



# Appendix B:

SITES ANALYSIS



## A. 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 6<sup>th</sup> 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. ~~Where possible, p~~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-8 through B-18**, ~~which~~ identifying 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, ~~Urban Plans~~, 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 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**

*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 1: Heat Map of Potential Rezoning Locations*





## **Housing Element Update Advisory Committee and Identification of Candidate Sites**

Following the efforts of *Newport, Together*, the Candidate Sites Analysis process in Newport Beach was continued by the Housing Element Update Advisory Committee ([HEUACCommittee](#)). The creation of the [HEUACCommittee](#) was also the beginning of the formal Housing Element Update development process. The [HEUACCommittee](#) 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 [HEUACCommittee](#) 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.

Based on the heat map developed by the community during the Listen ~~and~~ Learn, The HEAUC 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 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

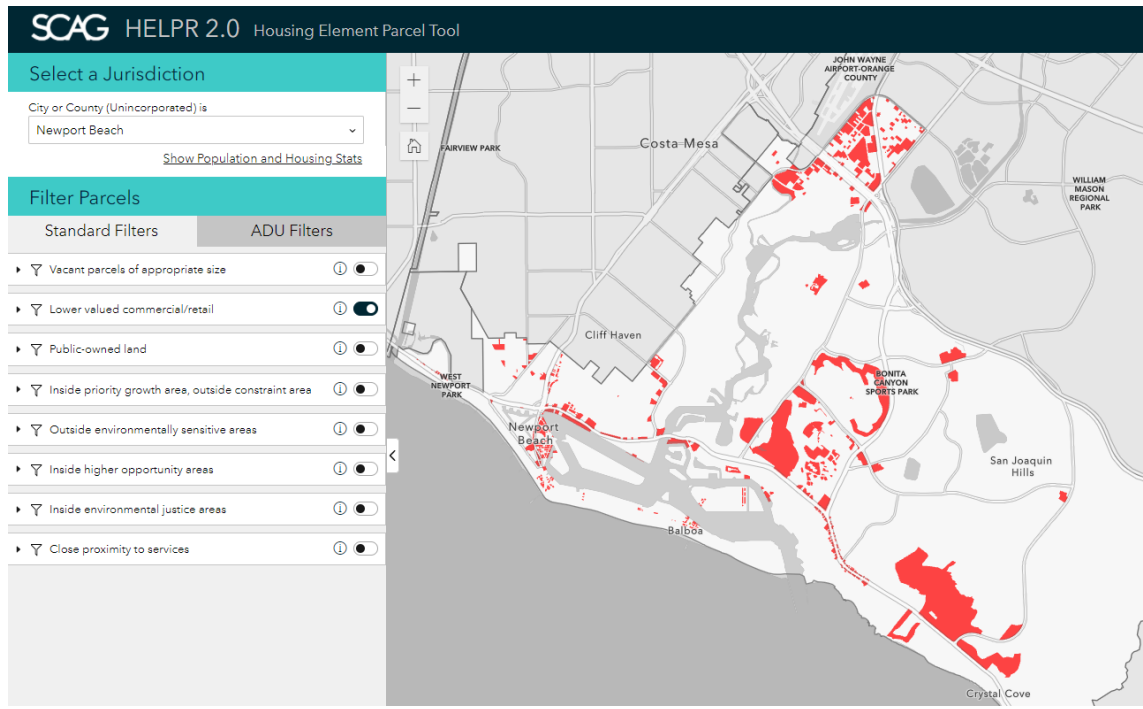
Each Subcommittee completed technical memorandums summarizing the detailed, parcel-by-parcel analysis completed to assess feasibility within each Focus Area. The City then sent letters to each property owner whose property was deemed “Feasible” or “Potentially Feasible” for residential development by the HEUACCommittee. Responses to these letters are captured as evidence to reinforce propensitylikelihood for redevelopment within Tables B-8 through B-18.

As shown within the following images, the Focus Areas and Candidate Sites identified by the HEAUC 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 2: Focus Areas for Residential Development*



*Figure 3: SCAG HELPR - Sites with Propensity for Residential Redevelopment*



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.

### **4.2. Adequacy of Sites to Accommodate RHNA**

~~Newport Beach has identified sites with a capacity to accommodate 2,702 lower income dwelling units, which is in excess of its 2,386-unit lower income housing need. The identified sites 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.~~

The City of Newport Beach has a total 2021-2029 RHNA allocation of 4,845 units. The City is able to take credit for 1,591 units currently within the planning process (Projects in the Pipeline), 388 units of 5<sup>th</sup> Cycle Sites being projected at existing buildout capacity, and 1,000 units of ADU's (addressed later in this section and in **Appendix D**). These three categories of existing capacity ~~lower~~ ring the total RHNA planning need to a "Remaining Need" of 1,988 units as shown in **Table B-1**. The Housing Element update lists sites that would be able to accommodate ~~as many as 9,119~~ an additional 6,140 units, well in excess of the remaining 1,988 unit RHNA need.

Newport Beach has identified sites with a capacity to accommodate 2,702 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 1,000 ADUs within the 8-year planning period. As laid out 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	<del>130</del> 120	0	<del>2,164</del> 1,471	<del>2,294</del> 1,591	
Accessory Dwelling Units	<del>228</del> 680	<del>100</del> 300	<del>6</del> 20	<del>334</del> 1,000	
5 <sup>th</sup> Cycle Sites	0	348	40	388	
Remaining RHNA	<del>2,028</del> 1,586	<del>602</del> 402	--	<del>2,630</del> 1,988	
Airport Area Environs Rezone	<del>904</del> 462	<del>301</del> 98	<del>755</del> 840	<del>1,960</del> 1,400	
West Newport Mesa Rezone	<del>381</del> 203	<del>117</del> 29	<del>80</del> 348	<del>578</del> 580	
Dover-Westcliff Rezone	<del>49</del> 73	<del>8</del> 24	<del>100</del> 145	<del>158</del> 242	
Newport Center Rezone	<del>587</del> 458	<del>196</del> 97	<del>1,140</del> 833	<del>1,923</del> 1,388	
Coyote Canyon Rezone	<del>308</del> 264	<del>0</del> 106	<del>572</del> 686	<del>880</del> 1,056	
Banning Ranch Rezone	<del>275</del> 443	<del>207</del> 148	<del>893</del> 884	<del>1,375</del> 1,475	
Total Potential Capacity of Rezones	<del>2,504</del> 1,902	<del>829</del> 501	<del>3,540</del> 3,737	<del>6,873</del> 6,140	
TOTAL POTENTIAL DEVELOPMENT CAPACITY	<del>2,862</del> 2,702	<del>1,248</del> 1,149	<del>5,750</del> 5,268	<del>9,889</del> 9,119	
Sites Surplus/Shortfall (+/-)	<del>+476</del> +316	<del>+227</del> +99	<del>+4,341</del> +3,859	<del>+5,044</del> +4,274	
Percentage Buffer	<del>20%</del> 13%	<del>22%</del> 9%	<del>308%</del> 274%	<del>104%</del> 88%	

### 2.3. 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-4 through Table B-14~~Tables B-8 through Table B-18.



## 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. Projects with planned affordable components include:

- + Newport Airport Village
- + ~~Uptown Newport, Second Phase~~
- + Residences at 4400 Von Karman
- + Newport Village Mixed-use
- + West Coast Highway Mixed-Use
- + Newport Crossings

## 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 ~~apartapart~~ments 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 1,000 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 6<sup>th</sup> 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 City's 2020 performance to date~~ 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 1,000 ADUs over the next 8 years, 680 of which are anticipated to be affordable. The ADUs not designated to meet the City's lower income RHNA need are anticipated to be 300 affordable at moderate income levels and 20 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-2** 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.

<b>Table B-2: Low and Very Low-Income Remaining Need</b>		
	<b>Very Low Income</b>	<b>Low Income</b>
<b>RHNA Allocation</b>	<b>1,456</b>	<b>930</b>
Pipeline Projects	<del>452</del>	78
Existing Zoning	0	0
Accessory Dwelling Units	<del>84,250</del>	<del>144,430</del>
<b>Remaining Low/Very Low-Income Need</b>	<b><del>1,320-1,154</del></b>	<b><del>708-422</del></b>

## Selection of Sites to Accommodate Remaining Need

Sites identified to meet the City’s very low and low income RHNA were selected in consideration 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-3** 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.

<b>Table B-3: Low/Very Low-Income Rezone Strategy by Focus Area</b>			
<b>Focus Area</b>	<b>Anticipated Feasible Acreage</b>	<b>Assumed Average Rezone Density</b>	<b>Potential Low/Very Low-Income Units</b>
<u>Airport Area Environs</u>	<u>165</u>	<u>50 du/ac</u>	<u>462 units</u>
<u>West Newport Mesa Area</u>	<u>48</u>	<u>50 du/ac</u>	<u>203 units</u>
<u>Dover-Westcliff Area</u>	<u>20</u>	<u>50 du/ac</u>	<u>73 units</u>
<u>Newport Center Area</u>	<u>163</u>	<u>50 du/ac</u>	<u>458 units</u>
<u>Coyote Canyon Area</u>	<u>22</u>	<u>60 du/ac</u>	<u>264 units</u>
<u>Banning Ranch Area</u>	<u>30</u>	<u>50 du/ac</u>	<u>443 units</u>
<b>TOTAL</b>	<b>448</b>	<b>--</b>	<b>1,902 units</b>

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

- + Newport Airport Village
- + Uptown Newport, Second Phase
- + Residences at 4400 Von Karman
- + Newport Village Mixed-Use
- + West Coast Highway Mixed-Use
- + Newport Crossings

These projects show that affordable units can be developed at these densities. 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 established for each focus area. Depending on the Focus Area, the City assumes that each identified site will develop



with between 35% and 40% affordable units. 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.

### **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 in **Tables B-8 through B-18**.

### **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-4** below summarizes the potential units from Projects in the Pipeline:

<b><u>Table B-4: Moderate and Above Moderate-Income Projects in the Pipeline</u></b>		
	<b><u>Moderate Income</u></b>	<b><u>Above Moderate Income</u></b>
<b><u>Pipeline Projects</u></b>	<b><u>0 units</u></b>	<b><u>1,471 units</u></b>

### **Accessory Dwelling Units for Moderate and Above Moderate Income Households**

As noted in Section 3 of this Appendix, the City anticipates a total of 300 ADUs affordable at moderate income levels and 20 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-5** 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.

<b><u>Table B-5: Moderate and Above Moderate-Income Remaining Need</u></b>		
	<b><u>Moderate Income</u></b>	<b><u>Above Moderate Income</u></b>
<b><u>RHNA Allocation</u></b>	<b><u>1,050 units</u></b>	<b><u>1,409 units</u></b>
<b><u>Pipeline Projects</u></b>	<b><u>0 units</u></b>	<b><u>1,471 units</u></b>
<b><u>Existing Zoning</u></b>	<b><u>348 units</u></b>	<b><u>40 units</u></b>
<b><u>Accessory Dwelling Units</u></b>	<b><u>300 units</u></b>	<b><u>20 units</u></b>
<b><u>Remaining Low/Very Low-Income Need</u></b>	<b><u>402 units</u></b>	<b><u>No remaining need</u></b>

### **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-6** below serves as a summary:



<b>Table B-6: Moderate/Above Moderate-Income Rezone Strategy by Focus Area</b>				
<b>Focus Area</b>	<b>Anticipated Feasible Acreage</b>	<b>Assumed Rezone Density</b>	<b>Potential Moderate-Income Units</b>	<b>Potential Above Moderate-Income Units</b>
<u>Airport Area Environs</u>	<u>165 ac</u>	<u>50 du/ac</u>	<u>98 units</u>	<u>840 units</u>
<u>West Newport Mesa Area</u>	<u>48 ac</u>	<u>50 du/ac</u>	<u>29 units</u>	<u>348 units</u>
<u>Dover-Westcliff Area</u>	<u>20 ac</u>	<u>50 du/ac</u>	<u>24 units</u>	<u>145 units</u>
<u>Newport Center Area</u>	<u>164 ac</u>	<u>50 du/ac</u>	<u>97 units</u>	<u>833 units</u>
<u>Coyote Canyon Area</u>	<u>22 ac</u>	<u>60 du/ac</u>	<u>106 units</u>	<u>686 units</u>
<u>Banning Ranch Area</u>	<u>30 ac</u>	<u>50 du/ac</u>	<u>148 units</u>	<u>884 units</u>
<b>TOTAL</b>	<b>448</b>	<b>--</b>	<b>501 units</b>	<b>3,737 units</b>

## **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 also 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.

Of the 223 acres of land deemed suitable for residential development in the Airport Area, 165 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 7,741-715 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 17% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,400 units, 462 of which are projected to develop affordably.

**Table B-73** below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-31** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation.

Table B-73: Airport Area Environs - Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
165 acres	50 du/ac	904 462 units	301 98 units	755 840 units	1,960 1,400 units



Figure B-3: Airport Area Environs – Sites Inventory







Table B-84: Airport Area Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
439 241 20	Palm Mesa Ltd	SP-7	RM	No	No	148 units	5.88 acres	5.88 acres	Yes	0 Du/Ac	50 Du/Ac	294 units	146 units	48 units	10 units	87 units	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	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel was formerly <del>aparta part</del> 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	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel was formerly <del>aparta part</del> 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	19
445 121 17	Co Irvine	PC	CO-G	No	No	0 units	0.91 acres	0.91 acres	Yes	0 Du/Ac	50 Du/Ac	45 units	45 units	15 units	3 units	27 units	The surface parking lot on this parcel is owned by the Irvine Company at SEC MacArthur & Campus. The parking structure on this parcel is <del>aparta part</del> 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	PC	MU-H2	No	No	0 units	0.69 acres	0.69 acres	Yes	0 Du/Ac	50 Du/Ac	34 units	34 units	11 units	2 units	20 units	This parcel is already approved by the City for Newport units Crossings multi-tenant housing project.		Airport Area	21

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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very LowLe w	Moderate	Above Moderate				
	Schiffman																			
445 16103	Todd Todd Schiffman	PC	MU-H2	No	No	0 units	1.04 acres	1.04 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 units	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	22
119 30017	Newport Golf Club LLC	SP-7	PR	No	No	0 units	1.38 acres	1.38 acres	Yes	0 Du/Ac	50 Du/Ac	69 units	35 units*	12 units*	2 units*	21 units*	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Airport Area	23
119 31004	Newport Golf Club LLC	SP-7	PR	No	No	0 units	3.70 acres	3.70 acres	Yes	0 Du/Ac	50 Du/Ac	184 units	105 units*	35 units*	7 units*	63 units*	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Airport Area	24
119 30015	Newport Golf Club LLC	SP-7	PR	No	No	0 units	1.52 acres	1.52 acres	Yes	0 Du/Ac	50 Du/Ac	76 units	40 units*	13 units*	3 units*	24 units*	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Airport Area	25
119 30016	Newport Golf Club LLC	SP-7	PR	No	No	0 units	7.30 acres	7.30 acres	Yes	0 Du/Ac	50 Du/Ac	364 units	195 units*	64 units*	14 units*	117 units*	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Airport Area	26
427 13116	Birch Develop ment Co	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel contains vegetation and excess parking stalls and is identified as a site for potential housing.		Airport Area	27
427 12101	Dekk Associate s LP	OA	AO	No	No	0 units	0.73 acres	0.73 acres	Yes	0 Du/Ac	50 Du/Ac	36 units	36 units	12 units	3 units	21 units	This parcel contains office space for an analytical data company and is identified as a site for potential housing.		Airport Area	28
427 13114	Chiappero	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel is currently under construction as a multi-story high rise apartment complex.		Airport Area	29
427 12102 02427 13114	BirchChiappero	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel is a part 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. This parcel is currently under construction as a multi-story high-rise apartment complex.		Airport Area	30
427 13115 15427 12102	Chiappero	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel is a part 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. 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

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Table B-84: Airport Area Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low/Low	Moderate	Above Moderate				
445 131 26427 131-15	City National Bank Chia pper	PCOA	MU-H2AO	NoNo	NoNo	0 units0 units	1.10 acres0.67 acres	1.10 acres0.67 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	55 units33 units	55 units33 units	18 units11 units	4 units2 units	33 units19 units	This parcel contains office space for an architecture company and is identified as a site for potential housing. 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 AreaAir port Area	3231
445 122 13445 131-26	4400 Macarthur Property City National Bank	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.71 acres1.10 acres	0.71 acres1.10 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	35 units55 units	35 units55 units	12 units18 units	2 units4 units	21 units33 units	This parcel contains vegetation and paved sidewalk and is identified as a site for potential housing. This parcel contains office space for an architecture company and is identified as a site for potential housing.		Airport AreaAir port Area	3332
445 133 06445 122-13	Mandarin Investment Group4400 Macarthur Property	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.75 acres0.71 acres	0.75 acres0.71 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	37 units35 units	37 units35 units	12 units12 units	3 units2 units	22 units21 units	The current owner of the property has expressed to City staff written interest to develop housing. This parcel contains vegetation and paved sidewalk and is identified as a site for potential housing.	Y	Airport AreaAir port Area	3433
445 131 21445 133-06	Von Karman Ventures LLCMandarin Investment Group	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	1.19 acres0.75 acres	1.19 acres0.75 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	59 units37 units	59 units37 units	19 units12 units	4 units3 units	35 units22 units	This parcel was formerly a part 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. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAir port Area	3534
445 121 11445 131-21	Carl's Jr Restaurants LLCVon Karman	PCPC	CGMU-H2	NoNo	NoNo	0 units0 units	1.38 acres1.19 acres	1.38 acres1.19 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	68 units59 units	68 units59 units	22 units19 units	5 units4 units	40 units35 units	This parcel is occupied by an office building at SWC Campus and Von Karman. This parcel could be combinable with parcel 59. If found suitable, the property owners should be advised that a land use change to		Airport AreaAir port Area	3635



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Table B-84: <u>Airport Area</u> Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low/ w	Moderate	Above Moderate				
	Ventures LLC																housing might be possible. 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.			
445 122 06445 121 11	Mizan LLC Carl's Jr Restaurants LLC	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.79 acres1.38 acres	0.79 acres1.38 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	39 units68 units	39 units68 units	13 units22 units	3 units5 units	23 units40 units	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 based on the underutilization of the current building. This parcel is occupied by a office building at SWC Campus and Von Karman. This parcel could be combinable with parcel 59. If found suitable, the property owners should be advised that a land use change to housing might be possible.		Airport AreaAirport Area	3736
445 131 23445 122 06	Big Man On Campus LLC Mizan LLC	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.53 acres0.79 acres	0.53 acres0.79 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	26 units39 units	26 units39 units	9 units13 units	2 units3 units	15 units23 units	This parcel contains office space for and is identified as an underutilized site for potential housing. 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 AreaAirport Area	3837
445 131 15445 131 23	Hg Newport Owner LLC Big Man On Campus LLC	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	2.01 acres0.53 acres	2.01 acres0.53 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	100 units26 units	100 units26 units	33 units9 units	7 units2 units	60 units15 units	This parcel contains a commercial use, an auto shop, and is identified as an underutilized site for potential housing. This parcel contains office space for lawyers and identified as a site for potential housing.		Airport AreaAirport Area	3938
445 122 05445 131 15	Craig Realty Hg Newport Owner LLC	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.80 acres2.01 acres	0.80 acres2.01 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	39 units100 units	39 units100 units	13 units33 units	3 units7 units	23 units60 units	This parcel is a small banking building, regular in shape and could potentially stand on its own as housing. Consolidating this parcel with those surrounding would make for a more		Airport AreaAirport Area	4039

