



City of Carson Report to Mayor and City Council

August 7, 2012
Special Orders of the Day

SUBJECT: PUBLIC HEARING TO CONSIDER ORDINANCE NO. 12-1493 APPROVING ZONE CHANGE CASE NO. 166-12 TO ESTABLISH A DESIGN OVERLAY DISTRICT FOR CERTAIN PROPERTIES FORMERLY IN A REDEVELOPMENT PROJECT AREA

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by David C. Biggs
City Manager

I. SUMMARY

On July 10, 2012, at a noticed public hearing, the Planning Commission voted to recommend approval of Zone Change Case (ZCC) No. 166-12 to establish a Design Overlay district for certain properties formerly in a redevelopment project area (Exhibit Nos. 1 and 2). Tonight the City Council is being asked to introduce Ordinance No. 12-1493 approving ZCC No. 166-12 (Exhibit No. 3). The Design Overlay district will allow the City to implement Site Plan and Design Review for development of those properties pursuant to Section 9172.23 of the Carson Municipal Code (CMC). The current zoning designations for those properties are ML (Manufacturing, Light), ML-ORL (Manufacturing, Light – Organic Refuse Landfill), MH (Manufacturing, Heavy), and MH-ORL (Manufacturing, Heavy – Organic Refuse Landfill). “D” will be added at the end of those zoning designations to indicate the properties are in a Design Overlay (D Overlay) district, as follows: ML-D; ML-ORL-D; MH-D; and MH-ORL-D.

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. WAIVE further reading and INTRODUCE Ordinance No. 12-1493, “AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE CASE NO. 166-12 ESTABLISHING A DESIGN OVERLAY DISTRICT FOR CERTAIN PROPERTIES FORMERLY IN A REDEVELOPMENT PROJECT AREA.”

III. ALTERNATIVES

1. DENY the request.
2. REFER this matter back to the Planning Commission with revision instructions.
3. TAKE another action that the City Council deems appropriate.

IV. BACKGROUND

On February 1, 2012, the State required the dissolution of all redevelopment agencies in California. As a consequence, the requirement for Site Plan and Design Review for properties within Redevelopment Project Area No. 1 and the Merged and Amended Redevelopment Project Area was eliminated, unless a property is subject to Section 9172.23 of the CMC due to location within a D Overlay district or is zoned Commercial (all commercial zones are subject to Section 9172.23 of the CMC). By establishing a D Overlay district for those industrial properties not already in the district, the City will once again be able to require a higher level of review for development.

On July 10, 2012, the Planning Commission reviewed ZCC No. 166-12 and recommended that Site Plan and Design Review be reestablished for those industrial properties formerly in Redevelopment Project Area No. 1 and the Merged and Amended Redevelopment Project Area which were not already in a D Overlay district. It should be noted that Redevelopment Project Area No. 4, established in 2002, was not subject to Site Plan and Design Review. However, the commercial properties in Redevelopment Project Area No. 4 were and still are subject to Site Plan and Design Review because they are part of the Carson Street Master Plan and the CMC requires the higher level of review for any commercial property.

The Planning Commission considered certain properties owned by Watson Land Company, which had an Owner Participation Agreement (OPA) with the Carson Redevelopment Agency that exempted properties in the Watson Industrial Center from Site Plan and Design Review. The OPA expired with the elimination of the Carson Redevelopment Agency. The Planning Commission decided to place only those properties along 223rd Street, Avalon Boulevard, and Sepulveda Boulevard in a D Overlay district. Those are major roads with residences across the street or in close proximity to the industrial areas. The Planning Commission also included the D Overlay district for undeveloped properties between 223rd Street and Sepulveda Boulevard owned primarily by the City of Los Angeles Department of Water and Power (DWP).

Site Plan and Design Review is a discretionary process that allows the City to review new development. The proposed ZCC will not change any permitted uses for the subject properties, but will add a D Overlay designation so that said properties are subject to Site Plan and Design Review. Thus, zoning designations of ML (Manufacturing, Light) and MH (Manufacturing, Heavy) will be changed to ML-D (Manufacturing, Light – Design Overlay) and MH-D (Manufacturing, Heavy – Design Overlay), respectively. Properties that are in an ORL (Organic Refuse Landfill) Overlay district will retain the ORL designation along with the new D Overlay designation.

Land Use Policy 7.4 of the General Plan Land Use Element reads, “Through the

discretionary review process, ensure that the siting of any land use which handles, generates, and/or transports hazardous substances will not negatively impact existing sensitive receptor land uses.” The establishment of a D Overlay district for the subject industrial properties will enable the City to have better control of uses that handle, generate, and/or transport hazardous substances.

Land Use Implementation Measure 7.3 recommends addressing compatibility issues, such as truck maneuverability, visual screening, and noise impacts. Site Plan and Design Review will help the City address these issues.

Land Use Implementation Measure 7.7 recommends utilizing the site development permit process and the California Environmental Quality Act (CEQA) in reviewing development projects to promote compatibility and minimize environmental impacts. Site Plan and Design Review is a discretionary process that is subject to CEQA review and enables the City to closely look at design and development standards in approving projects.

Pursuant to CMC Section 9172.13, the proposed zone change is consistent with the General Plan’s goals and objectives and the implementation measures intended to accomplish them, as adopted pursuant to City Council policy direction.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Planning Commission staff report dated July 10, 2012, without exhibits. (pgs. 5-9)
2. Planning Commission Resolution No. 12-2439. (pgs. 10-11)
3. Proposed Ordinance No. 12-1493. (pgs. 12-26)

Prepared by: John F. Signo, AICP

TO:Rev04-23-12

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by City Council	
Date_____	Action_____



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 10, 2012

SUBJECT: Zone Change Case No. 166-12

APPLICANT: City of Carson

REQUEST: To create a Design Overlay district for certain industrial properties formerly in a Redevelopment Project Area that are no longer subject to Site Plan and Design Review

PROPERTIES INVOLVED: Industrial properties formerly in a Redevelopment Project Area

COMMISSION ACTION

Commissioner Saenz moved, seconded by Commissioner Williams, to concur with staff recommendation, including the addition of all the Department of Water and Power easement property between 223rd Street and Sepulveda Boulevard; and moved to adopt Resolution No. 12-2439. Motion carried, 8-0 (absent Commissioner Diaz).

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
X		Chairman Faletogo	X		Saenz
X		Vice-Chair Gordon	X		Schaefer
X		Brimmer	X		Verrett
ABSENT		Diaz	X		Williams
X		Goolsby			

I. Introduction

On May 8, 2012, the Planning Commission held a workshop to discuss creating a Design (D) Overlay district for certain industrial properties formerly in the Carson Consolidated Redevelopment Project Area (RPA). This issue is a result of the State's decision to eliminate redevelopment agencies on February 1, 2012. The dissolution of the Carson Redevelopment Agency removed or terminated certain agreements and procedures, including the requirement for certain properties in the project area to be subject to Site Plan and Design Review.

Staff is recommending that certain properties formerly in the Carson Consolidated Redevelopment Project Area be designated on the Zoning Map as being located within a D Overlay district. The proposal tonight will replace any prior Carson Redevelopment Agency development review process with a specific Carson Municipal Code (CMC) requirement of Site Plan and Design Review pursuant to CMC Section 9172.23.

II. Background

On February 1, 2012, the State required the dissolution of all redevelopment agencies in California, including our own. The elimination of the Carson Redevelopment Agency means there is no longer a requirement for Site Plan and Design Review unless a property is subject to CMC Section 9172.23 due to location within a Design Overlay designated area or a commercial zone (all commercial zones are subject to CMC Section 9172.23).

History of Redevelopment

In 1945, under the California Community Redevelopment Law, the State of California allowed cities to designate certain "blighted" areas in a redevelopment district to improve the health, safety, and general welfare. The city of Carson first established its redevelopment area in 1971 with establishment of RPA No. 1. Subsequently, RPA No. 2 was created in 1974 and RPA No. 3 in 1984. In 1996, RPA No. 2 was merged with RPA No. 3 and inclusively called the Merged and Amended Redevelopment Project Area. In order to effectively control for design and development, the Carson Redevelopment Agency decided it was necessary to implement Site Plan and Design Review in redevelopment areas. On November 17, 1998, the Carson Redevelopment Agency adopted Resolution Nos. 98-44 and 98-45 establishing Site Plan and Design Review for developments in a redevelopment area. For developments having a valuation of less than \$50,000, approval may be granted the Planning Director. Developments valued at \$50,000 or more must go before the Planning Commission, which makes a recommendation to the Carson Redevelopment Agency.

On October 11, 2010, the City Council approved Ordinance No. 10-1459 adopting the 2010 Amendment to Redevelopment Plans merging Project Area No. 1, the Merged & Amended Project Area, and Project Area No. 4, and creating the Carson Consolidated Project Area. The prior resolutions establishing Site Plan and Design Review remained in effect.

It should be noted that RPA No. 4 established in 2002 was not subject to Site Plan and Design Review. However, many of the commercial properties in RPA No. 4 were and still are subject to Site Plan and Design Review because they are part of the Carson Street Master Plan and because the Carson Municipal Code (CMC) requires the higher level of review for any commercial property.

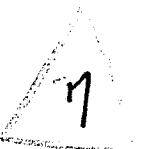
In 2011, Governor Jerry Brown proposed to do away with local redevelopment agencies so that the property tax that would otherwise go to redevelopment agencies would instead be captured by the State to help with its budget deficit. In December 2011, the State Supreme Court upheld the Governor's plan to end redevelopment and on February 1, 2012, all 400 redevelopment agencies throughout the State, including the Carson Redevelopment Agency, ceased to exist.

III. Discussion

The dissolution of the Carson Redevelopment Agency has led to a number of consequences, including the end of Site Plan and Design Review for many industrial properties located within a redevelopment area. The Carson Redevelopment Agency had adopted resolutions requiring the review of development plans pursuant to Carson Municipal Code Section 9172.23 (Site Plan and Design Review). As a result of the dissolution of the Carson Redevelopment Agency (RDA) on February 1, 2012, the redevelopment resolutions became null and void and the subject properties were no longer subject to Site Plan and Design Review. By reinstating the use of Site Plan and Design Review for these properties through the adoption of a Design Overlay district, the city can achieve a higher level of development that protects the health, safety, and welfare of the community.

In terms of applying Site Plan and Design Review, the Planning Commission should be attentive to sensitive areas and priority corridors. The city should consider the design and type of industrial uses that should be allowed on major corridors or in close proximity to residences with or without the benefit of Site Plan and Design Review. In reviewing the Zoning Map, staff recommends that the following industrial areas should be placed in a Design Overlay district:

- The area between Alvertoni and Victoria Streets and Broadway and Main St.
- The area west of the Boulevards at South Bay generally located along Del Amo Blvd., Main St., Broadway, and Figueroa St.
- The area east of the South Bay Pavilion
- The area east of Wilmington Ave. between Carson St. and the 405 Freeway
- Properties on the south side of 223rd Street between Avalon Blvd. and Santa Fe Ave.
- Properties on the east side of Avalon Blvd. between 223rd St. and the Scottsdale residential community
- Properties on the north side of Sepulveda Blvd. between Avalon Blvd. and Wilmington Ave.
- Industrial properties along Broad Ave. south of Sepulveda Blvd.
- Properties on the west side of Main St. and north side of Lomita Blvd.



