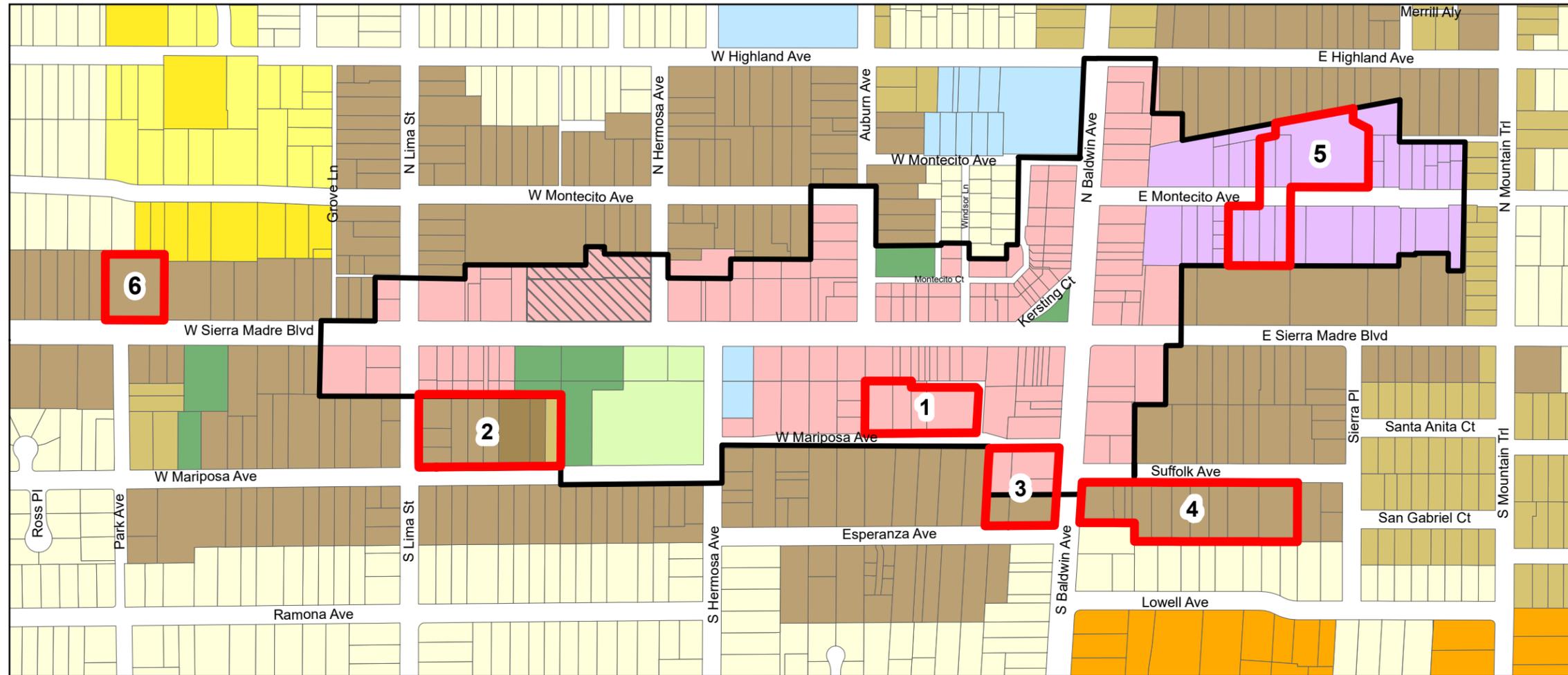


# Potentially Suitable Multi-family Sites

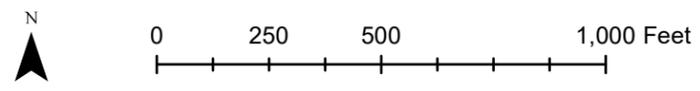
## 2021 - 2029 Sierra Madre Housing Element Update



### Legend

- Potential Sites
- Measure V Area
- R-1 - Residential Single Family (7,500 sqft min.)
- R-1-9 - Residential Single Family (9,000 sqft min.)
- R-1-11 - Residential Single Family (11,000 sqft min.)
- R-1-15 - Residential Single Family (15,000 sqft min.)
- R-2 - Two Family Residential
- R-3 - Multiple Family Residential
- R-3H - Multiple Family Residential High Density
- RC - Residential Canyon
- H - Hillside Residential
- OS - Open Space
- C/CP - Civic and City Park
- C - Commercial
- M - Manufacture
- I - Institutional
- BHSP - British Home Specific Plan Overlay
- KSPO - Kensington Specific Plan Overlay

<b>Potential Sites</b>	
<b>Site 1</b>	Mariposa Parking Lots 261 Mariposa Ave 271 Mariposa Ave 293 Mariposa Ave 297 Mariposa Ave 307 Mariposa Ave 313 Mariposa Ave 30 Lima Street 46 Lima Street 54 Lima Street
<b>Site 2</b>	65 Baldwin 85 Baldwin 23 Esperanza 80 Baldwin Avenue 18 Suffolk Avenue 30 Suffolk Avenue 40 Suffolk Avenue
<b>Site 3</b>	56 & 58 Suffolk Avenue 62, 64, 66 Suffolk Avenue 68 Suffolk Avenue 90 Suffolk Avenue 92 & 100 Suffolk Avenue
<b>Site 4</b>	89 E Montecito Ave 97 E Montecito Ave 123 E Montecito Ave 72 & 74 E Montecito Ave 80 E Montecito Ave 90 E Montecito Ave 98 & 100 E Montecito Ave
<b>Site 5</b>	491 W Sierra Madre Blvd



