

**Table B-5
Sites Inventory**

Site/ Area No.	Address	APN	Existing/ Proposed GP	Existing Zoning	Proposed Zoning	Min. Den.	Max. Den.	Parcel Size (acres)	Existing Use	Capacity Based on Minimum Density					Factors for Selection	Owner/ Developer Interest	Owners
										Very Low	Low	Mod	Above Mod	Total			
10	552 11th Place	4187-020-907	PF Public Facilities	M-1 Light Manufacturing	PF Public Facility	34	50	1.00	Self-Storage	-	25	25	-	50	FAR: 0.0 ILR: 0 Year Built: NA Height: 1 This city-owned property currently has a month-to-month lease for a public storage facility. It is surrounded on two sides by medium density housing. City is currently working with a real estate development analysis firm to determine potential public-private-partnership for housing development, including affordable housing. Proposed General Plan and Public Facility zoning is 34-50 units per acre, for a total yield of 50 units. Potential RFP in 2025 and construction in 2026. Factors for Selection: a, d, e, f, g, h	Y	City of HB
11	710 Pier Avenue	4187-024-902	PF Public Facilities	O-S Open Space	PF Public Facility	34	50	1.00	Community Center	30	20	-	-	50	FAR: 0.0 ILR: 0 Year Built: NA Height: Mostly unoccupied land with only 16% of site with a 2-story building This city-owned community center property is currently under study by a real estate development analysis firm to determine potential public-private-partnership for senior affordable housing development of up to 50 units. This site is ideal for senior housing due to smaller units, reduced parking needs, services offered at community center, available onsite parking and proximity to PCH bus transportation and grocery/drug stores directly across Pier Avenue.	Y	City of HB

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										Very Low	Low	Mod	Above Mod	Total			
															Proposed General Plan and Public Facility zoning will be changed to 34-50 units per acre, for a total yield of 50 units. Potential RFP in 2024 and construction in 2026 or 2027. The Community Center building is two stories and designated historic, and occupies 0.75 acre of the site. The rest of the site is developed with surface parking, lawn area, and tennis courts that could be reconfigured or redeveloped to accommodate potential residential development. The Sites Inventory list this as one (1) acre, but there are actually 3.75 acres of space that is not currently occupied by any building. Factors for Selection: a, d, e, f, g, h		
28	911 1 st Street	4186-026-047	CC Community	SPA-7 Specific Plan		25.1	33	0.46	Commercial Parking	-	-	-	12	12	FAR: 0.0 ILR: 0 Year Built: NA Height: 0 Currently zoned commercial, this vacant former parking lot site is surrounded on three sides by low-to-medium density residential. The owner is interested in developing 12 for-sale units, likely at the moderate and above-moderate income levels. Factors for Selection: a, d, e, f, g, h	Y	1ST STREET PARTNERS LLC C/O LUIGI SCHIAPPA DEVELOPMENT
28	102 PCH	4186-026-804	CC Community	SPA-7 Specific Plan		25.1	33	0.4	Utility Switching Station	-	-	5	5	10	FAR: 1.0 ILR: NA Year Built: NA Height: 2 Built in 1975, this telephone/ internet utility structure and supporting parking lots once served hundreds of employees and included	Y	GTE CALIF INC SBE 201-19- 874B PAR 5 6PTS
28	102 PCH	4186-026-806	CC Community	SPA-7 Specific Plan		25.1	33	0.2	Utility Switching Station	-	-	5	-	5			
28	102 PCH	4186-026-801	CC Community	SPA-7 Specific Plan		25.1	33	0.1	Utility Switching Station	-	-	3	-	3			
28	102 PCH	4186-026-805	CC Community	SPA-7 Specific Plan		25.1	33	0.09	Utility Switching Station	-	-	3	-	3			