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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
<u>Parcel Number</u>	<u>Owner</u>	<u>Existing Zoning</u>	<u>Existing General Plan Land Use</u>	<u>Vacancy</u>	<u>5th Cycle Site?</u>	<u>Existing Units</u>	<u>Gross Acreage</u>	<u>Buildable Acreage</u>	<u>HCD Sizing Criteria?</u>	<u>Density (Du/Ac)</u>		<u>Potential Rezoned Unit Yield</u>	<u>Assumed Net Yield</u>	<u>Assumed Net Unit Yield</u>			<u>Existing Use and Explanation of Propensity Narrative and Existing Use</u>	<u>Letter Interest ?</u>	<u>Focus Area</u>	<u>Inventory /Map ID</u>
										<u>Existing Zone Density</u>	<u>Rezoned Density (Assumed)</u>			<u>Low/Very Low/Low</u>	<u>Moderate</u>	<u>Above Moderate</u>				
																	developable scale and is something the City will explore with relevant property owners. 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.			
<u>4451311844512205</u>	<u>John Hancock Life/Craig Realty</u>	<u>PCPC</u>	<u>MU-H2MU-H2</u>	<u>NoNo</u>	<u>NoNo</u>	<u>0 units0 units</u>	<u>1.61 acres0.80 acres</u>	<u>1.61 acres0.80 acres</u>	<u>YesYes</u>	<u>0 Du/Ac0 Du/Ac</u>	<u>50 Du/Ac50 Du/Ac</u>	<u>80 units39 units</u>	<u>80 units39 units</u>	<u>26 units13 units</u>	<u>6 units3 units</u>	<u>48 units23 units</u>	<u>This parcel was formerly a part 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. 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.</u>		<u>Airport AreaAirport Area</u>	<u>4140</u>
<u>4451311944513118</u>	<u>John Hancock Life/John Hancock Life</u>	<u>PCPC</u>	<u>MU-H2MU-H2</u>	<u>NoNo</u>	<u>NoNo</u>	<u>0 units0 units</u>	<u>2.30 acres1.61 acres</u>	<u>2.30 acres1.61 acres</u>	<u>YesYes</u>	<u>0 Du/Ac0 Du/Ac</u>	<u>50 Du/Ac50 Du/Ac</u>	<u>115 units80 units</u>	<u>115 units80 units</u>	<u>38 units26 units</u>	<u>8 units6 units</u>	<u>69 units48 units</u>	<u>This parcel was formerly a part 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. 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</u>		<u>Airport AreaAirport Area</u>	<u>4241</u>

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Table B-84: Airport Area Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low/Low	Moderate	Above Moderate				
																	residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.			
<del>44513108</del> <del>44513119</del>	<del>Olen Properties Corp</del> <del>John Hancock Life</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units0 units</del>	<del>0.64 acres2.30 acres</del>	<del>0.64 acres2.30 acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac0 Du/Ac</del>	<del>50 Du/Ac50 Du/Ac</del>	<del>32 units115 units</del>	<del>32 units115 units</del>	<del>11 units38 units</del>	<del>2 units8 units</del>	<del>19 units69 units</del>	<del>This parcel was formerly a part 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. 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.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>4342</del>
<del>44512212</del> <del>44513108</del>	<del>4400 Macarthur Property Olen Properties Corp</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units0 units</del>	<del>1.17 acres0.64 acres</del>	<del>1.17 acres0.64 acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac0 Du/Ac</del>	<del>50 Du/Ac50 Du/Ac</del>	<del>58 units32 units</del>	<del>58 units32 units</del>	<del>19 units11 units</del>	<del>4 units2 units</del>	<del>34 units19 units</del>	<del>This parcel contains office space for banking and insurance companies and is identified as a site for potential housing. 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.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>4443</del>
<del>44515109</del> <del>44512212</del>	<del>Hoag Memorial Hospital Presbyterian</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units0 units</del>	<del>1.35 acres1.17 acres</del>	<del>1.35 acres1.17 acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac0 Du/Ac</del>	<del>50 Du/Ac50 Du/Ac</del>	<del>67 units58 units</del>	<del>67 units58 units</del>	<del>22 units19 units</del>	<del>5 units4 units</del>	<del>40 units34 units</del>	<del>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 possible that Hoag may</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>4544</del>



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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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very LowLow	Moderate	Above Moderate				
		Macarthur Property															consider workforce housing on this parcel. The City will work with Hoag to explore workforce housing on this site. This parcel contains office space for banking and insurance companies and identified as a site for potential housing.			
<del>4451220944515109</del>	<del>Ferrado Newport LLC Hoag Mem Hosp Presbyterian</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>NoNo</del>	<del>NoNo</del>	<del>0 units0 units</del>	<del>1.03 acres1.35 acres</del>	<del>1.03 acres1.35 acres</del>	<del>YesYes</del>	<del>0 Du/Ac0 Du/Ac</del>	<del>50 Du/Ac50 Du/Ac</del>	<del>51 units67 units</del>	<del>51 units67 units</del>	<del>17 units22 units</del>	<del>4 units5 units</del>	<del>30 units40 units</del>	<del>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 based on the commercial use currently present on site. 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 plans for those parcels.</del>		<del>Airport AreaAirport Area</del>	<del>4645</del>
<del>4451313144512209</del>	<del>Kcn Management LLC Ferrado Newport LLC</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>NoNo</del>	<del>NoNo</del>	<del>0 units0 units</del>	<del>2.58 acres1.03 acres</del>	<del>2.58 acres1.03 acres</del>	<del>YesYes</del>	<del>0 Du/Ac0 Du/Ac</del>	<del>50 Du/Ac50 Du/Ac</del>	<del>128 units51 units</del>	<del>128 units51 units</del>	<del>42 units17 units</del>	<del>9 units4 units</del>	<del>76 units30 units</del>	<del>This parcel has a functioning office and identified as a potential location for housing. 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.</del>		<del>Airport AreaAirport Area</del>	<del>4746</del>
<del>4451313444513131</del>	<del>#N/A Kcn Management LLC</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>NoNo</del>	<del>NoNo</del>	<del>0 units0 units</del>	<del>0.74 acres2.58 acres</del>	<del>0.74 acres2.58 acres</del>	<del>YesYes</del>	<del>0 Du/Ac0 Du/Ac</del>	<del>50 Du/Ac50 Du/Ac</del>	<del>36 units128 units</del>	<del>36 units128 units</del>	<del>12 units42 units</del>	<del>3 units9 units</del>	<del>21 units76 units</del>	<del>This parcel contains a restaurant overlooking a pond and is identified as a site for potential housing. This parcel has a functioning office and identified as a potential location for housing. If found suitable, the property owner should be advised that a land use change to housing might be possible.</del>		<del>Airport AreaAirport Area</del>	<del>4847</del>
<del>4451210544513134</del>	<del>Mac Arthur Court LLC #N/A</del>	<del>PCPC</del>	<del>CO-GMU-H2</del>	<del>NoNo</del>	<del>NoNo</del>	<del>0 units0 units</del>	<del>0.74 acres0.74 acres</del>	<del>0.74 acres0.74 acres</del>	<del>YesYes</del>	<del>0 Du/Ac0 Du/Ac</del>	<del>50 Du/Ac50 Du/Ac</del>	<del>37 units36 units</del>	<del>37 units36 units</del>	<del>12 units12 units</del>	<del>3 units3 units</del>	<del>22 units21 units</del>	<del>This parcel is owned by the Irvine Company at SEC MacArthur &amp; 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</del>		<del>Airport AreaAirport Area</del>	<del>4948</del>

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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low/Low	Moderate	Above Moderate				
																	<del>be possible. This parcel contains a restaurant overlooking a pond and is identified as a site for potential housing.</del>			
<del>445</del> <del>131</del> <del>09445</del> <del>121-05</del>	<del>4440 Vka</del> <del>Tic 3</del> <del>LLCMac</del> <del>Arthur</del> <del>Court</del> <del>LLC</del>	<del>PCPC</del>	<del>MU-H2CO-G</del>	<del>NoNo</del>	<del>YesNo</del>	<del>0 units0</del> <del>units</del>	<del>0.66</del> <del>acres0.7</del> <del>4-acres</del>	<del>0.66</del> <del>acres0.74</del> <del>acres</del>	<del>YesYes</del>	<del>0 Du/Ac0</del> <del>Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>32</del> <del>units37</del> <del>units</del>	<del>32</del> <del>units37</del> <del>units</del>	<del>11</del> <del>units1</del> <del>2 units</del>	<del>2 units3</del> <del>units</del>	<del>19</del> <del>units22</del> <del>units</del>	<del>The current owner of the property has expressed to City staff written interest to develop housing. This parcel is owned by the Irvine Company at SEC MacArthur &amp; 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.</del>	<del>Y</del>	<del>Airport</del> <del>AreaAir</del> <del>port</del> <del>Area</del>	<del>5049</del>
<del>445</del> <del>131</del> <del>10445</del> <del>131-09</del>	<del>Comac</del> <del>America</del> <del>Corporati</del> <del>on4440</del> <del>Vka-Tic 3</del> <del>LLC</del>	<del>PCPC</del>	<del>MU-H2MU-</del> <del>H2</del>	<del>NoNo</del>	<del>NoYes</del>	<del>0 units0</del> <del>units</del>	<del>0.74</del> <del>acres0.6</del> <del>6-acres</del>	<del>0.74</del> <del>acres0.66</del> <del>acres</del>	<del>YesYes</del>	<del>0 Du/Ac0</del> <del>Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>36</del> <del>units32</del> <del>units</del>	<del>36</del> <del>units32</del> <del>units</del>	<del>12</del> <del>units1</del> <del>1 units</del>	<del>3 units2</del> <del>units</del>	<del>21</del> <del>units19</del> <del>units</del>	<del>This parcel contains office space for a banking company and is identified as an underutilized site for potential housing. The current owner of the property has expressed to City staff written interest to allow housing.</del>	<del>Y</del>	<del>Airport</del> <del>AreaAir</del> <del>port</del> <del>Area</del>	<del>5150</del>
<del>445</del> <del>151</del> <del>01445</del> <del>131-10</del>	<del>County</del> <del>Of</del> <del>OrangeC</del> <del>omac</del> <del>America</del> <del>Corporati</del> <del>on</del>	<del>PCPC</del>	<del>PFMU-H2</del>	<del>NoNo</del>	<del>NoNo</del>	<del>0 units0</del> <del>units</del>	<del>7.78</del> <del>acres0.7</del> <del>4-acres</del>	<del>7.78</del> <del>acres0.74</del> <del>acres</del>	<del>YesYes</del>	<del>0 Du/Ac0</del> <del>Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>388</del> <del>units36</del> <del>units</del>	<del>388</del> <del>units36</del> <del>units</del>	<del>128</del> <del>units1</del> <del>2 units</del>	<del>27 units3</del> <del>units</del>	<del>232</del> <del>units21</del> <del>units</del>	<del>This parcel is already approved by the City for Newport Crossings multi-tenant housing project. This parcel contains office space for a banking company and identified as a site for potential housing.</del>		<del>Airport</del> <del>AreaAir</del> <del>port</del> <del>Area</del>	<del>5251</del>
<del>445</del> <del>121</del> <del>14445</del> <del>151-01</del>	<del>Mac</del> <del>Arthur</del> <del>Court</del> <del>LLCCount</del> <del>y-Of</del> <del>Orange</del>	<del>PCPC</del>	<del>CO-GPF</del>	<del>NoNo</del>	<del>NoNo</del>	<del>0 units0</del> <del>units</del>	<del>7.81</del> <del>acres7.7</del> <del>8-acres</del>	<del>7.81</del> <del>acres7.78</del> <del>acres</del>	<del>YesYes</del>	<del>0 Du/Ac0</del> <del>Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>390</del> <del>units388</del> <del>units</del>	<del>390</del> <del>units388</del> <del>units</del>	<del>129</del> <del>units1</del> <del>28 units</del>	<del>27</del> <del>units27</del> <del>units</del>	<del>234</del> <del>units232</del> <del>units</del>	<del>This parcel is owned by the Irvine Company at SEC MacArthur &amp; 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. This parcel is already approved by the City for Newport Crossings multi-tenant housing project.</del>		<del>Airport</del> <del>AreaAir</del> <del>port</del> <del>Area</del>	<del>5352</del>
<del>445</del> <del>121</del> <del>18445</del> <del>121-14</del>	<del>Bre &amp;</del> <del>Esa</del> <del>Propertie</del> <del>s LLCMac</del> <del>Arthur</del> <del>Court</del> <del>LLC</del>	<del>PCPC</del>	<del>CGCO-G</del>	<del>NoNo</del>	<del>NoNo</del>	<del>0 units0</del> <del>units</del>	<del>2.65</del> <del>acres7.8</del> <del>1-acres</del>	<del>2.65</del> <del>acres7.81</del> <del>acres</del>	<del>YesYes</del>	<del>0 Du/Ac0</del> <del>Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>132</del> <del>units390</del> <del>units</del>	<del>132</del> <del>units390</del> <del>units</del>	<del>44</del> <del>units1</del> <del>29 units</del>	<del>9 units27</del> <del>units</del>	<del>79</del> <del>units234</del> <del>units</del>	<del>This parcel is designated for a hotel use and contains a large parking lot. This parcel is identified as a possible candidate for housing via replacement of current use or additional development on the parking lot areas of the site. Vertical mixed-use development could also be an option. This parcel is owned by the Irvine Company at SEC MacArthur &amp; Campus.</del>		<del>Airport</del> <del>AreaAir</del> <del>port</del> <del>Area</del>	<del>5453</del>

City of Newport Beach  
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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	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.			
<del>445</del> <del>161</del> <del>04445</del> <del>121-18</del>	<del>4425</del> <del>Jamboree LLC Bre &amp; Esas Properties LLC</del>	<del>PCPC</del>	<del>MU-H2CG</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units</del> <del>0 units</del>	<del>1.69</del> <del>acres2.65</del> <del>acres</del>	<del>1.69</del> <del>acres2.65</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>84</del> <del>units132</del> <del>units</del>	<del>84</del> <del>units132</del> <del>units</del>	<del>28</del> <del>units44</del> <del>units</del>	<del>6 units</del> <del>9 units</del>	<del>50</del> <del>units79</del> <del>units</del>	<del>This parcel is already approved by the City for Newport Crossings multi-tenant housing project. This parcel is designated for a hotel use that is a identified as a possible candidate for housing. The property owner should be advised that a land use change to accomodate housing might be possible.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>55</del> <del>54</del>
<del>445</del> <del>141</del> <del>04445</del> <del>161-04</del>	<del>Coastal Azul Management LLC 4425 Jamboree LLC</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units</del> <del>0 units</del>	<del>0.26</del> <del>acres1.69</del> <del>acres</del>	<del>0.26</del> <del>acres1.69</del> <del>acres</del>	<del>No</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>13</del> <del>units84</del> <del>units</del>	<del>13</del> <del>units84</del> <del>units</del>	<del>4</del> <del>units28</del> <del>units</del>	<del>1 units</del> <del>6 units</del>	<del>7 units</del> <del>50 units</del>	<del>The current owner of the property has expressed to City staff written interest to develop housing. This parcel is already approved by the City for Newport Crossings multi-tenant housing project.</del>	<del>Y</del>	<del>Airport Area</del> <del>Airport Area</del>	<del>56</del> <del>55</del>
<del>445</del> <del>131</del> <del>13445</del> <del>141-04</del>	<del>Tst Mac Arthur LLC Coastal Azul Management</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units</del> <del>0 units</del>	<del>0.59</del> <del>acres0.26</del> <del>acres</del>	<del>0.59</del> <del>acres0.26</del> <del>acres</del>	<del>Yes</del> <del>No</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>29</del> <del>units13</del> <del>units</del>	<del>29</del> <del>units13</del> <del>units</del>	<del>10</del> <del>units4</del> <del>units</del>	<del>2 units</del> <del>1 units</del>	<del>17 units</del> <del>7 units</del>	<del>This parcel contains office space for banking and insurance companies and is identified as an underutilized site for potential housing. The current owner of the property has expressed to City staff written interest to allow housing.</del>	<del>Y</del>	<del>Airport Area</del> <del>Airport Area</del>	<del>57</del> <del>56</del>
<del>445</del> <del>122</del> <del>17445</del> <del>131-13</del>	<del>Pacific Club Tst Mac Arthur LLC</del>	<del>PCPC</del>	<del>MU-H2MU-H2</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units</del> <del>0 units</del>	<del>1.95</del> <del>acres0.59</del> <del>acres</del>	<del>1.95</del> <del>acres0.59</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>97</del> <del>units29</del> <del>units</del>	<del>97</del> <del>units29</del> <del>units</del>	<del>32</del> <del>units10</del> <del>units</del>	<del>7 units</del> <del>2 units</del>	<del>58</del> <del>units17</del> <del>units</del>	<del>This parcel contains a restaurant overlooking a pond and is identified as a site for potential housing based on the existing commercial use and location. This parcel contains office space for banking and insurance companies and identified as a site for potential housing.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>58</del> <del>57</del>
<del>445</del> <del>121</del> <del>09445</del> <del>122-17</del>	<del>Nf Von Karman LLC Pacific Club</del>	<del>PCPC</del>	<del>CGMU-H2</del>	<del>No</del> <del>No</del>	<del>No</del> <del>No</del>	<del>0 units</del> <del>0 units</del>	<del>1.00</del> <del>acres1.95</del> <del>acres</del>	<del>1.00</del> <del>acres1.95</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>49</del> <del>units97</del> <del>units</del>	<del>49</del> <del>units97</del> <del>units</del>	<del>16</del> <del>units32</del> <del>units</del>	<del>3 units</del> <del>7 units</del>	<del>29</del> <del>units58</del> <del>units</del>	<del>This parcel is occupied by a "Carls Jr." This parcel appears to be more underutilized than parcel 36, and these parcels could be combinable. The City will work with relevant property owners to explore lot consolidation and new development. This parcel contains a resturaunt overlooking a pond and is identified as a site for potential housing.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>59</del> <del>58</del>



