

RESOLUTION NO. PC-2024-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE TO AMEND THE FULLERTON MUNICIPAL CODE TO ESTABLISH THE HOUSING INCENTIVE OVERLAY ZONE PROGRAM AND RELATED DEVELOPMENT STANDARDS AND AMEND THE OFFICIAL FULLERTON ZONING MAP BY APPLYING THE “-HI” ZONING OVERLAY DESIGNATION TO CERTAIN COMMERCIAL AND INDUSTRIAL ZONED PROPERTIES AS PER EXHIBITS A THROUGH C

LRP-2024-0009  
APPLICANT: CITY OF FULLERTON

WHEREAS, California state law requires every city to have a General Plan, including a Housing Element, which complies with the provisions of Government Code section 65580 *et seq.*; and

WHEREAS, the Housing Element is required, among other things, to identify sites that are sufficient to accommodate the City’s Regional Housing Needs Assessment (RHNA) as assigned by the Southern California Association of Governments; and

WHEREAS, the 6<sup>th</sup> Cycle Housing Element cannot be found to be substantially compliant with state law until the rezoning required by the programs in the housing element has been done; and

WHEREAS, the California Government Code and Fullerton Municipal Code Sections 15.72.040 and 15.72.050 authorize the Planning Commission to hold a public hearing to consider amendments to the Fullerton Zoning Code and make a recommendation to the City Council based on findings that the proposed amendments are consistent with state requirements; and

WHEREAS, the Planning Commission of the City of Fullerton, California held a duly noticed public hearing in compliance with FMC 15.72.040 and as required by state law for LRP-2024-0009 to consider amendments to the Fullerton Plan and Fullerton Municipal Code and make a recommendation to the City Council on September 25, 2025; and

WHEREAS, prior to adopting this resolution, the Planning Commission adopted Resolution No. PC-2024-28 recommending that the City Council certify an Environmental Impact Report (“EIR”), adopt a statement of overriding considerations, and make findings in accordance with CEQA; and

WHEREAS, prior to adopting this resolution, the Planning Commission adopted Resolution No. PC-2024-29, recommending that the City Council approve the 6<sup>th</sup> Cycle Housing Element; and

WHEREAS, one of the programs identified in the Housing Element to help meet the City’s RHNA goals is to adopt an overlay zone (Housing Incentive Overlay Zone) that allows a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-restricted affordable housing units; and

WHEREAS, the Housing Incentive Overlay Zone (HIOZ) Program is intended to facilitate the by-right development of multiple-family housing, including affordable housing, on designated parcels, and to implement state laws that require cities to demonstrate available land capacity to accommodate the City's projected need for housing.

THE PLANNING COMMISSION OF THE CITY OF FULLERTON HEREBY FINDS AND RESOLVES AS FOLLOWS:

1. The previous recitals are true and correct and are incorporated as if fully set forth herein.
2. The proposed Zoning Code amendment is consistent with the objectives of the Zoning Code and the General Plan.
3. The adoption of this Ordinance is authorized by FMC Chapter 15.72.
4. The adoption of this ordinance is required by the 6<sup>th</sup> Cycle Housing Element in order to have a substantially compliant Housing Element that is consistent with the proposed 6<sup>th</sup> Cycle Housing Element, and is consistent with and supportive of the following General Plan policies:

**Policy OAP1:** Comply with State and Federal Laws and regulations while maintaining local control in decision-making.

**Policy P1.9 Housing Choice:** Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice.

5. The proposed Code amendment implements the 6<sup>th</sup> Cycle Housing Element as promotes the public health, safety and welfare of the community by:
  - A. Creating additional opportunities for enabling by-right housing development with the required inclusion of affordable units. This process will allow for streamlined review of proposed projects by providing specific site, design characteristics for projects, including completed CEQA review, providing the opportunity to include conditions and mitigation measures to reduce impacts when necessary.

NOW, THEREFORE, the Planning Commission of the City of Fullerton, California recommends approval of amendments to Fullerton Municipal Code Chapters 15.17.070, 15.18 and 15.23 to modify the City's Zoning Ordinance to establish the HIOZ Program as set forth in Exhibit A and to modify the official Fullerton Zoning Map to implement Alternative 2, the Reduced Sites Analysis as shown in Exhibits B and C.

ADOPTED BY THE FULLERTON PLANNING COMMISSION ON SEPTEMBER 25, 2024.

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Peter Gambino, Chairman

Attachments

Exhibit A - Zoning and Development Standards

Exhibit B - List of Parcels within the Housing Incentive Overlay Zone

Exhibit C - Proposed Zoning Map

# Chapter 15.17.070.

## Site Development Standards for Multiple-Family Residential, Housing Incentive Overlay Zone (HIOZ), and Mobile Home Zone Classifications

The following development standards apply to the R-G, R-3R, R-3, R-3P, R-4, R-5, R-MH, and HIOZ zones. For mixed-use development projects, refer to Chapter 15.30.040 (Mixed-Use Development). Where conflicts between provisions exist, the more restrictive standard shall apply.

### A. Building Standards

#### 1. Lot Standards

- a. Lot standards for Multiple-Family Residential Zones shall be prescribed in Table 15.17.070.A.
- b. **Exception:** The permitted lot area per dwelling unit shall be 1,600 square feet per unit when at least 80 percent required parking is fully below natural grade or when two pre-existing, legal lots are consolidated into one lot of 20,000 square feet or greater having access from a public alley.

	R-G	R-3R	R-3/ R-3P	R-4	R-5	R-MH	HIOZ
Minimum lot area	7,200 SF	8,800 SF	10,000 SF	20,000 SF	30,000 SF	5 acres	15,000 SF
Minimum lot area per dwelling unit	3,600 SF	2,200 SF	1,600 SF	1,150 SF	N/A	4,000 SF	N/A
Maximum lot coverage	60%	60%	60%	60%	60%	70%	N/A

#### 2. Setbacks Standards

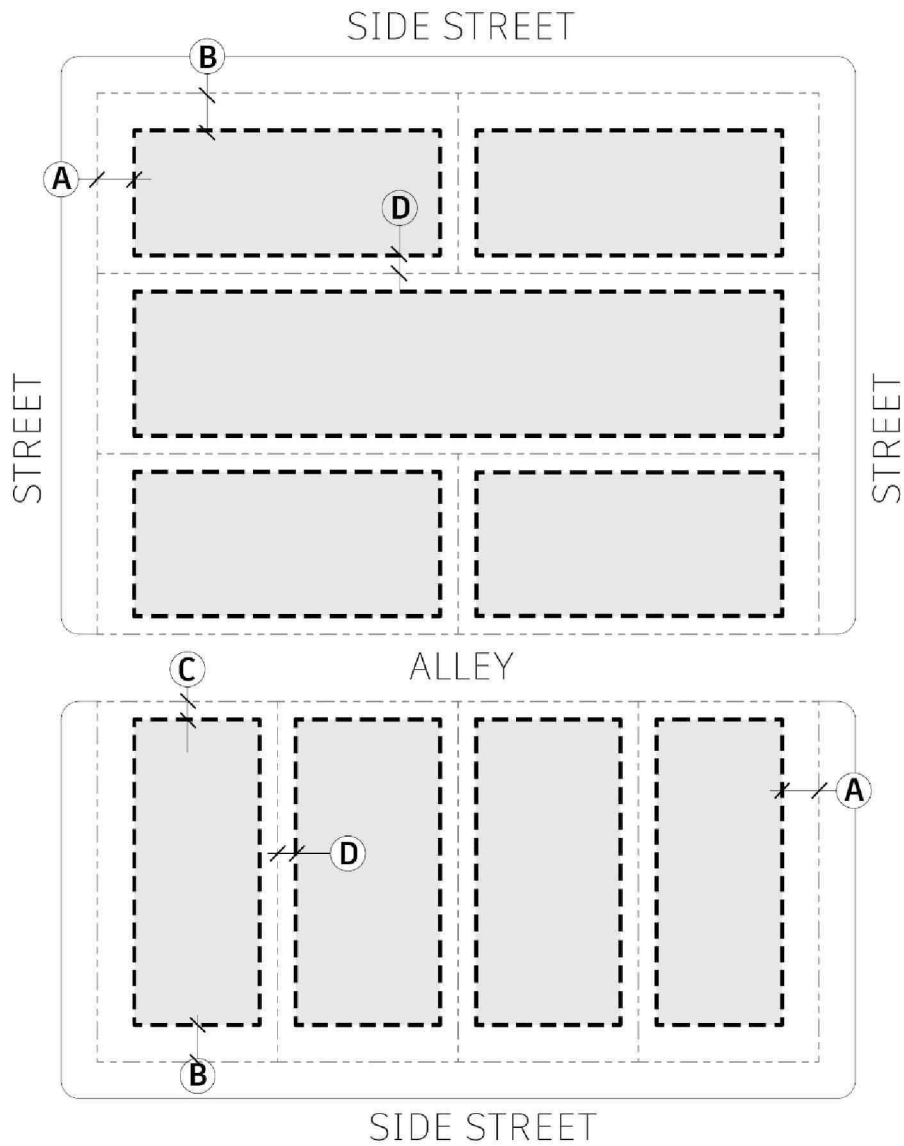
- a. Building setback standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.B and as illustrated in Figure 1.
- b. Building setbacks shall be measured from the property line.
- c. **Exception:** When the combined area of the required setbacks from public streets exceeds 25 percent of the total lot area, said setbacks may be reduced so as not to exceed 25 percent of the total lot area, subject to the approval of the Director of Development Services.
- d. The following elements are allowed to encroach into the setback:
  - i. Landscaping per 15.17.070.B.4.
  - ii. Walls and fences per 15.17.070.B.3

**Table 15.17.070.B**

Minimum Building Setbacks for Multiple-Family Residential Zones

	R-G, R-3R, R-3, R-3P, R-4, R-5	R-MH	HIOZ
<u>Along Street (A)</u>	15 feet	15 feet	<u>10 feet</u>
<u>Along Side Street (B)</u>	15 feet	15 feet	<u>10 feet</u>
<u>Along Alley (C)</u>	<u>5 feet (1)</u>	5 feet	<u>5 feet (1)</u>
<u>Along Interior Lot Line (D)</u>	<u>5 feet (1)</u>	10 feet	<u>5 feet (1)</u>

(1) Setback standard is applicable to the ground floor (i.e., at finished grade). See 15.17.070.A.3 (Step-Back Standards) for upper-story step-backs.



- (X) // Setback Dimension
- Setback Line
- - - Lot/Parcel Line
- Curb Line

Figure 1. Building Setbacks

**3. Step-Back Standards**

- a. Building step-back standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.C and illustrated in Figure 2.
- b. Building step-backs shall be measured from the setback line.
- c. Building step-backs shall occur for a minimum of 70% of the façade length.
- d. The Director of Community and Economic Development shall determine the step-back requirement for buildings over five stories.
- e. The following elements are allowed within the step-back:
  - i. Open space per 15.17.070.B.
  - ii. Landscaping per 15.17.070.B.4.
  - iii. Walls and fences per 15.17.070.B.3.

<u>Table 15.17.070.C</u> <u>Minimum Building Step-Backs for Multiple-Family Residential Zones</u>		
	<u>R-G, R-3R, R-3, R-3P, R-4, R-5, and HIOZ</u>	
	<u>2<sup>nd</sup> story</u>	<u>3<sup>rd</sup> story and above</u>
<u>Street (front and side)</u>	<u>0 feet</u>	<u>0 feet (1)</u>
<u>Along Alley or Interior Lot Line</u>	<u>5 feet</u>	<u>5 feet (1)</u>

(1) The Director of Development Services shall determine the step-back requirement for buildings over five stories.

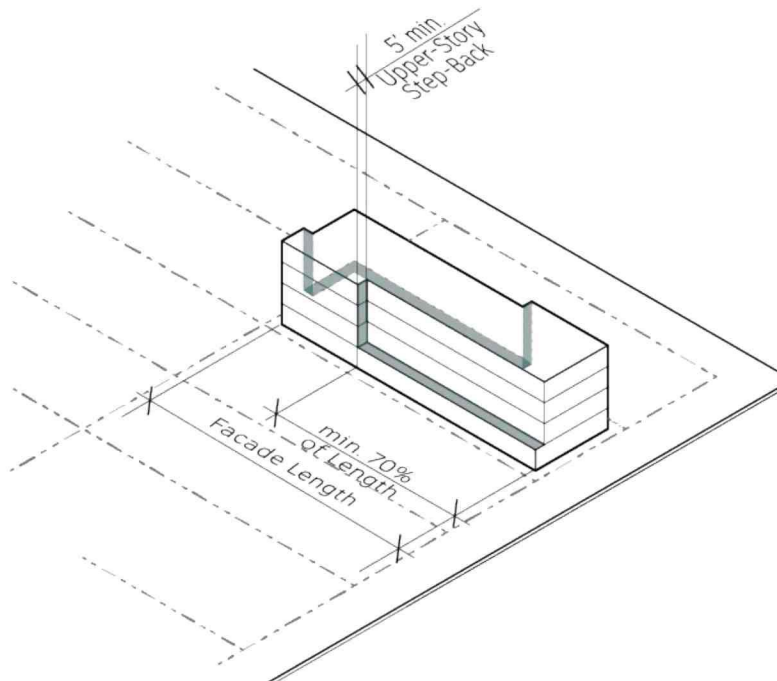


Figure 2. Building Step-Backs

**4. Height Standards**

- a. Building height standards for Multiple-Family Zones shall be as prescribed in Table 15.17.070.D.
- b. Building height shall be measured from natural grade.
- c. In the multiple-family residential zones R-3, R- 3P, R-3R, R-4 and R-5, where subterranean parking is used, and such parking area is a basement as defined in Chapter 15.04 (Definitions), then the story above said basement shall be considered the first story of the structure.

<u>Table 15.17.070.D</u> Maximum Height Requirements for Multiple-Family Residential Zones		
	R-G, R-3R, R-3, R-3P, R-4, R-5, <u>and HIOZ</u>	R-MH
Maximum height limit <u>for any portion of parcels</u> within 100 feet of property with an R-1 zone classification	30 feet.  <u>If a multiple-family structure is located down-slope from an adjacent R-1 zoned property, the following maximum height limits shall apply as illustrated in Figure 3.</u>  - <u>For a grade differential of less than 20 feet, a 30 feet maximum height limit applies.</u>  - <u>For a grade differential of more than 20 feet, a 40 feet maximum height limit applies.</u>	35 feet
<u>Maximum height limit for parcels or portion of parcels</u> greater than 100 feet from a property with an R-1 zone classification	Unlimited	35 feet

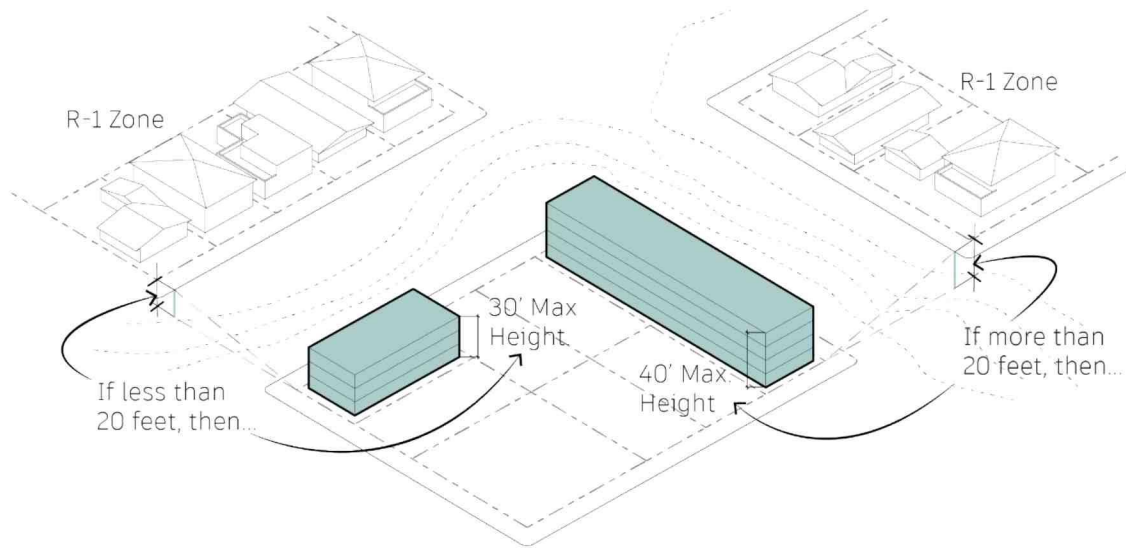


Figure 3. Maximum Building Height for Parcels within 100 feet of R-1 Zones.

## 5. Façade Modulation and Articulation Standards

- a. **Façade break.** A building façade with frontage along a street shall not span a continuous horizontal length greater than 150 feet unless it includes at least one break or interruption in the façade with a minimum length of 20 feet and minimum depth of 5 feet, as illustrated in Figure 4.

