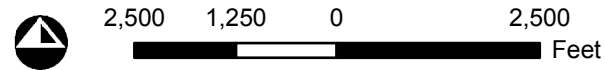


Legend

- Vacant Land
- Fullerton City Boundary
- Parcels

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a. Vacant Land

The majority of vacant land within the City is in the area known as West Coyote Hills. The General Plan land use designation of West Coyote Hills is currently "Greenbelt Concept", which allows limited residential development, as specified in the approved Coyote Hills West Master (Specific) Plan MP - 2A (adopted in 1977 and most recently amended in 1990). The current

zoning does not permit residential development; however, an active application is in process to complete the master plan concept.

The remainder of vacant land is sparsely located over approximately 73 residential and commercial lots, and may have the potential for infill development. Existing vacant land permitting residential development is listed in Table B-2 and illustrated in Exhibit B-1. Remnant vacant parcels, too small to allow construction of a dwelling unit (less than 4,000 square feet), have not been listed. However, of the vacant residential parcels found to be potentially feasible for construction of residential units, a conservative calculation was taken to determine potential units that may be feasibly constructed on-site. It is assumed that a potential of 36 dwellings units on these vacant parcels will be comprised of market-rate residential units.

Based on the City's existing available land, there is insufficient vacant land to meet the future growth needs.

**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
028-141-28	R1-20	Low Density Residential	0.46	1 du/20,000sf	19,970.44	1	Construction may not be feasible due to lot size
028-141-35	R1-35	Low Density Residential	0.71	1 du/35,000sf	30,730.67	1	Construction may not be feasible due to lot size
029-152-04	R1-72	Low Density Residential	0.20	1 du/7,200sf	8,592.42	1	
029-232-13	R1-10	Low Density Residential	1.38	1 du/10,000sf	60,088.03	6	Subdivision of lots required
281-091-10	R1-20	Low Density Residential	0.40	1 du/20,000sf	17,504.22	1	Construction may not be feasible due to lot size
281-091-27	R1-20	Low Density Residential	0.53	1 du/20,000sf	23,094.76	1	
283-011-15	R1-20	Low Density Residential	0.49	1 du/20,000sf	21,201.41	1	Subdivision of lots required
283-011-17	R1-20	Low Density Residential	0.25	1 du/20,000sf	10,809.11	0	

Table B-2 (continued)
Vacant Land Permitting Residential Construction

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
283-011-22	R1-20	Low Density Residential	0.29	1 du/20,000sf	12,662.10	1	Construction may not be feasible due to lot size
283-181-15	R1-72	Low Density Residential	0.14	1 du/7,200sf	6,107.14	1	Construction may not be feasible due to lot size
283-191-14	R1-72	Low Density Residential	0.17	1 du/7,200sf	7,602.44	1	
284-021-08	R1-19	Low Density Residential	0.21	1 du/19,000sf	9,000.01	0	
032-043-08	R1-72	Low Density Residential	0.17	1 du/7,200sf	7,342.85	1	
032-044-06	R1-6	Low Density Residential	0.10	1 du/6,000sf	4,343.72	1	Construction may not be feasible due to lot size
292-371-05	R1-20	Low Density Residential	0.31	1 du/20,000sf	13,597.72	1	Construction may not be feasible due to lot size
292-441-08	R1-20	Low Density Residential	0.50	1 du/20,000sf	21,682.68	1	
293-132-02	R1-20	Low Density Residential	0.14	1 du/20,000sf	6,091.21	1	
285-141-10	R1-20	Low Density Residential	0.04	1 du/20,000sf	1,891.31	0	Construction of lot not feasible due to lot size
028-134-57	R1-20	Low Density Residential	0.03	1 du/20,000sf	1,300.85	0	Construction of lot not feasible due to lot size
029-043-04	R1-72	Low Density Residential	0.02	1 du/7,200sf	742.48	0	Construction of lot not feasible due to lot size

**Table B-2 (continued)
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
029-043-17	R1-72	Low Density Residential	0.02	1 du/7,200sf	983.27	0	Construction of lot not feasible due to lot size
029-481-39	R1-72	Low Density Residential	0.01	1 du/7,200sf	357.93	0	Construction of lot not feasible due to lot size
029-491-05	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,405.12	0	Construction of lot not feasible due to lot size
029-492-12	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,283.38	0	Construction of lot not feasible due to lot size
029-644-09	R1-10	Low Density Residential	0.06	1 du/10,000sf	2,414.58	0	Construction of lot not feasible due to lot size
030-084-21	R1-6	Low Density Residential	0.02	1 du/6,000sf	751.29	0	Construction of lot not feasible due to lot size
030-085-09	R1-6	Low Density Residential	0.11	1 du/6,000sf	4,673.99	0	Construction of lot not feasible due to lot size
030-200-02	R1-6	Low Density Residential	0.05	1 du/6,000sf	2,340.03	0	Construction of lot not feasible due to lot size
030-264-21	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,249.86	0	Construction of lot not feasible due to lot size
030-314-20	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,230.11	0	Construction of lot not feasible due to lot size
030-402-37	R1-6	Low Density Residential	0.01	1 du/6,000sf	312.16	0	Construction of lot not feasible due to lot size
283-091-04	R1-72	Low Density Residential	0.07	1 du/7,200sf	3,064.77	0	Construction of lot not feasible due to lot size
281-081-18	R1-72	Low Density Residential	0.06	1 du/7,200sf	2,484.30	0	Construction of lot not feasible due to lot size
283-105-10	R1-72	Low Density Residential	0.02	1 du/7,200sf	1,082.65	0	Construction of lot not feasible due to lot size

