

## Adequate Sites Analysis

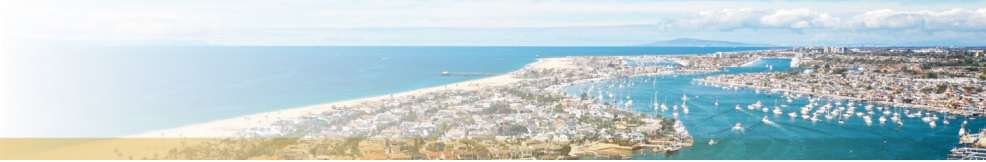
The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's ability to plan for housing at the designated income levels within the 6<sup>th</sup> housing cycle 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. 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, 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 and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancystatus
- 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

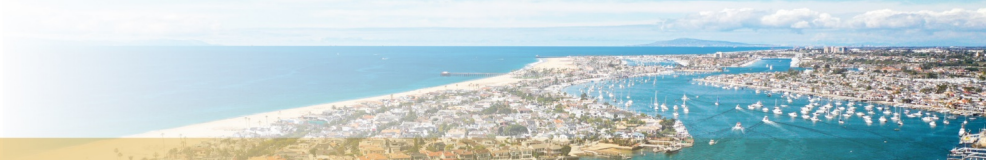
Following the efforts of *Newport, Together*, the Candidate Sites Analysis process in Newport Beach was continued by the Housing Element Update Advisory Committee (HEUAC). The creation of the HEUA was also the beginning of the formal Housing Element Update development process. The HEUAC is comprised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

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

Based on the heat map developed by the community during the Listen & 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:

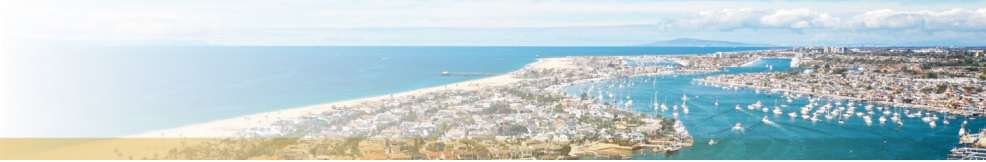
- Access to schools and jobs
- Access to parks, services, health care facilities and grocery stores
- Proximity to infrastructure and utilities

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 HEUAC. Responses to these letters are captured as evidence to reinforce likelihood for redevelopment within **Tables B-8 through B-18**.

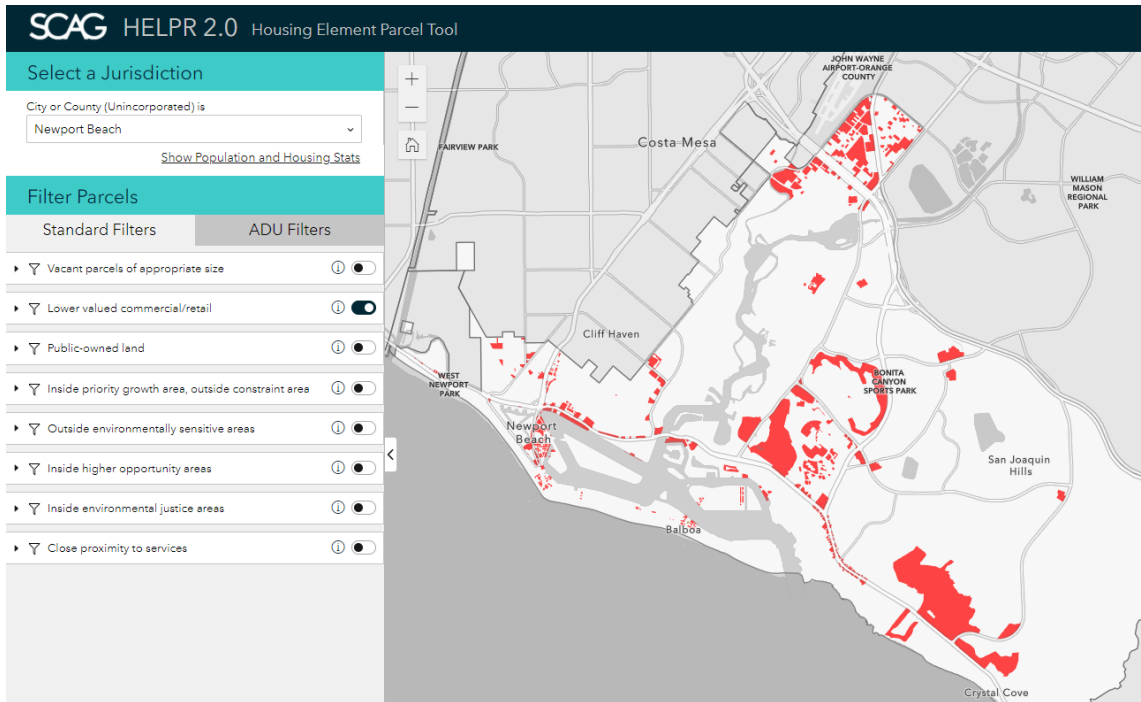
As shown within the following images, the Focus Areas and Candidate Sites identified by the HEUAC align closely with recommended sites within the SCAG HELPR Tool. This is primarily due to consistency in methodology between the HEUAC, comprised of local experts in relevant fields, and SCAG HELPR, a data-driven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

**Figure 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 trunklines and mains. Fire flow considerations are the primary factor in determining the adequacy of service for future residential development. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement program to ensure continued adequate water availability and service to existing and future planned residential development.

Southern California Gas Company provides natural gas services to the City of Newport Beach. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. Southern California Edison (SCE) is the electrical service provider for Newport Beach. SCE is regulated by the California Public Utilities Commission (CPUC) and the Federal Energy Regulatory Commission (FERC) and includes 50,000 square miles of SCE service area across Central, Coastal, and Southern California. SCE will continue to provide adequate services to Newport Beach including increased household growth as projected by the City’s RHNA allocation.

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

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

The City of Newport Beach has a total 2021-2029 RHNA allocation of 4,845 units. The City is able to take credit for 1,591 units currently within the planning process (Projects in the Pipeline), 327 units of 5<sup>th</sup> Cycle Sites being projected at existing buildout capacity, and 1,000 units of ADU’s (strategy described later in this section and in **Appendix D**). These three categories of existing capacity lower the total RHNA planning need to a “Remaining Need” of 1,927 units as shown in **Table B-1**. The Housing Element update lists sites





that would be able to accommodate an additional 6,156 units, well in excess of the remaining 2,049 unit RHNA need.

Newport Beach has identified sites with a capacity to accommodate 2,652 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 outlined in the **Sites Inventory** later in this document, the City has compiled an inventory of sites for rezone that, combined, have development potential to wholly exceed and maintain the capacity to accommodate the RHNA Allocation throughout the 8-year planning period. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

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

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	1,456	930	1,050	1,409	4,845
RHNA Credit (Units Built)	TBD	TBD	TBD	TBD	TBD
<b>Total RHNA Obligations</b>	<b>1,456</b>	<b>930</b>	<b>1,050</b>	<b>1,409</b>	<b>4,845</b>
<b>Sites Available</b>					
Projects in the Pipeline	120	0	0	1,471	1,591
Accessory Dwelling Units	680	300	0	20	1,000
5 <sup>th</sup> Cycle Sites	0	287	0	40	327
<b>Remaining RHNA</b>	<b>1,586</b>	<b>463</b>	<b>--</b>	<b>--</b>	<b>2,049</b>
Airport Area Environs Rezone	451	131	0	872	1,454
West Newport Mesa Rezone	204	29	0	350	584
Dover-Westcliff Rezone	68	23	0	136	227
Newport Center Rezone	422	122	0	817	1,361
Coyote Canyon Rezone	264	106	0	686	1,056
Banning Ranch Rezone	443	148	0	884	1,475
<b>Total Potential Capacity of Rezones</b>	<b>1,852</b>	<b>558</b>	<b>0</b>	<b>3,746</b>	<b>6,156</b>
<b>TOTAL POTENTIAL DEVELOPMENT CAPACITY</b>	<b>2,652</b>	<b>1,146</b>	<b>0</b>	<b>5,276</b>	<b>9,075</b>
<b>Sites Surplus/Shortfall (+/-)</b>	<b>+266</b>	<b>+96</b>	<b>+0</b>	<b>+3,867</b>	<b>+4,230</b>
<b>Percentage Buffer</b>	<b>11%</b>	<b>9%</b>	<b>0%</b>	<b>275%</b>	<b>87%</b>

### 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-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
- 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 apartments or rental housing, ranging from 300 to 600 square feet in size. They are also attractive to property owners who are able to gain rental income. Based on the unique land values and policy planning in the City of Newport Beach, the City identified a total of 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 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.





**Table B-2: Low and Very Low-Income Remaining Need**

	Very Low Income	Low Income
<b>RHNA Allocation</b>	<b>1,456</b>	<b>930</b>
Pipeline Projects	42	78
Existing Zoning	0	0
Accessory Dwelling Units	250	430
<b>Remaining Low/Very Low-Income Need</b>	<b>1,164</b>	<b>422</b>

**Selection of Sites to Accommodate Remaining Need**

Sites identified to meet the City’s very low and low-income RHNA were selected considering the AB 1397 size requirements of at least 0.5 acres but not greater than 10 acres. Based on a public process, sites were selected based on their realistic viability to accommodate lower-income housing within the 2021-2029 planning period.

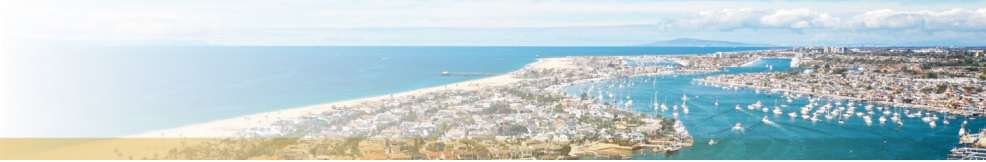
Sites were also evaluated based on access to resources, proximity to additional residential development, transportation and major streetway access, and resources and opportunity indicators. **Section 3: Affirmatively Furthering Fair Housing**, outlines all fair housing, opportunity indicators, and environmental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

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

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

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

Through a public process, the City has assessed the feasibility of parcels in the Focus Areas to redevelop residentially during the planning period. Those parcels deemed Feasible were then analyzed to ensure compliance with HCD’s criteria for sites designated to accommodate lower income development (including sizing criteria). The inventory of feasible acreage for redevelopment within each Focus Area was developed with this process. **Table B-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.



