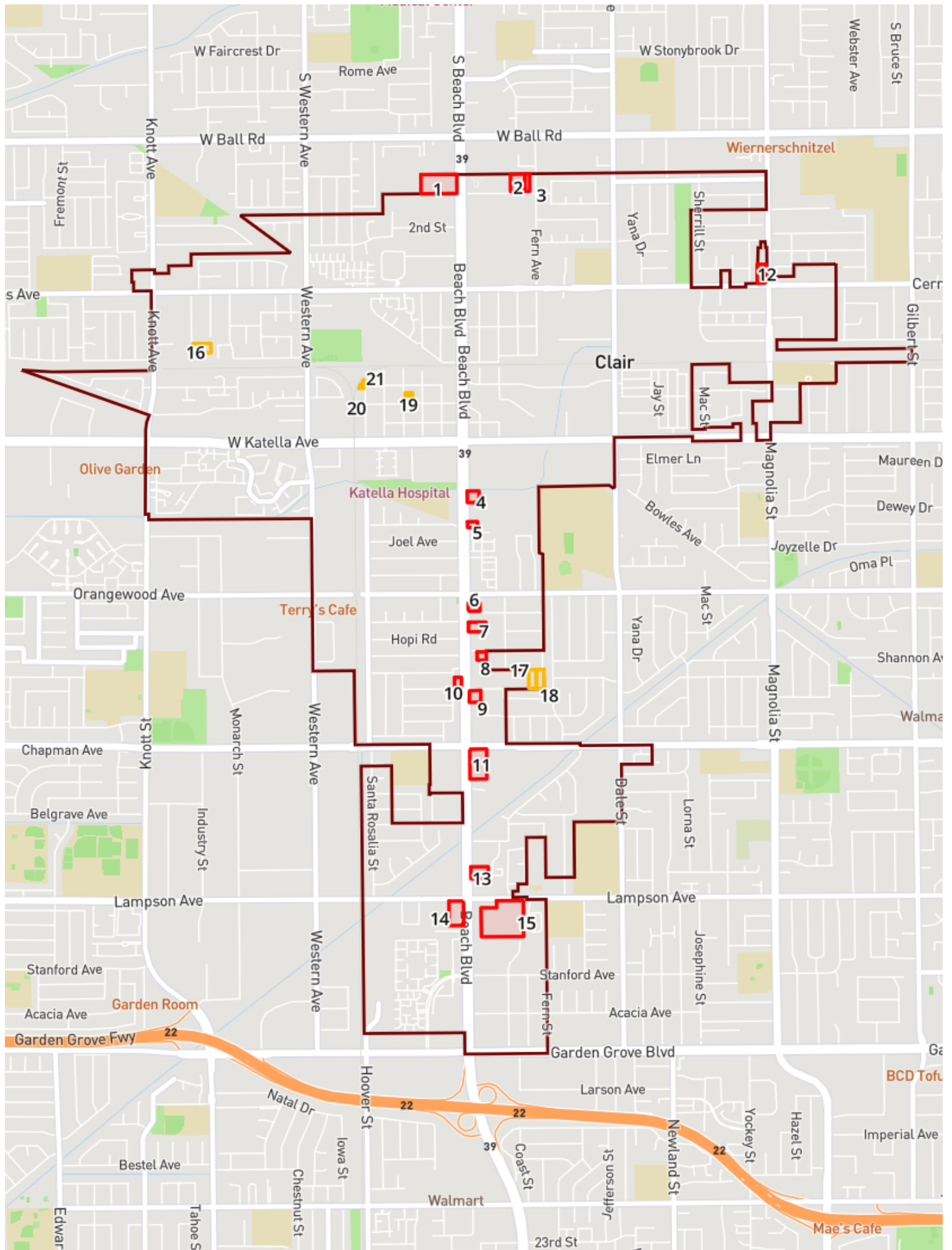




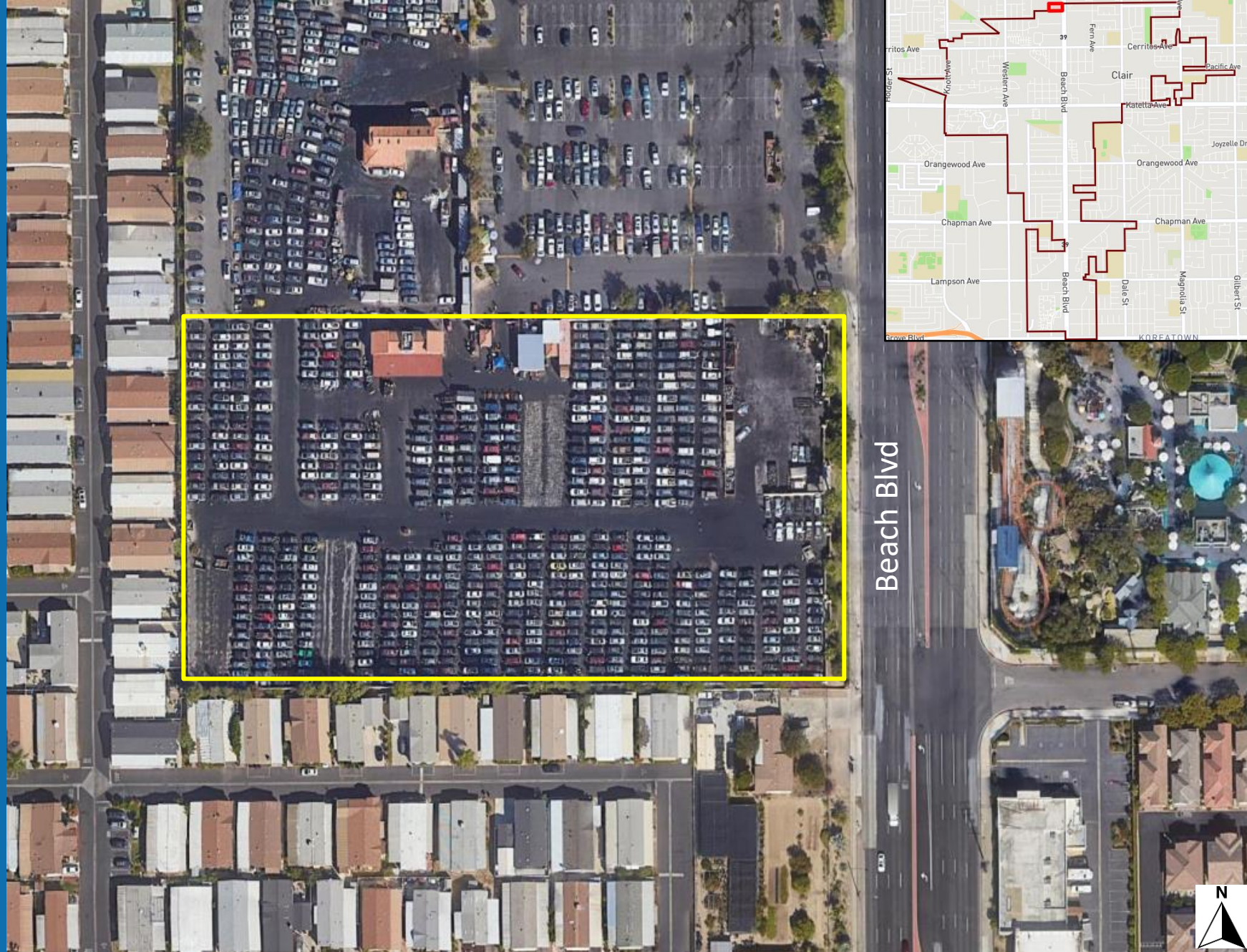
Housing Opportunity Sites

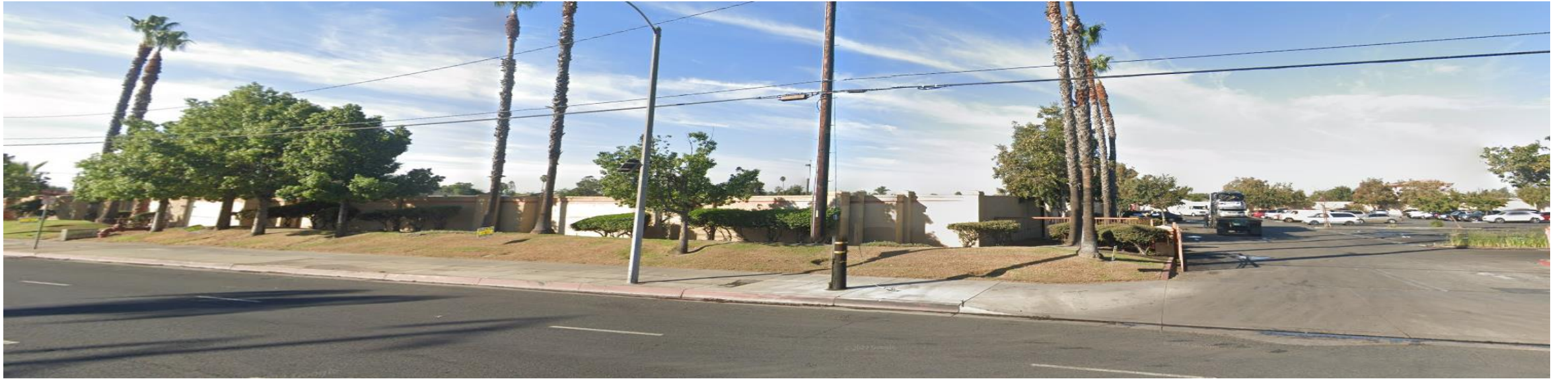
STANTON, CA



10181 Beach Boulevard

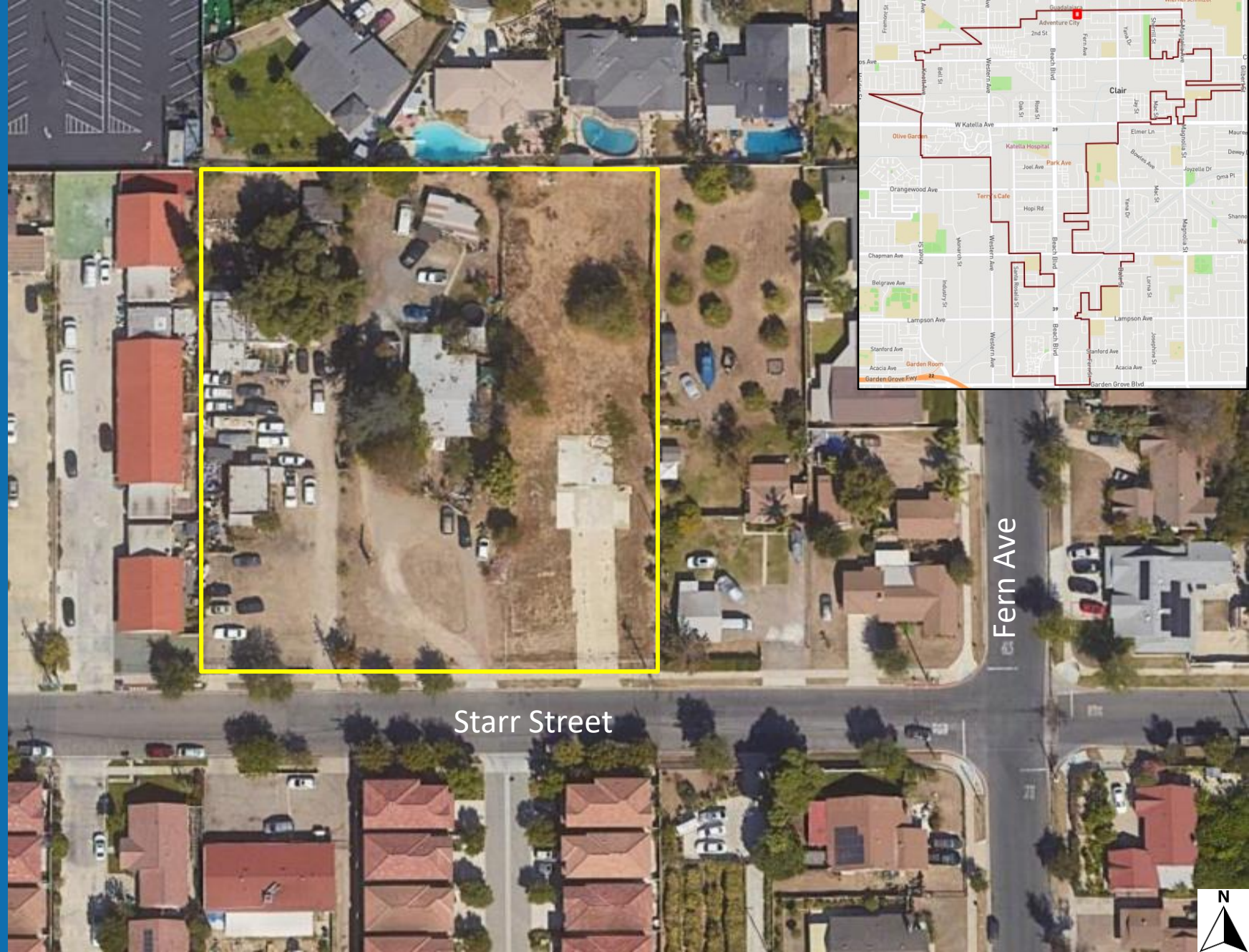
Site No. 1	
Accessor Parcel Number (APN)	079-221-15
Acreage	±4.75
Lot Size (square feet)	±160,380
General Plan	North Gateway Mixed-Use
Zoning	North Gateway Mixed-Use Overlay (NGMX)
Existing Use	Commercial, auto part salvage yard; Pick Your Part
Ownership	PNM Properties
Potential Housing Capacity by Household Income Level	• 171 Net Unit Potential (80% of max. capacity) • (43 Lower, 32 Moderate, 96 Above Moderate)
Allowable Density	25-45 du/ac





8171, 8191 & 8201 Starr Street

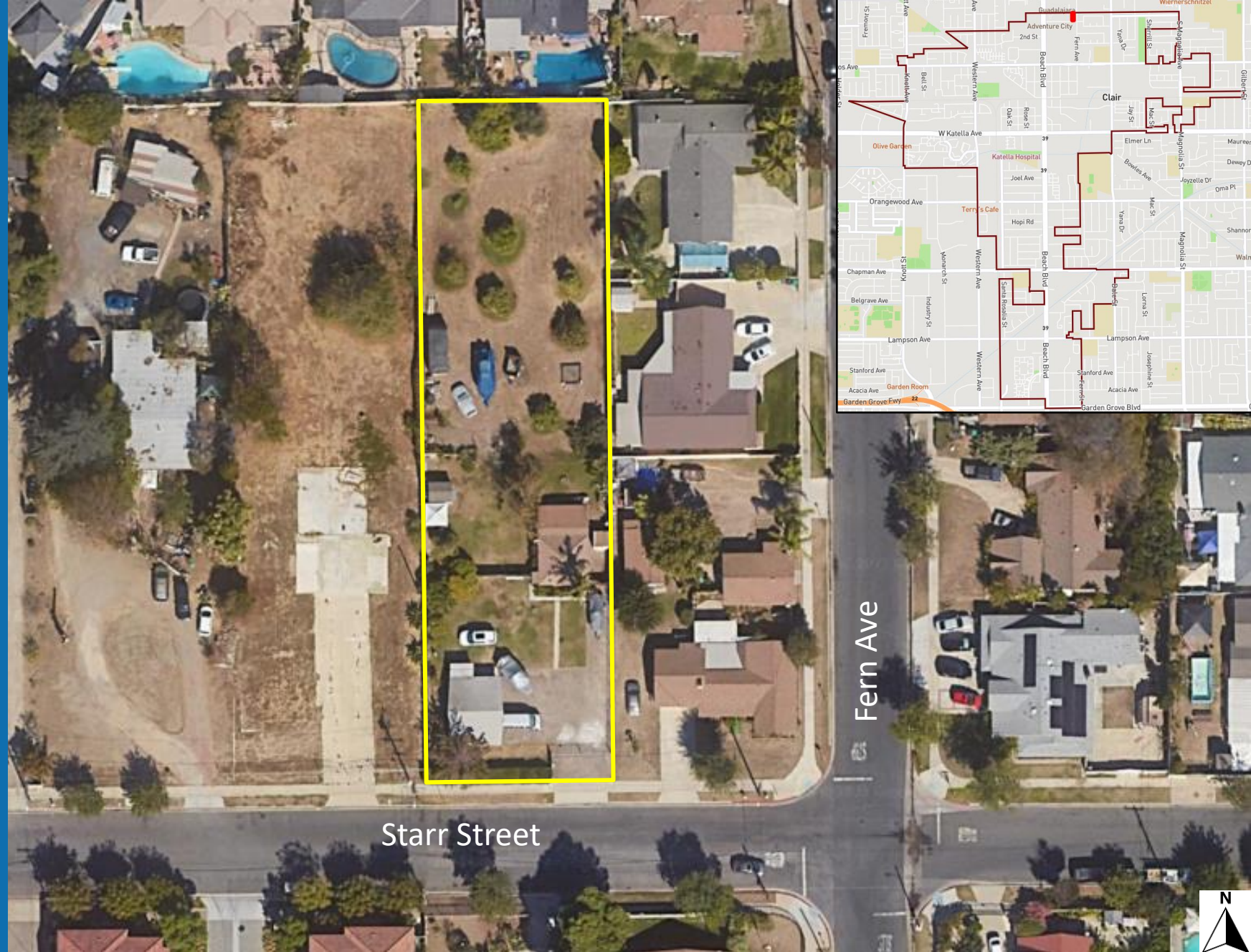
Site No. 2	
Accessor Parcel Numbers (APNs)	126-281-10, 126-281-11, 126-281-18
Acreage	±1.71
Lot Size (Combined square feet)	±74,304
General Plan	North Gateway Mixed-Use
Zoning	North Gateway Mixed-Use Overlay (NGMX)
Existing Use	126-281-10: Residential, one SFR 126-281-11: Residential, one SFR 126-281-18: Vacant
Ownership	JJPA LLC and CA JJPA
Potential Housing Capacity by Household Income Level	61 Net Unit Potential (80% of max. capacity) (15 Lower, 12 Moderate, 34 Above Moderate)
Allowable Density	25-45 du/ac





8221 Starr Street

Site No. 3	
Accessor Parcel Numbers (APNs)	126-281-14
Acreage	±0.57
Lot Size (square feet)	±24,818
General Plan	North Gateway Mixed-Use District
Zoning	North Gateway Mixed-Use Overlay (NGMX)
Existing Use	Residential, one SFR
Ownership	Thomas Jay & Valerie Lynn Handzus
Potential Housing Capacity by Household Income Level	• 12 Net Unit Potential (50% of max. capacity) • (2 Moderate, 10 Above Moderate)
Allowable Density	25-45 du/ac