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										Very Low	Low	Mod	Above Mod	Total			
28	1st Street and PCH	4186-026-800	CC Community	SPA-7 Specific Plan		25.1	33	0.5	Commercial Parking	-	-	6	7	13	<p>a credit union, cafeteria, executive offices, technician desks and large number of phone operator desks. The building currently houses telephone/internet equipment in approximately 20% of the building with only a handful of employees. The owner has recently approached the City to discuss adaptive reuse of this Art Deco building, with equipment consolidation and introduction of housing uses. At least two affordable housing developers have expressed interest in working with the property owner to convert a portion of the building into residential units.</p> <p>Of 1.49 acres, about 0.62 acre (27,000 sq. ft.) is a surface parking lot. An existing building with a footprint of about 0.85 acres (37,000 sq. ft.) A 20,000 square-foot portion of the building is 2 stories tall and currently vacant. There is potential for conversion to residential use. This building is 80% vacant and only has telecommunications switching equipment inside.</p> <p>Factors for Selection: a, d, e, f, g</p>		
19	1103 Aviation Boulevard	4185-017-015	GC Gateway	C-3 General and Highway Commercial		25.1	33	1.3	Multi-tenant Commercial	24	8	-	-	32	<p>FAR: 1.0 ILR: 0.34 Year Built: 1964 Height: 0 and 1</p> <p>Older 1975 commercial site with multiple tenant retail. Developer inquired about adding residential uses to commercial property. Low density residential is adjacent to the rear of the property.</p>	Y	KENNARD, BARBARA S TR BARBARA S KENNARD TRUST AND HOROWITZ, RALPH TR HOROWITZ TRUST
19	1209 Aviation Boulevard	4185-017-014	GC Gateway	C-3 General and Highway Commercial		25.1	33	0.5	Commercial Parking	6	5	-	-	11	<p>These parcels are currently functioning as an integral site.</p>	Y	SELECTIVE API ONE LLC

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										Very Low	Low	Mod	Above Mod	Total			
															Factors for Selection: a, d, f, g, h		
19	1062 AVIATION	4186-001-008	CC Community	C-3 General and Highway Commercial		25.1	33	0.12	Retail - Nursery	-	-	3	-	3	FAR: 0.7 ILR: 0.11 Year Built: 1964 Height: 1	-	MARIE SOLYMOSI
19	1062 AVIATION	4186-001-007	CC Community	C-3 General and Highway Commercial		25.1	33	0.11	Retail - Nursery	-	-	2	-	2	Factors for Selection: d, e, f, g, h		
2	1732 Monterey Boulevard	4183-016-028	MD Medium Density/ No Change	R-2 Two Family Residential	R-2A Medium Density Residential (22)	22	25	0.07	1 Unit	-	1	-	-	1	FAR: 0.5 ILR: 0.56 Year Built: 1923-1968 Height: Average 1 (5 0-story, 4 1-story, 6 2-story)		
2	1736 Monterey Boulevard	4183-016-029	MD Medium Density/ No Change	R-2 Two Family Residential	R-2A Medium Density Residential (22)	22	25	0.07	1 Unit	-	1	-	-	1			
2	1818 Monterey Boulevard	4183-016-040	MD Medium Density/ No Change	R-2 Two Family Residential	R-2A Medium Density Residential (22)	22	25	1.2	Religious Institution	27	-	-	-	27	The St. Cross church site consists of 15 parcels, developed with a church sanctuary and administrative offices, education building (24,000 sq. ft. footprint), 18 residential units (with about 7,000 sq. ft. of 2-story construction), and surface parking lots. The surface parking areas and underdeveloped properties on the site create potential for additional residential units.		
2	302 19th Street	4183-016-033	MD Medium Density/ No Change	R-2 Two Family Residential	R-2A Medium Density Residential (22)	22	25	0.07	5 Units and Wireless Comm. Site	-	-	-	-	-			
1	1900 Monterey Boulevard	4182-019-001	MD Medium Density/ No Change	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.08	3 Units	-	-	-	-	-			
1	1908 Monterey Boulevard	4182-019-002	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.06	Private Parking Lot	1	1	-	-	2	These parcels are currently functioning as one campus.	Y	RECTOR, WARDENS AND VESTRYMEMBERS ST CROSS PARISH HERMOSA BEACH
1	1914 Monterey Boulevard	4182-019-003	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.06	2 units	-	-	-	-	-	Leaders at St. Cross Church reached out the City to explore ways to add additional units to their property portfolio, which includes 15 lots with historic church, 18 existing units and parking lots. The church seeks to add housing units for the dual purpose of providing affordable housing to the community and market rate units to help offset costs for affordable units. The church has rented units to homeless veterans, refugees, and formerly to a women's shelter.		
2	1718 Loma Drive	4183-016-011	MD Medium Density/ MD Medium Density	R-2 Two Family Residential	R-2A Medium Density Residential (22)	22	25	0.06	2 Units	-	-	-	-	-			
2	1722 Loma Drive	4183-016-012	MD Medium Density/ MD Medium Density	R-2 Two Family Residential	R-2A Medium Density Residential (22)	22	25	0.06	1 Unit	-	1	-	-	1			