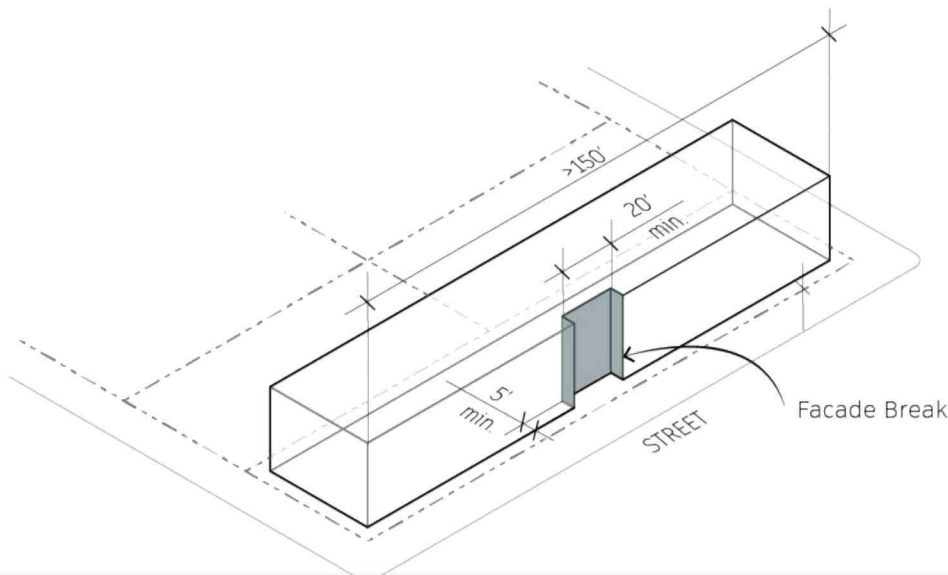
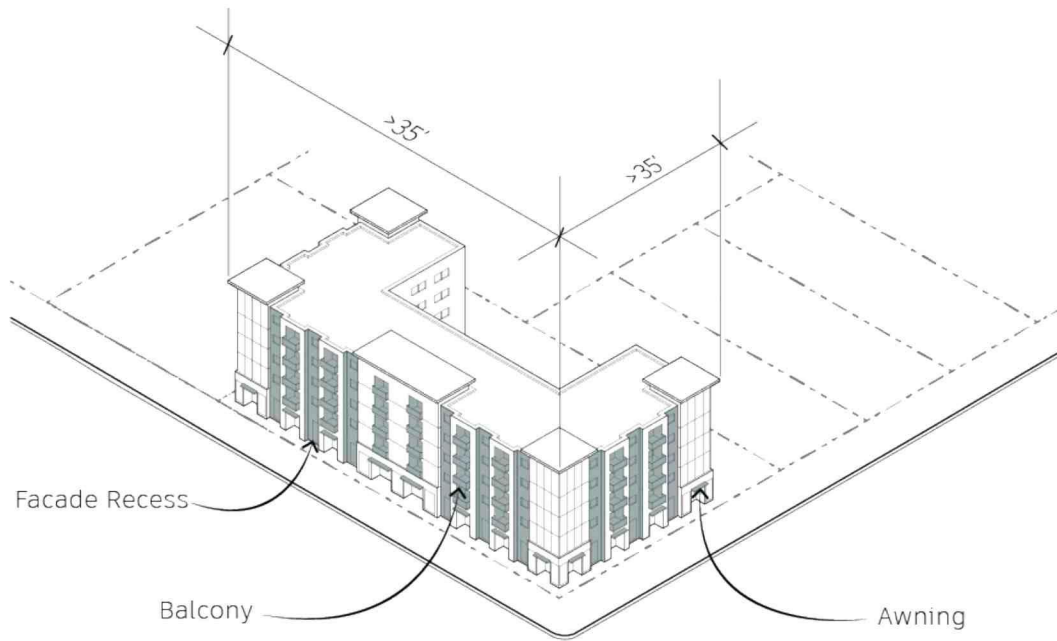


Figure 4. Façade Break

- b. **Façade modulation and articulation.** A building façade with frontage along a street shall not span a continuous horizontal length greater than 50 feet unless it articulates at least 25% of the total façade area utilizing at least one of the following techniques and as illustrated in Figure 5:
- i. Building step-backs, recesses/reliefs, and/or projections of at least 2 feet in depth,
  - ii. Use of balconies, decks, porches, patios, and/or terraces, and/or
  - iii. Use of awnings, lattices, louvers, and/or other shading devices as approved by the Director of Development Services.



**Figure 5. Façade Modulation and Articulation**

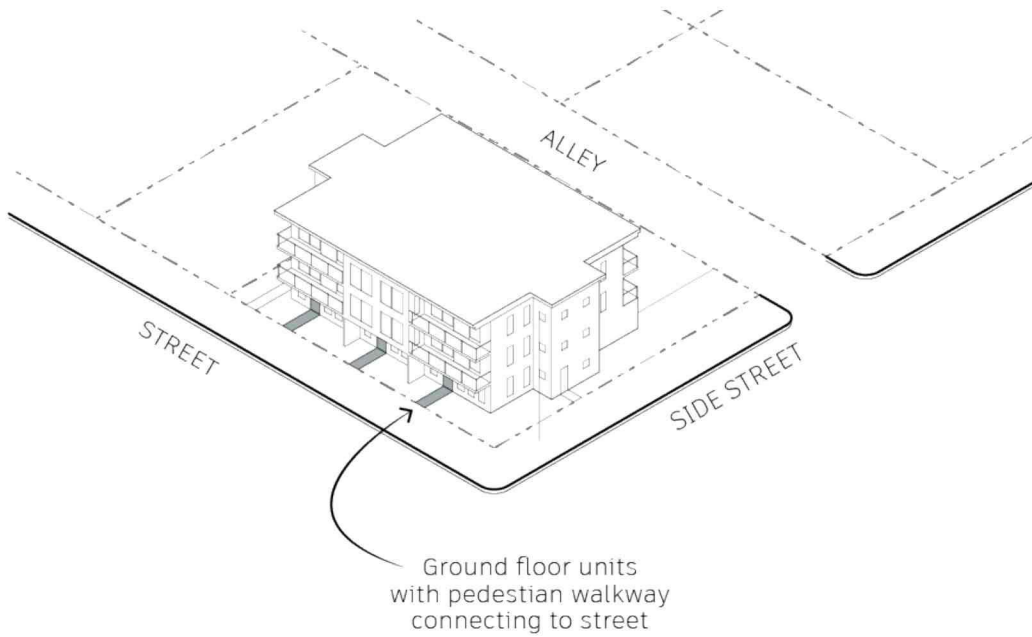
- c. **Blank facades.** All building façades shall not span a continuous horizontal length greater than 20 feet unless it includes a façade opening, such as window or door, as shown in Figure 6.



**Figure 6. Blank Facades**

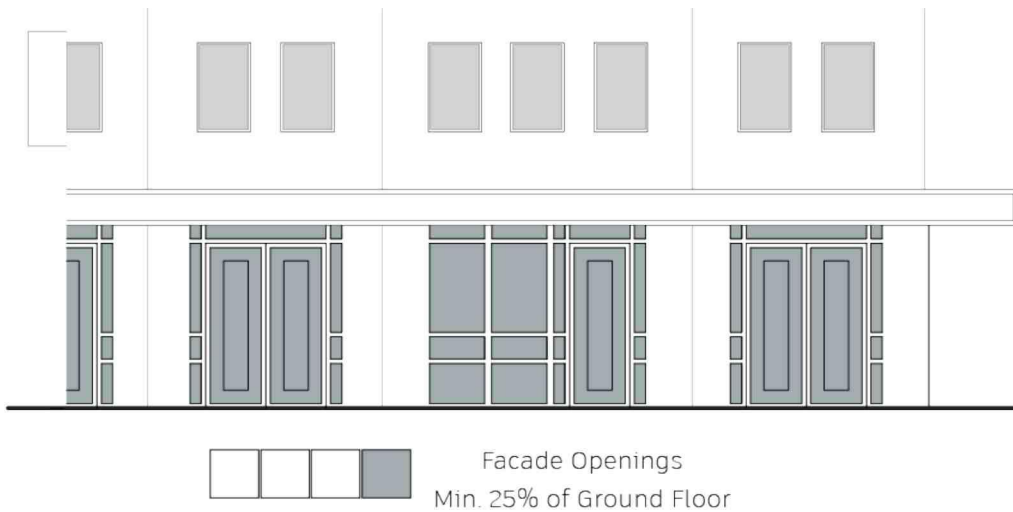
## 6. Ground Floor Standards

- a. **Building entries.** Each building façade with frontage along a street shall incorporate a minimum of one ground floor building entry with a pedestrian connection, such as a sidewalk or walkway, to the street. All entries shall be recessed a minimum of 30 inches from the façade.
- b. **Ground floor dwelling units.** Each individual ground floor dwelling unit with frontage along a street shall provide its own ground floor entry with a pedestrian connection, such as a sidewalk or walkway, to the street, as illustrated in Figure 7.



**Figure 7. Entries for Ground Floor Dwelling Units**

- c. **Facade Openings.** Each ground floor facade shall dedicate at least 25% of the facade area to facade openings, such as windows or doors, as illustrated in Figure 8. The use of tinted, mirrored, or reflective glass is prohibited.



**Figure 8. Ground Floor Façade Openings**

## **B. Open Space Standards**

### **1. Private Open Space Standards**

- a. Private open space standards for Multiple-Family Zones shall be prescribed in Table 15.17.070.E.
- b. Each residential unit shall provide at least one private open space that is usable in the form of a balcony, deck, porch, patio, or terrace that measures at least 6 feet in any direction.
- c. All such private open space areas may be counted on a one-for-one basis up to a total of one-third of the required open space.

- d. Private open spaces shall not include any portion of off-street parking space, driveways, turnaround areas, required street setback area, or any accessory building or rooftops, except those portions thereof used for outdoor living or recreational purposes. Private open spaces shall also not be included within any common open space and any private open space occurring next to any common area shall be separated by a fence or wall architecturally designed to match the building.
- e. In R-5 zones only, and only in those R-5 projects containing no dwelling unit of over one bedroom, up to 25 percent of any landscaped or recreational area developed and maintained above grade on top of buildings or site structures may be counted as open space rather than as covered space in computing total site coverage, provided that the area so counted shall not total more than 50 percent of the required site open space.

<u>Table 15.17.070.E</u> <u>Private Open Space Requirements per Unit for Multiple-Family Residential Zones</u>		
	<u>R-G, R-3R, R-3, R-3P, R-4, and RM-H</u>	<u>R-5, HIOZ</u>
<u>Minimum area of usable private open space required per dwelling unit</u>	<u>100 square feet</u>	<u>67 square feet</u>

## 2. Common Open Space

- a. Multiple-family residential projects shall provide common open space as “usable open space” as defined in 15.17.040.C (General Site Development Standards – Usable Open Space).
- b. Common open space standards for Multiple-Family Residential Zones shall be prescribed in Table 15.17.070.F based on the number of units and bedroom mix.
- c. Common open space shall be landscaped per 15.17.050.B.4 (Landscaping).

<u>Table 15.17.070.F</u> <u>Common Open Space Requirements per Unit for Multiple-family Residential Zones</u>					
<u>Number of Bedrooms per Dwelling Unit</u>	R-G, R-3R	R-3/ R-3P	R-4	R-5, <u>HIOZ</u>	R-MH
<u>Studio</u>	600 SF	400 SF	300 SF	200 SF	750 SF
<u>1</u>	600 SF	400 SF	300 SF	200 SF	750 SF
<u>2</u>	800 SF	600 SF	450 SF	300 SF	750 SF
<u>3</u>	1,000 SF	800 SF	600 SF	400 SF	750 SF
<u>Additional bedrooms</u>	200 SF each	200 SF each	150 SF each	100 SF each	N/A

## 3. Fences and Walls

- a. Fences and walls for multiple-family residential projects shall be regulated as outlined in Section 15.17.050.G (Fences and Walls).

## 4. Landscaping

- a. Applicability. Landscaping for multiple-family residential projects shall be regulated as outlined in Chapter 15.50 (Landscaping and Irrigation Requirements) for the following:
  - i. Installation of new landscaped areas; or
  - ii. Rehabilitation of existing landscaped areas where affected landscaped area is equal to or greater than 2,500 square feet.
  - iii. Installation of new landscape areas less than 2,500 square feet in aggregate may opt to comply instead with the prescriptive measures contained in Chapter 15.50 Appendix A.
  - iv. New or rehabilitated projects using treated or untreated graywater or rainwater captured on site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix A Section (5).
- b. Setbacks. All street and alley setbacks shall be landscaped except for pedestrian and vehicular access ways, or other non-irrigated areas designed for non-development (e.g., existing native vegetation).
- c. Parking Areas. All open parking areas (e.g., non-structured, non-garage) shall be landscaped and shall provide the following:
  - i. Planters with a total landscaped area of a minimum of 25 square feet per parking space or 8% of the total area of the open parking area, whichever is greater. Planters should be distributed throughout the open parking area.
  - ii. Trees with a total shaded area (e.g., the area under the tree canopy or dripline 15 years after installation) of a minimum of 50% of the total area of the open parking area. Trees should be distributed throughout the open parking area.
- d. Common Open Spaces. All common open space areas shall be landscaped and shall provide the following.
  - i. Landscaping. A minimum of 25 percent of outdoor common open space shall be planted area with a minimum dimension of 30 inches in any direction.
  - ii. Trees. A minimum of one 24-inch box tree for every 500 square feet of outdoor common open space shall be planted within the common open space. For projects with 2 or more trees, a minimum of 50 percent of all trees planted shall be shade trees.
  - iii. For projects greater than 5 acres in size. Pedestrian accessways and publicly accessible usable open space per 15.17.070.D.3.

## C. Parking Standards

### 1. Off-Street Parking Standards

- a. Off-Street parking shall be provided in accordance with Section 15.17.080 (Parking Standards).

- b. Off-Street parking standards for Multiple-Family Residential Zones shall be prescribed in Table 15.17.070.G.

<u>Table 15.17.070.G</u>			
<u>Off-Street</u> Parking Requirements per Unit for Multiple-family Residential Zones			
	R-G, R-3R, R-3, R-3P and R-4	R-5	HIOZ
Studio	<u>1.25 spaces plus 0.25 guest spaces</u>	<u>1 space plus 0.25 guest spaces</u>	<u>1 space plus 0.1 guest spaces.</u>
1 Bedroom	<u>1.5 spaces plus 0.25 guest spaces</u>	<u>1 space plus 0.25 guest spaces</u>	<u>1 space plus 0.1 guest spaces.</u>
2 Bedrooms	<u>1.75 spaces plus 0.25 guest spaces</u>	<u>1.5 spaces plus 0.25 guest spaces</u>	<u>1.5 spaces plus 0.1 guest spaces.</u>
3 or More Bedrooms	<u>2 spaces plus 0.25 guest spaces</u>	<u>2 spaces plus 0.1 guest spaces</u>	<u>2 spaces plus 0.1 guest spaces.</u>

- c. **Exception:** In R-5 projects for studio dwelling units, the required off-street vehicular parking may be reduced to 1 space per 2 dwelling units with a Conditional Use Permit.
- d. **Exception:** In the R-3, R-4 and R-5 zones, the required off-street vehicular parking may be reduced to 1 space per 4 dwelling unit for federally and state subsidized retirement complex with a Conditional Use Permit. In reviewing the Conditional Use Permit, the factors to be considered shall include, but not be limited to, the projected population of the proposed development, the design of the building or development in relation to the ability to provide additional parking if needed, the possibility of contractual limitations on the ownership of vehicles, and the site's proximity to shopping facilities, schools, recreation, and cultural opportunities.
- e. **Exception:** For projects within ½ mile of public transit per Government Code Section 65863.2, off-street parking minimum requirements shall be waived.
- f. **Unbundled parking.** For HIOZ projects only, vehicular parking spaces shall be leased or sold separately from dwelling unit rental or purchase fees, such that renters or buyers have the option of renting or buying the dwelling unit at a lower price than if the parking space was included. In addition, the following shall apply:
- i. For deed-restricted affordable dwelling units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable dwelling units shall not sublease their parking spaces.
  - ii. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.

## 2. Vehicular Access and Layout Standards

- b. At-grade (surface) parking is prohibited within any street setback. Entry/exit openings, driveways, curb cuts, and access lanes for vehicular access, fire access, utilities access, or pedestrian access are exempt from this requirement.

- c. Above-grade structured parking facing a street shall be screened by landscaping, buildings, or other screening treatments as approved by the Community Development Director so that it is not visible from the street. Entry/exit openings, driveways, curb cuts, and access lanes for vehicular access, fire access, utilities access, or pedestrian access are exempt from this requirement.
- d. Below-grade structured parking is exempt from street setback requirements.

## D. Site Standards

### 1. Access and Circulation Standards

- a. In order of priority and subject to approval by the Community Development Director and the City's Traffic Engineer, vehicular access shall be provided from (a) an alley, rear street, or perimeter drive aisle, (b) a side street, (c) an existing or relocated access point on a front street, and (d) a new access point on a front street.

### 2. Trash, Storage, and Mechanical Equipment

- a. Utility meters and connections, air conditioning condensers, ducting/venting, panels, roof ladders, and similar equipment shall be screened from view from the street (public and internal) and shall not be located within any required open space or setback area. Screening techniques range from the use of landscaping to placement in concealed rooms or closets for equipment on the ground. Roofs shall be of a form or height to provide screening for roof-mounted equipment. Alternatively, roof screening that is consistent with the architecture of the building may be used.
- b. No trash enclosure shall be located in any required open space or setback area, within direct view of a street. **For projects utilizing exterior trash enclosures, the following requirements shall be met:**
  - i. Enclosure shall be constructed of masonry with walls a minimum of six (6) feet in height and finished to match the main building.
  - ii. Enclosure shall be finished with a solid roof designed to architecturally match the main building.
  - iii. Enclosure shall be finished with solid metal doors.
  - iv. Enclosure shall be provided with hose bib and floor drain connected to the sanitary sewer to facilitate regular cleaning.
- c. The outdoor storage of materials, products, supplies, and containers shall be prohibited.

### 3. Standards for Projects Greater than 5 Acres in Size

- a. For projects on sites with an area of 5 acres or more shall provide the following:
  - i. Pedestrian walkways shall connect all buildings in a project to each other, to on-site parking areas, to on-site publicly accessible open spaces, to other on-site amenities, and to the public sidewalk along each abutting public right of way. Pedestrian walkways shall be continuous. Where an interruption occurs, such as at a driveway, drive aisle, or street, the pedestrian walkway shall maintain a direct connection via a marked crosswalk or similar feature.
  - ii. A publicly accessible usable open space shall be provided per the following:

- a. Open space shall provide a minimum area equivalent to 5% of the total floor area of the project.
- b. Open space shall be a usable outdoor space and may include, but is not limited, parks, plazas, courtyards, paseos, arcades, or other similar open spaces that allow for public leisure, recreation, and/or gathering.
- c. Open space shall provide access to a public right-of-way and be usable, open, and accessible to all residents, tenants, patrons, and the public in a project at a minimum during daylight hours.
- d. Open space shall provide at least one contiguous area with a minimum area of 400 square feet and a minimum length and width of 20 feet.
- e. Open space shall be landscaped for a minimum of 25 percent of the total area.
- f. Open space shall be hardscaped for a minimum of 25 percent of the total area.
- g. Open space shall provide a minimum of 1 seat for every 200 square feet of the total area, where seating may be permanent or movable and may be in the form of a chair, bench, ledge, low wall, or other similar usable seating arrangement.
- h. Required common open spaces shall not count towards required publicly accessible open spaces.

## E. Additional Standards for the Mobile Home (R-MH) Zone

1. Any mobile home park shall have frontage on and vehicular access to a street having a minimum right-of-way width of 80 feet. No vehicular access way shall be permitted except on such street and only one vehicular access way shall be permitted per street frontage.
2. A decorative wall shall normally be constructed and maintained around the perimeter of mobile home parks except that along any public street it shall be set at the rear of the required setback. Under most circumstances said wall shall be 6 feet in height. However, the requirement for fencing and the type and height of such fencing may be varied in conformance with special topographical conditions, existing fences, or specific design goals of the developer, subject to the approval of the Director of Development Services.
3. All required setbacks and all incidental open space within the mobile home park shall be landscaped and maintained in accordance with an approved landscaping plan.
4. Fire prevention and security features shall be provided in all mobile home parks as required by the Fire Chief.