11182 Beach Boulevard

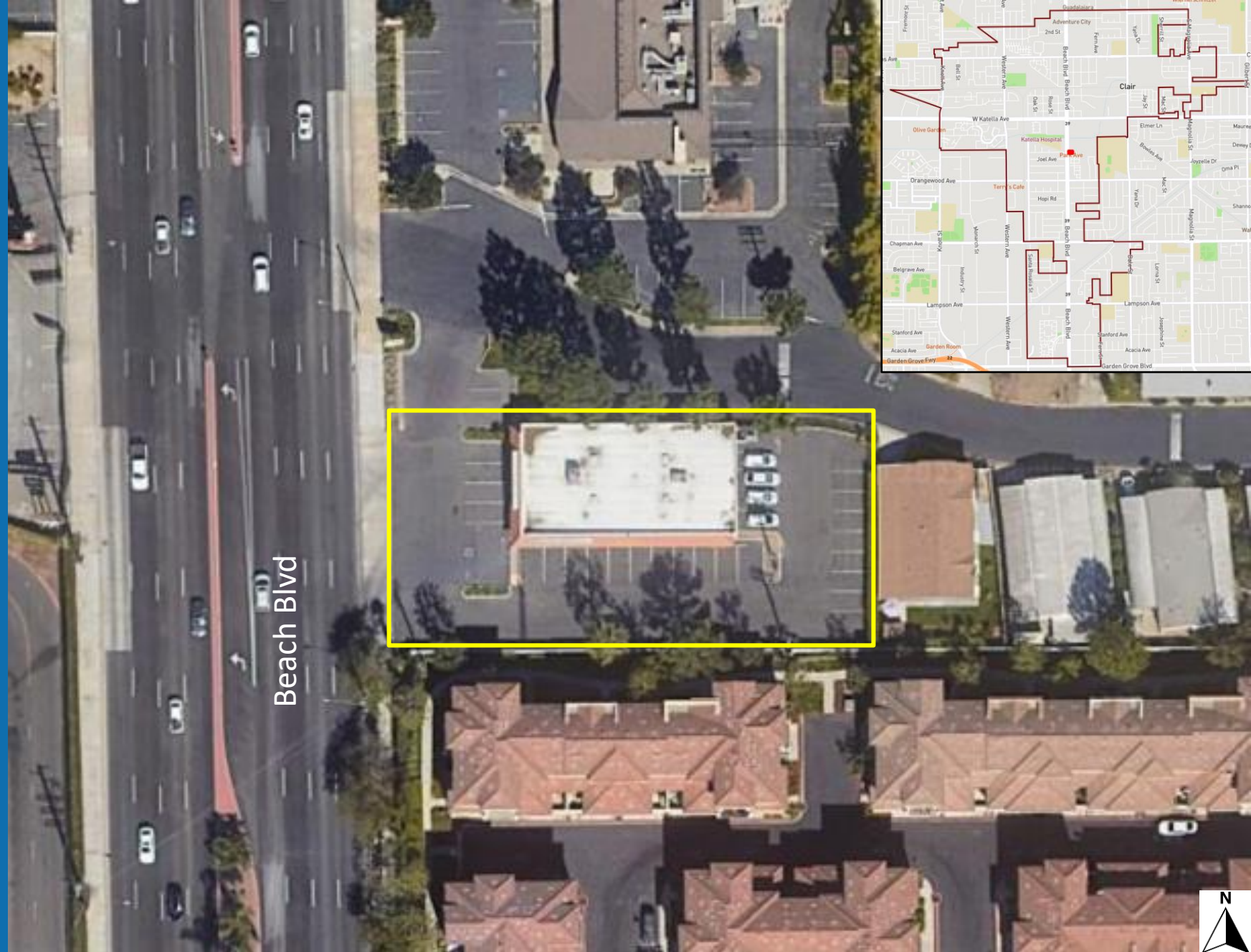
Site No. 4	
Accessor Parcel Numbers (APNs)	131-131-07
Acreage	±0.94
Lot Size (square feet)	±41,718
General Plan	General Mixed-Use
Zoning	General Mixed-Use Overlay (GLMX)
Existing Use	Commercial
Ownership	Ronnenberg Inc.
Potential Housing Capacity by Household Income Level	• 21 Net Unit Potential (50% of max. capacity) • (7 Moderate, 14 Above Moderate)
Allowable Density	25-45 du/ac





11296 Beach Boulevard

Site No. 5	
Accessor Parcel Numbers (APNs)	131-131-05
Acreage	±0.40
Lot Size (square feet)	±17,253
General Plan	General Mixed-Use
Zoning	General Mixed-Use Overlay (GLMX)
Existing Use	Commercial
Ownership	Ronnenberg Inc.
Potential Housing Capacity by Household Income Level	• 9 Net Unit Potential (50% of max. capacity) • (9 Above Moderate)
Allowable Density	25-45 du/ac





11550 Beach Boulevard

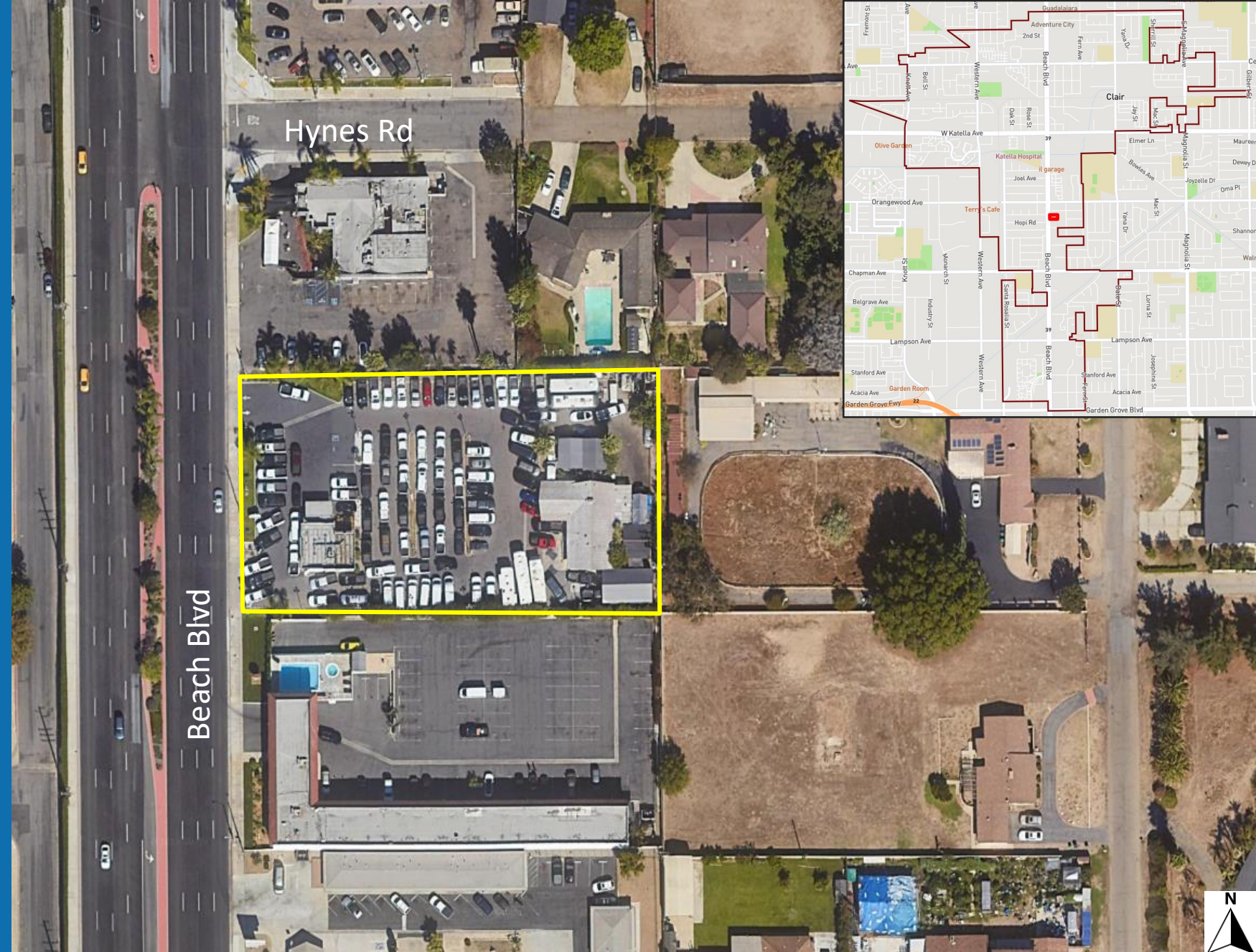
Site No. 6	
Accessor Parcel Numbers (APNs)	131-211-02
Acreage	±0.64
Lot Size (square feet)	±27,871
General Plan	General Mixed-Use
Zoning	General Mixed-Use Overlay (GLMX)
Existing Use	Commercial, used automobile sales
Ownership	Gamanlal B Patel
Potential Housing Capacity by Household Income Level	• 14 Net Unit Potential (50% of max. capacity) • (4 Moderate, 10 Above Moderate)
Allowable Density	25-45 du/ac





11626 Beach Boulevard

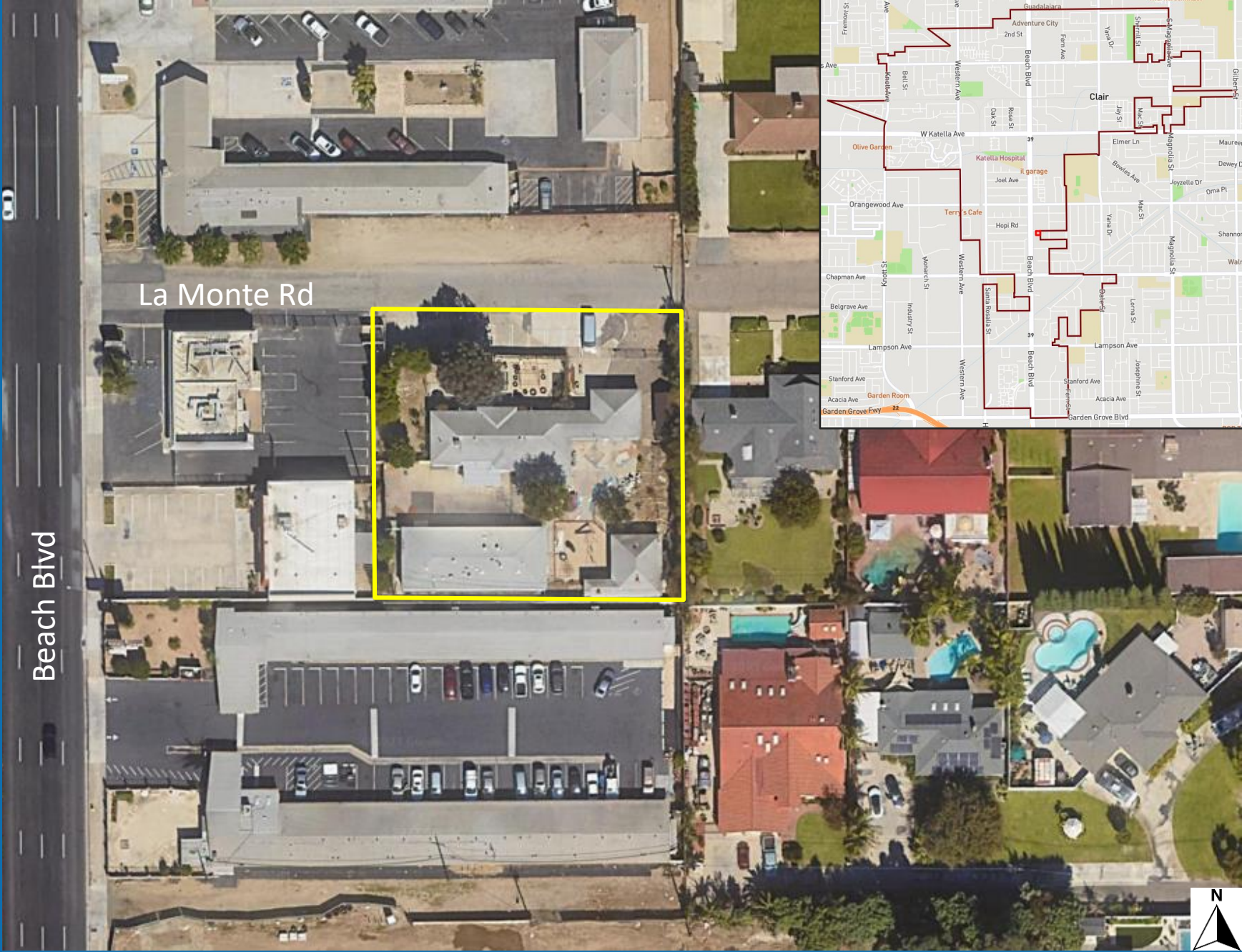
Site No. 7	
Accessor Parcel Numbers (APNs)	131-211-21
Acreage	±1.14
Lot Size (square feet)	±49,680
General Plan	General Mixed-Use
Zoning	General Mixed-Use Overlay (GLMX)
Existing Use	Commercial, used automobile sales
Ownership	Ajaz Siddiq
Potential Housing Capacity by Household Income Level	41 Net Unit Potential (80% of max. capacity) (8 Lower, 10 Moderate, 10 Above Moderate)
Allowable Density	25-45 du/ac