**Table B-3: Low/Very Low-Income Rezone Strategy by Focus Area**

Focus Area	Anticipated Feasible Acreage	Assumed Average Rezone Density	Potential Low/Very Low-Income Units
Airport Area Environs	162	50 du/ac	451 units
West Newport Mesa Area	49	50 du/ac	204 units
Dover-Westcliff Area	19	50 du/ac	68 units
Newport Center Area	151	50 du/ac	422 units
Coyote Canyon Area	22	60 du/ac	264 units
Banning Ranch Area	30	50 du/ac	443 units
<b>TOTAL</b>	<b>432</b>	<b>--</b>	<b>1,852 units</b>

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

- Newport Airport Village
- Residences at 4400 Von Karman
- 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.

#### **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:

**Table B-4: Moderate and Above Moderate-Income Projects in the Pipeline**

	Moderate Income	Above Moderate Income
Pipeline Projects	0 units	1,471 units

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

As noted in Section 3 of this Appendix, the City anticipates a total of 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.

**Table B-5: Moderate and Above Moderate-Income Remaining Need**

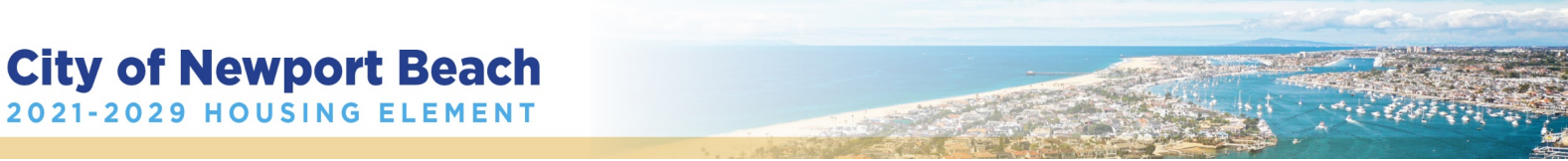
	Moderate Income	Above Moderate Income
RHNA Allocation	1,050 units	1,409 units
Pipeline Projects	0 units	1,471 units
Existing Zoning	287 units	40 units
Accessory Dwelling Units	300 units	20 units
<b>Remaining Low/Very Low-Income Need</b>	<b>463 units</b>	<b>No remaining need</b>

**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:

**Table B-6: Moderate/Above Moderate-Income Rezone Strategy by Focus Area**

Focus Area	Anticipated Feasible Acreage	Assumed Rezone Density	Potential Moderate-Income Units	Potential Above Moderate-Income Units
Airport Area Environs	162 ac	50 du/ac	131 units	872 units
West Newport Mesa Area	49 ac	50 du/ac	29 units	350 units
Dover-Westcliff Area	19 ac	50 du/ac	23 units	136 units
Newport Center Area	151 ac	50 du/ac	122 units	817 units
Coyote Canyon Area	22 ac	60 du/ac	106 units	686 units
Banning Ranch Area	30 ac	50 du/ac	148 units	884 units
<b>TOTAL</b>	<b>432 ac</b>	<b>--</b>	<b>558 units</b>	<b>3,746 units</b>



## **5. Nonvacant Sites Analysis and Unit Capacity Calculation**

### **Use of Non-Vacant Sites in the Sites Inventory**

Vacant sites within the inventory are found within the Coyote Canyon and Banning Ranch areas. The lower income units on these parcels, as projected based on the strategies outlined in Section 6 of this document, constitute 30 percent of the lower income RHNA. As the vast majority of buildable land within the City is “built-out”, there are not additional vacant parcels on which to consider housing. As this City cannot accommodate 50% of the low and very low income RHNA on vacant land, additional justification for non-vacant sites is included in Section 6 of this document. Justification is provided on a site-by-site basis and the inventory includes conservative estimates on propensity for redevelopment for each focus area.

### **Replacement Housing Analysis**

The City has identified eight (8) parcels within the inventory that have a current residential use. None of these sites are currently subject to affordability agreements for lower income households. These sites remain in the inventory for a number of reasons, including:

- The current owner of the parcel has expressed written interest in developing additional housing
- The site is within the entitlements process with the City to develop additional housing
- The site is a 5<sup>th</sup> Cycle site with continued propensity to develop at an increased density
- Due to rezone programs, the site has a significantly increased capacity and has propensity to redevelop into new, dense housing

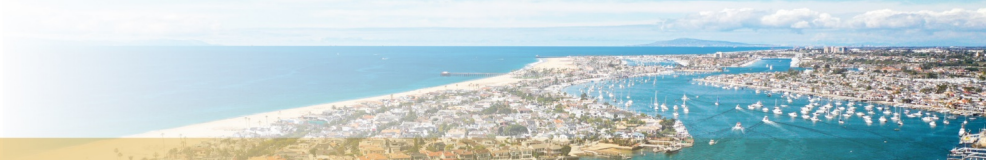
### **Calculation of Unit Capacity**

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 percent and 40 percent of 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.

## **6. The Sites Inventory**

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





**Airport Area Environs**

The Airport Area Environs has been an active area for development in the City for several years. The development of higher-density residential units within this Focus Area can be expected to accommodate lower-income units. Increasing density within the Airport Area was also a key strategy as part of the City's 4th and 5th Cycle Housing Element Updates.

Of the 223 acres of land deemed suitable for residential development in the Airport Area, 162 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 8,000 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 18% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,454 units, 451 of which are projected to develop for low and very low income households.

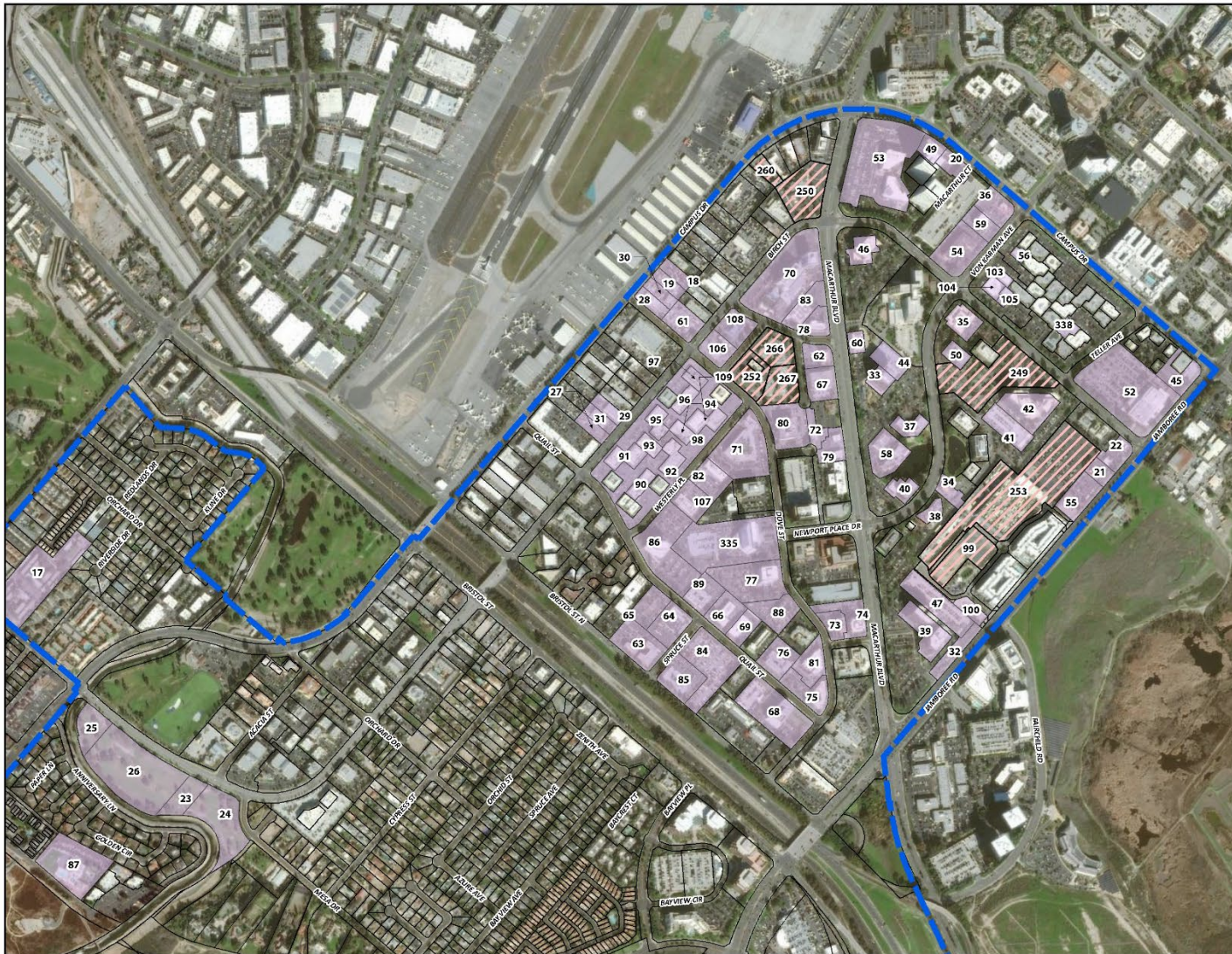
**Table B-7** below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-3** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation.