City of Newport Beach  
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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income</del> RHNA Allocation																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low/Low	Moderate	Above Moderate				
<del>445</del> <del>122</del> <del>19445</del> <del>121-09</del>	<del>M4 Macarthur LLC</del> <del>Nf Von Karman LLC</del>	<del>PCPC</del>	<del>MU-H2CG</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>0.51</del> <del>acres1.0</del> <del>0-acres</del>	<del>0.51</del> <del>acres1.00</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>25</del> <del>units49</del> <del>units</del>	<del>25</del> <del>units49</del> <del>units</del>	<del>8</del> <del>units1</del> <del>6 units</del>	<del>2</del> <del>units3</del> <del>units</del>	<del>15</del> <del>units29</del> <del>units</del>	<del>This parcel is a viable commercial development that fronts Bristol and the 73 freeway and is identified as a site for potential housing. This parcel is occupied by a "Carls Jr." This parcel appears to be more underutilized than parcel 36, and these parcels could be combinable. If found suitable, the property owners should be advised that a land use change to housing might be possible.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>60</del> <del>59</del>
<del>427</del> <del>121</del> <del>27445</del> <del>122-19</del>	<del>BirchM4 Macarthur LLC</del>	<del>OAPC</del>	<del>AOMU-H2</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>1.41</del> <del>acres0.5</del> <del>1-acres</del>	<del>1.41</del> <del>acres0.51</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>70</del> <del>units25</del> <del>units</del>	<del>70</del> <del>units25</del> <del>units</del>	<del>23</del> <del>units8</del> <del>units</del>	<del>5</del> <del>units2</del> <del>units</del>	<del>42</del> <del>units15</del> <del>units</del>	<del>This parcel contains a parking lot and is therefore identified as a site for potential housing. This parcel is a viable commercial development that front Bristol and the 73 freeway and is identified as a site for potential housing.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>61</del> <del>60</del>
<del>427</del> <del>173</del> <del>01427</del> <del>121-27</del>	<del>Bank First And Inc</del> <del>Birch</del>	<del>PCOA</del>	<del>MU-H2AO</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>1.00</del> <del>acres1.4</del> <del>1-acres</del>	<del>1.00</del> <del>acres1.41</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>49</del> <del>units70</del> <del>units</del>	<del>49</del> <del>units70</del> <del>units</del>	<del>16</del> <del>units2</del> <del>3 units</del>	<del>3</del> <del>units5</del> <del>units</del>	<del>29</del> <del>units42</del> <del>units</del>	<del>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. The City will work with relevant property owners to explore lot consolidation and new development. This parcel contains a parking lot and identified as a site for potential housing.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>62</del> <del>61</del>
<del>427</del> <del>332</del> <del>02427</del> <del>173-01</del>	<del>Bsp Bristol LLC</del> <del>Bank First And Inc</del>	<del>PCPC</del>	<del>CO-GMU-H2</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>2.38</del> <del>acres1.0</del> <del>0-acres</del>	<del>2.38</del> <del>acres1.00</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>118</del> <del>units49</del> <del>units</del>	<del>118</del> <del>units49</del> <del>units</del>	<del>39</del> <del>units1</del> <del>6 units</del>	<del>8</del> <del>units3</del> <del>units</del>	<del>70</del> <del>units29</del> <del>units</del>	<del>This parcel contains office space and a hotel and is identified as a commercial site that could be better utilized as a site for housing. 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.</del>		<del>Airport Area</del> <del>Airport Area</del>	<del>63</del> <del>62</del>
<del>427</del> <del>332</del> <del>04427</del> <del>332-02</del>	<del>Newport Place InvestmentBsp Bristol LLC</del>	<del>PCPC</del>	<del>CO-GCO-G</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>1.70</del> <del>acres2.3</del> <del>8-acres</del>	<del>1.70</del> <del>acres2.38</del> <del>acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac50</del> <del>Du/Ac</del>	<del>85</del> <del>units118</del> <del>units</del>	<del>85</del> <del>units118</del> <del>units</del>	<del>28</del> <del>units3</del> <del>9 units</del>	<del>6</del> <del>units8</del> <del>units</del>	<del>51</del> <del>units70</del> <del>units</del>	<del>The current owner of the property has expressed to City staff written interest to develop housing. This parcel contains office space a hotel and is identified as a site for potential housing.</del>	<del>Y</del>	<del>Airport Area</del> <del>Airport Area</del>	<del>64</del> <del>63</del>

City of Newport Beach  
2021-2029 HOUSING ELEMENT



Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
Parcel Numb er	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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very LowLow	Moderate	Above Moderate				
<u>427</u> <u>332</u> <u>03427</u> <u>332-04</u>	<u>Crown Building</u> <u>Newport Place</u> <u>Investment</u>	<u>PCPC</u>	<u>CO-GCO-G</u>	<u>No</u> <u>No</u>	<u>No</u> <u>No</u>	<u>0 units</u> <u>0 units</u>	<u>1.41</u> <u>acres</u> <u>1.70 acres</u>	<u>1.41</u> <u>acres</u> <u>1.70 acres</u>	<u>Yes</u> <u>Yes</u>	<u>0 Du/Ac</u> <u>0 Du/Ac</u>	<u>50</u> <u>Du/Ac</u> <u>50 Du/Ac</u>	<u>70</u> <u>units</u> <u>85 units</u>	<u>70</u> <u>units</u> <u>85 units</u>	<u>23</u> <u>units</u> <u>28 units</u>	<u>5 units</u> <u>6 units</u>	<u>42</u> <u>units</u> <u>51 units</u>	<u>This parcel is an improved parking lot that could be a potential location for infill housing. The current owner of the property has expressed to City staff written interest to allow housing.</u>	<u>Y</u>	<u>Airport Area</u> <u>Airport Area</u>	<u>6564</u>
<u>427</u> <u>221</u> <u>14427</u> <u>332-03</u>	<u>Ndh America</u> <u>Inc</u> <u>Crown Building</u>	<u>PCPC</u>	<u>MU-H2CO-G</u>	<u>No</u> <u>No</u>	<u>No</u> <u>No</u>	<u>0 units</u> <u>0 units</u>	<u>1.50</u> <u>acres</u> <u>1.41 acres</u>	<u>1.50</u> <u>acres</u> <u>1.41 acres</u>	<u>Yes</u> <u>Yes</u>	<u>0 Du/Ac</u> <u>0 Du/Ac</u>	<u>50</u> <u>Du/Ac</u> <u>50 Du/Ac</u>	<u>75</u> <u>units</u> <u>70 units</u>	<u>75</u> <u>units</u> <u>70 units</u>	<u>25</u> <u>units</u> <u>23 units</u>	<u>5 units</u> <u>5 units</u>	<u>45</u> <u>units</u> <u>42 units</u>	<u>This parcel was formerly a part 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. 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.</u>		<u>Airport Area</u> <u>Airport Area</u>	<u>6665</u>
<u>427</u> <u>181</u> <u>01427</u> <u>221-14</u>	<u>Macarthur Pacific</u> <u>Plaza</u> <u>Ndh America Inc</u>	<u>PCPC</u>	<u>MU-H2MU-H2</u>	<u>No</u> <u>No</u>	<u>No</u> <u>No</u>	<u>0 units</u> <u>0 units</u>	<u>1.45</u> <u>acres</u> <u>1.50 acres</u>	<u>1.45</u> <u>acres</u> <u>1.50 acres</u>	<u>Yes</u> <u>Yes</u>	<u>0 Du/Ac</u> <u>0 Du/Ac</u>	<u>50</u> <u>Du/Ac</u> <u>50 Du/Ac</u>	<u>72</u> <u>units</u> <u>75 units</u>	<u>72</u> <u>units</u> <u>75 units</u>	<u>24</u> <u>units</u> <u>25 units</u>	<u>5 units</u> <u>5 units</u>	<u>43</u> <u>units</u> <u>45 units</u>	<u>This parcel contains office space for real estate developers and is identified as a site for potential housing. This parcel was formerly a part 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.</u>		<u>Airport Area</u> <u>Airport Area</u>	<u>6766</u>
<u>427</u> <u>241</u> <u>13427</u> <u>181-01</u>	<u>Newport Plaza Office</u> <u>LLC</u> <u>Macarthur Pacific Plaza</u>	<u>PCPC</u>	<u>CGMU-H2</u>	<u>No</u> <u>No</u>	<u>No</u> <u>No</u>	<u>0 units</u> <u>0 units</u>	<u>3.95</u> <u>acres</u> <u>1.45 acres</u>	<u>3.95</u> <u>acres</u> <u>1.45 acres</u>	<u>Yes</u> <u>Yes</u>	<u>0 Du/Ac</u> <u>0 Du/Ac</u>	<u>50</u> <u>Du/Ac</u> <u>50 Du/Ac</u>	<u>197</u> <u>units</u> <u>72 units</u>	<u>197</u> <u>units</u> <u>72 units</u>	<u>65</u> <u>units</u> <u>24 units</u>	<u>14 units</u> <u>5 units</u>	<u>118</u> <u>units</u> <u>43 units</u>	<u>The current owner of the property has expressed to City staff written interest to develop housing. This parcel contains office space for real estate developers and identified as a site for potential housing.</u>	<u>Y</u>	<u>Airport Area</u> <u>Airport Area</u>	<u>6867</u>

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Table B-84: Airport Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
427-221-13427-241-13	1200 Quail St LLCNewport Plaza Office LLC	PCPC	MU-H2CG	YesNo	NoNo	0 units0 units	1.00 acres3.95-acres	1.00 acres3.95-acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	49 units197 units	49 units197 units	16 units65 units	3 units14 units	29 units118 units	This parcel has an existing office building but could be a location for housing development. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAirport Area	6968
427-174-04427-221-13	Elite West LLC1200 Quail St LLC	PCPC	MU-H2MU-H2	NoYes	NoNo	0 units0 units	6.32 acres1.00-acres	6.32 acres1.00-acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	315 units49 units	315 units49 units	104 units16 units	22 units3 units	189 units29 units	This parcel contains office space for a manufacturing company and is identified as a site for potential housing. This parcel has a functioning office building but could be a location for housing. If found suitable, the property owner should be advised that a land use change to housing might be possible.		Airport AreaAirport Area	7069
427-221-01427-174-04	Nf Dove LLCElite West LLC	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	3.99 acres6.32-acres	3.99 acres6.32-acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	199 units315 units	199 units315 units	66 units104 units	14 units22 units	119 units189 units	This parcel is currently under construction as a multi-story, high rise apartment complex. This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport AreaAirport Area	7170
427-181-08427-221-01	Gurcharan Singh Sandher Nf Dove LLC	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.72 acres3.99-acres	0.72 acres3.99-acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	35 units199 units	35 units199 units	12 units66 units	2 units14 units	21 units119 units	The current owner of the property has expressed to City staff written interest to develop housing. This parcel is currently under construction as a multi-story high rise apartment complex.	Y	Airport AreaAirport Area	7271
427-222-05427-181-08	Malague naGurcharan Singh Sandher	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.90 acres0.72-acres	0.90 acres0.72-acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	45 units35 units	45 units35 units	15 units12 units	3 units2 units	27 units21 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAirport Area	7372
427-222-06427-222-05	Pmc Macarthur LLCMalague na	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	1.56 acres0.90-acres	1.56 acres0.90-acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	77 units45 units	77 units45 units	25 units15 units	5 units3 units	46 units27 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAirport Area	7473
427-221-10427-222-06	Sbs Dove Street Partners Pmc Macarthur LLC	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	1.71 acres1.56-acres	1.71 acres1.56-acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	85 units77 units	85 units77 units	28 units25 units	6 units5 units	51 units46 units	This parcel contains office space for an architectural firm and is identified as a site for potential housing. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAirport Area	7574



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Table B-84: <u>Airport Area</u> Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
427 221 11427 221 10	Hankey Investment Company Sbs-Dove Street Partners	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	1.52 acres1.71 acres	1.52 acres1.71 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	76 units85 units	76 units85 units	25 units28 units	5 units6 units	45 units51 units	This parcel contains office space for a manufacturing company and is identified as a site for potential housing. This parcel contains office space for an architectural firm and is identified as a site for potential housing.		Airport AreaAirport Area	7675
427 221 06427 221 11	Dove Owner AgHankey Investment Company	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	3.59 acres1.52 acres	3.59 acres1.52 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	179 units76 units	179 units76 units	59 units25 units	13 units5 units	107 units45 units	This parcel has a two-level parking structure for a multi-story office structure that could be re-worked to add housing. This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport AreaAirport Area	7776
427 174 06427 221 06	J Ray Macarthur SandersoneDove Owner Ag	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.94 acres3.59 acres	0.94 acres3.59 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	47 units179 units	47 units179 units	16 units59 units	3 units13 units	28 units107 units	The current owner of the property has expressed to City staff written interest to develop housing. This parcel has 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.	Y	Airport AreaAirport Area	7877
427 181 07427 174 06	Ridgeway Real EstateJ Ray Macarthur Sandersone	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	1.10 acres0.94 acres	1.10 acres0.94 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	55 units47 units	55 units47 units	18 units16 units	4 units3 units	33 units28 units	This parcel shares a parking lot with parcel 72. The two buildings on this parcel are commercial buildings, and due to the existing use, identified as a potential source for housing development. The City will work with relevant property owners to explore lot consolidation and new development. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAirport Area	7978
427 181 03427 181 07	Gs 1600 Dove LLCRidgeway Real Estate	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	2.49 acres1.10 acres	2.49 acres1.10 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	124 units55 units	124 units55 units	41 units18 units	9 units4 units	74 units33 units	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. The City will work with relevant property owners to explore lot consolidation and new development. This parcel shares a parking lot with parcel 72. The two buildings on this parcel are newer, vintage commerical buildings, and due		Airport AreaAirport Area	8079

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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low/Low	Moderate	Above Moderate				
																	to the existing use, identified as a potential source for housing development.			
<a href="#">427</a> <a href="#">221</a> <a href="#">09427</a> <a href="#">181-03</a>	<a href="#">Feb Dove Street Partners Gs-1600 Dove LLC</a>	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	<a href="#">1.51</a> <a href="#">acres</a> <a href="#">2.49</a> <a href="#">acres</a>	<a href="#">1.51</a> <a href="#">acres</a> <a href="#">2.49</a> <a href="#">acres</a>	YesYes	<a href="#">0 Du/Ac0 Du/Ac</a>	<a href="#">50 Du/Ac50 Du/Ac</a>	<a href="#">75</a> <a href="#">units</a> <a href="#">124</a> <a href="#">units</a>	<a href="#">75</a> <a href="#">units</a> <a href="#">124</a> <a href="#">units</a>	<a href="#">25</a> <a href="#">units</a> <a href="#">41</a> <a href="#">units</a>	<a href="#">5</a> <a href="#">units</a> <a href="#">9</a> <a href="#">units</a>	<a href="#">45</a> <a href="#">units</a> <a href="#">74</a> <a href="#">units</a>	<a href="#">This parcel contains older, low-density office space (2 stories). Because of the odd shape of this parcel, the City will work with relevant property owners to explore lot consolidation and new development. This parcel is a commerical retail building operated by national food and beverage compaines and likely to be housing sites if combined with neighboring sites.</a>		<a href="#">Airport Area</a> <a href="#">Air</a> <a href="#">port</a> <a href="#">Area</a>	<a href="#">8180</a>
<a href="#">427</a> <a href="#">221</a> <a href="#">02427</a> <a href="#">221-09</a>	<a href="#">Westerly Ow-AberdeenFeb Dove Street Partners</a>	PCPC	CO-GMU-H2	NoNo	NoNo	0 units0 units	<a href="#">1.46</a> <a href="#">acres</a> <a href="#">1.51</a> <a href="#">acres</a>	<a href="#">1.46</a> <a href="#">acres</a> <a href="#">1.51</a> <a href="#">acres</a>	YesYes	<a href="#">0 Du/Ac0 Du/Ac</a>	<a href="#">50 Du/Ac50 Du/Ac</a>	<a href="#">72</a> <a href="#">units</a> <a href="#">75</a> <a href="#">units</a>	<a href="#">72</a> <a href="#">units</a> <a href="#">75</a> <a href="#">units</a>	<a href="#">24</a> <a href="#">units</a> <a href="#">25</a> <a href="#">units</a>	<a href="#">5</a> <a href="#">units</a> <a href="#">5</a> <a href="#">units</a>	<a href="#">43</a> <a href="#">units</a> <a href="#">45</a> <a href="#">units</a>	<a href="#">The current owner of the property has expressed to City staff written interest to develop housing. This parcel is an odd shaped parcel that would not be able to efficiently planned as separate housing projects. Yet if found suitable, the owners should be advised that a land use change to housing might be possible.</a>	Y	<a href="#">Airport Area</a> <a href="#">Air</a> <a href="#">port</a> <a href="#">Area</a>	<a href="#">8281</a>
<a href="#">427</a> <a href="#">174</a> <a href="#">05427</a> <a href="#">221-02</a>	<a href="#">J Ray Macarthur SandersonWesterly Ow-Aberdeen</a>	PCPC	MU-H2CO-G	NoNo	NoNo	0 units0 units	<a href="#">1.50</a> <a href="#">acres</a> <a href="#">1.46</a> <a href="#">acres</a>	<a href="#">1.50</a> <a href="#">acres</a> <a href="#">1.46</a> <a href="#">acres</a>	YesYes	<a href="#">0 Du/Ac0 Du/Ac</a>	<a href="#">50 Du/Ac50 Du/Ac</a>	<a href="#">75</a> <a href="#">units</a> <a href="#">72</a> <a href="#">units</a>	<a href="#">75</a> <a href="#">units</a> <a href="#">72</a> <a href="#">units</a>	<a href="#">25</a> <a href="#">units</a> <a href="#">24</a> <a href="#">units</a>	<a href="#">5</a> <a href="#">units</a> <a href="#">5</a> <a href="#">units</a>	<a href="#">45</a> <a href="#">units</a> <a href="#">43</a> <a href="#">units</a>	<a href="#">The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.</a>	YY	<a href="#">Airport Area</a> <a href="#">Air</a> <a href="#">port</a> <a href="#">Area</a>	<a href="#">8382</a>
<a href="#">427</a> <a href="#">342</a> <a href="#">02427</a> <a href="#">174-05</a>	<a href="#">Jones Fletcher Jr.J Ray Macarthur Sanderson</a>	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	<a href="#">3.70</a> <a href="#">acres</a> <a href="#">1.50</a> <a href="#">acres</a>	<a href="#">3.70</a> <a href="#">acres</a> <a href="#">1.50</a> <a href="#">acres</a>	YesYes	<a href="#">0 Du/Ac0 Du/Ac</a>	<a href="#">50 Du/Ac50 Du/Ac</a>	<a href="#">184</a> <a href="#">units</a> <a href="#">75</a> <a href="#">units</a>	<a href="#">184</a> <a href="#">units</a> <a href="#">75</a> <a href="#">units</a>	<a href="#">61</a> <a href="#">units</a> <a href="#">25</a> <a href="#">units</a>	<a href="#">13</a> <a href="#">units</a> <a href="#">5</a> <a href="#">units</a>	<a href="#">110</a> <a href="#">units</a> <a href="#">45</a> <a href="#">units</a>	<a href="#">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 City will work with relevant property owners to explore lot consolidation and new development. The current owner of the property has expressed to City staff written interest to allow housing.</a>	Y	<a href="#">Airport Area</a> <a href="#">Air</a> <a href="#">port</a> <a href="#">Area</a>	<a href="#">8483</a>
<a href="#">427</a> <a href="#">342</a> <a href="#">01427</a> <a href="#">342-02</a>	<a href="#">Hilbert Properties LLCJones</a>	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	<a href="#">1.97</a> <a href="#">acres</a> <a href="#">3.70</a> <a href="#">acres</a>	<a href="#">1.97</a> <a href="#">acres</a> <a href="#">3.70</a> <a href="#">acres</a>	YesYes	<a href="#">0 Du/Ac0 Du/Ac</a>	<a href="#">50 Du/Ac50 Du/Ac</a>	<a href="#">98</a> <a href="#">units</a> <a href="#">184</a> <a href="#">units</a>	<a href="#">98</a> <a href="#">units</a> <a href="#">184</a> <a href="#">units</a>	<a href="#">32</a> <a href="#">units</a> <a href="#">6</a> <a href="#">units</a>	<a href="#">7</a> <a href="#">units</a> <a href="#">13</a> <a href="#">units</a>	<a href="#">58</a> <a href="#">units</a> <a href="#">110</a> <a href="#">units</a>	<a href="#">The current owner of the property has expressed to City staff written interest to develop housing. This parcel is a parking lot and large enough for a</a>	Y	<a href="#">Airport Area</a> <a href="#">Air</a> <a href="#">port</a> <a href="#">Area</a>	<a href="#">8584</a>

