



B. Adequate Sites Analysis

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). These sites are either residentially zoned or within a specific plan area or urban plan that permits residential uses at a minimum of 30 dwelling units per acre (du/ac). As described in this appendix, the development capacity for each site depends largely on its location within a "Focus Area." It should be noted that the sites evaluated here explicitly identify sites that have a favorable chance of redevelopment in the planning period. The actual number of sites subject to future rezone and the actual unit yield, by income category, on each site may vary. The intent of the identification of sites in this Appendix shall provide justification of the availability of sites to accommodate the 2021-2029 RHNA need at all times during the planning period.

As part of the site selection process, letters of interest were sent out to all property owners within each Focus Area. Property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City. Additionally, some property owners contacted the City requesting to be added and other requested their removal from consideration. Those requests were granted by the City and are reflected in the site analysis contained herein.

This appendix contains **Tables B-11, B-13, B-16, B-19, B-21, and B-23** which identify each candidate housing site within Newport Beach's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section (Section 3) of the City's 2021-2029 Housing Element.

1. *Candidate Sites Analysis and Identification Process*

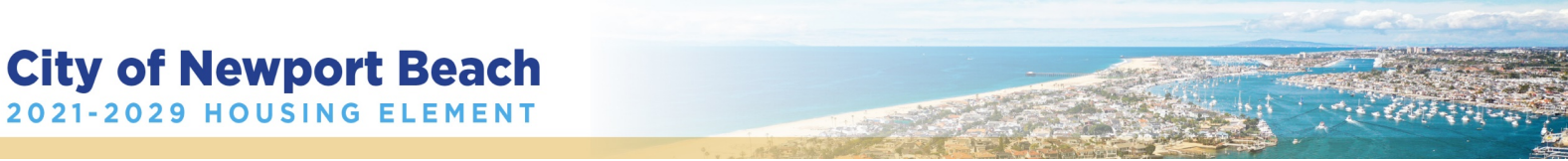
The City of Newport Beach conducted a community driven Candidate Sites Analysis process beginning in 2019 with *Newport, Together* and concluding in 2021 with the work of the Housing Element Update Advisory Committee.

Newport, Together Sites Identification by Newport Beach Residents and Stakeholders

Newport, Together is a community-based effort that included a Listen and Learn process to guide and inform a future General Plan Update. As a component of the General Plan Update, the Steering Committee identified the need to share information on the state-mandated Regional Housing Needs Assessment (RHNA) housing allocation for Newport Beach. A key activity during outreach meetings for Phase I included a presentation on RHNA and an activity designed to allow participants to create a heat map identifying potential locations to zone for state-mandated housing allocations. Completed in the Fall of 2019, the Listen & Learn process included digital engagement, a launch event, and a workshop series in each of the seven council districts. The heat map of potential rezoning locations developed by the community, shown below, was the starting point for the work of the Housing Element Update Advisory Committee (HEAUC).

Figure B-1: Heat Map of Potential Rezoning Locations





Housing Element Update Advisory Committee and Identification of Candidate Sites

Building upon the efforts of *Newport, Together*, the Candidate Sites Analysis process in Newport Beach was continued by the Housing Element Update Advisory Committee (HEUAC). The creation of the HEUAC was also the beginning of the formal Housing Element Update development process. The HEUAC is comprised of a variety of professionals with relevant experience in affordable housing development and financing, housing policy, local development, environmental matters, and community engagement. The primary role of the HEUAC was to provide analysis and feedback on the selection of sites to be included in the Adequate Sites Inventory. The Purpose & Responsibilities of the committee are as follows:

- Ensure there is sufficient public outreach and stakeholder input regarding the update to the Housing and Land Use Elements of the City of Newport Beach General Plan and any other Elements deemed necessary;
- Review responses to the Request for Proposal for services to update the Housing, Land Use, and other Elements deemed necessary;
- Make recommendations to the City Council regarding the selection of consultants to assist in the update of the Housing, Land Use, and other Elements deemed necessary;
- Provide guidance to City staff and the consultant through the outreach process;
- Provide guidance to City staff, and the consultant, on goals and policies related to the update of the Housing, Land Use, and any other Elements deemed necessary by the Committee or City Council; and
- Make other recommendations to the City Council regarding the update of the General Plan, as necessary.

Composition of the Housing Element Update Advisory Committee (HEUAC)

The HEUAC was appointed by the Newport Beach City Council for their demonstrated knowledge and expertise of housing, funding/financing, due diligence, site design among other factors. The HEUAC included the following members;

- Larry Tucker, Chair – Real estate development, financing and law
- Jeff Bloom – Real estate financing, specializing in affordable housing financing
- Susan DeSantis – Planner and a former director of HCD
- Paul Fruchbom – Affordable housing developer
- Beth Kiley – Real estate appraiser
- Geoffrey LePlastrier – Licensed Architect
- Stephen Sandland – Licensed Architect
- Debbie Stevens – Planner and CEQA practitioner
- Michelle Thrakulchavee – Real estate development and financing

Each of these experts provided professional insight for the identification and feasibility of sites to be included in the City 2021-2029 Housing Element. A summary of all meetings, efforts and conclusions of the HEUAC are provided in Appendix C of this Housing Element.

Based on the heat map developed by the community during the Listen & Learn, The HEAUC further identified “Focus Areas” for housing development, which are detailed in this document. Within each Focus Area, subcommittees of the Committee assigned parcels a feasibility rating (“Infeasible”, “Potentially Feasible”, or “Feasible”) – analyzing the parcel’s propensity to redevelop during the planning period. For each of the Focus Areas, the HEAUC assigned area-specific Subcommittees to analyze all opportunity sites within the area for feasibility. Feasibility was assessed as follows:

- **Feasible sites** are those that appear that they could feasibly be redeveloped for housing or have housing added to the Parcel while the current use remains in whole or in part.
- **Potentially Feasible sites** are those that may work as housing, but due to the size and/or configuration of a Parcel, or the quality and functionality of existing improvements, a Parcel might be somewhat less likely to be a candidate for a housing use. Potentially Feasible sites may also include Parcels that would be infeasible standing alone, but if combined with adjacent the Parcel(s) could become part of a potential housing site.
- **Infeasible sites** are those that the Subcommittee determined would not work as housing due to existing improvements on the site, insufficient size, and or inefficiencies due to the configuration of the Parcel.

Each site was also evaluated by the Subcommittees considering factors such as:

- Access to schools and jobs
- Access to parks, services, health care facilities and grocery stores
- Proximity to infrastructure and utilities
- Likelihood or redevelopment and reuse

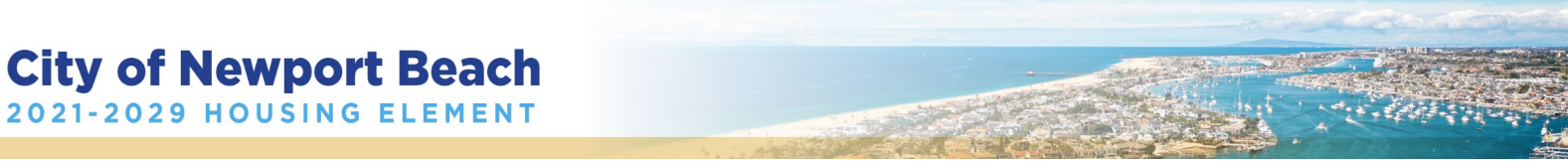
Project feasibility based on existing site conditions and development features

Funding/Financing and feasibility considerations

HEUC Identification of Sites to be Included in the Sites Inventory

Each Subcommittee developed detailed technical memorandums that were presented at public meetings summarizing the detailed, parcel-by-parcel analysis completed to assess feasibility within each Focus Area. Once these sites were identified, The City then sent out individual letters to each property owner whose property was deemed “Feasible” or “Potentially Feasible” for residential development by the HEUAC. Responses to these letters are captured as evidence to reinforce likelihood for redevelopment within **Tables B-11, B-13, B-16, B-19, B-21, and B-23**. Based on these responses, the City removed all sites where the property owner was not agreeable to providing housing opportunities on their site.

Final Determination of Sites Inventory

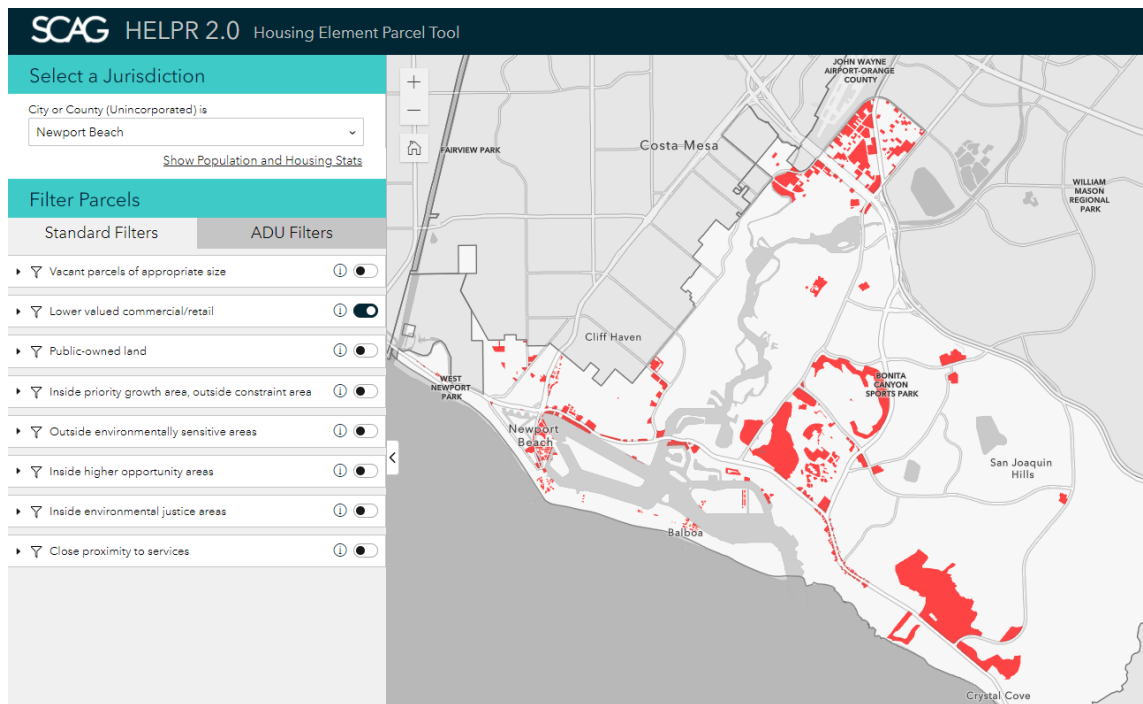


Final determination of housing sites were established utilizing the following criteria

- **Identification of sites w/ a Realistic Potential to Redevelop During the Planning Period** – the HEUAC identified only sites that adhered to the criteria established at the beginning of the planning process. Supported by demonstrated features of recent development activity in the area and utilization of site selection criteria that provide sound analysis of site feasibility, the HEUAC identified only sites which can be realistically assumed to have the highest level of redevelopment potential during the 2021-2029 Planning Period.
- **Provision of a Significant Buffer of Sites to Accommodate Sites that may not Redevelop to Full Potential During the Planning Period** – the HEUAC concluded that it is infeasible to assume 100% of the sites identified in the inventory would see redevelopment in the planning period. Therefore, a large buffer of additional sites were identified to ensure a larger inventory of opportunity, inclusion of a greater number of property owners and establishment of identical regulatory and land use standards on these parcels to encourage and incentivize redevelopment. As summarized in Table B-1, the sites buffer provide to adherence to no net loss considerations and significantly expands opportunity for housing within each focus area.
- **Identification of Sites That Would be Physically Able to Accommodate Housing In Place of or in Addition to Existing Uses** – The HEUAC only identified sites that would physically be able to accommodate housing. Therefore, all sites identified have been evaluated for their ability to actually accommodate housing units based on site features, existing development and other site constraints.
- **Ensure the Public, Property Owners and Stakeholder Engaged in the Sites Identification Process** – The HEUAC collaborated with these groups throughout the planning process to ensure local concerns were addressed, sensitive sites were properly evaluated and preliminary sites were made available to the public for review and discussion.
- **Ensure Site Inventory Feasibility is Based Supported by Local Examples that Demonstrate Sites can be Developed at Proposed Densities and Affordability** – The HEUAC based project feasibility assumptions based on actual projects constructed, under construction or in the entitlement process. It was important for the HEUAC to compare actual development opportunities within the Focus Area to provide a realistic assessment of the opportunities and constraints of developing and proposed densities and affordability levels. The HEUAC concluded that all sites in the inventory possess the ability to accommodate residential development. The local project examples are provided in the discussion for each Focus Area in this Appendix.

As shown within the following images, the Focus Areas and Candidate Sites identified by the HEUAC align closely with recommended sites within the SCAG HELPR Tool. This is primarily due to consistency in methodology between the HEUAC, comprised of local experts in relevant fields, and SCAG HELPR, a data-driven tool developed externally.

Figure B-2: Focus Areas for Residential Development



The Housing Element is required to identify sites by income category to meet the City’s RHNA Allocation. The sites identified within the Housing Element represent the City’s ability to develop housing at the designated income levels within the planning period (2021-2029). These sites are (i) residentially zoned but for which no project has been proposed, (ii) have been entitled for a residential development project (but will not yet have received building permits and a certificate of occupancy by June 30, 2021) or (iii)

have been identified for (a) a rezone to a residential use from a non-residential use, or (b) for an overlay to enable a housing use in addition to or in the place of a non-residential use.

A summary of this information is included within the Housing Resources section (**Section 3**) of the City's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis shows that the City of Newport Beach has the capacity to meet its 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of additional increased capacity on existing, residentially zoned sites
- Identification of residential property for rezone to higher-density residential primary use
- Identification of non-residential property for rezone to residential primary use
- Development of approved projects which do not have certificates of occupancy
- Future development of accessory dwelling units (ADUs)

Water, Sewer, And Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

The City's Sewer System Management Plan provides for the identification of sewer system distribution throughout the community. All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provide as part of the Management Plan to ensure the availability of future capacity citywide. Threshold criteria have been adopted to trigger any capacity enhancements necessary based upon changes to land use and other considerations.

The City's Jurisdictional Runoff Management Plan addresses stormwater management throughout the City as it provides for the identification and management of facilities to manage stormwater throughout the community. According to the City's Runoff Management Plan, facilities and mitigations for potential peak stormwater flows are not deemed a constraint to future residential development.

The Newport Beach Utilities Department, the Municipal Water District of Orange County, and the Irvine Ranch Water District provide water service and management of the City's potable water system. As a built-out community, the City's existing water system services all areas within the City limits through various trunk lines and mains. Fire flow considerations are the primary factor in determining the adequacy of service for future residential development. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement program to ensure continued adequate water availability and service to existing and future planned residential development.

Southern California Gas Company provides natural gas services to the City of Newport Beach. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. Southern California Edison (SCE) is the electrical service provider for Newport Beach. SCE is regulated by the California Public Utilities

Commission (CPUC) and the Federal Energy Regulatory Commission (FERC) and includes 50,000 square miles of SCE service area across Central, Coastal, and Southern California. SCE will continue to provide adequate services to Newport Beach including increased household growth as projected by the City's RHNA allocation.

In accordance with the California Public Utilities Commission all electric and gas service will be provided for future development in Newport Beach as requested. SoCal Gas and Southern California Edison regularly partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

2. Adequacy of Sites to Accommodate RHNA

The City of Newport Beach has a total 2021-2029 RHNA allocation of 4,845 units. The City is able to take credit for 1,662 units currently within the planning process (Projects in the Pipeline), 327 units of 5th Cycle Sites being projected at existing buildout capacity, and 240 units of ADU's (strategy described later in this section and in **Appendix D**). These three categories of existing capacity lower the total RHNA planning need to a "Remaining Need" of 2,707 units as shown in **Table B-1**. The Housing Element update lists sites that would be able to accommodate an additional 7,784 units, well in excess of the remaining 2,707 unit RHNA need.

Newport Beach has identified sites with a capacity to accommodate 2,606 lower income dwelling units, which is in excess of its 2,386 unit lower income housing need. The identified sites for lower income dwelling units are on parcels that will permit residential development as a primary use at a base density of between 30 and 60 dwelling units per acre and at an assumed density of between 50 and 60 dwelling units per acre.

As described later in this section, the City believes that due to recent State legislation and local efforts to promote accessory dwelling unit (ADU) production, the City can realistically anticipate the development of 240 ADUs within the 8-year planning period. As outlined in the **Sites Inventory** later in this document, the City has compiled an inventory of sites for rezone that, combined, have development potential to wholly exceed and maintain the capacity to accommodate the RHNA Allocation throughout the 8-year planning period. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

Table B-1: Summary of RHNA Status and Sites Inventory

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	1,456	930	1,050	1,409	4,845
RHNA Credit (Units Built)	TBD	TBD	TBD	TBD	TBD
Total RHNA Obligations	1,456	930	1,050	1,409	4,845
Sites Available					
Projects in the Pipeline	175	32	1,455	1,662	
Accessory Dwelling Units	163	72	5	240	
5 th Cycle Sites	0	287	40	327	
Remaining RHNA	2,048	659	--	2,707	
Airport Area Environs Rezone	558	186	1,116	1,860	
West Newport Mesa Rezone	292	97	584	973	
Dover-Westcliff Rezone	119	40	238	396	
Newport Center Rezone	526	175	1,052	1,754	
Coyote Canyon Rezone	330	132	858	1,320	
Banning Ranch Rezone	443	148	884	1,475	
Total Potential Capacity of Rezones	2,268	778	4,732	7,778	
TOTAL POTENTIAL DEVELOPMENT CAPACITY	2,606	1,169	6,236	10,007	
Sites Surplus/Shortfall (+/-)	+220	+119	+4,823	+5,162	
Percentage Buffer	9%	11%	343%	107%	

Suitability of Non-Vacant Sites

The City has very limited vacant land resource. The City understands that most all future housing development will occur on infill, previously developed properties. Therefore, suitability analysis for non-vacant sites takes into consideration past history of development on infill sites and current entitlements on infill sites. For each of the Focus Areas identified, supportive evidence of past or current development activity within their environs have been identified.