**Table B-7: Airport Area Environs - Redevelopment Analysis**

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
162 acres	50 du/ac	451 units	131 units	872 units	1,454 units



Figure B-3: Airport Area Environs – Sites Inventory



### Site Inventory: Airport Area Environs

#### LEGEND

- Opportunity Sites
- 5th Cycle Sites
- Pipeline Projects
- City Boundary

#### Key Map

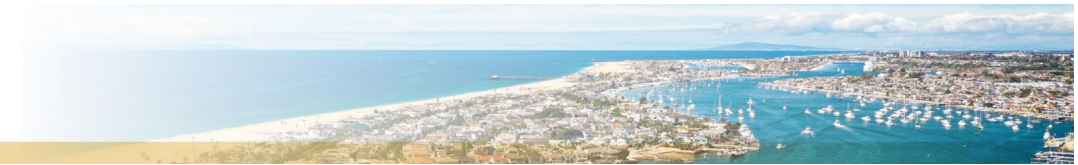






**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	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 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.		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 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.		Airport Area	19
445 121 17	Irvine Co	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 a part 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 Schiffman Living Tr	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
445 161 03	Todd Schiffman Living Tr	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



**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
119 300 17	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.	Y	Airport Area	23
119 310 04	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.	Y	Airport Area	24
119 300 15	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.	Y	Airport Area	25
119 300 16	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.	Y	Airport Area	26
427 131 16	Birch Development 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
427 121 01	Dekk Associates 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
427 131 14	Birch Skye 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 is currently under construction as a multi-story high-rise apartment complex.		Airport Area	29
427 121 02	EWSB&CLP	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.		Airport Area	30
427 131 15	Birch Skye 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 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.		Airport Area	31
445 131 26	City National Bank	PC	MU-H2	No	No	0 units	1.10 acres	1.10 acres	Yes	0 Du/Ac	50 Du/Ac	55 units	55 units	18 units	4 units	33 units	This parcel contains office space for an architecture company and is identified as a site for potential housing.		Airport Area	32
445 122 13	4400 Macarthur Property Holdings LLC	PC	MU-H2	No	No	0 units	0.71 acres	0.71 acres	Yes	0 Du/Ac	50 Du/Ac	35 units	35 units	12 units	2 units	21 units	This parcel contains vegetation and paved sidewalk and is identified as a site for potential housing.		Airport Area	33
445 133 06	Mandarin Investment Group LLC	PC	MU-H2	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	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	34
445 131 21	Von Karman	PC	MU-H2	No	No	0 units	1.19 acres	1.19 acres	Yes	0 Du/Ac	50 Du/Ac	59 units	59 units	19 units	4 units	35 units	This parcel was formerly a part of the "Koll Residences" and are contemplated as potential "infill housing" (not		Airport Area	35





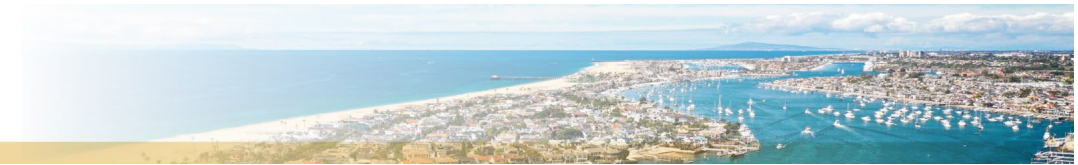
**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
	Ventures LLC																"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.			
445 121 11	Schiffman Todd I TR	PC	CG	No	No	0 units	1.38 acres	1.38 acres	Yes	0 Du/Ac	50 Du/Ac	68 units	68 units	22 units	5 units	40 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 housing might be possible.		Airport Area	36
445 131 23	Big Man On Campus LLC	PC	MU-H2	No	No	0 units	0.53 acres	0.53 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	This parcel contains office space for and is identified as an underutilized site for potential housing.		Airport Area	38
445 131 15	Hg Newport Owner LLC	PC	MU-H2	No	No	0 units	2.01 acres	2.01 acres	Yes	0 Du/Ac	50 Du/Ac	100 units	100 units	33 units	7 units	60 units	This parcel contains a commercial use, an auto shop, and is identified as an underutilized site for potential housing.		Airport Area	39
445 122 05	Craig Realty Group-MacArthur LLC	PC	MU-H2	No	No	0 units	0.80 acres	0.80 acres	Yes	0 Du/Ac	50 Du/Ac	39 units	39 units	13 units	3 units	23 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 developable scale and is something the City will explore with relevant property owners.		Airport Area	40
445 131 18	John Hancock Life Insurance Company USA	PC	MU-H2	No	No	0 units	1.61 acres	1.61 acres	Yes	0 Du/Ac	50 Du/Ac	80 units	80 units	26 units	6 units	48 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.		Airport Area	41
445 131 19	John Hancock Life Insurance	PC	MU-H2	No	No	0 units	2.30 acres	2.30 acres	Yes	0 Du/Ac	50 Du/Ac	115 units	115 units	38 units	8 units	69 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		Airport Area	42



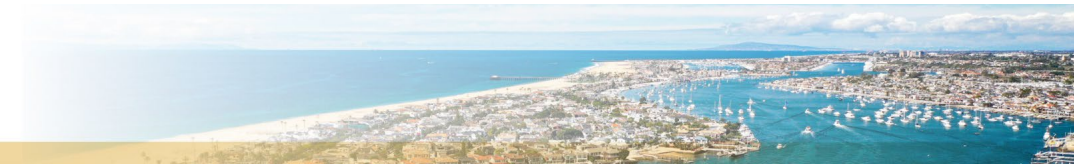
**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
	Company USA																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 12	4400 Macarthur Property Holdings LLC	PC	MU-H2	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 contains office space for banking and insurance companies and is identified as a site for potential housing.		Airport Area	44
445 151 09	Hoag Memorial Hospital Presbyterian	PC	MU-H2	No	No	0 units	1.35 acres	1.35 acres	Yes	0 Du/Ac	50 Du/Ac	67 units	67 units	22 units	5 units	40 units	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 consider workforce housing on this parcel. The City will work with Hoag to explore workforce housing on this site.		Airport Area	45
445 122 09	Ferrado Newport LLC	PC	MU-H2	No	No	0 units	1.03 acres	1.03 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 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 commercial use currently present on site.		Airport Area	46
445 131 31	Kcn Management LLC	PC	MU-H2	No	No	0 units	2.58 acres	2.58 acres	Yes	0 Du/Ac	50 Du/Ac	128 units	128 units	42 units	9 units	76 units	This parcel has a functioning office and identified as a potential location for housing.		Airport Area	47
445 121 05	Mac Arthur Court LLC	PC	CO-G	No	No	0 units	0.74 acres	0.74 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	12 units	3 units	22 units	This parcel is owned by the Irvine Company at SEC MacArthur & Campus. There are somewhat sizeable parking fields on the parcel, and the property owner should be advised that the addition of housing to the parcel might be possible.		Airport Area	49
445 131 09	4440 Vka Tic 3 LLC	PC	MU-H2	No	Yes	0 units	0.66 acres	0.66 acres	Yes	0 Du/Ac	50 Du/Ac	32 units	32 units	11 units	2 units	19 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	50
445 151 01	County Of Orange	PC	PF	No	No	0 units	7.78 acres	7.78 acres	Yes	0 Du/Ac	50 Du/Ac	388 units	388 units	128 units	27 units	232 units	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	52
445 121 14	Mac Arthur Court LLC	PC	CO-G	No	No	0 units	7.81 acres	7.81 acres	Yes	0 Du/Ac	50 Du/Ac	390 units	390 units	129 units	27 units	234 units	This parcel is owned by the Irvine Company at SEC MacArthur & Campus. There are somewhat sizeable parking fields on the parcel, and the property		Airport Area	53



**Table B-8: Airport Area Sites Inventory**

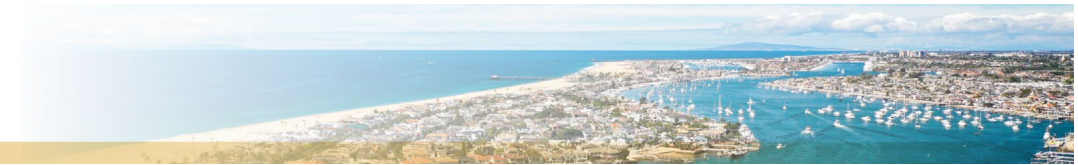
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	owner should be advised that the addition of housing to the parcel might be possible.			
445 121 18	Bre & Esa Properties LLC	PC	CG	No	No	0 units	2.65 acres	2.65 acres	Yes	0 Du/Ac	50 Du/Ac	132 units	132 units	44 units	9 units	79 units	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.		Airport Area	54
445 161 04	4425 Jamboree LLC	PC	MU-H2	No	No	0 units	1.69 acres	1.69 acres	Yes	0 Du/Ac	50 Du/Ac	84 units	84 units	28 units	6 units	50 units	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	55
445 141 04	Coastal Azu Management	PC	MU-H2	No	No	0 units	0.26 acres	0.26 acres	No	0 Du/Ac	50 Du/Ac	13 units	13 units	4 units	1 units	7 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	56
445 122 17	Pacific Club	PC	MU-H2	No	No	0 units	1.95 acres	1.95 acres	Yes	0 Du/Ac	50 Du/Ac	97 units	97 units	32 units	7 units	58 units	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.		Airport Area	58
445 121 09	Nf Von Karman LLC	PC	CG	No	No	0 units	1.00 acres	1.00 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	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.		Airport Area	59
445 122 19	M4 Macarthur LLC	PC	MU-H2	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	This parcel is a viable commercial development that fronts Bristol and the 73 freeway and is identified as a site for potential housing.		Airport Area	60
427 121 27	EWS B&C LP	OA	AO	No	No	0 units	1.41 acres	1.41 acres	Yes	0 Du/Ac	50 Du/Ac	70 units	70 units	23 units	5 units	42 units	This parcel contains a parking lot and is therefore identified as a site for potential housing.		Airport Area	61
427 173 01	Bank First And Trust Inc	PC	MU-H2	No	No	0 units	1.00 acres	1.00 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	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.		Airport Area	62
427 332 02	BSP Bristol LLC	PC	CO-G	No	No	0 units	2.38 acres	2.38 acres	Yes	0 Du/Ac	50 Du/Ac	118 units	118 units	39 units	8 units	70 units	This parcel contains office space and a hotel and is identified as a commercial		Airport Area	63



**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	site that could be better utilized as a site for housing.			
427 332 04	Newport Place Investment Co	PC	CO-G	No	No	0 units	1.70 acres	1.70 acres	Yes	0 Du/Ac	50 Du/Ac	85 units	85 units	28 units	6 units	51 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	64
427 332 03	Crown Building LP	PC	CO-G	No	No	0 units	1.41 acres	1.41 acres	Yes	0 Du/Ac	50 Du/Ac	70 units	70 units	23 units	5 units	42 units	This parcel is an improved parking lot that could be a potential location for infill housing.		Airport Area	65
427 221 14	NDH America Inc	PC	MU-H2	No	No	0 units	1.50 acres	1.50 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	25 units	5 units	45 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.		Airport Area	66
427 181 01	Macarthur Pacific Plaza Associates LLC	PC	MU-H2	No	No	0 units	1.45 acres	1.45 acres	Yes	0 Du/Ac	50 Du/Ac	72 units	72 units	24 units	5 units	43 units	This parcel contains office space for real estate developers and is identified as a site for potential housing.		Airport Area	67
427 241 13	Newport Plaza Office LLC	PC	CG	No	No	0 units	3.95 acres	3.95 acres	Yes	0 Du/Ac	50 Du/Ac	197 units	197 units	65 units	14 units	118 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	68
427 221 13	1200 Quail St LLC	PC	MU-H2	Yes	No	0 units	1.00 acres	1.00 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	This parcel has an existing office building but could be a location for housing development.		Airport Area	69
427 174 04	Elite West LLC	PC	MU-H2	No	No	0 units	6.32 acres	6.32 acres	Yes	0 Du/Ac	50 Du/Ac	315 units	315 units	104 units	22 units	189 units	This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport Area	70
427 221 01	NF Dove LLC	PC	MU-H2	No	No	0 units	3.99 acres	3.99 acres	Yes	0 Du/Ac	50 Du/Ac	199 units	199 units	66 units	14 units	119 units	This parcel is currently under construction as a multi-story, high rise apartment complex.		Airport Area	71
427 181 08	Gurcharan Singh Sandher Family TR	PC	MU-H2	No	No	0 units	0.72 acres	0.72 acres	Yes	0 Du/Ac	50 Du/Ac	35 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.	Y	Airport Area	72
427 222 05	Malaguena	PC	MU-H2	No	No	0 units	0.90 acres	0.90 acres	Yes	0 Du/Ac	50 Du/Ac	45 units	45 units	15 units	3 units	27 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	73