# Chapter 15.18. Mixed-Use Development Standards

## 15.18.01. Intent and purpose.

- a. The following development standards apply to mixed-use developments in the C-3 zone and HIOZ and are supplemental to the development standards prescribed in the applicable underlying base or overlay zone. Where conflicts between provisions exist, the more restrictive standard shall apply.
- b. The following development standards apply to both horizontal and vertical mixed-use developments as defined in Section 15.18.02 (Definitions).
- c. The following development standards for mixed-use developments are intended to enhance the design of buildings and the public realm that promote active, ground floor pedestrian activity.

## 15.18.02. Definitions

- a. Unless otherwise noted, definitions for terms in this chapter are subject to [Chapter 15.04 \(Definitions\)](#). Exceptions include:
  - i. **Vertical Mixed-Use Development** means development projects that combine residential and commercial land uses into a single development project where uses are adjacent to one another, either in separate buildings on the same parcel or on adjoining parcels. Internal streets and pedestrian pathways physically and visually connect the separate but adjacent uses into one unifying development.
  - ii. **Horizontal Mixed-Use Development** means development projects that combine residential and commercial land uses into a single development project where uses are physically integrated into one building. Typically, publicly accessible uses occupy the ground level, such as commercial or common residential uses, while private uses occupy the upper levels, such as dwelling units.

## 15.18.03. Applicable Underlying Base or Overlay Zone Standards.

### 1. Applicable Underlying Base or Overlay Zone Standards.

- b. The development standards for the following elements as prescribed in the applicable underlying base or overlay zone shall apply to mixed-use developments. Where conflicts between provisions exist, the more restrictive standard shall apply.
  - i. Lot/parcel
  - ii. Setbacks
  - iii. Step-backs
  - iv. Building height
  - v. Building façade modulation and articulation

- vi. Landscaping
- vii. Fences and walls

## 2. Parking Standards.

- a. For dwelling units within a mixed-use development, parking facilities shall be provided at the rate of that specified in the R-5 zone by type of residential unit for projects in the C3 zone, or at the rate of that specified in the HIOZ for HIOZ projects.
- b. For commercial uses within a mixed-use development, parking facilities shall be subject to the provisions for the C-3 Zone in [Section 15.30.060 \(Parking Standards\)](#) and [Section 15.30.070 \(Access and Circulation Standards\)](#).
- c. Parking facilities within a mixed-use development shall be designed to the vehicular access and layout standards prescribed for multiple-family residential projects in Section 15.17.070.E.3 (Vehicular Access and Layout Standards).

## 3. Open Space Standards.

- a. For dwelling units within a mixed-use development, open space shall be provided at the rate of that specified in the R-5 zone by type of residential unit for projects in the C3 zone, if the proposal involves new construction to create the residential use, or at the rate of that specified in the HIOZ for HIOZ projects. If the proposal only involves the conversion of existing building area to create the residential use, the requirement for open space may be waived.

# 15.18.04. Permitted Uses.

## 1. Permitted Uses

- a. Those permitted uses in the C3 zone shall apply to commercial uses for all mixed-use developments.

# 15.18.05. Ground Floor Commercial Standards.

## 1. Ground Floor Height

- a. Buildings shall have a minimum ground floor height of 12 feet, measured from the finished grade of the sidewalk to the finished floor of the second floor or bottom of roof structure, whichever is less.

## 2. Ground Floor Building Entries

- a. Each building façade with frontage along a street shall provide a minimum of one ground floor building entry with a pedestrian connection to the public right-of-way, such as a sidewalk or walkway.
- b. All building entries shall be recessed a minimum of 30 inches from the façade.
- c. Primary building entries shall be distinguished by the use of architectural features, such as overhead projections, awnings, canopies, etc.

### 3. Ground Floor Façade Openings

- a. Ground floor facades with frontage along a street shall dedicate at least 70% of the façade area to façade openings, such as windows or doors. The use of tinted, mirrored, or reflective glass is prohibited.
- b. Ground floor façades with frontage along a street shall not span a continuous horizontal length greater than 20 feet unless it includes a façade opening, such as window or door.

### 4. Public Improvements

- a. Mixed-use developments with at least 100 feet of frontage along a Major Arterial shall provide for construction necessary public improvements within the public right-of-way as required by the City Engineer subject to the provisions of [Chapter 16.05 \(Public Improvements, Dedications, Performance Agreements, and Improvement Securities\)](#), including but not limited to the following:
  - i. Sidewalk and walkways
  - ii. Street lighting
  - iii. Parkway trees
  - iv. Landscaped parkway

### 5. Outdoor Seating and Dining

- a. Outdoor seating and dining within the public right-of-way associated with a ground floor commercial use shall be subject to the provisions of the [Standard Outdoor Dining Guidelines](#).

### 6. Outdoor Display or Sale of Merchandise

- a. Outdoor display or sale of merchandise associated with a ground floor commercial use shall be subject to the provisions of [Section 15.55.020 \(Special Uses Permitted with Provisions\)](#).

### 7. Signs

- a. Signs shall be subject to the provisions of [Chapter 15.49 \(Sign Standards and Regulation\)](#).

## 15.18.06. Review Procedures.

Proposals to create new dwelling units as part of a mixed-use development shall be subject to the following review procedures:

- b. No discretionary approval will be required if the development involves only the conversion of existing building area and the number of units is less than seven;
- c. Approval of a Minor Site Plan or Minor Development Project will be required if the proposal involves new building area on the property and the number of units is less than seven, or if the project is within the HIOZ;
- d. Approval of a Major Site Plan or Major Development Project will be required if the proposal involves the creation by new construction or conversion of existing building area of seven or more dwelling units on the property.

# Chapter 15.23. Housing Incentive Overlay Zone (HIOZ)

## 15.23.010. Intent and purpose.

- A. The Housing Incentive Overlay Zone (HIOZ) is intended to facilitate the by-right development of multiple-family housing, including affordable housing, on designated parcels, and to implement state laws that require cities to demonstrate available land capacity to accommodate the City's projected need for housing.
- B. The HIOZ is an overlay zone, to be used only with an underlying non-residential base zone. The HIOZ shall apply to the designated parcels as identified in the HIOZ map and parcel list on file in the Community and Economic Development Department.
- C. The requirements imposed by the HIOZ are intended to supersede those requirements in the base zone when a designated parcel is developed in compliance with this chapter.

## 15.23.020. Overlay zone.

- A. The application of the HIOZ shall be signified by the designation of a "HIOZ" suffix following the base zone designation on the official zoning map. For example, the use of this zone in conjunction with the General Commercial zone would be designated as "GC-HIOZ."

## 15.23.030. Definitions.

For the purposes of this chapter, the following meanings shall apply:

- A. **Affordable Housing** shall be defined per Chapter 15.04.040 (Definitions).
- B. **Multiple-Family Housing** shall be defined as DWELLING, MULTIPLE per Chapter 15.04.040 (Definitions).
- C. **Mixed-Use Development** shall be defined per Chapter 15.04.040 (Definitions).

## 15.23.040. Procedures for review of requests for inclusion in the HIOZ.

For properties not currently included in the HIOZ, a request for a HIOZ designation may be initiated by:

- A. A request for a HIOZ designation may be initiated by an application by a property owner made in accordance with the procedures identified in Chapter 15.72 (Amendments).
- B. Application of this zone shall be consistent with the objectives of the Zoning Ordinance and General Plan, reasonably compatible with surrounding land uses and promote the general health, safety, and welfare.

## 15.23.050. Procedures for approval of HIOZ projects.

For properties currently included in the HIOZ, a property owner must comply with the following approvals procedures:

- A. **Site plan review.** Projects developed in this zone shall be subject to review as a Site Plan pursuant to Chapter 15.47 (Site Plan Review). Projects developed in compliance with this chapter shall be considered as “Minor Site Plans” as defined by Chapter 15.47 (Site Plan Review) and be approved ministerially by the Community Development Director.
- B. **Additional approvals.** Projects that require approval for a lot line adjustment, consolidation of lots, or subdivision in conjunction with approval pursuant to this chapter shall comply with Title 16 (Subdivisions).
- C. **Expiration of approval.** Projects approved in compliance with this chapter shall commence construction within two (2) years of the date of approval by the Community Development Director or the approval shall become null and void. A request for an extension may be requested prior to the date of expiration as per Section 15.76.120 (Renewal/Extension).

### 15.23.070. Affordable housing requirement.

- A. **Minimum requirement for affordable housing.** At least ten percent (10%) of the total residential units in a HIOZ project developed pursuant to this chapter shall be reserved for households of moderate, lower, very low, and/or extremely low income, and shall be sold or rented at an affordable housing cost or affordable rent, as defined by California Health and Safety Code Sections [50052.5](#) and [50053](#). If the units are rental units, the affordable units shall be deed-restricted for a period of not less than fifty-five (55) years. If the units are for-sale units, the units shall be sold in accordance with California Government Code Section [65915](#).
- B. **Relationship to State density bonus.** An applicant for a project pursuant to this chapter may apply for a density bonus in accordance with state law. The units that must be reserved pursuant to Subsection (A) of this section shall not count towards the percentage of units that must be reserved to qualify for a density bonus under state law.
- C. **Agreement.** An agreement in a form approved by the City Attorney shall be executed and recorded against the property to ensure that the property complies with all of the requirements in this Chapter, including, but not limited to, the requirement that affordable units shall be deed-restricted for a period of not less than fifty-five (55) years. The property owner shall record the agreement prior to the issuance of any building permit for the project. Such agreements, after execution and acknowledgment, shall be placed before the City Council for acceptance and shall then be recorded with the County Recorder and their terms, conditions, and requirements shall thereafter run with the land.

### 15.23.060. Mixed-use requirement

- A. **Minimum requirement for mixed-use.** For projects bordered on one or more sides by a Major Arterial and with a total project site area of least 1 acre or greater shall be required to provide both residential and ground-floor commercial uses as a mixed-use development.

### 15.23.060. Permitted uses.

The following uses are permitted in the HIOZ:

- A. Those Residential Uses permitted in the R-5 (Maximum-Density Multiple-Family) district per Chapter 15.17 (Residential Zone Classifications) are permitted in the HIOZ and shall be allowed ministerially.
- B. Those Commercial Uses permitted for mixed-use development per Section 15.30.040.E (Mixed-use (commercial/residential) development) are permitted in the HIOZ as specified.

## 15.23.070. Development standards.

Projects in this zone shall be developed in compliance with the applicable development standards of the respective permitted uses included in the project per the following:

- A. For residential uses as established in Chapter 15.17 (Residential Zone Classifications).
- B. For mixed-use development as established in Section 15.30.040.E (Mixed-use (commercial/residential) development).

Properties within the HIOZ			
APN	Site Address	Existing Zoning	Proposed Zoning
337-302-02	2240 N STATE COLLEGE BLVD	C-G Commercial Greenbelt	C-G, HI
292-084-07	951 W BASTANCHURY RD	C-G Commercial Greenbelt	C-G, HI
296-201-06	211 IMPERIAL HWY	C-M Commercial, Manufacturing	C-M, HI
296-201-07	205 IMPERIAL HWY	C-M Commercial, Manufacturing	C-M, HI
296-201-09	285 IMPERIAL HWY	C-M Commercial, Manufacturing	C-M, HI
269-151-12	331 S STATE COLLEGE BLVD	C-M Commercial, Manufacturing	C-M, HI
296-203-14	439 IMPERIAL HWY	C-M Commercial, Manufacturing	C-M, HI
296-203-09	435 IMPERIAL HWY	C-M Commercial, Manufacturing	C-M, HI
030-170-08	1829 W COMMONWEALTH AVE	C-M Commercial, Manufacturing	C-M, HI
030-170-13	1835 W COMMONWEALTH AVE	C-M Commercial, Manufacturing	C-M, HI
338-121-17	2989 YORBA LINDA BLVD	G-C General Commercial	G-C, HI
033-173-51	1015 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-242-13	910 WILLIAMSON AVE	G-C General Commercial	G-C, HI
267-091-02	1530 S HARBOR BLVD	G-C General Commercial	G-C, HI
338-101-12	512 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
028-651-31	1820 CELESTE LN	G-C General Commercial	G-C, HI
028-651-27	100 LAGUNA RD	G-C General Commercial	G-C, HI
028-641-19	141 LAGUNA RD	G-C General Commercial	G-C, HI
030-280-56	1701 W VALENCIA DR	G-C General Commercial	G-C, HI
296-201-10	4100 N HARBOR BLVD	G-C General Commercial	G-C, HI
073-310-22	914 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-051-87	2730 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-051-66	2720 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-051-83	2700 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-051-84	2634 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-051-05	2610 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-051-07	2516 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-051-77	2500 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-471-10	2424 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-471-44	1311 S GILBERT ST	G-C General Commercial	G-C, HI
071-471-45	1321 S GILBERT ST	G-C General Commercial	G-C, HI
071-461-06	2220 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-043-16	1860 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
296-201-12	4030 N HARBOR BLVD	G-C General Commercial	G-C, HI
267-091-07	1501 S LEMON ST	G-C General Commercial	G-C, HI
071-043-23	1401 S BROOKHURST RD	G-C General Commercial	G-C, HI
072-271-29	1700 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-161-11	1018 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-161-01	1000 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-161-17	1321 S EUCLID ST	G-C General Commercial	G-C, HI
072-161-19	1331 S EUCLID ST	G-C General Commercial	G-C, HI
072-161-20	1331 S EUCLID ST	G-C General Commercial	G-C, HI
033-211-03	1250 E CHAPMAN AVE	G-C General Commercial	G-C, HI
072-161-03	1425 S EUCLID ST	G-C General Commercial	G-C, HI
073-310-04	914 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
292-072-07	141 W BASTANCHURY RD	G-C General Commercial	G-C, HI
073-310-12	904 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
073-310-06	1310 S EUCLID ST	G-C General Commercial	G-C, HI
033-212-15	104 N RAYMOND AVE	G-C General Commercial	G-C, HI
073-310-11	1400 S EUCLID ST	G-C General Commercial	G-C, HI
283-175-07	1231 E CHAPMAN AVE	G-C General Commercial	G-C, HI
073-073-05	261 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
073-073-11	255 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
032-284-04	151 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
073-073-02	201 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
033-212-11	136 N RAYMOND AVE	G-C General Commercial	G-C, HI
032-284-08	1101 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-284-13	1107 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-284-09	101 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
267-091-09	1620 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-282-01	901 S HARBOR BLVD	G-C General Commercial	G-C, HI

032-282-02	925 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-283-01	1001 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-283-02	1015 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-283-12	121 W HILL AVE	G-C General Commercial	G-C, HI
073-253-12	311 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
073-253-11	301 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
073-263-49	907 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
073-263-48	901 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
033-154-18	620 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
073-263-52	1000 S EUCLID ST	G-C General Commercial	G-C, HI
032-160-18	430 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-160-13	404 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
028-641-23	100 W BASTANCHURY RD	G-C General Commercial	G-C, HI
072-352-64	905 S EUCLID ST	G-C General Commercial	G-C, HI
072-352-49	1115 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-352-27	1111 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-352-48	1101 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
031-306-15	707 S EUCLID ST	G-C General Commercial	G-C, HI
072-170-17	801 S EUCLID ST	G-C General Commercial	G-C, HI
031-306-14	611 S EUCLID ST	G-C General Commercial	G-C, HI
031-306-13	615 S EUCLID ST	G-C General Commercial	G-C, HI
031-306-12	625 S EUCLID ST	G-C General Commercial	G-C, HI
031-306-11	701 S EUCLID ST	G-C General Commercial	G-C, HI
073-263-54	910 S EUCLID ST	G-C General Commercial	G-C, HI
072-242-15	1701 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-242-18	1735 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-242-12	1647 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
072-242-08	1645 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
031-363-15	1090 W VALENCIA DR	G-C General Commercial	G-C, HI
031-363-28	1050 W VALENCIA DR	G-C General Commercial	G-C, HI
284-401-09	3006 BREA BLVD	G-C General Commercial	G-C, HI
031-363-25	513 S EUCLID ST	G-C General Commercial	G-C, HI
031-363-36	555 S EUCLID ST	G-C General Commercial	G-C, HI
031-360-07	1000 W WEST AVE	G-C General Commercial	G-C, HI
030-421-28	1834 W VALENCIA DR	G-C General Commercial	G-C, HI
030-421-35	1824 W VALENCIA DR	G-C General Commercial	G-C, HI
030-221-09	2204 W VALENCIA DR	G-C General Commercial	G-C, HI
030-221-10	2200 W VALENCIA DR	G-C General Commercial	G-C, HI
071-323-48	2627 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-313-46	2315 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-313-21	2301 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
031-114-15	1415 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
338-031-40	441 N PLACENTIA AVE	G-C General Commercial	G-C, HI
071-023-26	2501 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-323-43	2751 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
071-023-29	2507 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
030-111-32	300 MAGNOLIA AVE	G-C General Commercial	G-C, HI
030-111-03	314 MAGNOLIA AVE	G-C General Commercial	G-C, HI
030-111-02	310 MAGNOLIA AVE	G-C General Commercial	G-C, HI
030-025-14	3716 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-025-15	101 MAGNOLIA AVE	G-C General Commercial	G-C, HI
030-025-02	108 WALDO AVE	G-C General Commercial	G-C, HI
030-084-31	3604 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-084-32	3600 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-035-18	245 MAGNOLIA AVE	G-C General Commercial	G-C, HI
281-011-30	1601 S HARBOR BLVD	G-C General Commercial	G-C, HI
030-180-37	2216 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-180-61	2204 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-194-04	1920 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-200-04	1900 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
073-052-29	1605 S HARBOR BLVD	G-C General Commercial	G-C, HI
030-200-31	1850 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-200-28	1842 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI