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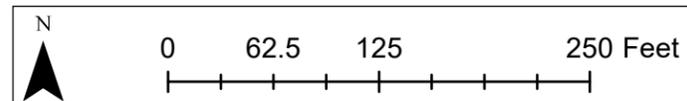
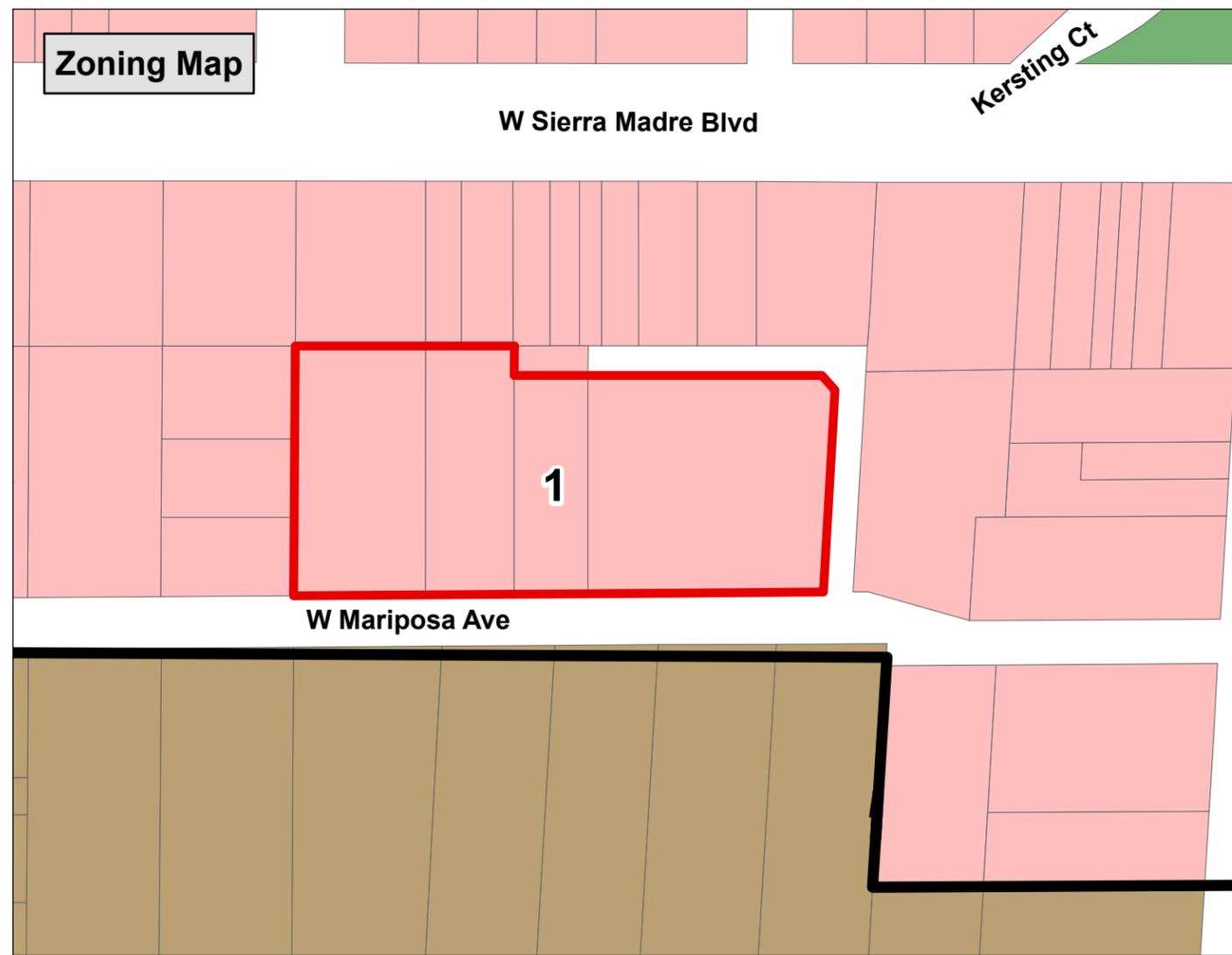
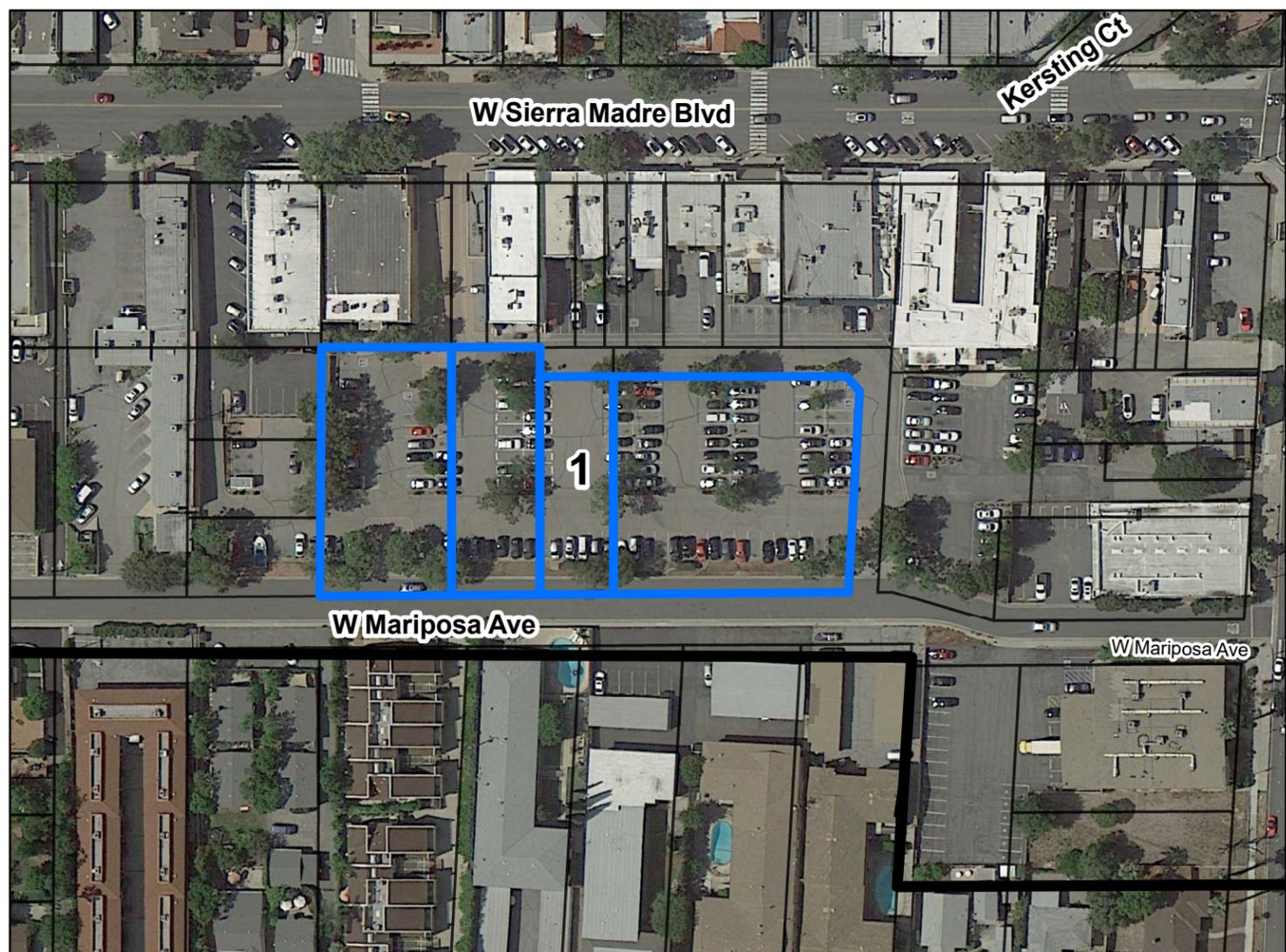
# Potentially Suitable Multi-family- Site 1