**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
427 222 06	PMC Macarthur LLC	PC	MU-H2	No	No	0 units	1.56 acres	1.56 acres	Yes	0 Du/Ac	50 Du/Ac	77 units	77 units	25 units	5 units	46 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	74
427 221 10	SBS Dove Street Partners	PC	MU-H2	No	No	0 units	1.71 acres	1.71 acres	Yes	0 Du/Ac	50 Du/Ac	85 units	85 units	28 units	6 units	51 units	This parcel contains office space for an architectural firm and is identified as a site for potential housing.		Airport Area	75
427 221 11	Hankey Investment Company	PC	MU-H2	No	No	0 units	1.52 acres	1.52 acres	Yes	0 Du/Ac	50 Du/Ac	76 units	76 units	25 units	5 units	45 units	This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport Area	76
427 221 06	AG Dove Owner LP	PC	MU-H2	No	No	0 units	3.59 acres	3.59 acres	Yes	0 Du/Ac	50 Du/Ac	179 units	179 units	59 units	13 units	107 units	This parcel has a two-level parking structure for a multi-story office structure that could be re-worked to add housing.		Airport Area	77
427 174 06	Sanderson Ray Macarthur LLC	PC	MU-H2	No	No	0 units	0.94 acres	0.94 acres	Yes	0 Du/Ac	50 Du/Ac	47 units	47 units	16 units	3 units	28 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	78
427 181 07	Ridgeway Real Estate	PC	MU-H2	No	No	0 units	1.10 acres	1.10 acres	Yes	0 Du/Ac	50 Du/Ac	55 units	55 units	18 units	4 units	33 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.		Airport Area	79
427 181 03	GS 1600 Dove LLC	PC	MU-H2	No	No	0 units	2.49 acres	2.49 acres	Yes	0 Du/Ac	50 Du/Ac	124 units	124 units	41 units	9 units	74 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.		Airport Area	80
427 221 09	Feb Dove Street Partners LLC	PC	MU-H2	No	No	0 units	1.51 acres	1.51 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	25 units	5 units	45 units	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.		Airport Area	81
427 221 02	Ow-Aberdeen Westerly Owner LLC	PC	CO-G	No	No	0 units	1.46 acres	1.46 acres	Yes	0 Du/Ac	50 Du/Ac	72 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.	Y	Airport Area	82



**Table B-8: Airport Area Sites Inventory**

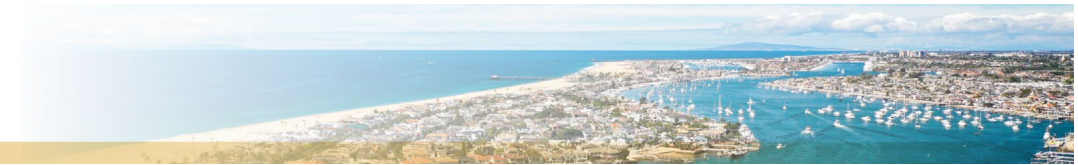
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
427 174 05	Sanderson Ray Macarthur LLC	PC	MU-H2	No	No	0 units	1.50 acres	1.50 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	25 units	5 units	45 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	83
427 342 02	Jones Fletcher Jr. Family Limited Partnership	PC	MU-H2	No	No	0 units	3.70 acres	3.70 acres	Yes	0 Du/Ac	50 Du/Ac	184 units	184 units	61 units	13 units	110 units	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.		Airport Area	84
427 342 01	Hilbert Properties II	PC	MU-H2	No	No	0 units	1.97 acres	1.97 acres	Yes	0 Du/Ac	50 Du/Ac	98 units	98 units	32 units	7 units	58 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	85
427 221 16	1500 Quail Property LLC	PC	CO-G	No	No	0 units	4.76 acres	4.76 acres	Yes	0 Du/Ac	50 Du/Ac	238 units	238 units	79 units	17 units	142 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	86
439 401 01	Men's Christian Young Assn	PF	PF	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	This parcel is a community recreation center with a large parking lot and several grass fields which present the opportunity for additional housing development on the site.	Y	Airport Area	87
427 221 07	Hankey Investment Company	PC	MU-H2	No	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	This parcel has a functioning office building but could be a location for housing.		Airport Area	88
427 221 15	Davenport Quail Partners LLC	PC	MU-H2	No	No	0 units	1.47 acres	1.47 acres	Yes	0 Du/Ac	50 Du/Ac	73 units	73 units	24 units	5 units	43 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	89
427 141 14	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.64 acres	0.64 acres	Yes	0 Du/Ac	50 Du/Ac	31 units	31 units	10 units	2 units	18 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	90
936 790 44	JRJ Investments LP	PC	CO-G	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	This parcel contains space for cosmetic services, an education center, and stockbrokers. These commercial uses are identified as sites for potential housing.		Airport Area	91
936 790 50	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.86 acres	0.86 acres	Yes	0 Du/Ac	50 Du/Ac	42 units	42 units	14 units	3 units	25 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	92
427 141 04	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.52 acres	0.52 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	93



**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
427 141 11	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.52 acres	0.52 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	94
936 790 48	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.72 acres	0.72 acres	Yes	0 Du/Ac	50 Du/Ac	36 units	36 units	12 units	3 units	21 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	95
427 141 07	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.58 acres	0.58 acres	Yes	0 Du/Ac	50 Du/Ac	29 units	29 units	10 units	2 units	17 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	96
427 141 08	Sa Abanoub LLC	PC	CO-G	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	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	97
427 141 16	Sa Abanoub LLC	PC	CO-G	No	No	0 units	8.61 acres	8.61 acres	Yes	0 Du/Ac	50 Du/Ac	430 units	430 units	142 units	30 units	258 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	98
445 134 22	Uptown Newport Jamboree LLC	PC	MU-H2	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	100
445 141 11	NCP GL Owner LLC	PC	MU-H2	No	No	0 units	0.29 acres	0.29 acres	N/A	0 Du/Ac	50 Du/Ac	14 units	14 units	5 units	1 unit	8 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.		Airport Area	103
445 141 12	Lyon Housing LLC	PC	MU-H2	No	No	0 units	0.48 acres	0.48 acres	N/A	0 Du/Ac	50 Du/Ac	23 units	23 units	8 units	2 units	13 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.		Airport Area	104
445 141 13	NCP GL Owner LLC Birch Street LLC	PC	MU-H2	No	No	0 units	0.29 acres	0.29 acres	N/A	0 Du/Ac	50 Du/Ac	14 units	14 units	5 units	1 unit	8 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	105
427 171 02	Caesar Global Alliance Inc	PC	CG	No	No	0 units	1.20 acres	1.20 acres	Yes	0 Du/Ac	50 Du/Ac	59 units	59 units	19 units	4 units	35 units	Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing.		Airport Area	106
427 221 03	Ow-Aberdeen Westerly Owner LLC	PC	CO-G	No	No	0 units	1.46 acres	1.46 acres	Yes	0 Du/Ac	50 Du/Ac	73 units	73 units	24 units	5 units	43 units	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.		Airport Area	107
427 171 03	Beni Investments LLC	PC	CG	No	No	0 units	1.40 acres	1.40 acres	Yes	0 Du/Ac	50 Du/Ac	69 units	69 units	23 units	5 units	41 units	Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing.		Airport Area	108
936 790 46	Orange County Bar	PC	CO-G	No	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	Additionally, the presence of undeveloped building pads at the site		Airport Area	109

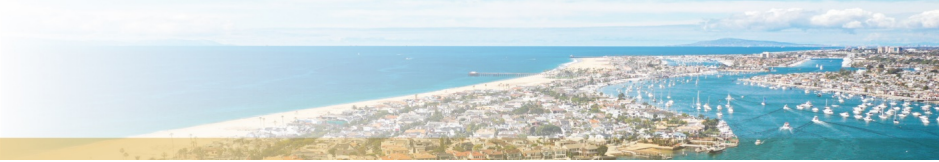




**Table B-8: Airport Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	presents the opportunity to develop housing.			
427 221 17	USPFV 1301 Dove LP	PC	MU-H2	No	No	0 units	6.46 acres	6.46 acres	Yes	0 Du/Ac	50 Du/Ac	322 units	322 units	106 units	23 units	193 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	335
445 141 31	Lebata Inc	PC	MU-H2	No	No	0 units	0.40 acres	0.40 acres	N/A	0 Du/Ac	50 Du/Ac	20 units	20 units	7 units	1 units	12 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	338
<b>AIRPORT AREA TOTAL ACREAGE DEVELOPMENT POTENTIAL:</b>													<b>8,078 units</b>							
427 111 03	AP Center LP	OA	MU-H2	No	No	0 units	0.73 acres	0.73 acres	Yes	0 Du/Ac			346 units	17 units		329 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	260
427 111 09	JRSM LLC	OA	MU-H2	No	No	0 units	3.19 acres	3.19 acres	Yes	0 Du/Ac			28 units			28 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	250
427 172 02	Starboard Macarthur Square LP	PC	MU-H2	No	No	0 units	1.83 acres	1.83 acres	Yes	0 Du/Ac			117 units	26 units		91 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	266
427 172 06	Starboard Macarthur Square LP	PC	MU-H2	No	No	0 units	1.71 acres	1.71 acres	N/A	0 Du/Ac			117 units	26 units		91 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	252
427 172 03	Starboard Macarthur Square LP	PC	MU-H2	No	No	0 units	1.94 acres	1.94 acres	Yes	0 Du/Ac			117 units	26 units		91 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	267
445 131 29	SLF-KC Towers LLC	PC	MU-H2	No	No	0 units	6.22 acres	6.22 acres	N/A	0 Du/Ac			325 units	13 units		312 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	249
445 133 07	Uptown Newport Jamboree LLC	PC	MU-H2	No	No	0 units	12.57 acres	12.57 acres	N/A	0 Du/Ac			66 units			66 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	253
445 134 17	Tsg-Parcel LLC	PC	MU-H2	No	No	0 units	2.58 acres	2.58 acres	Yes	0 Du/Ac			30 units			30 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	99
<b>AIRPORT AREA PIPELINE PROJECT TOTAL:</b>													<b>1,146 units</b>							

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



**West Newport Mesa Area**

West Newport Mesa has been identified by the City as a reinvestment and redevelopment opportunity, where older industrial, smaller-scale development can transition to support future residential development. 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, 49 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 2,400 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 24-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 584 units, 204 of which are projected to develop for low and very low income households .

