



Appendix B:

SITES ANALYSIS

A. Adequate Sites Analysis

1. Candidate Sites Analysis Overview

The Candidate Sites Analysis process in Newport Beach was community-driven and lead by the Housing Element Update Advisory Committee (HEUAC). Chaired by Mr. Larry Tucker, the committee consisted of a variety of professionals with relevant experience in housing policy, local development, and community engagement. The primary role of the committee was to provide analysis and feedback on the selection of sites to be included in the Adequate Sites Inventory. The Focus Areas for housing development, which are detailed in this document, were created by the HEAUC. Within each focus area, the committees assigned parcels a feasibility – analyzing the parcel’s propensity to redevelop during the planning period. To further bolster this assessment, the City then sent letters to each property deemed “feasible” by the HEAUC. This information was the basis for the sites inventory presented in this document.

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 either residentially zoned, within a specific plan entitled for residential development (but not yet received building permits) or identified for rezone to a residential use from 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 within **Appendix B** shows that the City of has the capacity to meet their 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
- + 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

Newport Beach has identified sites with a capacity to accommodate 4,512 lower income dwelling units, which is in excess of its 2,386-unit lower income housing need. Sites designated are on parcels that permit residential development as a primary use up to 50 dwelling units per acre.

The City has a total 2021-2029 RHNA allocation of 4,845 units. As demonstrated previously, the City is able to take credit for 2,815 units currently within the planning process, lowering the total RHNA obligation to 2,632 units as shown in **Table B-1**. The Housing Element update lists sites that can accommodate approximately 7,407 additional units, in excess of the required 2,632 units. As described in this section, the City believes that due to recent State legislation and local efforts to promote accessory living unit production, the City can realistically anticipate the development of 334 ADUs within 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	121	0	0	2,183	2,304
Accessory Dwelling Units	228		100	6	334
Existing Zoning Capacity (No Rezones)	0		342	40	382
Remaining RHNA	2,037		608	--	2,645
Airport Area Environs Rezone	1,941		485	0	2,426
West Newport Mesa Rezone	347		86	0	433
Dover-Westcliff Rezone	4		2	35	41
Newport Center Rezone	178		89	1,515	1,782
Coyote Canyon Rezone	88		88	704	880
Banning Ranch Rezone	206		207	962	1,375
Total Potential Capacity of Rezones	2,764		957	3,216	6,937
Sites Surplus/Shortfall (+/-)	+727		+349	+3,217	+4,292

3. 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 **Table B-10**.

Projects in the Pipeline

The City has identified a number of projects currently in the entitlements process which are likely to be developed during the planning period and count as credit towards the 2021-2029 RHNA allocation. Projects with planned affordable components include:

- + Newport Airport Village (17 Very Low-Income Units Planned)
- + Uptown Newport (102 Very Low-Income Units Planned)
- + Residences at 4400 Von Karman (13 Very Low-Income Units Planned)
- + Newport Crossings (78 Low-Income Units Planned)

Accessory Dwelling Units (ADUs)

The City currently has approved an average of 21 ADUs per year for development between January 1, 2018 and December 30, 2020. HCD guidance states that ADUs may be calculated based on the City's production from January 1, 2018 through December 31, 2020. To calculate a total number of ADUs

assumed to be produced from 2021-2029, the average of all ADUs developed from 2018 to 2020 was calculated then multiplied by 2 for each year of the 6th cycle. Through this method, the City identified a total of 334 ADUs assumed for the 8 years. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in single dwelling unit zones.

As part of the site's analysis found within this appendix, the City has accounted for future ADU and JADU production using the City's 2020 performance to date. 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 ELI. 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 334 ADUs over the next 8 years, 228 of which are anticipated to be affordable. The ADUs not designated to meet the City's lower income RHNA need are anticipated to be 100 affordable at moderate income levels and 6 affordable at the above moderate-income level. The City has identified the following program within the **Section 4: Housing Plan** to encourage the production of ADUs in Newport Beach:

- + Policy Action 1H: Accessory Dwelling Units Construction
- + Policy Action 1I: Accessory Dwelling Units Monitoring Program
- + Policy Action 1J: Accessory Dwelling Units Amnesty Program

Remaining Need

Table B-2 below displays the City's total RHNA allocation obligations for the years 2021-2029 as well as the City's net RHNA allocation obligations after the inclusion of Projects in the Pipeline and ADUs.

Table B-2: Low and Very Low-Income Remaining Need		
	Very Low Income	Low Income
RHNA Allocation	1,456	930
Pipeline Projects	43	78
Existing Zoning	0	0
Accessory Dwelling Units	84	144
Remaining Low/Very Low-Income Need	1,326	706

Selection of Sites

Sites identified to meet the City's very low and low income RHNA were selected based on 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.

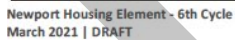
Airport Area Environs

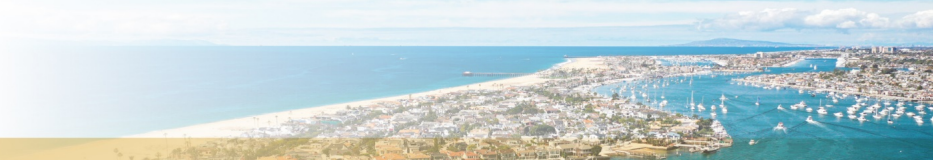
The Airport Area Environs has been a focus for development for the City for several years. The development of higher-density residential units within this focus area will be critical to accommodating lower income units. Increasing density within the Airport Area was also a key strategy as part of the City's 4th and 5th Cycle Housing Element Update. **Table B-3** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-1** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-3: Airport Area Environs - Redevelopment Analysis

Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
162 acres	30%	80%	20%	50 du/ac	1,941 units	485 units	0 units	2,426 units