3. Development of Very Low- and Low-Income Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City's very low and low income RHNA need. A full list of these sites is presented in **Tables B-11, B-13, B-16, B-19, B-21, and B-23.**

Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process which are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. Key project details are shown below in **Table B-2.**

Table B-2: Projects in the Pipeline

Project Name	Locations	Project Description	Density	Units by Income Level			Total
				Very Low and Low	Moderate	Above Moderate	
Approved Projects ¹							
Newport Airport Village	Northerly portion of the Campus Tract, generally bounded Birch Street, Campus Drive, MacArthur Blvd. and the extension of Corinthian Way	Redevelopment and consolidation of 15 lots that total 16.46-acres. Up to 444 dwelling units and 297,572 sf of non-residential floor area would be developed.	46 du/acre (69 du/acre with density bonus)	48	32	240	320
Residences at 4400 Von Karman	4400 Von Karman	Redevelopment of an existing surface parking area. The project would result in 312 dwelling units, an 825-space enclosed parking structure, a 284-space free-standing parking structure, and a one-acre public park.	44 du/acre (53 du/acre with density bonus)	13	-	299	312
West Coast Highway Mixed-Use	2510 West Coast Highway	Redevelopment of a vehicle sales lot. The project would develop 36 dwelling units and one 5,096 sf office space.	26 du/acre (36 du/acre with density bonus)	3	-	33	36
Newport Crossings	1660 Dove Street	Redevelopment of the MacArthur Square commercial center. The project would result in the development of 350 dwelling units, 7,5000 sf of commercial space, and a 0.5-acre public park.	50 du/acre (67 du/acre with density bonus)	78	-	272	350
Residences at Newport Center	150 Newport Center Drive	Redevelopment of a carwash. The project would result in the development of 28 dwelling units.	23 du/acre	NA	-	28	28
Uptown Newport Residences Phase 1B	APN: 445 134 17	The project would result in the development of 30 dwelling units on a 1.52-acre site.	19.71 du/acre	NA	-	30	30
Plaza CDM	3900, 3928 East Pacific Coast Highway	The project would result in the development of six detached dwellings included in a larger mixed-use development.		-	-	6	6
Ullman Sail Lofts	410 29 th Street	The project would result in the construction of two retail tenant spaces and four condominium spaces over the tenant units.		-	-	4	4

Project Name	Locations	Project Description	Density	Units by Income Level			Total
				Very Low and Low	Moderate	Above Moderate	
Mariner's Square	1244 Irvine Avenue	The project would demolish an existing 114-unit complex and construct 92 condominium spaces.		-	-	-22	-22
Vivante Senior Housing	850 San Clemente Drive	Demolish the Orange County Museum. The project would result in a 6-story combination senior housing development with 90 dwelling units.		-	-	90	90
Pending Projects²							
Uptown Newport Residences Phase 1C Details	APN: 445 134 17	The project would result in the development of 60 dwelling units on a 1.06-acre site.	56.6 du/acre	NA	-	60	60
Newport Village Mixed-Use	North Parcel is approximately 5.3 acres and located at 2000–2244 West Coast Highway. The Project's South Parcel is approximately 4.1 acres and located at 2001-2241 West Coast Highway	Redevelopment of 9.4-acres. The project would result in 122 dwelling units, 128,640 non-residential space, parking, new pedestrian facilities, public open spaces, and marina improvements.	20 du/acre	9	-	111	122
1300 Bristol Apartment Project	1300 Bristol	Demolition of a 339,292 sf office building. The project would result in the development of 193 dwelling units.	40 du/acre (98 du/acre with density bonus)	24	-	169	193
Bay Back Landing		The proposed project involves land use amendments to provide the legislative framework that would allow for future mixed-use development of the site. Amendments to the general plan and coastal land use plan are required to change the land use designations to a mixed-use horizontal designation, and a planned community development plan is proposed to establish appropriate zoning regulations and development standards for the site. The requested approvals will allow for a horizontally distributed mix of uses, including recreational and marine commercial retail,		-	-	49	49

Project Name	Locations	Project Description	Density	Units by Income Level			Total
				Very Low and Low	Moderate	Above Moderate	
		marine office, marine services, enclosed dry-stack boat storage, and a limited mix of freestanding multi-family residential and mixed-use structures with residential uses above the ground floor. In addition to the land use amendments, other requested approvals are a lot line adjustment and traffic study pursuant to the city's traffic phasing ordinance. Specific project design and site improvement approvals will be sought at a later time.					
10 Big Canyon	APN: 442-221-52	The proposed project has three components: 1) a parcel map to subdivide a 1.9 acre portion of the golf course into a legal residential lot, 2) general plan amendment to create a new 1.9 acre parcel on the general plan land use map and change the land use from "parks and recreation" to "single unit residential - detached", and 3) amend the big canyon planned community (pc) to change the land use for the 1.9 acre parcel from "golf course" to "low density residential" and modify the appropriate text and pc land use map. The proposed 1.9 acre subdivision will create a large lot for one residential dwelling.		-	-	1	1
Mesa Drive Townhomes	1501 Mesa Drive and 20462 Santa Ana Drive	The project would result in six dwelling units.		-	-	6	6
Advanced Champion LLC Mixed-Use	503-505 East Balboa Avenue	The project would merge two lots and construct new mixed-use buildings that would consist of three residential and three commercial spaces.		-	-	3	3
Notes: ¹ Approved projects have been checked and approved by the City and are in progress to begin. ² Pending projects have yet to get approval from the City but are in the process of approval.							

Accessory Dwelling Units (ADUs)

In areas such as Newport Beach where land values are high and there is a large amount of single-family detached housing, ADUs present a potentially more naturally affordable housing option for renters. ADUs are often smaller in size than typical apartments or rental housing, ranging from 300 to 600 square feet in size. They are also attractive to property owners who are able to gain rental income. Based on the unique land values and policy planning in the City of Newport Beach, the City identified a total of 240 units of ADU development assumed to be developed for the 8 years

The City of Newport Beach believes that ADUs present a viable option as part of the overall strategy to develop housing at all income levels during the 2021-2029 6th Cycle Housing Element planning period.

Appendix D describes:

- Recent ADU legislation and regional actions,
- Local factors that may increase ADU development over the next eight years, and
- Actions Newport Beach will take through housing programs to incentivizing ADU development

As part of the sites analysis found within this Appendix, the City has accounted for future ADU and JADU production using the methodology and rationale described in Appendix D of this Housing Element. SCAG conducted a regional analysis of current market rents that can be used to assign ADUs to income categories in Sixth Cycle Housing Elements, the analysis surveyed, market rents of 158 existing ADUs. The analysis then determined the proportion of ADUs within each income category for both one-person and two-person households and made assumptions for what percentage of ADUs are rented for free based on existing literature and allocate those towards Extremely Low Income. Finally, the analysis combined rented and non-rented ADUs into single affordability breakdown by county. Newport Beach utilized SCAGs affordability assumptions for ADUs in Orange County. This equates to an anticipated ADU development of 240 ADUs over the next 8 years, 163 of which are anticipated to be affordable. The ADUs not designated to meet the City's lower income RHNA need are anticipated to be 72 affordable at moderate income levels and 5 affordable at the above moderate-income level. Detailed analysis of City policies and monitoring requirements supporting this projection can be found within **Appendix D: Accessory Dwelling Units**.

Remaining Need

Table B-3 below displays the City's total RHNA allocation for the years 2021-2029 as well as the City's net RHNA allocation after the inclusion of Projects in the Pipeline and ADUs.

Table B-3: Low and Very Low-Income Remaining Need

	Very Low Income	Low Income
RHNA Allocation	1,456	930
Pipeline Projects	97	78
Existing Zoning	0	0
Accessory Dwelling Units	60	103
Remaining Low/Very Low-Income Need	1,299	749

Selection of Sites to Accommodate Remaining Need

Sites identified to meet the City's very low and low-income RHNA were selected considering the AB 1397 size requirements of at least 0.5 acres but not greater than 10 acres. Based on a public process, sites were



selected based on their realistic viability to accommodate lower-income housing within the 2021-2029 planning period.

Sites were also evaluated based on access to resources, proximity to additional residential development, transportation and major streetway access, and resources and opportunity indicators. **Section 3: Affirmatively Furthering Fair Housing**, outlines all fair housing, opportunity indicators, and environmental resources in Newport Beach.

The City has identified sites with capacity to accommodate the City's 2021-2029 RHNA. This capacity is based on a rezone strategy for several Focus Areas throughout the City. These Focus Areas are as follows:

- Airport Area Environs
- West Newport Mesa Area
- Dover-Westcliff Area
- Newport Center Area
- Coyote Canyon Area
- Banning Ranch Area

The City has analyzed potential capacity based on rezone strategies specific to each area. Each of the following sections describes the identified areas and contains a table of redevelopment assumptions and projected unit capacities. Additionally, each Focus Area is followed by a map detailing the adequate sites inventory, organized by area.

Through a public process, the City has assessed the feasibility of parcels in the Focus Areas to redevelop residentially during the planning period. Those parcels deemed Feasible were then analyzed to ensure compliance with HCD's criteria for sites designated to accommodate lower income development (including sizing criteria). The inventory of feasible acreage for redevelopment within each Focus Area was developed with this process. **Table B-4** below summarizes the key statistics for the rezone strategies for all Focus Areas. The specific development assumptions (both on affordability and overall development potential) that produce the Potential Units are described, area-by-area, in the **Sites Inventory** of this document.

Table B-4: Low/Very Low-Income Rezone Strategy by Focus Area

Focus Area	Anticipated Feasible Acreage	Assumed Average Rezone Density	Potential Low/Very Low-Income Units
Airport Area Environs	162	50 du/ac	558 units
West Newport Mesa Area	49	50 du/ac	292 units
Dover-Westcliff Area	18	50 du/ac	119 units
Newport Center Area	153	50 du/ac	526 units
Coyote Canyon Area	44	60 du/ac	330 units
Banning Ranch Area	30	50 du/ac	443 units
TOTAL	455	--	2,269 units

The City's recent history of granting entitlement to residential uses with affordable units is shown below:

- Newport Airport Village
- Residences at 4400 Von Karman
- West Coast Highway Mixed-Use
- Newport Crossings

These projects provide evidence of recently approved projects with affordable components developed at higher densities. Additional details, including project status, evidence of affordability, evidence of nonvacant residential development, and evidence of lot consolidation are shown in **Table B-2: Projects in the Pipeline** and **Attachment B-3**. The **Section 4: Housing Plan** outlines actions the City will take to promote the development of affordable units within the Focus Areas.

Small Sites

Notably, nine sites within the sites inventory do not meet the recommended sizing criteria of 0.5 acres to 10 acres. These sites are included in the inventory because each site's owner has expressed written interest in housing development on that site during the planning period.

Calculation of Unit Capacity

Taking into account development standards, unit capacity for sites identified to accommodate low and very low units was calculated by multiplying the net acreage of the site by the assumed density established for each focus area. To support this assumption, the City has identified programs and policies to encourage developer interest and financial feasibility. These programs and policies are detailed in **Section 4: Housing Plan**. Additionally, based on previous development trends, the City assigned each Focus Area a percentage of its land area which the City projects to redevelop – meaning the percentage of land area within each Focus Area, which is expected to “turn over”, or develop with residential units during the planning period.

City Commitments to Higher Density Housing

Although high density housing has not been achieved in some zones of the City, projects in areas such as the Airport Area prove that when zoning allows, high density housing is developed. The City has successfully implemented projects with high densities such as Phase 1A One Uptown Newport Apartments, which has a density of 56 du/acre. This project was developed in the Airport Area and construction was completed in 2017. The project provides approximately 492 total dwelling units with 91

being Low and Very Low-Income dwelling units. The Project has two more phases of construction that would result in high density housing as well.

Evidence Supporting Development of Opportunity Sites at Higher Densities

Pursuant to Government Code Section 65583.2, a minimum density of 30 du/ac shall be deemed appropriate to accommodate housing for lower-income households for urbanized areas.

Within the current General Plan, the Airport Area is the only area in City that allows higher density residential housing with a maximum allowed density of 50 dwelling units per acre. This higher density residential opportunity was created as part of the 2006 Comprehensive General Plan Update. The General Plan identified this area as one of the greatest opportunities in the community to create new residential neighborhoods including workforce housing, through the replacement of existing uses and new construction on underutilized surface parking lots. Most of the properties in the area are currently designated by the General Plan as Mixed-Use Horizontal (MU-H2), which provides for the horizontal intermixing of uses, including the development of free-standing multi-family residential units. Residential units in the MU-H2 designation must developed at a maximum density of 50 units per acre (excluding density bonus) and minimum density of 30 units per acre. Additionally, General Plan Policy 6.15.5 states that of the 2,200 units permitted within the Airport Area, only 550 units may be developed as infill on surface lots or areas not occupied by buildings. The remaining 1,650 units are permitted as the replacement of existing nonresidential uses or industrial uses. When a development phase includes a mix of residential and nonresidential uses or replaces existing industrial uses, the number of peak hour trips generated by the cumulative development of the site shall not exceed the number of trips that would have resulted from the development of the underlying permitted nonresidential uses.

Based on recent trends in residential development projects, and discussions with property owners, developers, and real estate professionals, it has become evident that the single most important land use change leading the new residential redevelopment has been the 30- 50 dwelling unit per acre allowances that were created in 2006.

As illustrated in **Table B-2: Projects in the Pipeline**, the City has approved several new residential projects in the Airport Area, all designed at or exceeding the maximum densities allowed of 50 dwellings per acre. In cases where the base densities were proposed below 50 dwellings per unit, the density was maximized based on the replacement trips the underlying commercial uses allowed for. But in all cases, a density bonus was utilized to exceed the maximum 50 dwelling unit per acre limit and increase the development yield. The City believes these projects are evidence that increasing densities to 50 dwelling per acre provide the necessary incentive to redevelop the existing nonvacant sites.

Although the 2006 Comprehensive General Plan also created new mixed-use housing opportunities in other parts of the City such as Mariners Mile and Westcliff Dover, the allowable densities are limited to 26.7 dwelling to the acre. Based on discussion with prospective developers and existing property owners who have contemplated residential development in these other opportunity areas, the allowable density of 26.7 dwelling per acre is not sufficient to create an adequate return on investment. Additionally, several of the mixed-use zoning opportunities in the City require a minimum ratio of commercial floor area to be provided in order to development a residential component. This minimum commercial component adds significant cost to a project due the intensive parking needs commercial uses generate, the need to incorporate expensive parking structures to accommodate the parking demand, and increased construction costs due to the increased size of a compliant project. In West Newport Mesa, additional multi-family residential opportunities were created; however, densities are limited to an average of 18

dwellings per acre. Based on discussion with prospective developers and existing property owners, the low-density limits were cited as constraints to redevelopment.

Given the success with housing opportunities that were created with densities of 50 dwelling per acre, the City's believes committing to rezoning the other focus Areas to allow higher density residential with similar 50 dwelling per acre allowance.

The City has committed to rezoning of sites to accommodate these higher densities in Policy Actions 1A through 1F. These rezone programs will include the requisite zoning standards that support the development of housing at these densities. Additionally, Policy 3A addresses the development of objective design standards appropriate for higher density product, Policy 4C and 4D addresses incentives for affordable housing and Policy 4H addresses furthering opportunities for residential in mixed use zones.

Given the success of housing opportunities created with densities of 50 dwelling units per acre, the City believes that it can successfully rezone other Focus Areas to allow for similar housing densities. Rezoning these Focus Areas would result in an increase of high-density housing in six different zones of the City and would increase the stock of affordable housing throughout the City of Newport Beach. Below is **Table B-5: Focus Area Strategies** that describes the characteristics of and contribution to the housing stock of each Focus Area.

Table B-5: Focus Area Strategies

The City has also identified strategies in which these densities can be achieved in **Section 4: Housing Plan**

Focus Area	Inventory Area (Acres)	Redevelopment Percentage	Assumed Density	Total Net Units			Total Net Units
				Low and Very Low	Moderate	Above Moderate	
Airport Area	162	23%	50 du/acre	558	186	1,116	1,860
West Newport Mesa Area	49	40%	50 du/acre	292	97	584	973
Dover-Westcliff	18	45%	50 du/acre	119	40	238	396
Newport Center Area	153	23%	50 du/acre	526	175	1,052	1,754
Coyote Canyon Area	44	50%	60 du/acre	330	132	858	1,320
Banning Ranch	30	100%	50 du/acre	443	148	884	1,475
Totals:	469	-	-	2,268	778	4,732	7,778

under Housing Goal #1. For additional information about recently completed projects, see **Attachment B-1: Completed Projects of Mixed Densities**.

4. Development of Moderate and Above Moderate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City's moderate and above moderate income RHNA need. A full list of these sites is presented **Tables B-11, B-13, B-16, B-19, B-21, and B-23**.