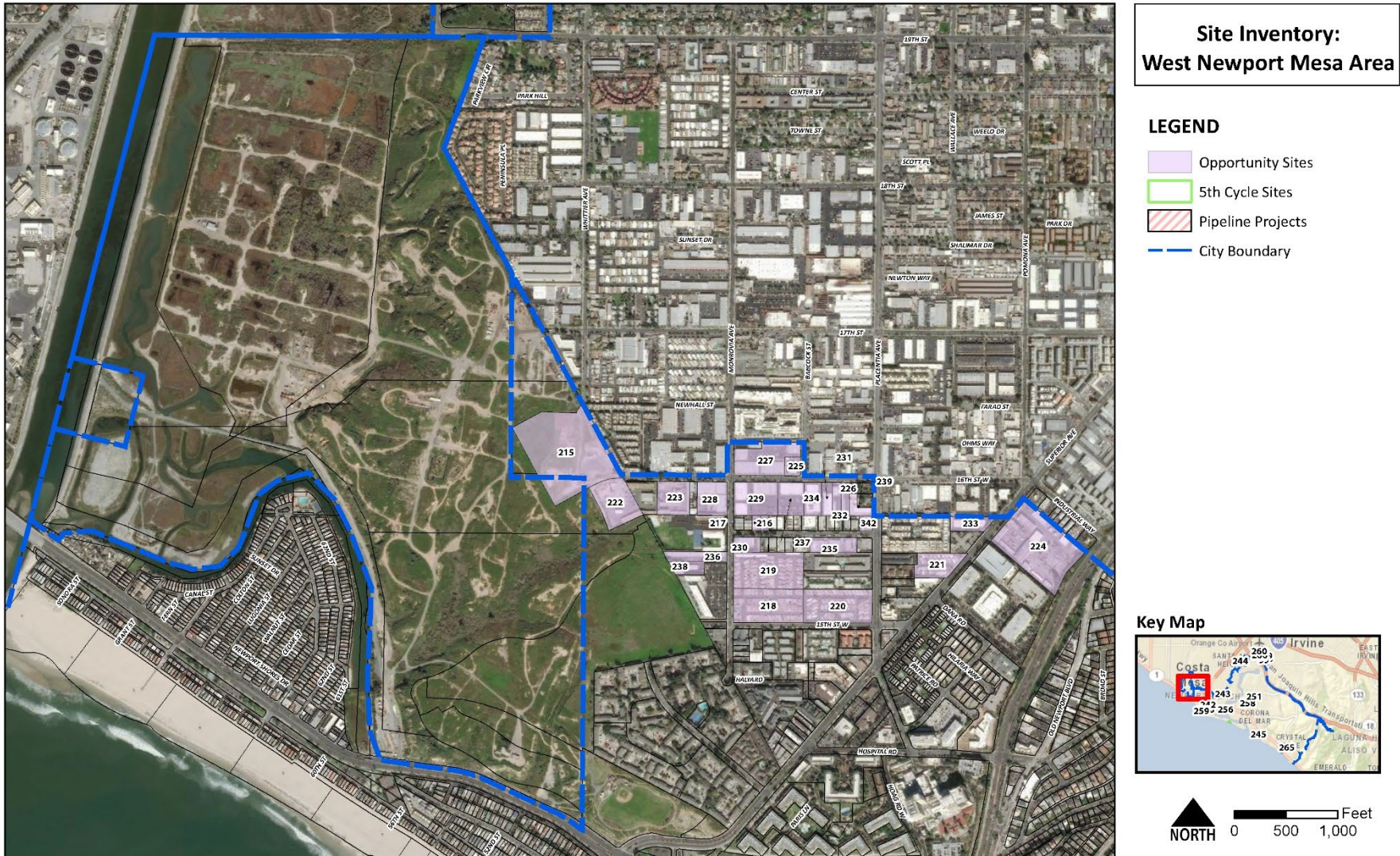
**Table B-9** below displays the capacity and opportunity in this Focus Area which can help accommodate the City’s RHNA allocation. **Figure B-4** below maps the sites identified within this Focus Area which can help accommodate the City’s RHNA allocation.

**Table B-9: West Newport Mesa Environs - Redevelopment Analysis**

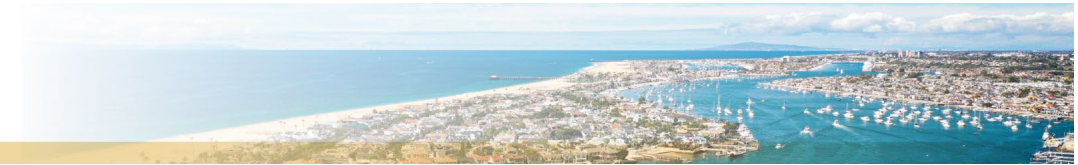
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
49 acres	50 du/ac	204 units	29 units	350 units	584 units



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







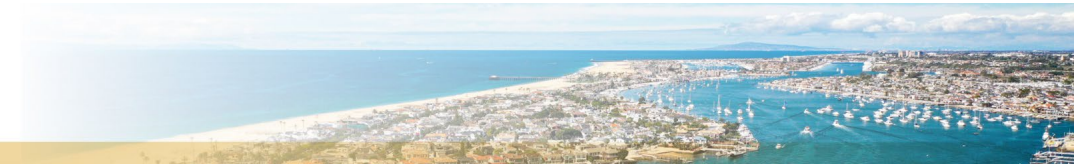
**Table B-10: West Newport Mesa Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
114 170 51	School Costa Mesa Union District	PF	PF	No	No	0 units	11.56 acres	11.56 acres	No	0 Du/Ac	50 Du/Ac	578 units	578 units	202 units	29 units	346 units	This parcel contains office buildings and available parking spaces. The site borders residential housing to the southwest and can be converted to housing redevelopment.	Y	West Newport Mesa Area	215
424 141 17	Taormina Family Property LLC	IG	IG	No	No	0 units	0.23 acres	0.23 acres	No	0 Du/Ac	50 Du/Ac	11 units	11 units	4 units	1 unit	6 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	216
424 141 17	Taormina Family Property LLC	IG	IG	No	No	0 units	0.23 acres	0.23 acres	No	0 Du/Ac	50 Du/Ac	11 units	11 units	4 units	1 unit	6 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	217
892 080 02	Chi Family Ltd Partnership	RM	RM	No	No	61 units	4.34 acres	4.34 acres	Yes	13 Du/Ac	50 Du/Ac	155 units	94 units	54 units	8 units	93 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	218
424 151 01	Chi Family Ltd Partnership	RM	RM	No	No	56 units	4.77 acres	4.77 acres	Yes	14 Du/Ac	50 Du/Ac	182 units	126 units	64 units	9 units	109 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	219
892 090 55	Brian Bellerose	RM	RM	No	No	56 units	4.27 acres	4.27 acres	Yes	13 Du/Ac	50 Du/Ac	157 units	101 units	55 units	8 units	94 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	220
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.		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	This parcel is City-owned property and a portion of this site has been identified as an opportunity site for higher-density housing.		West Newport Mesa Area	222
424 401 12	City Of Newport Beach	PF	PF	No	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.		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		West Newport	224



**Table B-10: West Newport Mesa Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	housing. The City will consolidate and move current existing uses.		Mesa Area	
424 111 05	Michael Voorhees Family TR	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 LP	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 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 combination with neighboring sites.		West Newport Mesa Area	228
424 141 01	Hunsaker Richard CTR	IG	IG	No	No	0 units	2.73 acres	2.73 acres	Yes	0 Du/Ac	50 Du/Ac	136 units	136 units	48 units	7 units	81 units	This parcel contains older industrial buildings including an auto shop and large parking lot. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites. The City will work with relevant property owners to explore lot consolidation and housing development opportunities.		West Newport Mesa Area	229
424 142 14	Horness Lois A TR For Mary C Axelson Trust Dakota Investment Co In	IG	IG	No	No	0 units	0.74 acres	0.74 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	13 units	2 units	22 units	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	230
424 141 04	Orangethorpe Properties LLC	IG	IG	No	No	0 units	0.69 acres	0.69 acres	Yes	0 Du/Ac	50 Du/Ac	34 units	34 units	12 units	2 units	20 units	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	231
424 131 16	Riverport Properties LLC	OM	CO-M	No	No	0 units	1.07 acres	1.07 acres	Yes	0 Du/Ac	50 Du/Ac	53 units	53 units	19 units	3 units	31 units	This parcel contains automotive shops and parking that present the opportunity to be redeveloped into housing.	Y	West Newport Mesa Area	233

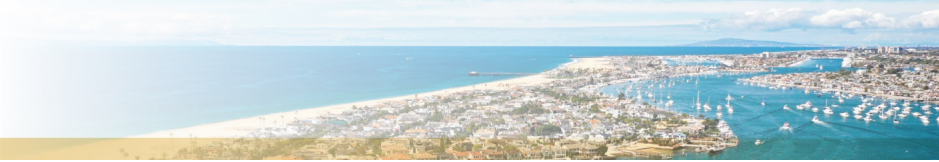


**Table B-10: West Newport Mesa Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
424 141 10	Foothill Financial	IG	IG	No	No	0 units	0.37 acres	0.37 acres	No	0 Du/Ac	45 Du/Ac	16 units	16 units	6 units	1 unit	9 units	The current owner of the property has expressed to City staff written interest to develop housing.		West Newport Mesa Area	342
424 141 03	James DeGraw TR	IG	IG	No	No	0 units	1.08 acres	1.08 acres	Yes	0 Du/Ac	50 Du/Ac	54 units	54 units	19 units	3 units	32 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	234
424 142 11	Hixson Metal Finishing	IG	IG	No	No	0 units	1.31 acres	1.31 acres	Yes	0 Du/Ac	50 Du/Ac	65 units	65 units	23 units	3 units	39 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	235
424 401 06	Newport Business Center LLC	IG	IG	No	No	0 units	1.14 acres	1.14 acres	Yes	0 Du/Ac	50 Du/Ac	56 units	56 units	20 units	3 units	33 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	236
424 141 02	Richard Hunsaker TR	IG	IG	No	No	0 units	1.61 acres	1.61 acres	Yes	0 Du/Ac	50 Du/Ac	80 units	80 units	28 units	4 units	48 units	This parcel contains older industrial buildings including an auto shop and large parking lot. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites. The City will work with relevant property owners to explore lot consolidation and housing development opportunities.		West Newport Mesa Area	237
424 401 08	Allred Newport LLC	IG	IG	No	No	0 units	0.76 acres	0.76 acres	Yes	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	2 units	22 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	238
424 141 09	Croul John Vedder TR	IG	IG	No	No	0 units	0.56 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	28 units	28 units	10 units	1 unit	16 units	This parcel contains middle aged, tilt up, industrial buildings adjacent to existing housing that are feasible for housing redevelopment.		West Newport Mesa Area	239
424 141 05	Ducoing Brent W TR B & A Ducoing Living TR	IG	IG	No	No	0 units	0.53 acres	0.53 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	1 unit	15 units	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment.		West Newport Mesa Area	232
<b>WEST NEWPORT MESA AREA TOTAL ACREAGE DEVELOPMENT POTENTIAL:</b>													<b>2,434 units</b>							

\*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, 19 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 950 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 24-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 227 units, 68 of which are projected to develop for low and very low income households.