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2	1730 Loma Drive	4183-016-035	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.1	1 Unit	1	1	-	-	2	It is recommended to explore options to help add affordable units, including consideration of SROs or a Planned Unit Development (PUD). St. Cross Church wrote a letter of support for Housing Element recommending RHD zoning. Factors for Selection: a, d, e, g, h		
2	1734 Loma Drive	4183-016-036	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.1	2 Units	-	1	-	-	1			
2	Loma Drive and 19th Street	4183-016-037	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.09	Private Parking Lot	1	1	-	-	2			
2	Loma Drive and 19th Street	4183-016-038	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.1	Private Parking Lot	1	2	-	-	3			
2	1854 Loma Drive	4183-016-039	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.1	Private Parking Lot	1	2	-	-	3			
2	1902 Loma Drive	4183-023-022	LD Low Density/ MD Medium Density	R-1 Single-Family Residential	R-2A Medium Density Residential (22)	22	25	0.1	Private Parking Lot	1	2	-	-	3			
5	565 Pier Avenue	4183-018-013	CC Community	SPA-11 Specific Plan		25.1	33	0.24	Multi-tenant Commercial	-	-	3	3	6	FAR: 0.6 ILR: 0.57 Year Built: 1957-1963 Height: Mostly 1 This 32,000 sq. ft. site is developed with about 16,000 sq. ft. of building footprint. A 7,600 sq. ft. portion (0.037 acre) of the building is currently two stories. Property owner communicated to staff regarding interest in redevelopment. Factors for Selection: a, d, e, g, h	Y	555 PIER AVENUE LLC C/O RIVIERA CENTER MGMT CO
5	555 Pier Avenue	4183-018-015	CC Community	SPA-11 Specific Plan		25.1	33	0.49	Multi-tenant Commercial	-	-	6	6	12			

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										Very Low	Low	Mod	Above Mod	Total			
4	517 Pier Avenue	4183-018-018	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Offices	-	-	-	1	1	FAR: 0.6 ILR: 0.57 Year Built: 1957-1963 Height: 1 Factors for Selection: d, e, g, h	-	WRAY,RICHARD AND DOLORES TRS WRAY FAMILY TRUST
4	513 Pier Avenue	4183-018-017	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Offices	-	-	-	1	1	FAR: 0.7 ILR: 0.37 Year Built: 1939-1957 Height: Mostly 1 (8 1-story and 1 2-story) These parcels are all being accessed from Oak Street behind the buildings with no individual driveways. Shared access is conducive to consolidation. Factors for Selection: d, e, f, g, h	-	BAKER AND BURTON
4	509 Pier Avenue	4183-018-016	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Multi-tenant Commercial	-	-	-	1	1		-	WWS PIER LLC
4	507 Pier Avenue	4183-018-007	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Multi-tenant Commercial	-	-	-	1	1		-	REFOUA LLC
4	445 Pier Avenue	4183-018-006	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Multi-tenant Commercial	-	-	-	1	1		-	
4	433 Pier Avenue	4183-018-005	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Restaurant	-	-	-	1	1		-	
4	425 Pier Avenue	4183-018-004	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Multi-tenant Commercial	-	-	-	1	1		-	CAPALDI, DINO AND LEA TRS D AND L CAPALDI TRUST
4	405 Pier Avenue	4183-018-001	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Personal Services	-	-	-	1	1		-	DANESHMAND, MEHDI K AND ROSA TRS DANESHMAND FAMILY TRUST
4	337 Pier Avenue	4183-018-026	CC Community	SPA-11 Specific Plan		25.1	33	0.08	Restaurant	-	-	2	-	2	-	SACKLEY,STUART H TR SACKLEY FAMILY TRUST	
4	321 Pier Avenue	4183-017-025	CC Community	SPA-11 Specific Plan		25.1	33	0.17	Personal Service ground floor and residential on second floor	-	-	4	-	4	-	HB 321 PIER AVE LLC	
4	419 Pier Avenue	4183-018-003	CC Community	SPA-11 Specific Plan		25.1	33	0.05	Multi-tenant Commercial	-	-	-	1	1	FAR: 0.6 ILR: 0.38 Year Built: 1955 Height: 1	Y	419 PIER AVENUE LLC