It should be noted that the areas described above were subject to Site Plan and Design Review prior to the dissolution of redevelopment, with exception to properties south of 223rd Street (Watson Center South) owned by Watson Land Company, which had an owner participation agreement (OPA) with the Carson Redevelopment Agency. The OPA expired with the elimination of the Carson Redevelopment Agency. Staff is not advising that all of Watson Center South be included in a Design Overlay district; only those properties that front 223rd Street, Avalon Boulevard, and Sepulveda Boulevard. Those are major roads with residences across the street or in close proximity to the industrial areas.

Site Plan and Design Review would allow the city to have discretionary review for new development by including the subject properties in a Design (D) Overlay district. The proposed ZCC will not change any permitted uses for the subject properties, but will add a D Overlay designation so that said properties are subject to Site Plan and Design Review. Thus, zoning designations of ML (Manufacturing, Light) and MH (Manufacturing, Heavy) will be changed to ML-D (Manufacturing, Light – Design Overlay) and MH-D (Manufacturing, Heavy – Design Overlay), respectively. Properties that are in an ORL (Organic Refuse Landfill) Overlay district will continue to retain the ORL designation along with the new D Overlay designation.

Land Use Policy 7.4 of the General Plan Land Use Element reads, "Through the discretionary review process, ensure that the siting of any land use which handles, generates, and/or transports hazardous substances will not negatively impact existing sensitive receptor land uses". The establishment of a D Overlay district for the subject industrial properties will enable the city to have better control of uses that handle, generate, and/or transport hazardous substances.

Land Use Implementation Measure 7.3 recommends addressing compatibility issues such as truck maneuverability, visual screening, and noise impacts. Site Plan and Design Review will help the city address these issues.

Land Use Implementation Measure 7.7 recommends utilizing the site development permit process and the California Environmental Quality Act (CEQA) in reviewing development projects to promote compatibility and minimize environmental impacts. Site Plan and Design Review is a discretionary process that is subject to CEQA review and enables the city to closely look at design and development standards in approving projects.

Pursuant to Carson Municipal Code Section 9172.13 regarding the recommendation of zone changes to the City Council, the proposed zone change is consistent with the General Plan's goals and objectives, and the implementation measures intended to accomplish them, as adopted pursuant to City Council policy direction.

IV. Environmental

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the ZCC does not have a potential to cause a significant effect on the environment since it only (re)establishes Site Plan and Design Review for certain properties that were part of the RPA and is not an actual project for development. Furthermore, the General Plan environmental impact report (EIR) analyzed and considered these properties as being subject to Site Plan and Design Review because they were part of the RPA.

V. Conclusion

The loss of the Carson Redevelopment Agency has eliminated the Site Plan and Design Review process for certain industrial properties. It is in the best interest of the city to reinstate Site Plan and Design Review pursuant to CMC Section 9172.23 by including those properties in a Design Overlay district. This will facilitate development that is compatible with the existing and intended character of the area and help improve the appearance of the city. In addition, the Site Plan and Design Review process, as required by CMC Section 9172.23, requires a public hearing process to ensure that the community is able to review and comment.

VI. Recommendation

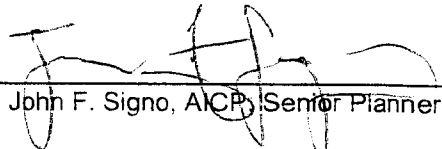
That the Planning Commission:

- **RECOMMEND APPROVAL** to the City Council of Zone Change Case No. 166-12; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE CASE NO. 166-12 TO APPLY THE DESIGN OVERLAY DISTRICT TO CERTAIN INDUSTRIAL PROPERTIES THAT WERE FORMERLY PART OF THE CARSON CONSOLIDATED REDEVELOPMENT PROJECT AREA."

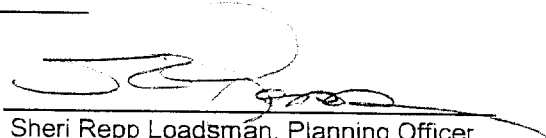
VII. Exhibits

1. Proposed Resolution
2. List of properties affected by Zone Change Case No. 166-12
3. CMC Section 9172.23 (Site Plan and Design Review)
4. Proposed map showing Zone Change Case No. 166-12

Prepared by:


John F. Signo, AICP, Senior Planner

Review and Approved by:


Sheri Repp Loadsmán, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-2439

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE CASE NO. 166-12 AFFECTING CERTAIN PROPERTIES IN THE CITY CHANGING THE EXISTING ZONING DESIGNATION OF ML (MANUFACTURING, LIGHT) AND MH (MANUFACTURING, HEAVY) TO ML-D (MANUFACTURING, LIGHT – DESIGN OVERLAY) AND MH-D (MANUFACTURING, HEAVY – DESIGN OVERLAY), RESPECTIVELY

THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the City of Carson, with respect to the real properties located at various locations within the city of Carson. The sites and the zone change are shown in Exhibit No. "1" attached hereto. The city is seeking approval of Zone Change Case (ZCC) No. 166-12 to include these properties in a Design (D) Overlay district.

A duly noticed public hearing was held on July 10, 2012, at 6:30 P.M. at the City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The subject properties were part of the Carson Consolidated Redevelopment Project Area (RPA). The Carson Redevelopment Agency adopted resolutions requiring the review of development plans pursuant to Carson Municipal Code Section 9172.23 (Site Plan and Design Review). As a result of the dissolution of the Carson Redevelopment Agency (RDA) on February 1, 2012, the redevelopment resolutions became null and void and the subject properties were no longer subject to Site Plan and Design Review. The result of not having Site Plan and Design Review for these properties makes the city susceptible to the development of unsatisfactory projects in terms of appearance and design, which could have a negative effect on the community by allowing for incompatible development and land uses.
- b) Site Plan and Design Review would allow the city to have discretionary review for new development by including the subject properties in a Design (D) Overlay district. The proposed ZCC will not change any permitted uses for the subject properties, but will add a D Overlay designation so that said properties are subject to Site Plan and Design Review. Thus, zoning designations of ML (Manufacturing, Light) and MH (Manufacturing, Heavy) will be changed to ML-D (Manufacturing, Light – Design Overlay) and MH-D (Manufacturing, Heavy – Design Overlay), respectively.

- c) Land Use Policy 7.4 of the General Plan Land Use Element reads, "Through the discretionary review process, ensure that the siting of any land use which handles, generates, and/or transports hazardous substances will not negatively impact existing sensitive receptor land uses". The establishment of a D Overlay district for the subject industrial properties will enable the city to have better control of uses that handle, generate, and/or transport hazardous substances.
- d) Land Use Implementation Measure 7.3 recommends addressing compatibility issues such as truck maneuverability, visual screening, and noise impacts. Site Plan and Design Review will help the city address these issues.
- e) Land Use Implementation Measure 7.7 recommends utilizing the site development permit process and the California Environmental Quality Act (CEQA) in reviewing development projects to promote compatibility and minimize environmental impacts. Site Plan and Design Review is a discretionary process that is subject to CEQA review and enables the city to closely look at design and development standards in approving projects.
- f) Pursuant to Carson Municipal Code Section 9172.13 regarding the recommendation of zone changes to the City Council, the proposed zone change is consistent with the General Plan's goals and objectives, and the implementation measures intended to accomplish them, as adopted pursuant to City Council policy direction.

Section 1. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the subject zoning amendment does not have a potential to cause a significant effect on the environment since it only a development plan review process and is not an actual project for development. Furthermore, an Environmental Impact Report (EIR) was prepared and certified by the City Council for the General Plan Amendment SCH #2001091120 on October 11, 2004. The subject properties were identified as being subject to Site Plan and Design Review in the General Plan EIR.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Zone Change Case No. 166-12 to the City of Carson City Council, with respect to the property described in Section 1 hereof.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

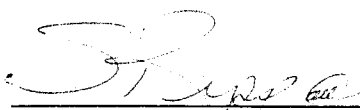
Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 10th DAY OF JULY, 2012.



 PLANNING COMMISSION CHAIR

ATTEST:



 SECRETARY



ORDINANCE NO. 12-1493

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING
ZONE CHANGE CASE NO. 166-12 ESTABLISHING A DESIGN OVERLAY
DISTRICT FOR CERTAIN PROPERTIES FORMERLY IN A
REDEVELOPMENT PROJECT AREA

WHEREAS, the dissolution of the Carson Redevelopment Agency on February 1, 2012, has eliminated the requirement for Site Plan and Design Review for certain properties within the Carson Consolidated Redevelopment Project Area; and

WHEREAS, Site Plan and Design Review is a discretionary process that gives the City the ability to achieve a higher level of development that protects the health, safety, and welfare of the community; and

WHEREAS, establishment of a Design (D) Overlay district for certain properties shown on the attached Exhibit A and listed in the attached Exhibit B that were formerly part of the Carson Consolidated Redevelopment Project Area will reestablish Site Plan and Design Review for those properties; and

WHEREAS, on July 10, 2012, the Planning Commission held a public hearing to discuss amending the Zoning Map to address those issues discussed herein; and

WHEREAS, on August 7, 2012, the City Council held a public hearing to discuss amending the Zoning Map to address those issues discussed herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Site Plan and Design Review is a discretionary process that allows the City to review new development. Zone Change Case (ZCC) No. 166-12 will not change any permitted uses for the subject properties, but will add a D Overlay designation so that said properties are subject to Site Plan and Design Review. Thus, zoning designations of ML (Manufacturing, Light) and MH (Manufacturing, Heavy) will be changed to ML-D (Manufacturing, Light – Design Overlay) and MH-D (Manufacturing, Heavy – Design Overlay), respectively. Properties that are in an ORL (Organic Refuse Landfill) Overlay district will retain the ORL designation along with the new D Overlay designation.

Section 2. Land Use Policy 7.4 of the General Plan Land Use Element reads, “Through the discretionary review process, ensure that the siting of any land use which handles, generates, and/or transports hazardous substances will not negatively impact existing sensitive receptor land uses.” The establishment of a D Overlay district for the subject industrial properties will enable the city to have better control of uses that handle, generate, and/or transport hazardous substances.

Section 3. Land Use Implementation Measure 7.3 recommends addressing compatibility issues such as truck maneuverability, visual screening, and noise impacts. Site Plan and Design Review will help the City address these issues.

Section 4. Land Use Implementation Measure 7.7 recommends utilizing the site development permit process and the California Environmental Quality Act (CEQA) in reviewing development projects to promote compatibility and minimize environmental impacts. Site Plan and Design Review is a discretionary process that is subject to CEQA review and enables the city to closely look at design and development standards in approving projects.

Section 5. Pursuant to Carson Municipal Code Section 9172.13, the proposed zone change is consistent with the General Plan's goals and objectives, and the implementation measures intended to accomplish them, as adopted pursuant to City Council policy direction.

Section 6. If any provision(s) of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that they would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 7. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted and codified in the manner required by law.

Section 8. This ordinance shall be effective thirty (30) days following its adoption.

PASSED, APPROVED and ADOPTED this ____th day of August, 2012.