## 2021 - 2029 Sierra Madre Housing Element Update

Potential Site 1						
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/ac)	Unit Potential (30 du/ac)	Notes
Mariposa Parking Lots	24,001	City owned parking lot		25 units	38 units	underutilized public parking
	7,382	City owned parking lot				underutilized public parking
	10,068	Private parking lot	1960			underutilized public parking
	14,973	Private parking lot	1955			underutilized public parking

### Legend

- Potential Sites
- Parcels of Interest (Site 1)
- Measure V Area
- R-3 - Multiple Family Residential
- C- Commercial
- C/CP - Civic and City Park



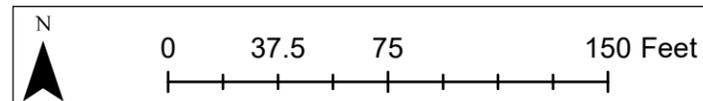
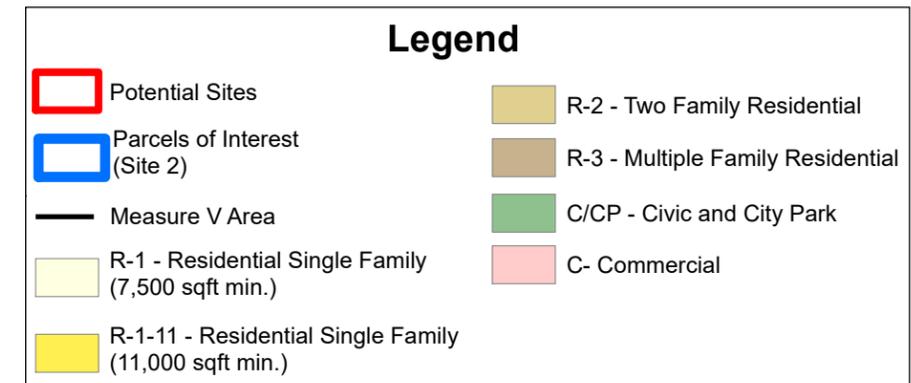
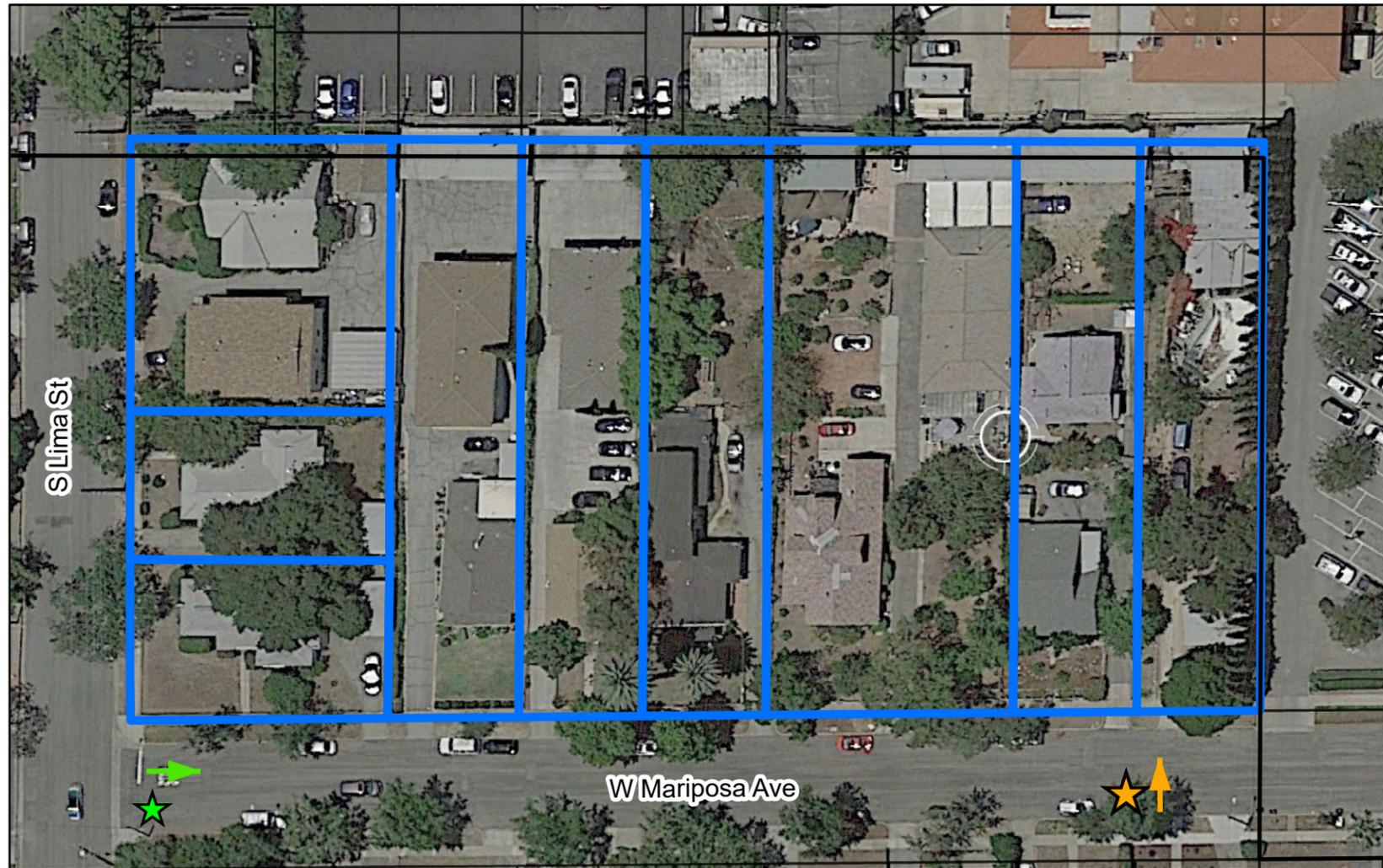
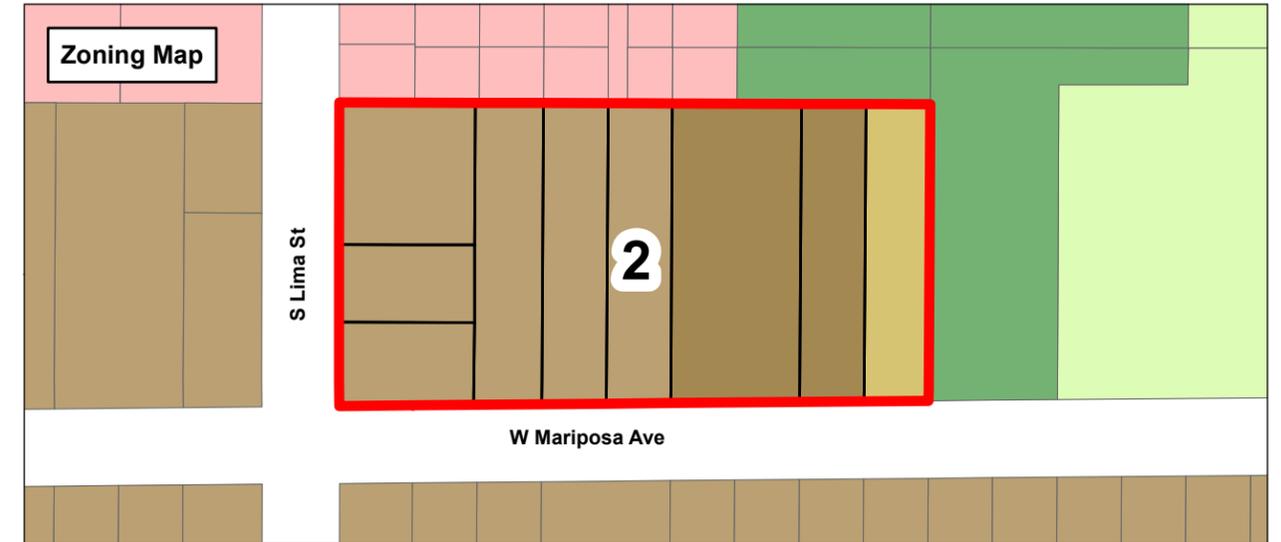
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# Potentially Suitable Multi-family- Site 2