100



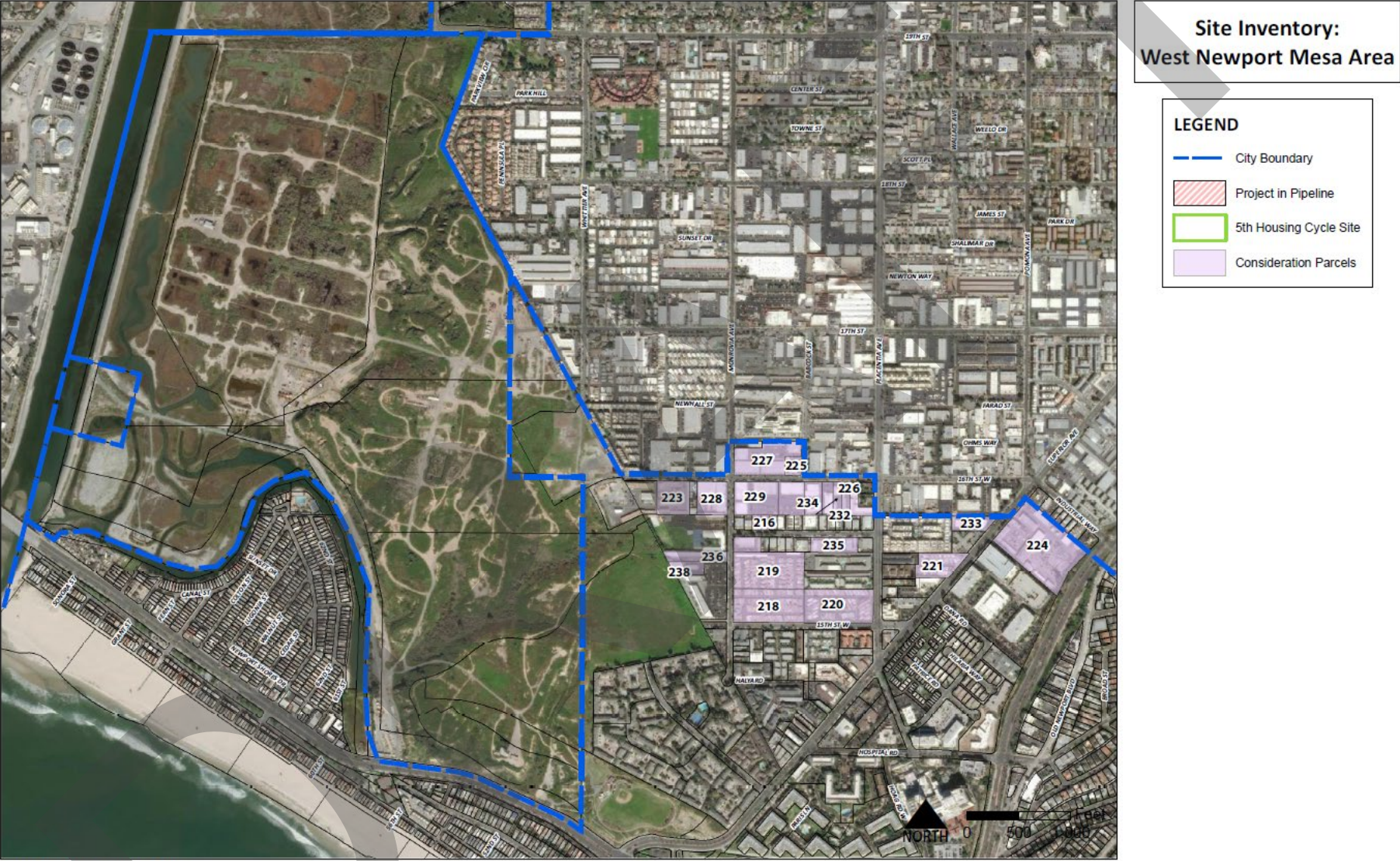


West Newport Mesa Area

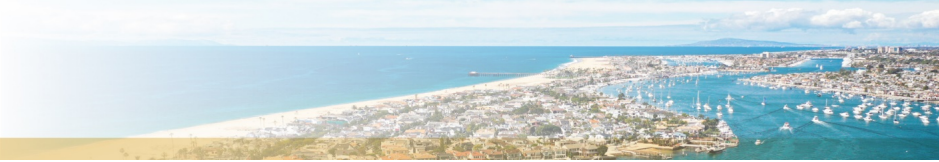
West Newport Mesa has been identified by the City as a major reinvestment and redevelopment opportunity, where older industrial, smaller scale development can transition to support future residential development. The adjacent Hoag hospital and supportive medical-related activities supports the opportunity to provide housing opportunities for local workers of various income levels. **Table B-4** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-2** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-4: West Newport Mesa Area - Redevelopment Analysis								
Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
48 acres	20%	80%	20%	45 du/ac	347 units	86 units	0 units	433 units

Figure B-2: West Newport Mesa Area – Sites Inventory



Newport Housing Element - 6th Cycle
March 2021 | DRAFT

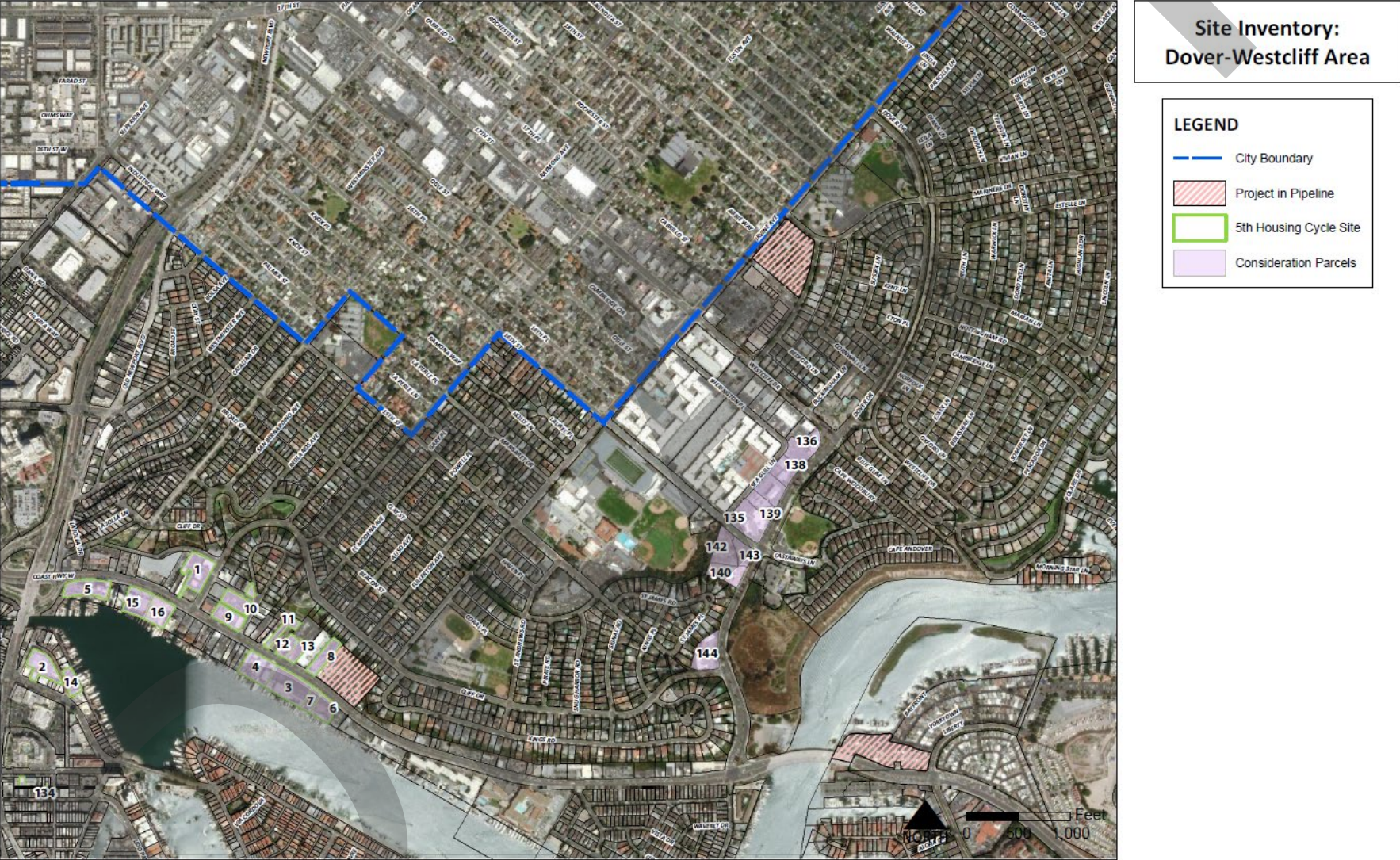


Dover-Westcliff Area

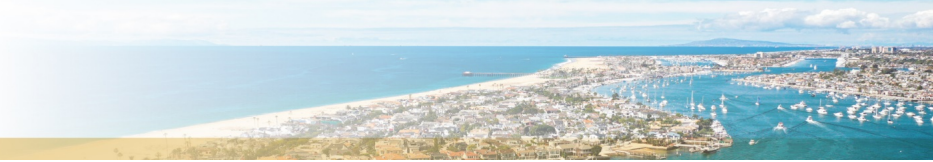
Dover-Westcliff has been identified as an area with opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that will support residential development. **Table B-5 below** displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-3** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-5: Dover-Westcliff Area - Redevelopment Analysis								
Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
14 acres	10%	10%	5%	30 du/ac	4 units	2 units	35 units	41 units

Figure B-3: Dover Westcliff Area – Sites Inventory



Newport Housing Element - 6th Cycle
March 2021 | DRAFT



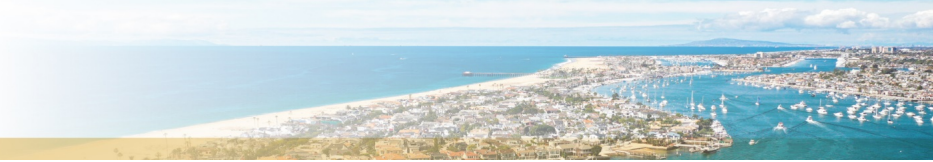
Newport Center Area

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. **Table B-6** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-4** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-6: Newport Center Area - Redevelopment Analysis								
Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
158 acres	25%	10%	5%	45 du/ac	178 units	89 units	1,515 units	1,782 units

Figure B-4: Newport Center Area – Sites Inventory





Coyote Canyon Area

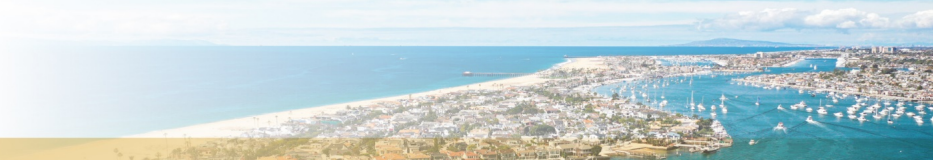
Coyote Canyon is a closed landfill area with limited opportunities for active uses. A portion of the area is not subject to these restrictions and is considered an ideal opportunity for future residential development.