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Table B-84: Airport Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
		Fletcher Jr.												1 units			sizable, stand-alone project. If combined with parcel 85, there would be enough land for a good-sized project. If found suitable, the property owner should be advised that the use of housing of Parcel 84 alone or in combination with 85 would be possible.			
427 221 16427 342-01	1500 Quail Property LLC/Hilbert & Properties-H	PCPC	CO-GMU-H2	No	No	0 units0 units	4.76 acres1.97 acres	4.76 acres1.97 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	238 units98 units	238 units98 units	79 units32 units	17 units7 units	142 units58 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAirport Area	8685
439 401 01427 221-16	Men's Christian Young 1500 Quail Property LLC	PFPC	PF-CO-G	No	No	0 units0 units	4.03 acres4.76 acres	4.03 acres4.76 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	201 units238 units	201 units238 units	66 units79 units	14 units17 units	120 units142 units	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. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAirport Area	8786
427 221 07439 401-01	Hankey Investment Company Men's Christian Young	PCPF	MU-H2PF	No	No	0 units0 units	1.75 acres4.03 acres	1.75 acres4.03 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	87 units201 units	87 units201 units	29 units66 units	6 units14 units	52 units120 units	This parcel has a functioning office building but could be a location for housing. 8	Y	Airport AreaAirport Area	8887
427 221 15427 221-07	Davenport Quail Partners Hankey Investment Company	PCPC	MU-H2MU-H2	No	No	0 units0 units	1.47 acres1.75 acres	1.47 acres1.75 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	73 units87 units	73 units87 units	24 units29 units	5 units6 units	43 units52 units	The current owner of the property has expressed to City staff written interest to develop housing. This parcel has a functioning office building but could be a location for housing. If found suitable, the property owner should be advised that a land use change to housing might be possible.	Y	Airport AreaAirport Area	8988
427 141 14427 221-15	Sa Abanoub LLC/Davenport Quail Partners	PCPC	CO-GMU-H2	No	No	0 units0 units	0.64 acres1.47 acres	0.64 acres1.47 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	31 units73 units	31 units73 units	10 units24 units	2 units5 units	18 units43 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAirport Area	9089



City of Newport Beach  
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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low/Low	Moderate	Above Moderate				
936 790 44427 141-14	Jrj Investme nts LP Sa Abanoub LLC	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	0.97 acres0.64 acres	0.97 acres0.64 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	48 units31 units	48 units31 units	16 units10 units	3 units2 units	28 units18 units	This parcel contains space for cosmetic services, an education center, and stock brokers. These commercial uses are identified as sites for potential housing. The current owner of the property has expressed to City staff written interest to allow housing.	Y	Airport AreaAir port Area	9190
936 790 50936 790-44	Sa Abanoub LLC Jrj Investme nts LP	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	0.86 acres0.97 acres	0.86 acres0.97 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	42 units48 units	42 units48 units	14 units16 units	3 units3 units	25 units28 units	The current owner of the property has expressed to City staff written interest to develop housing. This parcel contains space for cosmetic services, an education center, and stock brokers that are identifies as sites for potential housing.	Y	Airport AreaAir port Area	9291
427 141 04936 790-50	Sa Abanoub LLC Sa Abanoub LLC	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	0.52 acres0.86 acres	0.52 acres0.86 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	26 units42 units	26 units42 units	9 units14 units	2 units3 units	15 units25 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAir port Area	9392
427 141 11427 141-04	Sa Abanoub LLC Sa Abanoub LLC	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	0.52 acres0.52 acres	0.52 acres0.52 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	26 units26 units	26 units26 units	9 units9 units	2 units2 units	15 units15 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAir port Area	9493
936 790 48427 141-11	Sa Abanoub LLC Sa Abanoub LLC	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	0.72 acres0.52 acres	0.72 acres0.52 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	36 units26 units	36 units26 units	12 units9 units	3 units2 units	21 units15 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAir port Area	9594
427 141 07936 790-48	Sa Abanoub LLC Sa Abanoub LLC	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	0.58 acres0.72 acres	0.58 acres0.72 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	29 units36 units	29 units36 units	10 units12 units	2 units3 units	17 units21 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAir port Area	9695
427 141 08427 141-07	Sa Abanoub LLC Sa Abanoub LLC	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	0.51 acres0.58 acres	0.51 acres0.58 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	25 units29 units	25 units29 units	8 units10 units	2 units2 units	15 units17 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAir port Area	9796
427 141 16427 141-08	Sa Abanoub LLC Sa Abanoub LLC	PCPC	CO-GCO-G	NoNo	NoNo	0 units0 units	8.61 acres0.51 acres	8.61 acres0.51 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	430 units25 units	430 units25 units	142 units8 units	30 units2 units	258 units15 units	The current owner of the property has expressed to City staff written interest to develop housing. The current owner of the property has expressed to City staff written interest to allow housing.	YY	Airport AreaAir port Area	9897

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Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very LowLe w	Moderate	Above Moderate				
<a href="#">4451342242714116</a>	<a href="#">Uptown Newport Jambore LLC</a> <a href="#">Sa Abanoub LLC</a>	PCPC	MU-H2CO-G	NoNo	NoNo	0 units0 units	0.67 acres8.61 acres	0.67 acres8.61 acres	YesYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	33 units430 units	33 units430 units	11 units142 units	2 units30 units	19 units258 units	<a href="#">This parcel is currently under construction as a multi-story, high rise apartment complex. The current owner of the property has expressed to City staff written interest to allow housing.</a>	Y	<a href="#">Airport AreaAirport Area</a>	<a href="#">10098</a>
<a href="#">4451411144513422</a>	<a href="#">Ncp GI Owner LLC</a> <a href="#">Uptown Newport Jambore LLC</a>	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.29 acres0.67 acres	0.29 acres0.67 acres	N/AYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	14 units33 units	14 units33 units	5 units11 units	1 units2 units	8 units19 units	<a href="#">This parcel is a part 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. This parcel is currently under construction as a multi-story high rise apartment complex.</a>		<a href="#">Airport AreaAirport Area</a>	<a href="#">103100</a>
<a href="#">4451411244513414</a>	<a href="#">Lyon Housing LLC</a> <a href="#">Tsg &amp; Venture</a>	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.48 acres0.53 acres	0.48 acres0.53 acres	N/AYes	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	23 units26 units	23 units26 units	8 units9 units	2 units2 units	13 units15 units	<a href="#">This parcel is a part 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. 0</a>		<a href="#">Airport AreaAirport Area</a>	<a href="#">104101</a>
<a href="#">4451411344514111</a>	<a href="#">Ncp GI Owner LLC</a> <a href="#">Ncp GI Owner LLC</a>	PCPC	MU-H2MU-H2	NoNo	NoNo	0 units0 units	0.29 acres0.29 acres	0.29 acres0.29 acres	N/AN/A	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	14 units14 units	14 units14 units	5 units5 units	1 units1 units	8 units8 units	<a href="#">The current owner of the property has expressed to City staff written interest to develop housing. 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.</a>	Y	<a href="#">Airport AreaAirport Area</a>	<a href="#">105103</a>
<a href="#">4271710244514112</a>	<a href="#">Global Alliance Caesary on Housing LLC</a>	PCPC	CGMU-H2	NoNo	NoNo	0 units0 units	1.20 acres0.48 acres	1.20 acres0.48 acres	YesN/A	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	59 units23 units	59 units23 units	19 units8 units	4 units2 units	35 units13 units	<a href="#">Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing. 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.</a>		<a href="#">Airport AreaAirport Area</a>	<a href="#">106104</a>
<a href="#">4272210344514113</a>	<a href="#">Westerly Ow- Aberdee nNcp GI Owner LLC</a>	PCPC	CO-GMU-H2	NoNo	NoNo	0 units0 units	1.46 acres0.29 acres	1.46 acres0.29 acres	YesN/A	0 Du/Ac0 Du/Ac	50 Du/Ac50 Du/Ac	73 units14 units	73 units14 units	24 units5 units	5 units1 units	43 units8 units	<a href="#">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. The current owner of the property has expressed to City staff written interest to allow housing.</a>	Y	<a href="#">Airport AreaAirport Area</a>	<a href="#">107105</a>



Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
<u>Parcel Number</u>	<u>Owner</u>	<u>Existing Zoning</u>	<u>Existing General Plan Land Use</u>	<u>Vacancy</u>	<u>5th Cycle Site?</u>	<u>Existing Units</u>	<u>Gross Acreage</u>	<u>Buildable Acreage</u>	<u>HCD Sizing Criteria?</u>	<u>Density (Du/Ac)</u>		<u>Potential Rezoned Unit Yield</u>	<u>Assumed Net Yield</u>	<u>Assumed Net Unit Yield</u>			<u>Existing Use and Explanation of Propensity Narrative and Existing Use</u>	<u>Letter Interest ?</u>	<u>Focus Area</u>	<u>Inventory /Map ID</u>
										<u>Existing Zone Density</u>	<u>Rezoned Density (Assumed)</u>			<u>Low/ Very Low/Low</u>	<u>Moderate</u>	<u>Above Moderate</u>				
<del>427</del> <del>171</del> <del>03427</del> <del>171-02</del>	<del>Beni Investments LLC</del> <del>Global Alliance</del> <del>Caesar</del>	<del>PCPC</del>	<del>CGCG</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>1.40</del> <del>acres</del> <del>1.20 acres</del>	<del>1.40</del> <del>acres</del> <del>1.20 acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac</del> <del>50 Du/Ac</del>	<del>69</del> <del>units</del> <del>59 units</del>	<del>69</del> <del>units</del> <del>59 units</del>	<del>23</del> <del>units</del> <del>19 units</del>	<del>5</del> <del>units</del> <del>4 units</del>	<del>41</del> <del>units</del> <del>35 units</del>	<del>Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing. 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.</del>		<del>Airport Area</del> <del>Airport</del> <del>Area</del>	<del>108</del> <del>106</del>
<del>936</del> <del>790</del> <del>46427</del> <del>221-03</del>	<del>Orange County Bar</del> <del>West</del> <del>Early On</del> <del>Aberdeen</del> <del>th</del>	<del>PCPC</del>	<del>CO-G</del> <del>CO-G</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>0.97</del> <del>acres</del> <del>1.46 acres</del>	<del>0.97</del> <del>acres</del> <del>1.46 acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac</del> <del>50 Du/Ac</del>	<del>48</del> <del>units</del> <del>73 units</del>	<del>48</del> <del>units</del> <del>73 units</del>	<del>16</del> <del>units</del> <del>24 units</del>	<del>3</del> <del>units</del> <del>5 units</del>	<del>28</del> <del>units</del> <del>43 units</del>	<del>Additionally, the presence of undeveloped building pads at the site presents the opportunity to develop housing. 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.</del>		<del>Airport Area</del> <del>Airport</del> <del>Area</del>	<del>109</del> <del>107</del>
<del>427</del> <del>221</del> <del>17427</del> <del>171-03</del>	<del>Beni Investments LLC</del>	<del>PCPC</del>	<del>MU-H2</del> <del>CG</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>6.46</del> <del>acres</del> <del>1.40 acres</del>	<del>6.46</del> <del>acres</del> <del>1.40 acres</del>	<del>Yes</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac</del> <del>50 Du/Ac</del>	<del>322</del> <del>units</del> <del>69 units</del>	<del>322</del> <del>units</del> <del>69 units</del>	<del>106</del> <del>units</del> <del>23 units</del>	<del>23</del> <del>units</del> <del>5 units</del>	<del>193</del> <del>units</del> <del>41 units</del>	<del>The current owner of the property has expressed to City staff written interest to develop housing. 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.</del>	<del>Y</del>	<del>Airport Area</del> <del>Airport</del> <del>Area</del>	<del>335</del> <del>108</del>
<del>445</del> <del>141</del> <del>31936</del> <del>790-46</del>	<del>Orange County Bar</del>	<del>PCPC</del>	<del>MU-H2</del> <del>CG-G</del>	<del>No</del>	<del>No</del>	<del>0 units</del> <del>0 units</del>	<del>0.40</del> <del>acres</del> <del>0.97 acres</del>	<del>0.40</del> <del>acres</del> <del>0.97 acres</del>	<del>N/A</del> <del>Yes</del>	<del>0 Du/Ac</del> <del>0 Du/Ac</del>	<del>50</del> <del>Du/Ac</del> <del>50 Du/Ac</del>	<del>20</del> <del>units</del> <del>48 units</del>	<del>20</del> <del>units</del> <del>48 units</del>	<del>7</del> <del>units</del> <del>16 units</del>	<del>1</del> <del>units</del> <del>3 units</del>	<del>12</del> <del>units</del> <del>28 units</del>	<del>The current owner of the property has expressed to City staff written interest to develop housing. 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.</del>	<del>Y</del>	<del>Airport Area</del> <del>Airport</del> <del>Area</del>	<del>338</del> <del>109</del>
<del>427</del> <del>221-17</del>	<del>0</del>	<del>PC</del>	<del>MU-H2</del>	<del>No</del>	<del>No</del>	<del>0 units</del>	<del>6.46</del> <del>acres</del>	<del>6.46</del> <del>acres</del>	<del>Yes</del>	<del>0 Du/Ac</del>	<del>50 Du/Ac</del>	<del>322 units</del>	<del>322 units</del>	<del>106</del> <del>units</del>	<del>23 units</del>	<del>193 units</del>	<del>The current owner of the property has expressed to City staff written interest to allow housing.</del>	<del>Y</del>	<del>Airport Area</del>	<del>335</del>
<del>445</del> <del>141-31</del>	<del>0</del>	<del>PC</del>	<del>MU-H2</del>	<del>No</del>	<del>No</del>	<del>0 units</del>	<del>0.40</del> <del>acres</del>	<del>0.40</del> <del>acres</del>	<del>N/A</del>	<del>0 Du/Ac</del>	<del>50 Du/Ac</del>	<del>20 units</del>	<del>20 units</del>	<del>7 units</del>	<del>1 units</del>	<del>12 units</del>	<del>The current owner of the property has expressed to City staff written interest to allow housing.</del>	<del>Y</del>	<del>Airport Area</del>	<del>338</del>
<del>94 units</del>	<del>AIRPORT AREA TOTAL DEVELOPMENT POTENTIALS:</del>												<del>2555 units</del>	<del>7,741</del> <del>715 units</del>						



City of Newport Beach  
2021-2029 HOUSING ELEMENT



Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
Parcel Numb er	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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very LowLow w	Moderate	Above Moderate				
<u>165 acres</u> <u>165 acres</u> <u>-</u> <u>-</u>													<u>543 units</u> <u>4610 units</u>							
427 111 03	Ap Center	OA	MU-H2	No	No	0 units	0.73 acres	0.73 acres	Yes	0 Du/Ac			<u>346 units</u>	17 units		329 units	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		Pipeline Project	260
427 111 09	Corp Jrsm	OA	MU-H2	No	No	0 units	3.19 acres	3.19 acres	Yes	0 Du/Ac			<u>28 units</u>			28 units	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		Pipeline Project	250
<u>427 172 02</u>	<u>Macarthur Starboard</u>	<u>PC</u>	<u>MU-H2</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>1.83 acres</u>	<u>1.83 acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>			<u>117 units</u>	<u>26 units</u>		<u>91 units</u>	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		<u>Pipeline Project</u>	<u>266</u>
<u>427 172 06</u> <u>06427 172 02</u>	<u>Macarthur Starboard</u> <u>Macarthur Starboard</u>	<u>PCPC</u>	<u>MU-H2MU-H2</u>	<u>NoNo</u>	<u>NoNo</u>	<u>0 units0 units</u>	<u>1.71 acres1.83 acres</u>	<u>1.71 acres1.83 acres</u>	<u>N/AYes</u>	<u>0 Du/Ac0 Du/Ac</u>			<u>117 units117 units</u>	<u>26 units26 units</u>		<u>91 units91 units</u>	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		<u>Pipeline ProjectPipeline Project</u>	<u>252266</u>
<u>427 172 03</u> <u>427 172 06</u>	<u>Macarthur Starboard</u> <u>Macarthur Starboard</u>	<u>PCPC</u>	<u>MU-H2MU-H2</u>	<u>NoNo</u>	<u>NoNo</u>	<u>0 units0 units</u>	<u>1.94 acres1.71 acres</u>	<u>1.94 acres1.71 acres</u>	<u>YesN/A</u>	<u>0 Du/Ac0 Du/Ac</u>			<u>117 units117 units</u>	<u>26 units26 units</u>		<u>91 units1 unit91 units</u>	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		<u>Pipeline ProjectPipeline Project</u>	<u>267252</u>
<u>445 131 29</u> <u>427 172 03</u>	<u>Sif-Kc Towers LLCMacarthur Starboard</u>	<u>PCPC</u>	<u>MU-H2MU-H2</u>	<u>NoNo</u>	<u>NoNo</u>	<u>0 units0 units</u>	<u>6.22 acres1.94 acres</u>	<u>6.22 acres1.94 acres</u>	<u>N/AYes</u>	<u>0 Du/Ac0 Du/Ac</u>			<u>325 units117 units</u>	<u>13 units26 units</u>		<u>312 units91 units</u>	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		<u>Pipeline ProjectPipeline Project</u>	<u>249267</u>
<u>445 133 07</u> <u>445 131 29</u>	<u>Newport Jamboree UptownSif-Kc</u>	<u>PCPC</u>	<u>MU-H2MU-H2</u>	<u>NoNo</u>	<u>NoNo</u>	<u>0 units0 units</u>	<u>12.57 acres6.22 acres</u>	<u>12.57 acres6.22 acres</u>	<u>N/AN/A</u>	<u>0 Du/Ac0 Du/Ac</u>			<u>66 units325 units</u>	<u>13 units</u>		<u>66 units312 units</u>	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		<u>Pipeline ProjectPipeline Project</u>	<u>253249</u>



Table B-84: <u>Airport Area</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
<u>Parcel Number</u>	<u>Owner</u>	<u>Existing Zoning</u>	<u>Existing General Plan Land Use</u>	<u>Vacancy</u>	<u>5th Cycle Site?</u>	<u>Existing Units</u>	<u>Gross Acreage</u>	<u>Buildable Acreage</u>	<u>HCD Sizing Criteria?</u>	<u>Density (Du/Ac)</u>		<u>Potential Rezoned Unit Yield</u>	<u>Assumed Net Yield</u>	<u>Assumed Net Unit Yield</u>			<u>Existing Use and Explanation of Propensity Narrative and Existing Use</u>	<u>Letter Interest ?</u>	<u>Focus Area</u>	<u>Inventory /Map ID</u>
										<u>Existing Zone Density</u>	<u>Rezoned Density (Assumed)</u>			<u>Low/ Very Low</u>	<u>Moderate</u>	<u>Above Moderate</u>				
	Towers LLC																			
<u>445</u> <u>134</u> <u>17445</u> <u>133-07</u>	<u>Tsg-Parcel LLC</u> <u>Newport</u> <u>Jamboree</u> <u>Uptown</u>	<u>PCPC</u>	<u>MU-H2</u> <u>MU-H2</u>	<u>No</u> <u>No</u>	<u>No</u> <u>No</u>	<u>0 units</u> <u>0 units</u>	<u>2.58</u> <u>acres</u> <u>12.57</u> <u>acres</u>	<u>2.58</u> <u>acres</u> <u>12.57</u> <u>acres</u>	<u>Yes</u> <u>N/A</u>	<u>0 Du/Ac</u> <u>0 Du/Ac</u>			<u>30 units</u> <u>66 units</u>			<u>30 units</u> <u>66 units</u>	<u>A development proposal on this site is currently being processed in the City entitlement and permitting process.</u>		<u>Pipeline Project</u> <u>Pipeline Project</u>	<u>99</u> <u>253</u>
<u>445</u> <u>134-17</u>	<u>Tsg-Parcel LLC</u>	<u>PC</u>	<u>MU-H2</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>2.58</u> <u>acres</u>	<u>2.58</u> <u>acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>			<u>30 units</u>			<u>30 units</u>		<u>Pipeline Project</u>	<u>99</u>	
<u>0 units</u> <u>30.77 acres</u> <u>30.77 acres</u> <u>=</u> <u>=</u> <u>=</u> <u>=</u>	<u>AIRPORT AREA PIPELINE PROJECT TOTALS::</u>												<u>1,146 units</u>  <u>1038 units</u>							

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

KIANA – PUT THE TABLE  
HERE ON 11 x 17

**-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. The adjacent Hoag hospital and supportive medical-related activities supports the opportunity to provide housing for local workers of various income levels.