## 2021 - 2029 Sierra Madre Housing Element Update

Potential Site 2					
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/ac)	Notes
261 Mariposa Ave	11,489	2 single-family units	1922	48 Units (23 net units)	Previous Housing Element cycle
271 Mariposa Ave	11,519	2 single-family units	1906, 1942		
293 Mariposa Ave	23,156	2 single-family units	1901, 1960		
297 Mariposa Ave	11,581	2 Units (Duplex)	1926		
307 Mariposa Ave	11,665	single-family unit, 4-plex	1914, 1963		
313 Mariposa Ave	12,324	single-family unit, 4-plex	1895, 1962		
30 Lima Street	11,584	single-family unit, 4-plex	1909, 1962		
46 Lima Street	6,303	2 units (Duplex)	1948		
54 Lima Street	6,735	2 units (Duplex)	1948		



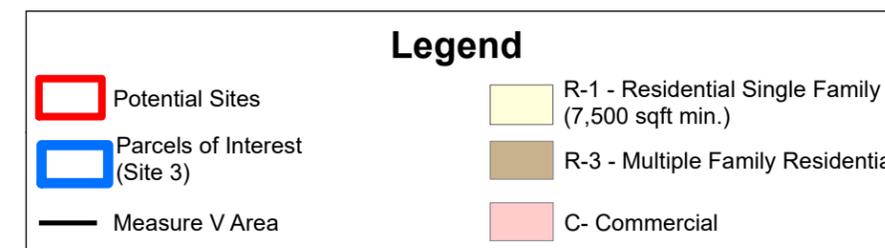
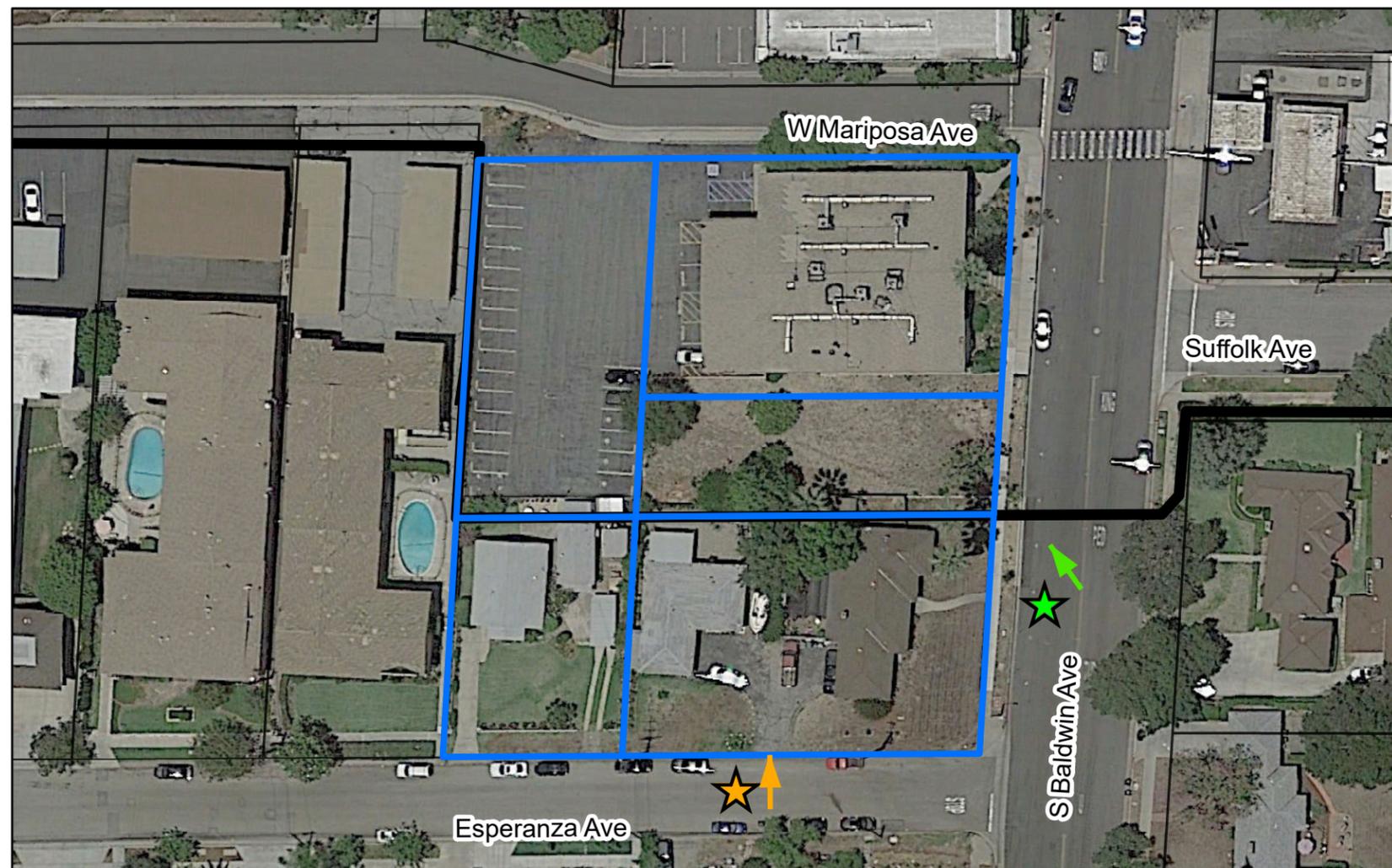
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# Potentially Suitable Multi-family- Site 3