030-210-06	1824 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-210-05	1820 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-210-04	1810 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-210-03	1808 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-210-01	1800 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
028-641-20	130 W BASTANCHURY RD	G-C General Commercial	G-C, HI
030-280-29	1741 W VALENCIA DR	G-C General Commercial	G-C, HI
030-280-34	238 S BROOKHURST RD	G-C General Commercial	G-C, HI
030-280-55	1735 W VALENCIA DR	G-C General Commercial	G-C, HI
030-280-37	1731 W VALENCIA DR	G-C General Commercial	G-C, HI
031-131-27	1546 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-26	1542 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-29	1532 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-06	1530 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-07	1524 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-08	1522 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-09	1516 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-10	1512 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-28	1504 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-131-13	1500 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-39	1555 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-34	1565 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-35	1559 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-26	1541 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-25	1537 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-24	1533 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-23	1531 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-22	1525 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-42	1517 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-113-43	1501 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-132-05	1400 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-132-01	1414 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-132-02	1412 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-132-03	1408 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-132-04	1404 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-141-01	1320 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-141-02	1318 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-141-03	1312 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-141-04	1308 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-141-34	1304 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-141-35	1302 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-01	1218 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-02	1214 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-03	1212 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-04	1204 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-05	1200 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-06	1120 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-07	1118 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-08	1112 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-09	1108 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-10	1104 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-142-11	1100 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-143-01	1016 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-143-06	1010 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-143-04	1000 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-143-05	133 S EUCLID ST	G-C General Commercial	G-C, HI
031-150-29	1001 W VALENCIA DR	G-C General Commercial	G-C, HI
031-321-31	506 S EUCLID ST	G-C General Commercial	G-C, HI
031-321-32	520 S EUCLID ST	G-C General Commercial	G-C, HI
031-322-12	600 S EUCLID ST	G-C General Commercial	G-C, HI
033-051-12	434 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-182-45	308 W VALENCIA DR	G-C General Commercial	G-C, HI
032-274-01	701 S HARBOR BLVD	G-C General Commercial	G-C, HI

032-274-02	711 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-274-04	111 W ROSSLYNN AVE	G-C General Commercial	G-C, HI
073-310-23	926 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
033-173-57	1117 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-273-04	613 S HARBOR BLVD	G-C General Commercial	G-C, HI
338-121-08		G-C General Commercial	G-C, HI
032-272-29	519 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-252-01	402 S HIGHLAND AVE	G-C General Commercial	G-C, HI
032-252-02	406 S HIGHLAND AVE	G-C General Commercial	G-C, HI
032-252-03	410 S HIGHLAND AVE	G-C General Commercial	G-C, HI
032-160-14	464 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-160-12	400 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-212-16		G-C General Commercial	G-C, HI
031-231-39	110 N EUCLID ST	G-C General Commercial	G-C, HI
032-082-29	536 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-28	532 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-27	530 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-26	524 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-25	520 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-24	516 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-23	514 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-22	508 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-21	504 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-082-10	502 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-081-31	666 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-081-33	638 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-081-22	626 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-241-01	920 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-173-47	115 N RAYMOND AVE	G-C General Commercial	G-C, HI
031-241-24	814 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-241-04	810 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-241-21	808 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
338-031-47	629 N PLACENTIA AVE	G-C General Commercial	G-C, HI
033-052-01	502 S HARBOR BLVD	G-C General Commercial	G-C, HI
033-052-22	504 S HARBOR BLVD	G-C General Commercial	G-C, HI
033-052-04	510 S HARBOR BLVD	G-C General Commercial	G-C, HI
033-052-13	516 S HARBOR BLVD	G-C General Commercial	G-C, HI
033-101-22	424 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
338-041-09	351 N PLACENTIA AVE	G-C General Commercial	G-C, HI
033-101-17	446 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-241-02	820 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-154-17	704 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-154-16	710 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-151-03	800 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
028-641-25	2101 N HARBOR BLVD	G-C General Commercial	G-C, HI
033-183-33	824 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-183-37	902 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-183-38	906 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-094-11	410 S LEMON ST	G-C General Commercial	G-C, HI
033-420-09	450 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
033-420-03	2450 E CHAPMAN AVE	G-C General Commercial	G-C, HI
033-420-04	2516 E CHAPMAN AVE	G-C General Commercial	G-C, HI
033-420-05	2460 E CHAPMAN AVE	G-C General Commercial	G-C, HI
269-051-04	455 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
269-051-07	331 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
269-051-06	455 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
030-032-32	4005 W VALENCIA DR	G-C General Commercial	G-C, HI
269-051-08	321 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
269-051-09	305 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
033-435-23	1342 E CHAPMAN AVE	G-C General Commercial	G-C, HI
293-236-08	2901 BREA BLVD	G-C General Commercial	G-C, HI
033-435-22	1310 E CHAPMAN AVE	G-C General Commercial	G-C, HI
033-435-11	1322 E CHAPMAN AVE	G-C General Commercial	G-C, HI

033-211-02	1245 E WILSHIRE AVE	G-C General Commercial	G-C, HI
032-231-23	201 W AMERIGE AVE	G-C General Commercial	G-C, HI
031-233-41	741 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-284-11	101 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
033-212-04	100 N RAYMOND AVE	G-C General Commercial	G-C, HI
284-382-28	2900 BREA BLVD	G-C General Commercial	G-C, HI
033-164-23	1124 E CHAPMAN AVE	G-C General Commercial	G-C, HI
033-173-38	181 N RAYMOND AVE	G-C General Commercial	G-C, HI
033-173-29	177 N RAYMOND AVE	G-C General Commercial	G-C, HI
032-273-28	603 S HARBOR BLVD	G-C General Commercial	G-C, HI
033-173-46	139 N RAYMOND AVE	G-C General Commercial	G-C, HI
033-212-12	172 N RAYMOND AVE	G-C General Commercial	G-C, HI
033-173-48	111 N RAYMOND AVE	G-C General Commercial	G-C, HI
032-284-16	1125 S HARBOR BLVD	G-C General Commercial	G-C, HI
033-173-35	1133 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-173-54	1101 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
338-101-07	506 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
033-173-43	1111 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-171-11	106 N YALE AVE	G-C General Commercial	G-C, HI
033-171-12	801 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-171-13	805 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-200-30	1860 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-171-28	821 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-161-11	812 E CHAPMAN AVE	G-C General Commercial	G-C, HI
033-161-12	822 E CHAPMAN AVE	G-C General Commercial	G-C, HI
033-082-29	301 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-082-17	311 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-082-18	315 E COMMONWEALTH AVE # A-C	G-C General Commercial	G-C, HI
033-082-19	319 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-082-20	321 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
073-052-27	120 W HOUSTON AVE	G-C General Commercial	G-C, HI
031-124-32	1115 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
269-051-05		G-C General Commercial	G-C, HI
032-231-25	233 W AMERIGE AVE	G-C General Commercial	G-C, HI
032-231-18	223 W AMERIGE AVE	G-C General Commercial	G-C, HI
032-074-32	547 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-31	541 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-30	537 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-29	535 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-28	531 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-27	525 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-26	521 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-25	515 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-24	505 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-074-23	107 N RICHMAN AVE	G-C General Commercial	G-C, HI
032-073-17	617 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-18	613 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-19	609 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-20	605 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-21	601 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-28	649 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-27	645 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-22	641 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-24	635 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-25	631 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-073-16	623 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-221-01	338 N EUCLID ST	G-C General Commercial	G-C, HI
031-221-22	322 N EUCLID ST	G-C General Commercial	G-C, HI
031-221-13	300 N EUCLID ST	G-C General Commercial	G-C, HI
031-233-24	815 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-233-25	811 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-363-31	1050 W VALENCIA DR	G-C General Commercial	G-C, HI
071-043-15	1850 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI

031-233-28	801 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-233-36	709 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-233-37	107 N WOODS AVE	G-C General Commercial	G-C, HI
072-161-21	1415 S EUCLID ST	G-C General Commercial	G-C, HI
031-233-43	729 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-233-40	721 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-233-39	717 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-233-35	713 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-233-38	701 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-231-38	222 N EUCLID ST	G-C General Commercial	G-C, HI
031-231-34	206 N EUCLID ST	G-C General Commercial	G-C, HI
031-231-27	126 N EUCLID ST	G-C General Commercial	G-C, HI
031-231-37	124 N EUCLID ST	G-C General Commercial	G-C, HI
031-231-32	120 N EUCLID ST	G-C General Commercial	G-C, HI
031-121-40	217 N EUCLID ST	G-C General Commercial	G-C, HI
031-124-19	1201 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-121-31	201 N EUCLID ST	G-C General Commercial	G-C, HI
031-121-35	129 N EUCLID ST	G-C General Commercial	G-C, HI
031-121-36	125 N EUCLID ST	G-C General Commercial	G-C, HI
031-121-42	207 N EUCLID ST	G-C General Commercial	G-C, HI
031-121-39	115 N EUCLID ST	G-C General Commercial	G-C, HI
031-121-33	111 N EUCLID ST	G-C General Commercial	G-C, HI
031-121-12	102 N ORANGE AVE	G-C General Commercial	G-C, HI
031-121-41	1001 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-124-34	1415 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
293-236-10	2949 BREA BLVD	G-C General Commercial	G-C, HI
031-124-18	1123 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
033-101-20	436 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
071-043-19	1401 S BROOKHURST RD	G-C General Commercial	G-C, HI
031-233-23	825 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
028-651-28	112 LAGUNA RD	G-C General Commercial	G-C, HI
031-231-25	901 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-274-15	1618 GREGORY AVE	G-C General Commercial	G-C, HI
030-274-22	1615 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-274-18	1605 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-274-19	1601 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-051-21	3400 GREGORY AVE	G-C General Commercial	G-C, HI
030-051-25	3420 GREGORY AVE	G-C General Commercial	G-C, HI
030-051-24	3414 GREGORY AVE	G-C General Commercial	G-C, HI
030-051-23	3410 GREGORY AVE	G-C General Commercial	G-C, HI
030-051-22	3404 GREGORY AVE	G-C General Commercial	G-C, HI
033-151-17	806 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-052-16	3515 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-052-18	3509 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
030-052-17	3505 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
028-651-16	235 W VALENCIA MESA DR	G-C General Commercial	G-C, HI
031-233-26	811 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
072-242-19	1725 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
293-236-11	2949 BREA BLVD	G-C General Commercial	G-C, HI
032-253-12		G-C General Commercial	G-C, HI
339-201-03	1956 N PLACENTIA AVE	G-C General Commercial	G-C, HI
033-082-21	325 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-231-17	225 W AMERIGE AVE	G-C General Commercial	G-C, HI
033-171-26	815 E COMMONWEALTH AVE	G-C General Commercial	G-C, HI
071-313-47	1115 S GILBERT ST	G-C General Commercial	G-C, HI
284-382-15	2906 BREA BLVD	G-C General Commercial	G-C, HI
284-382-14	2904 BREA BLVD	G-C General Commercial	G-C, HI
337-082-16	3223 ASSOCIATED RD	G-C General Commercial	G-C, HI
337-082-17	3233 ASSOCIATED RD	G-C General Commercial	G-C, HI
337-082-13	2810 IMPERIAL HWY	G-C General Commercial	G-C, HI
337-291-04	1941 N PLACENTIA AVE	G-C General Commercial	G-C, HI
337-291-05	1933 N PLACENTIA AVE	G-C General Commercial	G-C, HI
339-161-02	1930 N PLACENTIA AVE	G-C General Commercial	G-C, HI

339-201-02	3021 YORBA LINDA BLVD	G-C General Commercial	G-C, HI
073-263-04	924 W SOUTHGATE AVE	G-C General Commercial	G-C, HI
339-161-01	1974 N PLACENTIA AVE	G-C General Commercial	G-C, HI
339-161-09	3105 YORBA LINDA BLVD	G-C General Commercial	G-C, HI
339-161-08	3115 YORBA LINDA BLVD	G-C General Commercial	G-C, HI
339-161-04	3161 YORBA LINDA BLVD	G-C General Commercial	G-C, HI
339-202-02	3000 YORBA LINDA BLVD	G-C General Commercial	G-C, HI
073-263-05	932 W SOUTHGATE AVE	G-C General Commercial	G-C, HI
030-035-17	235 MAGNOLIA AVE	G-C General Commercial	G-C, HI
339-221-01	1700 N PLACENTIA AVE	G-C General Commercial	G-C, HI
338-121-13	1805 N PLACENTIA AVE	G-C General Commercial	G-C, HI
338-121-15	1725 N PLACENTIA AVE	G-C General Commercial	G-C, HI
032-273-03	611 S HARBOR BLVD	G-C General Commercial	G-C, HI
338-121-14	1621 N PLACENTIA AVE	G-C General Commercial	G-C, HI
072-242-14	1010 S BROOKHURST RD	G-C General Commercial	G-C, HI
338-011-23	2931 NUTWOOD AVE	G-C General Commercial	G-C, HI
338-011-24	911 N PLACENTIA AVE	G-C General Commercial	G-C, HI
338-011-16	901 N PLACENTIA AVE	G-C General Commercial	G-C, HI
338-031-41	2920 NUTWOOD AVE	G-C General Commercial	G-C, HI
338-031-36	2950 NUTWOOD AVE	G-C General Commercial	G-C, HI
338-031-42	821 N PLACENTIA AVE	G-C General Commercial	G-C, HI
071-313-17		G-C General Commercial	G-C, HI
338-031-46	751 N PLACENTIA AVE	G-C General Commercial	G-C, HI
338-031-38	601 N PLACENTIA AVE	G-C General Commercial	G-C, HI
031-172-22	614 S EUCLID ST	G-C General Commercial	G-C, HI
339-202-01		G-C General Commercial	G-C, HI
338-041-07	303 N PLACENTIA AVE	G-C General Commercial	G-C, HI
338-041-08	333 N PLACENTIA AVE	G-C General Commercial	G-C, HI
338-022-04	2925 NUTWOOD AVE	G-C General Commercial	G-C, HI
296-201-11	4110 N HARBOR BLVD	G-C General Commercial	G-C, HI
338-101-08	2481 E CHAPMAN AVE	G-C General Commercial	G-C, HI
283-212-33	501 N STATE COLLEGE BLVD	G-C General Commercial	G-C, HI
283-175-04	1301 E CHAPMAN AVE	G-C General Commercial	G-C, HI
283-175-05	1341 E CHAPMAN AVE	G-C General Commercial	G-C, HI
283-173-06	1201 E CHAPMAN AVE	G-C General Commercial	G-C, HI
283-173-05	1213 E CHAPMAN AVE	G-C General Commercial	G-C, HI
283-173-04	1217 E CHAPMAN AVE	G-C General Commercial	G-C, HI
031-233-27	109 N JEFFERSON AVE	G-C General Commercial	G-C, HI
032-153-14	415 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-153-15	409 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-153-16	405 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-153-17	403 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-153-11	431 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-153-12	425 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-153-10	435 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
032-271-01	415 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-253-11	411 S HARBOR BLVD	G-C General Commercial	G-C, HI
032-272-06	115 W ASH AVE	G-C General Commercial	G-C, HI
292-072-01	2251 N HARBOR BLVD	G-C General Commercial	G-C, HI
284-041-32	2850 BREA BLVD	G-C General Commercial	G-C, HI
284-041-31	2830 BREA BLVD	G-C General Commercial	G-C, HI
284-382-13	2900 BREA BLVD	G-C General Commercial	G-C, HI
281-011-21	1441 N HARBOR BLVD	G-C General Commercial	G-C, HI
281-011-16	1435 N HARBOR BLVD	G-C General Commercial	G-C, HI
281-011-23	1501 N HARBOR BLVD	G-C General Commercial	G-C, HI
281-011-18	1431 N HARBOR BLVD	G-C General Commercial	G-C, HI
281-011-20	1419 N HARBOR BLVD	G-C General Commercial	G-C, HI
281-034-10	1321 N HARBOR BLVD	G-C General Commercial	G-C, HI
072-352-61	905 S EUCLID ST	G-C General Commercial	G-C, HI
072-242-16	1725 W ORANGETHORPE AVE	G-C General Commercial	G-C, HI
030-051-26	3419 W COMMONWEALTH AVE	G-C General Commercial	G-C, HI
031-121-38	958 RODEO RD	G-C General Commercial	G-C, HI
293-236-09		G-C General Commercial	G-C, HI

031-221-21	312 N EUCLID ST	G-C General Commercial	G-C, HI
033-173-44		G-C General Commercial	G-C, HI
073-310-18	1310 S EUCLID ST	G-C General Commercial	G-C, HI
033-173-53	834 GRANDVIEW AVE	G-C General Commercial	G-C, HI
296-201-04	4002 N HARBOR BLVD	G-C General Commercial	G-C, HI
030-070-15	2330 ARTESIA AVE	M-G Manufacturing, General	M-G, HI
269-151-09	2340 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-101-41	201 S BALCOM AVE	M-G Manufacturing, General	M-G, HI
031-141-32	1030 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-141-33	1010 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
032-171-34	398 W WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-192-19	1110 E TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-33	311 S HIGHLAND AVE	M-G Manufacturing, General	M-G, HI
032-171-26	381 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
033-101-38	400 E COMMONWEALTH AVE # A	M-G Manufacturing, General	M-G, HI
032-171-05	375 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-06	369 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-07	365 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-08	361 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-09	357 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
030-070-16	131 N GILBERT ST	M-G Manufacturing, General	M-G, HI
030-160-30	130 N GILBERT ST	M-G Manufacturing, General	M-G, HI
031-242-11	700 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
032-171-13	341 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-251-43	210 W WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-171-15	329 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
338-061-27		M-G Manufacturing, General	M-G, HI
032-171-17	321 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-18	317 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-19	315 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-160-17	204 S RICHMAN AVE	M-G Manufacturing, General	M-G, HI
032-171-36	321 S HIGHLAND AVE	M-G Manufacturing, General	M-G, HI
338-061-29		M-G Manufacturing, General	M-G, HI
032-081-32	633 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-241-19	825 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-241-18	819 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-241-23	811 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-241-20	801 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
032-091-11	525 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
032-091-04	601 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
032-171-32	300 W WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-091-06	315 S RICHMAN AVE	M-G Manufacturing, General	M-G, HI
032-091-12	515 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
032-091-07	545 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
032-091-09	537 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
032-091-10	539 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
032-091-08	543 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
032-091-03	617 W VALENCIA DR	M-G Manufacturing, General	M-G, HI
031-242-12	830 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-15	820 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-14	812 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-04	806 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-05	800 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-06	748 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-07	740 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-16	728 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
031-242-10	722 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
032-251-39	114 W WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-084-01	636 WILLIAMSON AVE	M-G Manufacturing, General	M-G, HI
032-241-10	130 S HIGHLAND AVE	M-G Manufacturing, General	M-G, HI
030-210-22	167 S BROOKHURST RD	M-G Manufacturing, General	M-G, HI
032-241-14	237 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI
032-241-17	225 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI

032-241-18	219 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI
032-091-05	315 S RICHMAN AVE	M-G Manufacturing, General	M-G, HI
032-241-28	115 S MALDEN AVE	M-G Manufacturing, General	M-G, HI
032-251-38	301 S HARBOR BLVD	M-G Manufacturing, General	M-G, HI
030-210-14		M-G Manufacturing, General	M-G, HI
033-184-01	1000 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-242-40	147 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI
032-242-41	139 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI
032-251-03	144 W WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-251-04	136 W WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-251-07	320 S HIGHLAND AVE	M-G Manufacturing, General	M-G, HI
033-105-09	556 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-251-16	225 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
030-210-23		M-G Manufacturing, General	M-G, HI
033-104-11	501 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-104-12	505 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-104-13	511 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-104-14	515 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-104-16	211 S BERKELEY CIR	M-G Manufacturing, General	M-G, HI
033-104-17	205 S BERKELEY CIR	M-G Manufacturing, General	M-G, HI
033-104-18	200 S BERKELEY CIR	M-G Manufacturing, General	M-G, HI
033-104-15	521 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-104-21	218 S BERKELEY CIR	M-G Manufacturing, General	M-G, HI
033-104-24	212 S BERKELEY CIR	M-G Manufacturing, General	M-G, HI
033-105-01	500 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-105-02	508 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-105-03	516 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-105-10	524 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-105-06	536 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-241-13	241 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI
033-105-08	548 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-241-19	200 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI
033-152-11	600 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-152-10	620 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-152-12	700 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-152-13	720 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-152-04	800 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-152-03	808 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-152-02	812 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-152-01	816 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-184-07	824 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-184-06	828 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-184-05	900 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-184-10	920 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-184-03	924 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
032-241-20	209 W SANTA FE AVE	M-G Manufacturing, General	M-G, HI
033-184-02	1004 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
033-105-07	542 E WALNUT AVE	M-G Manufacturing, General	M-G, HI
030-070-05	2337 W COMMONWEALTH AVE	M-G Manufacturing, General	M-G, HI
338-051-15	2434 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-051-02	2444 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-051-07	2454 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-051-08	2466 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-051-11	2478 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-051-12	2488 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-061-22	2500 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-061-23	2512 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-061-24	2524 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-061-25	2536 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-061-26	2548 FENDER AVE	M-G Manufacturing, General	M-G, HI
338-061-20	2560 FENDER AVE	M-G Manufacturing, General	M-G, HI
032-251-08	200 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-20	309 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI

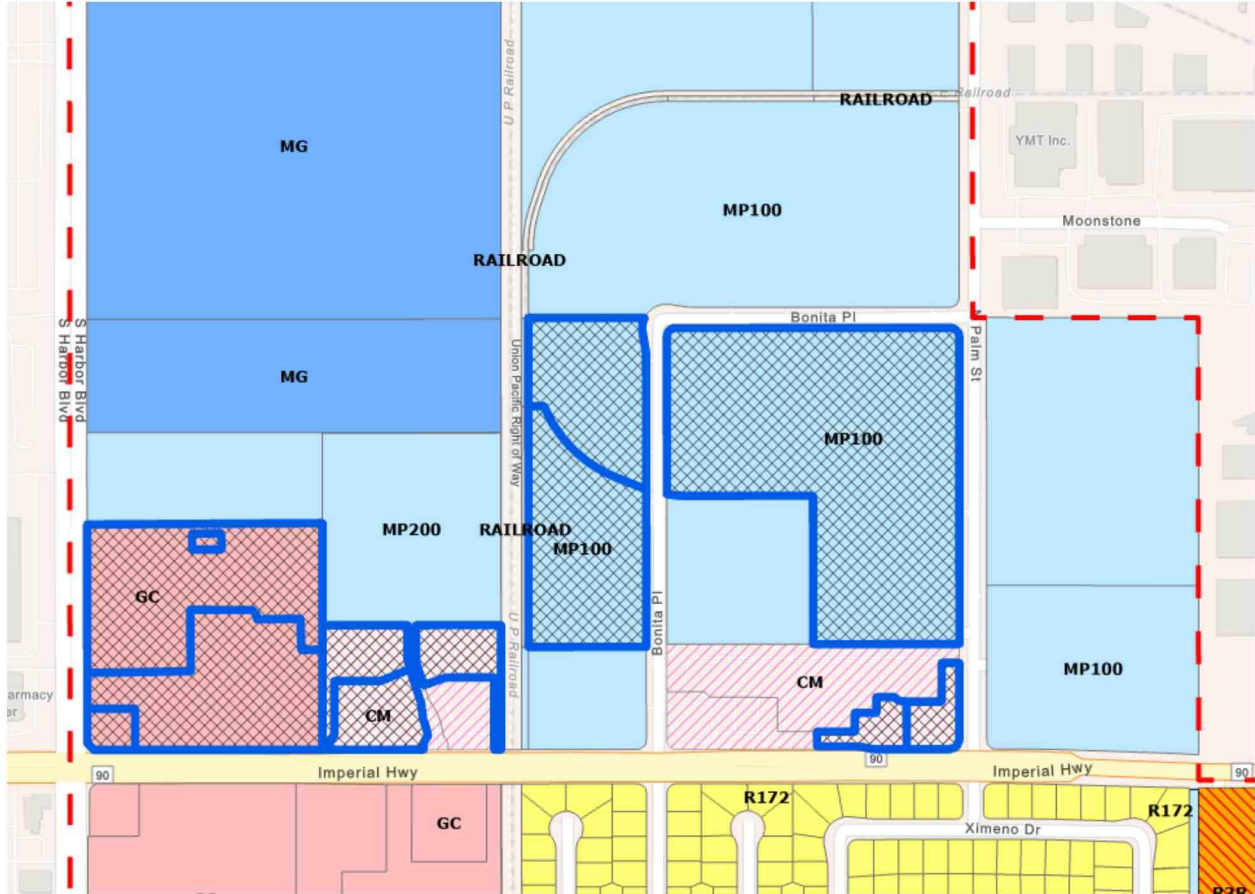
030-160-19	1941 W COMMONWEALTH AVE	M-G Manufacturing, General	M-G, HI
030-160-05	2005 W COMMONWEALTH AVE	M-G Manufacturing, General	M-G, HI
030-160-27	2029 W COMMONWEALTH AVE STE B	M-G Manufacturing, General	M-G, HI
030-160-16	2041 W COMMONWEALTH AVE	M-G Manufacturing, General	M-G, HI
030-160-17	2031 W COMMONWEALTH AVE	M-G Manufacturing, General	M-G, HI
030-160-24	120 N GILBERT ST	M-G Manufacturing, General	M-G, HI
032-171-14	300 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-16	326 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
030-160-29	144 N GILBERT ST	M-G Manufacturing, General	M-G, HI
032-171-11	300 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-12	300 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
032-171-10	300 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
030-170-12	1875 W COMMONWEALTH AVE	M-G Manufacturing, General	M-G, HI
032-091-14	301 S RICHMAN AVE	M-G Manufacturing, General	M-G, HI
032-091-15	401 S RICHMAN AVE	M-G Manufacturing, General	M-G, HI
032-171-25	377 W TRUSLOW AVE	M-G Manufacturing, General	M-G, HI
030-160-28	144 N GILBERT ST	M-G Manufacturing, General	M-G, HI
032-241-30		M-G Manufacturing, General	M-G, HI
032-241-29		M-G Manufacturing, General	M-G, HI
269-131-01	360 S ACACIA AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
296-203-12	4141 N PALM ST	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
269-141-01	2030 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
269-141-03	2200 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
269-141-02	2116 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
033-221-12	350 S RAYMOND AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
296-202-04	4101 BONITA PL	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
269-113-03	451 S ACACIA AVE # 17	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
033-221-09	1420 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
033-221-08	1500 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
269-131-02	1800 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
296-202-02	4201 BONITA PL	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
033-221-11	1250 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
033-221-02	1400 E WALNUT AVE	M-P Manufacturing Park (100,000 SF min. lot size)	M-P-100, HI
280-012-09	1831 HUGHES DR	M-P Manufacturing Park (200,000 SF min. lot size)	M-P-200 HI
280-012-10	1751 HUGHES DR	M-P Manufacturing Park (200,000 SF min. lot size)	M-P-200 HI
292-011-17	3711 N HARBOR BLVD	O-P Office Professional	O-P, HI
283-301-03	1441 BREA BLVD	O-P Office Professional	O-P, HI
338-082-03	680 LANGSDORF DR	O-P Office Professional	O-P, HI
029-010-73	1400 BREA BLVD	O-P Office Professional	O-P, HI
073-271-10	1412 S EUCLID ST	O-P Office Professional	O-P, HI
073-271-11	1418 S EUCLID ST	O-P Office Professional	O-P, HI
292-071-16	301 W BASTANCHURY RD	O-P Office Professional	O-P, HI
073-276-23	1436 S EUCLID ST	O-P Office Professional	O-P, HI
073-276-22	1442 S EUCLID ST	O-P Office Professional	O-P, HI
073-276-21	1500 S EUCLID ST	O-P Office Professional	O-P, HI
073-276-20	1506 S EUCLID ST	O-P Office Professional	O-P, HI
073-261-18	800 S EUCLID ST	O-P Office Professional	O-P, HI
073-261-15	818 S EUCLID ST	O-P Office Professional	O-P, HI
073-261-16	812 S EUCLID ST	O-P Office Professional	O-P, HI
073-261-17	806 S EUCLID ST	O-P Office Professional	O-P, HI
073-261-14	824 S EUCLID ST	O-P Office Professional	O-P, HI
073-261-13	830 S EUCLID ST	O-P Office Professional	O-P, HI
031-150-23	1309 W VALENCIA DR	O-P Office Professional	O-P, HI
292-071-12	201 W BASTANCHURY RD	O-P Office Professional	O-P, HI
031-150-46	1303 W VALENCIA DR	O-P Office Professional	O-P, HI
338-101-13	2501 E CHAPMAN AVE STE 265	O-P Office Professional	O-P, HI
031-150-27	1335 W VALENCIA DR	O-P Office Professional	O-P, HI
033-425-04	118 N STATE COLLEGE BLVD	O-P Office Professional	O-P, HI
033-425-05	100 N STATE COLLEGE BLVD	O-P Office Professional	O-P, HI
269-091-03	1940 E CHAPMAN AVE	O-P Office Professional	O-P, HI
269-091-04	1950 E CHAPMAN AVE	O-P Office Professional	O-P, HI
269-091-05	1966 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-163-01	1000 E CHAPMAN AVE	O-P Office Professional	O-P, HI

033-163-02	1010 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-163-13	1020 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-163-12	1016 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-163-11	1012 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-164-01	1102 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-164-02	1104 E CHAPMAN AVE	O-P Office Professional	O-P, HI
292-071-17	333 W BASTANCHURY RD	O-P Office Professional	O-P, HI
033-164-04		O-P Office Professional	O-P, HI
033-164-22	1120 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-121-03	506 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-121-04	508 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-121-05	514 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-121-06	520 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-121-27	233 N BERKELEY AVE	O-P Office Professional	O-P, HI
033-121-02	330 N BALCOM AVE	O-P Office Professional	O-P, HI
283-301-04	1450 BREA BLVD	O-P Office Professional	O-P, HI
033-131-30	505 E COMMONWEALTH AVE	O-P Office Professional	O-P, HI
033-131-28	515 E COMMONWEALTH AVE	O-P Office Professional	O-P, HI
033-122-11	612 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-122-12	233 N PRINCETON AVE	O-P Office Professional	O-P, HI
033-123-01	700 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-123-02	706 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-123-26	714 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-123-13	716 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-123-14	722 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-161-21	802 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-161-02	810 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-162-01	900 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-162-11	912 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-162-12	918 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-162-13	922 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-071-19	416 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-071-20	420 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-072-01	428 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-072-02	434 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-072-03	438 E CHAPMAN AVE	O-P Office Professional	O-P, HI
338-101-01		O-P Office Professional	O-P, HI
073-276-34	1424 S EUCLID ST	O-P Office Professional	O-P, HI
032-231-03	238 W WILSHIRE AVE	O-P Office Professional	O-P, HI
032-231-04	230 W WILSHIRE AVE	O-P Office Professional	O-P, HI
032-231-24	214 N HIGHLAND AVE	O-P Office Professional	O-P, HI
032-231-06	222 W WILSHIRE AVE	O-P Office Professional	O-P, HI
032-231-07	218 W WILSHIRE AVE	O-P Office Professional	O-P, HI
032-231-08	214 W WILSHIRE AVE	O-P Office Professional	O-P, HI
033-072-04	446 E CHAPMAN AVE	O-P Office Professional	O-P, HI
031-211-01	422 N EUCLID ST	O-P Office Professional	O-P, HI
031-211-02	416 N EUCLID ST	O-P Office Professional	O-P, HI
031-211-03	410 N EUCLID ST	O-P Office Professional	O-P, HI
031-211-04	406 N EUCLID ST	O-P Office Professional	O-P, HI
031-211-05	400 N EUCLID ST	O-P Office Professional	O-P, HI
031-221-15	909 W WILSHIRE AVE	O-P Office Professional	O-P, HI
028-330-18	100 W VALENCIA MESA DR	O-P Office Professional	O-P, HI
028-330-17	100 W VALENCIA MESA DR	O-P Office Professional	O-P, HI
292-071-08	270 LAGUNA RD	O-P Office Professional	O-P, HI
288-021-24		O-P Office Professional	O-P, HI
029-152-16	1961 E CHAPMAN AVE	O-P Office Professional	O-P, HI
032-231-09	210 W WILSHIRE AVE	O-P Office Professional	O-P, HI
292-071-04	220 LAGUNA RD	O-P Office Professional	O-P, HI
032-231-05	226 W WILSHIRE AVE	O-P Office Professional	O-P, HI
292-071-09	265 LAGUNA RD	O-P Office Professional	O-P, HI
288-021-23	2270 ROSECRANS AVE	O-P Office Professional	O-P, HI
339-222-01	1690 N PLACENTIA AVE	O-P Office Professional	O-P, HI
031-150-32	1335 W VALENCIA DR	O-P Office Professional	O-P, HI

033-164-03	1108 E CHAPMAN AVE	O-P Office Professional	O-P, HI
338-112-01	2470 NUTWOOD AVE	O-P Office Professional	O-P, HI
031-150-47	1309 W VALENCIA DR	O-P Office Professional	O-P, HI
283-265-07	2201 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-265-08	2205 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-265-09	2209 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-265-10	2213 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-265-11	2217 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-264-24	2101 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-264-23	2107 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-264-22	2113 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-264-21	2119 E CHAPMAN AVE	O-P Office Professional	O-P, HI
033-121-26		O-P Office Professional	O-P, HI
029-152-17	1965 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-152-18	1953 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-142-09		O-P Office Professional	O-P, HI
029-142-25	1819 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-143-05	1701 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-143-04	1809 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-143-03	1815 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-515-07	1601 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-515-08	1607 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-515-09	1613 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-515-10	1619 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-515-13	1661 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-504-13	1451 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-504-08	1457 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-504-09	1501 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-504-10	1507 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-504-11	1513 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-516-07	1519 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-516-06	1525 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-508-08	1351 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-233-01	1001 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-221-05	1007 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-221-06	1015 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-221-07	1023 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-234-16	801 E CHAPMAN AVE	O-P Office Professional	O-P, HI
283-234-14	501 N CORNELL AVE	O-P Office Professional	O-P, HI
029-372-20	701 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-372-33	707 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-372-17	721 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-372-16	725 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-372-15	729 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-372-14	733 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-374-15	601 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-374-14	607 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-374-13	613 E CHAPMAN AVE	O-P Office Professional	O-P, HI
029-020-41	179 VALLEY VIEW DR	O-P Office Professional	O-P, HI
029-020-40	100 E VALLEY VIEW DR	O-P Office Professional	O-P, HI
032-181-24	469 W VALENCIA DR	O-P Office Professional	O-P, HI
032-153-05	418 W AMERIGE AVE	O-P Office Professional	O-P, HI
032-153-06	414 W AMERIGE AVE	O-P Office Professional	O-P, HI
032-153-07	410 W AMERIGE AVE	O-P Office Professional	O-P, HI
032-153-08	406 W AMERIGE AVE	O-P Office Professional	O-P, HI
032-153-09	402 W AMERIGE AVE	O-P Office Professional	O-P, HI
032-153-02	430 W AMERIGE AVE	O-P Office Professional	O-P, HI
032-153-03	426 W AMERIGE AVE	O-P Office Professional	O-P, HI
032-153-04	422 W AMERIGE AVE	O-P Office Professional	O-P, HI
292-331-01	3261 N HARBOR BLVD	O-P Office Professional	O-P, HI



