave.	PC	LASP	LASP / 30	0.59	13	Nonvacant	2.d,f,g	Underutilized site with existing strip mall; FAR is 0.4; Close to Cypress College. Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
17	24407109 5200 Lincoln Ave.	PC	LASP	LASP / 30	2.36	53	Nonvacant	2.e,f,g	Underutilized site with existing church and school facility built in 1936; FAR is 0.2; one of the larger parcels on the Lincoln Ave. corridor; located in a high resource area (TCAC/HCD opportunity map)
61	24447206 5682 Lincoln Ave.	PC	LASP	LASP / 30	0.58	13	Nonvacant	2.e,f,g	Underutilized site occupied by a motel built in 1963; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
62	24447207 5692 Lincoln Ave.	PC	LASP	LASP / 30	0.63	14	Nonvacant	2.d,e,f	Underutilized site occupied by light manufacturing/RV storage; FAR is 0.3; potential to consolidate Sites 60-65 for

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									a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
63	24447208 5702 Lincoln Ave.	PC	LASP	LASP / 30	0.7	15	Nonvacant	1; 2.e,f,g	Underutilized site occupied by RV storage business; structure built in 1946; FAR is less than 0.1; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
64	24447209 5732 Lincoln Ave.	PC	LASP	LASP / 30	1.09	24	Nonvacant	1	City-owned site occupied by a small nursery/farm; no structures on site; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership
65	24447212 5640 Lincoln Ave.	PC	LASP	LASP / 30	0.55	12	Nonvacant	2.d,f,g	Underutilized site occupied by auto repair business; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
68	26235713 5031 Lincoln Ave.	PC	LASP	LASP / 30	0.88	19	Nonvacant	2.d,e,f,g	Underutilized site occupied by auto repair business; structure built in 1951; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map)
69	26235714 5051 Lincoln Ave.	PC	LASP	LASP / 30	0.8	18	Nonvacant	2.d,e,f	Underutilized site occupied by auto repair business; structure built in 1948; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
70	26235715 5081 Lincoln Ave.	PC	LASP	LASP / 30	1.58	35	Nonvacant	2.e,f,g	Underutilized site occupied by a self-storage facility built in 1973; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
71	26236143 5131 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair business; structure built in 1959; improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
72	26236144 5171 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	2.d,e,f	Underutilized site occupied by a strip mall built in 1962; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
74	26241201 8851 Watson St.	PC	LASP	LASP / 30	0.67	15	Nonvacant	2.e,f,g	Underutilized site occupied by light manufacturing uses; FAR is 0.4; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres

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83	26241214 5271 Lincoln Ave.	PC	LASP	LASP / 30	0.92	20	Nonvacant	2.e,f,g	Underutilized site occupied by a church built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
84	26241218 5311 Lincoln Ave.	PC	LASP	LASP / 30	0.56	12	Nonvacant	2.e,f,g	Underutilized site occupied by a motel built in 1940; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
85	26241219 5312 Cypress St.	PC	LASP	LASP / 30	0.56	12	Nonvacant	2.d,e,f,g	Underutilized site occupied by an office building built in 1956; FAR is 0.2; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
86	26241220 5241 Lincoln Ave.	PC	LASP	LASP / 30	1.98	44	Nonvacant	2.d,e,f,g	Underutilized site occupied by commercial/light industrial building; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
87	26241223 5305 Lincoln Ave.	PC	LASP	LASP / 30	0.68	15	Nonvacant	2.d,e,f	Underutilized site occupied by a medical office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
92	26242307 8940 Electric St.	PC	LASP	LASP / 30	0.5	11	Nonvacant	2.e,f,g	Underutilized site occupied by light industrial uses; structure built in 1979; FAR is 0.4; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
96	26242401 8882 Watson St.	PC	LASP	LASP / 30	0.82	18	Nonvacant	2.e,f,g	Underutilized site occupied by a self-storage facility built; located in a high resource area (TCAC/HCD Opportunity Map)
101	26242407 8941 Electric St.	PC	LASP	LASP / 30	0.71	15	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1965; FAR is 0.3; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
107	26247232 5601 Lincoln Ave.	PC	LASP	LASP / 30	1.4	31	Nonvacant	2.a,e,f	Underutilized site occupied by a motel built in 1978; FAR is 0.3; owner has expressed interested in selling/redeveloping the property; potential to consolidate Sites 107-110 for a total site area of 2.5 acres

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111	26247236 5651 Lincoln Ave.	PC	LASP	LASP / 30	0.83	18	Nonvacant	2.a,e,f	Underutilized site occupied by a motel built in 1929; FAR is 0.2; owner has expressed interested in selling/redeveloping the property
114	26247241 5721 Lincoln Ave.	PC	LASP	LASP / 30	1.66	37	Nonvacant	2.d,e,f	Underutilized site improved with a strip mall; FAR is 0.4
115	24109138 4955 Katella Ave.	PBP	PBP	PBP / 60	7.15	321	Nonvacant	2.b,c,f,g	Underutilized site improved with a commercial center; FAR is 0.3; one half of the large big box building on the site is currently vacant (formerly an office supply store); adjacent to new residential projects currently under development.
117/118	24405105, 24405106 4942 Lincoln Ave.	PC	LASP	LASP / 30	0.79	17	Nonvacant	2.d,e,f	Sites 117-118 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an auto repair business; structure built in 1929; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
121	24405109 4872 Lincoln Ave.	PC	LASP	LASP / 30	0.79	17	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1929; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
122	24405129 4750 Lincoln Ave.	PC	LASP	LASP / 30	2.34	52	Nonvacant	2.d,e,f,g	Underutilized site occupied by a strip mall built in 1978; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
123	24435107 4502 Lincoln Ave.	PC	LASP	LASP / 30	0.52	11	Nonvacant	2.d,e,f	Underutilized site occupied by a strip mall built in 1976; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
127	24436104 4656 Lincoln Ave.	PC	LASP	LASP / 30	9.53	214	Nonvacant	1; 2.f,g	Underutilized site identified in the 5th cycle sites inventory; one of largest sites within the Lincoln Ave. corridor and adjacent to other residential uses; existing use is light manufacturing; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Due to the shape, size, and configuration of the site, only the back portion of the site (9.53 ac.) has been identified for redevelopment. This portion of the site is on a separate lease from the manufacturing use and is currently utilized for RV storage.