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										Very Low	Low	Mod	Above Mod	Total			
														Owner provided preliminary plans for 4 residential units on 2nd and 3rd floor. Currently zoned commercial only. Zoning development standards to be determined with residential standards. Factors for Selection: a, d, e, f, g, h			
4	411 Pier Avenue	4183-018-002	CC Community	SPA-11 Specific Plan		25.1	33	0.07	Personal Services	-	-	-	1	1	FAR: 0.5 ILR: 0.42 Year Built: 1945 Height: 1 Owner interested in adding small residential units on 2nd and 3rd floors. Factors for Selection: a, d, e, f, g, h	Y	AESTHETIC HORIZONS INC C/O JONATHAN DAVID
7	338 Pier Avenue	4187-011-054	CC Community	SPA-11 Specific Plan		25.1	33	0.17	Office	-	-	4	-	4	FAR: 3.84 ILR: 1.65 Year Built: 2010 Height: 2 While this parcel appears newer, it is located between blocks of parcels that exhibit potential for conversion into mixed use development. Office buildings also often have higher FAR and ILR. However, with increased remote working, this site can present opportunity for redevelopment. This is included only as a RHNA buffer site and is not needed to accommodate the City's moderate income RHNA. Factors for Selection: b, d	-	BLAKE HOLDINGS LLC C/O DAVID MCGOVERN
8	400 Pier Avenue	4187-019-037	CC Community	SPA-11 Specific Plan		25.1	33	0.21	Offices	-	-	5	-	5	FAR: 1.0 ILR: 0.60 Year Built: 1915-2010 Height: Primarily 1 (2 1-story and 1 2-story)	-	BLAKE HOLDINGS LLC C/O DAVID MCGOVERN
8	420 Pier Avenue	4187-019-003	CC Community	SPA-11 Specific Plan		25.1	33	0.11	Restaurant	-	-	2	-	2	Potential for office conversion.	-	