Mayor Jim Dear

ATTEST:

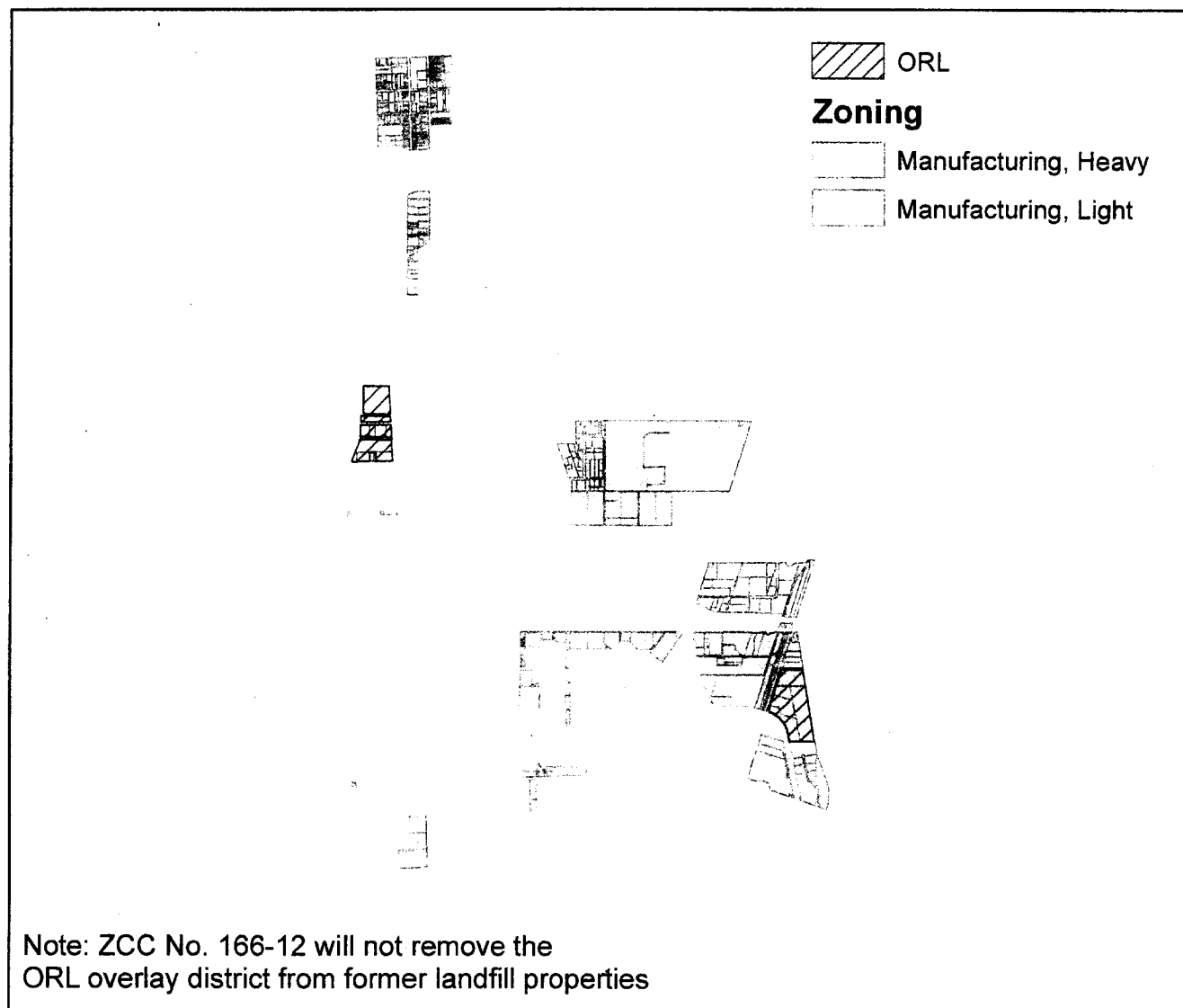
City Clerk Donesia L. Gause

APPROVED AS TO FORM:

City Attorney

13

AMENDMENT TO THE ZONING MAP DESIGNATION

Zone Change Case No.166-12

The site, as shown above, is currently designated as follows:

0 4,200 8,400 Feet



ZONING MAP: Manufacturing Heavy and Manufacturing Light

It is proposed that the site be amended to the following:

ZONING MAP: Manufacturing Heavy and Manufacturing Light with Design Overlay

ADDRESS

City Wide
Carson

List of Properties to be Included in Design Overlay District

200 E ALONDRA BLVD	6125014001	MH	MH-D	QUEENSLAND LP	1953	28,344	3.6
16100 S MAIN ST	6125015001	MH	MH-D	CHO, CHUNG H AND CHUNG J TRS	1938	3,031	0.3
116 E ALONDRA BLVD	6125015002	MH	MH-D	SHAD, JAMIL TR ET AL	1965	3,970	0.1
122 E ALONDRA BLVD	6125015003	MH	MH-D	FIHN, PAUL AND PAULINE AND	1957	4,000	0.1
126 E ALONDRA BLVD	6125015004	MH	MH-D	DREYFUS, BERNICE E TR	1959	3,920	0.1
132 E ALONDRA BLVD	6125015005	MH	MH-D	CUEVAS, MARIANO AND ANA TRS ET AL	1950	1,107	0.1
136 E ALONDRA BLVD	6125015006	MH	MH-D	CUEVAS, MARIANO AND ANA TRS ET AL	1951	2,400	0.1
140 E ALONDRA BLVD	6125015007	MH	MH-D	ROJAS, RAUL A AND ELIZABETH	1955	2,000	0.1
146 E ALONDRA BLVD	6125015008	MH	MH-D	MONTEALEGRE, HECTOR AND FLOR S	1930	3,330	0.1
152 E ALONDRA BLVD	6125015009	MH	MH-D	MONTEALEGRE, HECTOR AND FLOR S	1956	2,000	0.1
160 E ALONDRA BLVD	6125015010	MH	MH-D	YERIKYAN, ARUTYUM	1975	3,332	0.1
159 E 162ND ST	6125015011	MH	MH-D	ACOSTA, LUIS E AND MARIA	0		0.1
0	6125015012	MH	MH-D	ACOSTA, LUIS E AND MARIA	0		0.1
149 E 162ND ST	6125015013	MH	MH-D	AKRABIAN, VARTAN AND MERNA TRS	1960	4,000	0.1
141 E 162ND ST	6125015014	MH	MH-D	SILVERMAN, ESTHER L	1958	4,000	0.1
137 E 162ND ST	6125015015	MH	MH-D	ABDULLAH, NAIM E ET AL	1958	4,000	0.1
133 E 162ND ST	6125015016	MH	MH-D	WEST COAST LABORATORY	1958	4,000	0.1
127 E 162ND ST	6125015017	MH	MH-D	CUEVAS, MARIANO AND ANA TRS ET AL	1955	1,600	0.1
121 E 162ND ST	6125015018	MH	MH-D	KOSULANDICH, THOMAS AND LENA	1955	2,540	0.1
117 E 162ND ST	6125015019	MH	MH-D	RUANE, PATRICK AND INGRID M	1983	3,980	0.1
16120 S MAIN ST	6125015022	MH	MH-D	MANTEL, MICHAEL SR AND DEBRA TRS	1956	2,450	0.1
16200 S MAIN ST	6125015023	MH	MH-D	BISHOP, LA RENE O TR	1967	4,448	0.1
16206 S MAIN ST	6125015024	MH	MH-D	WOOD, JESSIE TR	1962	3,952	0.1
116 E 162ND ST	6125015025	MH	MH-D	WOOD, JESSIE TR	1959	4,000	0.1
122 E 162ND ST	6125015026	MH	MH-D	DELLACCA, MARSHALL L CO TR	1956	8,000	0.3
140 E 162ND ST	6125015027	MH	MH-D	BORDBAR, BARRY AND MOLLY	1964	13,200	0.6
154 E 162ND ST	6125015028	MH	MH-D	KUTLER, BOB	1967	4,000	0.1
156 E 162ND ST	6125015029	MH	MH-D	WEST COAST LABORATORIES INC	1967	4,000	0.1
157 E 163RD ST	6125015030	MH	MH-D	GUERRERO, GARY AND CYNTHIA	1960	4,000	0.1
153 E 163RD ST	6125015031	MH	MH-D	MUNIZ, RAFAEL	1968	4,000	0.1
0	6125015032	MH	MH-D	VANIER, ERNEST C AND GINGER E	1966	5,950	0.1
145 E 163RD ST	6125015033	MH	MH-D	VANIER, ERNEST C AND GINGER E	1988	4,204	0.1
135 E 163RD ST	6125015034	MH	MH-D	163RD STREET LLC	1962	9,000	0.3
123 E 163RD ST	6125015035	MH	MH-D	WOOD, DON L AND JENNIFER	1956	8,100	0.3
117 E 163RD ST	6125015036	MH	MH-D	ROVERO, ARMAND A AND IRENE M TRS	1957	5,702	0.1
16210 S MAIN ST	6125015037	MH	MH-D	GUERRA, MARIO AND MARIA D	1962	3,000	0.1
16224 S MAIN ST	6125015038	MH	MH-D	WEST COAST LABORATORIES INC	1957	6,529	0.3
16116 S MAIN ST	6125015039	MH	MH-D	MANTEL, MICHAEL SR AND DEBRA TRS	1947	6,940	0.3
16324 S MAIN ST	6125016001	MH	MH-D	MTY PROPERTIES INC	1910	5,840	0.6
16320 S MAIN ST	6125016002	MH	MH-D	WALKER, JOLEE TR	1957	4,968	0.3
16312 S MAIN ST	6125016003	MH	MH-D	SOUTH SHORE REAL ESTATE	1957	4,968	0.2
16304 S MAIN ST	6125016004	MH	MH-D	WONG, ALEXANDER CO TR	1957	4,968	0.4
120 E 163RD ST	6125016005	MH	MH-D	DEMPSTER, DALE S AND	1959	6,875	0.3
124 E 163RD ST	6125016006	MH	MH-D	DEMPSTER, DALE S AND	1958	5,888	0.3
132 E 163RD ST	6125016007	MH	MH-D	GOEKKU, SAM AND SUMIKO	1962	12,320	0.7

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List of Properties to be Included in Design Overlay District