8022 La Monte Road

Site No. 8	
Accessor Parcel Numbers (APNs)	131-221-16
Acreage	±0.59
Lot Size (square feet)	±25,682
General Plan	General Mixed-Use
Zoning	General Mixed-Use Overlay (GLMX)
Existing Use	Commercial, Preschool
Ownership	KVJN Holdings LLC
Potential Housing Capacity by Household Income Level	13 Net Unit Potential (50% of max. capacity) (3 Moderate, 10 Above Moderate)
Allowable Density	25-45 du/ac



11810 Beach Boulevard

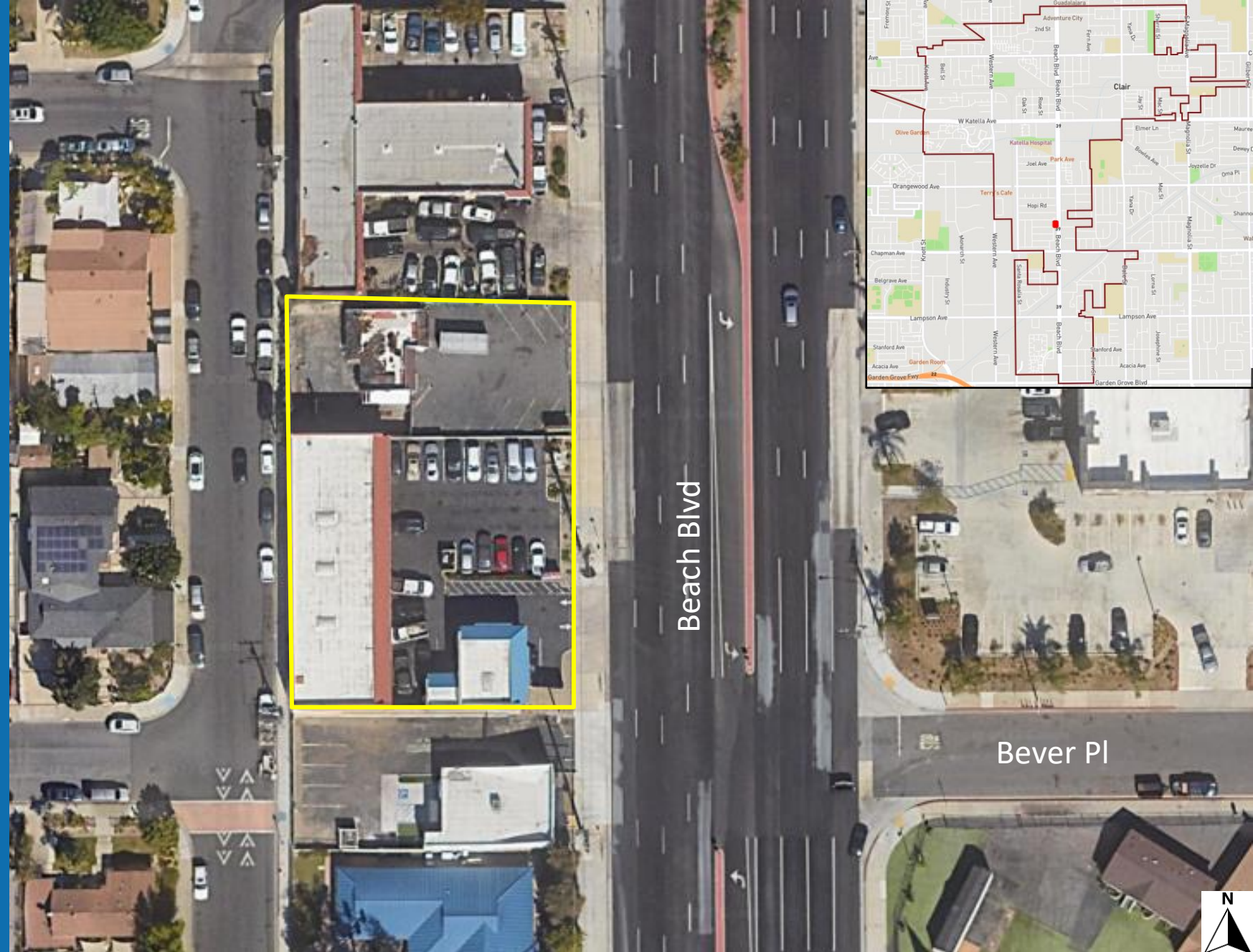
Site No. 9	
Accessor Parcel Numbers (APNs)	131-241-45
Acreage	±0.96
Lot Size (square feet)	±41,658
General Plan	General Mixed-Use
Zoning	General Mixed-Use Overlay (GLMX)
Existing Use	Commercial, mobile home sales
Ownership	Blue Carpet Mobile Homes Inc.
Potential Housing Capacity by Household Income Level	• 21 Net Unit Potential (50% of max. capacity) • (7 Moderate, 14 Above Moderate)
Allowable Density	25-45 du/ac





11763 & 11793 Beach Boulevard

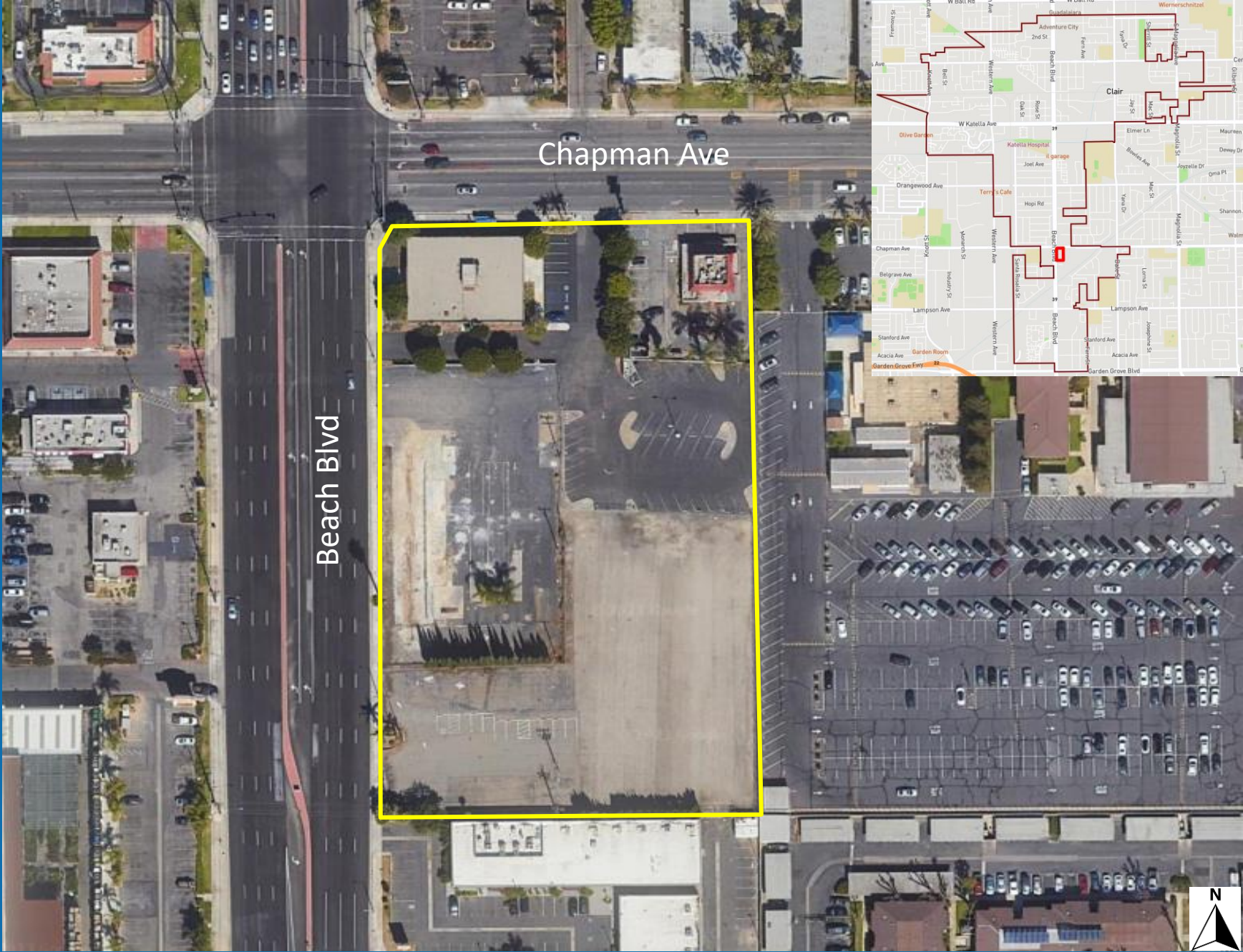
Site No. 10	
Accessor Parcel Number(s) (APNs)	131-263-03, -04, -05
Acreage	±0.51
Lot Size (square feet)	±21,718
General Plan	General Mixed-Use
Zoning	Commercial General (CG) General Mixed-Use Overlay (GLMX)
Existing Use(s)	Commercial, auto repair
Ownership	Harvey D Kagasoff & Kazuko Y Kagasoff
Potential Housing Capacity by Household Income Level	• 11 Net Unit Potential (50% of max. capacity) • (11 Moderate)
Allowable Density	25-45 du/ac