Projects in the Pipeline

The City has identified a number of projects currently in the entitlements process which are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. Notably, Projects in the Pipeline can completely accommodate the City's Above Moderate RHNA allocation. **Table B-6** below summarizes the potential units from Projects in the Pipeline:

Table B-6: Moderate and Above Moderate-Income Projects in the Pipeline

	Moderate Income	Above Moderate Income
Pipeline Projects	32 units	1,455 units

Accessory Dwelling Units for Moderate and Above Moderate-Income Households

As noted in Section 3 of this Appendix, the City anticipates a total of 72 ADUs affordable at moderate income levels and 5 ADUs affordable at the above moderate-income level. The ADU production strategy for the City is thoroughly described in **Appendix D: Accessory Dwelling Units**.

Remaining Need

Table B-7 below displays the City's RHNA allocation need affordable to moderate and above moderate-income households for the years 2021-2029 as well as the City's net RHNA allocation need affordable to moderate and above moderate households after the inclusion of Projects in the Pipeline and ADUs.

Table B-7: Moderate and Above Moderate-Income Remaining Need

	Moderate Income	Above Moderate Income
RHNA Allocation	1,050 units	1,409 units
Pipeline Projects	32 units	1,455 units
Existing Zoning	287 units	40 units
Accessory Dwelling Units	72 units	5 units
Remaining Low/Very Low-Income Need	659 units	No remaining need

Selection of Sites to Accommodate Remaining Need

As noted in Section 3 of this Appendix, the City conducted a public process to establish Focus Areas for rezone. Similar to the strategies laid out for lower-income units, the development of moderate and above moderate units was projected within each Focus Area as well. Although the specific buildout assumptions (both on affordability and overall development potential) that produce the Potential Units are described, area-by-area, in the **Sites Inventory** of this document, **Table B-8** below serves as a summary:

Table B-8: Moderate/Above Moderate-Income Rezone Strategy by Focus Area

Focus Area	Anticipated Feasible Acreage	Assumed Rezone Density	Potential Moderate-Income Units	Potential Above Moderate-Income Units
Airport Area Environs	162 ac	50 du/ac	186 units	1,116 units
West Newport Mesa Area	49 ac	50 du/ac	97 units	584 units
Dover-Westcliff Area	18 ac	50 du/ac	40 units	238 units
Newport Center Area	153 ac	50 du/ac	175 units	1,052 units
Coyote Canyon Area	44 ac	60 du/ac	132 units	858 units
Banning Ranch Area	30 ac	50 du/ac	148 units	884 units
TOTAL	455 ac	--	778 units	4,732 units

5. The Sites Inventory

Each of the following sections describes the identified areas and contains a table of redevelopment assumptions and projected unit capacities. Additionally, each Focus Area is followed by a map detailing the adequate sites inventory, organized by area. This inventory should be understood as a large pool of sites from which the City can accommodate development and maintain capacity to meet the RHNA allocation as assigned. It is unlikely every site will develop housing units, therefore the larger inventory has been presented with realistic buildout assumptions. These buildout assumptions serve to both help the City properly project housing development for transportation and infrastructure needs, and to more accurately project development for the purposes of the Sites Inventory.

Airport Area Environs

The Airport Area Environs has been an active area for development in the City for several years. The development of higher-density residential units within this Focus Area can be expected to accommodate lower-income units. Increasing density within the Airport Area was also a key strategy as part of the City's 4th and 5th Cycle Housing Element Updates. As a result, high-density developments such as Phase 1A of the Uptown Newport Apartments have been made possible. This development achieved a density of 56 du/acre and provided about 91 units of Low and Very Low-Income housing in the City. There are plans to continue this development, which are described below.

In addition to the Uptown Newport Apartment Project, there is interest to develop multi-family housing. As of November 2021, there are four approved and two pending projects within the Airport Area. These projects would construct higher density housing for the area. **Table B-9** is a summarized version of Attachments 1 through 3. For more detailed information, please visit the Attachments.

Table B-9: Airport Area Pipeline Projects Summarized

Project	Density	Evidence for Future Development
Approved Projects		
Newport Airport Village	46 du/acre (69 du/acre with density bonus)	The Project consolidates multiple smaller lots into one large development site. The Project demonstrates that nonvacant sites are viable for redevelopment into high-density residential and mixed-use developments.
Residences at 4400 Von Karman	44 du/acre (53 du/acre with density bonus)	This Project would convert an underutilized parking lot into higher density residential development.
Newport Crossings	67 du/acre (50 du/acre excluding density bonus)	The Subject Property is a pentagonal-shape site and consists of three contiguous parcels. The lot line adjustment allows the reconfiguration of the underlying parcels to create a 0.5-acre parcel (Parcel 2) to be deeded to the City for public park use consistent with General Plan requirements, a 0.11-acre parcel (Parcel 3) for public parking for park use and emergency vehicle access for the mixed-use development, and 5.08-acre parcel (Parcel 1) for the mixed-use development.
Uptown Newport Residences Phase 1B	19.71 du/acre	The Project site currently has a single-story office building. The Project would demonstrate that nonvacant sites can be viable for redevelopment into higher density residential and mixed-use developments.
Pending Projects		
Uptown Newport Residences Phase 1C	56.60 du/acre	The Project site currently has a single-story office building. The Project would demonstrate that nonvacant sites can be viable for redevelopment into higher density residential and mixed-use developments.
1300 Bristol Apartment	98 du/acre (40 du/acre excluding the density bonus)	The Project site currently has a two-story office building. The Project would demonstrate that nonvacant sites can be viable for redevelopment into higher density residential and mixed-use developments.

Of the 223 acres of land deemed suitable for residential development in the Airport Area, 162 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units.



Although the parcels within the Sites Inventory have the capacity to accommodate approximately 8,000 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 23% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,860 units, 558 of which are projected to develop affordably.

Table B-10 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-3** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation.

Table B-10: Airport Area Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
162 acres	50 du/ac	558 units	186 units	1,116 units	1,860 units

Figure B-3: Airport Area Environs – Sites Inventory





Table B-11: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
439 241 20	Palm Mesa Ltd	SP-7	RM	No		148	5.88	5.88	Yes	0	50	294	146	44	15	87	This parcel currently has an aging apartment complex that does not show signs of renovation and several parking lots. This parcel has the opportunity to redevelop at a higher density or to accommodate additional development to the units currently on the property on the parking lot areas.		Airport Area	17
427 121 24	Beachwood Properties LLC	OA	AO	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel was formerly apart of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	18
427 121 24	Beachwood Properties LLC	OA	AO	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel was formerly apart of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	18
445 121 17	Co Irvine	PC	CO-G	No		0	0.91	0.91	Yes	0	50	45	45	14	5	26	The surface parking lot on this parcel is owned by the Irvine Company at SEC MacArthur & Campus. The parking structure on this parcel is apart of the Irvine Company Class A offices. The sizeable parking fields and parking structure on the parcel give opportunity for housing development.		Airport Area	20
445 161 03	Todd Todd Schiffman	PC	MU-H2	No		0	0.69	0.69	Yes	0	50	34	34	10	3	21	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	21



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
445 161 03	Todd Todd Schiffman	PC	MU-H2	No		0	1.04	1.04	Yes	0	50	51	51	15	5	31	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	22
119 300 17	Newport Golf Club LLC	SP-7	PR	No		0	1.38	1.38	Yes	0	50	69	35*	11	4	20	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	23
119 310 04	Newport Golf Club LLC	SP-7	PR	No		0	3.70	3.70	Yes	0	50	184	105*	32	11	62	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	24
119 300 15	Newport Golf Club LLC	SP-7	PR	No		0	1.52	1.52	Yes	0	50	76	40*	12	4	24	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	25
119 300 16	Newport Golf Club LLC	SP-7	PR	No		0	7.30	7.30	Yes	0	50	364	195*	59	20	116	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	26
427 131 16	Birch Development Co	OA	AO	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel contains vegetation and excess parking stalls and is identified as a site for potential housing.		Airport Area	27
427 121 01	Dekk Associates LP	OA	AO	No		0	0.73	0.73	Yes	0	50	36	36	11	4	21	This parcel contains office space for an analytical data company and is identified as a site for potential housing.		Airport Area	28
427 131 14	Chiappero	OA	AO	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel is currently under construction as a multi-story high rise apartment complex.		Airport Area	29
427 121 02	Birch	OA	AO	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel is apart of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	30
427 131 15	Chiappero	OA	AO	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel is apart of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	31
445 131 26	City National Bank	PC	MU-H2	No		0	1.10	1.10	Yes	0	50	55	55	17	6	32	This parcel contains office space for an architecture company and is identified as a site for potential housing.		Airport Area	32
445 122 13	4400 Macarthur Property	PC	MU-H2	No		0	0.71	0.71	Yes	0	50	35	35	11	4	20	This parcel contains vegetation and paved sidewalk and is identified as a site for potential housing.		Airport Area	33



Table B-11: Airport Area Sites Inventory																				
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
445 133 06	Mandarin Investment Group	PC	MU-H2	No		0	0.75	0.75	Yes	0	50	37	37	11	4	22	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	34
445 131 21	Von Karman Ventures LLC	PC	MU-H2	No		0	1.19	1.19	Yes	0	50	59	59	18	6	35	This parcel was formerly apart of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	35
445 121 11	Carl's Jr Restaurants LLC	PC	CG	No		0	1.38	1.38	Yes	0	50	68	68	20	7	41	This parcel is occupied by a office building at SWC Campus and Von Karman. This parcel could be combinable with parcel 59.		Airport Area	36
445 131 23	Big Man On Campus LLC	PC	MU-H2	No		0	0.53	0.53	Yes	0	50	26	26	8	3	15	This parcel contains office space for lawyers and identified as a site for potential housing.		Airport Area	38
445 131 15	Hg Newport Owner LLC	PC	MU-H2	No		0	2.01	2.01	Yes	0	50	100	100	30	10	60	Although this parcel is bisected by the 65dB line, City policy regarding noise dampening eliminates this impediment to development. Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing.		Airport Area	39
445 122 05	Craig Realty	PC	MU-H2	No		0	0.80	0.80	Yes	0	50	39	39	12	4	23	This parcel is a small banking building, regular in shape and could potentially stand on its own as housing. Consolidating this parcel would make for a more developable scale.		Airport Area	40
445 131 18	John Hancock Life	PC	MU-H2	No		0	1.61	1.61	Yes	0	50	80	80	24	8	48	This parcel represents existing commercial development.		Airport Area	41
445 131 19	John Hancock Life	PC	MU-H2	No		0	2.30	2.30	Yes	0	50	115	115	35	12	68	This parcel represents existing commercial development.		Airport Area	42



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
445 122 12	4400 Macarthur Property	PC	MU-H2	No		0	1.17	1.17	Yes	0	50	58	58	17	6	35	This parcel contains office space for banking and insurance companies and identified as a site for potential housing.		Airport Area	44
445 151 09	Hoag Mem Hosp Presbyterian	PC	MU-H2	No		0	1.35	1.35	Yes	0	50	67	67	20	7	40	This parcel is owned by Hoag. Staff has informed the subcommittee that UCI will be building a major medical facilities and hospital across the Jamboree (in Irvine). It is likely that this parcel will be used by Hoag to complement the UCI medical facilities, but it is possible that Hoag may consider workforce housing. A letter should be sent to Hoag to confirm Hoag's long-term land for those parcels.		Airport Area	45
445 122 09	Ferrado Newport LLC	PC	MU-H2	No		0	1.03	1.03	Yes	0	50	51	51	15	5	31	This parcel does not look to have any parking facilities, as the parcel is not much larger than the building footprint, yet is identified as a potential site for housing development.		Airport Area	46
445 131 31	Kcn Management LLC	PC	MU-H2	No		0	2.58	2.58	Yes	0	50	128	128	38	13	77	This parcel has a functioning office and identified as a potential location for housing.		Airport Area	47
445 121 05	Mac Arthur Court LLC	PC	CO-G	No		0	0.74	0.74	Yes	0	50	37	37	11	4	22	This parcel is owned by the Irvine Company at SEC MacArthur & Campus. There are somewhat sizeable parking fields on the parcel, and the property owner should be advised that the addition of housing to the parcel might be possible.		Airport Area	49
445 131 09	4440 Vka Tic 3 LLC	PC	MU-H2	No		0	0.66	0.66	Yes	0	50	32	32	10	3	19	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	50
445 151 01	County Of Orange	PC	PF	No		0	7.78	7.78	Yes	0	50	388	388	116	39	233	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	52
445 121 14	Mac Arthur Court LLC	PC	CO-G	No		0	7.81	7.81	Yes	0	50	390	390	117	39	234	This parcel is owned by the Irvine Company at SEC MacArthur & Campus. There are somewhat sizeable parking fields on the parcel, and the property owner should be advised that the addition of housing to the parcel might be possible.		Airport Area	53



Table B-11: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
445 121 18	Bre & Esa Properties LLC	PC	CG	No		0	2.65	2.65	Yes	0	50	132	132	40	13	79	This parcel is designated for a hotel use that is identified as a possible candidate for housing. The property owner should be advised that a land use change to accommodate housing might be possible.		Airport Area	54
445 161 04	4425 Jamboree LLC	PC	MU-H2	No		0	1.69	1.69	Yes	0	50	84	84	25	8	51	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.	Y	Airport Area	55
445 141 04	Coastal Azul Management	PC	MU-H2	No		0	0.26	0.26	No	0	50	13	13	4	1	8	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	56
445 122 17	Pacific Club	PC	MU-H2	No		0	1.95	1.95	Yes	0	50	97	97	29	10	58	This parcel contains a restaurant overlooking a pond and is identified as a site for potential housing.		Airport Area	58
445 121 09	Nf Von Karman LLC	PC	CG	No		0	1.00	1.00	Yes	0	50	49	49	15	5	29	This parcel is occupied by a "Carl's Jr." This parcel appears to be more underutilized than parcel 36, and these parcels could be combinable.		Airport Area	59
445 122 19	M4 Macarthur LLC	PC	MU-H2	No		0	0.51	0.51	Yes	0	50	25	25	8	3	14	This parcel is a viable commercial development that front Bristol and the 73 freeway and is identified as a site for potential housing.		Airport Area	60
427 121 27	Birch	OA	AO	No		0	1.41	1.41	Yes	0	50	70	70	21	7	42	This parcel contains a parking lot and identified as a site for potential housing.		Airport Area	61
427 173 01	Bank First And Inc	PC	MU-H2	No		0	1.00	1.00	Yes	0	50	49	49	15	5	29	This parcel is a small banking building, regular in shape and could potentially stand on its own as housing. Consolidating this parcel would make for a more developable scale.		Airport Area	62
427 332 02	Bsp Bristol LLC	PC	CO-G	No		0	2.38	2.38	Yes	0	50	118	118	35	12	71	This parcel contains office space a hotel and is identified as a site for potential housing.		Airport Area	63
427 332 04	Newport Place Investment	PC	CO-G	No		0	1.70	1.70	Yes	0	50	85	85	26	9	50	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	64



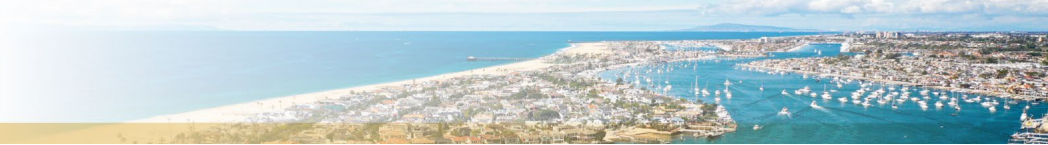
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
427 332 03	Crown Building	PC	CO-G	No		0	1.41	1.41	Yes	0	50	70	70	21	7	42	This parcel is an improved parking lot that could be a potential location for infill housing. If suitable, the owner of this parcel should be advised that the addition of housing might be possible.		Airport Area	65
427 221 14	Ndh America Inc	PC	MU-H2	No		0	1.50	1.50	Yes	0	50	75	75	23	8	44	This parcel was formerly apart of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	66
427 181 01	Macarthur Pacific Plaza	PC	MU-H2	No		0	1.45	1.45	Yes	0	50	72	72	22	7	43	This parcel contains office space for real estate developers and identified as a site for potential housing.		Airport Area	67
427 241 13	Newport Plaza Office LLC	PC	CG	No		0	3.95	3.95	Yes	0	50	197	197	59	20	118	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	68
427 221 13	1200 Quail St LLC	PC	MU-H2	No		0	1.00	1.00	Yes	0	50	49	49	15	5	29	This parcel has a functioning office building but could be a location for housing.		Airport Area	69
427 174 04	Elite West LLC	PC	MU-H2	No		0	6.32	6.32	Yes	0	50	315	315	95	32	188	This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport Area	70
427 221 01	Nf Dove LLC	PC	MU-H2	No		0	3.99	3.99	Yes	0	50	199	199	60	20	119	This parcel is currently under construction as a multi-story high rise apartment complex.	Y	Airport Area	71
427 181 08	Gurcharan Singh Sandher	PC	MU-H2	No		0	0.72	0.72	Yes	0	50	35	35	11	4	20	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	72
427 222 05	Malaguena	PC	MU-H2	No		0	0.90	0.90	Yes	0	50	45	45	14	5	26	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	73
427 222 06	Pmc Macarthur LLC	PC	MU-H2	No		0	1.56	1.56	Yes	0	50	77	77	23	8	46	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	74