Table B-7 below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-5** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-7: Coyote Canyon Area - Redevelopment Analysis								
Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
22	100%	10%	10%	40 du/ac	88 units	88 units	704 units	880 units

Figure B-5: Coyote Canyon Area – Sites Inventory



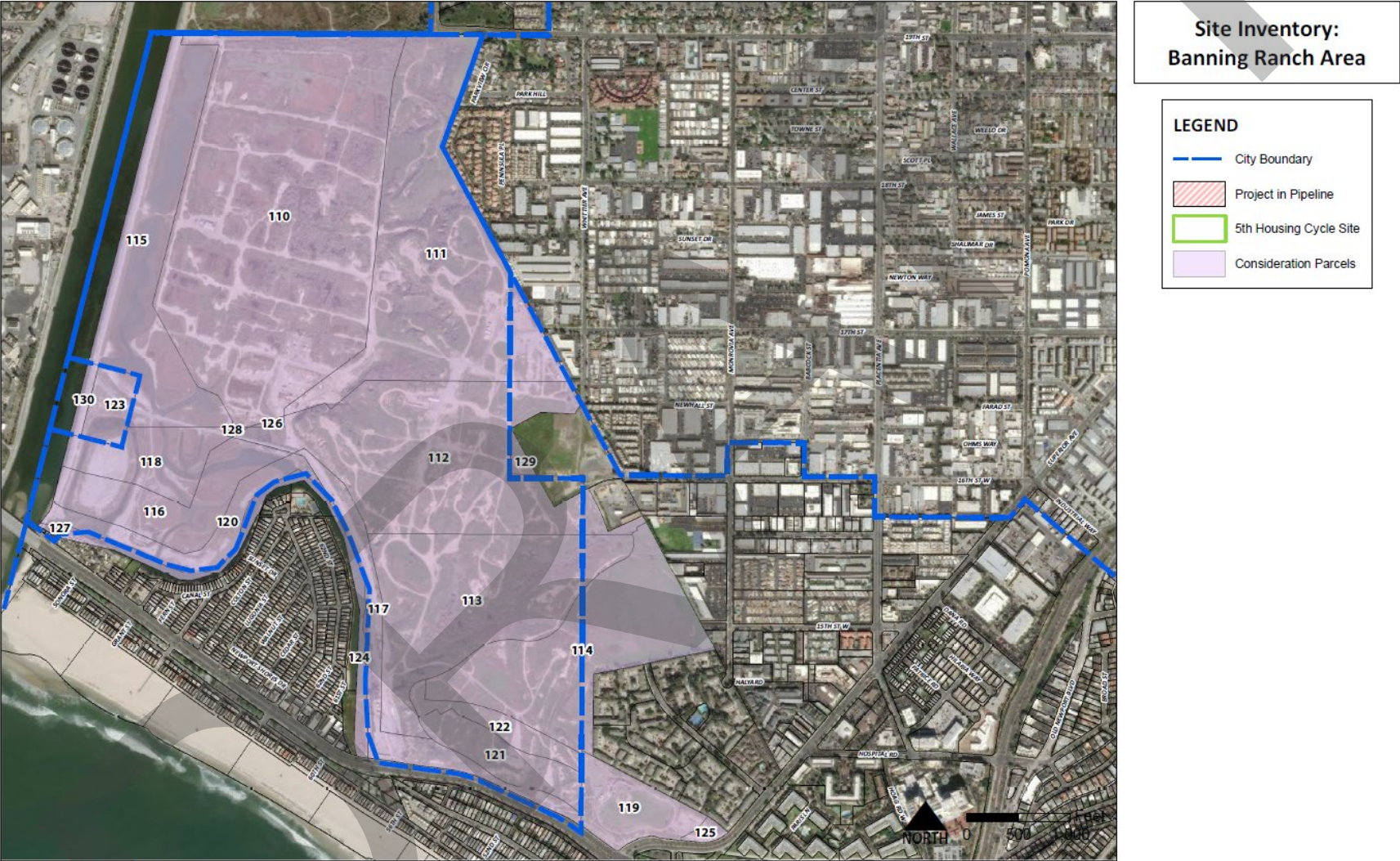


Banning Ranch Area

Banning Ranch has been utilized in prior planning periods to accommodate future housing need. Banning Ranch was approved by the City but denied by the Coastal Commission in the past. The City understands that future opportunities may still exist in the Banning Ranch area and would like to keep the site under consideration for the 2021-2029 planning period. **Table B-8** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-6** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-8: Banning Ranch Area - Redevelopment Analysis								
Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
46	30%	15%	15%	30 du/ac	206 units	207 units	962 units	1,375 units

Figure B-6: Banning Ranch Area – Sites Inventory



Newport Housing Element - 6th Cycle
March 2021 | DRAFT

Through a public process, the City has assessed the feasibility of parcels 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 area for redevelopment within each focus area was developed with this process. **Table B-9** below summarizes the key statistics for the rezone strategies.

Focus Area	Feasible Acreage	% Projected to Redevelop	Low/Very Low-Income Affordability	Rezone Density	Potential Low/Very Low-Income Units
Airport Area Environs	162	30%	80%	50 du/ac	1,941 units
West Newport Mesa Area	48	20%	80%	45 du/ac	347 units
Dover-Westcliff Area	14	10%	10%	30 du/ac	4 units
Newport Center Area	158	25%	10%	45 du/ac	178 units
Coyote Canyon Area	22	100%	10%	40 du/ac	88 units
Banning Ranch Area	46	100%	15%	30 du/ac	206 units
TOTAL	450	--	--	--	2,764 units

The City's history of developing residential uses with affordable units is shown below:

- + Newport Airport Village (17 Very Low-Income Units Planned)
- + Uptown Newport (102 Very Low-Income Units Planned)
- + Residences at 4400 Von Karman (13 Very Low-Income Units Planned)
- + Newport Crossings (78 Low-Income Units Planned)

These projects show that affordable units can be developed at this density. The **Section 4: Housing Plan** outlines actions the City will take to promote the development of affordable units within the Focus Areas.

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, as established in the City's General Plan Land Use buildout. Depending on the Focus Area, the City assumes that each identified site will develop with 10%-80% percent affordable units. To support this assumption, the City has identified programs and policies to encourage affordable developer interest and feasibility, these programs are detailed in **Section 4: Housing Plan**. Additionally, based on previous development trends, the City assigns each focus area a percentage projected to redevelop – meaning the percentage of sites within the focus area expected to “turn over”, or develop with residential units during the planning period.