**Table B-11 below** displays the capacity and opportunity in this Focus Area which can help accommodate the City’s RHNA allocation. **Figure B-5 below** maps the sites identified within this Focus Area which can help accommodate the City’s RHNA allocation.

**Table B-11: Dover-Westcliff Environs - Redevelopment Analysis**

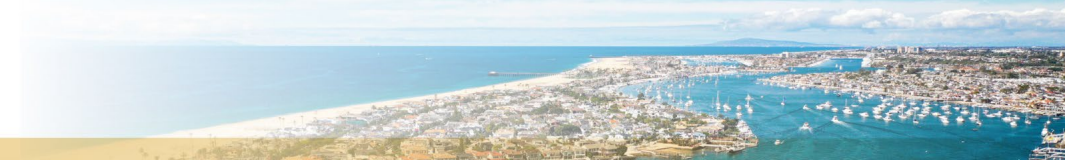
Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
19 acres	50 du/ac	68 units	23 units	136 units	227 units



Figure B-5: Dover Westcliff Area – Sites Inventory



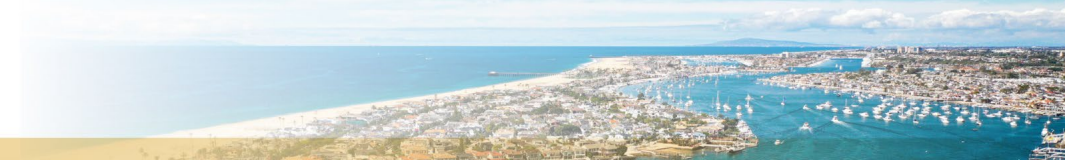




**Table B-12: Dover-Westcliff Sites Inventory**

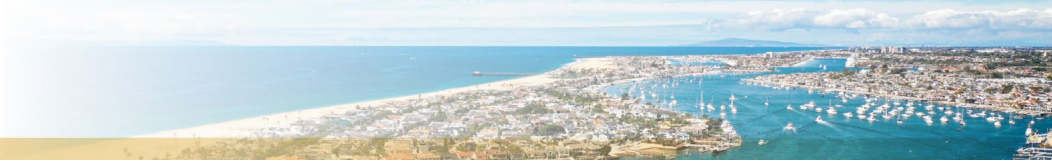
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
049 122 03	Donna Carpenter TR	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	This parcel is an existing commercial center with some small restaurants. The current owner of the property has expressed to City staff written interest to develop housing and the City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower-income housing.	Y	Dover-Westcliff	132
047 041 05	Newport Beach Alano Club Inc	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.	Y	Dover-Westcliff	133
047 041 25	Patrick Michael Chamberlain TR	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.	Y	Dover-Westcliff	134
117 631 12	The Church of Jesus Christ of Latter-Day Saints	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.		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 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 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.		Dover-Westcliff	138





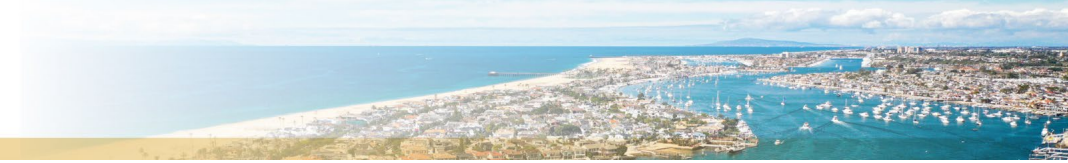
**Table B-12: Dover-Westcliff Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
050 391 12	Bayside Square 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 TR	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.	Y	Dover-Westcliff	139
458 361 10	Foothill Financial	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. The City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower-income housing.		Dover-Westcliff	141
117 811 18	Gallant Paul S TR	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	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.		Dover-Westcliff	142
117 811 19	Russell ER Fluter Separate Property TR	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	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	143
049 271 30	Reynolds Carol L TR Rex & Earlyynn Albright Revoc Survivors TR	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	This 1.6-acre parcel is a small commercial center including office space and medical office space. Although this parcel has existing parking lot area, the current use presents the viable opportunity for full-parcel redevelopment as housing.		Dover-Westcliff	144
423 111 01	Lido Partners	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*	This parcel is a large commercial center including office space, restaurants, and shops. Although this parcel has an existing parking lot area, the current use presents the viable opportunity for full-parcel redevelopment as housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	334



**Table B-12: Dover-Westcliff Sites Inventory**

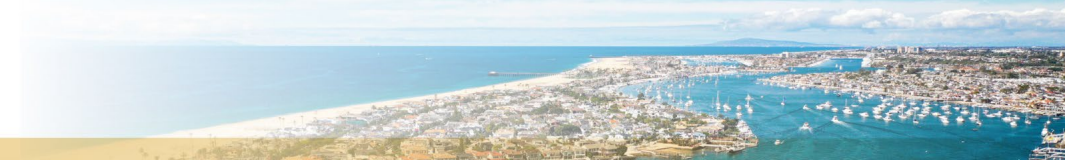
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
<b>DOVER-WESTCLIFF TOTAL ACREAGE DEVELOPMENT POTENTIAL:</b>													<b>945 units</b>							
425 061 09	Ms 36 Dev LLC	RM-6000	RM	No	No	114 units	5.76 acres	5.76 acres	Yes	92 Du/Ac			-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 LLC	PC	MU-W2	No	No	0 units	4.74 acres	4.74 acres	N/A	0 Du/Ac			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			198 units	9 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	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No		0 units	0.20 acres	0.20 acres	N/A	24 Du/Ac			35 units	3 units		32 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	242
<b>DOVER-WESTCLIFF PIPELINE TOTALS:</b>													<b>260 units</b>			--	--	--		
049 130 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	Waterfront Newport Beach LLC	MU-W1	MU-W1	No	Yes	0 units	1.21 acres	1.21 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	16
049 121 22	Bank United California Realty Corp	MU-MM	MU-H1	No	Yes	0 units	0.43 acres	0.43 acres	Yes	25 Du/Ac			11 units		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	316
425 471 14	DMP PCH-Newport LLC	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	24 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.	Y	5th Cycle - Existing Zoning	276
425 471 15	DMP PCH-Newport LLC	MU-MM	MU-H1	No	Yes	0 units	0.23 acres	0.23 acres	No	26 Du/Ac			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.		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			9 units			9 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	4
425 471 23	Susan S Cuse Inc	MU-MM	MU-H1	No	Yes	0 units	0.53 acres	0.53 acres	Yes	26 Du/Ac			14 units		14 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	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			1 unit			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	3



**Table B-12: Dover-Westcliff Sites Inventory**

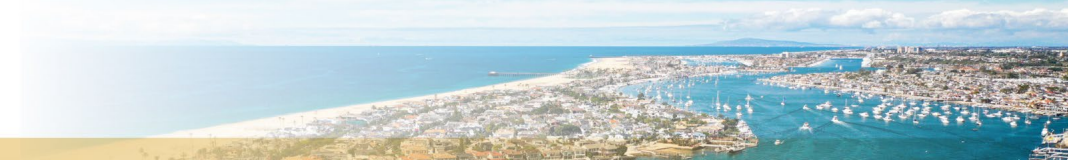
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
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			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.		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		5 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	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	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	8
425 471 24	Sadie Mary Stegmann TR	MU-MM	MU-H1	No	Yes	0 units	0.54 acres	0.54 acres	Yes	25 Du/Ac			14 units	14 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	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	15 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	11
425 471 56	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.49 acres	0.49 acres	No	26 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	268
425 471 19	Samantha LLC	MU-MM	MU-H1	No	Yes	0 units	0.49 acres	0.49 acres	No	26 Du/Ac			13 units		13 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	315
425 471 13	DMP PCH-Newport LLC	MU-MM	MU-H1	No	Yes	0 units	0.14 acres	0.14 acres	No	21 Du/Ac			2 units		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	275
425 471 56	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	25 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	287
425 471 56	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.05 acres	0.05 acres	No	21 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	311
425 471 12	Shaw Anthony W & Kathleen A	MU-MM	MU-H1	No	Yes	0 units	0.16 acres	0.16 acres	No	25 Du/Ac			2 units		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	272





**Table B-12: Dover-Westcliff Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			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 55	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	24 Du/Ac			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.		5th Cycle - Existing Zoning	274
049 122 04	Mariners Village Investments LLC	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	22 Du/Ac			2 units		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	Chamberlain Properties LLC	MU-MM	MU-H1	No	Yes	0 units	0.09 acres	0.09 acres	No	22 Du/Ac			1 unit		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
425 471 54	Humphries Robin Joy TR Humphries Family Trust	MU-MM	MU-H1	No	Yes	0 units	0.43 acres	0.43 acres	No	25 Du/Ac			11 units		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
049 122 06	Wynn Jerry TR	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	24 Du/Ac			4 units		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	Mau Yu-Ter	MU-MM	MU-H1	No	Yes	0 units	0.33 acres	0.33 acres	No	24 Du/Ac			8 units		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			1 unit		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
049 122 05	2751 & 2801 PCH LLC	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	24 Du/Ac			4 units		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.	Y	5th Cycle - Existing Zoning	321
049 121 18	Waterfront Newport Beach LLC	MU-MM	MU-H1	No	Yes	0 units	0.42 acres	0.42 acres	No	26 Du/Ac			11 units		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	317
049 110 19	The Garden M2 LLC	MU-MM	MU-H1	No	Yes	0 units	0.32 acres	0.32 acres	No	24 Du/Ac			5 units		5 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	269
049 110 21	Brandy Robert	MU-MM	MU-H1	Yes	Yes	0 units	0.25 acres	0.25 acres	No	24 Du/Ac			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.		5th Cycle - Existing Zoning	271