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
427 221 10	Sbs Dove Street Partners	PC	MU-H2	No		0	1.71	1.71	Yes	0	50	85	85	26	9	50	This parcel contains office space for an architectural firm and is identified as a site for potential housing.		Airport Area	75
427 221 11	Hankey Investment Company	PC	MU-H2	No		0	1.52	1.52	Yes	0	50	76	76	23	8	45	This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport Area	76
427 221 06	Dove Owner Ag	PC	MU-H2	No		0	3.59	3.59	Yes	0	50	179	179	54	18	107	This parcel has a a two-level parking structure for a multi-story office structure that could be re-worked to add housing. The owner of this parcel should be advised that the addition of housing might be possible.		Airport Area	77
427 174 06	J Ray Macarthur Sanderson	PC	MU-H2	No		0	0.94	0.94	Yes	0	50	47	47	14	5	28	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	78
427 181 07	Ridgeway Real Estate	PC	MU-H2	No		0	1.10	1.10	Yes	0	50	55	55	17	6	32	This parcel shares a parking lot with parcel 72. The two buildings on this parcel are newer, vintage commercial buildings, and due to the existing use, identified as a potential source for housing development. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	79
427 181 03	Gs 1600 Dove LLC	PC	MU-H2	No		0	2.49	2.49	Yes	0	50	124	124	37	12	75	This parcel is a commercial retail building operated by national food and beverage companies and likely to be housing sites if combined with neighboring sites.		Airport Area	80
427 221 09	Feb Dove Street Partners	PC	MU-H2	No		0	1.51	1.51	Yes	0	50	75	75	23	8	44	This parcel is an odd shaped parcel that would not be able to efficiently planned as separate housing projects. The City will work with the owner to encourage housing development with adjacent parcels nearby.		Airport Area	81
427 221 02	Westerly Ow-Aberdeen	PC	CO-G	No		0	1.46	1.46	Yes	0	50	72	72	22	7	43	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	82



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
427 174 05	J Ray Macarthur Sanderson	PC	MU-H2	No		0	1.50	1.50	Yes	0	50	75	75	23	8	44	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	83
427 342 02	Jones Fletcher Jr.	PC	MU-H2	No		0	3.70	3.70	Yes	0	50	184	184	55	18	111	This parcel is a parking lot and large enough for a sizable, stand alone project. If combined with parcel 85, there would be enough land for a good-sized project. The property owner will be advised that the use of housing of Parcel 84 alone or in combination with 85 would be possible, both as very feasible housing projects.		Airport Area	84
427 342 01	Hilbert Properties II	PC	MU-H2	No		0	1.97	1.97	Yes	0	50	98	98	29	10	59	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	85
427 221 16	1500 Quail Property LLC	PC	CO-G	No		0	4.76	4.76	Yes	0	50	238	238	71	24	143	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	86
439 401 01	Men's Christian Young	PF	PF	No		0	4.03	4.03	Yes	0	50	201	201	60	20	121	This parcel is a community recreation center with a large parking lot and several grass fields which present the opportunity for additional housing development on the site.	Y	Airport Area	87
427 221 07	Hankey Investment Company	PC	MU-H2	No		0	1.75	1.75	Yes	0	50	87	87	26	9	52	This parcel has a functioning office building but could be a location for housing.		Airport Area	88
427 221 15	Davenport Quail Partners	PC	MU-H2	No		0	1.47	1.47	Yes	0	50	73	73	22	7	44	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	89
427 141 14	Sa Abanoub LLC	PC	CO-G	No		0	0.64	0.64	Yes	0	50	31	31	9	3	19	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	90
936 790 44	Jrj Investments LP	PC	CO-G	No		0	0.97	0.97	Yes	0	50	48	48	14	5	29	This parcel contains space for cosmetic services, an education center, and stock brokers that are identifies as sites for potential housing.		Airport Area	91



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
936 790 50	Sa Abanoub LLC	PC	CO-G	No		0	0.86	0.86	Yes	0	50	42	42	13	4	25	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	92
427 141 04	Sa Abanoub LLC	PC	CO-G	No		0	0.52	0.52	Yes	0	50	26	26	8	3	15	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	93
427 141 11	Sa Abanoub LLC	PC	CO-G	No		0	0.52	0.52	Yes	0	50	26	26	8	3	15	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	94
936 790 48	Sa Abanoub LLC	PC	CO-G	No		0	0.72	0.72	Yes	0	50	36	36	11	4	21	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	95
427 141 07	Sa Abanoub LLC	PC	CO-G	No		0	0.58	0.58	Yes	0	50	29	29	9	3	17	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	96
427 141 08	Sa Abanoub LLC	PC	CO-G	No		0	0.51	0.51	Yes	0	50	25	25	8	3	14	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	97
427 141 16	Sa Abanoub LLC	PC	CO-G	No		0	8.61	8.61	Yes	0	50	430	430	129	43	258	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	98
445 134 22	Uptown Newport Jamboree LLC	PC	MU-H2	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel is currently under construction as a multi-story high rise apartment complex.		Airport Area	100
445 141 11	Ncp GI Owner LLC	PC	MU-H2	No		0	0.29	0.29	N/A	0	50	14	14	4	1	9	This parcel is apart of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	103
445 141 12	Lyon Housing LLC	PC	MU-H2	No		0	0.48	0.48	N/A	0	50	23	23	7	2	14	This parcel is apart of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	104
445 141 13	Ncp GI Owner LLC	PC	MU-H2	No		0	0.29	0.29	N/A	0	50	14	14	4	1	9	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	105



Table B-11: Airport Area Sites Inventory																				
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
427 171 02	Global Alliance Caesar	PC	CG	No		0	1.20	1.20	Yes	0	50	59	59	18	6	35	Although this parcel is bisected by the 65dB line, City policy regarding noise dampening eliminates this impediment to development. Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing.		Airport Area	106
427 221 03	Westerly Ow-Aberdeen	PC	CO-G	No		0	1.46	1.46	Yes	0	50	73	73	22	7	44	This parcel is not developed and identified as a site for potential housing. It is bordered by a manufacturing office and multi-story apartment complex.	Y	Airport Area	107
427 171 03	Beni Investments LLC	PC	CG	No		0	1.40	1.40	Yes	0	50	69	69	21	7	41	Although this parcel is bisected by the 65dB line, City policy regarding noise dampening eliminates this impediment to development. Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing.		Airport Area	108
936 790 46	Orange County Bar	PC	CO-G	No		0	0.97	0.97	Yes	0	50	48	48	14	5	29	Although this parcel is bisected by the 65dB line, City policy regarding noise dampening eliminates this impediment to development. Additionally, the presence of undeveloped building pads at the site presents the opportunity to develop housing.		Airport Area	109
427 221 17	0	PC	MU-H2	No		0	6.46	6.46	Yes	0	50	322	322	97	32	193	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	335
445 141 31	0	PC	MU-H2	No		0	0.40	0.40	N/A	0	50	20	20	6	2	12	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	338
427 181 09	Gurcharan Singh Sandher	PC	MU-H2	No	0	0	0.72	0.72	Yes	0	50	35	35	11	4	20	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport Area	343
Airport Area Total Acreage Development Potential:																	7,527 units			
427 111 03	Ap Center	PF	PF	No		0	0.73	0.73	Yes	0		0	346	17	0	329	The city is aware of a development proposal on this site.		Pipeline Project	260
427 111 09	Corp Jrsm	PF	PF	No		0	3.19	3.19	Yes	0		0	28	0	0	28	The city is aware of a development proposal on this site.		Pipeline Project	250

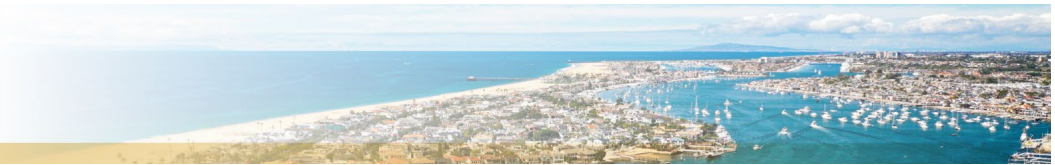


Table B-11: Airport Area Sites Inventory																				
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
427 172 02	Macarthur Starboard	PF	PF	No		0	1.83	1.83	Yes	0		0	117	26	0	91	The city is aware of a development proposal on this site.		Pipeline Project	266
427 172 06	Macarthur Starboard	PF	PF	No		0	1.71	1.71	N/A	0		0	117	26	0	91	The city is aware of a development proposal on this site.		Pipeline Project	252
427 172 03	Macarthur Starboard	PF	PF	No		0	1.94	1.94	Yes	0		0	117	26	0	91	The city is aware of a development proposal on this site.		Pipeline Project	267
445 131 29	Slf-Kc Towers LLC	PF	PF	No		0	6.22	6.22	N/A	0		0	325	13	0	312	The city is aware of a development proposal on this site.		Pipeline Project	249
445 133 07	Newport Jamboree Uptown	PF	PF	No		0	12.57	12.57	N/A	0		0	66	0	0	66	The city is aware of a development proposal on this site.	Y	Pipeline Project	253
445 134 17	Tsg-Parcel LLC	PF	PF	No		0	2.58	2.58	Yes	0	0	0	30	0	0	30	The city is aware of a development proposal on this site.		Pipeline Project	99
Airport Area Pipeline Project Total:																	1,146 units			

*Please Note – these net unit totals have been manually manipulated to accurately reflect development interest



West Newport Mesa Area

West Newport Mesa has been identified by the City as a reinvestment and redevelopment opportunity, where older industrial, smaller-scale development can transition to support future residential development. In 2017, the West Newport Mesa Area gained 81 detached condominiums in addition to 73 mobile home spaces through the development of the Ebb Tide Project. The development area achieved a density of approximately 17 du/acre. The adjacent Hoag hospital and supportive medical-related activities further support the opportunity to provide housing for local workers of various income levels and encourage multi-family living spaces in the area adjacent to the Hospital. Of the 55 acres of land deemed suitable for residential development in the West Newport Mesa Area, 49 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 2,400 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 40% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 973 units, 292 of which are projected to develop affordably.

Table B-12 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-4** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

Table B-12: West Newport Mesa Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
49 acres	50 du/ac	292 units	97 units	584 units	973 units

Figure B-4: West Newport Mesa Area – Sites Inventory



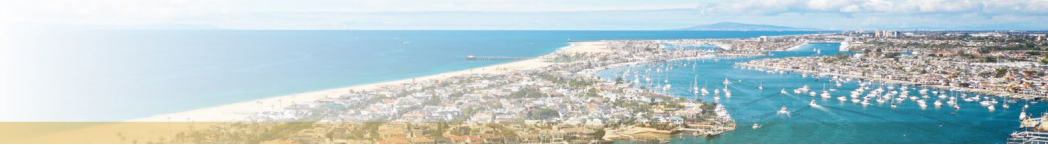
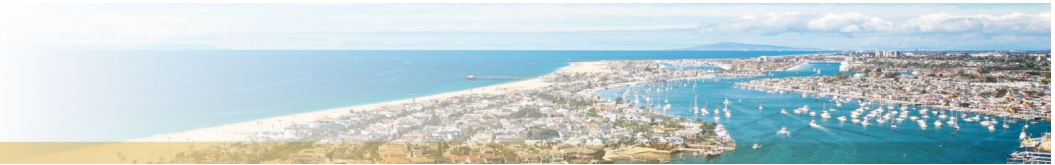


Table B-12: West Newport Mesa Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
114 170 51	School Costa Mesa Union	PF	PF	No		0	11.56	10	No	0	50	578	578	173	58	347	This parcel contains office buildings and available parking spaces. The site is borders residential housing to the southwest and can be converted to housing redevelopment.		West Newport Mesa Area	215
424 141 17	Taormina Property	IG	IG	No		0	0.23	0.23	No	0	50	11	11	3	1	7	The current owner of the property has expressed to City staff written interest to allow housing.	Y	West Newport Mesa Area	216
424 141 17	Taormina Property	IG	IG	No		0	0.23	0.23	No	0	50	11	11	3	1	7	The current owner of the property has expressed to City staff written interest to allow housing.	Y	West Newport Mesa Area	216
892 080 02	Chi Ltd Ptnrship	RM	RM	No		61	4.34	4.34	Yes	13	50	155	94	28	9	57	The current owner of the property has expressed to City staff written interest to allow housing.	Y	West Newport Mesa Area	218
424 151 01	Chi Limited	RM	RM	No		56	4.77	4.77	Yes	14	50	182	126	38	13	75	The current owner of the property has expressed to City staff written interest to allow housing.	Y	West Newport Mesa Area	219
892 090 55	Brian Bellerose	RM	RM	No		56	4.27	4.27	Yes	13	50	157	101	30	10	61	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current owner of the property has expressed to City staff written interest to develop housing.		West Newport Mesa Area	220
892 109 03	Charlotte Patronite	RM	RM	No		36	1.90	1.90	Yes	13	50	59	23	7	2	14	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing.		West Newport Mesa Area	221
114 170 82	City Of Newport Beach	PF	PF	No		0	3.05	0.92	Yes	0	50	45	45	14	5	26	This parcel is City-owned property and a portion of this site has been identified as an opportunity site for higher-density housing.		West Newport Mesa Area	222
424 401 12	City Of Newport Beach	PF	PF	No		0	2.00	0.60	Yes	0	50	29	29	9	3	17	This parcel is City-owned property and a portion of this site has been identified as an opportunity site for higher-density housing.		West Newport Mesa Area	223
425 171 01	City Of Newport Beach	PF	PF	No		0	7.95	2.38	Yes	0	50	119	119	36	12	71	This parcel is City-owned property and has been identified as an opportunity site for higher-density housing. The City will consolidate and move current existing uses.		West Newport Mesa Area	224



424 111 05	Michael Voorhees	IG	IG	No		0	0.55	0.55	Yes	0	50	27	27	8	3	16	This parcel contains middle aged industrial buildings. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites.		West Newport Mesa Area	225
424 141 06	Scab Wrks LLC	IG	IG	No		0	0.52	0.52	Yes	0	50	25	25	8	3	14	This parcel contains middle aged, tilt up, construction, industrial buildings that are feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	226
424 111 06	Trico Newport Properties	IG	IG	No		0	3.23	3.23	Yes	0	50	161	161	48	16	97	The current owner of the property has expressed to City staff written interest to allow housing.	Y	West Newport Mesa Area	227
424 401 04	Howland Associates LLC	IG	IG	No		0	1.86	0.56	Yes	0	50	27	27	8	3	16	This parcel contains middle aged industrial buildings. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites.		West Newport Mesa Area	228
424 141 01	Richard Hunsaker	IG	IG	No		0	2.73	2.73	Yes	0	50	136	136	41	14	81	This parcel contains older industrial buildings including an auto shop and large parking lot. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites. The City will work with relevant property owners to explore lot consolidation and housing development opportunities.		West Newport Mesa Area	229
424 142 14	Lois For Horness	IG	IG	No		0	0.74	0.74	Yes	0	50	37	37	11	4	22	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	230
424 141 04	Orangeth orpe Properties	IG	IG	No		0	0.69	0.69	Yes	0	50	34	34	10	3	21	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	231
424 141 05	Brent & Ami Ducoing	IG	IG	No		0	0.53	0.53	Yes	0	50	26	26	8	3	15	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	232



424 131 16	Riverport Properties LLC	OM	CO-M	No		0	1.07	1.07	Yes	0	50	53	53	16	5	32	This parcel contains automotive shops and parking that present the opportunity to be redeveloped into housing. The parcel owner should be notified of the land use change to accommodate for potential housing.		West Newport Mesa Area	233
424 141 03	James DeGraw	IG	IG	No		0	1.08	1.08	Yes	0	50	54	54	16	5	33	This parcel contains middle aged, tilt up, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	234
424 142 11	Metal Finishing Hixson	IG	IG	No		0	1.31	1.31	Yes	0	50	65	65	20	7	38	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	235
424 401 06	Newport Business Center	IG	IG	No		0	1.14	1.14	Yes	0	50	56	56	17	6	33	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	236
424 141 02	Richard Hunsaker	IG	IG	No		0	1.61	1.61	Yes	0	50	80	80	24	8	48	This parcel contains middle aged industrial buildings. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites.		West Newport Mesa Area	237
424 401 08	Allred Newport LLC	IG	IG	No		0	0.76	0.76	Yes	0	50	38	38	11	4	23	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	238
424 141 09	Glynn Van De Walker	IG	IG	No		0	0.56	0.56	Yes	0	50	28	28	8	3	17	This parcel contains middle aged, tilt up, industrial buildings adjacent to existing housing that are feasible for housing redevelopment.		West Newport Mesa Area	239
424 141 10	0	IG	IG	No		0	0.37	0.37	No	0	50	16	16	5	2	9	The current owner of the property has expressed to City staff written interest to allow housing.	Y	West Newport Mesa Area	342
West Newport Mesa Total Acreage Development Potential:																	2,000 units			

**Please Note – these net unit totals have been manually manipulated to accurately reflect development interest*

Dover-Westcliff Area

Dover-Westcliff has been identified as an area with opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that will support residential development. In 2019, the Dover-Westcliff Area gained 23 townhouse style multi-family homes through the completion of the Lidos Villas Project. The development area achieved a density of approximately 19 du/acre. This project demonstrates the ability to develop multi-family housing in this desirable part of the City.

In addition to the Lidos Villas Project, there is interest to continue developing multi-family housing. As of November 2021, there is one approved and one pending project within the Dover-Westcliff Area. These projects would construct higher density housing for the area. **Table B-14** is a summarized version of Attachments 1 through 3. For more detailed information, please visit the Attachments.