Table B-2 (continued)
Vacant Land Permitting Residential Construction

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
283-141-14	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,648.62	0	Construction of lot not feasible due to lot size
283-141-15	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,397.18	0	Construction of lot not feasible due to lot size
283-191-02	R1-72	Low Density Residential	0.00	1 du/7,200sf	104.95	0	Construction of lot not feasible due to lot size
283-201-12	R1-10	Low Density Residential	0.00	1 du/10,000sf	186.68	0	Construction of lot not feasible due to lot size
031-061-25	R1-10	Low Density Residential	0.11	1 du/10,000sf	4,982.11	0	Construction of lot not feasible due to lot size
031-111-25	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,276.01	0	Construction of lot not feasible due to lot size
031-173-19	R1-6	Low Density Residential	0.02	1 du/6,000sf	720.05	0	Construction of lot not feasible due to lot size
031-193-16	R1-72	Low Density Residential	0.01	1 du/7,200sf	417.60	0	Construction of lot not feasible due to lot size
032-062-24	R1-72	Low Density Residential	0.08	1 du/7,200sf	3,584.73	0	Construction of lot not feasible due to lot size
032-071-10	R1-72	Low Density Residential	0.00	1 du/7,200sf	101.74	0	Construction of lot not feasible due to lot size
293-271-21	R1-15	Low Density Residential	0.09	1 du/15,000sf	4,099.54	0	Construction of lot not feasible due to lot size
285-161-13	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,661.36	0	Construction of lot not feasible due to lot size
337-181-16	R1-10	Low Density Residential	0.00	1 du/10,000sf	79.80	0	Construction of lot not feasible due to lot size
285-071-16	R1-20	Low Density Residential	0.07	1 du/20,000sf	3,206.58	0	Construction of lot not feasible due to lot size

**Table B-2 (continued)
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
285-241-04	R1-20	Low Density Residential	0.18	1 du/20,000sf	7,802.24	0	Construction of lot not feasible due to lot size
281-011-26	R1-10	Low Density Residential	0.27	1 du/10,000sf	11,698.66	1	
337-192-80	R1-10	Low Density Residential	0.23	1 du/10,000sf	10,199.58	1	
287-181-35	R1-10	Low Density Residential	0.01	1 du/10,000sf	354.54	0	Construction of lot not feasible due to lot size
287-251-20	R1-10	Low Density Residential	0.03	1 du/10,000sf	1,229.23	0	Construction of lot not feasible due to lot size
288-012-38	R1-9	Low Density Residential	0.01	1 du/9,000sf	416.94	0	Construction of lot not feasible due to lot size
288-021-10	R1-9	Low Density Residential	0.07	1 du/9,000sf	2,966.53	0	Construction of lot not feasible due to lot size
288-021-17	R1-9	Low Density Residential	0.05	1 du/9,000sf	2,366.35	0	Construction of lot not feasible due to lot size
288-021-18	R1-9	Low Density Residential	0.10	1 du/9,000sf	4,189.16	0	Construction of lot not feasible due to lot size
288-021-22	R1-9	Low Density Residential	0.05	1 du/9,000sf	2,146.10	0	Construction of lot not feasible due to lot size
288-021-27	R1-9	Low Density Residential	0.08	1 du/9,000sf	3,316.88	0	Construction of lot not feasible due to lot size
337-062-36	R1-8	Low Density Residential	0.08	1 du/8,000sf	3,322.56	0	Construction of lot not feasible due to lot size
071-501-12	R1-12	Low Density Residential	0.37	1 du/12,000sf	16,286.01	1	
285-242-02	R1-20	Low Density Residential	0.78	1 du/20,000sf	33,798.91	1	

**Table B-2 (continued)
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
285-242-03	R1-20	Low Density Residential	0.74	1 du/20,000sf	32,271.65	1	
032-272-33	R2	Medium/Low Density Residential	0.08	2 du/6,000sf	3,604.91	0	Construction of lot at R2 zone not feasible due to lot size
029-031-13	R2-P	Medium/Low Density Residential	0.35	2 du/6,000sf	15,170.39	4	Subdivision of lots required
032-141-40	R2-P	Medium/Low Density Residential	0.01	2 du/6,000sf	620.90	0	Construction of lot at R2 zone not feasible due to lot size
029-031-01	R3	Low Density Residential	0.12	1 du/3,600 Min lot:7,200sf	5,299.05	0	Construction of lot at R3 zone not feasible due to lot size
032-274-25	R2	Medium/Low Density Residential	0.13	2 du/6,000sf	5,849.91	1	Construction of lot at R2 zone not feasible due to lot size
033-143-11	R3	Medium Density Residential	0.05	1 du/3600 Min lot:7200sf	1,991.24	0	Construction of lot at R3 zone not feasible due to lot size
031-061-41	R1-10	Low Density Residential (RSPC overlay)	1.43	1 du/10,000sf	62,290.80	6	
Total						36	