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128	24436124 4674 Lincoln Ave.	PC	LASP	LASP / 30	2.39	53	Nonvacant	2.d,e,f	Underutilized site occupied by a strip mall; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map)
129/130	24456103, 24456104 4470-4480 Lincoln Ave.	PC	LASP	LASP / 30	3.86	86	Nonvacant	2.a,d,e,f,g	Sites 129-130 being considered together because they are occupied by the commercial center and have the same owner; owner has shown an interest in selling/redeveloping the properties; structure built in 1978; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
131	24456303 4346 Lincoln Ave.	PC	LASP	LASP / 30	1.12	25	Nonvacant	2.d,e,f	Underutilized site with a strip mall built in 1973; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
132	26234163 4943 Lincoln Ave.	PC	LASP	LASP / 30	2.18	49	Nonvacant	2.d,f,g	Underutilized site with a strip mall; improvement value to land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
133	26234164 4991 Lincoln Ave.	PC	LASP	LASP / 30	0.96	21	Nonvacant	2.e,f,g	Underutilized site with a restaurant building built in 1978; improvement value to land value ratio is less than 0.5; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
134	26234165 4901 Lincoln Ave.	PC	LASP	LASP / 30	0.53	11	Nonvacant	2.e,f,g	Underutilized site with a drive thru restaurant built in 1978; improvement value to land value ratio is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
135	26247302 8972 Walker St.	PC	LASP	LASP / 30	0.7	15	Nonvacant	2.d,e,f,g	Underutilized site with a strip mall built in 1928; improvement value to land value is less than 0.25
137/138	24434102, 24434109 9119 Bloomfield	PC	LASP	LASP / 30	4.84	108	Nonvacant	1; 2.e,f,g	Sites 137-138 being considered together because they are occupied by the same uses and have the same owner; the property contains one single family house and is also used as a nursery; the house was built in 1963; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Total site area of the two parcels is 4.84 acres.
142	CTCC High Density	CTCC	CTCC – SF Detached Area B/ 8	CTCC – HDR / 45	7.6	273	Nonvacant	1; 2.a,c,f	Proposed new High Density Residential District in the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the

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	Residential District								LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to envision redevelopment leading up to and upon closure of the LARC. Creation of the HDR District would require voter approval.
144	CTCC Town Center District	CTCC	CTCC – Town Center / 17.2	CTCC – Town Center / 50	7	280	Nonvacant	1; 2.a,c,f	Proposed upzoning of the Town Center District in the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to envision redevelopment leading up to and upon closure of the LARC. Upzoning of the TC District would require voter approval.
Lower Income Sites Subtotal					77.1	2,100			

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Moderate / Above Moderate Income Sites											
3	13401154 6056 Lincoln Ave.	PC	PC – Lincoln Ave. Specific Plan (LASP)	LASP / 30	0.52	4	7	11	Nonvacant	2.d,e,f	Underutilized site with existing strip mall built in 1984; FAR is 0.2; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.
4	13401155 6046 Lincoln Ave.	PC	LASP	LASP / 30	0.27	2	4	6	Nonvacant	2.d,e,f,g	Underutilized site with small retail building built in 1961; FAR is 0.1; improvement value to land value ratio is less than 0.5; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.
14	24405135 4992 Lincoln Ave.	PC	LASP	LASP / 30	0.48	4	6	10	Nonvacant	2.d,f,g	Underutilized site with existing gas station; FAR is 0.3; located in high resource area (TCAC/HCD opportunity map).
15	24407101 5012 Lincoln Ave.	PC	LASP	LASP / 30	0.4	3	6	9	Nonvacant	2.d,e,g	Underutilized site with existing gas station built in 1962; Improvement value to land value ratio lower than

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											0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
16	24407105 5032 Lincoln Ave.	PC	LASP	LASP / 30	1.38	11	20	31	Nonvacant	2.d,e,f	Underutilized site with existing auto repair center; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
18	24407111 5022 Lincoln Ave.	PC	LASP	LASP / 30	0.29	2	4	6	Nonvacant	2.a,f,g	Underutilized site with existing car wash; Improvement value to land value ratio of less than 0.2; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Owner has expressed interested in selling property; Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
33	24446101 5242 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f	Underutilized site with existing office building built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
34	24446102 5252 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f	Underutilized site with existing office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
35	24446103	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f	Underutilized site with existing retail building built in 1942; FAR is 0.4;

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	5262 Lincoln Ave.										located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
36/37/38	24446104, 24446105, 24446106 5272-5302 Lincoln Ave.	PC	LASP	LASP / 30	0.56	4	8	12	Nonvacant	2.a,b,d,e, f,g	Sites 36-38 being considered together because they are under the same ownership; Underutilized site formerly occupied by an equipment rental business; currently vacant and owner has expressed interest in selling the property; improvement value to land value is less than 0.25; structure on property built in 1924; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
39	24446107 5312 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small office building built in 1926; Improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
40	24446108 5322 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small office building built in 1914; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site