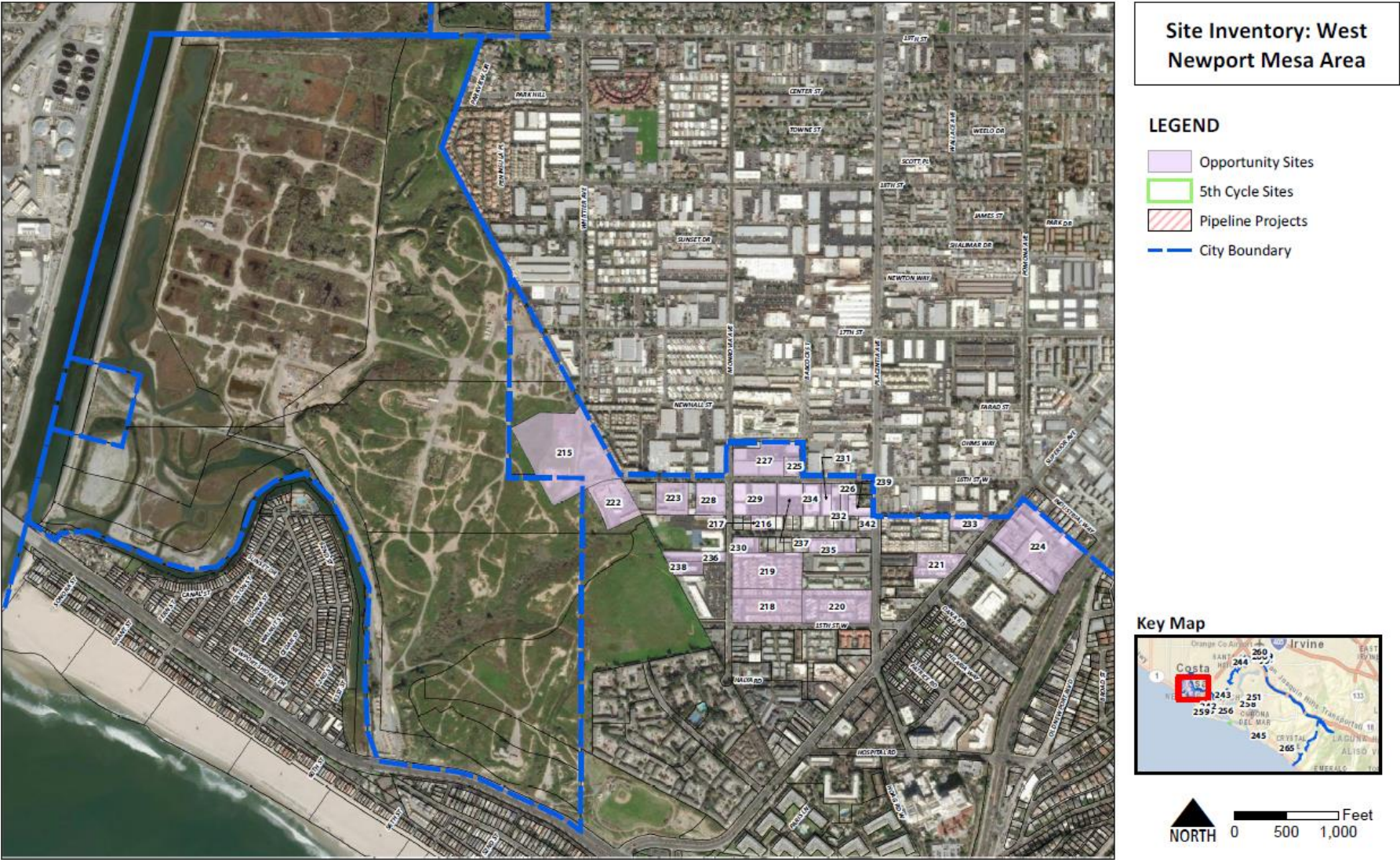
Of the 55 acres of land deemed suitable for residential development in the West Newport Mesa Area, 48 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate 2,000 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 24% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 580 units, 203 of which are projected to develop affordably.

**Table B-95** below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-45** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

<b>Table B-95: West Newport Mesa Environs - Redevelopment Analysis</b>					
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
48 acres	45 50 du/ac	381 203 units	117 29 units	80 348 units	578 580 units



Figure B-45: West Newport Mesa Area – Sites Inventory





# City of Newport Beach

## 2021-2029 HOUSING ELEMENT



Table B-106: West Newport Mesa Area Sites Inventory ~~to Accommodate Very Low and Low Income RHNA Allocation~~

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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
<a href="#">114 170 51</a>	<a href="#">School Costa Mesa Union</a>	<a href="#">PF</a>	<a href="#">PF</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">11.56 acres</a>	<a href="#">11.56 acres</a>	<a href="#">No</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">578 units</a>	<a href="#">578 units</a>	<a href="#">202 units</a>	<a href="#">29 units</a>	<a href="#">346 units</a>	<a href="#">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.</a>	<a href="#">Y</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">215</a>
<a href="#">424 141 17</a>	<a href="#">Taormina Property</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">0.23 acres</a>	<a href="#">0.23 acres</a>	<a href="#">No</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">11 units</a>	<a href="#">11 units</a>	<a href="#">4 units</a>	<a href="#">1 unit</a>	<a href="#">6 units</a>	<a href="#">The current owner of the property has expressed to City staff written interest to allow housing. The current owner of the property has expressed to City staff written interest to develop housing.</a>	<a href="#">Y</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">216</a>
<a href="#">424 141 17</a>	<a href="#">Taormina Property</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">0.23 acres</a>	<a href="#">0.23 acres</a>	<a href="#">No</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">11 units</a>	<a href="#">11 units</a>	<a href="#">4 units</a>	<a href="#">1 unit</a>	<a href="#">6 units</a>	<a href="#">The current owner of the property has expressed to City staff written interest to allow housing. The current owner of the property has expressed to City staff written interest to develop housing.</a>	<a href="#">Y</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">217</a>
<a href="#">892 080 02</a>	<a href="#">Chi Ltd Ptnrship</a>	<a href="#">RM</a>	<a href="#">RM</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">61 units</a>	<a href="#">4.34 acres</a>	<a href="#">4.34 acres</a>	<a href="#">Yes</a>	<a href="#">13 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">155 units</a>	<a href="#">94 units</a>	<a href="#">54 units</a>	<a href="#">8 units</a>	<a href="#">93 units</a>	<a href="#">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 allow housing. The current owner of the property has expressed to City staff written interest to develop housing.</a>	<a href="#">Y</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">218</a>
<a href="#">424 151 01</a>	<a href="#">Chi Limited</a>	<a href="#">RM</a>	<a href="#">RM</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">56 units</a>	<a href="#">4.77 acres</a>	<a href="#">4.77 acres</a>	<a href="#">Yes</a>	<a href="#">14 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">182 units</a>	<a href="#">126 units</a>	<a href="#">64 units</a>	<a href="#">9 units</a>	<a href="#">109 units</a>	<a href="#">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 allow housing. The current owner of the property has expressed to City staff written interest to develop housing.</a>	<a href="#">Y</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">219</a>
<a href="#">892 090 55</a>	<a href="#">Brian Bellerose</a>	<a href="#">RM</a>	<a href="#">RM</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">56 units</a>	<a href="#">4.27 acres</a>	<a href="#">4.27 acres</a>	<a href="#">Yes</a>	<a href="#">13 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">157 units</a>	<a href="#">101 units</a>	<a href="#">55 units</a>	<a href="#">8 units</a>	<a href="#">94 units</a>	<a href="#">This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current</a>	<a href="#">Y</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">220</a>

# City of Newport Beach

## 2021-2029 HOUSING ELEMENT

Table B-106: West Newport Mesa Area Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	owner of the property has expressed to City staff written interest to develop housing. 0			
892 109 03	Charlotte Patronite	RM	RM	No	No	36 units	1.90 acres	1.90 acres	Yes	13 Du/Ac	50 Du/Ac	59 units	23 units	21 units	3 units	35 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing.0	-	West Newport Mesa Area	221
114 170 82	City Of Newport Beach	PF	PF	No	No	0 units	3.05 acres	0.92 acres	Yes	0 Du/Ac	50 Du/Ac	45 units	45 units	16 units	2 units	27 units	0This 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	No	0 units	2.00 acres	0.60 acres	Yes	0 Du/Ac	50 Du/Ac	29 units	29 units	10 units	1 units	17 units	This parcel is City-owned property and a portion of this site has been identified as an opportunity site for higher-density housing.0	-	West Newport Mesa Area	223
425 171 01	City Of Newport Beach	PF	PF	No	No	0 units	7.95 acres	2.38 acres	Yes	0 Du/Ac	50 Du/Ac	119 units	119 units	42 units	6 units	71 units	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. 0	-	West Newport Mesa Area	224
424 111 05	Michael Voorhees	IG	IG	No	No	0 units	0.55 acres	0.55 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	1 unit	16 units	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	No	0 units	0.52 acres	0.52 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	9 units	1 unit	15 units	This parcel contains middle aged, tilt up, construction, industrial buildings that are feasible for housing redevelopment with zoning overlay.	Y	West Newport Mesa Area	226
424 111 06	Trico Newport Properties	IG	IG	No	No	0 units	3.23 acres	3.23 acres	Yes	0 Du/Ac	50 Du/Ac	161 units	161 units	56 units	8 units	96 units	The current owner of the property has expressed to City staff written interest to allow housing.The current owner of the property has expressed to City staff written interest to develop housing.	-	West Newport Mesa Area	227
424 401 04	Howland Associates LLC	IG	IG	No	No	0 units	1.86 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	1 unit	16 units	This parcel contains middle aged industrial buildings. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in	-	West Newport Mesa Area	228



# City of Newport Beach

## 2021-2029 HOUSING ELEMENT

Table B-106: West Newport Mesa Area Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	combination with neighboring sites.			
<a href="#">424 141 01</a>	<a href="#">Alan Flores</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">2.73 acres</a>	<a href="#">2.73 acres</a>	<a href="#">Yes</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">136 units</a>	<a href="#">136 units</a>	<a href="#">48 units</a>	<a href="#">7 units</a>	<a href="#">81 units</a>	<a href="#">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.</a>	<a href="#">-</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">229</a>
<a href="#">424 142 14</a>	<a href="#">Lois For Horness</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">0.74 acres</a>	<a href="#">0.74 acres</a>	<a href="#">Yes</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">37 units</a>	<a href="#">37 units</a>	<a href="#">13 units</a>	<a href="#">2 units</a>	<a href="#">22 units</a>	<a href="#">This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.</a>	<a href="#">-</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">230</a>
<a href="#">424 141 04</a>	<a href="#">Orangethorpe Properties</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">0.69 acres</a>	<a href="#">0.69 acres</a>	<a href="#">Yes</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">34 units</a>	<a href="#">34 units</a>	<a href="#">12 units</a>	<a href="#">2 units</a>	<a href="#">20 units</a>	<a href="#">This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.</a>	<a href="#">-</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">231</a>
<a href="#">424 131 16</a>	<a href="#">Riverport Properties LLC</a>	<a href="#">OM</a>	<a href="#">CO-M</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">1.07 acres</a>	<a href="#">1.07 acres</a>	<a href="#">Yes</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">53 units</a>	<a href="#">53 units</a>	<a href="#">19 units</a>	<a href="#">3 units</a>	<a href="#">31 units</a>	<a href="#">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.</a>	<a href="#">Y</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">233</a>
<a href="#">424 141 10</a>	<a href="#">0</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">0.37 acres</a>	<a href="#">0.37 acres</a>	<a href="#">No</a>	<a href="#">0 Du/Ac</a>	<a href="#">45 Du/Ac</a>	<a href="#">16 units</a>	<a href="#">16 units</a>	<a href="#">6 units</a>	<a href="#">1 unit</a>	<a href="#">9 units</a>	<a href="#">The current owner of the property has expressed to City staff written interest to allow housing. The current owner of the property has expressed to City staff written interest to develop housing.</a>	<a href="#">-</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">342</a>
<a href="#">424 141 03</a>	<a href="#">James DeGraw</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">1.08 acres</a>	<a href="#">1.08 acres</a>	<a href="#">Yes</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">54 units</a>	<a href="#">54 units</a>	<a href="#">19 units</a>	<a href="#">3 units</a>	<a href="#">32 units</a>	<a href="#">This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment with zoning overlay.</a>	<a href="#">-</a>	<a href="#">West Newport Mesa Area</a>	<a href="#">234</a>
<a href="#">424 142 11</a>	<a href="#">Metal Finishing Hixson</a>	<a href="#">IG</a>	<a href="#">IG</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">0 units</a>	<a href="#">1.31 acres</a>	<a href="#">1.31 acres</a>	<a href="#">Yes</a>	<a href="#">0 Du/Ac</a>	<a href="#">50 Du/Ac</a>	<a href="#">65 units</a>	<a href="#">65 units</a>	<a href="#">23 units</a>	<a href="#">3 units</a>	<a href="#">39 units</a>	<a href="#">This parcel contains middle aged, tilt up, industrial buildings that are</a>	<a href="#">-</a>	<a href="#">West Newport</a>	<a href="#">235</a>

City of Newport Beach  
2021-2029 HOUSING ELEMENT



Table B-106: West Newport Mesa Area Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
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 Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			<del>Low/Very Low</del>	Moderate	Above Moderate				
																	<u>feasible for housing redevelopment.0</u>		<u>Mesa Area</u>	
<u>424 401 06</u>	<u>Newport Business Center</u>	<u>IG</u>	<u>IG</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>1.14 acres</u>	<u>1.14 acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>	<u>50 Du/Ac</u>	<u>56 units</u>	<u>56 units</u>	<u>20 units</u>	<u>3 units</u>	<u>33 units</u>	<u>This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.0</u>	-	<u>West Newport Mesa Area</u>	<u>236</u>
<u>424 141 02</u>	<u>Richard Hunsaker</u>	<u>IG</u>	<u>IG</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>1.61 acres</u>	<u>1.61 acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>	<u>50 Du/Ac</u>	<u>80 units</u>	<u>80 units</u>	<u>28 units</u>	<u>4 units</u>	<u>48 units</u>	<u>This parcel contains <del>middleolder aged</del> 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.</u>	-	<u>West Newport Mesa Area</u>	<u>237</u>
<u>424 401 08</u>	<u>Allred Newport LLC</u>	<u>IG</u>	<u>IG</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>0.76 acres</u>	<u>0.76 acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>	<u>50 Du/Ac</u>	<u>38 units</u>	<u>38 units</u>	<u>13 units</u>	<u>2 units</u>	<u>22 units</u>	<u>This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.0</u>	-	<u>West Newport Mesa Area</u>	<u>238</u>
<u>424 141 09</u>	<u>Glynn Van De Walker</u>	<u>IG</u>	<u>IG</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>0.56 acres</u>	<u>0.56 acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>	<u>50 Du/Ac</u>	<u>28 units</u>	<u>28 units</u>	<u>10 units</u>	<u>1 unit</u>	<u>16 units</u>	<u>This parcel contains middle aged, tilt up, industrial buildings adjacent to existing housing that are feasible for housing redevelopment.0</u>	-	<u>West Newport Mesa Area</u>	<u>239</u>
<u>424 141 05</u>	<u>Brent &amp; Ami Ducoing</u>	<u>IG</u>	<u>IG</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>0.53 acres</u>	<u>0.53 acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>	<u>50 Du/Ac</u>	<u>26 units</u>	<u>26 units</u>	<u>9 units</u>	<u>1 unit</u>	<u>15 units</u>	<u>This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment-with zoning overlay.</u>	-	<u>West Newport Mesa Area</u>	<u>232</u>
<u>WEST NEWPORT MESA AREA TOTAL DEVELOPMENT POTENTIAL:0:</u>													<u>2,000 units</u>							
<u>209 units</u> <u>59 acres</u> <u>49 acres</u>													<u>700 units</u> <u>100 units</u>			<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	
													<u>1188 units</u>							
<u>2209 units</u>																				

\*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.

Of the 29 acres of land deemed suitable for residential development in the Dover-Westcliff Area, 20 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 800 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 24% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 242 units, 73 of which are projected to develop affordably.