12000, 12050, 12080 Beach Boulevard & 8040 Chapman Avenue

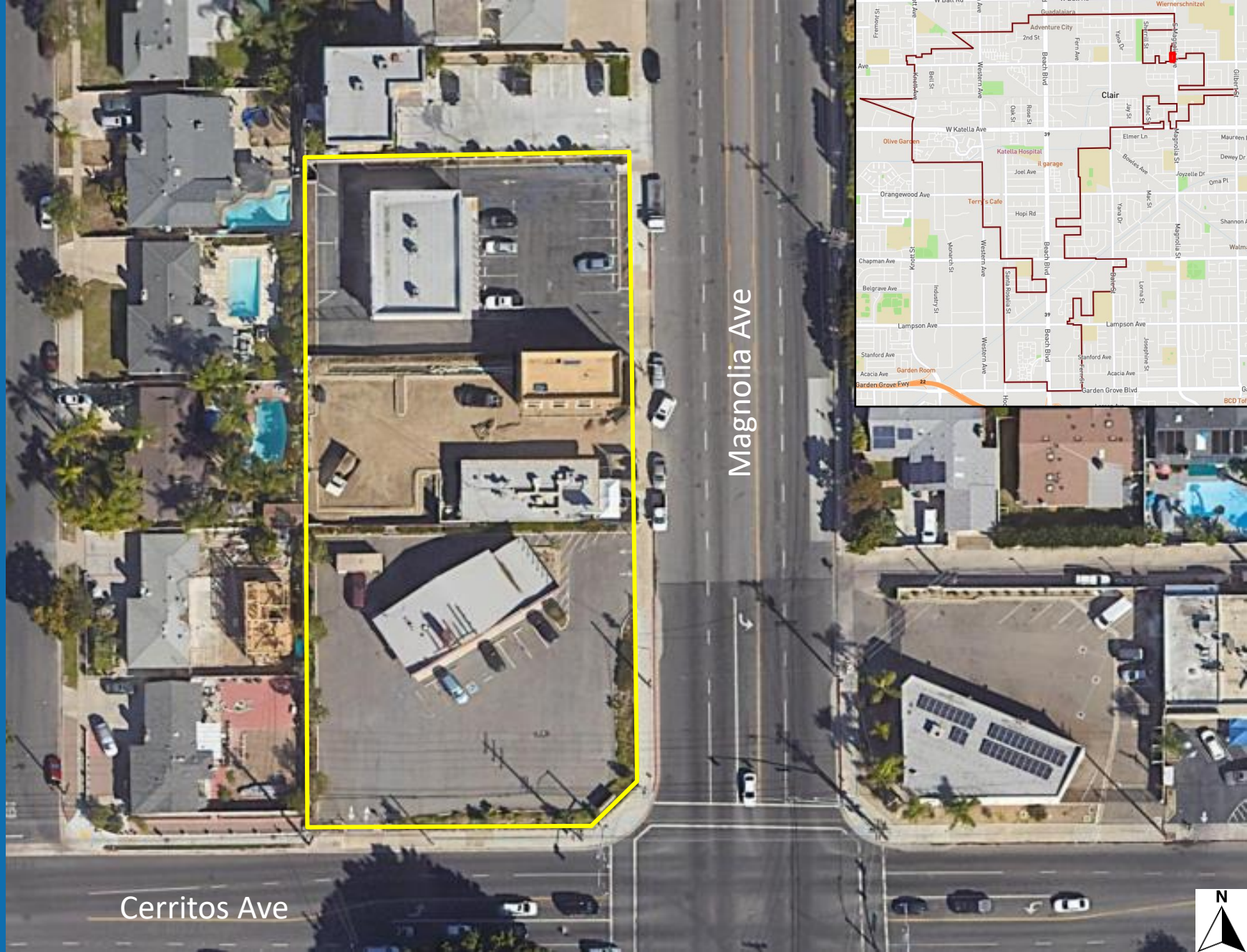
Site No. 11	
Accessor Parcel Number(s) (APNs)	131-411-15, -20, -21, -22, and -25
Acreage	±3.5
Lot Size (square feet)	±151,362
General Plan	General Mixed-Use
Zoning	Commercial General (CG) General Mixed-Use Overlay (GLMX)
Existing Use(s)	131-411-15 – Vacant 131-411-20 – Vacant 131-411-21 – Commercial; US Bank 131-411-22 – Vacant 131-411-25 – Commercial; restaurant
Ownership	Mary Van Der Laan, Diane E Daniels, US Bank National Association,
Potential Housing Capacity by Household Income Level	• 126 Net Unit Potential (80% of max. capacity) • (31 Lower, 24 Moderate, 71 Above Moderate)
Allowable Density	25-45 du/ac





10425, 10441 &
10471 Magnolia
Avenue

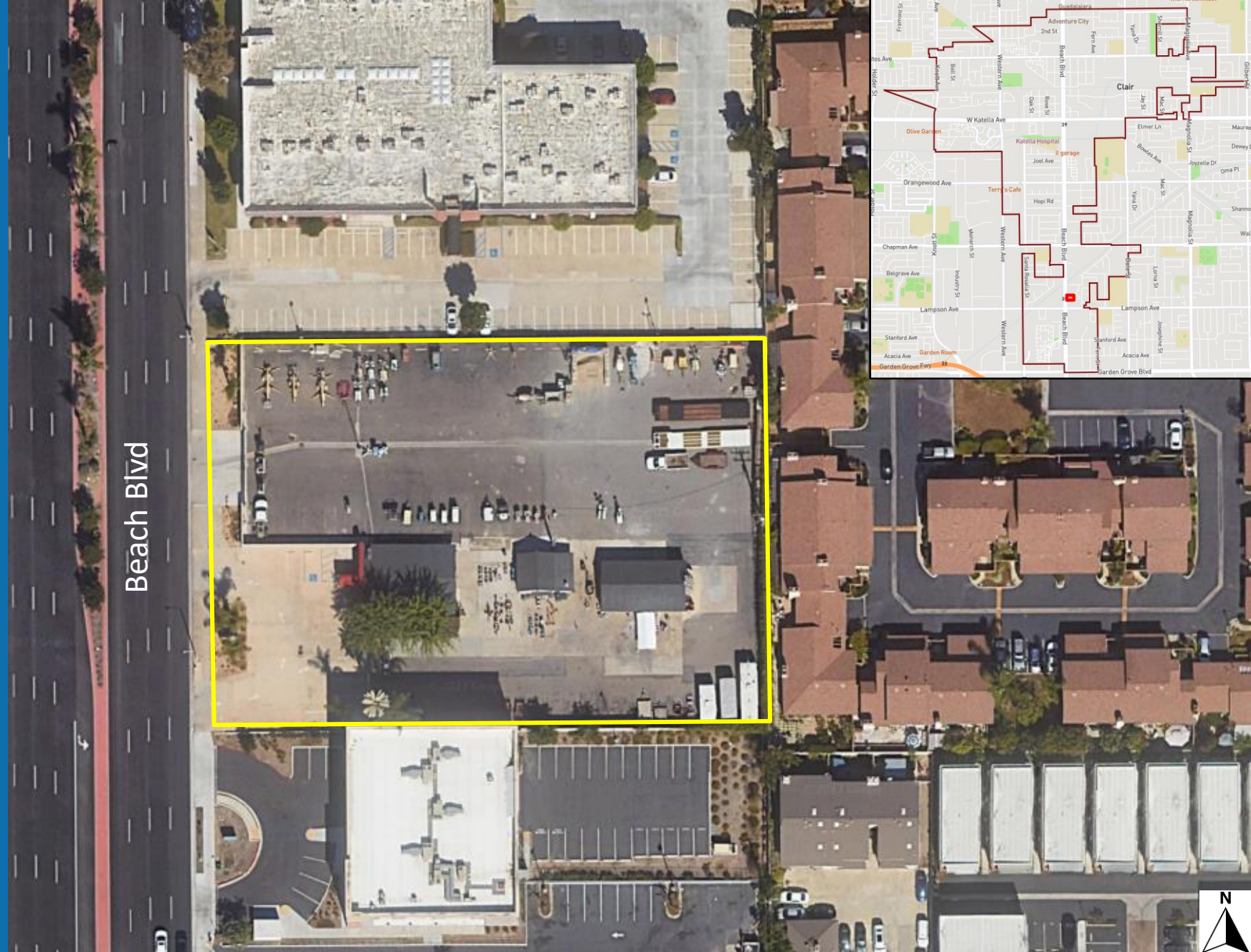
Site No. 12	
Accessor Parcel Number(s) (APNs)	126-363-10, -11, -16, -17
Acreage	±1.31
Lot Size (square feet)	±49,307
General Plan	General Mixed-Use
Zoning	Commercial Neighborhood (CN) General Mixed-Use Overlay (GLMX)
Existing Use(s)	126-363-10 – Commercial, vacant 126-363-11 – Commercial, restaurant 126-363-16 – Commercial, vacant 126-363-17 – Commercial, vacant
Ownership	Gentle Plaza LLC, William Loi Ngo, Hajnabi Massoud, Evelyn R Edwards
Potential Housing Capacity by Household Income Level	47 Net Unit Potential (80% of max. capacity) (10 Lower, 11 Moderate, 26 Above Moderate)
Allowable Density	25-45 du/ac