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
17	439 241 20	Palm Mesa Ltd	SP-7	RM	No		148	5.88	5.88	Yes	0	50	6		Low and Very Low	Airport Area	
18	427 121 24	Beachwood Properties LLC	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
19	427 121 24	Beachwood Properties LLC	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
20	445 121 17	Irvine Co	PC	CO-G	No		0	0.91	0.91	Yes	0	50	13		Low and Very Low	Airport Area	
21	445 161 03	Todd Schiffman	PC	MU-H2	No		0	0.69	0.69	Yes	0	50	10		Low and Very Low	Airport Area	
22	445 161 03	Todd Schiffman	PC	MU-H2	No		0	1.04	1.04	Yes	0	50	15		Low and Very Low	Airport Area	
23	119 300 17	Newport Golf Club LLC	SP-7	PR	No		0	1.38	1.38	Yes	0	50	20		Low and Very Low	Airport Area	Y
24	119 310 04	Newport Golf Club LLC	SP-7	PR	No		0	3.70	3.70	Yes	0	50	55		Low and Very Low	Airport Area	Y
25	119 300 15	Newport Golf Club LLC	SP-7	PR	No		0	1.52	1.52	Yes	0	50	22		Low and Very Low	Airport Area	Y
26	119 300 16	Newport Golf Club LLC	SP-7	PR	No		0	7.30	7.30	Yes	0	50	109		Low and Very Low	Airport Area	Y
27	427 131 16	Birch Development Co	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
28	427 121 01	Dekk Associates LP	OA	AO	No		0	0.73	0.73	Yes	0	50	10		Low and Very Low	Airport Area	
29	427 131 14	Chiappero	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
30	427 121 02	Birch	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
31	427 131 15	Chiappero	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
32	445 131 26	City National Bank	PC	MU-H2	No		0	1.10	1.10	Yes	0	50	16		Low and Very Low	Airport Area	
33	445 122 13	4400 Macarthur Property	PC	MU-H2	No		0	0.71	0.71	Yes	0	50	10		Low and Very Low	Airport Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
34	445 133 06	Mandarin Investment Group	PC	MU-H2	No		0	0.75	0.75	Yes	0	50	11		Low and Very Low	Airport Area	Y
35	445 131 21	Von Karman Ventures LLC	PC	MU-H2	No		0	1.19	1.19	Yes	0	50	17		Low and Very Low	Airport Area	
36	445 121 11	Carl's Jr Restaurants LLC	PC	CG	No		0	1.38	1.38	Yes	0	50	20		Low and Very Low	Airport Area	
37	445 122 06	Mizan LLC	PC	MU-H2	No		0	0.79	0.79	Yes	0	50	11		Low and Very Low	Airport Area	
38	445 131 23	Big Man On Campus LLC	PC	MU-H2	No		0	0.53	0.53	Yes	0	50	7		Low and Very Low	Airport Area	
39	445 131 15	Hg Newport Owner LLC	PC	MU-H2	No		0	2.01	2.01	Yes	0	50	30		Low and Very Low	Airport Area	
40	445 122 05	Craig Realty	PC	MU-H2	No		0	0.80	0.80	Yes	0	50	11		Low and Very Low	Airport Area	
41	445 131 18	John Hancock Life	PC	MU-H2	No		0	1.61	1.61	Yes	0	50	24		Low and Very Low	Airport Area	
42	445 131 19	John Hancock Life	PC	MU-H2	No		0	2.30	2.30	Yes	0	50	34		Low and Very Low	Airport Area	
43	445 131 08	Olen Properties Corp	PC	MU-H2	No		0	0.64	0.64	Yes	0	50	9		Low and Very Low	Airport Area	
44	445 122 12	4400 Macarthur Property	PC	MU-H2	No		0	1.17	1.17	Yes	0	50	17		Low and Very Low	Airport Area	
45	445 151 09	Hoag Mem Hosp Presbyterian	PC	MU-H2	No		0	1.35	1.35	Yes	0	50	20		Low and Very Low	Airport Area	
46	445 122 09	Ferrado Newport LLC	PC	MU-H2	No		0	1.03	1.03	Yes	0	50	15		Low and Very Low	Airport Area	
47	445 131 31	Kcn Management LLC	PC	MU-H2	No		0	2.58	2.58	Yes	0	50	38		Low and Very Low	Airport Area	
48	445 131 34		PC	MU-H2	No		0	0.74	0.74	Yes	0	50	10		Low and Very Low	Airport Area	
49	445 121 05	Mac Arthur Court LLC	PC	CO-G	No		0	0.74	0.74	Yes	0	50	11		Low and Very Low	Airport Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
50	445 131 09	4440 Vka Tic 3 LLC	PC	MU-H2	Yes		0	0.66	0.66	Yes	0	50	9		Low and Very Low	Airport Area	Y
51	445 131 10	Comac America Corporation	PC	MU-H2	No		0	0.74	0.74	Yes	0	50	10		Low and Very Low	Airport Area	
52	445 151 01	County Of Orange	PC	PF	No		0	7.78	7.78	Yes	0	50	116		Low and Very Low	Airport Area	
53	445 121 14	Mac Arthur Court LLC	PC	CO-G	No		0	7.81	7.81	Yes	0	50	117		Low and Very Low	Airport Area	
54	445 121 18	Bre & Esa Properties LLC	PC	CG	No		0	2.65	2.65	Yes	0	50	39		Low and Very Low	Airport Area	
55	445 161 04	4425 Jamboree LLC	PC	MU-H2	No		0	1.69	1.69	Yes	0	50	25		Low and Very Low	Airport Area	
56	445 141 04	Coastal Azul Management	PC	MU-H2	No		0	0.26	0.26	No	0	50	3		Low and Very Low	Airport Area	Y
57	445 131 13	Tst Mac Arthur LLC	PC	MU-H2	No		0	0.59	0.59	Yes	0	50	8		Low and Very Low	Airport Area	
58	445 122 17	Pacific Club	PC	MU-H2	No		0	1.95	1.95	Yes	0	50	29		Low and Very Low	Airport Area	
59	445 121 09	Nf Von Karman LLC	PC	CG	No		0	1.00	1.00	Yes	0	50	14		Low and Very Low	Airport Area	
60	445 122 19	M4 Macarthur LLC	PC	MU-H2	No		0	0.51	0.51	Yes	0	50	7		Low and Very Low	Airport Area	
61	427 121 27	Birch	OA	AO	No		0	1.41	1.41	Yes	0	50	21		Low and Very Low	Airport Area	
62	427 173 01	Bank First And Inc	PC	MU-H2	No		0	1.00	1.00	Yes	0	50	14		Low and Very Low	Airport Area	
63	427 332 02	Bsp Bristol LLC	PC	CO-G	No		0	2.38	2.38	Yes	0	50	35		Low and Very Low	Airport Area	
64	427 332 04	Newport Place Investment	PC	CO-G	No		0	1.70	1.70	Yes	0	50	25		Low and Very Low	Airport Area	
65	427 332 03	Crown Building	PC	CO-G	No		0	1.41	1.41	Yes	0	50	21		Low and Very Low	Airport Area	
66	427 221 14	Ndh America Inc	PC	MU-H2	No		0	1.50	1.50	Yes	0	50	22		Low and Very Low	Airport Area	
67	427 181 01	Macarthur Pacific Plaza	PC	MU-H2	No		0	1.45	1.45	Yes	0	50	21		Low and Very Low	Airport Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
68	427 241 13	Newport Plaza Office LLC	PC	CG	No		0	3.95	3.95	Yes	0	50	59		Low and Very Low	Airport Area	Y
69	427 221 13	1200 Quail St LLC	PC	MU-H2	No		0	1.00	1.00	Yes	0	50	14		Low and Very Low	Airport Area	
70	427 174 04	Elite West LLC	PC	MU-H2	No		0	6.32	6.32	Yes	0	50	94		Low and Very Low	Airport Area	
71	427 221 01	Nf Dove LLC	PC	MU-H2	No		0	3.99	3.99	Yes	0	50	59		Low and Very Low	Airport Area	
72	427 181 08	Sandher Gurcharan Singh	PC	MU-H2	No		0	0.72	0.72	Yes	0	50	10		Low and Very Low	Airport Area	Y
73	427 222 05	Malaguena	PC	MU-H2	No		0	0.90	0.90	Yes	0	50	13		Low and Very Low	Airport Area	Y
74	427 222 06	Pmc Macarthur LLC	PC	MU-H2	No		0	1.56	1.56	Yes	0	50	23		Low and Very Low	Airport Area	Y
75	427 221 10	Sbs Dove Street Partners	PC	MU-H2	No		0	1.71	1.71	Yes	0	50	25		Low and Very Low	Airport Area	
76	427 221 11	Hankey Investment Company	PC	MU-H2	No		0	1.52	1.52	Yes	0	50	22		Low and Very Low	Airport Area	
77	427 221 06	Ag Dove Owner	PC	MU-H2	No		0	3.59	3.59	Yes	0	50	53		Low and Very Low	Airport Area	
78	427 174 06	Sanderson J Ray Macarthur	PC	MU-H2	No		0	0.94	0.94	Yes	0	50	14		Low and Very Low	Airport Area	
79	427 181 07	Ridgeway Real Estate	PC	MU-H2	No		0	1.10	1.10	Yes	0	50	16		Low and Very Low	Airport Area	
80	427 181 03	Gs 1600 Dove LLC	PC	MU-H2	No		0	2.49	2.49	Yes	0	50	37		Low and Very Low	Airport Area	
81	427 221 09	Feb Dove Street Partners	PC	MU-H2	No		0	1.51	1.51	Yes	0	50	22		Low and Very Low	Airport Area	
82	427 221 02	Ow-Aberdeen Westerly	PC	CO-G	No		0	1.46	1.46	Yes	0	50	21		Low and Very Low	Airport Area	
83	427 174 05	Sanderson J Ray Macarthur	PC	MU-H2	No		0	1.50	1.50	Yes	0	50	22		Low and Very Low	Airport Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
84	427 342 02	Fletcher Jr. Jones	PC	MU-H2	No		0	3.70	3.70	Yes	0	50	55		Low and Very Low	Airport Area	
85	427 342 01	Hilbert Properties II	PC	MU-H2	No		0	1.97	1.97	Yes	0	50	29		Low and Very Low	Airport Area	
86	427 221 16	1500 Quail Property LLC	PC	CO-G	No		0	4.76	4.76	Yes	0	50	71		Low and Very Low	Airport Area	
87	439 401 01	Young Men's Christian	PF	PF	No		0	4.03	4.03	Yes	0	50	60		Low and Very Low	Airport Area	
88	427 221 07	Hankey Investment Company	PC	MU-H2	No		0	1.75	1.75	Yes	0	50	26		Low and Very Low	Airport Area	
89	427 221 15	Davenport Quail Partners	PC	MU-H2	No		0	1.47	1.47	Yes	0	50	21		Low and Very Low	Airport Area	Y
90	427 141 14	Sa Abanoub LLC	PC	CO-G	No		0	0.64	0.64	Yes	0	50	9		Low and Very Low	Airport Area	