## 2021 - 2029 Sierra Madre Housing Element Update

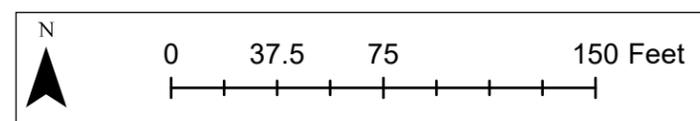
Potential Site 3						
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/ac)	Unit Potential (30 du/ac)	Notes
65 Baldwin Ave	7,472	Vacant Lot	n/a	25 Units (22 net units)	38 units (35 net units)	Would require relocation of Post Office. If infeasible, pursue potential use of underutilized parking lot to rear of P.O. Would require Measure V vote
65 Baldwin Ave	11,210	underutilized parking lot to rear of Post Office	1961			
65 Baldwin Ave	14,982	Post Office	1962			
85 Baldwin Ave	14,945	2 Units (Duplex)	1956			
23 Esperanza Ave	7,485	832 sf single-family unit	1924			



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★ Photo Location  
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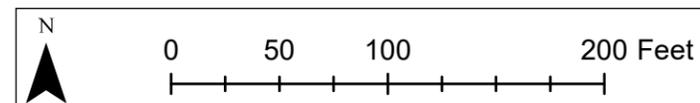
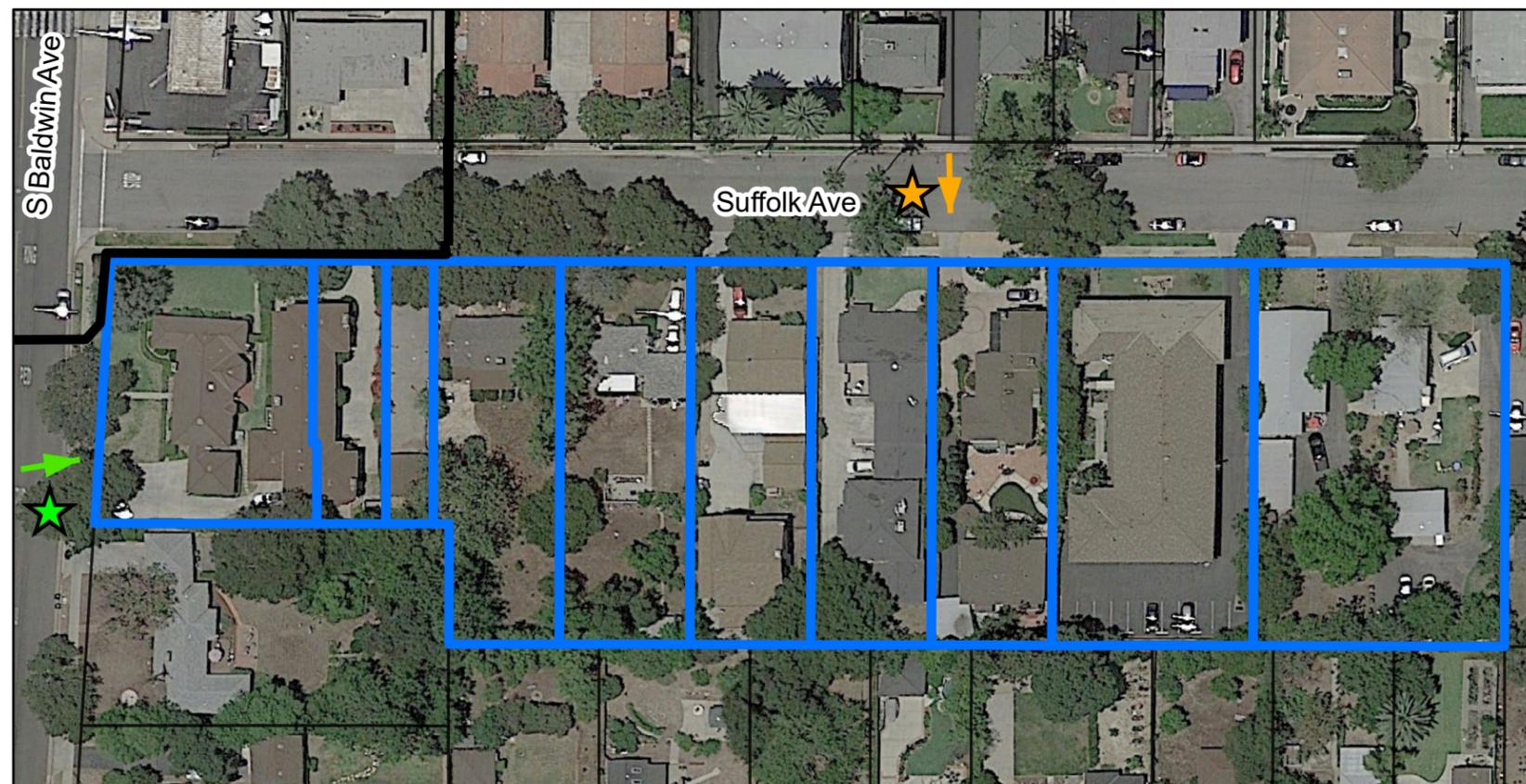
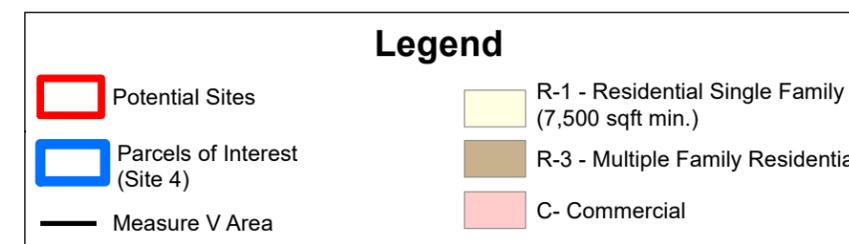
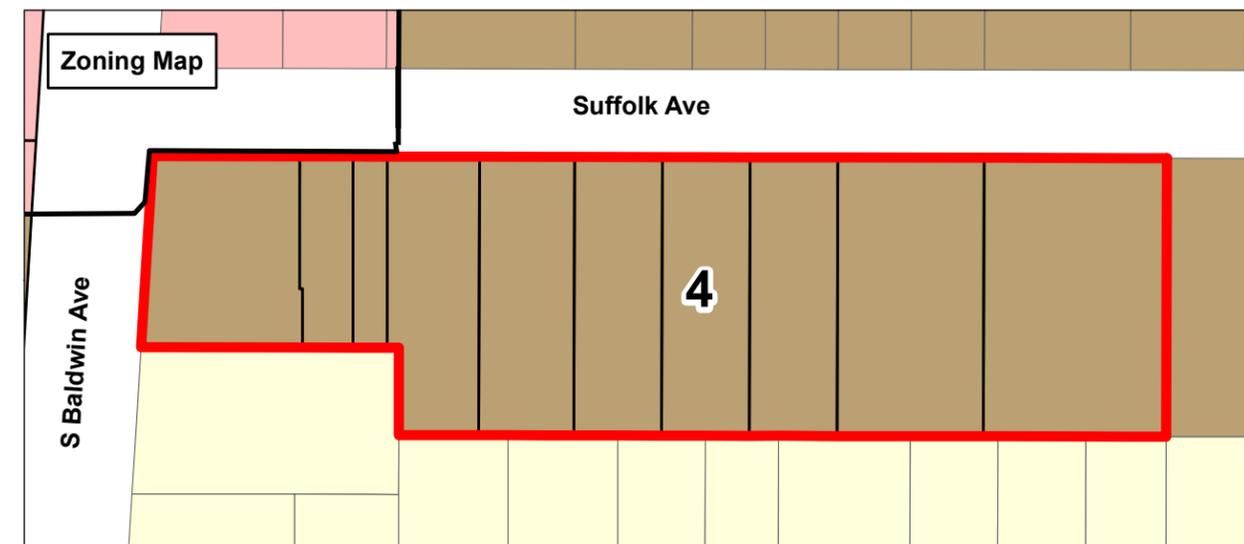