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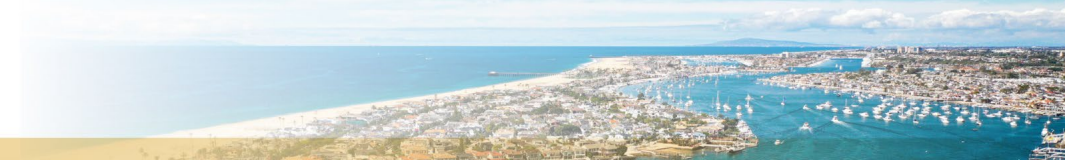
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
423 121 03	City of Newport Beach	MU-W2	MU-W2	No	Yes	0 units	0.07 acres	0.07 acres	No	13 Du/Ac			1 unit		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	298
423 121 05	South Coast Trade Center 3 LP	MU-W2	MU-W2	No	Yes	0 units	0.30 acres	0.30 acres	No	26 Du/Ac			4 units		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	289
423 121 06	Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.08 acres	0.08 acres	No	26 Du/Ac			1 unit		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	292
423 123 04	C Rohrrs Family Limited Partnership Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.24 acres	0.24 acres	No	25 Du/Ac			6 units		6 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	326
423 122 11	Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.17 acres	0.17 acres	No	23 Du/Ac			4 units		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	327
423 123 08	Wypark Investments PC Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.59 acres	0.59 acres	Yes	25 Du/Ac			15 units		15 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		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	Batavia Business Park LP	MU-W2	MU-W2	No	Yes	0 units	0.50 acres	0.50 acres	No	26 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	288
047 031 19	Newport Beach Mixed Development LLLP	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.29 acres	0.29 acres	No	23 Du/Ac			4 units		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	280
047 041 31	32 <sup>nd</sup> Street Partners II LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.07 acres	0.07 acres	No	14 Du/Ac			1 unit		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	312
047 041 06	Balboa Corona LTD Partnership	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.11 acres	0.11 acres	No	18 Du/Ac			2 units		2 units		This site was identified by the City during the 5th Cycle Housing Element		5th Cycle - Existing Zoning	330



**Table B-12: Dover-Westcliff Sites Inventory**

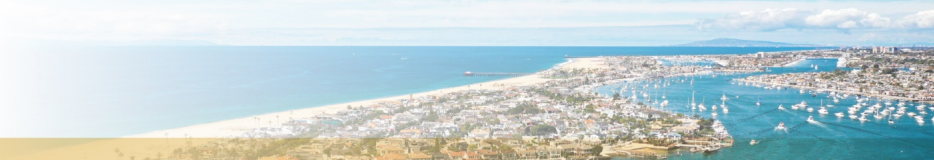
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
																	Update and remains a location suitable for housing during this update.			
047 041 35	First Foundation Bank TR Close 2010 Irrevoc TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.09 acres	0.09 acres	No	22 Du/Ac			1 unit		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	296
047 041 24	Hilton Danny Charles TR	MU-CV/15TH ST	MU-H4	No	Yes	1 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	314
047 031 02	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 acres	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	310
049 130 22	Golden Hills Towers LLC	MU-W1	MU-W1	No	Yes	0 units	1.39 acres	1.39 acres	Yes	5 Du/Ac			8 units		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	
047 041 33	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.19 acres	0.19 acres	No	26 Du/Ac			1 unit		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	332
047 031 03	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.19 acres	0.19 acres	No	26 Du/Ac			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.		5th Cycle - Existing Zoning	283
047 032 04	Klichan Andrea M & Jonny N Klichan Johnny M	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	308
047 031 20	Lido Associates II LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.24 acres	0.24 acres	No	25 Du/Ac			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.		5th Cycle - Existing Zoning	281
047 032 03	Rountree Michael TR Eichenberg 2011 Irrevoc TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	303





**Table B-12: Dover-Westcliff Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
047 041 12	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.10 acres	0.10 acres	No	20 Du/Ac			2 units		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	328
047 043 11	Morrison Theresa Cagney Tr	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	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		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.		5th Cycle - Existing Zoning	247
047 042 07	Poliquin Lorraine ETR D & L E Poliquin Family TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	305
047 042 04	Marshall Paul A TR 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		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	306
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		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	259
047 042 20	Papa Jet LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	302
047 032 19	Cannery LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.27 acres	0.27 acres	No	25 Du/Ac			4 units		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	279
047 032 07	Evergreen Poppy LLC	MU-CV/15TH ST	MU-H4	No	Yes	1 unit	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		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	313
<b>5TH CYCLE SITES TOTALS</b>													<b>327 units</b>							



**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, 151 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 7,500 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 18-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,361 units, 422 of which are projected to develop for low and very low income households.

**Table B-13** below displays the capacity and opportunity in this Focus Area which can help accommodate the City’s RHNA allocation. **Figure B-6** below maps the sites identified within this Focus Area which can accommodate the City’s RHNA allocation.

**Table B-13: Newport Center Environs - Redevelopment Analysis**

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
151 acres	50 du/ac	422 units	122 units	817 units	1,361 units



Figure B-6: Newport Center Area – Sites Inventory







**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
440 281 02	NBTC 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.		Newport Center Area	145
458 341 02	Church Newport Center United Methodist	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	These parcels are a religious facility with large parking lots. Additional development or replacement development are both feasible paths for residential units on this site.		Newport Center Area	146
458 341 01	Rector Wardens & Westrymen of St Michael	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	These parcels are a religious facility with large parking lots. Additional development or replacement development are both feasible paths for residential units on this site.		Newport Center Area	147
442 271 30	Irvine Company	PC	CO-R	No	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.		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	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.		Newport Center Area	149
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.		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.		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	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		Newport Center Area	152



**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	parking lots) are both possibilities on this site.			
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 incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	153
440 132 40	Jgkallins Investments Newport LLC WRC Newport LLC	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.		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.	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.		Newport Center Area	156
442 082 11	NCMB No 1 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.	Y	Newport Center Area	157
442 082 14	NCMB No 2 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.	Y	Newport Center Area	158
442 082 08	NCMB No 3 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.	Y	Newport Center Area	159
442 082 12	NCMB No 4 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



**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
442 271 17	17 Corporate Plaza Assoc LLC	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 P 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 develop housing.		Newport Center Area	163
442 271 12	Junkins Mitchell A TR	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 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 develop housing.	Y	Newport Center Area	165
442 271 03	Property Reserve Inc 3 Corporate Plaza LP	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.	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 Associates LP	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.		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





**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
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 TR	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.	Y	Newport Center Area	339
442 271 34	Scott Boras TR	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	172
442 271 14	Kinkle George R Randy TR G RR Kinkle Revoc Living TR	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	173
442 271 04	Tax Division 4 Corporate Plaza LP	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	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	174
442 271 13	Chico Associates Inc	PC	CO-R	No	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	175
442 271 19	Co Irvine	PC	CO-R	No	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 advised that a land use change to allow housing might be possible.		Newport Center Area	176



**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
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.		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.		Newport Center Area	179
442 271 24	Baldwin Bone Properties LP	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	180
442 011 53	Golf Realty Fund	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 that a land use change to allow housing might be possible.		Newport Center Area	181
442 011 64	Golf Realty Fund LP	PC	MU-H3/PR	No	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	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	182
440 132 48	Russell Fluter TR	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	These parcels are a portion of the large commercial development including retail and office space in		Newport Center Area	185



**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	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.			
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	Rogerson Michael J	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	187
442 491 02	Newport Hotel Center 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	Irvine Co	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.		Newport Center Area	189
442 021 28	Irvine Co	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.		Newport Center Area	190





**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
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.		Newport Center Area	191
442 231 11	Irvine Co	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 room to accommodate housing units.		Newport Center Area	192
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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	193
442 021 08	Irvine Co	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	194
442 021 32	Irvine Co	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	195
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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	196



**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
442 021 30	Irvine Co	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	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	197
442 021 27	Irvine Co	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.		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.		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.		Newport Center Area	200
442 021 35	Irvine Co	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.		Newport Center Area	201
442 021 33	Irvine Co	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 replacement housing (possibly		Newport Center Area	202



**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	incorporating the surrounding parking lots) are both possibilities on this site.			
442 161 06	DMP 250 Newport Center 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 develop housing.	Y	Newport Center Area	340
442 231 14	Irvine Co	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.		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. 0		Newport Center Area	204
442 021 31	Irvine Co	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.		Newport Center Area	205
442 161 07	T Y Newport LLC	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 develop housing.	Y	Newport Center Area	341
442 021 11	Irvine Co	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. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	206
442 021 17	Irvine Company Nordstrom Inc	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.		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		Newport Center Area	208





**Table B-14: Newport Center Area Sites Inventory**

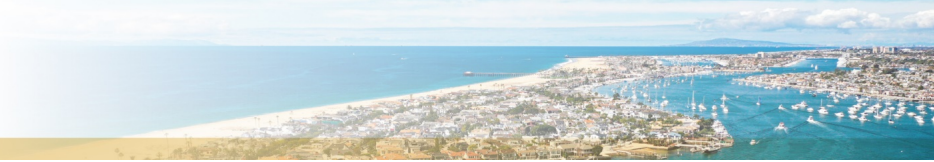
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
																	replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.			
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.		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.		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. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	211
442 411 01	Feuerstein Elliot TR Michael David Feurstein Revoc TR	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 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	Irvine Co		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.		Newport Center Area	213
442 011 65	Golf Realty Fund LP	PC	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.	Y	Newport Center Area	214



**Table B-14: Newport Center Area Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
442 011 65	Golf Realty Fund LP	PC	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.	Y	Newport Center Area	257
442 011 65	Golf Realty Fund LP	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.	Y	Newport Center Area	240
<b>NEWPORT CENTER AREA TOTALS:</b>													<b>7,561 units</b>							
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.		Pipeline Project	258
<b>PIPELINE TOTALS:</b>													<b>90 units</b>							

\*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. 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-percent 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 for low and very low income households.

**Table B-15** below displays the capacity and opportunity in this Focus Area which can help accommodate the City’s RHNA allocation. **Figure B-7** below maps the portion of the property within Coyote Canyon which can help accommodate the City’s RHNA allocation.