91	936 790 44	Jrj Investments LP	PC	CO-G	No		0	0.97	0.97	Yes	0	50	14		Low and Very Low	Airport Area	
92	936 790 50	Sa Abanoub LLC	PC	CO-G	No		0	0.86	0.86	Yes	0	50	12		Low and Very Low	Airport Area	
93	427 141 04	Sa Abanoub LLC	PC	CO-G	No		0	0.52	0.52	Yes	0	50	7		Low and Very Low	Airport Area	
94	427 141 11	Sa Abanoub LLC	PC	CO-G	No		0	0.52	0.52	Yes	0	50	7		Low and Very Low	Airport Area	
95	936 790 48	Sa Abanoub LLC	PC	CO-G	No		0	0.72	0.72	Yes	0	50	10		Low and Very Low	Airport Area	
96	427 141 07	Sa Abanoub LLC	PC	CO-G	No		0	0.58	0.58	Yes	0	50	8		Low and Very Low	Airport Area	
97	427 141 08	Sa Abanoub LLC	PC	CO-G	No		0	0.51	0.51	Yes	0	50	7		Low and Very Low	Airport Area	
98	427 141 16	Sa Abanoub LLC	PC	CO-G	No		0	8.61	8.61	Yes	0	50	129		Low and Very Low	Airport Area	
99	445 134 17	Tsg-Parcel LLC	PC	MU-H2	No		0	2.58	2.58	Yes	0	50	38		Low and Very Low	Airport Area	
100	445 134 22	Uptown Newport Jamboree LLC	PC	MU-H2	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
101	445 134 14	Tpg & Tsg Venture	PC	MU-H2	No		0	0.53	0.53	Yes	0	50	7		Low and Very Low	Airport Area	
102	445 134 18	City Of Newport Beach	PC	MU-H2	No		0	1.03	1.03	Yes	0	50	15		Low and Very Low	Airport Area	
103	445 141 11	Ncp Gl Owner LLC	PC	MU-H2	No		0	0.29	0.29	N/A	0		0		Low and Very Low	Airport Area	Y
104	445 141 12	Lyon Housing LLC	PC	MU-H2	No		0	0.48	0.48	N/A	0		0		Low and Very Low	Airport Area	Y
105	445 141 13	Ncp Gl Owner LLC	PC	MU-H2	No		0	0.29	0.29	N/A	0		0		Low and Very Low	Airport Area	Y
106	427 171 02	Caesar Global Alliance	PC	CG	No		0	1.20	1.20	Yes	0	50	17		Low and Very Low	Airport Area	
107	427 221 03	Ow-Aberdeen Westerly	PC	CO-G	No		0	1.46	1.46	Yes	0	50	21		Low and Very Low	Airport Area	
108	427 171 03	Beni Investments LLC	PC	CG	No		0	1.40	1.40	Yes	0	50	20		Low and Very Low	Airport Area	
109	936 790 46	Orange County Bar	PC	CO-G	No		0	0.97	0.97	Yes	0	50	14		Low and Very Low	Airport Area	
110	114 170 72	Cherokee Newport Beach	PC	OS(RV)	No		0	130.87	0.00	No	0		1,375*		Low and Very Low	Banning Ranch	
111	114 170 52	Cherokee Newport Beach	PC	OS(RV)	No		0	74.64	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
112	114 170 50	Cherokee Newport Beach	PC	OS(RV)	No		0	65.05	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
113	114 170 52	Cherokee Newport Beach	PC	OS(RV)	No		0	51.00	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
114	114 170 83	Cherokee Newport Beach	PC	OS(RV)	No		0	44.78	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
115	114 170 71	United States Of America	PC	OS(RV)	No		0	41.20	0.00	No	0	0	0		Low and Very Low	Banning Ranch	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
116	114 170 76	United States Of America	OS	OS(RV)	No		0	19.35	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
117	NO AP #		PC	OS(RV)	No		0	15.76	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
118	114 170 74	United States Of America	PC	OS(RV)	No		0	14.32	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
119	424 041 10	City Of Newport Beach	PR	PR	No		0	12.51	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
120	114 170 78	United States Of America	OS	OS(RV)	No		0	11.48	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
121	424 041 04		PC	OS(RV)	No		0	10.81	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
122	114 170 43	Cherokee Newport Beach	PC	OS(RV)	No		0	6.52	46.00	Yes	0	0	0		Low and Very Low	Banning Ranch	
123	114 170 65	United States Of America	OS	OS	No		0	5.79	5.79	Yes	0	0	0		Low and Very Low	Banning Ranch	
124	114 170 80	City Of Newport Beach	OS	OS(RV)	No		0	3.86	3.86	Yes	0	0	0		Low and Very Low	Banning Ranch	
125	424 041 08	City Of Newport Beach	PR	PR	No		0	1.14	1.14	Yes	0	0	0		Low and Very Low	Banning Ranch	
126	114 170 24	Cherokee Newport Beach	PC	OS(RV)	No		0	0.37	0.37	No	0	0	0		Low and Very Low	Banning Ranch	
127	114 170 81	City Of Newport Beach	PC	OS(RV)	No		0	5.33	5.33	N/A	0		0		Low and Very Low	Banning Ranch	
128	114 170 75	Cherokee Newport Beach	PC	OS(RV)	No		0	0.21	0.21	N/A	0		0		Low and Very Low	Banning Ranch	
129	114 170 49	Cherokee Newport Beach	PC	OS(RV)	No		0	1.10	1.10	N/A	0		0		Low and Very Low	Banning Ranch	
130	114 170 66	Orange County Flood	OS	OS	No		0	1.49	1.49	N/A	0		0		Low and Very Low	Banning Ranch	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
131	120 571 12	County Of Orange	PR	PR	No		0	243.23	22.00	No	0	40	880		Low and Very Low	Coyote Canyon, etc.	
132	049 122 03	Carpenter Donna	MU-MM	MU-H1	No	Yes	0	0.14	0.14	No	21	30	0	Moderate	Low and Very Low	Dover-Westcliff	Y
133	047 041 05	Newport Beach Alano Club	MU-CV/15TH ST	MU-H4	No	Yes	0	0.11	0.11	No	18	30	0	Moderate	Low and Very Low	Dover-Westcliff	Y
134	047 041 25	Chamberlain Patrick	MU-CV/15TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	30	0	Moderate	Low and Very Low	Dover-Westcliff	Y
135	117 631 12	Corp Of The Presiding	MU-DW	MU-H1	No		0	2.15	2.15	Yes	26	30	5	Moderate	Low and Very Low	Dover-Westcliff	
136	117 631 22	Westcliff Properties LLC	MU-DW	MU-H1	No		0	1.67	1.67	Yes	26	30	4	Moderate	Low and Very Low	Dover-Westcliff	
137	117 631 17	Horning Jr. M	MU-DW	MU-H1	No		0	1.30	1.30	Yes	26	30	3	Moderate	Low and Very Low	Dover-Westcliff	
138	117 631 18	901 Dover Ltd Partnership	MU-DW	MU-H1	No		0	1.10	1.10	Yes	26	30	2	Moderate	Low and Very Low	Dover-Westcliff	
139	117 631 11	Yee Lincoln	MU-DW	MU-H1	No		0	0.87	0.87	Yes	26	30	2	Moderate	Low and Very Low	Dover-Westcliff	Y
140	117 811 20	Environmental Nature	OG	CO-G	No		0	1.25	1.25	Yes	0	30	3		Low and Very Low	Dover-Westcliff	
141	458 361 10	#N/A	PF	PF	No		0	1.29	1.29	Yes	0	30	3		Low and Very Low	Dover-Westcliff	
142	117 811 18	Gallant Donna Adele	OG	CO-G	No		0	1.51	1.51	Yes	0	30	4		Low and Very Low	Dover-Westcliff	
143	117 811 19	Fluter Russell E R	OG	CO-G	No		0	0.79	0.79	Yes	0	30	2		Low and Very Low	Dover-Westcliff	Y
144	049 271 30	Reynolds Carol Rex	OG	CO-G	No		0	1.64	1.64	Yes	0	30	4		Low and Very Low	Dover-Westcliff	
145	440 281 02	Ath LLC	PC	PR	No		0	7.60	7.60	N/A	0	45	85		Low and Very Low	Newport Center Area	
146	458 341 02	Church Newport Center	PI	PI	No		0	3.03	3.03	Yes	0	45	34		Low and Very Low	Newport Center Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
147	458 341 01	Rector Wardens	PI	PI	No		0	3.60	3.60	Yes	0	45	40		Low and Very Low	Newport Center Area	
148	442 271 30	Irvine Company	PC	CO-R	No		0	0.75	-	No	0	45	8		Low and Very Low	Newport Center Area	
149	442 271 30	Irvine Company	PC	CO-R	No		0	1.08	1.08	Yes	0	45	12		Low and Very Low	Newport Center Area	
150	442 091 16	Trail Properties LLC	OR	CO-R	No		0	0.79	0.79	Yes	0	45	8		Low and Very Low	Newport Center Area	
151	442 091 16	Trail Properties LLC	OR	CO-R	No		0	1.42	1.42	Yes	0	45	16		Low and Very Low	Newport Center Area	
152	442 021 47	The Irvine Company LLC	PC	CR	No		0	0.54	0.54	Yes	0	45	6		Low and Very Low	Newport Center Area	
153	442 021 47	The Irvine Company LLC	PC	CR	No		0	1.76	1.76	Yes	0	45	19		Low and Very Low	Newport Center Area	
154	440 132 40	Jgkallins Investments	PR	PR	No		0	1.79	1.79	Yes	0	45	20		Low and Very Low	Newport Center Area	
155	442 231 08	180 Investors LLC	OR	CO-R	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	
156	442 091 12	Trail Properties LLC	OR	CO-R	No		0	1.75	1.75	Yes	0	45	19		Low and Very Low	Newport Center Area	
157	442 082 11	Ncmb No LLC	PC	CO-M	No		0	2.72	2.72	Yes	0	45	30		Low and Very Low	Newport Center Area	
158	442 082 14	Ncmb No LLC	PC	CO-M	No		0	4.05	4.05	Yes	0	45	45		Low and Very Low	Newport Center Area	
159	442 082 08	Ncmb No LLC	PC	CO-M	No		0	3.46	3.46	Yes	0	45	38		Low and Very Low	Newport Center Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
160	442 082 12	Ncmb No LLC	PC	CO-M	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	
161	442 081 05	Amalfi Investments Gp	PC	MU-H3	No		0	0.75	0.75	Yes	0	45	8		Low and Very Low	Newport Center Area	