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										Very Low	Low	Mod	Above Mod	Total			
8	422 Pier Avenue	4187-019-022	CC Community	SPA-11 Specific Plan		25.1	33	0.23	Multi-tenant Commercial	-	-	5	-	5	Factors for Selection: d, e, f, g, h		PIER PROPERTIES LLC
9	506 Pier Avenue	4187-020-020	CC Community	SPA-11 Specific Plan		25.1	33	0.1	Offices	-	-	1	-	1	FAR: 1.0 ILR: 0.27	-	SAILFISH HOLDINGS LLC
9	514 Pier Avenue	4187-020-032	CC Community	SPA-11 Specific Plan		25.1	33	0.1	Private Parking Lot	-	-	1	-	1	Age of Structure: 1925-1966 Height: Average 1 (1 0-story, 1 1-story, 1 2-story)		REDDY, DAMODER P AND SOUMITRI TRS PATI FAMILY TRUST
9	526 Pier Avenue	4187-020-017	CC Community	SPA-11 Specific Plan		25.1	33	0.08	Retail Business	-	-	2	-	2	Potential for office conversion. Factors for Selection: d, f, g, h	-	
3	301 Pier Avenue	4183-017-001	CC Community	SPA-11 Specific Plan		25.1	33	0.19	Retail Business	-	-	5	-	5	FAR: 0.6 ILR: 0.87 Year Built: 1959 Height: 1 Factors for Selection: d, e, g, h	-	SANDY FEET LLC C/O DONALD ENGLISH
6	308 Pier Avenue	4187-011-012	CC Community	SPA-11 Specific Plan		25.1	33	0.09	Retail Business	-	-	2	-	2	FAR: 0.7 ILR: 1.0		
6	318 Pier Avenue	4187-011-013	CC Community	SPA-11 Specific Plan		25.1	33	0.11	Retail Business and Residential	-	-	2	-	2	Age of Structure: 1923-1944 Height: 1 Common ownership; currently functioning as one site. Factors for Selection: d, e, g, h	-	VISION HERMOSA 1 0 LLC
18	1214 Owosso Avenue	4185-015-021	CC Community	C-3 General and Highway Commercial		25.1	33	0.1	1 Unit	-	-	3	-	3	FAR: 0.1 ILR: 0.16 Year Built: 1923 Height: 1		
18	1055 Aviation Boulevard	4185-015-024	CC Community	C-3 General and Highway Commercial		25.1	33	0.05	Vacant Land	-	-	1	-	1	Common ownership; currently functioning as one site. Factors for Selection: d, e, f, g, h	-	CASNER, CRAIG
26	530 6th Street	4188-018-028	CI Light Industrial	M-1 Light Manufacturing		25.1	33	0.33	Self-Storage	-	4	4	-	8	FAR: 1.4 ILR: 0.97	-	HUNT, PRISCILLA TR

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26	6th and Cypress (530 6th St.)	4188-018-027	CI Light Industrial	M-1 Light Manufacturing		25.1	33	0.12	Self-Storage	-	1	2	-	3	Year Built: 1946 Height: 2		PRISCILLA HUNT TRUST C/O HUNT ENTERPRISES INC
26	Valley Drive (530 6th St.)	4188-018-031	CI Light Industrial	M-1 Light Manufacturing		25.1	33	0.17	Self-Storage	-	2	2	-	4	2-story warehouse building with self-storage use in residential adjacent neighborhood. This is expected to be developed due to zoning changes now allowing residential development. Warehouse building existed in the 1950s when the freight line ran through town.		
26	Valley Drive (530 6th St.)	4188-018-008	CI Light Industrial	M-1 Light Manufacturing		25.1	33	0.05	Self-Storage	-	-	1	-	1	The four parcels are under common ownership that function as a cohesive site with shared access. The property is located in the M1 zone where residential has never been permitted. Rezoning to allow residential uses in M1 will increase redevelopment potential. This rezoning is not comparable to past Housing Element programs, since there were no rezoning programs nor were non-residential sites contemplated at that point. As demonstrated in Table B-2 Redevelopment Trends in the South Bay, there are examples of storage facilities (RV parking, truck storage, equipment rental yard, etc) being converted to housing developments. There is currently also a self-storage site in Carson, within the South Bay, marketed for housing. Factors for Selection: d, f, g		
27	2nd Street and Pacific Coast Hwy	4186-025-029	CC Community	SPA-7 Specific Plan		25.1	33	0.08	Auto Repair	-	-	2	-	2	FAR: 0.4 ILR: 0.16 Year Built: 1905-1925 Height: <1 (2 0-story, 2 1-story)		GRAND PROPERTY GROUP LLC
27	204 Pacific Coast Hwy	4186-025-028	CC Community	SPA-7 Specific Plan		25.1	33	0.15	Auto Repair	-	-	4	-	4	Common ownership; currently functioning as one site.		
27	210 Pacific Coast Hwy	4186-025-027	CC Community	SPA-7 Specific Plan		25.1	33	0.08	Auto Repair	-	-	2		2			