# Parcels within the HIOZ – Housing Incentive Overlay Zone

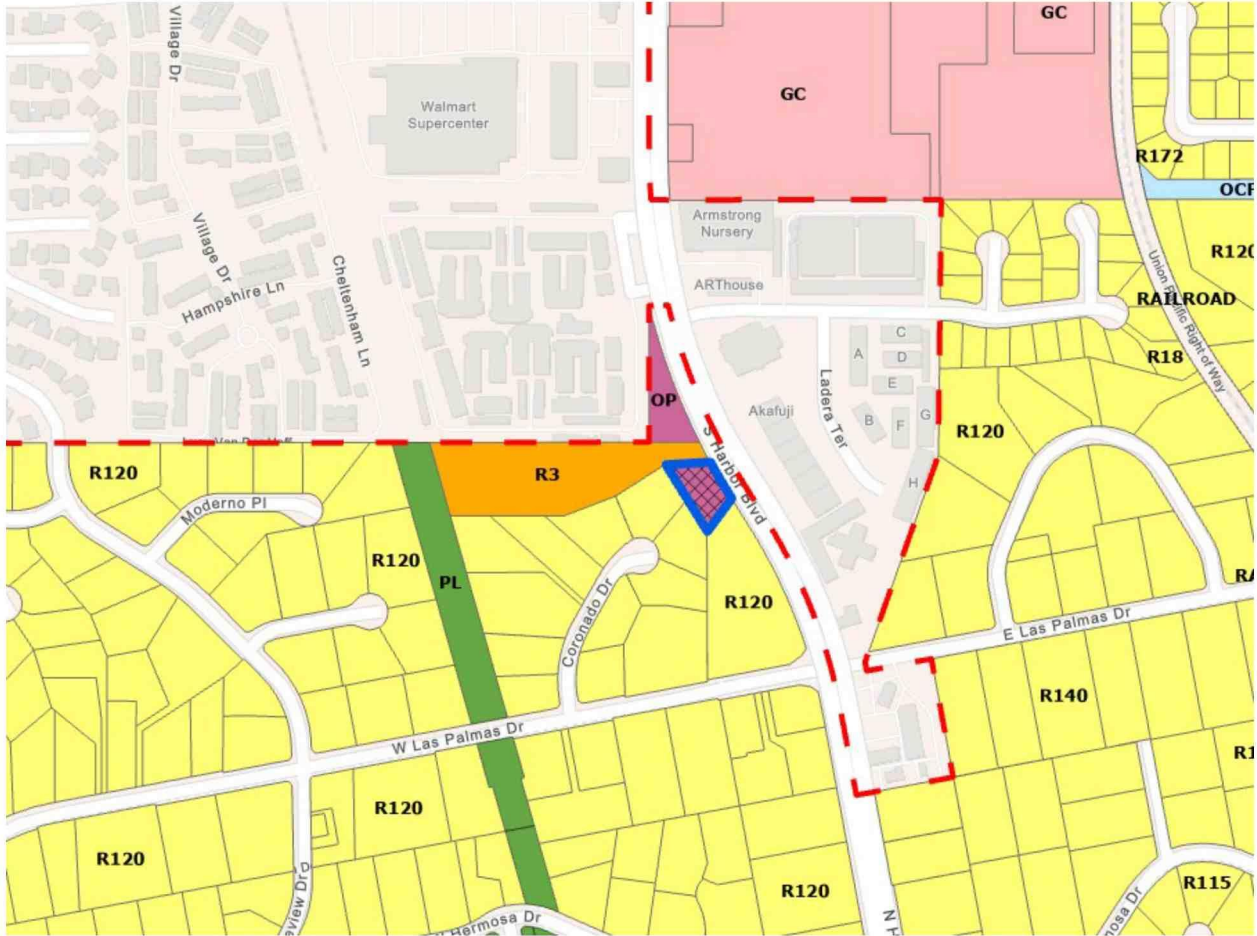


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

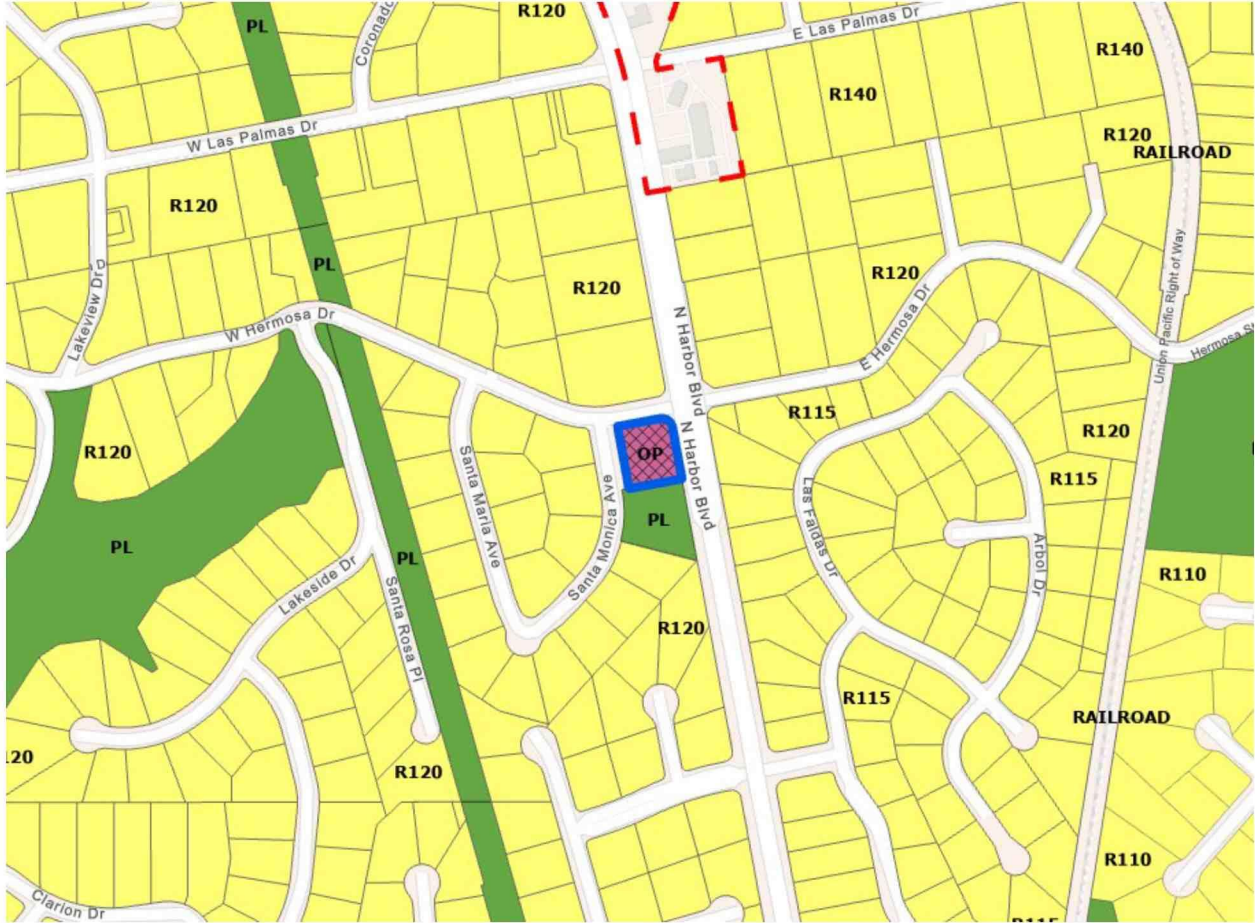


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

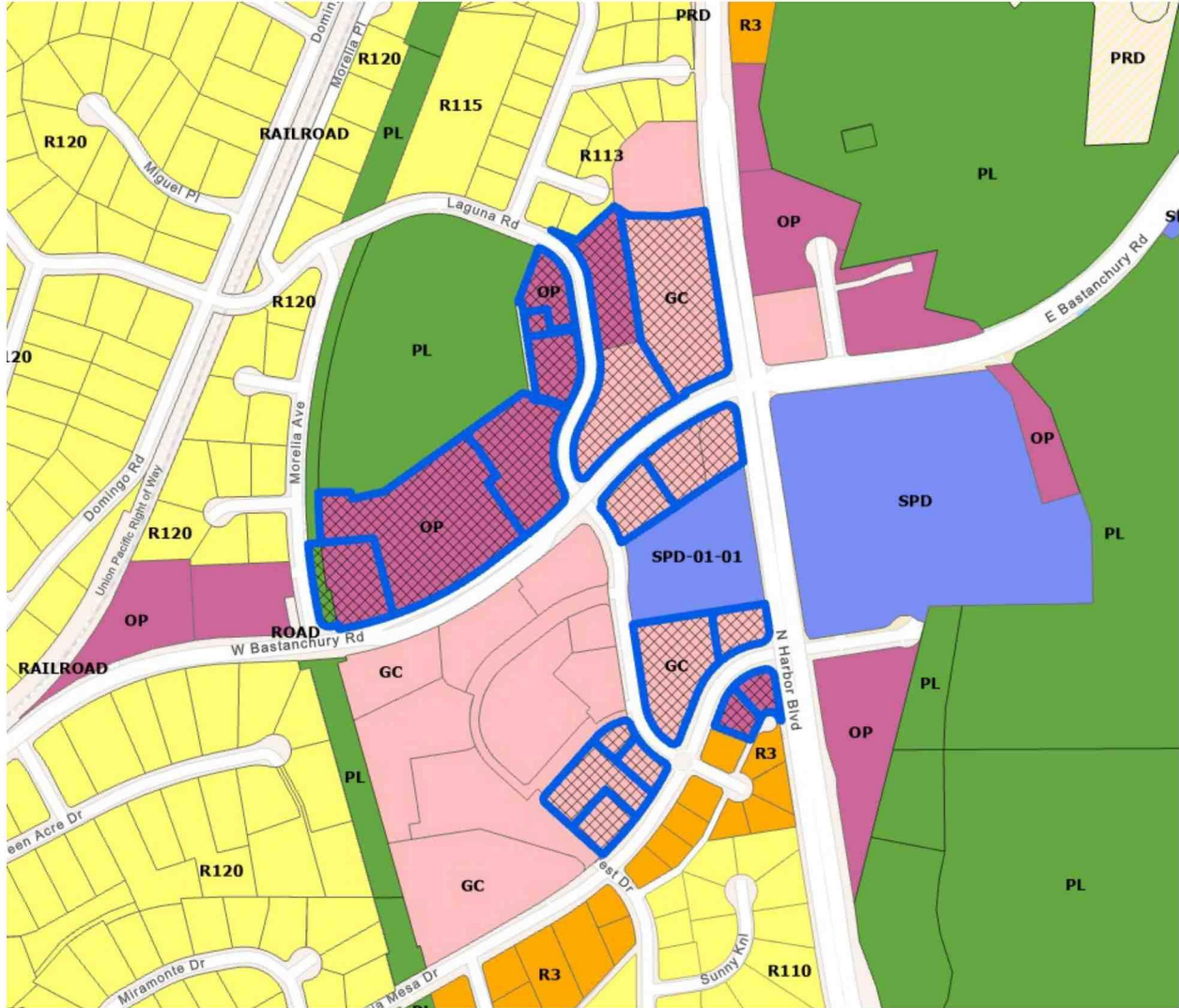


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

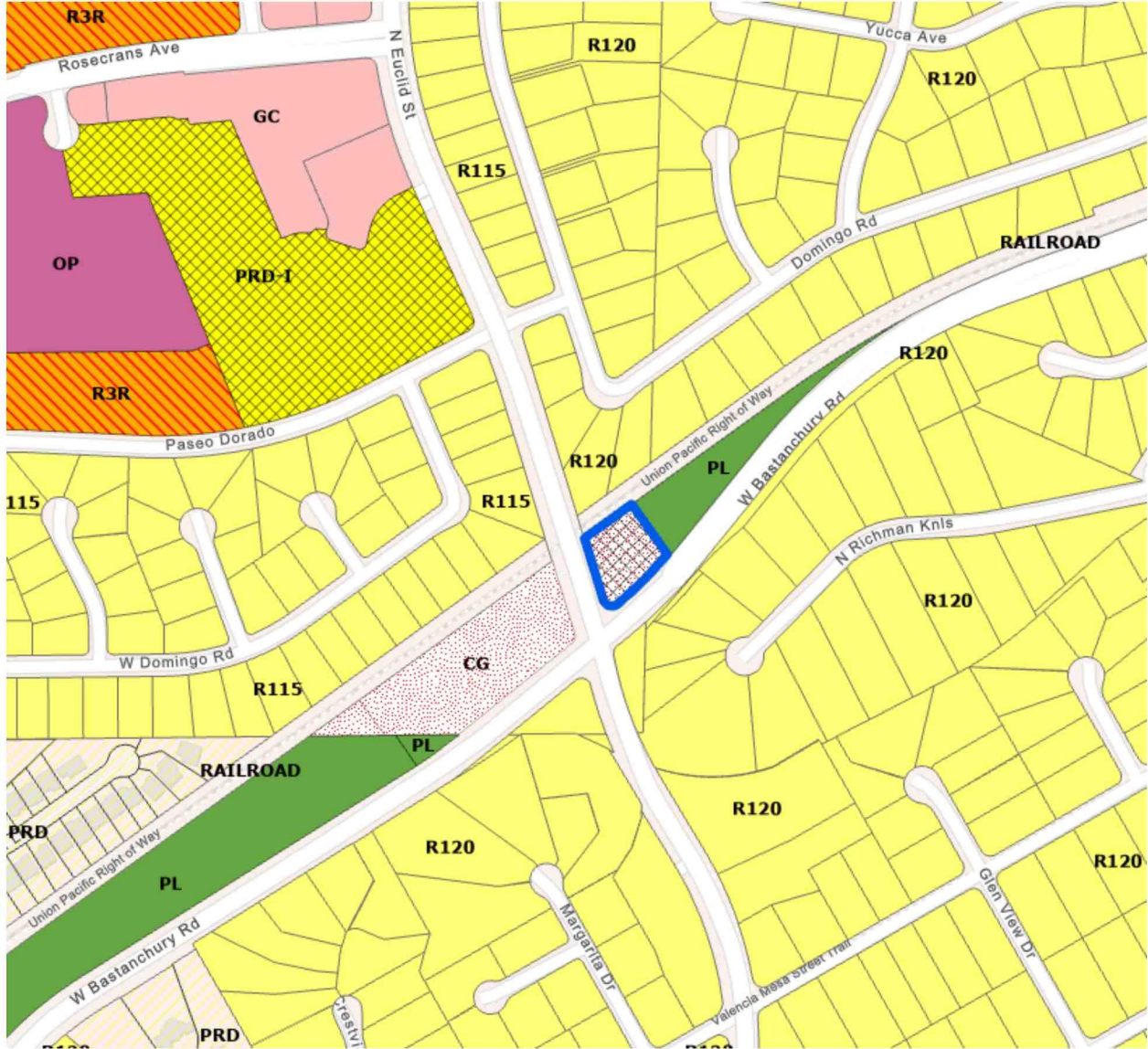


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





# Parcels within the HIOZ – Housing Incentive Overlay Zone

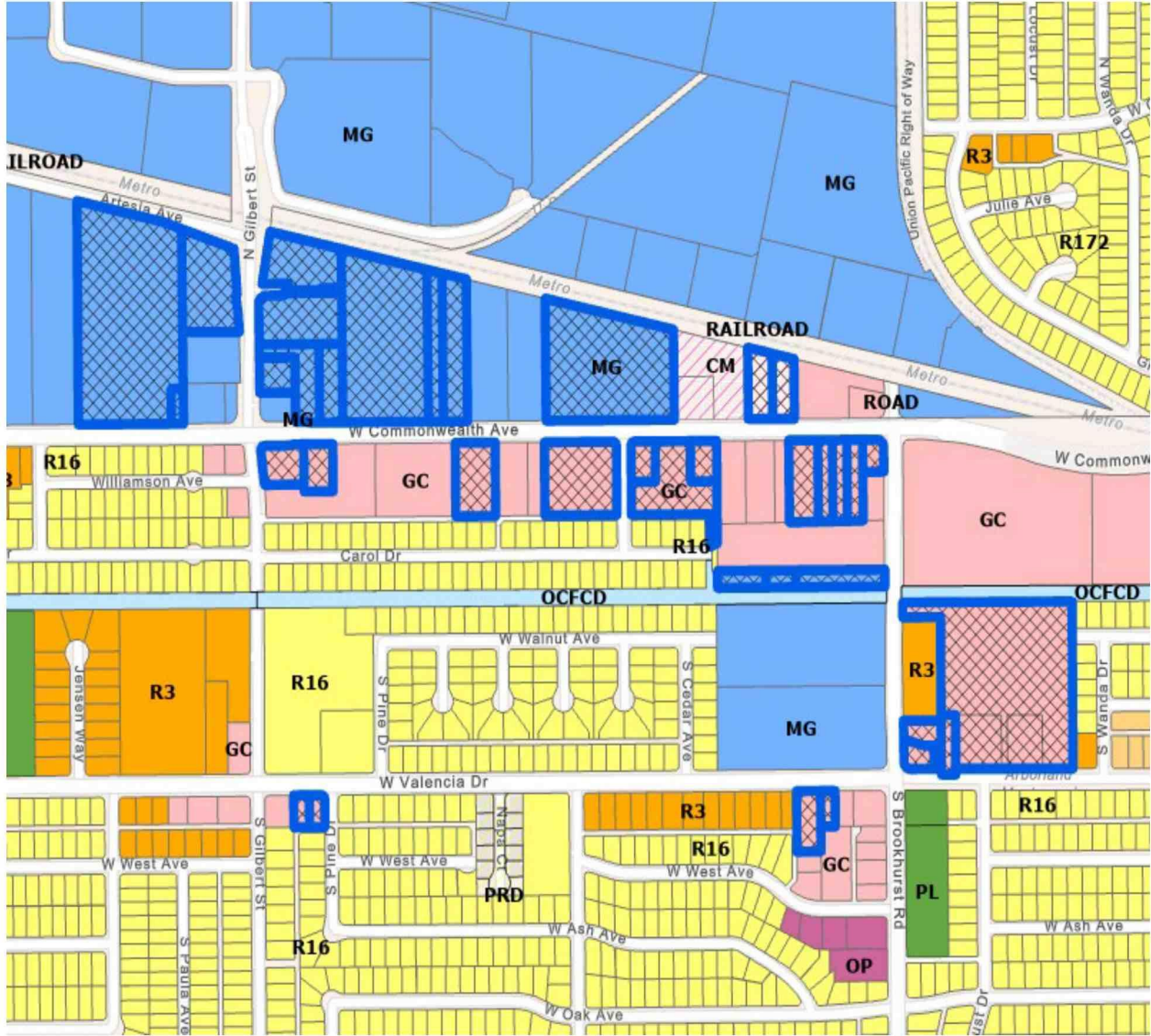


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

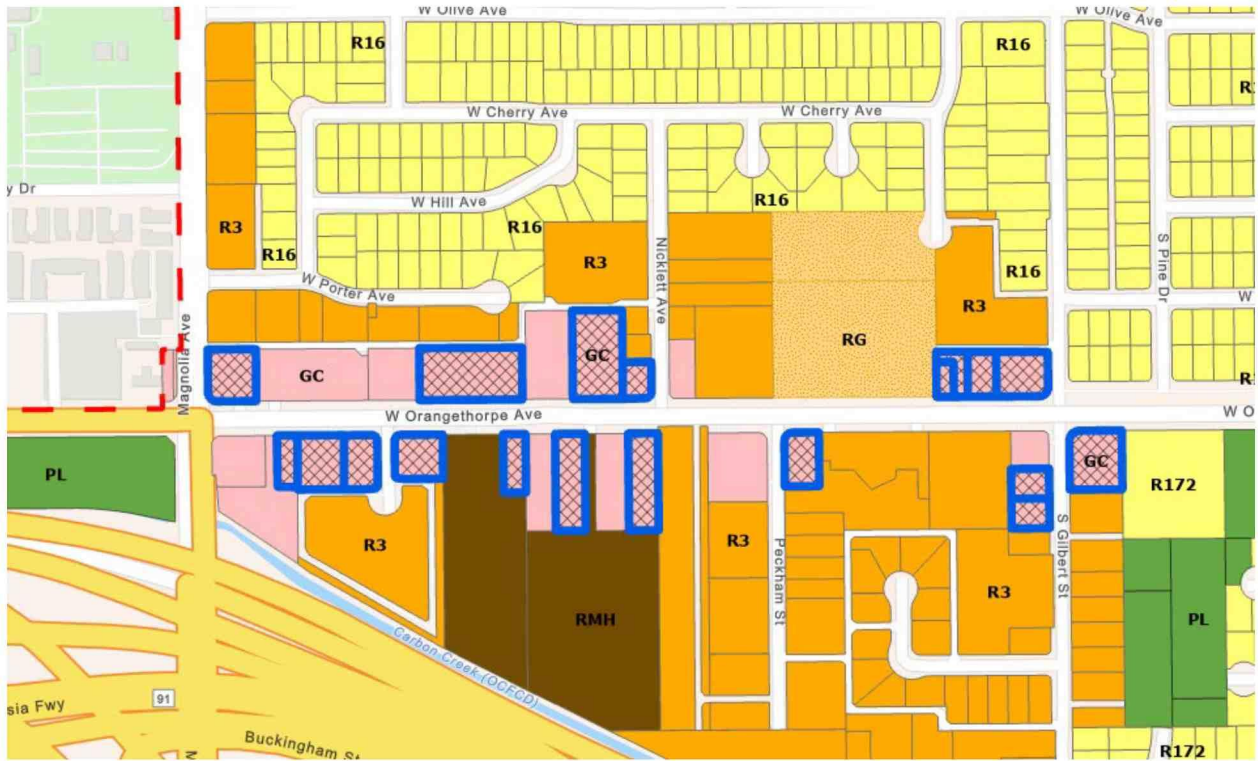


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

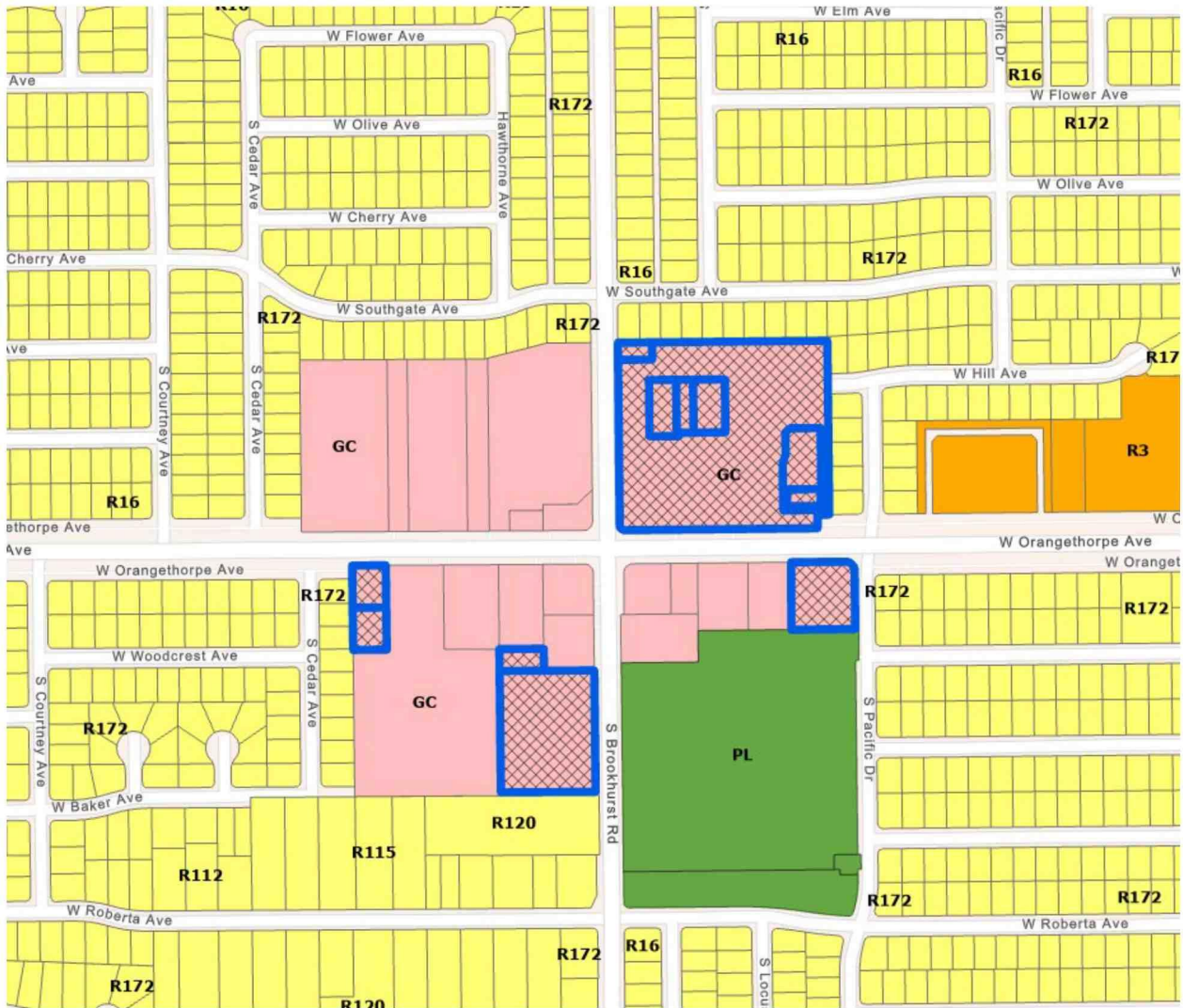


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