**Table B-117** below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-57** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

Table B-117: Dover-Westcliff Environs - Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
14 20 acres	30 50 du/ac	49 73 units	8 24 units	100 145 units	158 242 units



Figure B-57: Dover Westcliff Area – Sites Inventory





# City of Newport Beach

## 2021-2029 HOUSING ELEMENT



**Table B-128: Dover-Westcliff Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation**

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
049 122 03	Donna Carpenter	MU-MM	MU-H1	No	Yes	0 units	0.14 acres	0.14 acres	No	21 Du/Ac	50 Du/Ac	2 units	7 units	2 units	1 unit	4 units	ØThis 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/15TH ST	MU-H4	No	Yes	0 units	0.11 acres	0.11 acres	No	18 Du/Ac	50 Du/Ac	1 unit	5 units	2 units	1 unit	3 units	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.Ø	Y	Dover-Westcliff	133
047 041 25	Patrick Chamberlain	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac	50 Du/Ac	0 units	3 units	1 unit	0 units	1 unit	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.Ø	Y	Dover-Westcliff	134
117 631 12	Corp Of The Presiding	MU-DW	MU-H1	No	No	0 units	2.15 acres	2.15 acres	Yes	26 Du/Ac	50 Du/Ac	56 units	107 units	32 units	11 units	64 units	This parcel is a church on a 2+ acre parcel with a sizeable parking lot. Additional development of housing or replacement of current use are both feasible options on this site. If the site is found suitable, the owner should 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

City of Newport Beach  
2021-2029 HOUSING ELEMENT



Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
117 631 22	Westcliff Properties LLC	MU-DW	MU-H1	No	No	0 units	1.67 acres	1.67 acres	Yes	26 Du/Ac	50 Du/Ac	43 units	83 units	25 units	8 units	49 units	The current owner of the property has expressed to City staff written interest to allow housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	136
117 631 17	M Horning Jr.	MU-DW	MU-H1	No	No	0 units	1.30 acres	1.30 acres	Yes	26 Du/Ac	50 Du/Ac	33 units	65 units	20 units	7 units	39 units	The current owner of the property has expressed to City staff written interest to allow housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	137
117 631 18	901 Dover Ltd Partnership	MU-DW	MU-H1	No	No	0 units	1.10 acres	1.10 acres	Yes	26 Du/Ac	50 Du/Ac	28 units	55 units	0 units	0 units	0 units	This parcel is a part 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 have contacted the city in the past about the potential for housing uses. If found suitable, the property owner should be advised that a land use change to housing might be possible.		Dover-Westcliff	138
050 391 12	Investments Llc	CM	CM	No	No	0 units	1.45 acres	1.45 acres	N/A	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	4 units	25 units	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
117 631 11	Lincoln Yee	MU-DW	MU-H1	No	No	0 units	0.87 acres	0.87 acres	Yes	26 Du/Ac	50 Du/Ac	22 units	43 units	19 units	6 units	37 units	This parcel has a functioning medical office project but could be a location for housing. If found suitable, the property owner should be advised that a land use change to housing might be possible.	Y	Dover-Westcliff	139
117 811 20	Nature Environmental	OG	CO-G	No	No	0 units	1.25 acres	1.25 acres	Yes	0 Du/Ac	50 Du/Ac	62 units	62 units	19 units	6 units	38 units	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		Dover-Westcliff	140



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Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
																	design to be achieved that meets any safety concerns. <del>If found suitable, the owner of the property should be advised that a land use change to allow housing might be possible.</del>			
458 361 10	#N/A	PF	PF	No	No	0 units	1.29 acres	1.29 acres	Yes	0 Du/Ac	50 Du/Ac	64 units	64 units	2 units	1 unit	4 units	This parcel is a developed medical facility. <u>The City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower income housing.</u> <del>If found suitable, the owner of this parcel should be advised that a land use change to housing might be possible if combined with parcel 143.</del>		Dover-Westcliff	141
117 811 18	Donna Adele Gallant	OG	CO-G	No	No	0 units	1.51 acres	1.51 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	23 units	8 units	45 units	<u>This 1.5 acre parcel is a small commercial center including some office space and a retail store. Although this parcel has 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 allow housing.</u>		Dover-Westcliff	142
<u>117 811 19</u>	<u>Russell E R Fluter</u>	<u>OG</u>	<u>CO-G</u>	<u>No</u>	<u>No</u>	<u>0 units</u>	<u>0.79 acres</u>	<u>0.79 acres</u>	<u>Yes</u>	<u>0 Du/Ac</u>	<u>50 Du/Ac</u>	<u>39 units</u>	<u>39 units</u>	<u>12 units</u>	<u>4 units</u>	<u>23 units</u>	<u>The current owner of the property has expressed to City staff written interest to develop housing.</u>	<u>Y</u>	<u>Dover-Westcliff</u>	<u>143</u>
<u>049 271 30</u> <del>117 811 19</del>	<u>Carol Rex Reynolds</u> <del>Russell E R Fluter</del>	<u>OG</u> <del>OG</del>	<u>CO-G</u> <del>CO-G</del>	<u>No</u> <del>No</del>	<u>No</u> <del>No</del>	<u>0 units</u> <del>0 units</del>	<u>1.64 acres</u> <del>0.79 acres</del>	<u>1.64 acres</u> <del>0.79 acres</del>	<u>Yes</u> <del>Yes</del>	<u>0 Du/Ac</u> <del>0 Du/Ac</del>	<u>50 Du/Ac</u> <del>50 Du/Ac</del>	<u>81 units</u> <del>39 units</del>	<u>81 units</u> <del>39 units</del>	<u>24 units</u> <del>12 units</del>	<u>8 units</u> <del>4 units</del>	<u>48 units</u> <del>23 units</del>	<u>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.</u> <del>0</del>	<u>Y</u> <del>Y</del>	<u>Dover-Westcliff</u> <del>Dover-Westcliff</del>	<u>144</u> <del>143</del>
<u>423 111 01</u> <del>049 271 30</del>	<u>Carol Rex Reynolds</u>	<u>CG</u> <del>OG</del>	<u>CG</u> <del>CO-G</del>	<u>No</u> <del>No</del>	<u>No</u> <del>No</del>	<u>0 units</u> <del>0 units</del>	<u>4.82 acres</u> <del>1.64 acres</del>	<u>4.82 acres</u> <del>1.64 acres</del>	<u>Yes</u> <del>Yes</del>	<u>0 Du/Ac</u> <del>0 Du/Ac</del>	<u>50 Du/Ac</u> <del>50 Du/Ac</del>	<u>241 units</u> <del>81 units</del>	<u>128 units</u> <del>81 units</del>	<u>38 units</u> <del>24 units</del>	<u>13 units</u> <del>8 units</del>	<u>76 units</u> <del>48 units</del>	<u>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</u>	<u>Y</u> <del>Y</del>	<u>Dover-Westcliff</u> <del>Dover-Westcliff</del>	<u>334</u> <del>144</del>

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Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	redevelopment as housing. The current owner of the property has expressed to City staff written interest to develop housing. 0			
423-111-01	0	CG	CG	No	No	0 units	4.82 acres	4.82-acres	Yes	0 Du/Ac	50 Du/Ac	241 units	128 units	38 units	13 units	76 units	0	¥	Dover-Westcliff	334
049-122-03	Donna Carpenter	MU-MM	MU-H1	No	No	0 units	0.14 acres	0.14-acres	No	21 Du/Ac	50 Du/Ac	2 units	7 units	2 units	1 unit	4 units	0	¥	Dover-Westcliff	132
047-041-05	Newport Beach Alano Club	MU-CV/15TH ST	MU-H4	No	No	0 units	0.11 acres	0.11-acres	No	18 Du/Ac	50 Du/Ac	1 unit	5 units	2 units	1 unit	3 units	0	¥	Dover-Westcliff	133
047-041-25	Patrick Chamberlain	MU-CV/15TH ST	MU-H4	No	No	0 units	0.06 acres	0.06-acres	No	15 Du/Ac	50 Du/Ac	0 units	3 units	1 unit	0 units	1 unit	This parcel is a church on a 2+ acre parcel with a sizeable parking lot. If the site is found suitable, the owner should 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	134
117-631-12	Corp Of The Presiding	MU-DW	MU-H1	No	No	0 units	2.15 acres	2.15-acres	Yes	26 Du/Ac	50 Du/Ac	56 units	107 units	32 units	11 units	64 units	The current owner of the property has expressed to City staff written interest to allow housing.	-	Dover-Westcliff	135
117-631-22	Westcliff Properties LLC	MU-DW	MU-H1	No	No	0 units	1.67 acres	1.67-acres	Yes	26 Du/Ac	50 Du/Ac	43 units	83 units	25 units	8 units	49 units	The current owner of the property has expressed to City staff written interest to allow housing.	¥	Dover-Westcliff	136
117-631-17	M Horning Jr.	MU-DW	MU-H1	No	No	0 units	1.30 acres	1.30-acres	Yes	26 Du/Ac	50 Du/Ac	33 units	65 units	20 units	7 units	39 units	This parcel is a part 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. If found suitable, the property owner should be advised that a land use change to housing might be possible.	¥	Dover-Westcliff	137
117-631-18	901 Dover Ltd Partnership	MU-DW	MU-H1	No	No	0 units	1.10 acres	1.10-acres	Yes	26 Du/Ac	50 Du/Ac	28 units	0 units	0 units	0 units	0 units	0	-	Dover-Westcliff	138
050-391-12	Investments Llc	CM	CM	No	No	0 units	1.45 acres	1.45-acres	N/A	0 Du/Ac	50 Du/Ac	38 units	11 units	4 units	22 units	38 units	This parcel has a functioning medical office project but could be a location for housing. If found suitable, the property owner should be advised	¥	Dover-Westcliff	337

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Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	that a land use change to housing might be possible.			
117-631-11	Lincoln Yee	MU-DW	MU-H1	No	No	0-units	0.87 acres	0.87-acres	Yes	26-Du/Ac	50-Du/Ac	22-units	43-units	13-units	4-units	25-units	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. If found suitable, the owner of the property should be advised that a land use change to allow housing might be possible.	¥	Dover-Westcliff	139
117-811-20	Nature Environmental	OG	CO-G	No	No	0-units	1.25 acres	1.25-acres	Yes	0-Du/Ac	50-Du/Ac	Units	62-units	19-units	6-units	37-units	This parcel is a developed medical facility. If found suitable, the owner of this parcel should be advised that a land use change to housing might be possible if combined with parcel 143.	-	Dover-Westcliff	140
458-361-10	#N/A	PF	PF	No	No	0-units	1.29 acres	1.29-acres	Yes	0-Du/Ac	50-Du/Ac	64-units	64-units	19-units	6-units	38-units	The current owner of the property has expressed to City staff written interest to allow housing.	-	Dover-Westcliff	141
117-811-18	Donna Adele Gallant	OG	CO-G	No	No	0-units	1.51 acres	1.51-acres	Yes	0-Du/Ac	50-Du/Ac	75-units	75-units	23-units	8-units	45-units	0	-	Dover-Westcliff	142
117-811-19	Russell E.R. Fluter	OG	CO-G	No	No	0-units	0.79 acres	0.79-acres	Yes	0-Du/Ac	50-Du/Ac	39-units	39-units	12-units	4-units	23-units	0	¥	Dover-Westcliff	143
049-271-30	Carol Rex Reynolds	OG	CO-G	No	No	0-units	1.64 acres	1.64-acres	Yes	0-Du/Ac	50-Du/Ac	81-units	81-units	24-units	8-units	48-units	0	-	Dover-Westcliff	144
423-111-01	0	CG	CG	No	No	0-units	4.82 acres	4.82-acres	Yes	0-Du/Ac	50-Du/Ac	241-units	241-units	9-units	3-units	18-units	0	¥	Dover-Westcliff	334
049-122-03	Donna Carpenter	MU-MM	MU-H1	No	Yes	0-units	0.14 acres	0.14-acres	No	21-Du/Ac	50-Du/Ac 7-units	7	2-units	1-units	4-units	0		¥	Dover-Westcliff	132
047-041-05	Newport Beach Alano Club	MU-CV/15TH ST	MU-H4	No	Yes	0-units	0.11 acres	0.11-acres	No	18-Du/Ac			5-units		1-unit 1-unit	3-units 3-units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		Dover-Westcliff	047-041-05
047-041-25	Patrick Chamberlain	MU-CV/15TH ST	MU-H4	No	Yes	0-units	0.06 acres	0.06-acres	No	15-Du/Ac	50-Du/Ac 3-units	3-units	1-unit	0-units	1-unit	0		¥	Dover-Westcliff	134
DOVER-WESTCLIFF TOTAL DEVELOPMENT POTENTIALS:													800 units							



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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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID		
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate						
16 units 20 acres 20 acres -- -- -- 875 units													16 units 80 units 474 units									
425 061 09	Ms 36 Dev LLC	RM-6000	RM	No	No	114 units	5.76 acres	5.76 acres	Yes	92 Du/Ac	416 units		-22 units		-22 units	-22 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	243		
440 132 60	Bayside Village Marina	PC	MU-W2	No	No	0 units	4.74 acres	4.74 acres	N/A	0 Du/Ac			49 units		49 units	49 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	256		
425 471 27	Nb Mariner’s Mile LLC	MU-MM	MU-H1	No	No	0 units	4.37 units	4.37 units	N/A	26 Du/Ac	116 units		9 units198 units	9 units	189 units	189 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	246		
425 471 55	Jeffrey Shafer	MU-MM	MU-H1	No		0 units	0.20 acres	0.20 acres	N/A	24 Du/Ac	3 units		35 units	3 units	32 units	32 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	242		
DOVER-WESTCLIFF PIPELINE TOTALS: 114 units 15.07 acres 15.07 acres -- -- --													12 units -- 260 units 248 units			--			--	--	--	--
9 130 18	Quay Works LLC	MU-W1	MU-W1	No	Yes	0 units	1.31 acres	1.31 acres	Yes	5 Du/Ac			7 units			7 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	15		
049 130 14	Newport Beach Waterfront	MU-W1	MU-W1	No	Yes	0 units	1.21 acres	1.21 acres	Yes	5 Du/Ac	7 units	7 units	7 units		7 units	7 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	16		
049 121 22	Realty Corp	MU-MM	MU-H1	No	Yes	0 units	0.43 acres	0.43 acres	Yes	25 Du/Ac	11 units	11 units	11 units	11 units	11 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a		5th Cycle - Existing Zoning	316		

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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 Unit Yield			<del>Narrative and Existing Use and Explanation of Propensity</del>	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	location suitable for housing during this update.			
425 471 14	0	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	24 Du/Ac	<del>7 units</del>		7 units	<del>7 units</del>	<u>7 units</u>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>	Y	5th Cycle - Existing Zoning	276
425 471 15	0	MU-MM	MU-H1	No	Yes	0 units	0.23 acres	0.23 acres	No	26 Du/Ac	<del>3 units</del>		3 units	<del>3 units</del>	<u>3 units</u>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	270
049 150 29	Mariners Mile LLC	MU-W1	MU-W1	No	Yes	0 units	1.65 acres	1.65 acres	Yes	5 Du/Ac	<del>9 units</del>		9 units		<del>9 units</del>	<u>9 units</u>	<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	4
425 471 23	Susan Cuse Inc	MU-MM	MU-H1	No	Yes	0 units	0.53 acres	0.53 acres	Yes	26 Du/Ac	<del>14 units</del>		14 units	<del>14 units</del>	<u>14 units</u>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	12
049 150 26	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0 units	2.18 units	2.18 units	Yes	0 Du/Ac	<del>1 unit</del>		1 unit		<del>1 unit</del>	<u>1 unit</u>	<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	3
049 150 16	Chino Hills Mall LLC	MU-W1	MU-W1	No	Yes	0 units	0.52 acres	0.52 acres	Yes	5 Du/Ac	<del>3 units</del> <del>5 units</del> <del>25 units</del> <del>14 units</del> <del>15 units</del> <del>7 units</del>		3 units		<del>3 units</del> <u>3 units</u>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	7
049 150 21	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0 units	0.92 acres	0.92 acres	Yes	5 Du/Ac			5 units		<del>5 units</del> <u>5 units</u>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	6
425 471 26	Mariners Mile North LLC	MU-MM	MU-H1	No	Yes	0 units	0.95 acres	0.95 acres	Yes	26 Du/Ac			25 units	<del>25 units</del> <u>5 units</u>			<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	8

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Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
425 471 24	Sadie Mary Stegmann	MU-MM	MU-H1	No	Yes	0 units	0.54 acres	0.54 acres	Yes	25 Du/Ac			14 units	<u>14 units</u> <del>4 units</del>			<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	13
425 471 57	2436pch LLC	MU-MM	MU-H1	No	Yes	0 units	0.56 acres	0.56 acres	Yes	26 Du/Ac			15 units	<u>15 units</u> <del>5 units</del>			<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	11
425 471 56	Shafer Irrevoc Tr	MU-MM	MU-H1	No	Yes	0 units	0.49 acres	0.49 acres	No	26 Du/Ac			7 units	<u>7 units</u> <del>7 units</del>			<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	268
425 471 19	0	MU-MM	MU-H1	No	Yes	0 units	0.49 acres	0.49 acres	No	26 Du/Ac	<del>13 units</del>		13 units		<u>13 units</u> <del>13 units</del>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	315
425 471 13	0	MU-MM	MU-H1	No	Yes	0 units	0.14 acres	0.14 acres	No	21 Du/Ac	<del>2 units</del>		2 units		<u>2 units</u> <del>2 units</del>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	275
425 471 56	Shafer Irrevoc Tr	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	25 Du/Ac	<del>7 units</del>		7 units		<u>7 units</u> <del>7 units</del>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	287
425 471 56	Shafer Irrevoc Tr	MU-MM	MU-H1	No	Yes	0 units	0.05 acres	0.05 acres	No	21 Du/Ac	<del>7 units</del>		7 units		<u>7 units</u> <del>7 units</del>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	311
425 471 12	Shaw Kathleen A	MU-MM	MU-H1	No	Yes	0 units	0.16 acres	0.16 acres	No	25 Du/Ac	<del>2 units</del>		2 units		<u>2 units</u> <del>2 units</del>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	272
425 471 55	Shafer Family 1983 T	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	24 Du/Ac	<del>3 units</del>		3 units		<u>3 units</u> <del>3 units</del>		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a</u>		5th Cycle - Existing Zoning	274



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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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	location suitable for housing during this update.			
049 122 04	Investments Llc	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	22 Du/Ac	<del>2 units</del>		2 units		<del>2 units</del> 2 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	273
049 122 25	Llc	MU-MM	MU-H1	No	Yes	0 units	0.09 acres	0.09 acres	No	22 Du/Ac	<del>1 unit</del>		1 unit		<del>1 unit</del> 1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	277
049 121 24	Mile Co Mariners	MU-MM	MU-H1	No	Yes	0 units	0.88 acres	0.88 acres	Yes	26 Du/Ac	<del>23 units</del>		23 units		<del>23 units</del> 23 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	10
425 471 54	Humphries Family Tru	MU-MM	MU-H1	No	Yes	0 units	0.43 acres	0.43 acres	No	25 Du/Ac	<del>11 units</del>		11 units		<del>11 units</del> 11 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	318
049 121 23	Mile Co Mariners	MU-MM	MU-H1	No	Yes	0 units	0.96 acres	0.96 acres	Yes	26 Du/Ac	<del>25 units</del>		25 units		<del>25 units</del> 25 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	9
049 122 06	0	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	24 Du/Ac	<del>4 units</del>		4 units		<del>4 units</del> 4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	320
049 110 25	0	MU-MM	MU-H1	No	Yes	0 units	0.33 acres	0.33 acres	No	24 Du/Ac	<del>8 units</del>		8 units		<del>8 units</del> 8 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	319
049 110 30	Mariners Center M2 LLC	MU-MM	MU-H1	No	Yes	0 units	1.68 acres	1.68 acres	Yes	26 Du/Ac	<del>1 unit</del>		1 unit		<del>1 unit</del> 1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	1

# City of Newport Beach

## 2021-2029 HOUSING ELEMENT



**Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~**

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
049 122 05	0	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	24 Du/Ac	<del>4 units</del>		4 units		<del>4 units</del> 4 units		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>	Y	5th Cycle - Existing Zoning	321
049 121 18	Llc	MU-MM	MU-H1	No	Yes	0 units	0.42 acres	0.42 acres	No	26 Du/Ac	<del>11 units</del>		11 units		<del>11 units</del> 11 units		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	317
049 110 19	0	MU-MM	MU-H1	No	Yes	0 units	0.32 acres	0.32 acres	No	24 Du/Ac	<del>5 units</del>		5 units		<del>5 units</del> 5 units		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	269
049 110 21	0	MU-MM	MU-H1	Yes	Yes	0 units	0.25 acres	0.25 acres	No	24 Du/Ac	<del>3 units</del>		3 units		<del>3 units</del> 3 units		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	271
423 121 03	0	MU-W2	MU-W2	No	Yes	0 units	0.07 acres	0.07 acres	No	13 Du/Ac	<del>1 unit</del>		1 unit		<del>1 unit</del> 1 unit		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	298
423 121 05	3 L P	MU-W2	MU-W2	No	Yes	0 units	0.30 acres	0.30 acres	No	26 Du/Ac	<del>4 units</del>		4 units		<del>4 units</del> 4 units		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	289
423 121 06	0	MU-W2	MU-W2	No	Yes	0 units	0.08 acres	0.08 acres	No	26 Du/Ac	<del>1 unit</del>		1 unit		<del>1 unit</del> 1 unit		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	292
423 123 04	Partnership	MU-W2	MU-W2	No	Yes	0 units	0.24 acres	0.24 acres	No	25 Du/Ac	<del>6 units</del>		6 units		<del>6 units</del> 6 units		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</u>		5th Cycle - Existing Zoning	326
423 122 11	0	MU-W2	MU-W2	No	Yes	0 units	0.17 acres	0.17 acres	No	23 Du/Ac	<del>4 units</del>		4 units		<del>4 units</del> 4 units		<u>This site was identified by the City during the 5th Cycle Housing Element Update and remains a</u>		5th Cycle - Existing Zoning	327