166-12	ADDRESS	APN	ZONE (CURRENT)	ZONE (PROPOSED)	OWNER NAME	YR BUILT	Bldg. (SF)	Lot (SF)	AG
140 E 163RD ST	6125016008	MH	MH-D		VINER, FRED AND EUGENYA TR	1965	400	400	0.6
160 E 163RD ST	6125016009	MH	MH-D		SHADOW AND SHADOW	2001	48,384	48,384	1.2
16418 S MAIN ST	6125016013	MH	MH-D		MCPROUD, BARBARA M TR	1955	15,650	15,650	0.8
115 E GARDENA BLVD	6125016014	MH	MH-D		SANANGELO, DARREN A AND PATTI L	1955	39,531	39,531	1.0
131 E GARDENA BLVD	6125016015	MH	MH-D		WILLIAMS, TERESITA J TR	1955	65,426	65,426	1.5
155 E GARDENA BLVD	6125016016	MH	MH-D		WILLIAMS, TERESITA J TR	1955	17,680	17,680	0.8
201 E GARDENA BLVD	6125016017	MH	MH-D		SHADOW AND SHADOW	2001	98,570	98,570	2.8
16325 S MAIN ST	6125017025	ML	ML-D		LONE OAK GARDENA LLC	1971	122,461	122,461	3.0
16407 S MAIN ST	6125017026	ML	ML-D		LONE OAK GARDENA LLC	1973	121,056	121,056	2.9
100 W ALONDRA BLVD	6125017800	ML	ML-D		PACIFIC BELL	1963	146,182	146,182	12.3
16130 S FIGUEROA ST	6125018001	ML	ML-D		CAPSTAN HOLDINGS CARSON I LLC	1962	4,428	4,428	0.2
16120 S FIGUEROA ST	6125018002	ML	ML-D		CAPSTAN HOLDINGS I LLC	1962	4,428	4,428	0.2
16100 S FIGUEROA ST	6125018003	ML	ML-D		CAPSTAN HOLDINGS I LLC	1974	12,118	12,118	0.5
422 W ALONDRA BLVD	6125018004	ML	ML-D		QUAGLETTI, MARY E TR	1967	40,140	40,140	1.7
416 W ALONDRA BLVD	6125018005	ML	ML-D		KARKAFI, RAMEZ AND	1961	10,962	10,962	0.5
400 W ALONDRA BLVD	6125018006	ML	ML-D		LA MESA DE DON VICENTE LLC	1966	19,292	19,292	0.8
354 W ALONDRA BLVD	6125018007	ML	ML-D		ALONDRA PROPERTIES LLC	1960	32,040	32,040	1.5
320 W ALONDRA BLVD	6125018008	ML	ML-D		ALONDRA PROPERTIES LLC	1962	38,874	38,874	1.8
16201 S BROADWAY ST	6125018009	ML	ML-D		ALONDRA PROPERTIES LLC	1958	25,101	25,101	0.9
0	6125018010	ML	ML-D		ALONDRA PROPERTIES LLC	1967	15,700	15,700	0.4
354 W ALONDRA BLVD	6125018011	ML	ML-D		ALONDRA PROPERTIES LLC	1960	20,000	20,000	0.5
16205 S BROADWAY ST	6125018012	ML	ML-D		EAST TWENTY FOURTH STREET CORP	1963	150,260	150,260	3.5
16220 S FIGUEROA ST	6125018013	ML	ML-D		ABEL, MIRTA C TR	1952	39,540	39,540	2.3
16200 S FIGUEROA ST	6125018014	ML	ML-D		JDC GROUP LLC	1984	30,100	30,100	2.3
0	6125019001	ML	ML-D		BURGENO, ENRIQUE AND HELEN TRS	1970	16,780	16,780	0.5
16320 S FIGUEROA ST	6125019002	ML	ML-D		YURGA, WILLIAM S AND LYN C	1962	6,000	6,000	0.3
16322 S FIGUEROA ST	6125019003	ML	ML-D		HANSEN, LORRAINE K TR	1961	5,410	5,410	0.2
0	6125019004	ML	ML-D		HANSEN, LORRAINE K TR	0	-	-	0.2
0	6125019005	ML	ML-D		YURGA, WILLIAM S AND LYN C	0	-	-	0.0
445 W 164TH ST	6125019006	ML	ML-D		GARON, JAMES AND LINDA TRS	1964	3,880	3,880	0.2
0	6125019007	ML	ML-D		BURGENO, ENRIQUE AND HELEN TRS	1970	8,000	8,000	0.3
433 W 164TH ST	6125019008	ML	ML-D		WILSON, DIANA S TR	1939	1,860	1,860	0.5
423 W 164TH ST	6125019009	ML	ML-D		RYAN, PATRICK T CO TR	1963	2,880	2,880	0.7
417 W 164TH ST	6125019010	ML	ML-D		COAST PLATING PROPERTY LLC	1967	18,000	18,000	1.6
422 W 164TH ST	6125019014	ML	ML-D		RUCH, GEORGE E TR	1959	1,066	1,066	0.1
434 W 164TH ST	6125019019	ML	ML-D		DECORE PLATING CO INC	1964	7,128	7,128	0.3
440 W 164TH ST	6125019020	ML	ML-D		PLD PROPERTIES LLC	1973	7,020	7,020	0.3
445 W GARDENA BLVD	6125019021	ML	ML-D		YAMADA COMPANY INC	1972	8,216	8,216	0.3
16410 S FIGUEROA ST	6125019022	ML	ML-D		MUNEKATA, RYO AND YOOKO TRS	1964	4,251	4,251	0.2
16400 S FIGUEROA ST	6125019023	ML	ML-D		PLD PROPERTIES LLC	1966	6,070	6,070	0.3
0	6125019024	ML	ML-D		ISKENDERIAN FAMILY GARDENA	1960	-	-	1.1
307 W GARDENA BLVD	6125019031	ML	ML-D		SAN PASQUAL FI TRUST CO TR ET AL	0	-	-	0.2
0	6125019032	ML	ML-D		SAN PASQUAL FI TRUST CO TR ET AL	0	-	-	0.2
0	6125019034	ML	ML-D		QUAGLETTI, MICHAEL J AND	0	-	-	0.1
16323 S BROADWAY ST	6125019035	ML	ML-D		NESSLER, MARK J AND JUSTINE T TRS	1956	871	871	0.4

List of Properties to be Included in Design Overlay District

APN	ZONE (CURRENT)	ZONE (PROPOSED)	OWNER NAME	1990	2000	2010	2015	2020
16321 S BROADWAY ST	ML	ML-D	PLEWES, DON AND ALMA	1966	3,192	0.2		
16315 S BROADWAY ST	ML	ML-D	CASILAS, MARGARITO CO TR	1949	688	0.2		
16309 S BROADWAY ST	ML	ML-D	LE HOULLIER, DENNIS K	1951	1,266	0.2		
16301 S BROADWAY ST	ML	ML-D	LANFRE PROPERTIES LLC	1960	3,840	0.2		
0	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1960		0.9		
333 W GARDENA BLVD	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1950	3,200	1.9		
325 W GARDENA BLVD	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1976	4,148	1.7		
317 W GARDENA BLVD	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1925	864	0.2		
423 W GARDENA BLVD	ML	ML-D	TOMLIN, RONI R	1931	720	0.1		
425 W GARDENA BLVD	ML	ML-D	GUEVARA, BERNIE S JR	1990	7,806	0.4		
413 W GARDENA BLVD	ML	ML-D	MAIER, RUDOLF J AND RUTH C TRS	1961	7,800	0.3		
433 W GARDENA BLVD	ML	ML-D	THORNE, SIMA	1937	1,460	0.2		
439 W GARDENA BLVD	ML	ML-D	KHO, YOUNG C	1913	1,085	0.1		
353 W GARDENA BLVD	ML	ML-D	HERRERA, JOHN AND CHRISTINE ET AL	1927	2,840	0.8		
311 W GARDENA BLVD	ML	ML-D	SAN PASQUAL FI TRUST CO TR ET AL	1956	1,966	0.3		
309 W GARDENA BLVD	ML	ML-D	SAN PASQUAL FI TRUST CO TR ET AL	0	1,128	0.3		
408 W 164TH ST	ML	ML-D	TSAI, SHUN T AND	1962	15,600	0.6		
414 W 164TH ST	ML	ML-D	TSAI, SHUN AND	2009	7,400	0.3		
16536 S FIGUEROA ST	ML	ML-D	BRAGER, JEWEL TR	1966	29,600	1.0		
16533 S BROADWAY ST	ML	ML-D	KRAMER, DENNIS AND JUDITH TRS	1971	8,200	0.7		
310 W GARDENA BLVD	ML	ML-D	MILLER, KENNETH L SR	1963	4,720	0.4		
330 W GARDENA BLVD	ML	ML-D	LIU, CHUAN C AND MEI I	1947	37,859	1.4		
302 W GARDENA BLVD	ML	ML-D	ATHANASOPOULAS, G DECD EST OF	1987	2,493	0.5		
354 W GARDENA BLVD	ML	ML-D	354 W GARDENA LLC	1964	56,792	2.5		
344 W GARDENA BLVD	ML	ML-D	BROWN, CONCEPCION C TR	1940	3,455	1.4		
318 W GARDENA BLVD	ML	ML-D	MARTIN, JOSE G AND MARIA E	0	-	0.3		
316 W GARDENA BLVD	ML	ML-D	MARTIN, JOSE G AND MARIA E	0	-	0.3		
442 W GARDENA BLVD	ML	ML-D	TAMURA LAND COMPANY GARDENA LLC	1969	4,736	0.6		
0	ML	ML-D	TAMURA, RONALD M TR ET AL	0	-	2.0		
16530 S FIGUEROA ST	ML	ML-D	TAMURA LAND COMPANY GARDENA LLC	1965	16,000	0.9		
16604 S FIGUEROA ST	ML	ML-D	BRAGER, JEWEL TR	1962	22,400	1.0		
0	ML	ML-D	BRAGER, PHILIP AND JEWEL TRS	1965	11,600	0.3		
16616 S FIGUEROA ST	ML	ML-D	OTA, ATSUKO	1949	9,728	0.7		
16634 S FIGUEROA ST	ML	ML-D	CANNONE, JOSEPH AND JEAN TRS	1986	14,400	0.4		
411 W 168TH ST	ML	ML-D	ALTER, MARLENE G AND ROY H TRS	1951	7,478	2.1		
349 W 168TH ST	ML	ML-D	SUMMIT PARTNERS WEST LLC	1962	15,580	0.9		
339 W 168TH ST	ML	ML-D	LIU, CHUAN C AND MEI I	1987	21,836	1.0		
331 W 168TH STREET	ML	ML-D	OLDFIELD, ALASTAIR I	1962	17,000	0.9		
321 W 168TH ST	ML	ML-D	WRIGHT, GRACE CO TRS	1959	3,000	0.1		
311 W 168TH ST	ML	ML-D	MCROBERTS, VALERIE A TR	1965	2,250	0.2		
307 W 168TH ST	ML	ML-D	SAVAR HOLDINGS LLC	1965	3,000	0.3		
16619 S BROADWAY ST	ML	ML-D	KIM, JOHN H AND YONGMI C	1960	5,687	0.5		
16611 S BROADWAY ST	ML	ML-D	BUI, HIEU T	1957	5,356	0.3		
16605 S BROADWAY ST	ML	ML-D	UPPMAN, BARRY H AND RONDA A	1963	15,209	0.7		
16634 S FIGUEROA ST	ML	ML-D	CANNONE, JOSEPH AND JEAN TRS	1950	23,588	1.5		

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List of Properties to be Included in Design Overlay District