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											area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
41	24446109 5332 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.e,f,g	Underutilized site occupied by a single family residence built in 1923; Improvement value to land value ratio is 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
42	24446110 5342 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small retail building (currently window tinting business) built in 1952; Improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
43	24446111 5352 Lincoln Ave.	PC	LASP	LASP / 30	0.13	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by an office building (currently dental office) built in 1923; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
44	24446201 5361 Lincoln Ave.	PC	LASP	LASP / 30	0.18	1	3	4	Nonvacant	2.d,e,f,g	Underutilized site occupied by a retail building (currently liquor store) built in 1968; improvement value to

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											land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
45	24446202 5376 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair shop; structure built in 1964; improvement value to land value ratio is less than 0.25; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
46	24446203 5388 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair shop; structure built in 1984; improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
47	24446204 5396 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,g	Underutilized site occupied by a small office building built in 1962; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.

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48	24446205 5406 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small office building built in 1923; improvement value to land value ratio less than 0.25; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
49/50	24446206, 24446207 5422 Lincoln Ave.	PC	LASP	LASP / 30	0.17	1	2	3	Nonvacant	2.d,e,f	Sites 49-50 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an animal hospital built in 1968; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
51	24446211 9051 Walker St.	PC	LASP	LASP / 30	0.18	1	3	4	Nonvacant	2.e,f,g	Underutilized site occupied by a preschool; structure built in 1938; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.
52	24446212 5417 Bishop St.	PC	LASP	LASP / 30	0.55	4	8	12	Nonvacant	2.e,f,g	Underutilized site occupied by a preschool; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.
53	24446220 5490 Lincoln Ave.	PC	LASP	LASP / 30	0.5	4	7	11	Nonvacant	2.d,e,f	Underutilized site occupied by a strip mall; FAR is 0.3; located in a

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											high resource area (TCAC/HCD Opportunity Map)
54	24447102 5552 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f	Underutilized site occupied by a retail store built in 1964; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
55	24447103	PC	LASP	LASP / 30	0.11	1	1	2	Vacant	1	Vacant site; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
56	24447106 5500 Lincoln Ave.	PC	LASP	LASP / 30	0.19	1	3	4	Nonvacant	2.e,f,g	Underutilized site occupied by a drive thru restaurant built in 1968; FAR is 0.1; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
57	24447119 5530 Lincoln Ave.	PC	LASP	LASP / 30	0.22	1	3	4	Nonvacant	2.d,e,f	Underutilized site occupied by a retail store; structure built in 1968; FAR is 0.4; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
58	24447125 9052 Walker St.	PC	LASP	LASP / 30	0.36	3	5	8	Nonvacant	2.d,e,f	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.3.
59	24447126 5592 Lincoln Ave.	PC	LASP	LASP / 30	0.42	3	6	9	Nonvacant	2.d,f,g	Underutilized site occupied by an auto repair business; improvement value to land value ratio is less than 0.5; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
60	24447205 5662 Lincoln Ave.	PC	LASP	LASP / 30	0.46	3	7	10	Nonvacant	2.e,f,g	Underutilized site occupied by a motel built in 1961; FAR is 0.4; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
66	26235711 89880 Moody St.	PC	LASP	LASP / 30	0.22	1	3	4	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.2; located in a high resource area (TCAC/HCD

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.
67	26235712 5011 Lincoln Ave.	PC	LASP	LASP / 30	0.28	2	4	6	Nonvacant	2.e,f,g	Underutilized site occupied by drive thru restaurant built in 1964; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.
75	26241202 8865 Watson St.	PC	LASP	LASP / 30	0.45	3	7	10	Nonvacant	1; 2.e,f,g	Underutilized site occupied by truck/trailer storage; structure built in 1959; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres
76	26241205 8891 Watson St.	PC	LASP	LASP / 30	0.45	3	7	10	Nonvacant	2.d,e,f	Underutilized site with an office building built in 1920; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
77	26241206 8811 Watson St.	PC	LASP	LASP / 30	0.24	2	3	5	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1946; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
78	26241207 8921 Watson St.	PC	LASP	LASP / 30	0.24	2	3	5	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1941; FAR is 0.1; improvement

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
79	26241208 8931 Watson St.	PC	LASP	LASP / 30	0.41	3	6	9	Nonvacant	2.d,e,f	Underutilized site with an office building built in 1947; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
80	26241209 5351 Lincoln Ave.	PC	LASP	LASP / 30	0.25	2	3	5	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto tire shop; structure built in 1945; FAR is 0.4; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
81	26241210 5331 Lincoln Ave.	PC	LASP	LASP / 30	0.32	2	5	7	Nonvacant	2.d,e,f,g	Underutilized site with an office building built in 1955; FAR is 0.2; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
82	26241212 5300 Cypress	PC	LASP	LASP / 30	0.49	4	7	11	Nonvacant	2.e,f,g	Underutilized site with light manufacturing building; improvement value to land value ratio is approximately 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											consolidate Sites 82-87 for a total site area of 5.19 acres
88	26242201	PC	LASP	LASP / 30	0.15	1	2	3	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structures on the site; owned by the Orange County Local Transportation Authority; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
89	26242202 5421 Philo Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structures on the site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
91	26242306 5431 Lincoln Ave.	PC	LASP	LASP / 30	0.19	1	3	4	Nonvacant	2.d,e,f	Underutilized site occupied by an auto repair business; structures built in 1966; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
93	26242308 5471 Lincoln Ave.	PC	LASP	LASP / 30	0.4	3	6	9	Nonvacant	2.d,e,f,g	Underutilized site occupied by auto-related retail; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
94	26242309 8951 Walker St.	PC	LASP	LASP / 30	0.31	2	4	6	Nonvacant	2.d,e,f,g	Underutilized site occupied by auto repair shop; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
90/95	26242310 8931 Walker St.	PC	LASP	LASP / 30	0.19	1	3	4	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard in conjunction with Site 90; improvement value to land value ratio less than 0.5; FAR is 0.3;