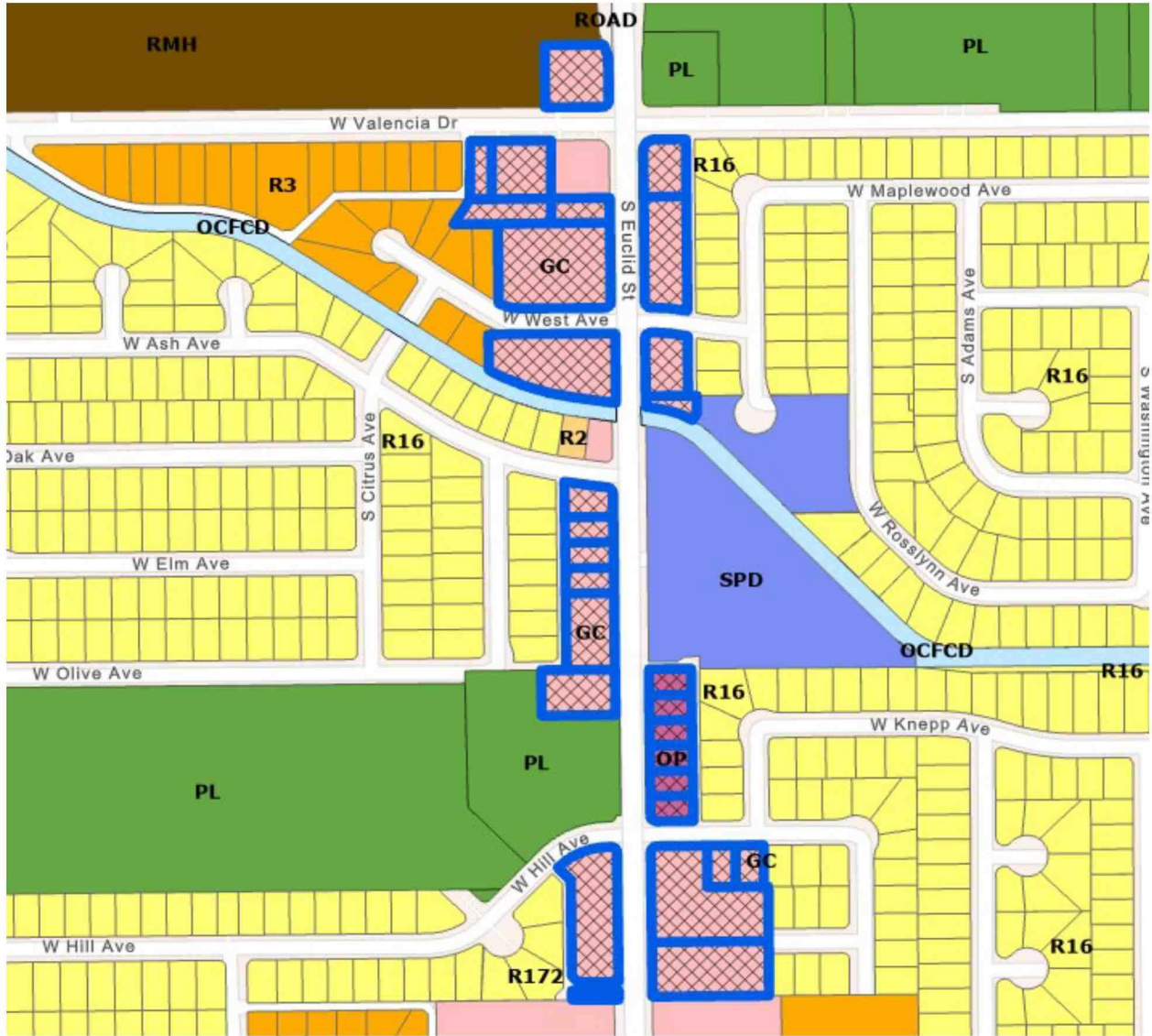


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





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Housing Incentive Overlay Zone





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Housing Incentive Overlay Zone





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Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

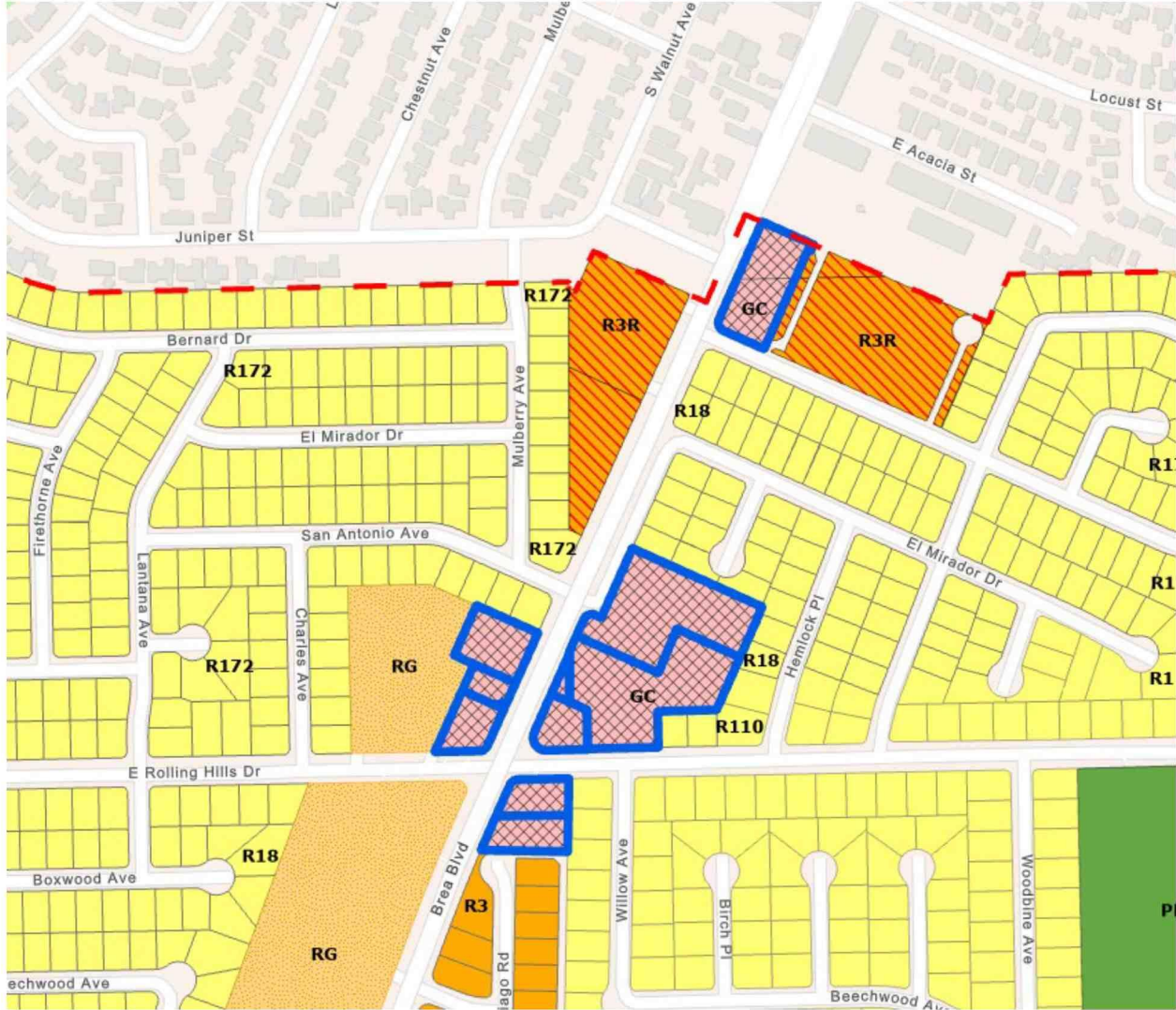


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

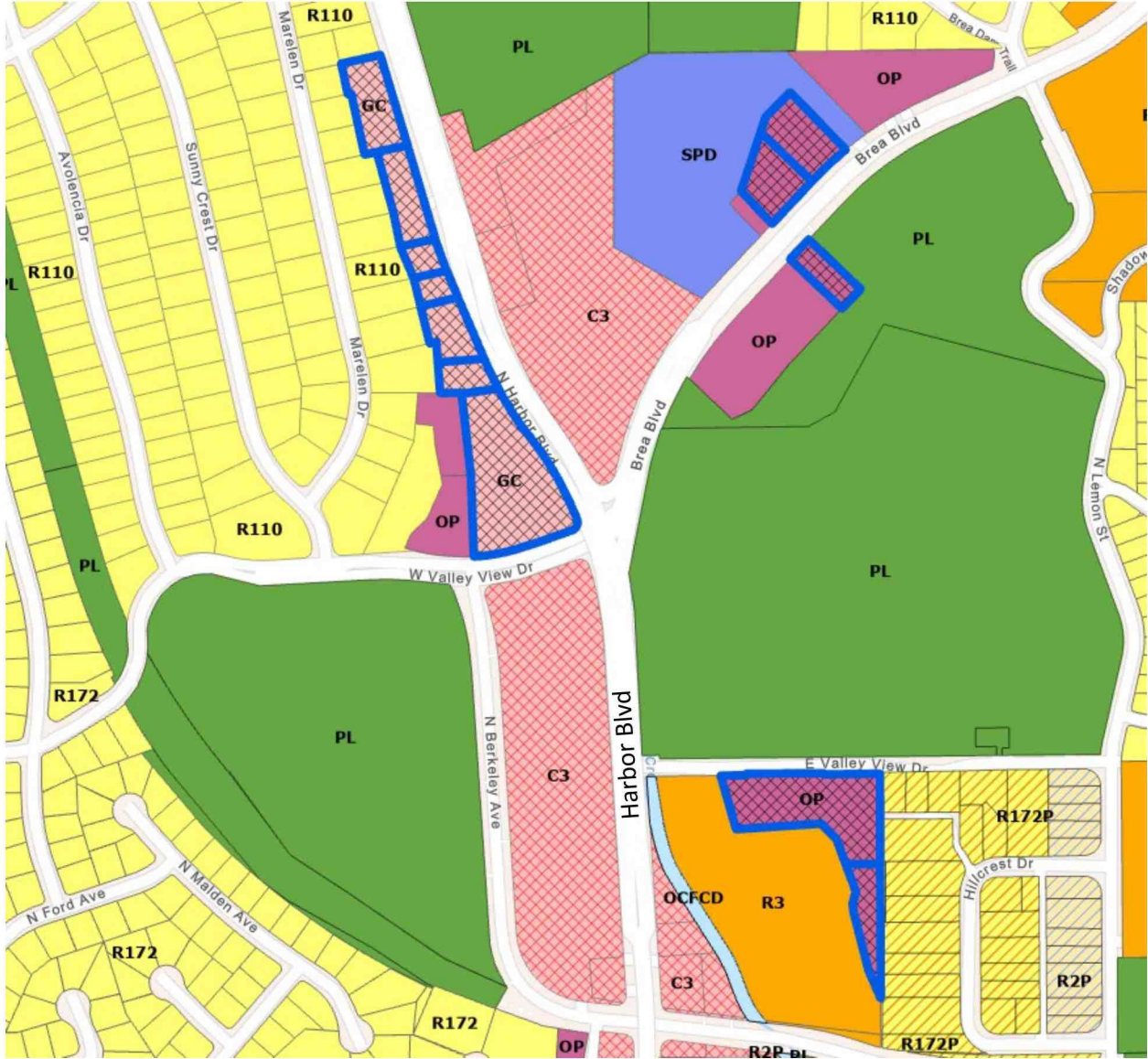


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

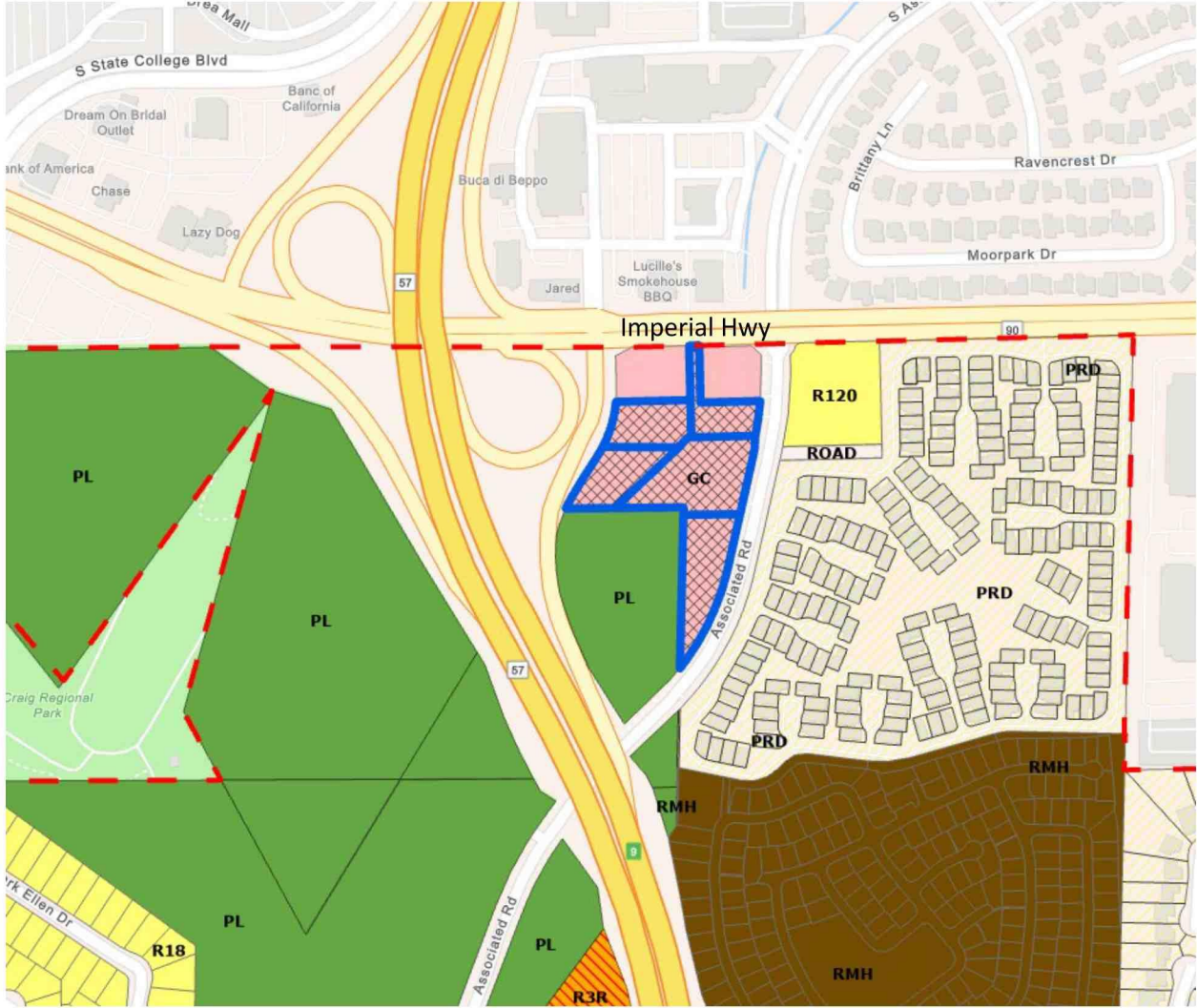


Housing Incentive Overlay Zone





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Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