ADDRESS	APN	ZONE	PERMIT	ZONE	PROPOSED	OWNER NAME	YEAR BUILT	AREA (SQ. FT.)	LOT SIZE (AC)
16537 S MAIN ST	6126003003	MH		MH-D		16537 9 SOUTH MAIN STREET LLC	1959	40,494	1.7
16601 S MAIN ST	6126003004	MH		MH-D		FOREMAN, STERLING CO TR ET AL	1980	29,466	1.3
16619 S MAIN ST	6126003005	MH		MH-D		SCHIFINO PROPERTIES INC	1971	720	0.9
137 W 168TH ST	6126003007	ML		ML-D		SCHIFINO PROPERTIES INC	1963	13,075	0.9
16530 S BROADWAY ST	6126003012	ML		ML-D		EVERGREEN FINANCIAL HOLDING LLC	1955	10,291	0.7
16511 S MAIN ST	6126003016	MH		MH-D		16511 SOUTH MAIN STREET LLC	1980	31,672	1.4
16630 S BROADWAY ST	6126003017	ML		ML-D		16630 S BROADWAY LP	1985	14,263	1.4
16502 S BROADWAY ST	6126003018	ML		ML-D		VAN DIENEN, GERALD AND DEBRA TRS	1989	5,226	0.4
128 W GARDENA BLVD	6126003019	ML		ML-D		T W M	1974	56,307	2.6
16629 S MAIN ST	6126003020	MH		MH-D		SCHIFINO PROPERTIES INC	1951	2,000	0.7
314 W 168TH ST	6126004001	MH		MH-D		GREENWOOD, EDWARD C CO TR ET AL	1960	7,826	0.3
16801 S BROADWAY ST	6126004002	MH		MH-D		DE LA TORRE, CARLOS	1966	7,069	0.3
16813 S BROADWAY ST	6126004003	MH		MH-D		DEYOUNG, GORDON H AND KATHRYN L	1961	3,950	0.1
16815 S BROADWAY ST	6126004004	MH		MH-D		STORSTEEN, ERIK	1961	8,040	0.3
16825 S BROADWAY ST	6126004005	MH		MH-D		STIEBEL, JOHN AND HEDWIG TRS	1948	3,712	0.3
16829 S BROADWAY ST	6126004006	MH		MH-D		BIROSAK, ROBERT N CO TR	1955	7,200	0.3
16833 S BROADWAY ST	6126004007	MH		MH-D		KELLER, RICHARD AND SUSAN M	1955	6,000	0.3
16903 S BROADWAY ST	6126004008	MH		MH-D		KELLER, RICHARD AND SUSAN M	1949	5,984	0.3
16911 S BROADWAY ST	6126004009	MH		MH-D		ROVAZZINI, FRANK P TR	1949	4,650	0.3
16915 BROADWAY	6126004010	MH		MH-D		MARTIN, JOHN W AND KRISTIN L TRS	1949	7,300	0.3
16919 S BROADWAY ST	6126004011	MH		MH-D		SOESANTO, TONNY	1930	5,923	0.3
16925 S BROADWAY ST	6126004012	MH		MH-D		JORGENSEN, THOMAS A AND LINDA A	1936	3,675	0.3
16935 S BROADWAY ST	6126004013	MH		MH-D		JORGENSEN, THOMAS A AND LINDA A	1952	13,400	0.5
16938 S BROADWAY ST	6126004014	MH		MH-D		MONTANO, CHARLES AND LUPE	1961	6,221	0.2
16932 S BROADWAY ST	6126004015	MH		MH-D		BALDONI, CHIP	1954	4,040	0.1
16928 S BROADWAY ST	6126004016	MH		MH-D		DOARAN, VAN	1952	-	0.2
16920 S BROADWAY ST	6126004017	MH		MH-D		WILDY, DENNIS B	1952	-	0.2
16916 S BROADWAY ST	6126004018	MH		MH-D		MATAI, SEEMA	1951	-	0.2
16838 S BROADWAY ST	6126004021	MH		MH-D		16828 BROADWAY LLC	1943	1,899	0.2
16834 S BROADWAY ST	6126004022	MH		MH-D		16828 BROADWAY LLC	1945	1,960	0.2
16816 S BROADWAY ST	6126004023	MH		MH-D		WATTS, MELODY J TR	1960	7,155	0.2
16814 S BROADWAY ST	6126004024	MH		MH-D		WATTS, MELODY J TR	1948	1,640	0.2
16800 S BROADWAY ST	6126004025	MH		MH-D		WATTS, MELODY J TR	1957	7,850	0.4
134 W 168TH ST	6126004027	MH		MH-D		WATTS, MELODY J TR	1961	12,679	0.5
16801 S MAIN ST	6126004030	MH		MH-D		SA RECYCLING LLC	1947	1,000	1.0
16815 S MAIN ST	6126004031	MH		MH-D		SA RECYCLING LLC	1950	440	1.1
16828 S BROADWAY ST	6126004033	MH		MH-D		16828 BROADWAY LLC	1962	8,580	0.9
0	6126004034	MH		MH-D		GOH, CHUNG Y AND KYU J TRS	0	-	0.6
16915 S MAIN ST	6126004035	MH		MH-D		GOH, CHUNG Y AND KYU J TRS	1950	1,000	0.9
17001 MAIN ST	6126004037	MH		MH-D		17001 17011 SOUTH MAIN CORP	1959	3,625	0.9
16845 S MAIN ST	6126004039	MH		MH-D		HONG, JOHN CAND	1960	1,810	0.6
16816 S BROADWAY ST	6126004040	MH		MH-D		WATTS, MELODY J TR	1954	1,080	0.6
146 W 168TH ST	6126004041	MH		MH-D		SCHIFINO PROPERTIES INC	1952	1,900	0.2
16925 S MAIN ST	6126004046	MH		MH-D		MACLEOD, IAN AND MARILYN TR	1992	21,579	1.0
16927 S MAIN ST	6126004047	MH		MH-D		MACLEOD, IAN AND MARILYN TR	1992	19,493	0.9

List of Properties to be Included in Design Overlay District

STREET ADDRESS	APN	ZONE (CURRENT)	ZONE (PROPOSED)	OWNER NAME	YEAR BUILT	BASIC ST. (B.S.)	161514 (AG)
16908 S BROADWAY ST	6126004048	MH	MH-D	ANDALUBI, MICHELLE M	1951	-	0.4
17007 S BROADWAY ST	6126005001	MH	MH-D	OPSAHL, ALAN AND BRENDA TRS	1956	12,800	0.5
17015 S BROADWAY ST	6126005002	MH	MH-D	BRIGGS, ARTHUR AND MARGARET TRS	1957	4,500	0.3
17021 S BROADWAY ST	6126005003	MH	MH-D	MAILLAND, JUAN C AND LIGIA M	1955	4,500	0.3
17025 S BROADWAY ST	6126005004	MH	MH-D	PRECIADO, NICOLAS AND JUDITH	1955	1,520	0.3
17126 S BROADWAY ST	6126005008	MH	MH-D	ROBERTS, ADRIENNE B TR	1961	3,920	0.2
17120 S BROADWAY ST	6126005009	MH	MH-D	INDUSTRIAL ACQUISITION INC	1960	3,920	0.2
17116 S BROADWAY ST	6126005010	MH	MH-D	INDUSTRIAL ACQUISITION INC	1955	5,074	0.2
17106 S BROADWAY ST	6126005011	MH	MH-D	IPS CORP	1954	2,100	0.2
17102 S BROADWAY ST	6126005012	MH	MH-D	INDUSTRIAL ACQUISITION INC	1954	4,736	0.2
17024 S BROADWAY ST	6126005013	MH	MH-D	IPS CORP	1979	4,080	0.2
17000 S BROADWAY ST	6126005016	MH	MH-D	IPS CORPORATION	1957	9,251	0.3
17011 S MAIN ST	6126005017	MH	MH-D	17001 17011 SOUTH MAIN CORP	1969	625	0.8
17017 S MAIN ST	6126005018	MH	MH-D	CASTRO, ANDREA	0	-	0.8
17103 S MAIN ST	6126005019	MH	MH-D	THOMAS, ELIZABETH D TR	1959	150	0.8
17107 S MAIN ST	6126005020	MH	MH-D	IPS CORPORATION	1978	864	1.1
17109 S MAIN ST	6126005021	MH	MH-D	INDUSTRIAL ACQUISITION INC	1973	23,312	1.2
17111 S BROADWAY ST	6126005023	MH	MH-D	MOREAU, DENNIS AND PATRICIA A TRS	1953	27,989	0.6
101 W WALNUT ST	6126005025	MH	MH-D	SEACLIFF CENTRE POINTE LLC	1987	90,787	2.1
17117 S BROADWAY ST	6126005026	MH	MH-D	MOORE, MELVIN A TR	1953	9,322	1.0
17016 S BROADWAY ST	6126005027	MH	MH-D	MARTIN, PETER W AND SANDRA I TRS	1990	6,062	0.4
0	6126006001	MH	MH-D	SCHATACHIAN, MICHAEL CO TR	1960	4,500	0.1
16804 FIGUEROA ST	6126006002	MH	MH-D	SCHATACHIAN, MICHAEL CO TR	1912	1,458	0.2
0	6126006003	MH	MH-D	ASATRIAN, ALEXAN AND SUSANNA TRS	0	-	0.1
0	6126006004	MH	MH-D	ASATRIAN, ALEXAN AND SUSANNA TRS	0	-	0.2
0	6126006009	MH	MH-D	SCHATACHIAN, MICHAEL CO TR	0	-	0.1
0	6126006010	MH	MH-D	ASATRIAN, ALEXAN AND SUSANNA TRS	0	-	0.5
426 W 168TH ST	6126006012	MH	MH-D	WRIGHT, ROSS E TR	1949	448	0.9
350 W 168TH ST	6126006017	MH	MH-D	RICHWELL STEEL CO INC	1949	27,840	1.5
334 W 168TH ST	6126006018	MH	MH-D	PROCHNOW, CHRISTOPHER ET AL	1950	3,014	0.4
324 W 168TH ST	6126006019	MH	MH-D	MCROBERTS, VALERIE A TR	1953	2,484	0.9
16820 S FIGUEROA ST	6126006022	MH	MH-D	O T Y INC	1949	720	1.2
416 W 168TH ST	6126006023	MH	MH-D	MULLEN, CECILIA A TR	1949	4,986	1.0
358 W 168TH ST	6126006024	MH	MH-D	ELLIS AND VAN'S FOUNDRY INC	1964	19,145	1.7
16920 S FIGUEROA ST	6126006025	MH	MH-D	INTERINSURANCE EXCHANGE	1984	179,620	9.5
17006 FIGUEROA ST	6126007001	MH	MH-D	FIGUEROA CARSON LLC	1974	78,880	1.5
17006 FIGUEROA ST	6126007002	MH	MH-D	FIGUEROA CARSON LLC	1972	46,750	3.3
17022 S FIGUEROA ST	6126007003	MH	MH-D	COST PROPERTIES LTD	1954	2,200	1.5
17022 S FIGUEROA ST	6126007004	MH	MH-D	COST PROPERTIES LTD	1953	55,900	3.3
16800 S MAIN ST	6126009001	MH	MH-D	AMERIGAS PROPANE L P	1983	11,767	4.7
16820 S MAIN ST	6126009023	MH	MH-D	DYNAMIC BUILDERS INC	2007	6,550	0.2
16828 S MAIN ST	6126009024	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,970	0.1
16830 S MAIN ST	6126009025	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,300	0.1
16838 S MAIN ST	6126009026	MH	MH-D	CAMERON, DONALD R TR	2007	3,960	0.1
16840 S MAIN ST	6126009027	MH	MH-D	PUKA, ROBERT	2007	6,640	0.2

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List of Properties to be Included in Design Overlay District