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
97	26242402 8891 Electric St.	PC	LASP	LASP / 30	0.17	1	2	3	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
98	26242403 8892 Watson St.	PC	LASP	LASP / 30	0.17	1	2	3	Nonvacant	2.d,e,g	Underutilized site improved with an office building built in 1950; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
99	26242404 8902 Watson St.	PC	LASP	LASP / 30	0.17	1	2	3	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1934; FAR is 0.3; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
100	26242406 8912 Watson St.	PC	LASP	LASP / 30	0.33	2	5	7	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
102	26242408 8932 Watson St.	PC	LASP	LASP / 30	0.33	2	5	7	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
103	26242409 5371 Watson St.	PC	LASP	LASP / 30	0.44	3	6	9	Nonvacant	2.d,e,f	Underutilized site improved with a strip mall built in 1963; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
104	26242410 5381 Lincoln Ave.	PC	LASP	LASP / 30	0.26	2	3	5	Nonvacant	2.b,d,e,f,g	Underutilized site with a vacant retail building built in 1970; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
105	26242411 5391 Lincoln Ave.	PC	LASP	LASP / 30	0.2	1	3	4	Nonvacant	2.d,e,g	Underutilized site with a commercial building utilized for an animal hospital and built in 1965; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
106	26242413 8921 Electric St.	PC	LASP	LASP / 30	0.17	1	2	3	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
108	26247233 5591 Lincoln Ave.	PC	LASP	LASP / 30	0.47	3	7	10	Nonvacant	2.e,f,g	Underutilized site occupied by a small restaurant building built in 1968; FAR is 0.1; improvement value to land value ratio is less than 0.25; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
109	26247234 5631 Lincoln Ave.	PC	LASP	LASP / 30	0.41	3	6	9	Nonvacant	2.d,e,f	Underutilized site occupied by a dental office; structure built in 1941; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
110	26247235 5641 Lincoln Ave.	PC	LASP	LASP / 30	0.23	2	3	5	Nonvacant	2.d,e,f	Underutilized site occupied by a dental office; structure built in 1971; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
112	26247237 5661 Lincoln Ave.	PC	LASP	LASP / 30	0.36	3	5	8	Nonvacant	2.e,f,g	Underutilized site occupied by a single family residence built in 1948; FAR is 0.2; improvement value to land value ratio is less than 0.5; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.
113	26247238 5671 Lincoln Ave.	PC	LASP	LASP / 30	0.46	4	6	10	Nonvacant	2.a,e,f	Underutilized site occupied by a motel built in 1949; FAR is 0.3; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.
119/120	24405107, 24405108 4902 Lincoln Ave.	PC	LASP	LASP / 30	0.78	6	10	16	Nonvacant	2.e,f,g	Sites 119-120 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by a used car dealership; structure built in 1931; FAR is 0.1; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
124	24435108 9032 Denni St.	PC	LASP	LASP / 30	0.28	2	4	6	Nonvacant	2.e,f,g	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
125	24435109 9052 Denni St.	PC	LASP	LASP / 30	0.23	2	3	5	Nonvacant	2.e,f,g	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
126	24435127	PC	LASP	LASP / 30	0.38	3	5	8	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair business; FAR is 0.2; adjacent to new residential development to the east and west; located in a high resource area (TCAC/HCD Opportunity Map)
136	24405138 9041 Moody St.	PC	LASP	LASP / 30	0.3	2	4	6	Nonvacant	2.d,e,f,g	Underutilized site occupied by a dental office; structure built in 1949; improvement value to land value is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map)
145	CTCC Single Family Detached Area A	CTCC	CTCC – SF Detached / 8	CTCC – SF Detached / 8	20.2	56	105	161	Nonvacant	2.a,c,e,f	Existing Districts of the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to
146	CTCC Single Family Detached Area B	CTCC	CTCC – SF Detached / 8	CTCC – SF Detached / 8	18	50	94	144	Nonvacant		

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
147	CTCC Single Family Attached	CTCC	CTCC – SF Attached / 10	CTCC – SF Attached / 10	28.3	99	184	283	Nonvacant		envision redevelopment leading up to and upon closure of the LARC. The only proposed changes to these districts is removal of the total unit cap of 1,250 to allow for development up to the maximum density already allowed in each district. Removal of the cap would require voter approval.
148	CTCC Senior/Medium Density Residential	CTCC	CTCC – Senior/MDR / 15	CTCC – Senior/MDR / 15	24.1	126	235	361	Nonvacant		
149	CTCC Mixed Use (TC/MDR)	CTCC	CTCC – Mixed Use (TC/MDR) / 15	CTCC – Mixed Use (TC/MDR) / 15	15.1	79	147	226	Nonvacant		
150	CTCC Mixed Use (TC/SFR/MDR)	CTCC	CTCC – Mixed Use (TC/SFR/MDR) / 15	CTCC – Mixed Use (TC/SFR/MDR) / 15	4.2	22	41	63	Nonvacant		
Moderate/Above Moderate Income Sites Subtotal					129.7	579	1,076	1,655			