Table B-14: Dover-Westcliff Area Pipeline Projects Summarized

Project	Density	Evidence for Future Development
Approved Projects		
West Coast Highway Mixed-Use	36 du/acre (26.7 du/acre excluding the density bonus)	The Project consolidates multiple smaller lots into one large development site. The Project demonstrates that nonvacant sites are viable for redevelopment into high-density residential and mixed-use developments.
Pending Projects		
Newport Village Mixed-Use	20 du/acre	The Project site currently has older office buildings and associated parking lots. The Project would demonstrate that nonvacant sites can be viable for redevelopment into higher density residential and mixed-use developments.

Of the 29 acres of land deemed suitable for residential development in the Dover-Westcliff Area, 18 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 950 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 45% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 396 units, 119 of which are projected to develop affordably.



Table B-15 below displays the capacity and opportunity in this Focus Area which can help accommodate the City’s RHNA allocation. **Figure B-5** below maps the sites identified within this Focus Area which can help accommodate the City’s RHNA allocation.

Table B-15: Dover-Westcliff Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
19 acres	50 du/ac	119 units	40 units	238 units	396 units

Figure B-5: Dover Westcliff Area – Sites Inventory





Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
049 122 03	Donna Carpenter	MU-MM	MU-H1	No	Yes	0	0.14	0.14	No	21	50	7	7	2	1	4	This parcel is an existing commercial center with some small restaurants. The current owner of the property has expressed to City staff written interest to develop housing and the City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower income housing.	Y	Dover-Westcliff	132
047 041 05	Newport Beach Alano Club	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.11	0.11	No	18	50	5	5	2	1	2	This parcel is an existing commercial center with some small galleries. The current owner of the property has expressed to City staff written interest to develop housing and the City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower income housing.	Y	Dover-Westcliff	133
047 041 25	Patrick Chamberlain	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	50	3	3	1	0	2	This parcel is an existing commercial center with some small galleries and shops. The current owner of the property has expressed to City staff written interest to develop housing and the City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower income housing.	Y	Dover-Westcliff	134
117 631 12	Corp Of The Presiding	MU-DW	MU-H1	No		0	2.15	2.15	Yes	26	50	107	107	32	11	64	This parcel is a church on a 2+ acre parcel with a sizeable parking lot. The owner will be made aware that a portion of the property could be designated to accommodate housing if that would fit in with the mission of the church.		Dover-Westcliff	135



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
117 631 22	Westcliff Properties LLC	MU-DW	MU-H1	No		0	1.67	1.67	Yes	26	50	83	83	25	8	50	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Dover-Westcliff	136
117 631 17	M Horning Jr.	MU-DW	MU-H1	No		0	1.30	1.30	Yes	26	50	65	65	20	7	38	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Dover-Westcliff	137
117 631 18	901 Dover Ltd Partnership	MU-DW	MU-H1	No		0	1.10	1.10	Yes	26	50	55	55	17	6	32	This parcel is apart of a series of office buildings, some appearing more updated than others. Some of the parcels could accommodate housing alone, or in combination with others. The owners of this parcel has contacted the city in the past about the potential for housing uses.		Dover-Westcliff	138
117 631 11	Lincoln Yee	MU-DW	MU-H1	No		0	0.87	0.87	Yes	26	50	43	43	13	4	26	This parcel has a functioning medical office project but could be a location for housing.	Y	Dover-Westcliff	139
117 811 18	Donna Adele Gallant	OG	CO-G	No		0	1.51	1.51	Yes	0	50	75	75	23	8	44	This parcel is a developed medical facility. The owner of this parcel will be advised that housing development in combination with site 143 may be most feasible (as the owner of 143 has already expressed written interest in housing development).		Dover-Westcliff	142
117 811 19	Russell E R Fluter	OG	CO-G	No		0	0.79	0.79	Yes	0	50	39	39	12	4	23	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Dover-Westcliff	143
049 271 30	Carol Rex Reynolds	OG	CO-G	No		0	1.64	1.64	Yes	0	50	81	81	24	8	49	This 1.6-acre parcel is a small commercial center including office space and medical office space. Although this parcel has existing parking lot area, the current use presents the viable opportunity for full-parcel redevelopment as housing.		Dover-Westcliff	144



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
423 111 01	LIDO PARTNERS	CG	CG	No		0	4.82	4.82	Yes	0	50	241	128	38	13	77	This parcel is a large commercial center including office space, restaurants, and shops. Although this parcel has an existing parking lot area, the current use presents the viable opportunity for full-parcel redevelopment as housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	334
050 391 12	Investments Llc	CM	CM	No		0	1.45	1.45	N/A	0	50	38	38	11	4	23	This parcel is a commercial development on Jamboree and Bayside Cove with a large parking lot and very desirable location for housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	337
Dover-Westcliff Total Acreage Development Potential:																	729 units			
425 061 09	Ms 36 Dev LLC	RM-6000	RM	No		114	5.76	5.76	Yes	92	0	0	-22	0	0	-22	The city is aware of a development proposal on this site.		Pipeline Project	243
440 132 60	Bayside Village Marina	PC	MU-W2	No	0	0	4.74	4.74	N/A	0		0	49	0	0	49	The city is aware of a development proposal on this site.		Pipeline Project	256
425 471 27	Nb Mariner's Mile LLC	MU-MM	MU-H1	No	0	0	4.37	4.37	N/A	26	0	0	198	9	0	189	The city is aware of a development proposal on this site.		Pipeline Project	246
425 471 55	Jeffrey Shafer	MU-MM	MU-H1	No	0	0	0.20	0.20	N/A	24	0	0	35	3	0	32	The city is aware of a development proposal on this site.		Pipeline Project	242
Dover-Westcliff Pipeline Total:																	260 units			
049 130 18	Quay Works LLC	MU-W1	MU-W1	No	Yes	0	1.31	1.31	Yes	5	0	0	7	0		7	This site is adjacent to sites identified by the City during the 5 th Cycle Housing Element Update and is a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	15



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
049 130 14	Newport Beach Waterfront	MU-W1	MU-W1	No	Yes	0	1.21	1.21	Yes	5	0	0	7	0		7	This site is adjacent to sites identified by the City during the 5 th Cycle Housing Element Update and is a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	16
049 121 22	Realty Corp	MU-MM	MU-H1	No	Yes	0	0.43	0.43	No	25	0	0	11	0	11	0	This site is adjacent to sites identified by the City during the 5 th Cycle Housing Element Update and is a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	316
425 471 14	0	MU-MM	MU-H1	No	Yes	0	0.12	0.12	No	24	0	0	7	0	7	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.	Y	Existing Zoning Density	276
425 471 15	0	MU-MM	MU-H1	No	Yes	0	0.23	0.23	No	26	0	0	3	0	3	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	270
049 150 29	Mariners Mile LLC	MU-W1	MU-W1	No	Yes	0	1.65	1.65	Yes	5	0	0	9	0	0	9	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	4
425 471 23	Susan Cuse Inc	MU-MM	MU-H1	No	Yes	0	0.53	0.53	Yes	26	0	0	14	0	14	0	This site is adjacent to sites identified by the City during the 5 th Cycle Housing Element Update and is a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	12
049 150 26	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0	2.18	2.18	Yes	5	0	0	1	0	0	1	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	3



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
049 150 16	Chino Hills Mall LLC	MU-W1	MU-W1	No	Yes	0	0.52	0.52	Yes	5	0	0	3	0	0	3	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	7
049 150 21	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0	0.92	0.92	Yes	5	0	0	5	0	0	5	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	6
425 471 26	Mariners Mile North LLC	MU-MM	MU-H1	No	Yes	0	0.95	0.95	Yes	26	0	0	25	0	25	0	This site is adjacent to sites identified by the City during the 5 th Cycle Housing Element Update and is a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	8
425 471 24	Sadie Mary Stegmann	MU-MM	MU-H1	No	Yes	0	0.54	0.54	Yes	25	0	0	14	0	14	0	This site is adjacent to sites identified by the City during the 5 th Cycle Housing Element Update and is a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	13
425 471 57	2436pch LLC	MU-MM	MU-H1	No	Yes	0	0.56	0.56	Yes	26	0	0	15	0	15	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	11
425 471 56	Shafer Irrevoc Tr	MU-MM	MU-H1	No	Yes	0	0.49	0.49	No	26	0	0	7	0	7	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	268
425 471 19	0	MU-MM	MU-H1	No	Yes	0	0.49	0.49	No	26	0	0	13	0	13	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	315



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
425 471 13	0	MU-MM	MU-H1	No	Yes	0	0.14	0.14	No	21	0	0	2	0	2	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	275
425 471 56	Shafer Irrevoc Tr	MU-MM	MU-H1	No	Yes	0	0.49	0.49	No	26	0	0	7	0	7	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	268
425 471 56	Shafer Irrevoc Tr	MU-MM	MU-H1	No	Yes	0	0.49	0.49	No	26	0	0	7	0	7	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	268
425 471 12	Shaw Kathleen A	MU-MM	MU-H1	No	Yes	0	0.16	0.16	No	25	0	0	2	0	2	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	272
425 471 55	Shafer Family 1983 T	MU-MM	MU-H1	No	0	0	0.20	0.20	N/A	24	0	0	35	3	0	32	The city is aware of a development proposal on this site.		Pipeline Project	242
049 122 04	Investments Llc	MU-MM	MU-H1	No	Yes	0	0.17	0.17	No	22	0	0	2	0	2	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	273
049 122 25	Llc	MU-MM	MU-H1	No	Yes	0	0.09	0.09	No	22	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	277
425 471 54	Humphries Family Tru	MU-MM	MU-H1	No	Yes	0	0.43	0.43	No	25	0	0	11	0	11	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	318



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
049 122 06	0	MU-MM	MU-H1	No	Yes	0	0.17	0.17	No	24	0	0	4	0	4	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	320
049 110 25	0	MU-MM	MU-H1	No	Yes	0	0.33	0.33	No	24	0	0	8	0	8	0	This site is adjacent to sites identified by the City during the 5 th Cycle Housing Element Update and is a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	319
049 110 30	Mariners Center M2 LLC	MU-MM	MU-H1	No	Yes	0	1.68	1.68	Yes	26	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	1
049 122 05	0	MU-MM	MU-H1	No	Yes	0	0.17	0.17	No	24	0	0	4	0	4	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.	Y	Existing Zoning Density	321
049 121 18	Llc	MU-MM	MU-H1	No	Yes	0	0.42	0.42	No	26	0	0	11	0	11	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	317
049 110 19	0	MU-MM	MU-H1	No	Yes	0	0.32	0.32	No	24	0	0	5	0	5	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	269
049 110 21	0	MU-MM	MU-H1	No	Yes	0	0.25	0.25	No	24	0	0	3	0	3	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	271



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
423 121 03	0	MU-W2	MU-W2	No	Yes	0	0.07	0.07	No	13	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	298
423 121 05	3 L P	MU-W2	MU-W2	No	Yes	0	0.30	0.30	No	26	0	0	4	0	4	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	289
423 121 06	0	MU-W2	MU-W2	No	Yes	0	0.08	0.08	No	26	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	292
423 123 04	Partnership	MU-W2	MU-W2	No	Yes	0	0.24	0.24	No	25	0	0	6	0	6	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	326
423 122 11	0	MU-W2	MU-W2	No	Yes	0	0.17	0.17	No	23	0	0	4	0	4	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	327
423 123 08	Wypark Investments Pc	MU-W2	MU-W2	No	Yes	0	0.59	0.59	Yes	25	0	0	15	0	15	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	14
423 122 01	Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0	1.34	1.34	Yes	26	0	0	5	0	5	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	2



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
423 123 10	0	MU-W2	MU-W2	No	Yes	0	0.50	0.50	No	26	0	0	7	0	7	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	288
047 031 19	Developm ent Lllp	MU- CV/15 TH ST	MU-H4	No	Yes	0	0.29	0.29	No	23	0	0	4	0	4	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	280
047 041 31	Llc	MU- CV/15 TH ST	MU-H4	No	Yes	0	0.07	0.07	No	14	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	312
047 041 06	Partnershi p	MU- CV/15 TH ST	MU-H4	No	Yes	0	0.11	0.11	No	18	0	0	2	0	2	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	330
047 041 35	Close 2010 Irrevoc T	MU- CV/15 TH ST	MU-H4	No	Yes	0	0.09	0.09	No	22	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	296
047 041 24	0	MU- CV/15 TH ST	MU-H4	No	Yes	1	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	314
047 031 02	0	MU- CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	310
049 130 22	Golden Hills	MU-W1	MU-W1	No	Yes	0	1.39	1.39	Yes	5	0	0	8	0	0	8	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a	Y	Existing Zoning Density	5



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
	Towers LLC																location suitable for housing at the existing zoning density during this update.			
047 041 33	0	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.19	0.19	No	26	0	0	5	0	5	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	322
047 031 03	0	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.19	0.19	No	26	0	0	3	0	3	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	283
047 032 04	Charlotte L Jackson	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	308
047 031 20	0	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.24	0.24	No	25	0	0	3	0	3	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	281
047 032 03	Ellison Tr	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	303
047 041 12	0	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.10	0.10	No	20	0	0	2	0	2	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	328
047 043 11	Tr	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	301



Table B-16: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5 th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
047 042 32	C-N Properties LP	MU-CV/15 TH ST	MU-H4	No		0	0.06	0.06	N/A	15	0	0	3	0	0	3	The city is aware of a development proposal on this site.		Pipeline Project	247
047 042 07	Ptnshp	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	305
047 042 04	Marshall Family Tr	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	306
047 052 01	410 Twenty Ninth Street LLC		MU-H4	No	0	0	0.05	0.05	N/A	0	0	0	4	0	0	4	The city is aware of a development proposal on this site.		Pipeline Project	259
047 042 20	0	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	302
047 032 19	0	MU-CV/15 TH ST	MU-H4	No	Yes	0	0.27	0.27	No	25	0	0	4	0	4	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	279
047 032 07	0	MU-CV/15 TH ST	MU-H4	No	Yes	1	0.06	0.06	No	15	0	0	1	0	1	0	This site was identified by the City during the 5 th Cycle Housing Element Update and remains a location suitable for housing at the existing zoning density during this update.		Existing Zoning Density	313
5 th Cycle Sites Total:																	336			



Newport Center Area

Newport Center has recently had construction of several new residential developments. The City expects the continuation of these development opportunities that creates housing adjacent to major employment opportunities and support retail. In 2017, the area gained 524 apartment units from the completion of the Villas at Fashion Island Project. The development area achieved a density of approximately 36 du/acre and demonstrates the possibility of high-density housing in the Newport Center Area.

In addition to the Villas at Fashion Island Project, there is interest to continue developing multi-family housing. As of November 2021, there is one approved project within the Newport Center Area. This project would construct higher density housing for the area. **Table B-17** is a summarized version of Attachments 1 through 3. For more detailed information, please visit the Attachments.

Table B-17: Newport Center Area Pipeline Projects Summarized

Project	Density	Evidence for Future Development
Approved Projects		
Residences at Newport Center	23 du/acre	The Project site currently has one carwash. The Project demonstrates that nonvacant sites are viable for redevelopment into high-density residential and mixed-use developments.

Of the 432 acres of land deemed suitable for residential development in the Airport Area, 153 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 7,500 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 23% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,754 units, 526 of which are projected to develop affordably.

Table B-18 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-6** below maps the sites identified within this Focus Area which can accommodate the City's RHNA allocation.