ADDRESS	APN	ZONE (CURRENT)	ZONE (PROPOSED)	GUNTER NAME	YEAR BUILT	BAF6	BAF7	BAF8	BAF9	BAF10	BAF11	BAF12	AG
16846 S MAIN ST	6126009028	MH	MH-D	PUKA, ROBERT I	2007					5,970			0.1
16850 S MAIN ST.	6126009029	MH	MH-D	CHOI, YONG K	2007					5,300			0.1
16858 S MAIN ST.	6126009030	MH	MH-D	CHOI, YONG K	2007					3,940			0.1
16860 S MAIN ST.	6126009031	MH	MH-D	DYNAMIC BUILDERS INC	2007					3,940			0.1
16870 S MAIN ST.	6126009032	MH	MH-D	DYNAMIC BUILDERS INC	2007					5,300			0.1
16880 S MAIN ST	6126009033	MH	MH-D	DYNAMIC BUILDERS INC	2007					5,970			0.1
16882 S MAIN ST.	6126009034	MH	MH-D	FRONTIER MANAGEMENT GROUP LLC	2007					6,640			0.2
16890 S MAIN ST.	6126009035	MH	MH-D	DYNAMIC BUILDERS INC	2007					3,960			0.1
16892 S MAIN ST.	6126009036	MH	MH-D	DYNAMIC BUILDERS INC	2007					5,300			0.1
16898 S MAIN ST.	6126009037	MH	MH-D	DYNAMIC BUILDERS INC	2007					5,970			0.1
16900 S MAIN ST.	6126009038	MH	MH-D	DYNAMIC BUILDERS INC	2007					6,550			0.2
114 E GARDENA BLVD	6126010017	ML	ML-D	DALBY, DONALD	0					-			2.6
16540 S MAIN ST	6126010022	ML	ML-D	16540 SOUTH MAIN STREET LLC	1968					35,556			1.4
16612 S MAIN ST	6126010023	ML	ML-D	MURPHY, RAYMOND A	1967					9,450			0.5
16620 S MAIN ST	6126010024	ML	ML-D	MURPHY, RAYMOND A	1968					9,450			0.5
16630 S MAIN ST	6126010025	ML	ML-D	SCHIFINO PROPERTIES INC	0					-			0.9
16518 S MAIN ST	6126010026	ML	ML-D	16518 SOUTH MAIN STREET LLC	1977					19,644			0.9
118 E GARDENA BLVD	6126010036	ML	ML-D	DALBY, DONALD	1923					1,624			0.2
124 E GARDENA BLVD	6126010037	ML	ML-D	STREETMAKER, JOHN	1947					400			0.2
140 E GARDENA BLVD	6126010038	ML	ML-D	GGIOLO PROPERTIES LLC	1997					153,533			4.8
156 E GARDENA BLVD	6126010039	ML	ML-D	AHF DUCOMMUN INC	1980					69,000			1.6
200 E GARDENA BLVD	6126010041	ML	ML-D	HAPPY TRAILS LAND LLC	1960					1,296			3.2
16502 S MAIN ST	6126010042	ML	ML-D	HERNANDEZ, ALEJANDRO	1993					4,810			0.3
23831 BANNING BLVD	7315003051	MH	MH-D	WATSON LAND COMPANY	1979					49,466			2.3
679 E SEPULVEDA BLVD	7315003058	ML	ML-D	WATSON LAND COMPANY	1998					57,374			2.9
0	7315003059	ML	ML-D	WATSON LAND COMPANY	0					-			0.5
1118 E 223RD ST	7315004032	MH	MH-D	1118 LLC	1973					378,230			10.3
1210 E 223RD ST	7315004033	MH	MH-D	KOLL PER CORAL TREE LLC	1986					231,594			8.7
22310 BONITA ST	7315004052	MH	MH-D	FIRST INTERSTATE BANK OF CA AND	1973					81,400			4.2
0	7315004054	MH	MH-D							-			10.7
0	7315004271	MH	MH-D	LA CITY DEPT OF WATER AND POWER	0					-			2.5
0	7315004271	MH	MH-D	LA CITY DEPT OF WATER AND POWER	0					-			2.5
0	7315004821	MH	MH-D	SOU PAC TRANS CO	0					-			0.1
22300 AVALON BLVD	7315005004	ML	ML-D	KATSIVALIS, ANTHONY L CO TR	1973					2,800			0.6
22320 AVALON BLVD	7315005005	ML	ML-D	HUANG, CHUN LUNG AND HSIU YIN	1965					8,960			0.4
22400 AVALON BLVD	7315005006	ML	ML-D	SHIM, DON D	1964					1,230			0.3
22404 AVALON BLVD	7315005007	ML	ML-D	AMINISH LLC	1960					2,566			0.3
22414 AVALON BLVD	7315005033	ML	ML-D	STRASSNER, MICHAEL AND JULIE TRS	1959					3,995			0.2
22422 AVALON BLVD	7315005034	ML	ML-D	MANBY, NANCY M	1960					3,995			0.2
22426 AVALON BLVD	7315005035	ML	ML-D	MANBY, NANCY M	1962					5,000			0.2
22432 AVALON BLVD	7315005036	ML	ML-D	NAZARENO, CHRISTOPHER	1963					9,996			0.5
22600 AVALON BLVD	7315005037	ML	ML-D	DOMINGERN, SOMCHAI AND KULAB	1960					4,982			0.3
22608 AVALON BLVD	7315005038	ML	ML-D	STEVENSON PAINT AND SUPPLY INC	1960					4,128			0.2
22612 AVALON BLVD	7315005039	ML	ML-D	MCINTYRE, MARK D	1962					5,000			0.3

List of Properties to be Included in Design Overlay District

APN	ZONE	CURRENT	ZONE PROPOSED	OWNER NAME	YEAR BUILT	DATE OF SALE	16	17	18	19
22618 AVALON BLVD	ML		ML-D	ZANKICH, VINCENT A TR	1962		5,000	0.3		
22624 AVALON BLVD	ML		ML-D	AVALON ASSOCIATES	1962		1,150	0.1		
22624 AVALON BLVD	ML		ML-D	AVALON ASSOCIATES	1962		3,850	0.1		
22632 AVALON BLVD	ML		ML-D	AVALON ASSOCIATES	1959		5,000	0.3		
22500 AVALON BLVD	ML		ML-D	PODOWON BAPTIST CHURCH	1970		19,586	0.9		
22520 AVALON BLVD	ML		ML-D	ELLESTAD, BOYD AND CAROL TRS	1970		10,008	0.5		
0	MH		MH-D	WATSON LAND COMPANY	0		-	8.4		
22301 BONITA ST	MH		MH-D	WATSON LAND CO	1979		72,840	3.4		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	46.1		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	8.1		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	6.5		
2350 E 223 ST	MH		MH-D	BP WEST COAST PRODUCTS LLC	2006		126,254	10.7		
0	MH		MH-D	ATLANTIC RICHFIELD CO	1946		43,355	4.1		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	4.6		
0	MH		MH-D	SOU PAC TRANS CO	0		-	2.1		
0	MH		MH-D	SOU PAC TRANS CO	0		21,252	8.2		
0	MH		MH-D	UNION PACIFIC RAILROAD CO	0		-	0.1		
0	MH		MH-D	CARSON CITY	0		-	5.5		
2104 E 223RD ST	MH		MH-D	GEON COMPANY	1960		67,913	5.3		
0	MH		MH-D	SOLUTIA INC	1970		38,000	0.9		
2100 E 223RD ST	MH		MH-D	SOLUTIA INC	1961		93,371	9.8		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	0.0		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	0.6		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	0.6		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	0.5		
0	MH		MH-D	ATLANTIC RICHFIELD CO	0		-	5.0		
0	MH		MH-D	ATLANTIC RICHFIELD CO	0		-	5.0		
2006 E 223RD ST	MH		MH-D	ATLANTIC RICHFIELD CO	0		-	3.3		
2112 E 223RD ST	MH		MH-D	ATKEMIX THIRTY SEVEN INC	1959		30,888	14.7		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	3.2		
0	MH		MH-D	GEON COMPANY	1974		-	3.6		
0	MH		MH-D	BP WEST COAST PRODUCTS LLC	0		-	37.8		
0	MH		MH-D	POLYONE CORPORATION	1974		-	0.2		
22420 S ALAMEDA ST	MH		MH-D	MO, CATHERINE TR	1941		108,260	2.9		
22632 S ALAMEDA ST	MH-ORL		MH-ORL-D	CHILAVIN, MYRON Z TR	1966		800	13.7		
22606 S ALAMEDA ST	MH		MH-D	SA RECYCLING LLC	1946		3,544	5.0		
22422 S ALAMEDA ST	MH		MH-D	HERTZ EQUIPMENT RENTAL CORP	1945		19,494	3.5		
22500 S ALAMEDA ST	MH		MH-D	CORRIDOR PROPERTIES	1943		128,694	2.8		
0	MH		MH-D	LA CITY DEPARTMENT OF WATER AND	0		-	0.7		
0	MH		MH-D	UNION PACIFIC RAILROAD COMPANY	0		-	1.0		
0	MH		MH-D	WATSON LAND CO	0		-	14.8		
0	MH		MH-D	SOU PAC TRANS CO	0		-	14.8		
0	MH		MH-D	SOU PAC TRANS CO	0		-	0.5		
0	MH		MH-D	SOU PAC TRANS CO	0		-	3.2		
0	MH		MH-D	SOU PAC TRANS CO	0		-	2.5		

List of Properties to be Included in Design Overlay District

CITE ADDRESS	APN	ZONE	CURRENTLY	ZONE (PROPOSED)	OWNER NAME	YEAR BUILT	BLDG. SZ (SF)	LOT SZ (AC)
0	7315011809	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	3.0
0	7315011810	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	2.7
0	7315011811	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	3.2
0	7315011812	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	11.8
0	7315011813	MH-ORL	MH-ORL-D	MH-ORL-D	SOU PAC TRANS CO	0	-	29.7
23000 S ALAMEDA ST	7315011814	MH-ORL	MH-ORL-D	MH-ORL-D	SOU PAC TRANS CO	1967	11,864	11.7
0	7315011815	MH-ORL	MH-ORL-D	MH-ORL-D	SOU PAC TRANS CO	0	-	14.2
0	7315011816	MH-ORL	MH-ORL-D	MH-ORL-D	UNION PAC RR CO	0	-	6.4
0	7315011902	MH	MH-D	MH-D	LA CO FLOOD CONTROL DIST	0	-	0.2
0	7315012810	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	0.4
0	7315012816	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	0.6
0	7315012817	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	0.6
0	7315012901	MH	MH-D	MH-D	LA CITY	0	-	0.4
0	7315013801	MH	MH-D	MH-D	SOU PAC CO	0	-	2.1
0	7315013812	MH	MH-D	MH-D	SOU PAC CO	0	-	5.4
0	7315013816	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	3.1
0	7315013817	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	3.5
0	7315013900	MH	MH-D	MH-D	LA CITY	0	-	2.4
0	7315013902	MH	MH-D	MH-D	LA CITY	0	-	3.5
0	7315020013	MH	MH-D	MH-D	BP WEST COAST PRODUCTS LLC	0	-	0.4
2149 E SEPULVEDA BLVD	7315020019	MH	MH-D	MH-D	ATLANTIC RICHFIELD CO	1956	1,170	43.4
0	7315020021	MH	MH-D	MH-D	BP WEST COAST PRODUCTS LLC	0	-	8.4
0	7315020022	MH	MH-D	MH-D	BP WEST COAST PRODUCTS LLC	0	-	7.0
0	7315020900	MH	MH-D	MH-D	LA CO FLOOD CONTROL DIST	0	-	0.0
0	7315020903	MH	MH-D	MH-D	LA CO FLOOD CONTROL DIST	0	-	0.2
22327 WILMINGTON AVE	7315031004	MH	MH-D	MH-D	AMB PROPERTY LP	1971	3,716	0.8
22351 WILMINGTON AVE	7315031019	MH	MH-D	MH-D	AMB PROPERTY LP	1970	297,000	14.9
1500 E 223RD ST	7315031026	MH	MH-D	MH-D	MELVILLE, WILLIAM AND CHERYL TRS	1978	57,392	3.0
1350 E 223RD ST	7315031027	MH	MH-D	MH-D	INTERNATIONAL PAPER COMPANY	1973	175,817	12.1
1300 E 223RD ST	7315031028	MH	MH-D	MH-D	CARSON 223RD ST LLC	1989	106,082	3.0
720 E WATSON CENTER RD	7315033037	MH	MH-D	MH-D	WATSON LAND CO	1991	246,602	7.2
23000 AVALON BLVD	7315033038	MH	MH-D	MH-D	WATSON LAND CO	1974	428,571	16.0
	7315033273	MH	MH-D	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	1.7
	7315033273	MH	MH-D	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	1.8
	7315033802	MH	MH-D	MH-D	SOU PAC TRANS CO	0	-	0.1
	7315034027	MH	MH-D	MH-D	WATSON LAND CO	0	-	0.1
	7315034271	MH	MH-D	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	1.8
	7315034271	MH	MH-D	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	1.8
	7315036271	MH	MH-D	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	1.9
	7315036272	MH	MH-D	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	1.9
23824 BANNING BLVD	7315037008	MH	MH-D	MH-D	WATSON LAND CO	1979	30,640	1.5
23848 BANNING BLVD	7315037009	MH	MH-D	MH-D	WATSON LAND CO	1979	27,478	1.5
854 E 238TH ST	7315037017	MH	MH-D	MH-D	WATSON LAND CO	1981	90,640	4.0
23803 WILMINGTON AVE	7315037028	MH	MH-D	MH-D	WATSON LAND COMPANY	1988	50,045	5.1
0	7315037271	MH	MH-D	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	3.6