Table A- 2: Alternative 2 Sites Inventory

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Feasibility Factors	Description
Lower Income Sites									
3	13401154 6056 Lincoln Ave.	PC	PC – Lincoln Ave. Specific Plan (LASP)	LASP / 60	0.52	23	Nonvacant	2.d,e,f	Underutilized site with existing strip mall built in 1984; FAR is 0.2; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.
6	13402105 6262 Lincoln Ave.	PC	LASP	LASP / 60	1.12	60	Nonvacant	2.c,e,f	Underutilized site with existing motel built in 1947; FAR is 0.3; Close to Cypress College.
7	13402117 6326 Lincoln Ave.	PC	LASP	LASP / 60	1.1	49	Nonvacant	2.d,e,f	Underutilized site with existing strip mall built in 1979; FAR is 0.3; Close to Cypress College; Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
8	13402121 6300 Lincoln Ave.	PC	LASP	LASP / 60	0.59	26	Nonvacant	2.d,f,g	Underutilized site with existing strip mall; FAR is 0.4; Close to Cypress College. Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
17	24407109 5200 Lincoln Ave.	PC	LASP	LASP / 30	2.36	53	Nonvacant	2.e,f,g	Underutilized site with existing church and school facility built in 1936; FAR is 0.2; one of the larger parcels on the Lincoln Ave. corridor; located in a high resource area (TCAC/HCD opportunity map)
52	24446212 5417 Bishop St.	PC	LASP	LASP / 30	0.55	12	Nonvacant	2.e,f,g	Underutilized site occupied by a preschool; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.
53	24446220 5490 Lincoln Ave.	PC	LASP	LASP / 30	0.5	11	Nonvacant	2.d,e,f	Underutilized site occupied by a strip mall; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
61	24447206 5682 Lincoln Ave.	PC	LASP	LASP / 60	0.58	26	Nonvacant	2.e,f,g	Underutilized site occupied by a motel built in 1963; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
62	24447207 5692 Lincoln Ave.	PC	LASP	LASP / 60	0.63	28	Nonvacant	2.d,e,f	Underutilized site occupied by light manufacturing/RV storage; FAR is 0.3; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
63	24447208 5702 Lincoln Ave.	PC	LASP	LASP / 60	0.7	31	Nonvacant	1; 2.e,f,g	Underutilized site occupied by RV storage business; structure built in 1946; FAR is less than 0.1; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Feasibility Factors	Description
64	24447209 5732 Lincoln Ave.	PC	LASP	LASP / 60	1.09	49	Nonvacant	1	City-owned site occupied by a small nursery/farm; no structures on site; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership
65	24447212 5640 Lincoln Ave.	PC	LASP	LASP / 60	0.55	24	Nonvacant	2,d,f,g	Underutilized site occupied by auto repair business; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
68	26235713 5031 Lincoln Ave.	PC	LASP	LASP / 30	0.88	19	Nonvacant	2,d,e,f,g	Underutilized site occupied by auto repair business; structure built in 1951; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map)
69	26235714 5051 Lincoln Ave.	PC	LASP	LASP / 30	0.8	18	Nonvacant	2,d,e,f	Underutilized site occupied by auto repair business; structure built in 1948; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
70	26235715 5081 Lincoln Ave.	PC	LASP	LASP / 30	1.58	35	Nonvacant	2,e,f,g	Underutilized site occupied by a self-storage facility built in 1973; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
71	26236143 5131 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	2,d,e,f,g	Underutilized site occupied by an auto repair business; structure built in 1959; improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
72	26236144 5171 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	2,d,e,f	Underutilized site occupied by a strip mall built in 1962; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
74	26241201 8851 Watson St.	PC	LASP	LASP / 50	0.67	25	Nonvacant	2,e,f,g	Underutilized site occupied by light manufacturing uses; FAR is 0.4; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres
83	26241214 5271 Lincoln Ave.	PC	LASP	LASP / 50	0.92	34	Nonvacant	2,e,f,g	Underutilized site occupied by a church built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Feasibility Factors	Description
84	26241218 5311 Lincoln Ave.	PC	LASP	LASP / 50	0.56	21	Nonvacant	2.e,f,g	Underutilized site occupied by a motel built in 1940; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
85	26241219 5312 Cypress St.	PC	LASP	LASP / 50	0.56	21	Nonvacant	2.d,e,f,g	Underutilized site occupied by an office building built in 1956; FAR is 0.2; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
86	26241220 5241 Lincoln Ave.	PC	LASP	LASP / 50	1.98	74	Nonvacant	2.d,e,f,g	Underutilized site occupied by commercial/light industrial building; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
87	26241223 5305 Lincoln Ave.	PC	LASP	LASP / 50	0.68	25	Nonvacant	2.d,e,f	Underutilized site occupied by a medical office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
92	26242307 8940 Electric St.	PC	LASP	LASP / 50	0.5	18	Nonvacant	2.e,f,g	Underutilized site occupied by light industrial uses; structure built in 1979; FAR is 0.4; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
96	26242401 8882 Watson St.	PC	LASP	LASP / 50	0.82	30	Nonvacant	2.e,f,g	Underutilized site occupied by a self-storage facility built; located in a high resource area (TCAC/HCD Opportunity Map)
101	26242407 8941 Electric St.	PC	LASP	LASP / 50	0.71	26	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1965; FAR is 0.3; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
107	26247232 5601 Lincoln Ave.	PC	LASP	LASP / 60	1.4	63	Nonvacant	2.a,e,f	Underutilized site occupied by a motel built in 1978; FAR is 0.3; owner has expressed interested in selling/redeveloping the property; potential to