162	442 271 17	17 Corporate Plaza Assoc	PC	CO-R	No		0	1.04	1.04	Yes	0	45	11		Low and Very Low	Newport Center Area	
163	442 271 23	Mark Robinson Jr LLC	PC	CO-R	No		0	0.55	0.55	Yes	0	45	6		Low and Very Low	Newport Center Area	
164	442 271 12	Junkins Mitchell	PC	CO-R	No		0	0.76	0.76	Yes	0	45	8		Low and Very Low	Newport Center Area	
165	442 271 05	Property Reserve Inc	PC	CO-R	No		0	0.89	0.89	Yes	0	45	9		Low and Very Low	Newport Center Area	Y
166	442 271 03	Property Reserve Inc	PC	CO-R	No		0	0.89	0.89	Yes	0	45	10		Low and Very Low	Newport Center Area	Y
167	442 271 32	Burnham-Newport LLC	PC	CO-R	No		0	0.98	0.98	Yes	0	45	11		Low and Very Low	Newport Center Area	
168	442 271 16	Newport Corporate Plaza	PC	CO-R	No		0	1.02	1.02	Yes	0	45	11		Low and Very Low	Newport Center Area	
169	442 271 15	Heritage One LLC	PC	CO-R	No		0	0.68	0.68	Yes	0	45	7		Low and Very Low	Newport Center Area	
170	442 271 01	Pacific Development Group	PC	CO-R	No		0	0.84	0.84	Yes	0	45	9		Low and Very Low	Newport Center Area	
171	442 271 02	Olen Properties Corp	PC	CO-R	No		0	0.75	0.75	Yes	0	45	8		Low and Very Low	Newport Center Area	
172	442 271 34	Boras Scott	PC	CO-R	No		0	0.51	0.51	Yes	0	45	5		Low and Very Low	Newport Center Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
173	442 271 14	Kinkle George Randy	PC	CO-R	No		0	0.88	0.88	Yes	0	45	9		Low and Very Low	Newport Center Area	
174	442 271 04	Tax Division	PC	CO-R	No		0	0.97	0.97	Yes	0	45	10		Low and Very Low	Newport Center Area	Y
175	442 271 13	Chico Associates Inc	PC	CO-R	No		0	0.76	0.76	Yes	0	45	8		Low and Very Low	Newport Center Area	
176	442 271 19	Irvine Co	PC	CO-R	No		0	1.13	1.13	Yes	0	45	12		Low and Very Low	Newport Center Area	
177	442 271 29	Olen Properties Corp	PC	CO-R	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	
178	442 271 31	Irvine Company	PC	CO-R	No		0	3.00	3.00	Yes	0	45	33		Low and Very Low	Newport Center Area	
179	442 271 33	24 Corporate Plaza II LLC	PC	CO-R	No		0	0.98	0.98	Yes	0	45	11		Low and Very Low	Newport Center Area	
180	442 271 24	Baldwin Bone Properties	PC	CO-R	No		0	0.70	0.70	Yes	0	45	7		Low and Very Low	Newport Center Area	
181	442 011 53	Fainbarg	PC	PR	No		0	2.98	2.98	Yes	0	45	33		Low and Very Low	Newport Center Area	
182	442 011 64	Golf Realty Fund LP	PC	MU-H3/PR	No		0	2.96	2.96	Yes	0	45	33		Low and Very Low	Newport Center Area	Y
183	442 262 01	Pacific Mutual Life	OR	CO-R	No		0	9.99	9.99	Yes	0	45	112		Low and Very Low	Newport Center Area	
184	440 132 48	Fluter Russell	PR	PR	No		0	2.80	2.80	Yes	0	45	31		Low and Very Low	Newport Center Area	?
185	442 231 09	Southwest Investors	OR	CO-R	No		0	0.51	0.51	Yes	0	45	5		Low and Very Low	Newport Center Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
186	442 161 17	Design Plaza Owners Assn	OR	CO-R	No		0	7.17	7.17	Yes	0	45	80		Low and Very Low	Newport Center Area	
187	442 231 13	100 Newport Center Drive LLC	OR	CO-R	No		0	0.61	0.61	Yes	0	45	6		Low and Very Low	Newport Center Area	
188	442 491 02	Hhr Newport Beach LLC	CV	CV	No		0	9.54	9.54	Yes	0	45	107		Low and Very Low	Newport Center Area	
189	442 082 05	Irvine Co	PC	CO-M	No		0	4.10	4.10	Yes	0	45	46		Low and Very Low	Newport Center Area	
190	442 021 28	Irvine Co	PC	CR	No		0	1.74	1.74	Yes	0	45	19		Low and Very Low	Newport Center Area	
191	442 021 26	Irvine Company LLC	PC	CR	No		0	2.50	2.50	Yes	0	45	28		Low and Very Low	Newport Center Area	
192	442 231 11	Irvine Co	PC	CO-R	No		0	2.83	2.83	Yes	0	45	31		Low and Very Low	Newport Center Area	
193	442 021 13	Irvine Company LLC	PC	CR	No		0	1.73	1.73	Yes	0	45	19		Low and Very Low	Newport Center Area	
194	442 021 08	Irvine Co	PC	CR	No		0	0.80	0.80	Yes	0	45	9		Low and Very Low	Newport Center Area	
195	442 021 32	Irvine Co	PC	CR	No		0	0.63	0.63	Yes	0	45	7		Low and Very Low	Newport Center Area	
196	442 021 29	Irvine Company LLC	PC	CR	No		0	4.09	4.09	Yes	0	45	46		Low and Very Low	Newport Center Area	
197	442 021 30	Irvine Co	PC	CR	No		0	1.24	1.24	Yes	0	45	13		Low and Very Low	Newport Center Area	
198	442 021 27	Irvine Co	PC	CR	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
199	442 021 40	The Irvine Company LLC	PC	CR	No		0	0.87	0.87	Yes	0	45	9		Low and Very Low	Newport Center Area	
200	442 021 46	The Irvine Company LLC	PC	CR	No		0	4.11	4.11	Yes	0	45	46		Low and Very Low	Newport Center Area	
201	442 021 35	Irvine Co	PC	CR	No		0	0.56	0.56	Yes	0	45	6		Low and Very Low	Newport Center Area	
202	442 021 33	Irvine Co	PC	CR	No		0	4.03	4.03	Yes	0	45	45		Low and Very Low	Newport Center Area	
203	442 231 14	Irvine Co	PC	CO-R	Yes		0	4.10	4.10	Yes	0	45	46		Low and Very Low	Newport Center Area	
204	442 101 27	Island Hotel Finance LLC	PC	MU-H3	No		0	5.37	5.37	Yes	0	45	60		Low and Very Low	Newport Center Area	
205	442 021 31	Irvine Co	PC	CR	No		0	8.25	8.25	Yes	0	45	92		Low and Very Low	Newport Center Area	
206	442 021 11	Irvine Co	PC	CR	No		0	0.56	0.56	Yes	0	45	6		Low and Very Low	Newport Center Area	
207	442 021 17	Irvine Company	PC	CR	No		0	1.74	1.74	Yes	0	45	19		Low and Very Low	Newport Center Area	
208	442 021 43	The Irvine Company LLC	PC	CR	No		0	5.43	5.43	Yes	0	45	61		Low and Very Low	Newport Center Area	
209	442 021 45	The Irvine Company LLC	PC	CR	No		0	0.99	0.99	Yes	0	45	11		Low and Very Low	Newport Center Area	
210	442 021 44	Irvine Co LLC The	PC	CR	No		0	1.25	1.25	Yes	0	45	14		Low and Very Low	Newport Center Area	
211	442 021 42	The Irvine Company LLC	PC	CR	No		0	4.16	4.16	Yes	0	45	46		Low and Very Low	Newport Center Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
212	442 411 01	Feuerstein Brett	PC	CG	No		0	1.12	1.12	Yes	0	45	12	Low and Very Low		Newport Center Area	
213	442 261 21	Irvine Co		MU-H3	No		0	2.23	2.23	Yes	0	45	25	Low and Very Low		Newport Center Area	
214	442 011 65	Golf Realty Fund LP		MU-H3/PR	No		0	1.11	1.11	Yes	0	45	12	Low and Very Low		Newport Center Area	Y
215	114 170 51	School Costa Mesa Union	PF	PF	No		0	11.56	11.56	No	0	45	104	Low and Very Low		West Newport Mesa Area	
216	424 141 17	Taormina Property	IG	IG	No		0	0.23	0.23	No	0	45	2	Low and Very Low		West Newport Mesa Area	Y
217	424 141 17	Taormina Property	IG	IG	No		0	0.23	0.23	No	0	45	2	Low and Very Low		West Newport Mesa Area	Y
218	892 080 02	Chi Ltd Ptnrship	RM	RM	No		61	4.34	4.34	Yes	13	45	26	Moderate	Low and Very Low	West Newport Mesa Area	Y
219	424 151 01	Chi Limited	RM	RM	No		56	4.77	4.77	Yes	14	45	2	Moderate	Low and Very Low	West Newport Mesa Area	Y
220	892 090 55	Bellerose Brian	RM	RM	No		56	4.27	4.27	Yes	13	45	0	Moderate	Low and Very Low	West Newport Mesa Area	
221	892 109 03	Patronite Charlotte	RM	RM	No		36	1.90	1.90	Yes	13	45	9	Moderate	Low and Very Low	West Newport Mesa Area	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
222	114 170 82	City Of Newport Beach	PF	PF	No		0	3.05	0.92	Yes	0	45	27		Low and Very Low	West Newport Mesa Area	
223	424 401 12	City Of Newport Beach	PF	PF	No		0	2.00	0.60	Yes	0	45	17		Low and Very Low	West Newport Mesa Area	
224	425 171 01	City Of Newport Beach	PF	PF	No		0	7.95	2.38	Yes	0	45	71		Low and Very Low	West Newport Mesa Area	
225	424 111 05	Voorhees Michael	IG	IG	No		0	0.55	0.55	Yes	0	45	4		Low and Very Low	West Newport Mesa Area	
226	424 141 06	Scab Wrks LLC	IG	IG	No		0	0.52	0.52	Yes	0	45	4		Low and Very Low	West Newport Mesa Area	
227	424 111 06	Trico Newport Properties	IG	IG	No		0	3.23	3.23	Yes	0	45	29		Low and Very Low	West Newport Mesa Area	Y
228	424 401 04	Howland Associates LLC	IG	IG	No		0	1.86	0.56	Yes	0	45	16		Low and Very Low	West Newport Mesa Area	
229	424 141 01	Flores Alan	IG	IG	No		0	2.73	2.73	Yes	0	45	24		Low and Very Low	West Newport Mesa Area	
230	424 142 14	Horness Lois For	IG	IG	No		0	0.74	0.74	Yes	0	45	6		Low and Very Low	West Newport Mesa Area	
231	424 141 04	Orangethorpe Properties	IG	IG	No		0	0.69	0.69	Yes	0	45	6		Low and Very Low	West Newport	