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# Potentially Suitable Multi-family- Site 4

## 2021 - 2029 Sierra Madre Housing Element Update

Potential Site 4					
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/acre)	Notes
80 Baldwin Avenue	13,703	Dentist Office	1942	31 units (20 net units)	Recently sold together. Owner interested in combining with adjacent lot and redeveloping with housing.
18 Suffolk Avenue	4,676	3 attached units	1997		Owner interested in selling
30 Suffolk Avenue	3,064	378 sf single-family unit	1947		
30 Suffolk Avenue	11,482	1,096 sf single family unit	1940		
40 Suffolk Avenue	12,350	single-family unit	1939		
56 & 58 Suffolk Avenue	11,402	2 single-family detached units	1941, 2007		2 story unit on rear of parcel looks relatively new
62, 64, 66 Suffolk Avenue	11,406	single-family unit and duplex	1922		
68 Suffolk Avenue	11,405	2 story single-family unit	1941	n/a	in excellent condition
90 Suffolk Avenue	19,006	12 unit apartment building	1970	n/a	Not assumed to redevelop
92 & 100 Suffolk Avenue	23,750	2 small single-family detached units and 375 sf guest house	1902, 1914, 1924	10 Units (7 net units)	



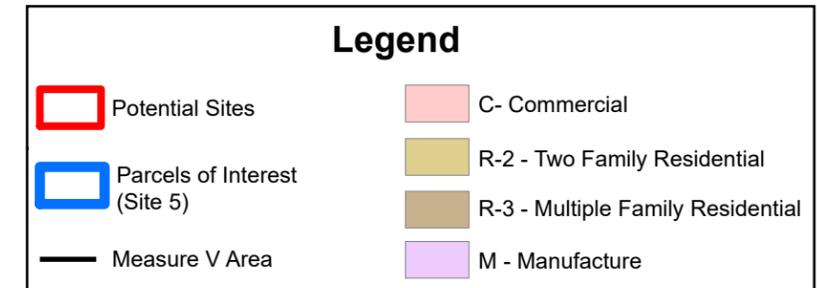