Table B-18: Newport Center Environs – Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
153acres	50 du/ac	526 units	175 units	1,052 units	1,754 units

Figure B-6: Newport Center Area – Sites Inventory



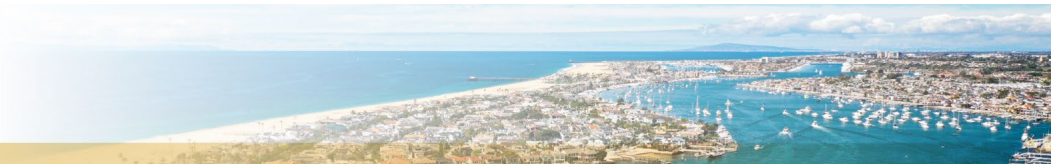


Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
458 361 10	Pacific Bell Telephone Company	PF	PF	No		0	1.29	1.29	Yes	0	50	64	64	19	6	39	This parcel is a site that was proposed for 21 housing units but the application was withdrawn before it went to the Planning Commission. The site is feasible for housing, although the density may have to be reduced in order for a design to be achieved that meets any safety concerns.	Y	Newport Center Area	141
440 281 02	Ath LLC	PC	PR	No		0	7.60	7.60	Yes	0	50	379	379	114	38	227	This parcel contains the Newport Beach Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing.		Newport Center Area	145
458 341 02	Church Newport Center	PI	PI	No		0	3.03	3.03	Yes	0	50	151	151	45	15	91	These parcels are a religious facility with large parking lots. Additional development or replacement development are both feasible paths for residential units on this site.		Newport Center Area	146
458 341 01	Wardens Rector	PI	PI	No		0	3.60	3.60	Yes	0	50	179	179	54	18	107	These parcels are a religious facility with large parking lots. Additional development or replacement development are both feasible paths for residential units on this site.		Newport Center Area	147
442 271 30	Irvine Company	PC	CO-R	No		0	0.75	0.75	Yes	0	50	37	37	11	4	22	This parcel contains an improved parking lot for the surrounding office buildings and cosmetic surgery offices. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	148



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 271 30	Irvine Company	PC	CO-R	No		0	0.75	0.75	Yes	0	50	37	37	11	4	22	This parcel contains an improved parking lot for the surrounding office buildings and cosmetic surgery offices. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	148
442 091 16	Trail Properties LLC	OR	CO-R	No		0	0.79	0.79	Yes	0	50	39	39	12	4	23	This parcel contains two theatre buildings and a surface parking lot. With the status of the movie theatre business in doubt, the property can accommodate housing redevelopment during the 6th cycle. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.	Y	Newport Center Area	150
442 091 16	Trail Properties LLC	OR	CO-R	No		0	0.79	0.79	Yes	0	50	39	39	12	4	23	This parcel contains two theatre buildings and a surface parking lot. With the status of the movie theatre business in doubt, the property can accommodate housing redevelopment during the 6th cycle. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.	Y	Newport Center Area	150
442 021 47	The Irvine Company LLC	PC	CR	No		0	0.54	0.54	Yes	0	50	26	26	8	3	15	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	152

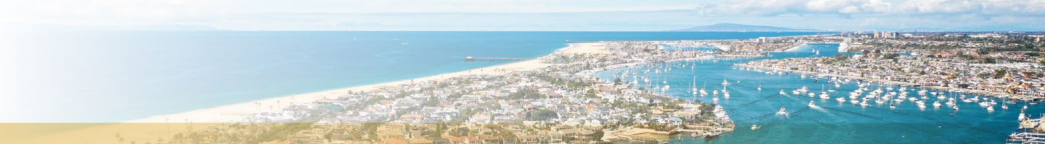


Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 021 47	The Irvine Company LLC	PC	CR	No		0	0.54	0.54	Yes	0	50	26	26	8	3	15	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	152
440 132 40	Jgkallins Investments	PR	PR	No		0	1.79	1.79	Yes	0	50	89	89	27	9	53	This parcel includes the Palisades Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	154
442 231 08	180 Investors LLC	OR	CO-R	No		0	1.17	1.17	Yes	0	50	58	58	17	6	35	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Newport Center Area	155
442 091 12	Trail Properties LLC	OR	CO-R	No		0	1.75	1.75	Yes	0	50	87	87	26	9	52	This parcel contains two theatre buildings and a surface parking lot. With the status of the movie theatre business in doubt, the property can accommodate housing redevelopment during the 6th cycle. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.	Y	Newport Center Area	156
442 082 11	Ncmb No LLC	PC	CO-M	No		0	2.72	2.72	Yes	0	50	135	135	41	14	80	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	157
442 082 14	Ncmb No LLC	PC	CO-M	No		0	4.05	4.05	Yes	0	50	202	202	61	20	121	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	158

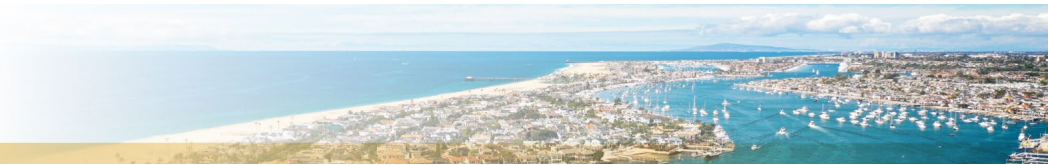


Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 082 08	Ncmb No LLC	PC	CO-M	No		0	3.46	3.46	Yes	0	50	173	173	52	17	104	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	159
442 082 12	Ncmb No LLC	PC	CO-M	No		0	1.17	1.17	Yes	0	50	58	58	17	6	35	This parcel is an older office building on a smaller parcel that is a potential site for housing. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.	Y	Newport Center Area	160
442 271 17	17 Corporate Plaza Assoc	PC	CO-R	No		0	1.04	1.04	Yes	0	50	51	51	15	5	31	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	162
442 271 23	Mark Robinson Jr LLC	PC	CO-R	No		0	0.55	0.55	Yes	0	50	27	27	8	3	16	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	163
442 271 12	Mitchell Junkins	PC	CO-R	No		0	0.76	0.76	Yes	0	50	38	38	11	4	23	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Newport Center Area	164
442 271 05	Property Reserve Inc	PC	CO-R	No		0	0.89	0.89	Yes	0	50	44	44	13	4	27	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Newport Center Area	165
442 271 03	Property Reserve Inc	PC	CO-R	No		0	0.89	0.89	Yes	0	50	44	44	13	4	27	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Newport Center Area	166

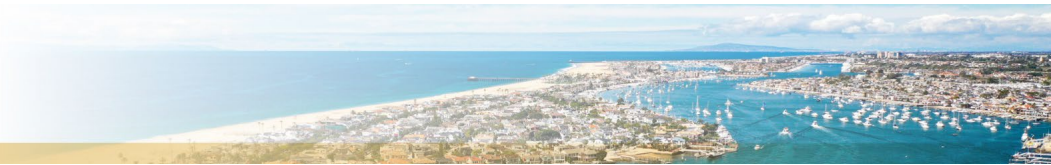


Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 271 32	Burnham-Newport LLC	PC	CO-R	No		0	0.98	0.98	Yes	0	50	49	49	15	5	29	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	167
442 271 16	Newport Corporate Plaza	PC	CO-R	No		0	1.02	1.02	Yes	0	50	51	51	15	5	31	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	168
442 271 15	Heritage One LLC	PC	CO-R	No		0	0.68	0.68	Yes	0	50	33	33	10	3	20	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	169
442 271 01	Pacific Development Group	PC	CO-R	No		0	0.84	0.84	Yes	0	50	41	41	12	4	25	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	170



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 271 34	Scott Boras	PC	CO-R	No		0	0.51	0.51	Yes	0	50	25	25	8	3	14	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	172
442 271 14	George Randy Kinkle	PC	CO-R	No		0	0.88	0.88	Yes	0	50	44	44	13	4	27	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	173
442 271 04	Division Tax	PC	CO-R	No		0	0.97	0.97	Yes	0	50	48	48	14	5	29	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	174
442 271 13	Chico Associates Inc	PC	CO-R	No		0	0.76	0.76	Yes	0	50	38	38	11	4	23	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	175
442 271 19	Co Irvine	PC	CO-R	No		0	1.13	1.13	Yes	0	50	56	56	17	6	33	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	176



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 271 31	Irvine Company	PC	CO-R	No		0	3.00	3.00	Yes	0	50	149	149	45	15	89	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	178
442 271 33	24 Corporate Plaza II LLC	PC	CO-R	No		0	0.98	0.98	Yes	0	50	49	49	15	5	29	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	179
442 271 24	Baldwin Bone Properties	PC	CO-R	No		0	0.70	0.70	Yes	0	50	35	35	11	4	20	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	180
442 011 53	Fainbarg	PC	PR	No		0	2.98	2.98	Yes	0	50	149	149	45	15	89	This parcel contains the Newport Beach Country Club. A large part of this parcel is a parking lot, yet can offer housing redevelopment above the club parking. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	181
442 011 64	Golf Realty Fund LP	PC	MU-H3/PR	No		0	2.96	2.96	Yes	0	50	148	241*	72	24	145	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	182



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
440 132 48	Russell Fluter	PR	PR	No		0	2.80	2.80	Yes	0	50	140	140	42	14	84	This parcel includes the Palisades Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	184
442 231 09	Southwest Investors	OR	CO-R	No		0	0.51	0.51	Yes	0	50	25	25	8	3	14	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	185
442 161 17	Design Plaza Owners Assn	OR	CO-R	No		0	7.17	7.17	Yes	0	50	358	358	107	36	215	This parcel contains an improved parking lot for nearby commercial and retail stores. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	186
442 231 13	100 Newport Center Drive LLC	OR	CO-R	No		0	0.61	0.61	Yes	0	50	30	30	9	3	18	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	187



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 491 02	Hhr Newport Beach LLC	CV	CV	No		0	9.54	9.54	Yes	0	50	476	476	143	48	285	This parcel contains the Marriot Hotel, with two hotel towers and an irregularly shaped three-story hotel room building that can be converted to housing. If the addition of housing is found suitable, the property owner should be advised that a land use change to allow housing could be possible.		Newport Center Area	188
442 082 05	Co Irvine	PC	CO-M	No		0	4.10	4.10	Yes	0	50	204	204	61	20	123	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	189
442 021 28	Co Irvine	PC	CR	No		0	1.74	1.74	Yes	0	50	87	87	26	9	52	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	190
442 021 26	Irvine Company LLC	PC	CR	No		0	2.50	2.50	Yes	0	50	125	125	38	13	74	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	191

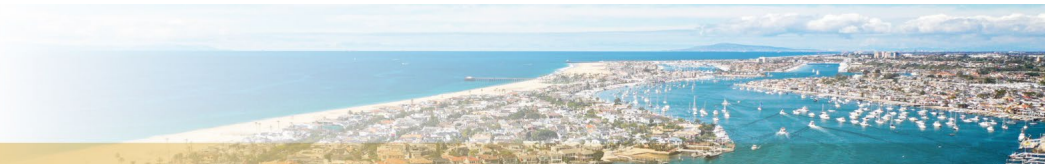


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Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 231 11	Co Irvine	PC	CO-R	No		0	2.83	2.83	Yes	0	50	141	141	42	14	85	This parcel in combination with parcel 203 contains parking for surrounding office space buildings. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	192
442 021 13	Irvine Company LLC	PC	CR	No		0	1.73	1.73	Yes	0	50	86	86	26	9	51	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	193
442 021 08	Co Irvine	PC	CR	No		0	0.80	0.80	Yes	0	50	40	40	12	4	24	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	194
442 021 32	Co Irvine	PC	CR	No		0	0.63	0.63	Yes	0	50	31	31	9	3	19	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	195



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 021 29	Irvine Company LLC	PC	CR	No		0	4.09	4.09	Yes	0	50	204	204	61	20	123	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	196
442 021 30	Co Irvine	PC	CR	No		0	1.24	1.24	Yes	0	50	62	62	19	6	37	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	197
442 021 27	Co Irvine	PC	CR	No		0	1.17	1.17	Yes	0	50	58	58	17	6	35	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	198
442 021 40	The Irvine Company LLC	PC	CR	No		0	0.87	0.87	Yes	0	50	43	43	13	4	26	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	199



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 021 46	The Irvine Company LLC	PC	CR	No		0	4.11	4.11	Yes	0	50	205	205	62	21	122	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	200
442 021 35	Co Irvine	PC	CR	No		0	0.56	0.56	Yes	0	50	28	28	8	3	17	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	201
442 021 33	Co Irvine	PC	CR	No		0	4.03	4.03	Yes	0	50	201	201	60	20	121	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	202
442 231 14	Co Irvine	PC	CO-R	No		0	4.10	4.10	Yes	0	50	205	205	62	21	122	This parcel in combination with parcel 192 contains parking for surrounding office space buildings. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	203

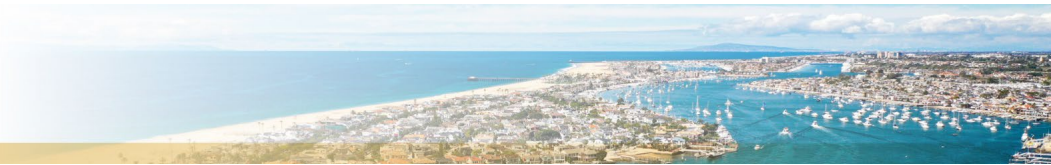


Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 101 27	Island Hotel Finance LLC	PC	MU-H3	No		0	5.37	5.37	Yes	0	50	268	268	80	27	161	This parcel is the Fashion Island Hotel and parking structures that could be reconfigured to accommodate housing. If the site is found suitable, the property owner should be advised that a land use change to allow some housing might be possible.		Newport Center Area	204
442 021 31	Co Irvine	PC	CR	No		0	8.25	8.25	Yes	0	50	412	412	124	41	247	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	205
442 021 11	Co Irvine	PC	CR	No		0	0.56	0.56	Yes	0	50	27	27	8	3	16	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	206
442 021 17	Irvine Company	PC	CR	No		0	1.74	1.74	Yes	0	50	87	87	26	9	52	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	207
442 021 43	The Irvine Company LLC	PC	CR	No		0	5.43	5.43	Yes	0	50	271	271	81	27	163	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the		Newport Center Area	208



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
																	surrounding parking lots) are both possibilities on this site.			
442 021 45	The Irvine Company LLC	PC	CR	No		0	0.99	0.99	Yes	0	50	49	49	15	5	29	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	209
442 021 44	Irvine Co LLC The	PC	CR	No		0	1.25	1.25	Yes	0	50	62	62	19	6	37	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	210
442 021 42	The Irvine Company LLC	PC	CR	No		0	4.16	4.16	Yes	0	50	208	208	62	21	125	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	211
442 411 01	Brett Feuerstein	PC	CG	No		0	1.12	1.12	Yes	0	50	56	56	17	6	33	This parcel has a two mid-rise office buildings and a large parking structure with some adjacent surface parking that might be able to be reconfigured to create a housing site. If the site is found suitable, the property owner should be advised that a land		Newport Center Area	212

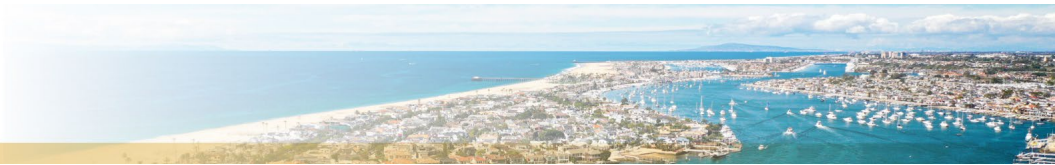


Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
																	use change to allow some housing might be possible.			
442 261 21	Co Irvine		MU-H3	No		0	2.23	2.23	Yes	0	50	111	111	33	11	67	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	213
442 011 65	Golf Realty Fund LP	PC	MU-H3/PR	No		0	1.11	1.11	Yes	0	50	56	91*	27	9	55	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	214
442 011 65	Golf Realty Fund LP	PC	MU-H3/PR	No		0	1.72	1.72	Yes	0	50	86	140*	42	14	84	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	240
442 011 65	Golf Realty Fund LP	PC	MU-H3/PR	No		0	1.18	1.18	Yes	0	50	60	98*	29	10	59	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	257



Table B-18 : Newport Center Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Mod	Above Mod				
442 011 37	David Michael Ellis	OG	CO-G	No		0	1.21	1.21	N/A	0	50	60	60	18	6	36	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	339
442 161 06	Llc	OR	CO-R	No		0	0.33	0.33	No	0	50	15	15	5	2	8	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Newport Center Area	340
442 161 07	T Y NEWPORT LLC	OR	CO-R	No		0	0.20	0.20	No	0	50	9	9	3	1	5	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Newport Center Area	341
Newport Center Total Acreage Development Potential:																	7,484 units			
459 123 41	Auto Spa Of Corona Del	RM	RM	No		0	0.27	0.27	No	8	0	0	6	0	0	6	The city is aware of a development proposal on this site.		Pipeline Project	245
442 261 17	Vivante Newport Center	PC	MU-H3	No		0	2.91	2.91	N/A	0		0	90	0	0	90	The city is aware of a development proposal on this site.		Pipeline Project	258
Newport Center Pipeline Project Total:																	96 units			

*Please Note – these net unit totals have been manually manipulated to accurately reflect development interest



Coyote Canyon Area

The Coyote Canyon focus area is in the northeastern part of the City. The City has received specific outreach for two parcels, both of which are reflected within this inventory. Of primary note is the closed Coyote Canyon landfill and adjacent areas. The parcel is owned by the County of Orange (County) who has entered into an agreement with Tait and Associates (Tait) for the future development. Both Tait and the County have expressed interest in developing the site with affordable and market rate housing.

While siting buildings atop a landfill includes structural and environmental constraints, Tait is an industry leader in developing more productive uses on and around closed landfills. Tait believes both the structural and environmental constraints can be overcome with proven previously used techniques. Two opportunities exist with the property. First is residential development atop the landfill itself. Sizable portions of the closed landfill have shallow depths (i.e., less than 25 feet) that can be excavated to a solid substrate that could then accommodate residential construction. The second opportunity on the County-owned parcel is an approximately 22-acre portion adjacent to the landfill that is not subject to the environmental constraints of the landfill itself. This portion of is considered an ideal opportunity for future residential development. Either location would include methane mitigation systems ensuring the health and safety of future residents.

Of secondary note is the approximately 28-acre property across Newport Coast Drive with a development proposal for 10 units. Less than one acre of this property is expected to develop with housing. The site is presently developed with a private school and the school is interested in developing low-cost housing for a portion of its workforce.

