

Housing Element Sites Subcommittee - - Airport Area

Sites Reviewed in Zoom Meeting

July 14, 2020

Revised as of February 8, 2021

Airport Area Encircled by MacArthur, Jamboree and Campus

Subcommittee Members Present: Sandland, Selich & Tucker

Staff Members Present: Campbell & Zdeba

Note: NBGIS Staff prepared an Ownership Inventory Map (attached) with a number designated on each Parcel in the Study Area. References to Parcel numbers below correspond to the numbers assigned to each Parcel on the Ownership Inventory Map.

The Subcommittee only considered if the Parcels would physically be able to accommodate housing in place of or in addition to the current use of the Parcels. Parcels were assigned one of three grades: **Feasible, Potentially feasible or Infeasible**. 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 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. The Subcommittee acknowledges that it does not have all the facts about the various Parcels and therefore the designations may be somewhat subjective. Accordingly, some of the Parcels could have been wrongly assigned the grade of Feasible, Potentially Feasible or even infeasible. Staff will be following up with many of the property owners and that follow-up should provide more pertinent information about each Parcel for which an owner responds.

Before any Parcel is finally approved for the Sites Inventory list, the Full Committee, after public input, would have to find that housing on a Parcel would be a suitable use. Among other things, the deliberations on suitability will involve density and could involve development standards. The Subcommittee is not endorsing housing on any particular Parcel, but rather is narrowing the Sites that staff will spend time looking into and that the Full Committee will consider after receiving public input.

1. Parcels 1, 4 & surface parking lot on #7 are owned by the Irvine Company at SEC MacArthur & Campus. There are somewhat sizable parking fields on the Parcel. The property owner should be advised that the addition of housing to the Parcel might be possible. **Feasible**
2. Parcels 5, 6 and parking structure on #7 are Irvine Company Class A offices so no housing opportunity looks to be likely. Theoretically the owner could modify the parking structure to add housing, but again that does not look likely to happen. **Infeasible**
3. Parcel 3 (Carl's Jr) and Parcel 2 (office building) at SWC Campus and Von Karman. Parcel 3 appears more underutilized than Parcel 2. The Parcels might be combinable. If found suitable, the property owners should be advised that a land use change to housing might be possible. **Potentially Feasible**
4. Parcel 8 is hotel use that does not look to be a likely candidate. However, if the Site is found suitable, the property owner should be advised that a land use change to housing might be possible. **Potentially Feasible**

5. Parcels 9-11 and Parcels 13-16 look to be Parcels with no parking facilities on the Parcels (i.e., the Parcels are not much larger than the building footprints), but which all use Parcel 17 which is improved with a parking lot. There appears to be a large surface parking area that could be re-worked into one or more parking structures on Parcel 17 so some of the surface area currently used for parking could be built out as housing. There is also a water feature on Parcel 17. If the Parcel 17 is found suitable, the owner of Parcel 17 should be advised that the addition of housing on Parcel 17 might be possible.

Feasible

6. Parcel 12 (SWC Birch and Von Karman) is a hotel on its own parcel and does not appear to have a likely housing site. **Infeasible**

7. Parcels 37-42 is the Uptown Newport development that is zoned for housing. If found to be suitable, the owner of that project should be made aware of the possibility of adding more housing density to this already zoned Parcel. **Feasible**

8. Parcels 43-69 are the so-called Koll Office Condo's (SEC Campus and Von Karman) and due to multiple ownerships of the condo units, and the lack of a sizable land area where housing could be placed (even if the requisite number of the owners would agree to such a use), this block is viewed as very unlikely as a housing site. **Infeasible**

9. Parcel 70 is the Orange County Superior Court site. This site is 7.78 acres and it looks like at least 5 acres of which is a surface parking lot. The parking could remain (whether below grade and/or at grade) and housing could be built above the parking lot so that the operations of the Court would not be affected (but for some inconvenience during the construction period). This is a significant site so a contact should be made perhaps starting at the City Council/Board of Supervisors levels. Might as well start where the decision will likely be made. **Feasible**

10. Parcel 71-76 looks to be small office buildings with a common parking lot. Due to the number of building owners, this area does not look to be a feasible housing site. **Infeasible**

11. Parcels 77-78 are owned by Hoag. Staff has informed the Subcommittee that UCI will be building a major medical facilities and a 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 plans for those Parcels. **Potentially Feasible**

12. Parcels 79-80 are small commercial retail buildings operated by national food and beverage companies and probably not likely to be housing sites; however, the sites could be combined so if found suitable the owners should be contacted about their thoughts on a re-use of those properties for housing. **Potentially Feasible**

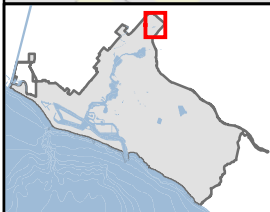
13. Parcel 81 is an older office building adjacent to Uptown Newport. The Owner has been in contact with the City about redeveloping the site for housing. Staff has indicated that it would be easiest to annex the property into the Uptown Newport Planned Community so that will be looked at if the Parcel is found to be suitable. The City should seek confirmation that the owner would consider a change in land use to housing. **Feasible**

14. Parcel 82 is an office condo building with multiple owners. Due to multiple owners, this site does not appear to be a feasible housing site. **Infeasible**

15. Parcels 19-20 and Parcels 25-27 look to be Parcels with no parking facilities on the Parcels (i.e. the Parcels are not much larger than the building footprints), but which all use Parcel 31 which is improved

in large part with a parking lot. Parcel 31 was the location of a proposed project formerly called the Koll Residences which contemplated “infill housing” (not “replacement housing”) under the Airport Area provisions of the 2006 General Plan. An application has been filed with the City by TPG (KCN) Acquisitions LLC for a new design of a 312-unit residential project on Parcel 31. This filing should be sufficient evidence of the desire of the owner to use Parcel 31 for housing. **Feasible**

16. The remaining Parcels in the area encircled by MacArthur, Jamboree, Campus and Von Karman (Parcels 21-24, 28-30, 34-36 and 83 (which appears to house numerous office condos)) look to be Parcels with no parking facilities on the Parcels (i.e., the Parcels are not much larger than the building footprints) but which all use the improved parking lots on Parcels 18 and 32 and/or the parking structure on Parcel 33. There is also a water feature on Parcel 32. It appears that in fill housing could fit on some of the parking areas or even the possibility of re-working the parking structure on Parcel 33. If suitable, the owners of Parcels 18, 32 and 33 should be advised that the addition of housing on those Parcels might be possible. **Feasible**



Ownership Inventory Airport Area - East of MacArthur



City of Newport Beach
GIS Division
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