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
																Mesa Area	
232	424 141 05	Ducoin Brent & Ami	IG	IG	No		0	0.53	0.53	Yes	0	45	4		Low and Very Low	West Newport Mesa Area	
233	424 131 16	Riverport Properties LLC	OM	CO-M	No		0	1.07	1.07	Yes	0	45	9		Low and Very Low	West Newport Mesa Area	
234	424 141 03	DeGraw James	IG	IG	No		0	1.08	1.08	Yes	0	45	9		Low and Very Low	West Newport Mesa Area	
235	424 142 11	Hixson Metal Finishing	IG	IG	No		0	1.31	1.31	Yes	0	45	11		Low and Very Low	West Newport Mesa Area	235
236	424 401 06	Newport Business Center	IG	IG	No		0	1.14	1.14	Yes	0	45	10		Low and Very Low	West Newport Mesa Area	236
237	424 141 02	Hunsaker Richard	IG	IG	No		0	1.61	1.61	Yes	0	45	14		Low and Very Low	West Newport Mesa Area	237
238	424 401 08	Allred Newport LLC	IG	IG	No		0	0.76	0.76	Yes	0	45	6		Low and Very Low	West Newport Mesa Area	238
239	424 141 09	Van De Walker Glynn	IG	IG	No		0	0.56	0.56	Yes	0	45	5		Low and Very Low	West Newport Mesa Area	239