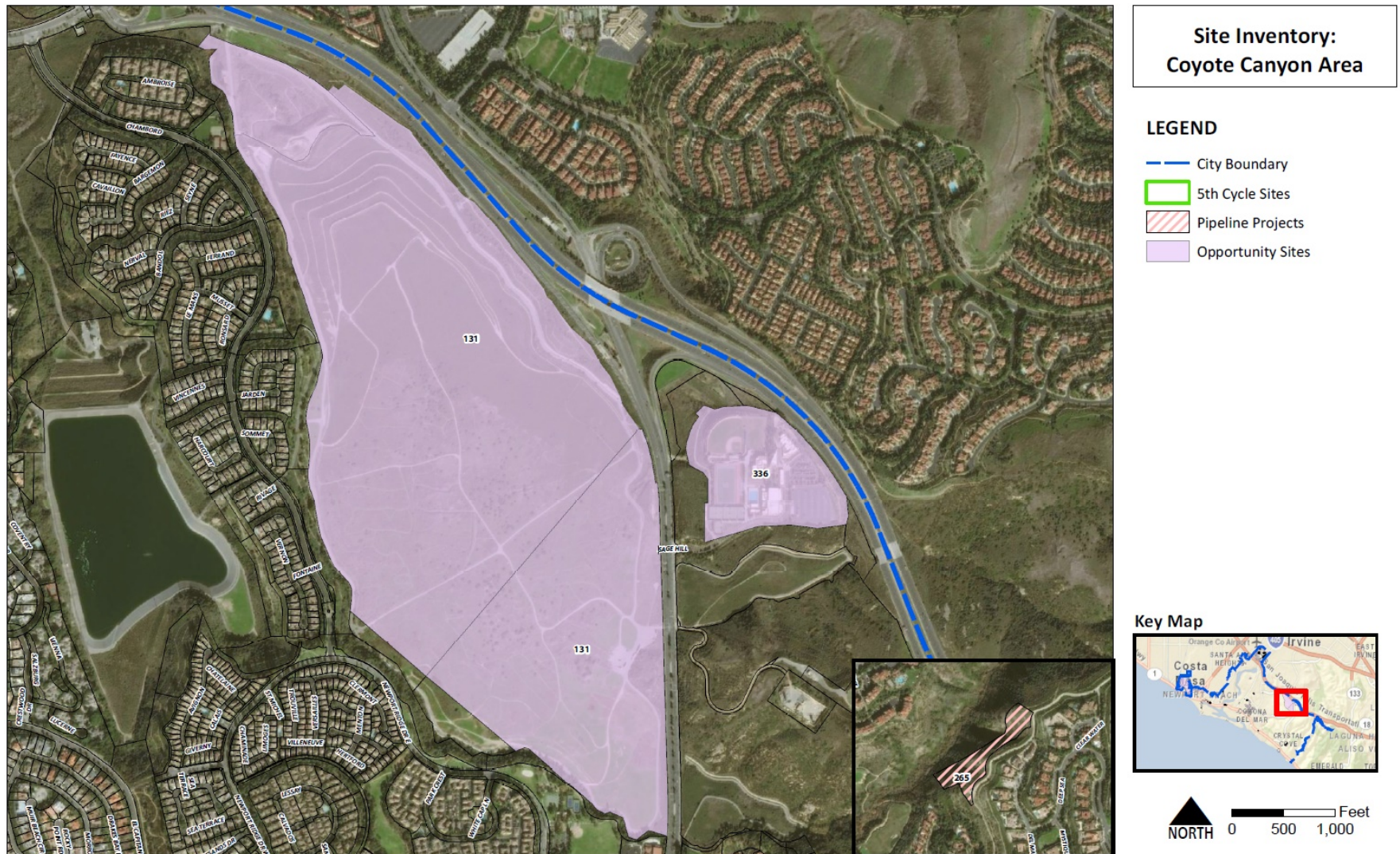
Although the parcels within the Sites Inventory have the capacity to accommodate 1,330 units of development (at an assumed unit yield of 60 du/ac), an assumption of approximately 50-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,320 units, 330 of which are projected to develop for low and very low-income households.

Table B-20 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-7** below maps the portion of the property within Coyote Canyon which can help accommodate the City's RHNA allocation.

Table B-20: Coyote Canyon Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
44 acres	60 du/ac	330 units	132 units	858 units	1,320 units

Figure B-7: Coyote Canyon Area – Sites Inventory



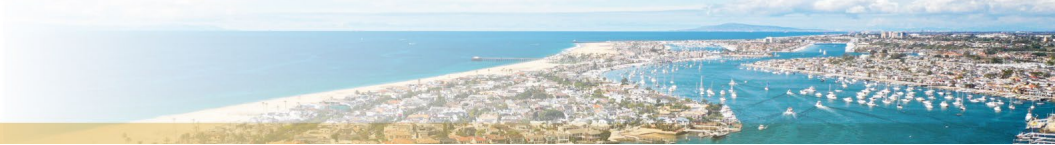


Table B-20: Coyote Canyon Sites Inventory

Parcel Number (s)	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
120 571 12 478 032 10	County Of Orange	PF	PF	Yes		0	341.93	44	No	0	60	2,640	2,640	660	264	1,676	The City is aware of a development proposal on this site. Details on the development proposals are provided in the section above.		Coyote Canyon, etc.	131
478 031 56	SCHOOL SAGE HILL	PC	PR	No		0	28.41	28.41	N/A	0	60	20	20	5	2	13	The current owner of the property has expressed to City staff written interest to allow housing.	Y	Coyote Canyon, etc.	336
477 261 54	0	PC	MU-W3	No		0	5.168229152	5.168229152	N/A	0	0	0	76	0	0	76	The city is aware of a development proposal on this site.		Pipeline Project	265
Coyote Canyon Total Acreage Development Potential:																	2,736 units			

Banning Ranch Area

The approximately 527-acre Banning Ranch Focus Area is inclusive of the 401-acre Banning Ranch property, has been identified in prior planning periods to accommodate future housing needs. Specific to the Banning Ranch property, the site has been the subject of environmental review by the City of Newport Beach. Consistent with the City of Newport Beach General Plan,

The Banning Ranch site is designated OS(RV), Open Space/Residential Village, which establishes Open Space as the Primary Use and Residential Village as the Alternative Use. The General Plan Land Use Element specifies that if the property is not acquired for open space within a time period and pursuant to terms agreed to by both the City and property owner, the property could be developed as a Residential Village containing a mix of housing types, limited supporting retail, visitor accommodations, a school, and active community parklands with a majority of the property preserved as open space. The General Plan identifies the maximum intensity of development allowed on the property to include up to 1,375 dwelling units (du), 75,000 square feet (sf) of retail commercial uses oriented to serve the needs of local and nearby residents, and 75 hotel rooms in a small boutique hotel or other type of overnight visitor accommodation. The Newport Beach Banning Ranch Project and Program EIR were approved by the City during the 5th RHNA cycle. The active oilfield with surface and subsurface oil production facilities was proposed for development consistent with the allowable land uses and development intensity set forth in the Newport Beach General Plan.

Banning Ranch is in the coastal zone and the project approved by the City of Newport Beach required approval by the California Coastal Commission. In 2016, the Coastal Commission staff recommended approval of a modified project subject to multiple conditions of approval. Approximately 19.7 acres of the site (non-contiguous) were identified by Coastal Commission staff for development noting that the developable land was outside of mapped constraints. Mapped constraints included biological and cultural resources. Staff recommended approval of the project as conditioned to include: oil well abandonment and clean-up to the appropriate levels with habitat restoration, protection of all sensitive resources both biological and cultural, development of water quality improvements, and the residential areas connected with a road with all infrastructure and utilities outside of the mapped constraints, and vehicular access limited to 17th Street. Staff also recommended that 329 acres be dedicated to open space and habitat restoration.

The project applicant and the Coastal Commission could not reach agreement on the Coastal Commission staff's revised development proposal including the conditions of approval and the Coastal Commission denied the project in September 2016. The property owner was not provided the ability to adequately rebut these presumptions that ultimately led to the denial of the project. The complete extent of those resource constraints and the extent that development buffers were necessary was not fully vetted at the time the project was denied. While the City supports conservation of the site, the City also believes more land can be determined free of environmental constraints allowing residential development. For this reason, the City is assuming that 30 acres within the Banning Ranch Focus Area can be developed for housing.

The Coastal Act allows for the resolution of conflicts between competing priorities. The State is in a housing crisis and the Coastal Act encourages housing development, including affordable housing, when not subject to hazards. The Coastal Act also requires development to avoid and mitigate environmental impacts. These two seemingly conflicting goals can be balanced in ways that provides for both housing production and sensitive resource protection. Any housing development will mitigate impacts to sensitive resources leading to further restoration of nearby degraded resources in the area.

Additionally, the Coastal Act promotes maximum access to the coast for all Californians and development of Banning Ranch will provide significant enhancements to access in an environmentally sensitive way while assisting the City to meet environmental justice principles. Ultimately the City believes future opportunities exist for housing development on the Banning Ranch.

The property owner is negotiating the possible sale of the property to the Trust for Public Lands for conservation. However, while significant funds have been pledged, a significant gap in funds to acquire the site remains. If retained as open space, the General Plan Land Use Element specifies that the Primary Open Space land use alternative include consolidation of oil operations; restoration of wetlands; the provision of nature education and interpretative facilities and an active park containing playfields and other facilities to serve residents of adjoining neighborhoods. Under both the Open Space and Residential Village land use designations, the Orange County Master Plan of Arterial Highways identifies roadways through the property extending from Pacific Coast Highway to 17th Street.

The property owner has expressed a desire to pursue development of the site with housing and other community-serving uses if the site is not acquired for public use. The value of the development opportunities will assist with the consolidation of the oil drilling operations and site remediation. Based on City staff understanding of the previous development proposal, the Banning Ranch property, consultations with the property owner, the site has the potential to feasibly accommodate a minimum of 1,475 units of development on approximately 30 acres of the considerably larger property. The assumed buildout is therefore projected at 1,475 units, 443 of which are projected to develop for low and very low-income households.

Table B-22 below displays the capacity and opportunity for Banning Ranch which can help accommodate the City's RHNA allocation. **Figure B-8** below maps Banning Ranch.

Table B-22: Banning Ranch Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
30 acres	50 du/ac	443 units	148 units	884 units	1,475 units



Figure B-8: Banning Ranch Area – Sites Inventory





Table B-23: Banning Ranch Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory/Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
114 170 72	Newport Beach Cherokee	PF	PF	Yes		0.00	130.87	130.87	No	0.00	0.00	0.00	383	115	38	230	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	110.00
114 170 52	Newport Beach Cherokee	PC	PR	Yes		0.00	74.64	74.64	No	0.00	0.00	0.00	218	66	22	130	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	111.00
114 170 50	Newport Beach Cherokee	PI	PI	Yes		0.00	65.05	65.05	No	0.00	0.00	0.00	190	57	19	114	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	112.00
114 170 52	Newport Beach Cherokee	PI	PI	Yes		0.00	74.64	74.64	No	0.00	0.00	0.00	149	45	15	89	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section		Banning Ranch	111.00



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory/Map ID
										Existing Zone Density	Rezoned Density (Assumed)		Net Yield	Low/Very Low	Moderate	Above Moderate				
																	4, the City will work with the property owner and local developers to pursue housing development on this site.			
114 170 83	Newport Beach Cherokee	PC	CO-R	Yes		0.00	44.78	44.78	No	0.00	0.00	0.00	131	39	13	79	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	114.00
114 170 71	United States Of America	PC	CO-R	Yes		0.00	41.20	41.20	No	0.00	0.00	0.00	121	36	12	73	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	115.00
114 170 76	United States Of America	OR	CO-R	Yes		0.00	19.35	19.35	No	0.00	0.00	0.00	57	17	6	34	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	116.00



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory/Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
NO AP #	#N/A	OR	CO-R	Yes		0.00	15.76	15.76	No	0.00	0.00	0.00	46	14	5	27	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	117.00
114 170 74	United States Of America	PC	CR	Yes		0.00	14.32	14.32	No	0.00	0.00	0.00	42	13	4	25	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	118.00
114 170 78	United States Of America	PC	CR	Yes		0.00	11.48	11.48	No	0.00	0.00	0.00	34	10	3	21	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	120.00
424 041 04	CHEROKEE NEWPORT BEACH LLC	PR	PR	Yes		0.00	10.81	10.81	No	0.00	0.00	0.00	32	9	3	20	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and		Banning Ranch	121.00



Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory/Map ID
										Existing Zone Density	Rezoned Density (Assumed)		Net Yield	Low/Very Low	Moderate	Above Moderate				
																	local developers to pursue housing development on this site.			
114 170 43	Newport Beach Cherokee	OR	CO-R	Yes		0.00	6.52	6.52	Yes	0.00	0.00	0.00	19	6	2	11	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	122.00
114 170 65	United States Of America	OR	CO-R	Yes		0.00	5.79	5.79	Yes	0.00	0.00	0.00	17	5	2	10	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	123.00
114 170 80	City Of Newport Beach	PC	CO-M	Yes		0.00	3.86	3.86	Yes	0.00	0.00	0.00	11	3	1	7	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	124.00





Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory/Map ID
										Existing Zone Density	Rezoned Density (Assumed)		Net Yield	Low/Very Low	Moderate	Above Moderate				
114 170 24	Newport Beach Cherokee	PC	CO-M	Yes		0.00	0.37	0.37	No	0.00	0.00	0.00	1	0	0	1	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	126.00
114 170 81	City Of Newport Beach	PC	CO-M	Yes		0.00	5.33	5.33	N/A	0.00	0.00	0.00	16	5	2	9	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	127.00
114 170 75	Newport Beach Cherokee	PC	CO-M	Yes		0.00	0.21	0.21	N/A	0.00	0.00	0.00	1	0	0	1	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	128.00
114 170 49	Newport Beach Cherokee	PC	CO-R	Yes		0.00	1.10	1.10	N/A	0.00	0.00	0.00	3	1	0	2	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and		Banning Ranch	129.00





Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory/Map ID
										Existing Zone Density	Rezoned Density (Assumed)		Net Yield	Low/Very Low	Moderate	Above Moderate				
																	local developers to pursue housing development on this site.			
114 170 66	Orange County Flood	PC	CO-R	Yes		0.00	1.49	1.49	N/A	0.00	0.00	0.00	4	1	0	3	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	130.00
Banning Ranch Total Development Potential:													1,475							




Attachment B-1: Completed Projects of Mixed Densities

Project Name	Description	Affordable Component	Affordability Confirmation		Additional Justification Project Provides
Uptown Newport Summary and Phase 1A One Uptown Newport Apartments (APN 445 134 08 and 09)	<p>Summary: The total Uptown Newport Master Plan approval consists of redevelopment of a 438,127 square foot industrial complex into 1,244 residential units, 11,500 square feet of neighborhood serving retail area, and development of two acres of public parks on a 25 acre site.</p> <p>Phase 1A development resulted in the demolition and redevelopment of an existing single-story, 126,675 square foot office building into two new apartment buildings totaling 462 units and approximately 10,700 square feet of retail floor area.</p> <p>Project Approvals and Status: The zoning entitlements and EIR for the Uptown Newport Master Plan project were approved in February 26, 2013. On January 14, 2016, the Minor Site Development review for Phase 1 was approved. Phase 1 was completed in February 2020.</p> <p>Density: Excluding the two acre parks, the overall project results in an effective density of approximately 54 units per acre, which includes 322 density bonus units.</p> <p>Phase 1A development consists of 4.63 acres, resulting in an effective density of 100 units per acre.</p> <p>Approved Height Limit: The maximum height for low-rise and mid-rise buildings is 75 feet. The maximum building eight for high-rise portions of building is 150 feet.</p> <p>Phase 1 development measure 66 feet in height</p>	<p>The total Uptown Newport Master Plan development requires a minimum of 102 very low-income units.</p> <p>Phase 1A development includes 91 very low-income units.</p>	<p>Affordable housing covenant recorded requiring affordability for a term of 55 years.</p>	<p>Phase 1A completed February 2020.</p>	<ul style="list-style-type: none"><u>Realistic Capacity</u> of Airport Area density. Airport Area allows minimum density of 30 du/ac and maximum of 50 du/ac. Actual project density equates to 54 du/ac.<u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density residential and mixed-use developments. Existing uses consisted of existing single-story, 126,675 square foot office building.<u>Airport Area Desirability</u> <div></div>





Project Name	Description	Affordable Component	Affordability Confirmation		Additional Justification Project Provides
Ebbtide (APN 424 131 27)	<p>Summary: The project involved the redevelopment of a 73-space residential mobile home park with a new 81-unit detached condominiums on a 4.7 acre site.</p> <p>Project Approvals and Status: A Tentative Tract Map, Planned Development Permit, Traffic Study and Mitigated Negative Declaration. The project was approved by the Planning Commission on August 6, 2015.</p> <p>Density: 17 du/ac. The maximum allowed density is 18 du/ ac.</p> <p>Approved Height Limit: Approx. 38 feet</p>	None, but relocation benefits provided to displace mobile home residents.	N/A	Construction completed in December 2017.	<ul style="list-style-type: none"><u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment. Existing uses consisted of a 73-space residential mobile home park.<u>West Newport Mesa Desirability</u> 
Lido Villas (APN 423 112 05)	<p>Summary: The project involved demolition of a three-story 32,469-square-foot commercial building and single-story, 8,961-square-foot church and construction of 23 townhouse style multi-family dwelling units on a 1.2 acre site in the coastal zone.</p> <p>Project Approvals and Status: A General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Plan Review, Tentative Tract Map and Mitigated Negative Declaration. The project was approved by the California Coastal Commission on October 9,2014.</p> <p>Density: 19 du/ac proposed and maximum allowable.</p> <p>Approved Height Limit: 35 feet</p>	None	N/A	Construction completed in December 2019.	<ul style="list-style-type: none"><u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment. Existing uses consisted of a three-story 32,469-square-foot commercial building and single-story, 8,961-square-foot church.<u>Lot Consolidation</u> The subject property consisted of 6 legal lots . 
Villas Fashion Island (APN 442 261 03)	<p>Summary: The project involved the redevelopment of a five-building office complex with a 524-unit apartment complex on a 14.4-acre site.</p> <p>Project Approvals and Status: Master Plan Review approved on November 3, 2014 administratively. Construction completed 2017.</p>	105 moderate-income rental units provided at an off-site location.	Affordable housing covenant recorded requiring affordability for a term of 30 years.	Construction completed 2017.	<ul style="list-style-type: none"><u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment. Existing uses consisted of a five office buildings ranging in height from 2 to 3 story.<u>Newport Center Desirability</u>