City of Newport Beach  
2021-2029 HOUSING ELEMENT



Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	location suitable for housing during this update.			
423 123 08	Wypark Investments Pc	MU-W2	MU-W2	No	Yes	0 units	0.59 acres	0.59 acres	Yes	25 Du/Ac	15 units		15 units		15 units15 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	14
423 122 01	Lido Group Retail LLC	MU-W2	MU-W2	Yes	Yes	0 units	1.34 acres	1.34 acres	Yes	26 Du/Ac	5 units		5 units		5 units5 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	2
423 123 10	0	MU-W2	MU-W2	No	Yes	0 units	0.50 acres	0.50 acres	No	26 Du/Ac	7 units		7 units		7 units7 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	288
047 031 19	Development Llp	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.29 acres	0.29 acres	No	23 Du/Ac	4 units		4 units		4 units4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	280
047 041 31	Llc	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.07 acres	0.07 acres	No	14 Du/Ac			1 unit		1 unit1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	312
047 041 06	Partnership	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.11 acres	0.11 acres	No	18 Du/Ac			2 units		2 units2 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	330
047 041 35	Close 2010 Irrevoc T	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.09 acres	0.09 acres	No	22 Du/Ac			1 unit		1 unit1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	296
047 041 24	0	MU-CV/15TH ST	MU-H4	No	Yes	1 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	314



City of Newport Beach  
2021-2029 HOUSING ELEMENT



Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
047 031 02	0	MU-CV/15TH ST	MU-H4	No	Yes	0 acres	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	310
<a href="#">049 130 22</a>	<a href="#">Golden Hills Towers LLC</a>	<a href="#">MU-W1</a>	<a href="#">MU-W1</a>	<a href="#">No</a>	<a href="#">Yes</a>	<a href="#">0 units</a>	<a href="#">1.39 acres</a>	<a href="#">1.39 acres</a>	<a href="#">Yes</a>	<a href="#">5 Du/Ac</a>			<a href="#">8 units</a>			<a href="#">8 units</a>	<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		<a href="#">5th Cycle - Existing Zoning</a>	
047 041 33	0	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.19 acres	0.19 acres	No	26 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	332
047 031 03	0	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.19 acres	0.19 acres	No	26 Du/Ac			3 units		<del>3 units</del> 3 units		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	283
047 032 04	Charlotte L Jackson	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	308
047 031 20	0	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.24 acres	0.24 acres	No	25 Du/Ac			3 units		<del>3 units</del> 3 units		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	281
047 032 03	Ellison Tr	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	303
047 041 12	0	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.10 acres	0.10 acres	No	20 Du/Ac			2 units		<del>2 units</del> 2 units		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	328

City of Newport Beach  
2021-2029 HOUSING ELEMENT



Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
047 043 11	Tr	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	301
047 042 32	C-N Properties LP	MU-CV/15TH ST	MU-H4	No		0 units	0.06 acres	0.06 acres	N/A	15 Du/Ac			3 units			<del>3 units</del> 3 units	<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	247
047 033 05	O	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.13 acres	0.13 acres	No	23 Du/Ac			2 units		<del>2 units</del> 2 units		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>			285
047 042 07	Ptnshp	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	305
047 051 07	O	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.10 acres	0.10 acres	No	19 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	297
047 042 04	Marshall Family Tr	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	306
047 052 02	O	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.12 acres	0.12 acres	No	24 Du/Ac			3 units		<del>3 units</del> 3 units		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	325
047 052 01	410 Twenty Ninth Street LLC		MU-H4	No		0 units	0.05 acres	0.05 acres	N/A	0 Du/Ac			4 units			<del>4 units</del> 4 units	<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.</a>		5th Cycle - Existing Zoning	259
047 042 20	O	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		<del>1 unit</del> 1 unit		<a href="#">This site was identified by the City during the 5th Cycle Housing Element Update and remains a</a>		5th Cycle - Existing Zoning	302



Table B-128: Dover-Westcliff Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

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 Unit Yield			Narrative and Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	location suitable for housing during this update.			
047 051 02	0	MU-CV/15TH ST	MU-H4	Yes	Yes	0 units	0.07 acres	0.07 acres	No	14 Du/Ac			1 unit		1 unit1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	309
047 051 01	0	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.07 acres	0.07 acres	No	15 Du/Ac			1 unit		1 unit1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	307
047 032 19	0	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.27 acres	0.27 acres	No	25 Du/Ac			4 units		4 units4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	279
047 032 07	0	MU-CV/15TH ST	MU-H4	No	Yes	1 unit	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	313
5 <sup>TH</sup> CYCLE <del>SITE</del> EXISTING TOTALS													257 units	356 units						
-														39 units						



### 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.

Of the 432 acres of land deemed suitable for residential development in the Airport Area ~~Area~~, 163 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 ~~2,000~~8,160 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 2417% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,388 units, 458 of which are projected to develop affordably~~ye~~.

**Table B-139** below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-69** below maps the sites identified within this Focus Area which can accommodate the City's RHNA allocation.

Table B-139: Newport Center Environs - Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
<del>162</del> 163 acres	<del>45</del> 50 du/ac	<del>587</del> 458 units	<del>196</del> 97 units	<del>1,140</del> 833 units	<del>1,923</del> 1,388 units



Figure B-69: Newport Center Area – Sites Inventory





Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA AllocationInventory

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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
440 281 02	Ath LLC	PC	PR	No	No	0 units	7.60 acres	7.60 acres	Yes	0 Du/Ac	50 Du/Ac	379 units	379 units	125 units	27 units	227 units	This parcel contains the Newport Beach Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing. <del>If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.</del>		Newport Center Area	145
458 341 02	Church Newport Center	PI	PI	No	No	0 units	3.03 acres	3.03 acres	Yes	0 Du/Ac	50 Du/Ac	151 units	151 units	50 units	11 units	90 units	<del>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.</del>		Newport Center Area	146
458 341 01	Wardens Rector	PI	PI	No	No	0 units	3.60 acres	3.60 acres	Yes	0 Du/Ac	50 Du/Ac	179 units	179 units	59 units	13 units	107 units	<del>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.</del>		Newport Center Area	147
442 011 65	#N/A	PC	MU-H3/PR	No	No	5 units	1.72 acres	1.72 acres	Yes	0 Du/Ac	50 Du/Ac	86 units*	86 units*	28 units	6 units	51 units	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. <del>The property owner should be advised that a land use change to allow housing might be possible.</del>		Newport Center Area	240
442 271 30	Irvine Company	PC	CO-R	No	No	0 units	0.75 acres	0.75 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	12 units	3 units	22 units	There is an improved parking lot on this parcel that appears can offer in-fill housing. <del>The parcel owner should be advised that a land use change to allow housing might be possible.</del>		Newport Center Area	148
442 271 30	Irvine Company	PC	CO-R	No	No	0 units	1.08 acres	1.08 acres	Yes	0 Du/Ac	50 Du/Ac	53 units	53 units	17 units	4 units	31 units	<del>There is an improved parking lot on this parcel that appears can offer in-fill housing. The parcel owner should be advised that a land use change to allow housing might be possible. This parcel contains two theatre buildings and a surface parking lot. With the status of the</del>		Newport Center Area	149



Table B-140: Newport Center Area Sites ~~Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~ 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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	movie theatre business in doubt, the property can ammodate 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.			
442 091 16	Trail Properties LLC	OR	CO-R	No	No	0 units	0.79 acres	0.79 acres	Yes	0 Du/Ac	50 Du/Ac	39 units	39 units	13 units	3 units	23 units	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. 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.		Newport Center Area	150
442 091 16	Trail Properties LLC	OR	CO-R	No	No	0 units	1.42 acres	1.42 acres	Yes	0 Du/Ac	50 Du/Ac	71 units	71 units	23 units	5 units	42 units	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. 0		Newport Center Area	151
442 021 47	The Irvine Company LLC	PC	CR	No	No	0 units	0.54 acres	0.54 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	0These 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
442 021 47	The Irvine Company LLC	PC	CR	No	No	0 units	1.76 acres	1.76 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	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		Newport Center Area	153

Table B-140: Newport Center Area Sites ~~Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~ 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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	incorporating the surrounding parking lots) are both possibilities on this site. 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.			
440 132 40	Jgkallins Investments	PR	PR	No	No	0 units	1.79 acres	1.79 acres	Yes	0 Du/Ac	50 Du/Ac	89 units	89 units	29 units	6 units	53 units	This parcel includes the Palisades Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing. The current owner of the property has expressed to City staff written interest to allow housing.		Newport Center Area	154
442 231 08	180 Investors LLC	OR	CO-R	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	The current owner of the property has expressed to City staff written interest to develop housing. 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	155
442 091 12	Trail Properties LLC	OR	CO-R	No	No	0 units	1.75 acres	1.75 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	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.0		Newport Center Area	156
442 082 11	Ncmb No LLC	PC	CO-M	No	No	0 units	2.72 acres	2.72 acres	Yes	0 Du/Ac	50 Du/Ac	135 units	135 units	45 units	9 units	81 units	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Newport Center Area	157

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
442 082 14	Ncmb No LLC	PC	CO-M	No	No	0 units	4.05 acres	4.05 acres	Yes	0 Du/Ac	50 Du/Ac	202 units	202 units	67 units	14 units	121 units	The current owner of the property has expressed to City staff written interest to develop housing.Ø	Y	Newport Center Area	158
442 082 08	Ncmb No LLC	PC	CO-M	No	No	0 units	3.46 acres	3.46 acres	Yes	0 Du/Ac	50 Du/Ac	173 units	173 units	57 units	12 units	103 units	The current owner of the property has expressed to City staff written interest to develop housing.Ø	Y	Newport Center Area	159
442 082 12	Ncmb No LLC	PC	CO-M	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	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
442 081 05	Amalfi Investments Gp	PC	MU-H3	No	No	0 units	0.75 acres	0.75 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	12 units	3 units	22 units	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.Ø		Newport Center Area	161
442 271 17	17 Corporate Plaza Assoc	PC	CO-R	No	No	0 units	1.04 acres	1.04 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 units	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	No	0 units	0.55 acres	0.55 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	2 units	16 units	The current owner of the property has expressed to City staff written interest to allow housing.The current owner of the property has expressed to City staff written interest to develop housing.		Newport Center Area	163
442 271 12	Mitchell Junkins	PC	CO-R	No	No	0 units	0.76 acres	0.76 acres	Yes	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	3 units	22 units	The current owner of the property has expressed to City staff written interest to allow housing.The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	164
442 271 05	Property Reserve Inc	PC	CO-R	No	No	0 units	0.89 acres	0.89 acres	Yes	0 Du/Ac	50 Du/Ac	44 units	44 units	15 units	3 units	26 units	The current owner of the property has expressed to City staff written interest to allow housing.The	Y	Newport Center Area	165



Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA AllocationInventory

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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	current owner of the property has expressed to City staff written interest to develop housing.			
442 271 03	Property Reserve Inc	PC	CO-R	No	No	0 units	0.89 acres	0.89 acres	Yes	0 Du/Ac	50 Du/Ac	44 units	44 units	15 units	3 units	26 units	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Newport Center Area	166
442 271 32	Burnham-Newport LLC	PC	CO-R	No	No	0 units	0.98 acres	0.98 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	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	No	0 units	1.02 acres	1.02 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 units	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.0		Newport Center Area	168
442 271 15	Heritage One LLC	PC	CO-R	No	No	0 units	0.68 acres	0.68 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	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	No	0 units	0.84 acres	0.84 acres	Yes	0 Du/Ac	50 Du/Ac	41 units	41 units	14 units	3 units	24 units	This parcel contains the Newport Beach 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	170
442 011 37	David Michael Ellis	OG	CO-G	No	No	0 units	1.21 acres	1.21 acres	N/A	0 Du/Ac	50 Du/Ac	60 units	60 units	20 units	4 units	36 units	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Newport Center Area	339

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA AllocationInventory

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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
442 271 02	Olen Properties Corp	PC	CO-R	No	No	0 units	0.75 acres	0.75 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	12 units	3 units	22 units	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	171
442 271 34	Scott Boras	PC	CO-R	No	No	0 units	0.51 acres	0.51 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	8 units	2 units	15 units	<u>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.Ø</u>		Newport Center Area	172
442 271 14	George Randy Kinkle	PC	CO-R	No	No	0 units	0.88 acres	0.88 acres	Yes	0 Du/Ac	50 Du/Ac	44 units	44 units	15 units	3 units	26 units	<u>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.Ø</u>		Newport Center Area	173
442 271 04	Division Tax	PC	CO-R	No	No	0 units	0.97 acres	0.97 acres	Yes	0 Du/Ac	50 Du/Ac	48 units	48 units	16 units	3 units	28 units	<u>The current owner of the property has expressed to City staff written interest to develop housing.Ø</u>	Y	Newport Center Area	174
442 271 13	Chico Associates Inc	PC	CO-R	No	No	0 units	0.76 acres	0.76 acres	Yes	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	3 units	22 units	<u>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.Ø</u>		Newport Center Area	175
442 271 19	Co Irvine	PC	CO-R	No	No	0 units	1.13 acres	1.13 acres	Yes	0 Du/Ac	50 Du/Ac	56 units	56 units	18 units	4 units	33 units	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		Newport Center Area	176

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA AllocationInventory

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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	advised that a land use change to allow housing might be possible.			
442 271 29	Olen Properties Corp	PC	CO-R	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	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.Ø		Newport Center Area	177
442 271 31	Irvine Company	PC	CO-R	No	No	0 units	3.00 acres	3.00 acres	Yes	0 Du/Ac	50 Du/Ac	149 units	149 units	49 units	10 units	89 units	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.Ø		Newport Center Area	178
442 271 33	24 Corporate Plaza II LLC	PC	CO-R	No	No	0 units	0.98 acres	0.98 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	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.Ø		Newport Center Area	179
442 271 24	Baldwin Bone Properties	PC	CO-R	No	No	0 units	0.70 acres	0.70 acres	Yes	0 Du/Ac	50 Du/Ac	35 units	35 units	12 units	2 units	21 units	ØThese 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	No	0 units	2.98 acres	2.98 acres	Yes	0 Du/Ac	50 Du/Ac	149 units	149 units	49 units	10 units	89 units	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		Newport Center Area	181



Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	that a land use change to allow housing might be possible.			
442 011 64	Golf Realty Fund LP	PC	MU-H3/PR	No	No	0 units	2.96 acres	2.96 acres	Yes	0 Du/Ac	50 Du/Ac	96 units*	96 units*	32 units	7 units	57 units	<u>The current owner of the property has expressed to City staff written interest to develop housing.</u>	Y	Newport Center Area	182
442 262 01	Pacific Mutual Life	OR	CO-R	No	No	0 units	9.99 acres	9.99 acres	Yes	0 Du/Ac	50 Du/Ac	499 units	499 units	165 units	35 units	299 units	This parcel is the Pacific Mutual parcel which includes surface parking that might be to accommodate a pad for 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	183
440 132 48	Russell Fluter	PR	PR	No	No	0 units	2.80 acres	2.80 acres	Yes	0 Du/Ac	50 Du/Ac	140 units	140 units	46 units	10 units	84 units	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	No	0 units	0.51 acres	0.51 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	8 units	2 units	15 units	<u>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.</u>		Newport Center Area	185
442 161 17	Design Plaza Owners Assn	OR	CO-R	No	No	0 units	7.17 acres	7.17 acres	Yes	0 Du/Ac	50 Du/Ac	358 units	358 units	118 units	25 units	214 units	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	No	0 units	0.61 acres	0.61 acres	Yes	0 Du/Ac	50 Du/Ac	30 units	30 units	10 units	2 units	18 units	<u>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</u>		Newport Center Area	187

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.Ø			
442 491 02	Hhr Newport Beach LLC	CV	CV	No	No	0 units	9.54 acres	9.54 acres	Yes	0 Du/Ac	50 Du/Ac	476 units	476 units	157 units	33 units	285 units	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	No	0 units	4.10 acres	4.10 acres	Yes	0 Du/Ac	50 Du/Ac	204 units	204 units	67 units	14 units	122 units	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.Ø		Newport Center Area	189
442 021 28	Co Irvine	PC	CR	No	No	0 units	1.74 acres	1.74 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	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.Ø		Newport Center Area	190
442 021 26	Irvine Company LLC	PC	CR	No	No	0 units	2.50 acres	2.50 acres	Yes	0 Du/Ac	50 Du/Ac	125 units	125 units	41 units	9 units	75 units	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.Ø		Newport Center Area	191
442 231 11	Co Irvine	PC	CO-R	No	No	0 units	2.83 acres	2.83 acres	Yes	0 Du/Ac	50 Du/Ac	141 units	141 units	47 units	10 units	84 units	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		Newport Center Area	192

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA AllocationInventory

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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	room to accommodate housing units. <del>The property owner should be advised that a land-use change to allow housing might be possible.</del>			
442 021 13	Irvine Company LLC	PC	CR	No		0 units	1.73 acres	1.73 acres	Yes	0 Du/Ac	50 Du/Ac	86 units	86 units	28 units	6 units	51 units	<del>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.θ</del>		Newport Center Area	193
442 021 08	Co Irvine	PC	CR	No		0 units	0.80 acres	0.80 acres	Yes	0 Du/Ac	50 Du/Ac	40 units	40 units	13 units	3 units	24 units	<del>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.θ</del>		Newport Center Area	194
442 021 32	Co Irvine	PC	CR	No	No	0 units	0.63 acres	0.63 acres	Yes	0 Du/Ac	50 Du/Ac	31 units	31 units	10 units	2 units	18 units	<del>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.θ</del>		Newport Center Area	195
442 021 29	Irvine Company LLC	PC	CR	No	No	0 units	4.09 acres	4.09 acres	Yes	0 Du/Ac	50 Du/Ac	204 units	204 units	67 units	14 units	122 units	<del>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.θ</del>		Newport Center Area	196
442 021 30	Co Irvine	PC	CR	No	No	0 units	1.24 acres	1.24 acres	Yes	0 Du/Ac	50 Du/Ac	62 units	62 units	20 units	4 units	37 units	<del>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</del>		Newport Center Area	197



Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.Ø			
442 021 27	Co Irvine	PC	CR	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	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.Ø		Newport Center Area	198
442 021 40	The Irvine Company LLC	PC	CR	No	No	0 units	0.87 acres	0.87 acres	Yes	0 Du/Ac	50 Du/Ac	43 units	43 units	14 units	3 units	25 units	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.Ø		Newport Center Area	199
442 021 46	The Irvine Company LLC	PC	CR	No	No	0 units	4.11 acres	4.11 acres	Yes	0 Du/Ac	50 Du/Ac	205 units	205 units	68 units	14 units	123 units	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.Ø		Newport Center Area	200
442 021 35	Co Irvine	PC	CR	No	No	0 units	0.56 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	28 units	28 units	9 units	2 units	16 units	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.Ø		Newport Center Area	201
442 021 33	Co Irvine	PC	CR	No	No	0 units	4.03 acres	4.03 acres	Yes	0 Du/Ac	50 Du/Ac	201 units	201 units	66 units	14 units	120 units	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		Newport Center Area	202