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									consolidate Sites 107-110 for a total site area of 2.5 acres
111	26247236 5651 Lincoln Ave.	PC	LASP	LASP / 60	0.83	37	Nonvacant	2.a,e,f	Underutilized site occupied by a motel built in 1929; FAR is 0.2; owner has expressed interested in selling/redeveloping the property
114	26247241 5721 Lincoln Ave.	PC	LASP	LASP / 60	1.66	74	Nonvacant	2.d,e,f	Underutilized site improved with a strip mall; FAR is 0.4
115	24109138 4955 Katella Ave.	PBP	PBP	PBP / 60	7.15	321	Nonvacant	2.b,c,f,g	Underutilized site improved with a commercial center; FAR is 0.3; one half of the large big box building on the site is currently vacant (formerly an office supply store); adjacent to new residential projects currently under development.
118	24405106 4942 Lincoln Ave.	PC	LASP	LASP / 30	0.76	17	Nonvacant	2.d,e,f	Sites 117-118 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an auto repair business; structure built in 1929; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
121	24405109 4872 Lincoln Ave.	PC	LASP	LASP / 30	0.79	17	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1929; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
122	24405129 4750 Lincoln Ave.	PC	LASP	LASP / 30	2.34	52	Nonvacant	2.d,e,f,g	Underutilized site occupied by a strip mall built in 1978; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
123	24435107 4502 Lincoln Ave.	PC	LASP	LASP / 30	0.52	11	Nonvacant	2.d,e,f	Underutilized site occupied by a strip mall built in 1976; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
127	24436104 4656 Lincoln Ave.	PC	LASP	LASP / 30	11.63	261	Nonvacant	1; 2.f,g	Underutilized site identified in the 5th cycle sites inventory; one of largest sites within the Lincoln Ave. corridor and adjacent to other residential uses; existing use is light manufacturing; FAR is 0.2; located

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									in a high resource area (TCAC/HCD Opportunity Map). Due to the shape, size, and configuration of the site, only the back portion of the site (9.53 ac.) has been identified for redevelopment. This portion of the site is on a separate lease from the manufacturing use and is currently utilized for RV storage.
128	24436124 4674 Lincoln Ave.	PC	LASP	LASP / 30	2.39	53	Nonvacant	2.d,e,f	Underutilized site occupied by a strip mall; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map)
129/1 30	24456103, 24456104 4470-4480 Lincoln Ave.	PC	LASP	LASP / 30	3.86	86	Nonvacant	2.a,d,e,f,g	Sites 129-130 being considered together because they are occupied by the commercial center and have the same owner; owner has shown an interest in selling/redeveloping the properties; structure built in 1978; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
131	24456303 4346 Lincoln Ave.	PC	LASP	LASP / 50	1.12	42	Nonvacant	2.d,e,f	Underutilized site with a strip mall built in 1973; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
132	26234163 4943 Lincoln Ave.	PC	LASP	LASP / 50	2.18	81	Nonvacant	2.d,f,g	Underutilized site with a strip mall; improvement value to land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
133	26234164 4991 Lincoln Ave.	PC	LASP	LASP / 50	0.96	36	Nonvacant	2.e,f,g	Underutilized site with a restaurant building built in 1978; improvement value to land value ratio is less than 0.5; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
134	26234165 4901 Lincoln Ave.	PC	LASP	LASP / 50	0.53	19	Nonvacant	2.e,f,g	Underutilized site with a drive thru restaurant built in 1978; improvement value to land value ratio is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
135	26247302 8972 Walker St.	PC	LASP	LASP / 50	0.7	26	Nonvacant	2.d,e,f,g	Underutilized site with a strip mall built in 1928; improvement value to land value is less than 0.25

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137/138	24434102, 24434109 9119 Bloomfield	PC	LASP	LASP / 30	4.84	108	Nonvacant	1; 2.e,f,g	Sites 137-138 being considered together because they are occupied by the same uses and have the same owner; the property contains one single family house and is also used as a nursery; the house was built in 1963; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Total site area of the two parcels is 4.84 acres.
Lower Income Sites Subtotal					64.0	2,159			

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
Moderate/Above Moderate Income Sites											
4	13401155 6046 Lincoln Ave.	PC	LASP	LASP / 60	0.27	4	8	12	Nonvacant	2.d,e,f,g	Underutilized site with small retail building built in 1961; FAR is 0.1; improvement value to land value ratio is less than 0.5; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.
14	24405135 4992 Lincoln Ave.	PC	LASP	LASP / 30	0.48	3	7	10	Nonvacant	2.d,f,g	Underutilized site with existing gas station; FAR is 0.3; located in high resource area (TCAC/HCD opportunity map).
15	24407101 5012 Lincoln Ave.	PC	LASP	LASP / 30	0.4	3	6	9	Nonvacant	2.d,e,f,g	Underutilized site with existing gas station built in 1962; Improvement value to land value ratio lower than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
16	24407105 5032 Lincoln Ave.	PC	LASP	LASP / 30	1.38	11	20	31	Nonvacant	2.d,e,f	Underutilized site with existing auto repair center; FAR is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
18	24407111 5022 Lincoln Ave.	PC	LASP	LASP / 30	0.29	2	4	6	Nonvacant	2.a,f,g	Underutilized site with existing car wash; Improvement value to land value ratio of less than 0.2; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Owner has expressed interested in