Project Name	Description	Affordable Component	Affordability Confirmation		Additional Justification Project Provides
	<p>Density: 36 du/ac proposed and maximum allowable</p> <p>Approved Height Limit: 65 feet</p>				<div><div></div></div>



Attachment B-2: Pending Projects – Anticipated Completion in 6th Cycle


Project Name	Description	Affordable Component	Affordability Confirmation		Additional Justification Project Provides
Uptown Newport Residences Phase 1C Details (APN 445 134 17)	<p>Summary: Development of 60 residential condominium units on a 1.06 acre portion of the Uptown Newport Master Plan. Plans are currently in process.</p> <p>Project Approvals and Status: The zoning entitlements and EIR for the Uptown Newport Master Plan project were approved in February 26, 2013. The application for this Phase1C is in process.</p> <p>Density: 56.60 units per acre</p> <p>Approved Height Limit: Proposed and allowed height is 75 feet.</p>	None- Addressed in Phase 1A	None- Addressed in Phase 1A	Under review and approvals anticipated in early 2021.	<ul style="list-style-type: none">• <u>Realistic Capacity</u> of Airport Area density. Airport Area allows minimum density of 30 du/ac and maximum of 50 du/ac. Actual project density equates to 56.60 du/ac. Part of the overall Uptown Newport Master Plan that has an overall density of 54 du/ac.• <u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density residential and mixed-use developments. Existing uses consisted of existing single-story, 126,675 square foot office building.• <u>Airport Area Desirability</u> 
Newport Village Mixed-use (The Project's North Parcel is approximately 5.3 acres and located at 2000–2244 West Coast Highway. The Project's South Parcel is approximately 4.1 acres and located at 2001-2241	<p>Summary: Project would result in the mixed-use redevelopment of approximately 9.4 acres currently comprised of six underlying parcels that will be consolidated into two parcels on the north and south sides of West Coast Highway. The Project's North Parcel is approximately 5.3 acres and the Project's South Parcel is approximately 4.1 acres. The Project consists of 14 residential condominium units on the South Parcel and 108 apartment units on the North Parcel; 128,640 square feet (sf) of nonresidential floor area (including 96,905 sf of existing and new office, 19,820 sf of boat and vehicle sales, and 11,915 sf of existing and new retail/food service uses); surface, subterranean, and structured parking; a new pedestrian promenade along the waterfront; public open space areas; landscaping; a new bulkhead/seawall and reinforcement of existing portions of bulkhead/seawall; and marina improvements.</p> <p>Project Approvals and Status:</p> <p>A Site Development Review to allow for construction of development, and Tentative Tract Map to consolidate parcel and create condominiums. Application is currently incomplete and applicant has indicated they will redesign to add more density, including affordable units.</p>	Above-moderate income; however, applicant is considering amending project to include 9 very low-income units and take advantage of a density bonus.	If affordable units provided, an Affordable Housing Implementation Plan will be required and affordability covenant recorded.	Pending project. Applicant is redesigning project to add more density, including affordable units and maximize density bonus allowances, and to make the project eligible for Housing Accountability Act (HAA) protections and expediate the review process.	<ul style="list-style-type: none">• <u>Lot Consolidation</u> of 6 individual lots (ranging in size from 0.44-4.37 acres) into a larger development site• <u>Realistic Capacity</u> of Mixed-Use Mariner's Mile zoning district, which allows for up to 26.7 units per. Actual project density equates to 20 du/ac on North Parcel.• <u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density mixed-use development. Existing uses consist of older office buildings and large parking lots currently utilized for vehicle sales.• <u>Mariners Mile Desirability</u> 





Project Name	Description	Affordable Component	Affordability Confirmation		Additional Justification Project Provides
West Coast Highway)	<p>Density: Current application would result in a density of 3.42 du/ ac on south parcel and 20.33 du/ac on north parcel.</p> <p>Pending redesigned project would result in density of 8.9 du/ ac on south parcel and a net density of 26.5 du/ac on north parcel. The net density does not include the 20 percent density increase (33 units) that is allowed by the State Bonus Density law and the Newport Beach Municipal Code in exchange for the 5-percent or 9 units set aside for affordable housing. With density bonus, the effective density on south parcel is 33 du/ac</p> <p>Approved Height Limit:</p> <p>Base height limit is 26 feet flat roof/31 feet sloping roof; increases up to 35 feet flat roof/40 feet sloping roof.</p>				
1300 Bristol Apartment Project	<p>Summary: Demolition of a two-story, 33,9292-square-foot office building and redevelopment with a new 193-unit apartment complex on a 1.97 acre site. The proposed units consist of 77 base units, 77 transfer of development units, and a density bonus of 39 units.</p> <p>Project Approvals and Status: The project applications include a site development review, transfer of development rights (77 unit transfer), density bonus and affordable housing implementation plan. Applied for in June of 2021 and in process.</p> <p>Density:</p> <ul style="list-style-type: none">98 du/ac total project40 du/ac base project (no transfer or density bonus) <p>Proposed Height Limit: 80 feet</p>	169 market-rate and 24 low-income units.	The approved Affordable Housing Implementation Plan (AHIP) will require the recordation of an affordable housing covenant.	Application under review.	<ul style="list-style-type: none"><u>Realistic Capacity</u> of Airport Area density. Airport Area allows minimum density of 30 du/ac and maximum of 50 du/ac. Actual project density equates to 98 du/ac. Without density bonus or transfer of development rights, based density is 40 du/acre.<u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density residential and mixed-use developments. Existing use consists of two-story, 33,9292-square-foot office building.<u>Airport Area Desirability</u> 





Attachment B-3: Recently Approved Projects – Completion Anticipated in 6th Cycle Planning Period

Project Name	Description	Affordable Component	Affordability Confirmation	Anticipated Availability in Planning Period	Additional Justification Project Provides
Newport Airport Village (Northerly portion of the Campus Tract, generally bounded Birch Street, Campus Drive, MacArthur Blvd. and the extension of Corinthian Way)	<p>Summary: The project would result in consolidation and redevelopment of 15 lots totaling 16.46-acres of existing nonresidential property for mixed-use development. More specifically, the development would consist of two Planning Areas (PA1 and PA2). PA1 is 7.14 acres and would allow for the development of up to 444 dwelling units (329 base units and 115 density bonus units) and 94,583 square feet of nonresidential floor area (i.e., retail, office, and other airport supporting uses). PA2 would consist of 9.32 acres and would allow for the development of up to 202,989 square feet of nonresidential floor area.</p> <p>Project Approvals and Status: A General Plan Amendment to allow for mixed-use development, Planned Community Development Plan (PC-60) to establish the zoning and development standards for the site, and a Development Agreement providing vested development rights in exchange for public benefits. The project was approved by City Council on September 22, 2020.</p> <p>Density: Planning Area 1 is 7.14 acres, to which the construction of 329 units would have an effective density of 46 units per acre. With the requested density bonus, the 493 total units would result in an effective density of 69 units per acre.</p> <p>Approved Height Limit: Within PA1, residential or mixed-use structures are permitted a height of 85 feet.</p>	The residential development shall include affordable housing as follows: a minimum of 5% of units for very-low income households (16 units), or a minimum of 10% of units for low-income households (32 units), or a minimum 10% of units for moderate-income households (32 units) within a common-interest development.	The approved development agreement and adopted Newport Airport Planned Community require the minimum levels of affordability to be provided.	Highly motivated developer in full ownership of property. Zoning in place to accommodate the density and height of residential development. Environmental clearance prepared and adopted in the form of an Addendum to the Program Environmental Impact Report to the 2006 General Plan Update and Supplemental Environmental Impact Report to the 2014 update to the Land Use Element of the General Plan.	<ul style="list-style-type: none">• <u>Lot Consolidation</u> of smaller individual lots into larger development site• <u>Realistic Capacity</u> of Airport Area density. Airport Area allows minimum density of 30 du/ac and maximum of 50 du/ac. Actual project density equates to 46 du/ac (69 du/ac with density bonus).• <u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density residential and mixed-use developments. Existing uses consist of older office buildings, vehicle rental facilities, retail uses, and restaurants.• <u>Airport Area Desirability</u> 
Residences at 4400 Von Karman	<p>Summary: Project would result in the redevelopment of an existing surface parking area with a 312-unit apartment building units atop an 825-space parking structure, an approximately one-acre public park, and a 284-space free-standing parking structure to replace parking displaced by the residential building and park.</p> <p>Project Approvals and Status: A Site Development Review to allow for construction of development, Planned Community Development Plan Amendment (PC-15) to establish residential overlay zone and development standards for the site, and a Development Agreement providing vested development rights in</p>	Of the 312 rental units, five percent of the base units, or 13 units, will be affordable and restricted to very low-income households for 55 years and the remaining 299 units will be market-rate rentals.	The approved Affordable Housing Implementation Plan (AHIP) and development agreement for the project will require the recordation of an affordable housing covenant.	Recent project approval in place.	<ul style="list-style-type: none">• <u>Suitability of Nonvacant Sites:</u> Demonstrates ability to develop underutilized parking lot.• <u>Realistic Capacity</u> of Airport Area density. Airport Area allows minimum density of 30 du/ac and maximum of 50 du/ac. Actual project density equates to 44 du/ac (53 du/ac with density bonus).• <u>Airport Area Desirability</u>





Project Name	Description	Affordable Component	Affordability Confirmation	Anticipated Availability in Planning Period	Additional Justification Project Provides
	<p>exchange for public benefits. Lot Line Adjustment to adjust underlying parcels, and Affordable Housing Implementation Plan establishing the density bonus, incentives, waivers, and affordability requirements. The City Council approved the project on February 9, 2021.</p> <p>Density: The project has a net developable residential area of 5.9 acres, which includes the project site of 4.51 acres and the free-standing parking area of 1.39 acres. The net density of the project is 44 units per acre. The net density does not include the 20 percent density increase (52 units) that is allowed by the State Bonus Density law and the Newport Beach Municipal Code in exchange for the 5-percent or 13 units set aside for affordable housing. Altogether, the project has an overall density of 53 units per net acre.</p> <p>Approved Height Limit: 71-foot height limit</p>				
West Coast Highway Mixed-Use (2510 West Coast Highway)	<p>Summary: The project would result in the redevelopment of a vehicle sales office with a mixed-use development consisting of 36 units and a 5,096 square foot office.</p> <p>Project Approvals and Status: A Site Development Review and Coastal Development Permit to allow for construction of development, Tentative Parcel Map to consolidate the underlying parcels, and Affordable Housing Implementation Plan establishing the density bonus, incentives, waivers, and affordability requirements. The City Council approved the project on July 27, 2021.</p> <p>Density: The site is 0.98 acres, to which the construction of base 26 units and 10 density bonus units results in an effective density of 36 unit per acre (26 units per acre is maximum 26.7 units per acre is maximum allowable density in MU-MM zoning district applicable to subject lot).</p> <p>Approved Height Limit: 35 feet utilizing density bonus development standard waiver allowance.</p>	Three of the 36 residential units would be reserved for very low-income households.	The approved Affordable Housing Implementation Plan (AHIP) will require the recordation of an affordable housing covenant.	Project approval in place.	<ul style="list-style-type: none">• <u>Lot Consolidation</u> of 5 smaller individual lots (ranging in size from 0.05-0.49 acres) into a larger development site• <u>Realistic Capacity</u> of Mixed-Use Mariner’s Mile zoning district, which allows for up to 26.7 units per. Actual project density equates to 36 du/ac utilizing density bonus (base units equates to 26 units per acre).• <u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density mixed-use development. Existing uses consist of older office buildings and large parking lots currently utilized for vehicle sales.• <u>Mariners Mile Desirability</u> 



Project Name	Description	Affordable Component	Affordability Confirmation	Anticipated Availability in Planning Period	Additional Justification Project Provides
Newport Crossings (1660 Dove St)	<p>Summary: The project would redevelop an existing 58,277-square-foot commercial center known as MacArthur Square with a mixed-use development consisting of 350 residential dwelling units, 7,500 square feet of commercial floor area, and a 0.5-acre public park.</p> <p>Project Approvals and Status: A Site Development review to allow construction of the development, a Lot Line Adjustment to reconfigure the three underlying lots, and Affordable Housing Implementation Plan establishing the density bonus, incentives, waivers, and affordability requirements. The project was approved by the Planning Commission on February 21, 2019.</p> <p>Density: Net acres is 5.19 acres. The project has a base density of 50 units per net acre (259 units) which is consistent with a maximum of 50 du/acre allowance by this policy. This base density does not include the 35- percent density bonus of 91 units that is allowed by the Newport Place Planned Community and State Bonus Density law in exchange for the 30-percent or 78 units set aside for affordable housing. Altogether, the project has an effective density of 67 units per net acre.</p> <p>Approved Height Limit: 78 feet utilizing density bonus developments standard waiver (base height limit is 55 feet with height increases permitted through site development review).</p>	Consistent with the affordable housing requirements of the Residential Overlay, 30 percent of the project’s base apartment units (78 units) would be set aside as affordable units to low-income households. Of the 78 affordable units provided, 52 units would be set aside for households earning 60 percent or less of the area median income1 for a minimum term of 55 years. The remaining 26 affordable units would be set aside for households earning 80 percent or less of the area median income for a minimum term of 30 years.	The approved Affordable Housing Implementation Plan (AHIP) will require the recordation of an affordable housing covenant.	Project approval. Plans are in plan check with permits expected later early 2022.	<div></div> <ul style="list-style-type: none"><u>Lot Consolidation</u> The subject property is a pentagonal-shape site and consists of three contiguous parcels. The lot line adjustment allows the reconfiguration of the underlying parcels to create a 0.5-acre parcel (Parcel 2) to be deeded to the City for public park use consistent with General Plan requirements, a 0.11-acre parcel (Parcel 3) for public parking for park use and emergency vehicle access for the mixed-use development, and 5.08-acre parcel (Parcel 1) for the mixed-use development.<u>Realistic Capacity</u> of Airport Area density. Airport Area allows minimum density of 30 du/ac and maximum of 50 du/ac. Actual project density equates to 67 du/ac (50 du/ac excluding density bonus).<u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density mixed-use development. Existing uses consist an eight building shopping center built in 1974. Tenants included retail stores, professional offices, and restaurants.<u>Airport Area Desirability</u>



Project Name	Description	Affordable Component	Affordability Confirmation	Anticipated Availability in Planning Period	Additional Justification Project Provides
Residences at Newport Center (150 Newport Center Drive)	<p>Summary: Project would result in the redevelopment of an existing car wash with a new 28 residential condominium development.</p> <p>Project Approvals and Status: General Plan Amendment to change land use designation to Multiple Residential (RM), Site Development Review to allow for construction of development, Planned Community Development Plan to establish development standards for the site, a Tentative Tract Map to establish condominiums, and Development Agreement. The City Council approved the project on October 12, 2021.</p> <p>Density: 1.26 acre site, resulting in a density of 23 units per acre. Residential was not previously allowed on the site.</p> <p>Approved Height Limit: 53 feet high with additional height (60 feet) for rooftop appurtenances</p>	All unit would be above-moderate income. Development Agreement includes payment of \$2.5 million public benefit fee, of which \$325,000 would be reserved for affordable housing and \$150,000 reserved to fund services for those experiencing homelessness.	NA	Project approval in place.	<div><p>Architectural rendering and site plan for the Residences at Newport Center project. The rendering shows a modern multi-story building with balconies and palm trees. The site plan shows the layout of the building and surrounding area.</p></div> <ul style="list-style-type: none"><u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into medium density residential development. Existing use consists of a successful car wash. However, residential allowance in desirable area incentives the redevelopment of the site.<u>Newport Center Desirability</u>
Uptown Newport Residences Phase 1B Details (APN 445 134 17)	<p>Summary: Development of 30 residential condominium units on a 1.52 acre portion of the Uptown Newport Master Plan.</p> <p>Project Approvals and Status: The zoning entitlements and EIR for the Uptown Newport Master Plan project were approved in February 26, 2013. On October 22, 2020, 2016, the Minor Site Development review for Phase 1B was approved. Construction is anticipated in 2022.</p> <p>Density: 19.71 du/ac (Within the MU-H2 designation applicable to the site, density is limited to a maximum of 50 unit and minimum of 30 units per acre.)</p> <p>Approved Height Limit: 63 feet proposed, 75 feet allowed</p>	None- Addressed in Phase 1A	None- Addressed in Phase 1A	Entitlements approved. Construction is anticipated in 2022.	<ul style="list-style-type: none"><u>Realistic Capacity</u> of Airport Area density. Airport Area allows minimum density of 30 du/ac and maximum of 50 du/ac. Actual project density equates to 19.71 du/ac. Part of the overall Uptown Newport Master Plan that has an overall density of 54 du/ac.<u>Suitability of Nonvacant Sites:</u> Demonstrates nonvacant sites are viable for redevelopment into higher density residential and mixed-use developments. Existing uses consisted of existing single-story, 126,675 square foot office building.<u>Airport Area Desirability</u> <div><p>Site plan for the Uptown Newport Residences Phase 1B project. The plan shows the layout of the building and surrounding area, including parking spaces and landscaping.</p></div>