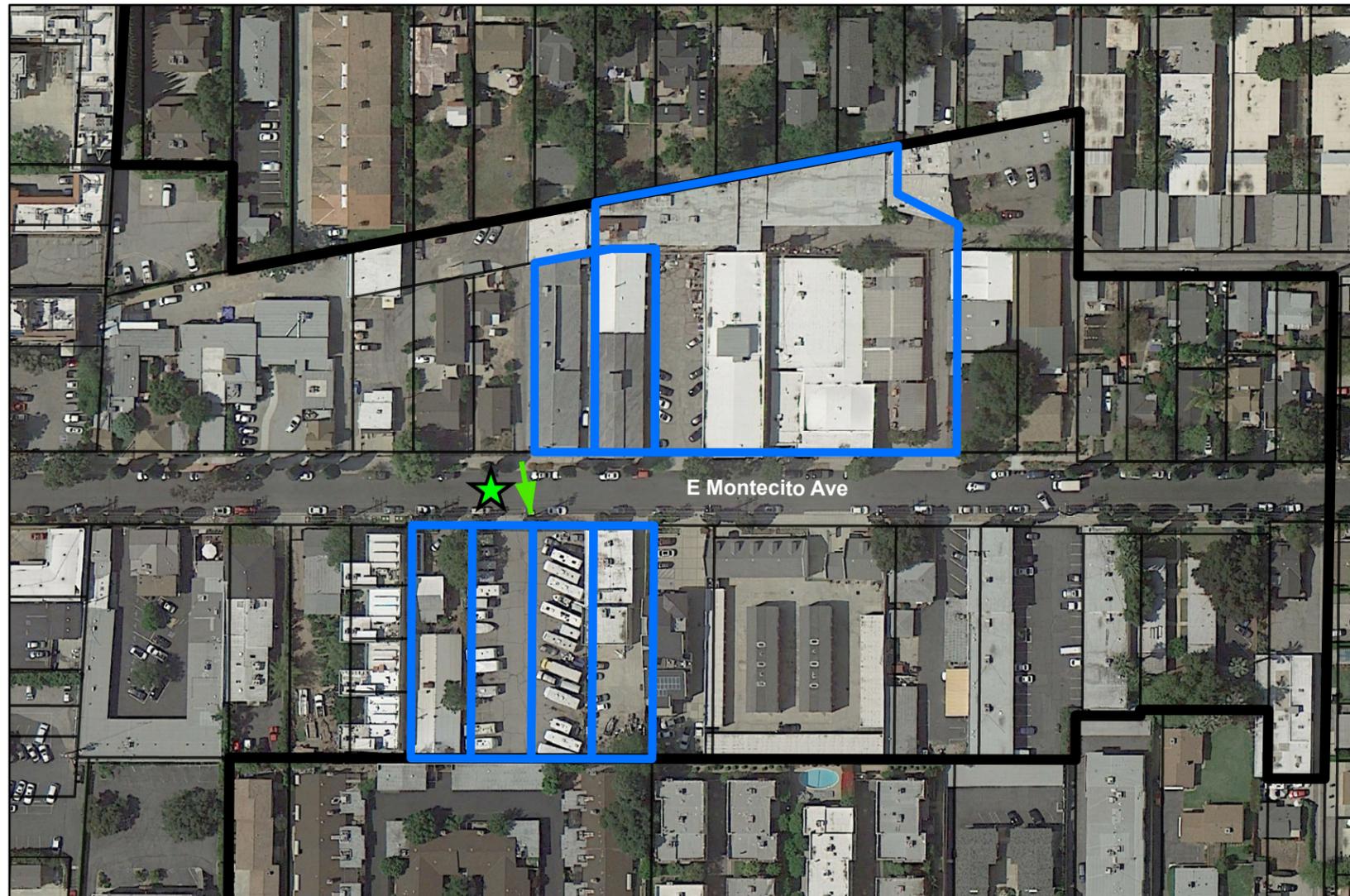
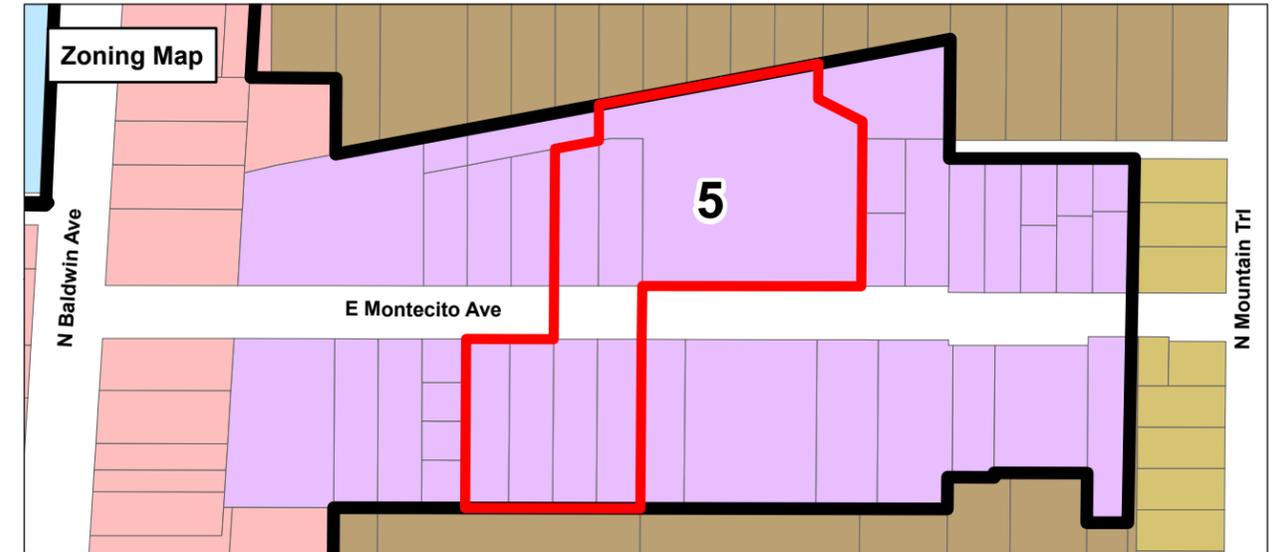
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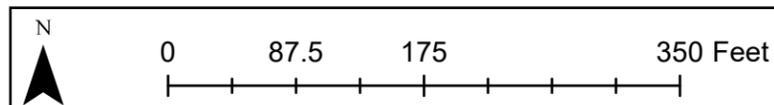
# Potentially Suitable Multi-family- Site 5

## 2021 - 2029 Sierra Madre Housing Element Update

Potential Site 5						
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/acre)	Unit Potential (30 du/ac)	Notes
89 E MONTECITO AVE	8,002	Corrugated Metal Barn	1946	35 Units	53 Units	building valuation \$64,000
97 E MONTECITO AVE	10,860	Corrugated Metal Barn	1919			building valuation \$59,000
123 E MONTECITO AVE	59,000	4 separate blgs - storage	1961			building valuation \$226,000
72 & 74 E MONTECITO AVE	9,563	large metal roofed industrial bldg, currently used for storage. 1,000 sf unit in front- can be used for hsg or work. Currently for rent by Daniel for \$2,300/mo	1951	18 Units	26 Units	building valuation \$132,000
80 E MONTECITO AVE	9,613	RV Storage Lot				
90 E MONTECITO AVE	9,617	RV Storage Lot				
98 & 100 E MONTECITO AVE	9,620	3,700 sf stucco commercial bldg	1955			building valuation \$303,000



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# Potentially Suitable Multi-family- Site 6