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.Ø			
442 161 06	Llc	OR	CO-R	No	No	0 units	0.33 acres	0.33 acres	No	0 Du/Ac	45 Du/Ac	15 units	15 units	5 units	1 units	9 units	The current owner of the property has expressed to City staff written interest to allow housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	340
442 231 14	Co Irvine	PC	CO-R	Yes	No	0 units	4.10 acres	4.10 acres	Yes	0 Du/Ac	50 Du/Ac	205 units	205 units	68 units	14 units	123 units	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
442 101 27	Island Hotel Finance LLC	PC	MU-H3	No	No	0 units	5.37 acres	5.37 acres	Yes	0 Du/Ac	50 Du/Ac	268 units	268 units	88 units	19 units	160 units	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	No	0 units	8.25 acres	8.25 acres	Yes	0 Du/Ac	50 Du/Ac	412 units	412 units	136 units	29 units	247 units	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.Ø		Newport Center Area	205
442 161 07	Ø	OR	CO-R	No	No	0 units	0.20 acres	0.20 acres	No	0 Du/Ac	45 Du/Ac	9 units	9 units	3 units	1 units	5 units	The current owner of the property has expressed to City staff written interest to allow housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	341
442 021 11	Co Irvine	PC	CR	No	No	0 units	0.56 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	2 units	16 units	These parcels are a portion of the large commercial development including retail and office space in		Newport Center Area	206

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.Ø			
442 021 17	Irvine Company	PC	CR	No	No	0 units	1.74 acres	1.74 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	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.Ø		Newport Center Area	207
442 021 43	The Irvine Company LLC	PC	CR	No	No	0 units	5.43 acres	5.43 acres	Yes	0 Du/Ac	50 Du/Ac	271 units	271 units	89 units	19 units	162 units	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.Ø		Newport Center Area	208
442 021 45	The Irvine Company LLC	PC	CR	No	No	0 units	0.99 acres	0.99 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	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.Ø		Newport Center Area	209
442 021 44	Irvine Co LLC The	PC	CR	No	No	0 units	1.25 acres	1.25 acres	Yes	0 Du/Ac	50 Du/Ac	62 units	62 units	20 units	4 units	37 units	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.Ø		Newport Center Area	210
442 021 42	The Irvine Company LLC	PC	CR	No	No	0 units	4.16 acres	4.16 acres	Yes	0 Du/Ac	50 Du/Ac	208 units	208 units	69 units	15 units	124 units	These parcels are a portion of the large commercial development including retail and office space in		Newport Center Area	211



Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation~~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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.Ø			
442 411 01	Brett Feuerstein	PC	CG	No	No	0 units	1.12 acres	1.12 acres	Yes	0 Du/Ac	50 Du/Ac	56 units	56 units	18 units	4 units	33 units	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 use change to allow some housing might be possible.		Newport Center Area	212
442 261 21	Co Irvine		MU-H3	No	No	0 units	2.23 acres	2.23 acres	Yes	0 Du/Ac	50 Du/Ac	111 units	111 units	37 units	8 units	66 units	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.Ø		Newport Center Area	213
442 011 65	Golf Realty Fund LP		MU-H3/PR	No	No	0 units	1.11 acres	1.11 acres	Yes	0 Du/Ac	50 Du/Ac	55 units	96 units*	32 units*	7 units*	57 units*	The current owner of the property has expressed to City staff written interest to develop housing.Ø	Y	Newport Center Area	214
NO AP #	#N/A		MU-H3/PR	No	No	0 units	1.18 acres	1.18 acres	Yes	0 Du/Ac	50 Du/Ac	59 units	72 units*	24 units*	5 units*	43 units*	The current owner of the property has expressed to City staff written interest to develop housing.Ø	Y	Newport Center Area	257
NO AP #	#N/A	PC	MU-H3/PR	No	No	5 units	1.72 acres	1.72 acres	Yes	0 Du/Ac	50 Du/Ac	86 units	86 units*	28 units*	6 units*	51 units*	The current owner of the property has expressed to City staff written interest to develop housing.Ø	Y	Newport Center Area	240
NEWPORT CENTER AREA TOTALS:Ø													8,160 units							
5-units													2693-units							
164-acres													571-units							
164-acres													4864-units							
—																				
—																				
—																				
8157-units																				

Table B-140: Newport Center Area Sites Inventory to Accommodate Very Low- and Low-Income RHNA AllocationInventory

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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very LowLow	Moderate	Above Moderate				
442 261 17	Vivante Newport Center	PC	MU-H3	No	No	0 units	2.91 acres	2.91 acres	N/A	0 Du/Ac		90 units	90 units			90 units	A development proposal on this site is currently being processed in the City entitlement and permitting process. The city is aware of a development proposal on this site.		Pipeline Project	258
PIPELINE TOTALS:														90 units						
0 units 2.91 acres 2.91 acres = 0 Du/Ac =													= = 90 units	90 units			=	=	=	=

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

### Coyote Canyon Area

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

Within the Coyote Canyon area, the City has received specific outreach for two parcels, both of which are projected within this inventory. Of primary note is the 22-acre property on the closed landfill. Of secondary note is the 28-acre property with a development proposal for 10 units – less than one acre of this property is expected to develop with housing. Of the 22 acres of land deemed suitable for residential development in the Coyote Canyon Area, 22 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 1,320 units of development (at an assumed unit yield of 60 du/ac), an assumption of approximately 80% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,056 units, 264 of which are projected to develop affordably.

**Table B-151** below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-711** below maps the portion of the property within Coyote Canyon which can help accommodate the City's RHNA allocation.

Table B-151: Coyote Canyon Environs - Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
22 acres	40 60 du/ac	308 264 units	0 106 units	572 686 units	880 1,056 units



Figure B-711: Coyote Canyon Area – Sites Inventory





Table B-162: Coyote Canyon Sites Inventory ~~to Accommodate Very Low- and Low-Income RHNA Allocation~~

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existin g 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 Narrative and Existing Use	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low- ow	Moderate	Above Moderate				
120 571 12	County Of Orange	PR	PR	No	No	0 units	243.23 acres	22.00 acres	No	0 Du/Ac	<del>0</del> 60 Du/Ac		1046 units	262 units	105 units	679 units	The city is aware of a development proposal on this site.		Coyote Canyon, etc.	131
478 031 56	0	PI	PI	No	No	0 units	28.41 acres	<del>28.41</del> 0.4 acres	N/A	0 Du/Ac	60 du/ac		10 units	3 units	1 units	6 units	The current owner of the property has expressed to City staff written interest to develop housing.0	Y	Coyote Canyon, etc.	336
COYOTE CANYON TOTALS:														1,056 units						
0 units 272 acres 50 acres — — —													265 units 106 units	685 units			—	—	—	—



### **Banning Ranch Area**

Banning Ranch has been identified in prior planning periods as a site to accommodate future housing needs. Banning Ranch was approved for development by the City, but the project was subsequently denied by the Coastal Commission. The City understands that future opportunities may still exist for housing development on the Banning Ranch and would like to keep the site under consideration for the 2021-2029 planning period.

~~Of the 46 acres of land deemed suitable for residential development in the Banning Ranch, 30 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 1,475 units of development (at an assumed unit yield of 50 du/ac), an assumption of 100% redevelopment has been applied considering development history, economic factors, and AFFH requirements. Based on City staff understanding and a previous development proposal, the Banning Ranch property has the potential to feasibly accommodate 1,475 units of development on 30 acres of the considerably larger property. The assumed buildout is therefore projected at 1,475 units, 443 of which are projected to develop affordably.~~

**Table B-173** below displays the capacity and opportunity for Banning Ranch which can help accommodate the City's RHNA allocation. **Figure B-813** below maps Banning Ranch.

<b>Table B-173: Banning Ranch Environs - Redevelopment Analysis</b>					
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
<b>46</b> 30 acres	<b>30</b> 50 du/ac	<b>275</b> 443 units	<b>207</b> 148 units	<b>893</b> 884 units	<b>1,375</b> 1,475 units



Figure B-813: Banning Ranch Area – Sites Inventory

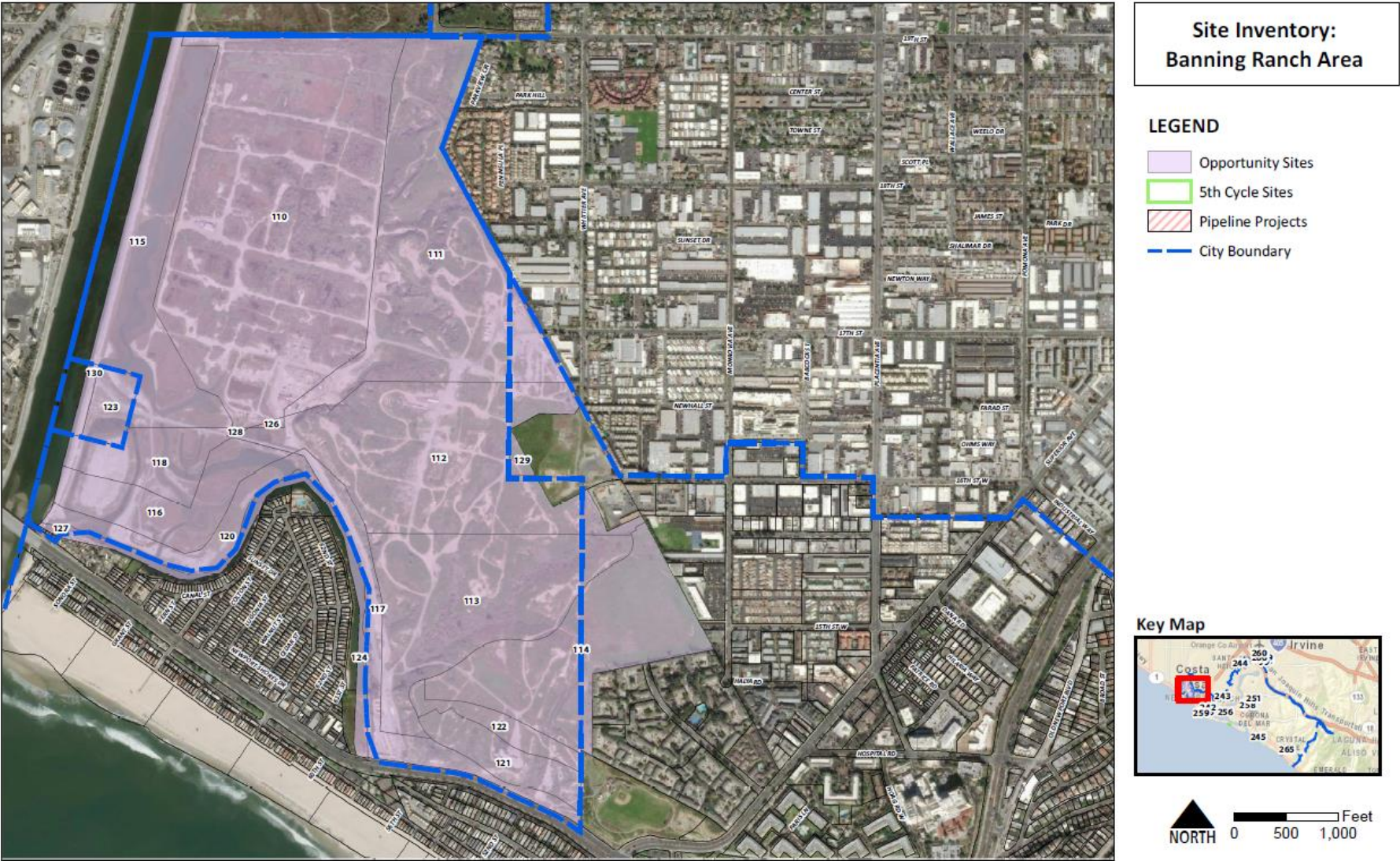


Table B-184: <u>Banning Ranch</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
<u>Parcel Number</u>	<u>Owner</u>	<u>Existing Zoning</u>	<u>Existing General Plan Land Use</u>	<u>Vacancy</u>	<u>5th Cycle Site?</u>	<u>Existing Units</u>	<u>Gross Acreage</u>	<u>Buildable Acreage</u>	<u>HCD Sizing Criteria ?</u>	<u>Density (Du/Ac)</u>		<u>Potential Rezoned Unit Yield</u>	<u>Assumed Net Yield</u>	<u>Assumed Unit Yield</u>			<u>Existing Use and Explanation of Propensity Narrative and Existing Use</u>	<u>Letter Interest ?</u>	<u>Focus Area</u>	<u>Inventory /Map ID</u>
										<u>Existing Zone Density</u>	<u>Rezoned Density</u>			<u>Low/ Very Low/ <del>ew</del></u>	<u>Moderate</u>	<u>Above Moderate</u>				
114 170 72	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	130.87 acres	130.87 acres	No	0 <u>Du/Ac</u>	0 <u>Du/Ac</u>		9 units	4 units	1 units	4 units	<u>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. <del>0</del></u>		Banning Ranch	110
114 170 52	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	74.64 acres	74.64 acres	No	0 <u>Du/Ac</u>	0 <u>Du/Ac</u>		3 units	1 units	0 units	1 units	<u>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. <del>0</del></u>		Banning Ranch	111
114 170 50	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	65.05 acres	65.05 acres	No	0 <u>Du/Ac</u>	0 <u>Du/Ac</u>		2 units	1 units	0 units	1 units	<u>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. <del>0</del></u>		Banning Ranch	112
114 170 52	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	51.00 acres	51.00 acres	No	0 <u>Du/Ac</u>	0 <u>Du/Ac</u>		9 units	3 units	1 units	4 units	<u>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. <del>0</del></u>		Banning Ranch	113
114 170 83	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	44.78 acres	44.78 acres	No	0 <u>Du/Ac</u>	0 <u>Du/Ac</u>		9 units	3 units	1 units	4 units	<u>The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As</u>		Banning Ranch	114



Table B-184: Banning Ranch Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation																				
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 Unit Yield			Existing Use and Explanation of Propensity Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/ Very Low/Low	Moderate	Above Moderate				
																	described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site. 0			
114 170 71	United States Of America	PC	OS(RV)	No	No	0 units	41.20 acres	41.20 acres	No	0 Du/Ac	0 Du/Ac		29 units	12 units	3 units	14 units	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. 0		Banning Ranch	115
114 170 76	United States Of America	OS	OS(RV)	No	No	0 units	19.35 acres	19.35 acres	No	0 Du/Ac	0 Du/Ac		8 units	3 units	1 units	4 units	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. 0		Banning Ranch	116
NO AP #	#N/A	PC	OS(RV)	No	No	0 units	15.76 acres	15.76 acres	No	0 Du/Ac	0 Du/Ac		2 units	1 units	0 units	0 units	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. 0		Banning Ranch	117
114 170 74	United States Of America	PC	OS(RV)	No	No	0 units	14.32 acres	14.32 acres	No	0 Du/Ac	0 Du/Ac		21 units	8 units	2 units	10 units	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. 0		Banning Ranch	118



Table B-184: Banning Ranch Sites Inventory to Accommodate Very Low- and Low-Income RHNA Allocation																				
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 Unit Yield			Existing Use and Explanation of Propensity Narrative and Existing Use	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/Very Low/Low	Moderate	Above Moderate				
114 170 78	United States Of America	OS	OS(RV)	No	No	0 units	11.48 acres	11.48 acres	No	0 Du/Ac	0 Du/Ac		2 units	1 units	0 units	0 units	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. 0		Banning Ranch	120
424 041 04	#N/A	PC	OS(RV)	No	No	0 units	10.81 acres	10.81 acres	No	0 Du/Ac	0 Du/Ac		28 units	11 units	3 units	13 units	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. 0		Banning Ranch	121
114 170 43	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	6.52 acres	6.52 acres	Yes	0 Du/Ac	0 Du/Ac		12 units	5 units	1 units	5 units	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. 0		Banning Ranch	122
114 170 65	United States Of America	OS	OS	No	No	0 units	5.79 acres	5.79 acres	Yes	0 Du/Ac	0 Du/Ac		5 units	2 units	1 units	2 units	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. 0		Banning Ranch	123
114 170 80	City Of Newport Beach	OS	OS(RV)	No	No	0 units	3.86 acres	3.86 acres	Yes	0 Du/Ac	0 Du/Ac		7 units	3 units	1 units	3 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As		Banning Ranch	124

Table B-184: <u>Banning Ranch</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																				
<u>Parcel Number</u>	<u>Owner</u>	<u>Existing Zoning</u>	<u>Existing General Plan Land Use</u>	<u>Vacancy</u>	<u>5th Cycle Site?</u>	<u>Existing Units</u>	<u>Gross Acreage</u>	<u>Buildable Acreage</u>	<u>HCD Sizing Criteria ?</u>	<u>Density (Du/Ac)</u>		<u>Potential Rezoned Unit Yield</u>	<u>Assumed Net Yield</u>	<u>Assumed Unit Yield</u>			<u>Existing Use and Explanation of Propensity Narrative and Existing Use</u>	<u>Letter Interest ?</u>	<u>Focus Area</u>	<u>Inventory /Map ID</u>
										<u>Existing Zone Density</u>	<u>Rezoned Density</u>			<u>Low/ Very Low/Low</u>	<u>Moderate</u>	<u>Above Moderate</u>				
																	<u>described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.</u> 0			
114 170 24	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	0.37 acres	0.37 acres	No	0 <u>Du/Ac</u>			8 units	3 units	1 units	4 units	<u>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.</u> 0		Banning Ranch	126
114 170 81	City Of Newport Beach	PC	OS(RV)	No	No	0 units	5.33 acres	5.33 acres	N/A	0 <u>Du/Ac</u>			5 units	2 units	1 units	2 units	<u>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.</u> 0		Banning Ranch	127
114 170 75	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	0.21 acres	0.21 acres	N/A	0 <u>Du/Ac</u>			2 units	1 units	0 units	1 units	<u>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.</u> 0		Banning Ranch	128
114 170 49	Newport Beach Cherokee	PC	OS(RV)	No	No	0 units	1.10 acres	1.10 acres	N/A	0 <u>Du/Ac</u>			2 units	1 units	0 units	0 units	<u>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.</u> 0		Banning Ranch	129

Table B-184: <u>Banning Ranch</u> Sites Inventory <del>to Accommodate Very Low- and Low-Income RHNA Allocation</del>																					
<u>Parcel Number</u>	<u>Owner</u>	<u>Existing Zoning</u>	<u>Existing General Plan Land Use</u>	<u>Vacancy</u>	<u>5th Cycle Site?</u>	<u>Existing Units</u>	<u>Gross Acreage</u>	<u>Buildable Acreage</u>	<u>HCD Sizing Criteria ?</u>	<u>Density (Du/Ac)</u>		<u>Potential Rezoned Unit Yield</u>	<u>Assumed Net Yield</u>	<u>Assumed Unit Yield</u>			<u>Existing Use and Explanation of Propensity Narrative and Existing Use</u>	<u>Letter Interest ?</u>	<u>Focus Area</u>	<u>Inventory /Map ID</u>	
										<u>Existing Zone Density</u>	<u>Rezoned Density</u>			<u>Low/Very Low</u>	<u>Moderate</u>	<u>Above Moderate</u>					
114 170 66	Orange County Flood	OS	OS	No	No	0 units	1.49 acres	1.49 acres	N/A	0 <u>Du/Ac</u>	0 <u>Du/Ac</u>		12 units	5 units	1 units	5 units	<u>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. 0</u>		Banning Ranch	130	
BANNING RANCH TOTALS:													1,475 units								
<del>0 units</del> <del>503 acres</del> <del>504 acres</del> <del>-</del> <del>-</del> <del>-</del>													<del>70 units</del> <del>17 units</del>  <del>77 units</del>			-			-	-	-





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