

POTENTIAL LAND USE CHANGES
July 16, 2013

| Location (# see map) | Existing Use | Existing Land Use Category | Recommended Amendment |
|---|---|--|--|
| (1) 1526 Placentia Ave. | King's Liquor | RM18 DU/Acre (6 DU's) | CG 0.5 FAR (7,524 sq ft) |
| (1) 1499 Monrovia | Vacant office building – City Owned | Multiple-Unit Residential 18 DU/Acre (RM) | Public Facilities (PF) or RM 18 DU/Acre |
| (2) 813 E. Balboa Blvd. | Day Spa/Legere Property | Two-Unit Residential (RT) | Mixed Use-Vertical or RT |
| (3) Westcliff Plaza 1000 - 1150 Irvine Avenue | Shopping center | Neighborhood Commercial (CN) Allowed Floor Area: 138,500 sq ft. Existing Floor Area: 112,986 sq ft. | Reduction: 15,514 sq ft. |
| (4) Airport Area | Various Uses | Total DU's allowed: 2,200 Additive: 500 Replacement: 1,650 | Consider increasing number of replacement DU's |
| (5) Newport Center/ Fashion Island | Regional shopping center and offices | | Increases: Regional Office: 400,000-500,000 sq ft. Regional Commercial (Fashion Island): 40,000- 50,000 sq ft. Multi-Family Dwellings (Apartments): 400-500 |
| (6) Newport Coast Center 21101 - 21185 Newport Coast Drive | Shopping center | Neighborhood Commercial (CN) Allowed Floor Area: 141,787 sq ft. Existing Floor Area: 103,712 sq ft. | Reduction: 37,875 sq ft. |
| (7) Newport Coast Hotel Rooms | | Visitor Serving Commercial (CV) Allowed Rooms: 2150 Existing Rooms: 1128 | 1022 Rooms decrease |
| Additional Requests | | | |
| (8) Trumark Homes (Fairway Villas) 20122 Santa Ana Avenue | Apartment complex | RM (14 DU/acre – 32 units) | No Change |
| Undetermined | -- | -- | Private Institution Congregate Care Facility 175-200 units |