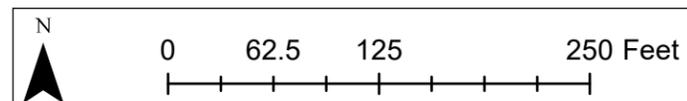
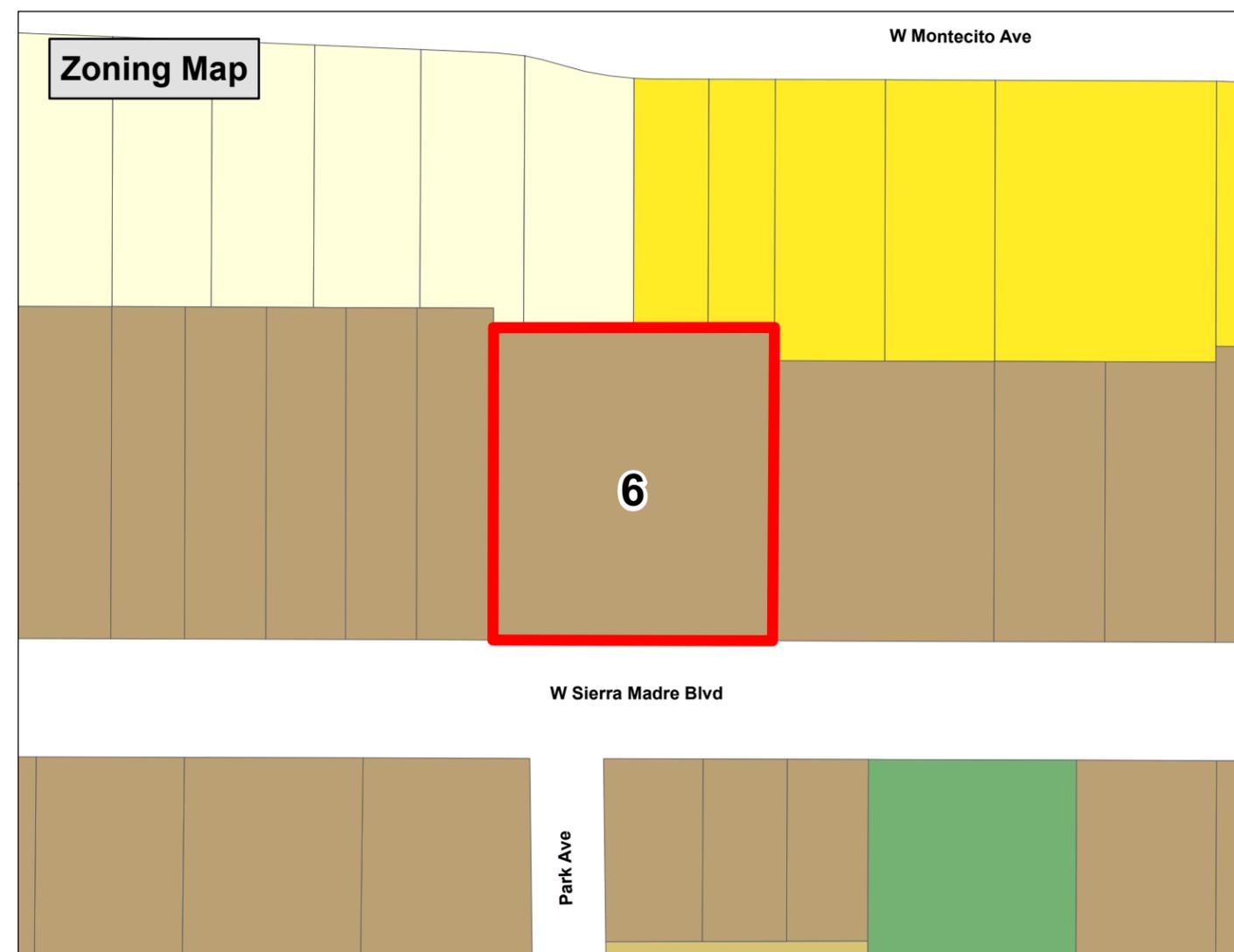
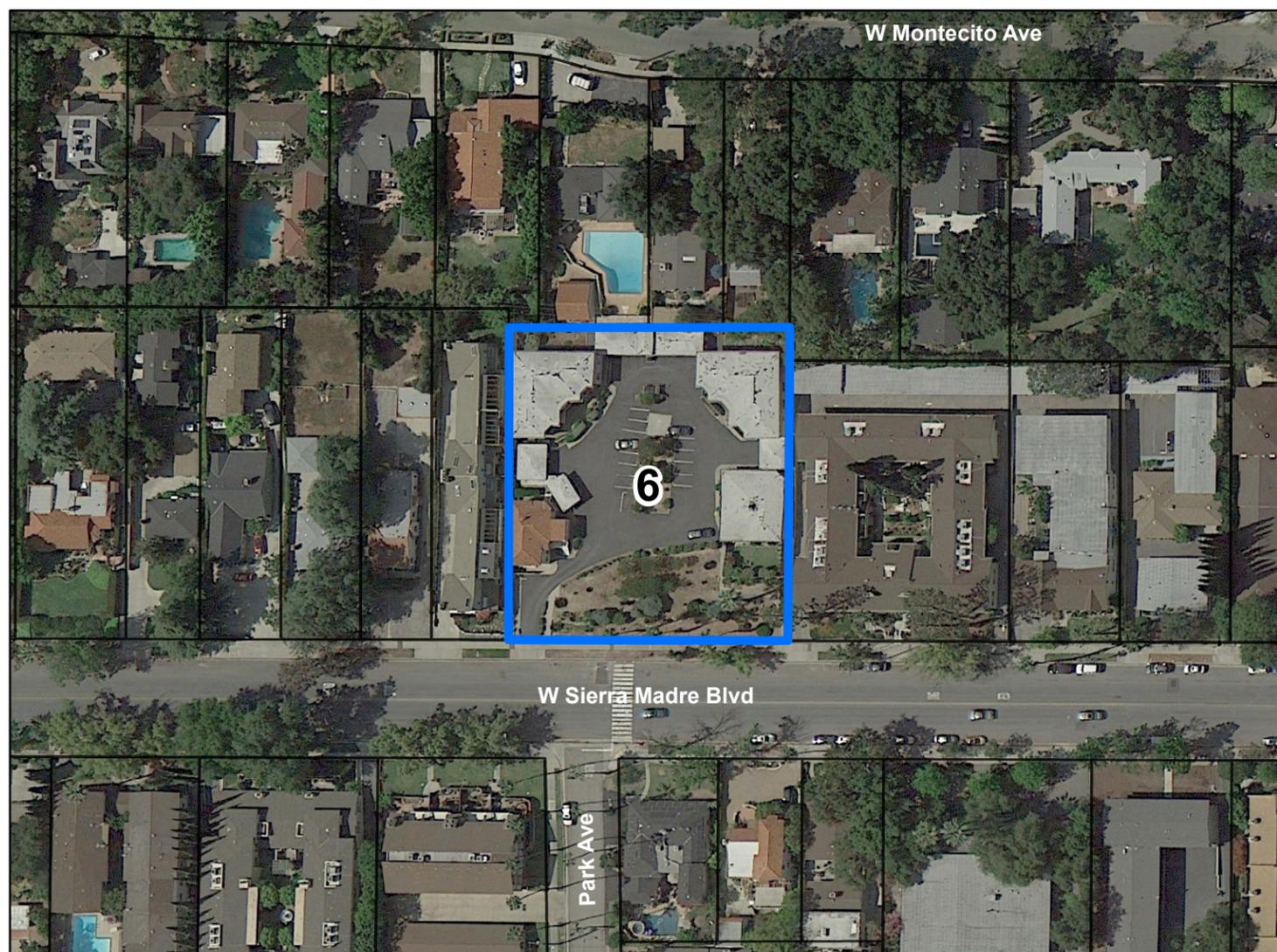
## 2021 - 2029 Sierra Madre Housing Element Update

Potential Site 6						
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/ac)	Unit Potential (30 du/ac)	Notes
491 W Sierra Madre Blvd	40,181	17 apt units in four 2 story buildings	3 bldgs 1960. 1 bldg 1935	18 units (1 net)	27 unit (10 net)	Owner interested in upzone. Sold to new owner in 2019

### Legend

- Potential Sites
- Parcels of Interest (Site 6)
- Measure V Area

- R-1 - Residential Single Family (7,500 sqft min.)
- R-1-11 - Residential Single Family (11,000 sqft min.)
- R-2 - Two Family Residential
- R-3 - Multiple Family Residential
- C/CP - Civic and City Park



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