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27	2nd Street and Pacific Coast Hwy	4186-025-002	CC Community	SPA-7 Specific Plan		25.1	33	0.05	Auto Repair	-	-	1	-	1	Factors for Selection: d, e, f, g, h		
25	747 5th Street	4188-030-002	SC Service	SPA-7 Specific Plan		25.1	33	1	Auto Repair	20	5	-	-	25	FAR: 0.4 ILR: 0.29 Year Built: 1923-1978 Height: 1	-	SMILE LLC AND MARDIKIAN, GEORGE
25	715 5th Street	4188-030-001	SC Service	SPA-7 Specific Plan		25.1	33	0.37	Auto Repair/Fitness Center	-	-	-	9	9	Factors for Selection: d, e, f, g, h	-	FISHER, ANDREW AND ELIZABETH AND FISHER, ANDREW W
22	635 Pacific Coast Hwy	4187-032-027	SC Service	SPA-7 Specific Plan		25.1	33	1	Lumber Yard	20	5	-	-	25	FAR: 0.2 ILR: 0.04 Year Built: 1988 Height: <1 (5 0-story, 1 1-story) Site 24 is part of Site 22 owned by the same party. Currently, the two sites function as an integral site. Factors for Selection: d, e, f, g, h	-	LEARNED, MICHAEL CO TR LEARNED TRUST
24	709 6th Street	4187-033-022	SC Service	SPA-7 Specific Plan		25.1	33	0.06	Parking Lot/Lumber Yard	1	1	-	-	2			
24	721 6th Street	4187-033-021	SC Service	SPA-7 Specific Plan		25.1	33	0.06	Parking Lot/Lumber Yard	1	1	-	-	2			
24	723 6th Street	4187-033-020	SC Service	SPA-7 Specific Plan		25.1	33	0.06	Parking Lot/Lumber Yard	1	1	-	-	2			
24	Pacific Coast Hwy and 6th Street	4187-033-019	SC Service	SPA-7 Specific Plan		25.1	33	0.06	Parking Lot/Lumber Yard	1	1	-	-	2			
24	725 6th Street	4187-033-018	SC Service	SPA-7 Specific Plan		25.1	33	0.06	Parking Lot/Lumber Yard	1	1	-	-	2			
23	600 Pacific Coast Highway	4186-013-019	SC Service	SPA-7 Specific Plan		25.1	33	0.36	Auto Repair	6	3	-	-	9	FAR: 0.5 ILR: 0.32 Year Built: 1923-1978 Height: Average 1 (1 0-story, 1 1-story, 1 2-story)	-	SMILE LLC
23	612 Pacific Coast Highway	4186-013-018	SC Service	SPA-7 Specific Plan		25.1	33	0.14	Fitness Studio	2	2	-	-	4	Site 23 is 0.86 acre, consisting of three parcels with two owners, currently functioning as a cohesive site with shared access, operating as interrelated auto businesses. If consolidated, the site would benefit from the City's current lot consolidation allowances. Most of the site is automobile-related uses developed with only surface automobile storage/parking or single-	-	NOOR ESTATE LLC
23	620 Pacific Coast Highway	4186-013-064	SC Service	SPA-7 Specific Plan		25.1	33	0.36	Car Rental Agency	6	3	-	-	9			

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										Very Low	Low	Mod	Above Mod	Total			
															story automobile-related buildings. There is a two-story building with two small office suites above. (At least one office was vacant as of summer 2023). The two-story portion of the building is approximately 1,400 square feet.		
															Factors for Selection: d, e, f, g, h		
13	1100 Pacific Coast Highway	4185-011-039	GC Gateway	C-3 General and Highway Commercial		25.1	33	0.55	Retail Market	10	4		-	14	FAR: 0.7 ILR: 0.65 Year Built: 1977 Height: Average 1 (1 0-story, 1 2-story)		
13	1100 Pacific Coast Highway	4185-011-061	GC Gateway	C-3 General and Highway Commercial		25.1	33	2.27	Parking Lot/Pad Shops	30	6	5	16	57	<p>This is a 2.8-acre shopping center with one owner and operating as a cohesive site and would need to be consolidated for shared access if redeveloped. About 0.9 acres are occupied by buildings, with the rest (almost two acres) being surface parking lot and undeveloped land.</p> <p>The site is developed with about 40,000 square feet of building area. All buildings are single story with the exception of one 7,500 square foot portion which is two-story. This two-story portion has been partially vacant for over a year. This indicates that there are no significant second-story encumbrances on the development of the site for mixed use or residential purposes.</p> <p>The 2.8 acre center comprises two parcels. One parcel is 0.55 acre, is coterminous with the footprint of one building and is entirely nestled (landlocked) in the 2.27 acre parcel. As such, the entire site already functions as one cohesive site with driveway access points and internal circulation.</p>	Y	BACON, STEPHEN F CO TR ROGER E BACON DECD TRUST