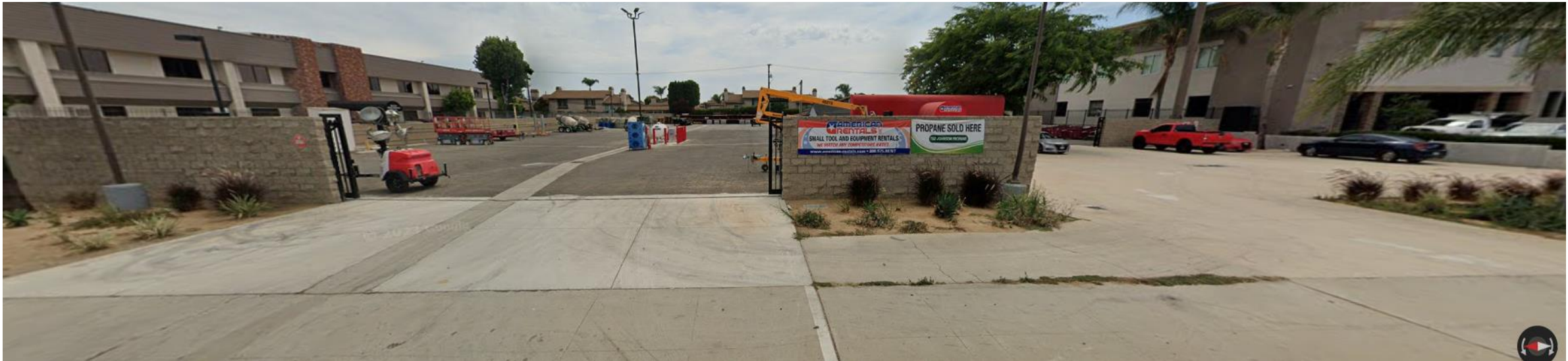




12392 Beach Boulevard

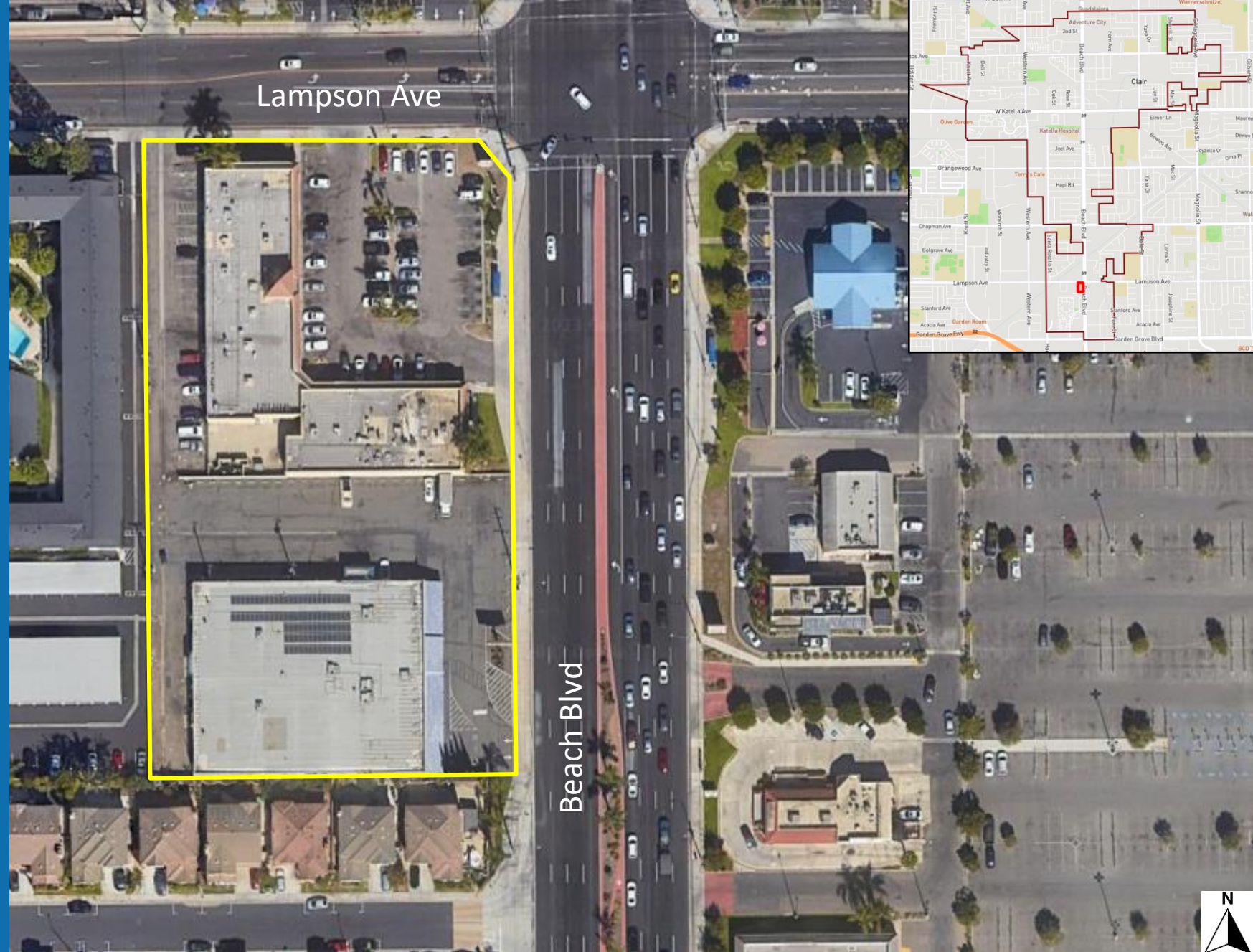
Site No. 13	
Accessor Parcel Number(s) (APNs)	131-482-36
Acreage	±1.43
Lot Size (square feet)	±62,480
General Plan	General Mixed-Use
Zoning	Commercial General (CG)
Existing Use(s)	Commercial, equipment rental
Ownership	TM2 Property Management LLC
Potential Housing Capacity by Household Income Level	• 68 Net Unit Potential (80% of max. capacity) • (17 Lower, 13 Moderate, 38 Above Moderate)
Allowable Density	25-45 du/ac

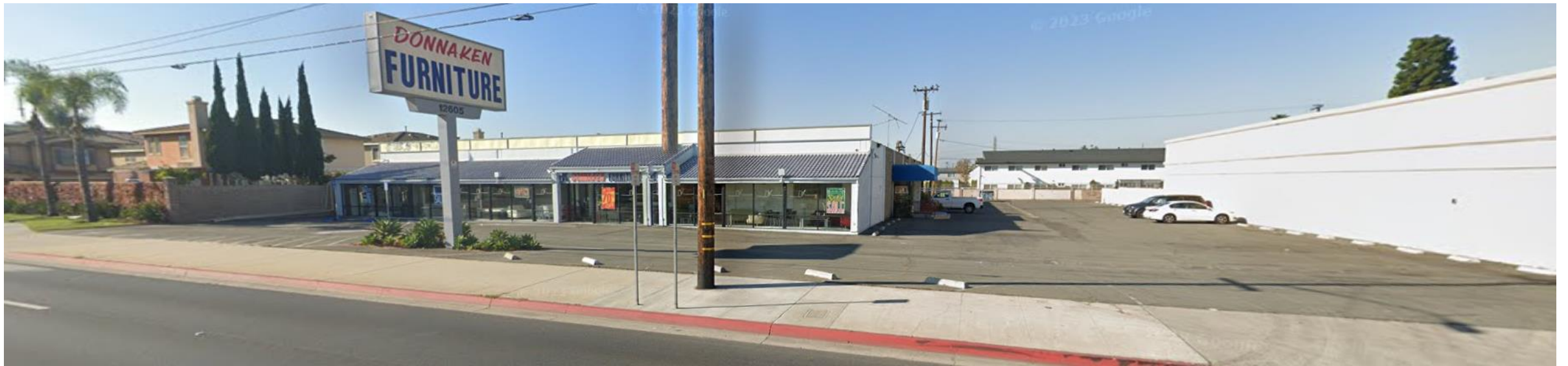




12505 & 12605 Beach Boulevard

Site No. 14	
Accessor Parcel Number(s) (APNs)	131-592-22 & 131-592-21
Acreage	±2.44
Lot Size (square feet)	±106,160
General Plan	South Gateway Mixed-Use District
Zoning	South Gateway Mixed-Use Overlay (SGMX)
Existing Use(s)	Commercial plaza; commercial, furniture store
Ownership	Jeong Suk Lee, Sanh V Truong, XA Dung Cat
Potential Housing Capacity by Household Income Level	• 117 Net Unit Potential (80% of max. capacity) • (29 Lower, 22 Moderate, 66 Above Moderate)
Allowable Density	60-90 du/ac