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List of Properties to be Included in Design Overlay District

ADDRESS	APN	ZONE (CURRENT)	ZONE (PROPOSED)	OWNER NAME	YEAR BUILT	BLDG SIZE (S.F.)	LOT SIZE (A.C.)
0	7316024816	ML	ML-D	SOU PAC TRANS CO	0	-	5.1
0	7316024821	ML	ML-D	SOU PAC TRANS CO	0	-	8.3
0	7316024822	MH	MH-D	SOU PAC TRANS CO	0	38,500	7.3
0	7316024823	MH	MH-D	SOU PAC TRANS CO	0	1,680	2.2
0	7316024824	ML	ML-D	SOU PAC TRANS CO	0	-	0.1
0	7316024900	ML	ML-D	LA CITY	0	-	0.4
0	7316024902	ML	ML-D	LA CITY	0	-	3.0
	7316025031	ML	ML-D			-	0.4
2220 E CARSON ST	7316025054	ML	ML-D	WATSON LAND CO	1973	302,816	12.9
1904 E CARSON ST	7316025058	ML	ML-D	WATSON LAND CO	1971	-	0.7
21900 S WILMINGTON AVE	7316025061	ML	ML-D	ALPERT AND ALPERT IRON AND	1957	19,200	3.1
21930 S WILMINGTON AVE	7316025062	ML	ML-D	ALPERT AND ALPERT IRON AND	0	-	7.1
2277 E 220TH ST	7316025079	ML	ML-D	WATSON LAND CO	1982	67,502	2.8
0	7316025080	ML	ML-D	WATSON LAND CO	1982	44,400	0.5
2230 E CARSON ST	7316025091	ML	ML-D	WATSON LAND COMPANY	1979	33,860	1.4
2230 E CARSON ST	7316025092	ML	ML-D	WATSON LAND COMPANY	1979	39,836	1.8
2230 E CARSON ST	7316025093	ML	ML-D	WATSON LAND COMPANY	1979	33,860	3.9
2230 E CARSON ST	7316025094	ML	ML-D	WATSON LAND COMPANY	1979	91,622	1.0
21720 S WILMINGTON AVE BL	7316025095	ML	ML-D	WATSON LAND CO	1984	231,868	5.7
2000 E CARSON ST	7316025096	ML	ML-D	WATSON LAND CO	1968	547,165	12.6
2061 E 220TH ST	7316025097	ML	ML-D	ALPERT AND ALPERT IRON AND	0	-	8.9
2155 E 220TH ST	7316025100	ML	ML-D	WATSON LAND COMPANY	2002	177,964	9.1
2255 E 220TH ST	7316025101	ML	ML-D	WATSON LAND COMPANY	2012	248,252	11.9
21750 ARNOLD CENTER RD	7316025103	ML	ML-D	WATSON LAND CO	1998	188,808	10.1
21906 ARNOLD CENTER RD	7316025104	ML	ML-D	WATSON LAND CO	1998	108,116	7.1
21950 ARNOLD CENTER RD	7316025105	ML	ML-D	WATSON LAND CO	2000	185,708	9.1
2270 E 220TH ST	7316025108	ML	ML-D	WATSON LAND CO	2000	110,758	6.2
0	7316025109	ML	ML-D	WATSON LAND CO	0	-	0.2
2250 220TH ST	7316025112	ML	ML-D	WATSON LAND CO	2007	101,486	4.9
0	7316025812	ML	ML-D	SOU PAC TRANS CO	0	-	0.8
0	7316025813	ML	ML-D	SOU PAC TRANS CO	0	-	0.3
0	7316026826	MH	MH-D	SOU PAC CO	0	-	0.1
0	7316026830	MH	MH-D	SOU PAC TRANS CO	0	-	0.0
0	7316026905	MH	MH-D	LA CITY	0	-	0.1
2020 E 220TH ST	7316027015	ML	ML-D	RONALD S STEIN FAMILY LLC AND	1972	9,200	1.6
2032 E 220TH ST	7316027016	ML	ML-D	RONALD S STEIN FAMILY LLC ET AL	1965	80,707	3.0
2040 E 220TH ST	7316027018	ML	ML-D	WATSON EQUITY CO	1964	39,200	2.0
0	7316027029	ML	ML-D	WATSON LAND CO	0	-	5.5
2116 W 220TH ST	7316027030	ML	ML-D	WATSON LAND CO	2009	148,511	4.5
22010 WILMINGTON AVE	7316027034	ML	ML-D	WATSON LAND CO	2009	23,928	1.2
0	7316027036	ML	ML-D	WATSON LAND CO	1975	59,240	3.8
2060 E 220TH ST	7316027037	ML	ML-D	WATSON LAND COMPANY	1968	1,088	1.2
0	7316027038	ML	ML-D	WATSON LAND COMPANY	0	-	0.7
0	7318018002	MH	MH-D	EQUILON ENTERPRISES LLC	0	-	0.6
0	7318018006	MH	MH-D	EQUILON ENTERPRISES LLC	1945	2,780	116.8

List of Properties to be Included in Design Overlay District

Address	APN	Zone	Owner	Year	Area	Value	Age	Score
20945 S WILMINGTON AVE	7318018007	MH	SHELL OIL CO	1975	53,614	210.5		
1860 E DEL AMO BLVD	7318018900	MH-D	DOMINGUEZ FIRE PRO DIST	0	-	0.5		
0	7326001003	MH-D	SHELL OIL CO	0	-	19.5		
0	7326001004	MH-D	SHELL OIL CO	0	-	19.6		
0	7327002008	MH-D	EQUILON ENTERPRISES LLC	0	-	15.2		
0	7327002012	MH-D	EQUILON ENTERPRISES LLC	0	-	0.2		
0	7327002013	MH-D	EQUILON ENTERPRISES LLC	0	-	19.6		
0	7327002014	MH-D	EQUILON ENTERPRISES LLC	0	-	19.6		
0	7327002015	MH-D	EQUILON ENTERPRISES LLC	0	-	4.4		
0	7327002016	MH-D	EQUILON ENTERPRISES LLC	0	-	4.3		
0	7327002017	MH-D	EQUILON ENTERPRISES LLC	0	-	1.2		
0	7327002019	MH-D	EQUILON ENTERPRISES LLC	0	-	9.6		
0	7327002021	MH-D	EQUILON ENTERPRISES LLC	0	-	5.8		
20740 FIGUEROA ST	7336003027	ML-ORL	MISION EBEN EZER FAMILY CHURCH	1979	20,088	0.9		
405 W TORRANCE BLVD	7336003028	ML-ORL	MISION EBEN EZER FAMILY CHURCH	1966	132,026	4.7		
225 W TORRANCE BLVD	7336003029	ML-ORL	CARSON EL CAMINO LLC	1968	74,316	5.4		
0	7336003030	ML-ORL	CARSON VALLEY LLC	0	-	14.3		
20500 FIGUEROA ST	7336003037	ML-ORL	CARSON STORAGE VENTURE	1979	48,412	3.2		
20501 MAIN ST	7336003038	ML-ORL	CARSON STORAGE VENTURE	1979	19,278	2.5		
20501 MAIN ST	7336003039	ML-ORL	CARSON STORAGE VENTURE	1979	1,204	4.5		
20501 MAIN ST	7336003040	ML-ORL	CARSON STORAGE VENTURE	1979	38,544	2.5		
329 TORRANCE BLVD	7336003041	ML	SNOW, RONALD E TR	1956	12,800	1.0		
315 W TORRANCE BLVD	7336003042	ML	INTERNATIONAL PRINTING MUSEUM	1977	21,988	1.0		
0	7336003900	ML	LA CO FLOOD CONTROL DIST	0	-	2.9		
20331 MAIN ST	7336004010	ML-ORL	GAUDENTI AND GAUDENTI	0	-	5.4		
20350 FIGUEROA ST	7336004015	ML-ORL	CYRUS FIGUEROA LLC	1970	13,110	0.5		
20151 MAIN ST	7336004016	ML-ORL	SOUTHBAY CARSON LLC	2001	1,064,170	24.6		
18020 S BROADWAY ST	7339003001	MH-D	18020 BROADWAY PROPERTY LLC	1958	45,500	1.1		
18004 S BROADWAY ST	7339003002	MH-D	PFI REALTY V LP	1960	6,046	0.9		
0	7339003003	MH-D	GASKET ASSOCIATES	0	-	0.1		
18001 S MAIN ST	7339003004	MH-D	GASKET ASSOCIATES	1961	58,965	2.5		
0	7339003009	MH-D	SAHM BROADWAY PROPERTY LLC	1972	126,000	3.0		
17705 S MAIN ST	7339003011	MH-D	CHEN, HENRY J AND JESSIE F AND	1986	79,512	2.8		
17529 S MAIN ST	7339003024	MH-D	PRIME II LP	2005	152,831	5.1		
17913 MAIN ST	7339003054	MH-D	WELSH, MARY ET AL	1954	76,515	5.8		
17704 S BROADWAY ST	7339003055	MH-D	H J AND P E INVESTMENT	1996	93,256	2.9		
17813 S MAIN ST NO 101	7339003056	MH-D	FILKO INTERNATIONAL CORPORATION	1983	62,853	2.8		
18026 S BROADWAY ST	7339004001	MH-D	WHITT, DAVID C	1947	5,076	0.8		
18026 S BROADWAY ST	7339004002	MH-D	WHITT, DAVID C	1946	18,044	1.3		
18102 S BROADWAY ST	7339004003	MH-D	WHITT, DAVID C	1947	40,000	0.9		
18220 S BROADWAY ST	7339004006	MH-D	TESSIE CLEVELAND COMMUNITY	1961	15,779	1.0		
291 E VICTORIA ST	7339004007	MH-D	KAXON, STEVE AND DOMINA TRS	1976	1,000	0.3		
18015 MAIN ST	7339004008	MH-D	VALLEYCREST LANDSCAPE	1975	63,720	1.4		
18027 S MAIN ST	7339004009	MH-D	POTTER ROAD LLC	1988	20,400	0.5		
18115 S MAIN ST	7339004010	MH-D	POTTER ROAD LLC	1988	36,400	0.8		