Site/ Area No.	Address	APN	Existing/ Proposed GP	Existing Zoning	Proposed Zoning	Min. Den.	Max. Den.	Parcel Size (acres)	Existing Use	Capacity Based on Minimum Density					Factors for Selection	Owner/ Developer Interest	Owners
										Very Low	Low	Mod	Above Mod	Total			
															Factors for Selection: d, e, g, h		
12	1601 Pacific Coast Highway	4185-011-061	GC Gateway	C-2 Commercial SPA-8		25.1	33	1.92	Personal Services with office space	24	8	8	8	48	FAR: 3.7 ILR: 1.80 Year Built: 1988 Height: 0 Given the high vacancy and the reliance on one anchor (gym), there is a likelihood that residential may be a viable conversion. The building also has similar massing as other nearby multi-family residential buildings (like the adjacent one). This property has the potential to redevelop through use of internal conversion into residential. Factors for Selection: b, d, g, h	-	1601 PCH LP C/O SHAOUL LEVY
14	900 AVIATION	4186-003-024	CC Community	C-3 General and Highway Commercial		25.1	33	0.15	Retail	-	-	3	-	3	FAR: 0.8 ILR: 0.39 Year Built: 1940-1981 Height: <1 (6 0-story, 5 1-story, 1 2-story) These sites are under common ownership and is about 0.7 acres (30,000 sq ft). About 7,200 square feet of building footprint is two stories. Factors for Selection: d, f, g, h	-	EDDIE TALBOT TRUST
14	916 AVIATION	4186-003-030	CC Community	C-3 General and Highway Commercial		25.1	33	0.21	Retail	-	-	5	-	5			
14	950 AVIATION	4186-003-019	CC Community	C-3 General and Highway Commercial		25.1	33	0.05	Parking Lot	-	-	1	-	1			
14	950 AVIATION	4186-003-018	CC Community	C-3 General and Highway Commercial		25.1	33	0.05	Parking Lot	-	-	1	-	1			
14	950 AVIATION	4186-003-017	CC Community	C-3 General and Highway Commercial		25.1	33	0.05	Parking Lot	-	-	1	-	1			
14	950 AVIATION	4186-003-027	CC Community	C-3 General and Highway Commercial		25.1	33	0.08	Parking Lot	-	-	2	-	2			
14	950 AVIATION	4186-003-028	CC Community	C-3 General and Highway Commercial		25.1	33	0.14	Multi-tenant Commercial	-	-	3	-	3			