12540 Beach Boulevard

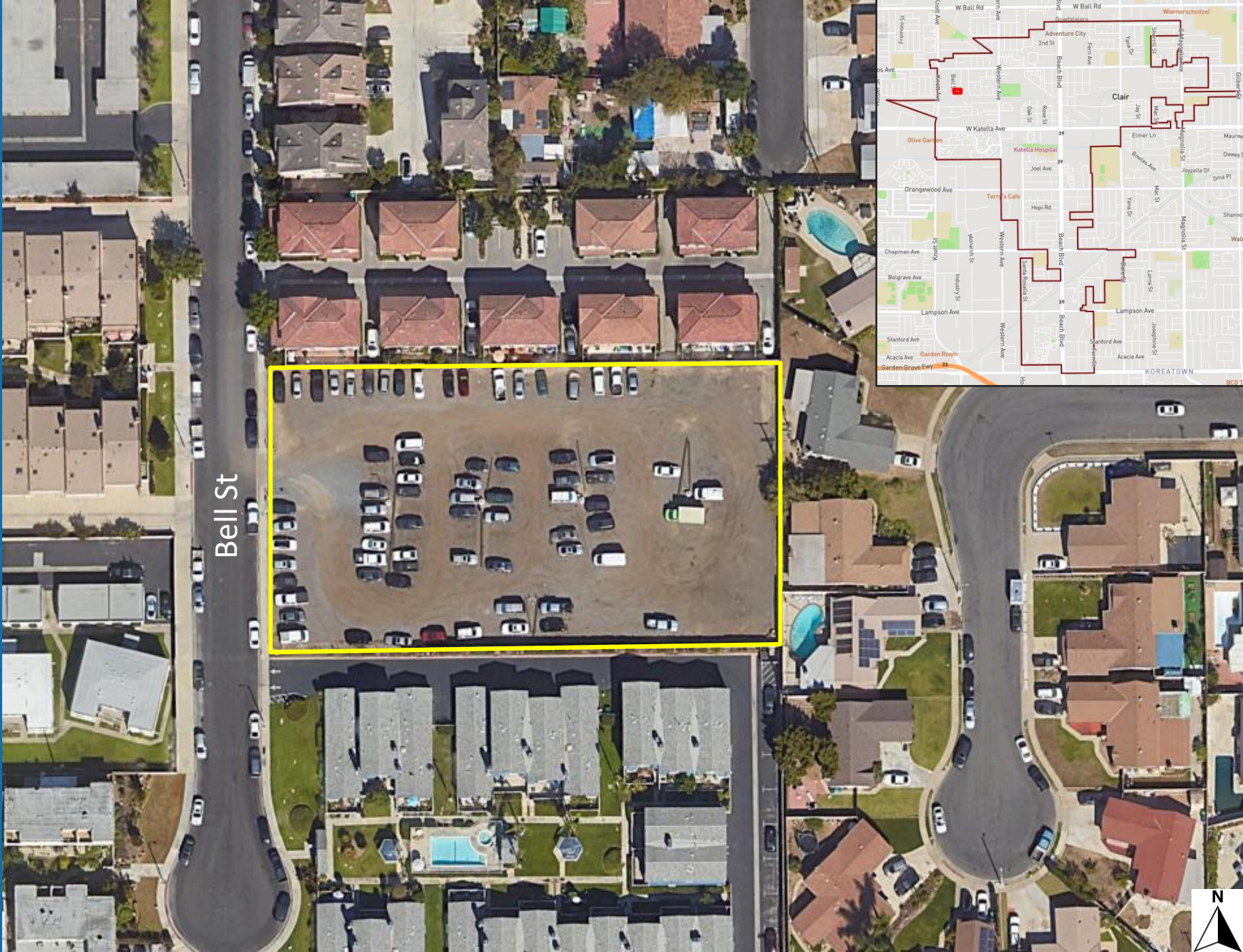
Site No. 15	
Accessor Parcel Number(s) (APNs)	131-491-08 and 131-491-09
Acreage	±9.44
Lot Size (square feet)	±411,206
General Plan	South Gateway Mixed-Use District
Zoning	South Gateway Mixed-Use Overlay (SGMX)
Existing Use(s)	Commercial; Vacant tenant space
Ownership	Mideb Nominees Inc, Son Dinh Nguyen
Potential Housing Capacity by Household Income Level	• 453 Net Unit Potential (80% of max. capacity) • (113 Lower, 86 Moderate, 254 Above Moderate)
Allowable Density	60-90 du/ac





Vacant Residential

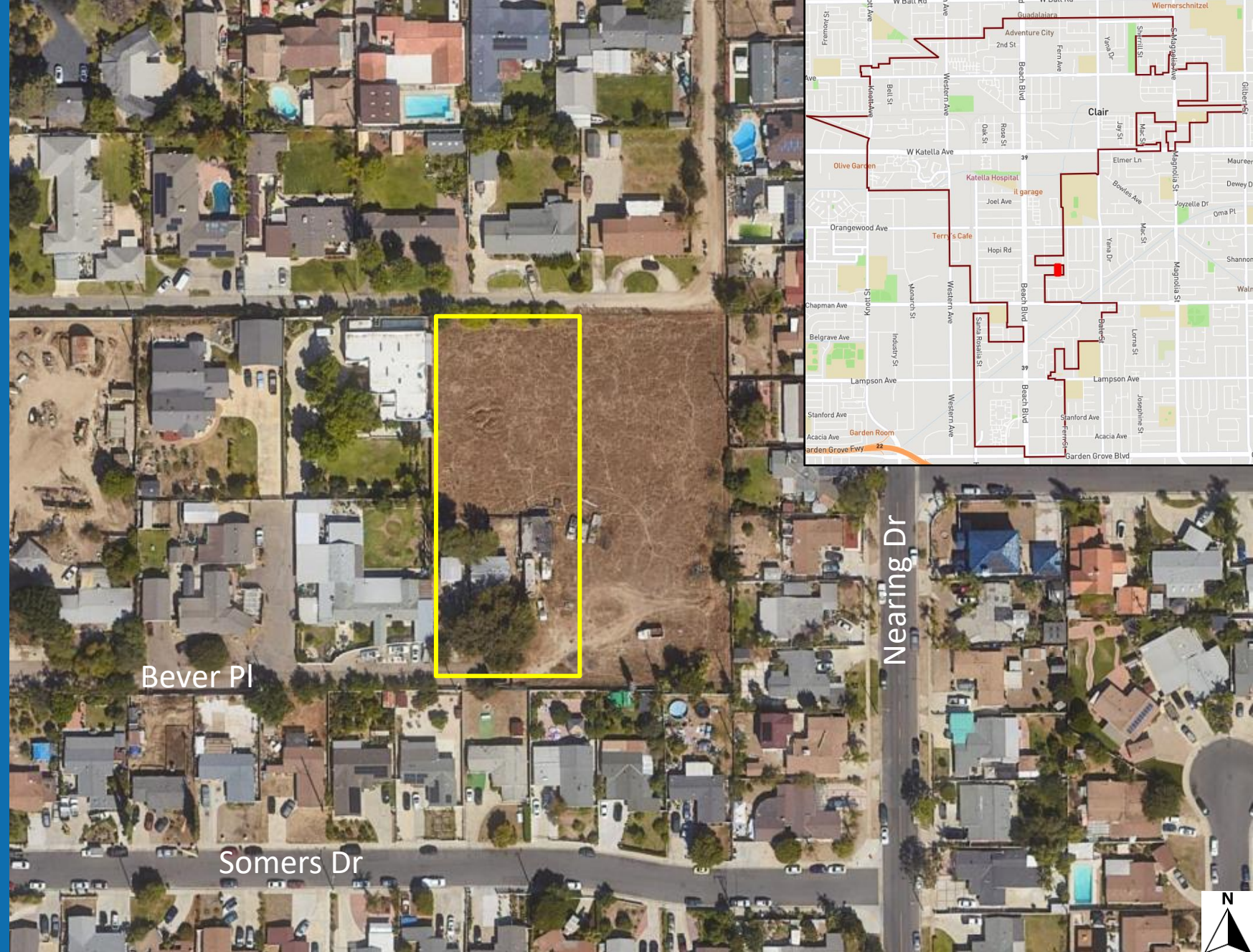
Site No. 16	
Accessor Parcel Number (APN)	079-771-36
Acreage	±1.24
Lot Size (square feet)	±54,064
General Plan	High Density Residential
Zoning	High Density Residential (RH)
Existing Use	Vacant; parking area
Ownership	City of Stanton
Potential Housing Capacity	• 27 Net Unit Potential
Allowable Density	11.1 – 30 du/ac





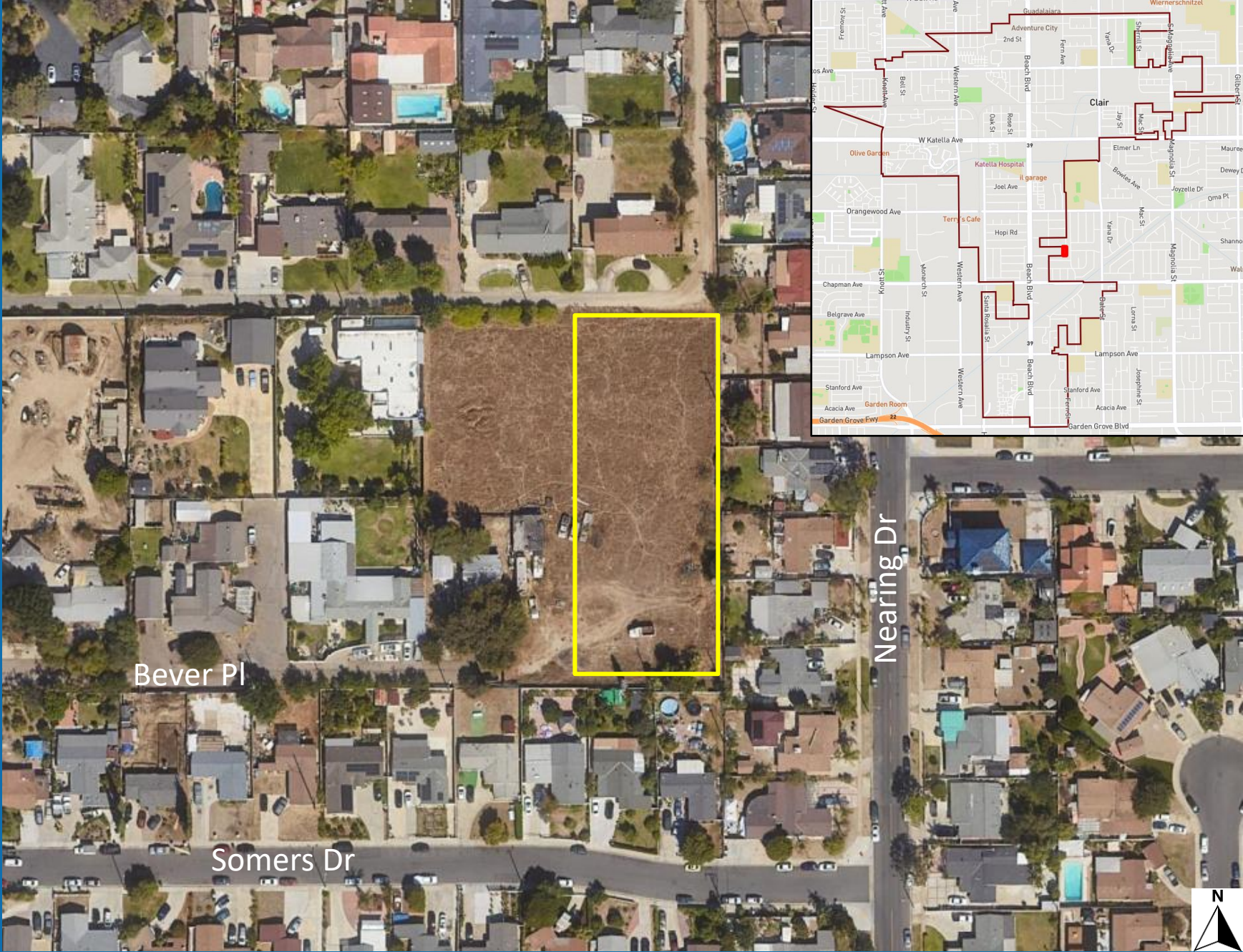
Vacant Residential

Site No. 17	
Accessor Parcel Number (APN)	131-231-18
Acreage	±1.00
Lot Size (square feet)	±43,638
General Plan	Low Density Residential
Zoning	Single-Family Residential (RL)
Existing Use	Single-Family Residence
Ownership	Michael R Kaplan
Potential Housing Capacity	4 Net Unit Potential
Allowable Density	2.1 – 6 du/ac