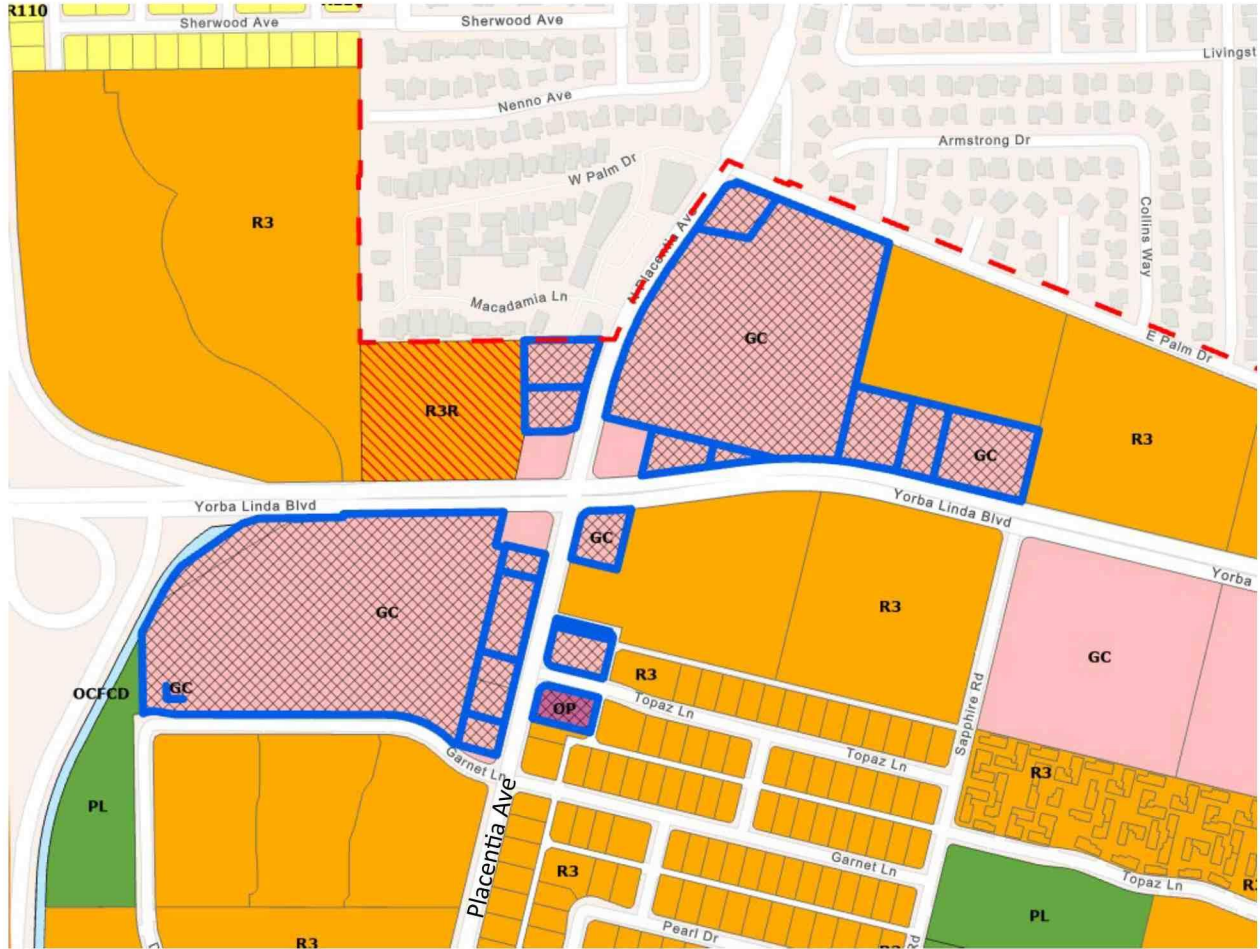


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

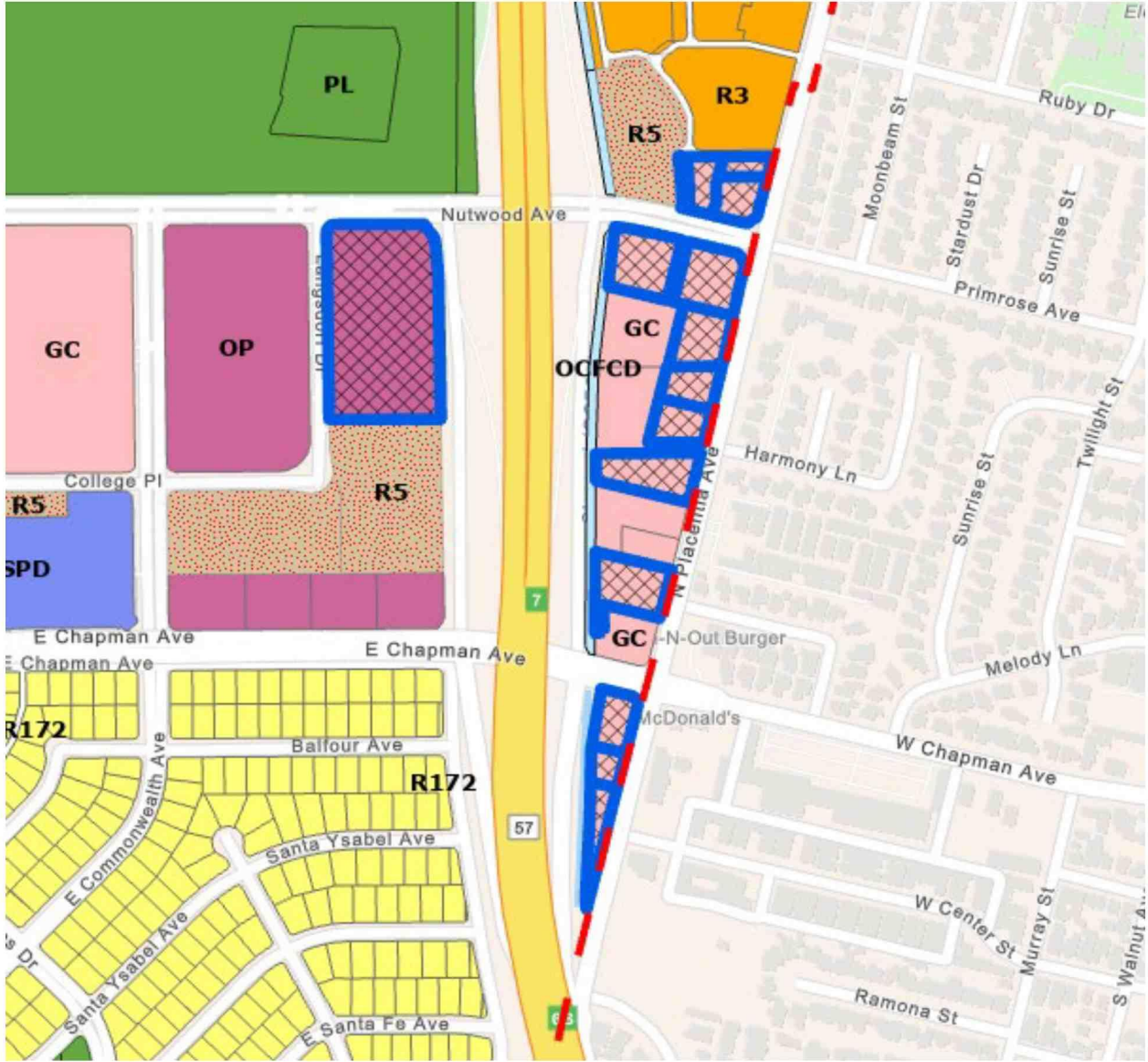


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

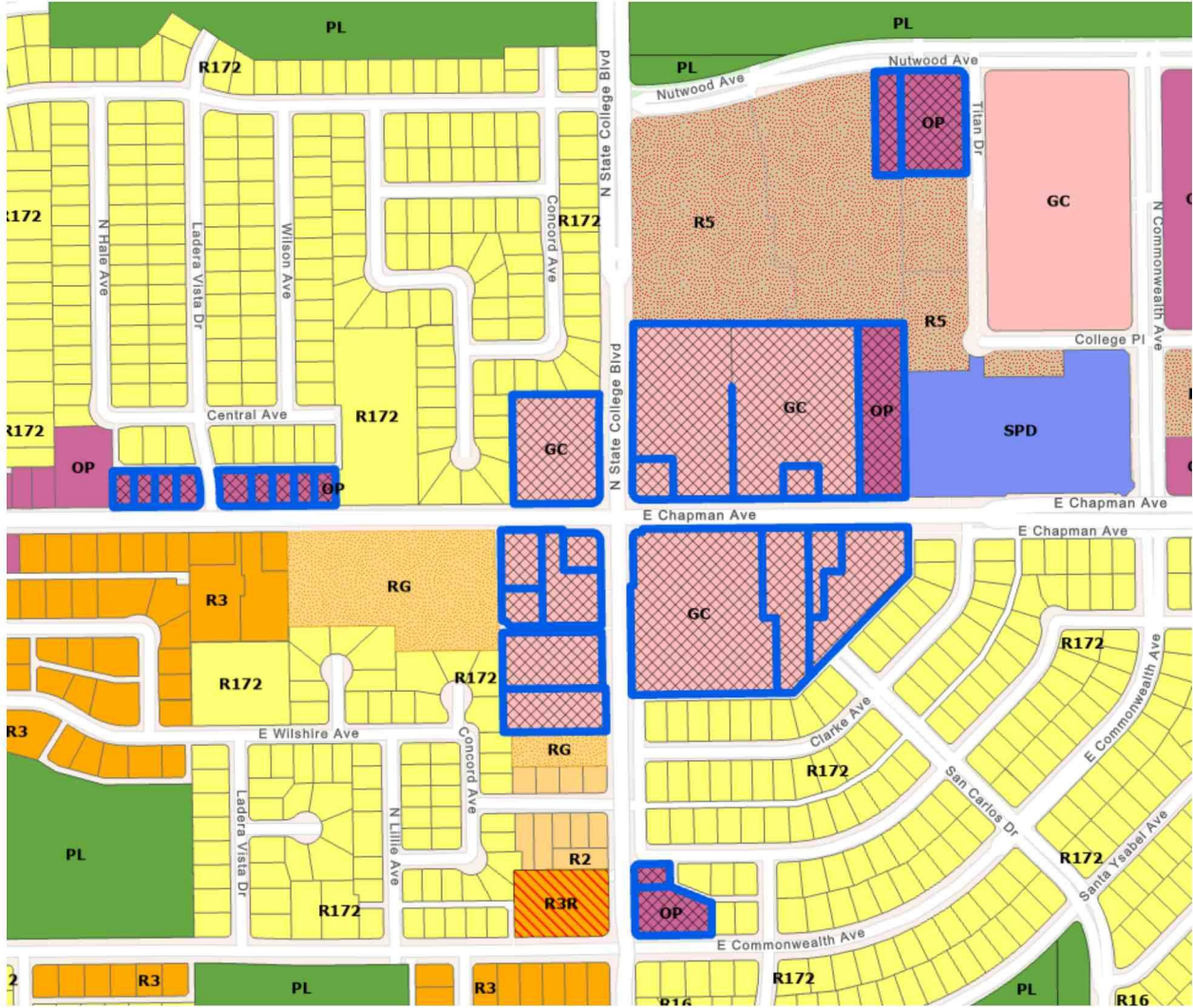


Housing Incentive Overlay Zone





# Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

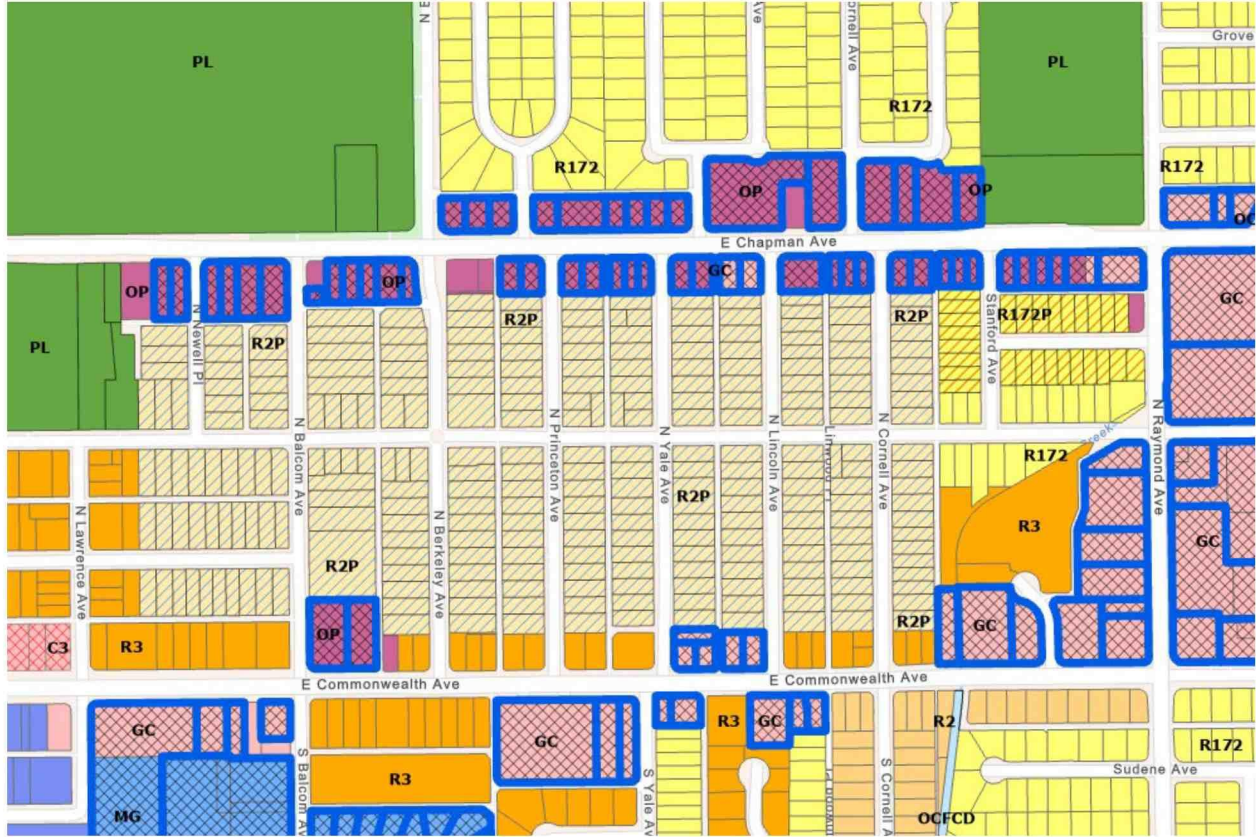


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



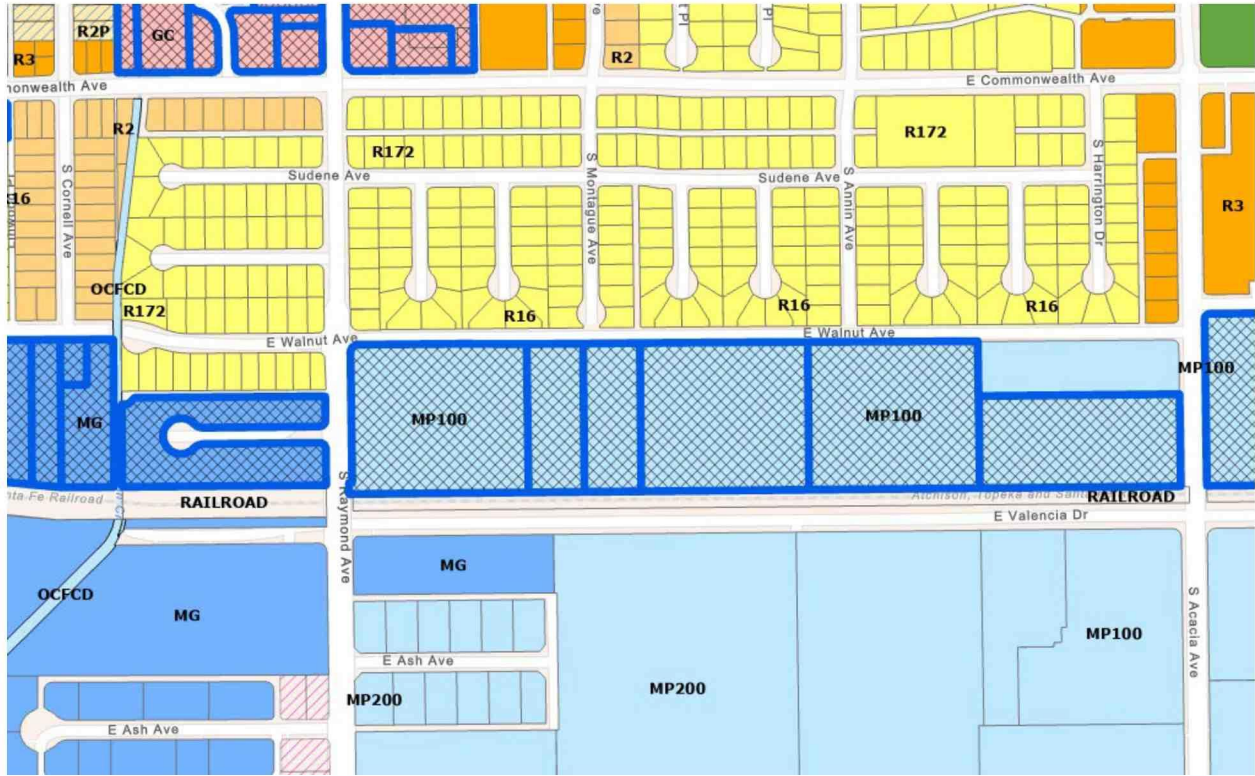
Housing Incentive Overlay Zone







Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





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