List of Properties to be Included in Design Overlay District

APN	ZONE	CURRENT ZONE	PROPOSED ZONE	OWNER NAME	YEAR BUILT	BLOG	BLK	LOT	LOT SIZE AC
0	MH	MH-D	MH-D	POTTER ROAD LLC	1988			36,400	1.4
137 E VICTORIA ST	MH	MH-D	MH-D	WALKER, RICHARD TR	1967			5,916	0.1
125 E VICTORIA ST	MH	MH-D	MH-D	WALKER, RICHARD TR	1966			18,388	1.1
115 W VICTORIA ST	MH	MH-D	MH-D	TRIPLE POINT PROPERTIES LLC	1970			4,996	0.3
101 E VICTORIA ST	MH	MH-D	MH-D	TABBAA, YASSER	1989			1,000	0.5
0	MH	MH-D	MH-D	F AND B MADERA LLC AND	0			-	0.0
18118 BROADWAY	MH	MH-D	MH-D	F AND B MADERA LLC AND	1957			175,585	3.7
249 E VICTORIA ST	MH	MH-D	MH-D	ASARO, RAYMOND CO TR ET AL	1975			9,760	0.5
18400 S BROADWAY ST	MH	MH-D	MH-D	COOLEY GARDENA LLC ET AL	1980			15,259	0.7
18318 S BROADWAY ST	MH	MH-D	MH-D	SANTA CRUZ, DANIEL J AND	1957			80	0.3
18314 BROADWAY	MH	MH-D	MH-D	TATUM, STANLEY M AND SALLY M TRS	1964			6,160	0.3
0	MH	MH-D	MH-D	T M COMMERCIAL PROPERTIES LLC	0			-	0.1
240 W VICTORIA ST	MH	MH-D	MH-D	RYAN, PAUL B AND ELIZABETH J TRS	1964			2,100	0.1
0	MH	MH-D	MH-D	SARGIOUS, SAMIR AND MERITE	0			-	0.1
230 W VICTORIA ST	MH	MH-D	MH-D	SARGIOUS, SAMIR AND MERITE	1963			2,000	0.1
18420 S BROADWAY ST	MH	MH-D	MH-D	COOLEY GARDENA LLC ET AL	1976			14,400	0.8
216 W VICTORIA ST	MH	MH-D	MH-D	LA COUNTY	0			-	1.6
18530 S BROADWAY ST	MH	MH-D	MH-D	SYMONS, ANNETTE M TR	1948			3,123	1.6
18500 S BROADWAY	MH	MH-D	MH-D	EINBODEN, LESLIE L TR	1957			11,990	1.6
18700 S BROADWAY ST	MH	MH-D	MH-D	TUCH, RICHARD S AND LINDA J TRS	1941			18,326	2.9
21205 MAIN ST	ML	ML-D	ML-D	GREEN VILLAGE PROPERTIES LLC	1969			-	0.3
21205 MAIN ST	ML	ML-D	ML-D	GREEN VILLAGE PROPERTIES LLC	1969			8,020	1.5
21200 FIGUEROA ST	ML	ML-D	ML-D	PEACE APOSTOLIC CHURCH INC	1989			16,496	0.9
21214 FIGUEROA ST	ML	ML-D	ML-D	CHHEANG, MICHELLE AND	1949			6,930	0.7
1000 E DEL AMO BLVD	ML	ML-D	ML-D	AMB PROPERTY L P	1972			15,309	0.8
1024 E DEL AMO BLVD	ML	ML-D	ML-D	AMB PROPERTY L P	1972			36,580	1.9
1100 E DEL AMO BLVD	ML	ML-D	ML-D	AMB PROPERTY L P	1972			33,855	1.6
1025 E BURGROVE ST	ML	ML-D	ML-D	AMB PROPERTY L P	1972			87,696	3.8
20501 BELSHAW AVE	ML	ML-D	ML-D	AMB PROPERTY L P	1972			35,376	1.8
20531 BELSHAW AVE	ML	ML-D	ML-D	AMB PROPERTY L P	1972			29,160	1.4
20541 BELSHAW AVE	ML	ML-D	ML-D	AMB PROPERTY L P	1972			29,160	1.3
1016 E BURGROVE ST	ML	ML-D	ML-D	AMB PROPERTY L P	1972			62,955	2.6
1048 E BURGROVE ST	ML	ML-D	ML-D	AMB PROPERTY L P	1972			75,194	4.7
20444 TILLMAN AVE	ML	ML-D	ML-D	AMB PROPERTY L P	1972			15,440	0.7
20430 TILLMAN AVE	ML	ML-D	ML-D	AMB PROPERTY L P	1972			13,375	0.6
1124 E DEL AMO BLVD	ML	ML-D	ML-D	AMB PROPERTY L P	1972			14,616	0.8
0	ML	ML-D	ML-D	CARSON CITY	0			-	0.0
20721 ANNALAE AVE	ML	ML-D	ML-D	JRHA INVESTMENTS LLC	1974			23,520	1.3
20801 ANNALAE AVE	ML	ML-D	ML-D	JRHA INVESTMENTS LLC	1974			24,104	1.1
1139 E DOMINGUEZ ST	ML	ML-D	ML-D	PETERS, MELVIN A TR	1973			42,560	2.7
1123 E DOMINGUEZ ST	ML	ML-D	ML-D	PETERS, MELVIN A TR	1973			42,560	2.6
20722 BELSHAW AVE	ML	ML-D	ML-D	DEMUND, THOMAS P AND MARY S TRS	1974			28,160	1.2
20700 BELSHAW AVE	ML	ML-D	ML-D	POOLE PUBLICATIONS INC	1973			10,033	0.6
20600 BELSHAW AVE	ML	ML-D	ML-D	BELSHAW I LLC	1973			23,826	1.2
1083 E BEDMAR ST	ML	ML-D	ML-D	PATEL, MAHENDRA AND DEVAL	1974			16,720	0.9

List of Properties to be Included in Design Overlay District

ADDRESS	APN	ZONE	CURRENT	PROPOSED	OWNER NAME	YEAR BUILT	BLDG. SFT	LOT SFT	161512 AG
1067 E BEDMAR ST	7381025054	ML	ML-D	ML-D	COLE, AUBREY AND YANG TRS	1974	16,615	0.8	
1053 E BEDMAR ST	7381025056	ML	ML-D	ML-D	SEHIOGLU CO LLC	1974	23,346	1.1	
1009 E BEDMAR ST	7381025058	ML	ML-D	ML-D	RODSTEIN, JEROME AND LAVONNE TRS	1974	20,550	1.1	
20735 BELSHAW AVE	7381025059	ML	ML-D	ML-D	BLAINE, RICHARD C AND SIGRID J	1974	19,305	1.0	
20620 LEAPWOOD AVE	7381025061	ML	ML-D	ML-D	AMERICAN OFFICE PARK PROPERTIES	1975	214,380	5.0	
1007 E DOMINGUEZ ST	7381025067	ML	ML-D	ML-D	LEAPWOOD ASSOCIATES LP	1977	139,592	3.4	
20760 LEAPWOOD AVE	7381025068	ML	ML-D	ML-D	KIM, YONG W AND HYE S TRS	1977	10,016	0.5	
20790 LEAPWOOD AVE	7381025069	ML	ML-D	ML-D	FISKE LEAPWOOD FLOWER LLC	1977	9,990	0.5	
20920 CHICO ST	7381025072	ML	ML-D	ML-D	THOTH EQUITIES LLC	1974	18,064	2.1	
0	7381025073	ML	ML-D	ML-D	1050 1070 DOMINGUEZ LLC	1976	55,840	3.1	
20631 ANNALIEE AVE	7381025080	ML	ML-D	ML-D	DAVIDSON, W SCOTT TR	1973	39,710	2.3	
20626 BELSHAW AVE	7381025081	ML	ML-D	ML-D	BELSHAW I LLC	1973	39,710	2.2	
0	7381025082	ML	ML-D	ML-D	DALLAS, RHODA MAY A TR	1973	23,826	1.3	
20800 BELSHAW AVE	7381025083	ML	ML-D	ML-D	DALLAS, RHODA MAY A TR	1973	24,180	1.1	
20830 LEAPWOOD AVE	7381025084	ML	ML-D	ML-D	WONG, HOKNUNG	1977	12,876	0.9	
20810 LEAPWOOD AVE	7381025085	ML	ML-D	ML-D	ROETTER, TIMOTHY AND VANESSA TRS	1977	11,373	0.6	
20770 LEAPWOOD AVE	7381025086	ML	ML-D	ML-D	NEXUS MANAGEMENT LLC	1977	23,520	1.3	
20701 ANNALIEE AVE	7381025087	ML	ML-D	ML-D	JOHNSON LAMINATING AND COATING	1976	11,455	0.6	
20611 BELSHAW AVE	7381025088	ML	ML-D	ML-D	BRICK LAND INVESTMENTS LLC	1974	7,380	1.3	
1025 E BEDMAR ST	7381025091	ML	ML-D	ML-D	BERNAL HOLDINGS COMPANY LLC	1974	16,000	1.5	
20815 BELSHAW AVE	7381025094	ML	ML-D	ML-D	REAL, JOHN	1974	10,410	1.3	
1059 E BEDMAR ST	7381025095	ML	ML-D	ML-D	MSS PROPERTIES LLC	1974	31,630	1.7	
0	7381025902	ML	ML-D	ML-D	CARSON CITY	0	-	0.0	
1112 E DOMINGUEZ ST	7381026001	ML	ML-D	ML-D	KIEFUS, JAMES A AND ELENIE M TRS	1976	17,710	0.8	
1150 E DOMINGUEZ ST	7381026002	ML	ML-D	ML-D	PARK, ALLAN H AND HWALAN TRS	1980	30,323	1.3	
1154 ANNALIEE LANE	7381026003	ML	ML-D	ML-D	CHESSMORE, JOHN AND KATHRYN TRS	1980	10,095	0.4	
1130 E DOMINGUEZ ST	7381026004	ML	ML-D	ML-D	SAMTECH AUTOMOTIVE USA INC	1980	27,812	1.2	
1170 E DOMINGUEZ ST	7381026005	ML	ML-D	ML-D	LUCAS, STAN	1971	16,447	1.0	
1162 E DOMINGUEZ ST	7381026006	ML	ML-D	ML-D	DRM9 PROPERTIES LLC	1971	15,735	0.9	
1134 E DOMINGUEZ ST	7381026007	ML	ML-D	ML-D	LUCAS, STAN	1971	8,942	0.4	
1110 E DOMINGUEZ ST	7381026008	ML	ML-D	ML-D	LALEHAR PROPERTY LLC	1970	12,008	0.7	
0	7381026908	ML	ML-D	ML-D	CA PUBLIC EMPLOYEES	0	-	0.8	
24224 BROAD ST	7404012011	ML	ML-D	ML-D	WAGNER, KENNETH L JR TR	1957	26,456	1.8	
24224 BROAD ST	7404012012	ML	ML-D	ML-D	WAGNER, KENNETH L JR TR	0	-	0.6	
0	7404012014	ML	ML-D	ML-D	WAGNER, KENNETH L TR	0	-	0.4	
24100 BROAD ST	7404012015	ML	ML-D	ML-D	BAYSHORE PARTNERS LLC	1978	27,614	2.9	
0	7404012806	ML	ML-D	ML-D	CALIF EDISON CO	0	888	2.1	
600 W SEPULVEDA BLVD	7406026019	MH	MH-D	MH-D	SEPULVEDA 600 LLC	1985	7,575	0.6	
24327 MAIN ST	7406026916	MH	MH-D	MH-D	CO SANITATION DISTRICT NO 8	0	-	9.6	
24721 MAIN ST	7406026917	MH	MH-D	MH-D	CO SANITATION DISTRICT NO 8	1945	9,918	9.6	
0	7406026918	MH	MH-D	MH-D	CO SANITATION DISTRICT NO 8	1970	1,345	16.9	
Total	536 lots						13,817,280	1618.4	