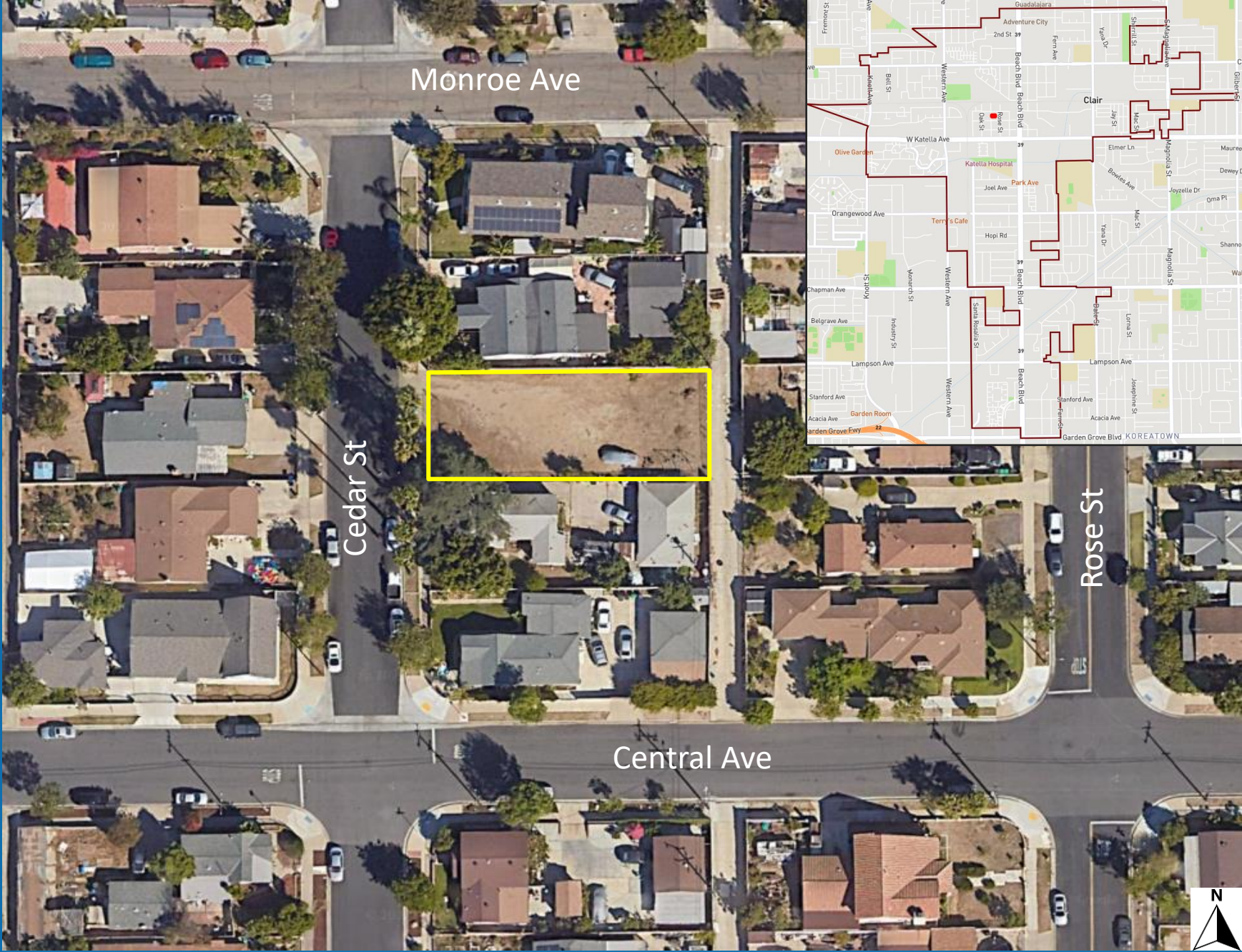
Vacant Residential

Site No. 18	
Accessor Parcel Number (APN)	131-231-19
Acreage	±0.99
Lot Size (square feet)	±43,297
General Plan	Low Density Residential
Zoning	Single-Family Residential (RL)
Existing Use	Vacant
Ownership	Michael R Kaplan
Potential Housing Capacity	• 4 Net Unit Potential
Allowable Density	2.1 – 6 du/ac



Vacant Residential

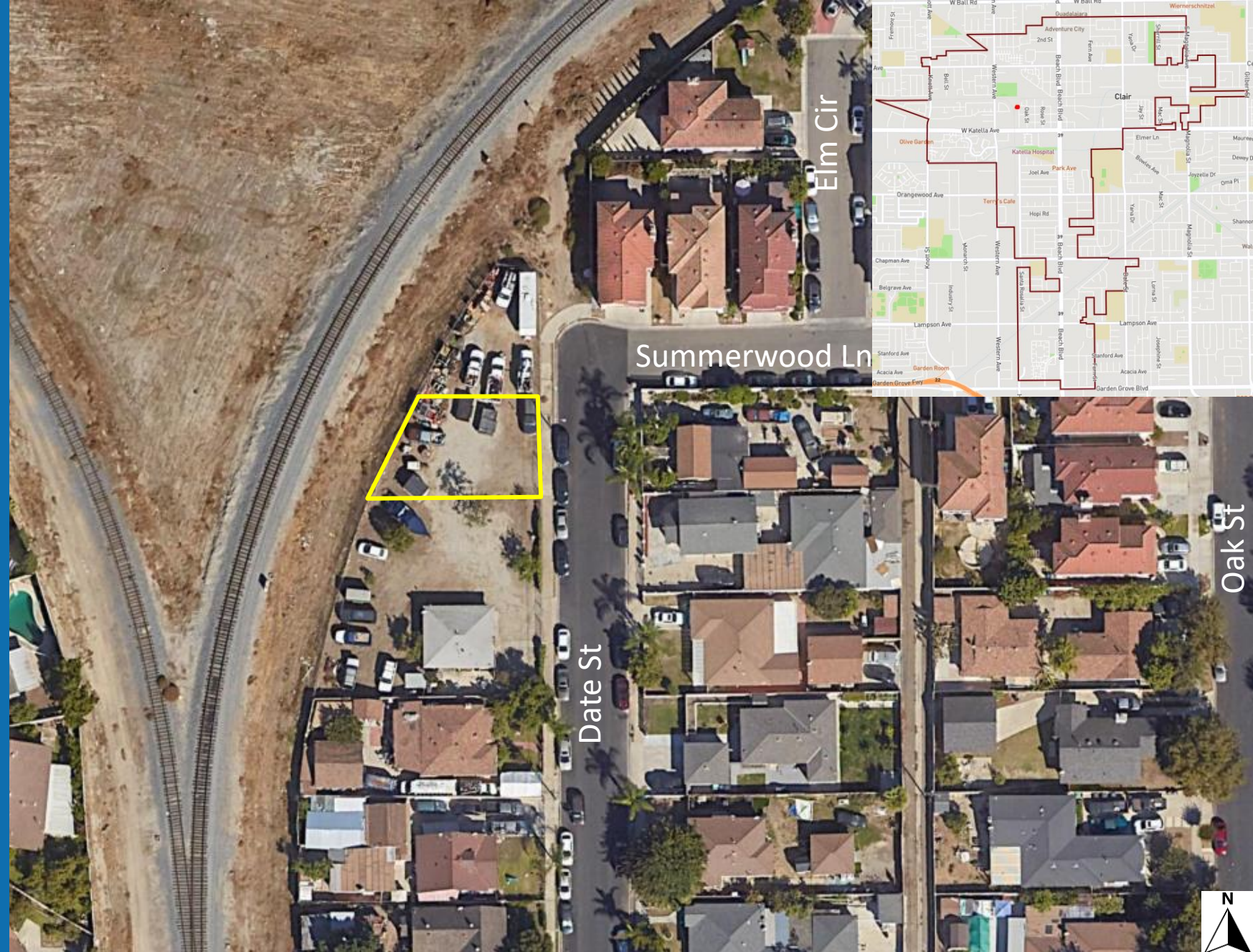
Site No. 19	
Accessor Parcel Number (APN)	079-352-08
Acreage	±0.16
Lot Size (square feet)	±6,885
General Plan	Low Density Residential
Zoning	Single-Family Residential (RL)
Existing Use	Vacant
Ownership	Bertha M Fernandez
Potential Housing Capacity	1 Net Unit Potential
Allowable Density	2.1 – 6 du/ac





Vacant Residential

Site No. 20	
Accessor Parcel Number (APN)	079-363-01
Acreage	±0.09
Lot Size (square feet)	±3,759
General Plan	Low Density Residential
Zoning	Single-Family Residential (RL)
Existing Use	Vacant
Ownership	Arthur M Chavez
Potential Housing Capacity	• 1 Net Unit Potential
Allowable Density	2.1 – 6 du/ac





Vacant Residential

Site No. 21	
Accessor Parcel Number (APN)	079-363-01
Acreage	±0.07
Lot Size (square feet)	±3,128
General Plan	Low Density Residential
Zoning	Single-Family Residential (RL)
Existing Use	Vacant
Ownership	Arthur M Chavez
Potential Housing Capacity	• 1 Net Unit Potential
Allowable Density	2.1 – 6 du/ac