Site/ Area No.	Address	APN	Existing/ Proposed GP	Existing Zoning	Proposed Zoning	Min. Den.	Max. Den.	Parcel Size (acres)	Existing Use	Capacity Based on Minimum Density					Factors for Selection	Owner/ Developer Interest	Owners
										Very Low	Low	Mod	Above Mod	Total			
15	1000 AVIATION	4186-002-020	CC Community	C-3 General and Highway Commercial		25.1	33	0.07	Multi-tenant Commercial	-	-	1	-	1			
15	1014/1016 AVIATION	4186-002-013	CC Community	C-3 General and Highway Commercial		25.1	33	0.03	Multi-tenant Commercial	-	-	1	-	1			
15	1016 AVIATION	4186-002-012	CC Community	C-3 General and Highway Commercial		25.1	33	0.03	Parking Lot	-	-	1	-	1			
15	1036 AVIATION	4186-002-011	CC Community	C-3 General and Highway Commercial		25.1	33	0.03	Parking Lot	-	-	1	-	1			
15	1036 AVIATION	4186-002-021	CC Community	C-3 General and Highway Commercial		25.1	33	0.09	Multi-tenant Commercial	-	-	2	-	2			
16	1021 AVIATION	4185-014-015	CC Community	C-3 General and Highway Commercial		25.1	33	0.11	Multi-family	-	-	2	-	2	FAR: 0.4 ILR: 0.57 Year Built: 1947-1962 Height: 1	-	HBAVIATION LLC
16	1029 AVIATION	4185-014-015	CC Community	C-3 General and Highway Commercial		25.1	33	0.11	Multi-family	-	-	2	-	2			
16	1035 AVIATION	4185-014-001	CC Community	C-3 General and Highway Commercial		25.1	33	0.17	Multi-tenant Commercial	-	-	4	-	4			
29	824 1ST STREET	4186-031-102	CC Community	SPA-7 Specific Plan		25.1	33	0.13	Abandoned Office Condos	-	-	3	-	3	FAR: 0.9 ILR: 0.18 Year Built: 1979 Height: 1	-	KOCHDVPMT LLC
															Factors for Selection: c, d, f, g, h		
21	700 Pacific Coast Highway	4186-012-014	SC Service	C-3 General and Highway Commercial		25.1	33	0.33	Abandoned Auto Repair	-	-	4	4	8	FAR: 0.4 ILR: 0.28 Year Built: 1945 Height: 1	Y	LOWENSTEIN, J OSEPH R AND GAIL TRS LOWENSTEIN TRUST
															Owner communicated to staff regarding interest in redevelopment.		
															Factors for Selection: a, c, d, e, f, g, h		

Site/ Area No.	Address	APN	Existing/ Proposed GP	Existing Zoning	Proposed Zoning	Min. Den.	Max. Den.	Parcel Size (acres)	Existing Use	Capacity Based on Minimum Density					Factors for Selection	Owner/ Developer Interest	Owners
										Very Low	Low	Mod	Above Mod	Total			
30	8 N PACIFIC COAST HWY	4186-031-001	CC Community	SPA-7 Specific Plan		25.1	33	0.14	Auto Related	2	2	0	0	4	FAR: 1.03 ILR: 0.15 Year Built: 1955 Height: <1 (3 0-story, 1 1-story) Owner submitted a letter of interest for redevelopment. Factors for Selection: a, d, f, g, h	Y	900 North PCH LLC c/o Peter Nolan
30	No Address	4186-031-002	CC Community	SPA-7 Specific Plan		25.1	33	0.14	Auto Related	1	2	0	0	3			
30	18 N PACIFIC COAST HWY	4186-031-003	CC Community	SPA-7 Specific Plan		25.1	33	0.25	Auto Related	3	3	0	0	6			
30	26 N PACIFIC COAST HWY	4186-031-036	CC Community	SPA-7 Specific Plan		25.1	33	0.21	Auto Related	2	3	0	0	5			
31	1734 PACIFIC COAST HWY	4185-002-007	CC Community	SPA-8 Specific Plan		25.1	33	0.13	Retail	0	0	3	0	3	FAR: 0.14 ILR: 0.29 Year Built: 1952 Height: 1 Only occupied by a 1-story single-family home. Owner submitted a letter of interest for redevelopment. Factors for Selection: a, c, d, e, f, g, h	Y	Egerer, Joseph J and Egerer, Thomas C
31	1706 PACIFIC COAST HWY	4185-002-014	CC Community	SPA-8 Specific Plan		25.1	33	0.17	Retail	0	0	4	0	4			
Total										224	129	171	80	604			

Notes:

*Income level assigned to lower for parcels at least 0.5 ac. and smaller parcels that can be consolidated, or moderate for other small parcels less than 0.5 ac.

Site 7 is excluded as a site to meet the RHNA as it only meet two of the five criteria for underutilization.

**Figure B-1
Sites Inventory**