Notes: Banning Ranch numbers have not yet been assigned to specific parcels. These numbers will be adjusted before HCD submittal

4. Moderate and Above Moderate 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 **Table B-14**.

Projects in the Pipeline

The City has identified a number of projects currently in the entitlements process which are likely to be developed 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-11** below summarizes the potential units from projects in the pipeline:

Table B-11: Moderate and Above Moderate-Income Projects in the Pipeline		
	Moderate Income	Above Moderate Income
Pipeline Projects	0 units	2,183 units

Accessory Dwelling Units (ADUs)

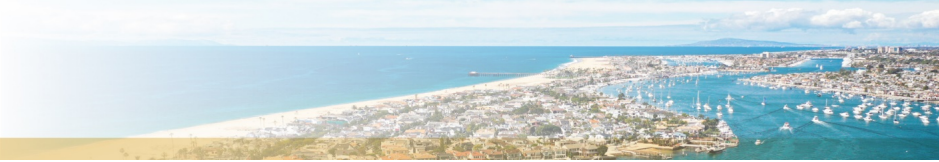
The City currently has approved an average of 21 ADUs per year for development between January 1, 2018 and December 30, 2020. HCD guidance states that ADUs may be calculated based on the City's production from January 1, 2018 through December 31, 2020. To calculate a total number of ADUs assumed to be produced from 2021-2029, the average of all ADUs developed from 2018 to 2020 was calculated then multiplied by 2 for each year of the 6th cycle. Through this method, this city identified a total of 334 ADUs assumed for the 8 years. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in single dwelling unit zones.

As part of the site's analysis found within this appendix, the City has accounted for future ADU and JADU production using the City's 2020 performance to date. The City anticipates a total of 100 ADUs affordable at moderate income levels and 6 ADUs affordable at the above moderate-income level. The City has identified programs within the **Section 4: Housing Plan** to encourage the production of ADUs in Newport Beach.

Remaining Need

Table B-12 below displays the City's total RHNA allocation obligations for the years 2021-2029 as well as the City's net RHNA allocation obligations after the inclusion of Projects in the Pipeline and ADUs.

Table B-12: Moderate and Above Moderate-Income Remaining Need		
	Moderate Income	Above Moderate Income
RHNA Allocation	1,050 units	1,409 units
Pipeline Projects	0 units	2,183 units
Existing Zoning	348 units	40 units
Accessory Dwelling Units	100 units	6 units
Remaining Low/Very Low-Income Need	600 units	No remaining need



Selection of Sites

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. A detailed map and list of candidate sites can be found on the City's website.

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 developed analyzed potential capacity based on rezone strategies specific to each area.

Through a public process, the City has assessed the feasibility of parcels 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 area for redevelopment within each focus area was developed with this process.

Table B-13 below summarizes the key statistics for the rezone strategies.

Focus Area	Feasible Acreage	% Projected to Redevelop	Moderate Income Affordability	Rezone Density	Potential Moderate-Income Units	Potential Above Moderate-Income Units
Airport Area Environs	162	30%	20%	50	485 units	0 units
West Newport Mesa Area	48	20%	20%	45	86 units	0 units
Dover-Westcliff Area	14	10%	5%	30	2 units	35 units
Newport Center Area	158	25%	5%	45	89 units	1,515 units
Coyote Canyon Area	22	100%	10%	40	88 units	704 units
Banning Ranch Area	46	100%	15%	30	207 units	962 units
TOTAL	450	--	--	--	957 units	3,217 units

Calculation of Unit Capacity

Taking into account development standards, unit capacity for sites identified to accommodate moderate and above moderate-income units was calculated by multiplying the net acreage of the site by the assumed density, as established in the City's General Plan Land Use buildout. Depending on the Focus Area, the City assumes that each identified site will develop with 10%-80% percent affordable units (the remainder developing as moderate and above moderate income. To support this assumption, the City has identified programs and policies to encourage affordable developer interest and feasibility, these programs are detailed in **Section 4**. Additionally, based on previous development trends, the City assigns each focus area a percentage projected to redevelop – meaning the percentage of sites within the focus area expected to “turn over”, or develop with residential units during the planning period.

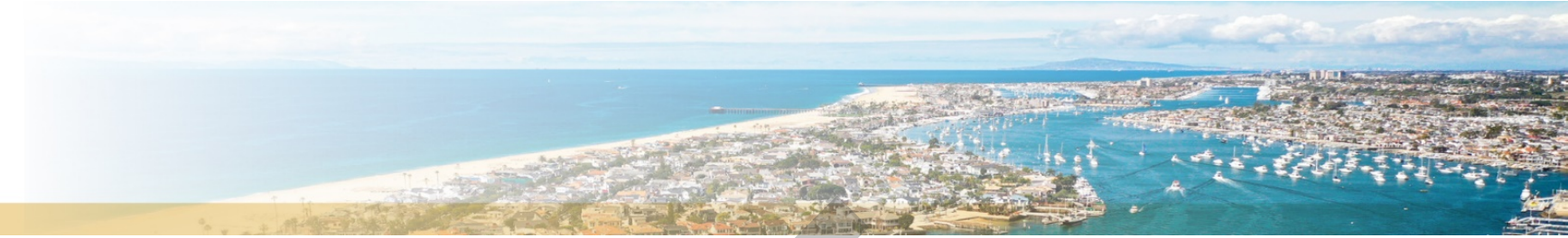
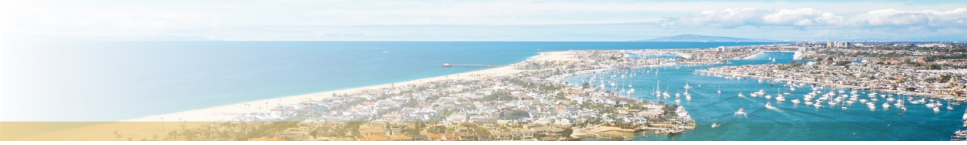


Table B-14: Sites Inventory to Accommodate Moderate and Above Moderate-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
1	049 110 30	Mariners Center M2 LLC	MU-MM	MU-H1	No	Yes	0	1.68	1.68	Yes	26		1	Moderate			
2	423 122 01	Lido Group Retail LLC	MU-W2	MU-W2	Yes	Yes	0	1.34	1.34	Yes	26		5	Moderate			
3	049 150 26	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0	2.18	2.18	Yes	5		1	Above Moderate			
4	049 150 29	Mariners Mile LLC	MU-W1	MU-W1	No	Yes	0	1.65	1.65	Yes	5		9	Above Moderate			
5	049 130 22	Golden Hills Towers LLC	MU-W1	MU-W1	No	Yes	0	1.39	1.39	Yes	5		8	Above Moderate			
6	049 150 21	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0	0.92	0.92	Yes	5		5	Above Moderate			
7	049 150 16	Chino Hills Mall LLC	MU-W1	MU-W1	No	Yes	0	0.52	0.52	Yes	5		3	Above Moderate			
8	425 471 26	Mariners Mile North LLC	MU-MM	MU-H1	No	Yes	0	0.95	0.95	Yes	26		25	Moderate			
9	049 121 23	Mariners Mile Co	MU-MM	MU-H1	No	Yes	0	0.96	0.96	Yes	26		25	Moderate			
10	049 121 24	Mariners Mile Co	MU-MM	MU-H1	No	Yes	0	0.88	0.88	Yes	26		23	Moderate			
11	425 471 57	2436pch LLC	MU-MM	MU-H1	No	Yes	0	0.56	0.56	Yes	26		15	Moderate			
12	425 471 23	Susan Cuse Inc	MU-MM	MU-H1	No	Yes	0	0.53	0.53	Yes	26		14	Moderate			
13	425 471 24	Stegmann Sadie Mary	MU-MM	MU-H1	No	Yes	0	0.54	0.54	Yes	25		14	Moderate			
14	423 123 08	Wypark Investments Pc	MU-W2	MU-W2	No	Yes	0	0.59	0.59	Yes	25		15	Moderate			
15	049 130 18	Quay Works LLC	MU-W1	MU-W1	No	Yes	0	1.31	1.31	Yes	5		7	Above Moderate			
16	049 130 14	Waterfront Newport Beach	MU-W1	MU-W1	No	Yes	0	1.21	1.21	Yes	5		7	Above Moderate			



DRAFT