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											selling property; Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
33	24446101 5242 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2,d,e,f	Underutilized site with existing office building built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
34	24446102 5252 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2,d,e,f	Underutilized site with existing office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
35	24446103 5262 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2,d,e,f	Underutilized site with existing retail building built in 1942; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
36/3 7/38	24446104, 24446105, 24446106 5272-5302 Lincoln Ave.	PC	LASP	LASP / 30	0.56	4	8	12	Nonvacant	2,a,b,d,e, f,g	Sites 36-38 being considered together because they are under the same ownership; Underutilized site formerly occupied by an equipment rental business; currently vacant and owner has expressed interest in selling the property; improvement value to land value is less than 0.25; structure on property built in 1924; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
39	24446107 5312 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small office building built in 1926; Improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
40	24446108 5322 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small office building built in 1914; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
41	24446109 5332 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.e,f,g	Underutilized site occupied by a single family residence built in 1923; Improvement value to land value ratio is 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
42	24446110 5342 Lincoln Ave.	PC	LASP	LASP / 30	0.14	1	2	3	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small retail building (currently window tinting business) built in 1952; Improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
43	24446111 5352 Lincoln Ave.	PC	LASP	LASP / 30	0.13	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by an office building (currently dental office) built in 1923; FAR is 0.3; located in a high resource

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											area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
44	24446201 5361 Lincoln Ave.	PC	LASP	LASP / 30	0.18	1	3	4	Nonvacant	2.d,e,f,g	Underutilized site occupied by a retail building (currently liquor store) built in 1968; improvement value to land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
45	24446202 5376 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair shop; structure built in 1964; improvement value to land value ratio is less than 0.25; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
46	24446203 5388 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair shop; structure built in 1984; improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
47	24446204 5396 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,g	Underutilized site occupied by a small office building built in 1962; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.

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48	24446205 5406 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f,g	Underutilized site occupied by a small office building built in 1923; improvement value to land value ratio less than 0.25; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
49	24446206, 24446207 5422 Lincoln Ave.	PC	LASP	LASP / 30	0.17	1	2	3	Nonvacant	2.d,e,f	Sites 49-50 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an animal hospital built in 1968; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
51	24446211 9051 Walker St.	PC	LASP	LASP / 30	0.18	1	3	4	Nonvacant	2.e,f,g	Underutilized site occupied by a preschool; structure built in 1938; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.
54	24447102 5552 Lincoln Ave.	PC	LASP	LASP / 30	0.11	1	1	2	Nonvacant	2.d,e,f	Underutilized site occupied by a retail store built in 1964; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
55	24447103	PC	LASP	LASP / 30	0.11	1	1	2	Vacant	1	Vacant site; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
56	24447106 5500 Lincoln Ave.	PC	LASP	LASP / 30	0.19	1	3	4	Nonvacant	2.e,f,g	Underutilized site occupied by a drive thru restaurant built in 1968; FAR is 0.1; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
57	24447119 5530 Lincoln Ave.	PC	LASP	LASP / 30	0.22	1	3	4	Nonvacant	2.d,e,f	Underutilized site occupied by a retail store; structure built in 1968; FAR is 0.4; potential

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											to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
58	24447125 9052 Walker St.	PC	LASP	LASP / 30	0.36	3	5	8	Nonvacant	2.d,e,f	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.3.
59	24447126 5592 Lincoln Ave.	PC	LASP	LASP / 30	0.42	3	6	9	Nonvacant	2.d,f,g	Underutilized site occupied by an auto repair business; improvement value to land value ratio is less than 0.5; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
60	24447205 5662 Lincoln Ave.	PC	LASP	LASP / 60	0.46	7	13	20	Nonvacant	2.e,f,g	Underutilized site occupied by a motel built in 1961; FAR is 0.4; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
66	26235711 89880 Moody St.	PC	LASP	LASP / 30	0.22	1	3	4	Nonvacant	2.d,e,f	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.
67	26235712 5011 Lincoln Ave.	PC	LASP	LASP / 30	0.28	2	4	6	Nonvacant	2.d,e,f,g	Underutilized site occupied by drive thru restaurant built in 1964; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.
75	26241202 8865 Watson St.	PC	LASP	LASP / 50	0.45	6	10	16	Nonvacant	1; 2.e,f,g	Underutilized site occupied by truck/trailer storage; structure built in 1959; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres
76	26241205 8891 Watson St.	PC	LASP	LASP / 50	0.45	6	10	16	Nonvacant	2.d,e,f	Underutilized site with an office building built in 1920; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81

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											for a total site area of 1.6 acres, sites 80-81 are under one ownership
77	26241206 8811 Watson St.	PC	LASP	LASP / 50	0.24	3	6	9	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1946; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
78	26241207 8921 Watson St.	PC	LASP	LASP / 50	0.24	3	6	9	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1941; FAR is 0.1; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
79	26241208 8931 Watson St.	PC	LASP	LASP / 50	0.41	5	10	15	Nonvacant	2.d,e,f	Underutilized site with an office building built in 1947; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
80	26241209 5351 Lincoln Ave.	PC	LASP	LASP / 50	0.25	3	6	9	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto tire shop; structure built in 1945; FAR is 0.4; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
81	26241210 5331 Lincoln Ave.	PC	LASP	LASP / 50	0.32	4	8	12	Nonvacant	2.d,e,f,g	Underutilized site with an office building built in 1955; FAR is 0.2; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership

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82	26241212 5300 Cypress	PC	LASP	LASP / 50	0.49	6	12	18	Nonvacant	2.e,f,g	Underutilized site with light manufacturing building; improvement value to land value ratio is approximately 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
88	26242201	PC	LASP	LASP / 50	0.15	2	3	5	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structures on the site; owned by the Orange County Local Transportation Authority; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
89	26242202 5421 Philo Ave.	PC	LASP	LASP / 50	0.14	2	3	5	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structures on the site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
91	26242306 5431 Lincoln Ave.	PC	LASP	LASP / 50	0.19	2	5	7	Nonvacant	2.d,e,f	Underutilized site occupied by an auto repair business; structures built in 1966; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
93	26242308 5471 Lincoln Ave.	PC	LASP	LASP / 50	0.4	5	10	15	Nonvacant	2.d,e,f,g	Underutilized site occupied by auto-related retail; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
94	26242309 8951 Walker St.	PC	LASP	LASP / 50	0.31	4	7	11	Nonvacant	2.d,e,f,g	Underutilized site occupied by auto repair shop; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
90/95	26242301, 26242310 8931 Walker St.	PC	LASP	LASP / 30	0.19	2	5	7	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard in conjunction with Site 90; improvement value to land value ratio less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity

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											Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
97	26242402 8891 Electric St.	PC	LASP	LASP / 50	0.17	2	4	6	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
98	26242403 8892 Watson St.	PC	LASP	LASP / 50	0.17	2	4	6	Nonvacant	2.d,e,g	Underutilized site improved with an office building built in 1950; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
99	26242404 8902 Watson St.	PC	LASP	LASP / 50	0.17	2	4	6	Nonvacant	2.d,e,f,g	Underutilized site occupied by a contractor's yard; structure built in 1934; FAR is 0.3; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
100	26242406 8912 Watson St.	PC	LASP	LASP / 50	0.33	4	8	12	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
102	26242408 8932 Watson St.	PC	LASP	LASP / 50	0.33	4	8	12	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
103	26242409 5371 Watson St.	PC	LASP	LASP / 50	0.44	6	10	16	Nonvacant	2.d,e,f	Underutilized site improved with a strip mall built in 1963; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
104	26242410 5381 Lincoln Ave.	PC	LASP	LASP / 50	0.26	3	6	9	Nonvacant	2.b,d,e,f,g	Underutilized site with a vacant retail building built in 1970; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
105	26242411 5391 Lincoln Ave.	PC	LASP	LASP / 50	0.2	2	5	7	Nonvacant	2.d,e,g	Underutilized site with a commercial building utilized for an animal hospital and built in 1965; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
106	26242413 8921 Electric St.	PC	LASP	LASP / 50	0.17	2	4	6	Nonvacant	2.d,f,g	Underutilized site occupied by a contractor's yard; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
108	26247233 5591 Lincoln Ave.	PC	LASP	LASP / 60	0.47	7	14	21	Nonvacant	2.e,f,g	Underutilized site occupied by a small restaurant building built in 1968; FAR is 0.1; improvement value to land value ratio is less than 0.25; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
109	26247234 5631 Lincoln Ave.	PC	LASP	LASP / 60	0.41	6	12	18	Nonvacant	2.d,e,f	Underutilized site occupied by a dental office; structure built in 1941; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
110	26247235 5641 Lincoln Ave.	PC	LASP	LASP / 60	0.23	4	7	10	Nonvacant	2.d,e,f	Underutilized site occupied by a dental office; structure built in 1971; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
112	26247237 5661 Lincoln Ave.	PC	LASP	LASP / 60	0.36	6	10	16	Nonvacant	2.e,f,g	Underutilized site occupied by a single family residence built in 1948; FAR is 0.2; improvement value to land value ratio is less

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											than 0.5; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.
113	26247238 5671 Lincoln Ave.	PC	LASP	LASP / 60	0.46	7	13	20	Nonvacant	2.a,e,f	Underutilized site occupied by a motel built in 1949; FAR is 0.3; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.
119/ 120	24405107, 24405108 4902 Lincoln Ave.	PC	LASP	LASP / 30	0.78	6	10	16	Nonvacant	2.e,f,g	Sites 119-120 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by a used car dealership; structure built in 1931; FAR is 0.1; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
124	24435108 9032 Denni St.	PC	LASP	LASP / 30	0.28	2	4	6	Nonvacant	2.e,f,g	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
125	24435109 9052 Denni St.	PC	LASP	LASP / 30	0.23	2	3	5	Nonvacant	2.e,f,g	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
126	24435127	PC	LASP	LASP / 30	0.38	3	5	8	Nonvacant	2.d,e,f,g	Underutilized site occupied by an auto repair business; FAR is 0.2; adjacent to new residential development to the east and west; located in a high resource area (TCAC/HCD Opportunity Map)
136	24405138 9041 Moody St.	PC	LASP	LASP / 30	0.3	2	4	6	Nonvacant	2.d,e,f,g	Underutilized site occupied by a dental office; structure built in 1949; improvement

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity	Status	Feasibility Factors	Description
											value to land value is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map)
139	24430120 5252 Orange Ave.	GNC	OP-CC	RM-20 / 20	2.06	10	20	30	Nonvacant	2.d,e,f,g	Underutilized site occupied by an office building built in 1982; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map)
CTC C – All districts	CTCC	CTCC – All districts	CTCC – All districts	CTCC – All districts / 8-17	132	390	725	1,115	Nonvacant	2.a,c,e,f	Existing Districts of the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to envision redevelopment leading up to and upon closure of the LARC. Alternative 2 proposes no changes to the CTCC.
Moderate/Above Moderate Income Sites Subtotal					144.8	590	1,096	1,686			