**Table B-15: Coyote Canyon Environs - Redevelopment Analysis**

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
22 acres	60 du/ac	264 units	106 units	686 units	1,056 units



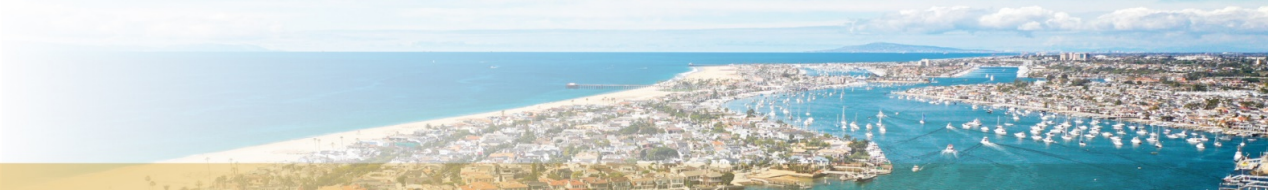
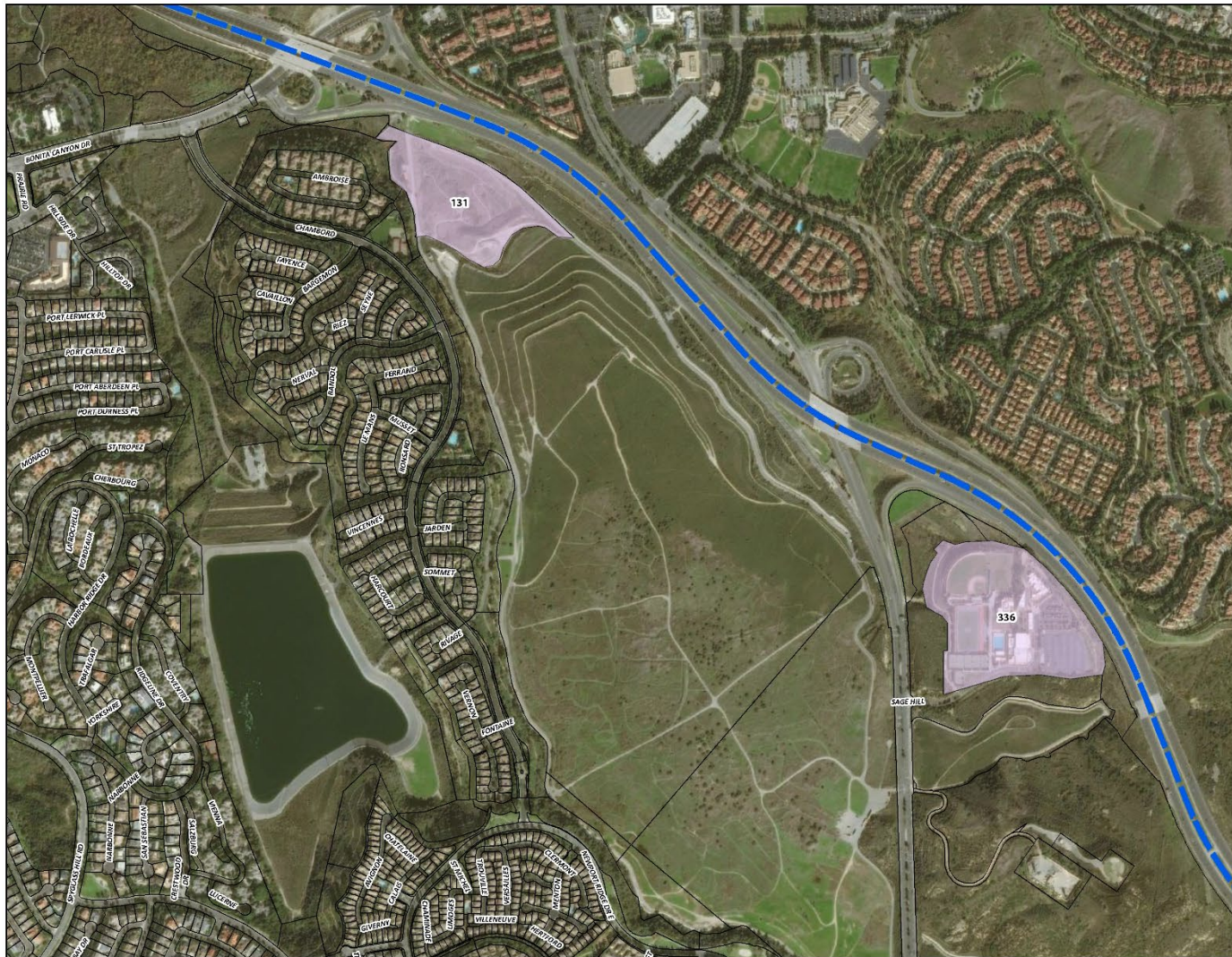


Figure B-7: Coyote Canyon Area – Sites Inventory

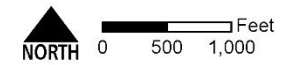
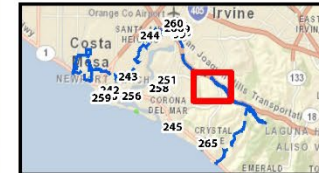


### Site Inventory: Coyote Canyon Area

#### LEGEND

- Opportunity Sites
- 5th Cycle Sites
- Pipeline Projects
- City Boundary

#### Key Map

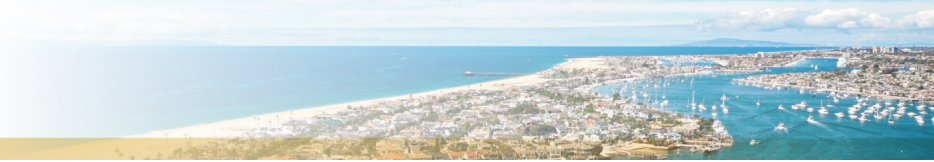




**Table B-16: Coyote Canyon Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/Very Low	Moderate	Above Moderate				
120 571 12	County Of Orange	PR	PR	No	No	0 units	243.23 acres	22.00 acres	No	0 Du/Ac	60 Du/Ac		1,046 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	School Sage Hill	PI	PI	No	No	0 units	28.41 acres	0.4 acres	N/A	0 Du/Ac	60 du/ac		10 units	3 units	1 unit	6 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Coyote Canyon, etc.	336
<b>COYOTE CANYON TOTALS:</b>													<b>1,056 units</b>							





**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.

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 for low and very low income households.

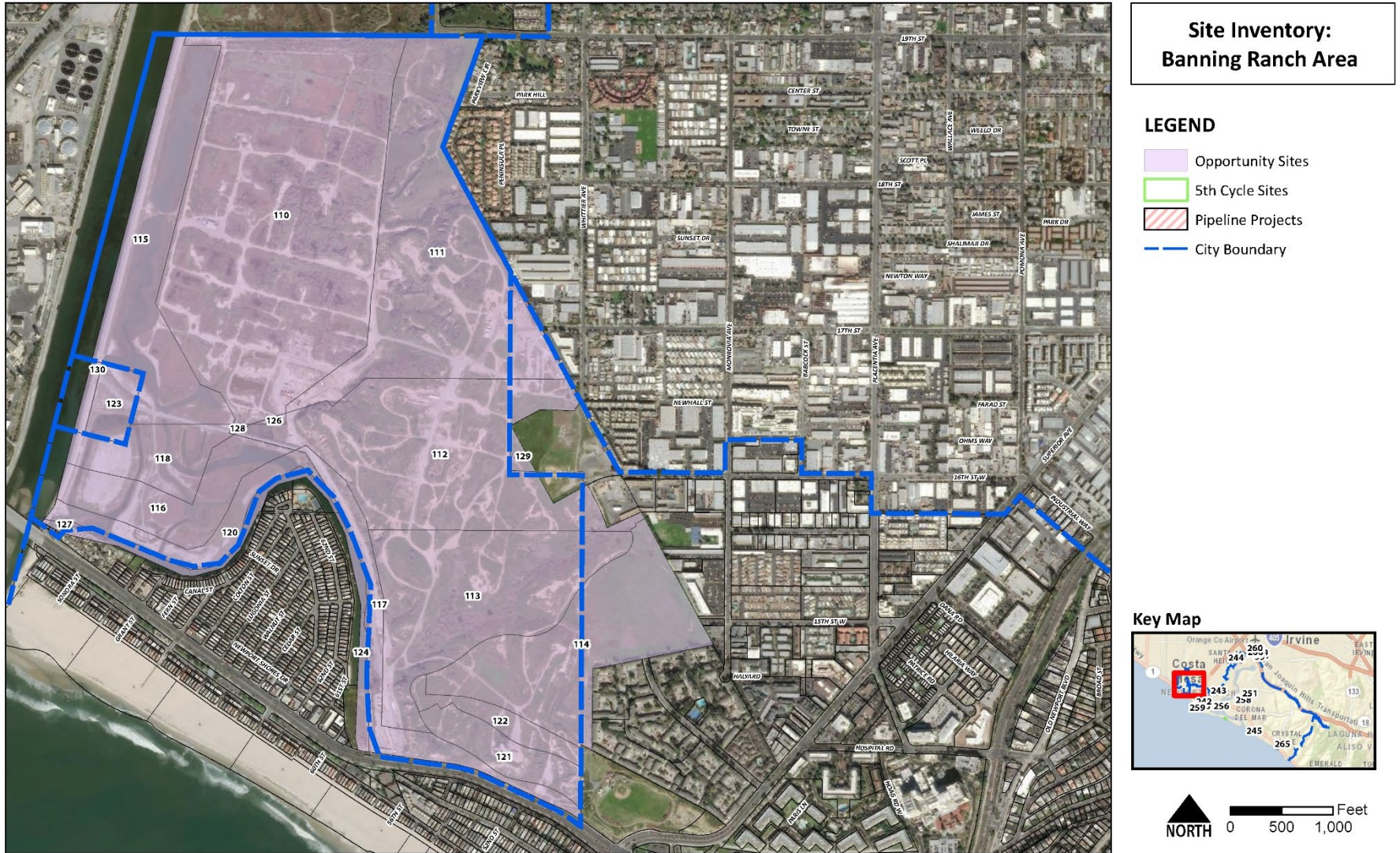
**Table B-17** below displays the capacity and opportunity for Banning Ranch which can help accommodate the City’s RHNA allocation. **Figure B-8** below maps Banning Ranch.

**Table B-17: Banning Ranch Environs - Redevelopment Analysis**

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



Figure B-8: Banning Ranch Area – Sites Inventory







**Table B-18: Banning Ranch Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
114 170 72	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	130.87 acres	130.87 acres	No	0 Du/Ac	0 Du/Ac		9 units	4 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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	110
114 170 52	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	74.64 acres	74.64 acres	No	0 Du/Ac	0 Du/Ac		3 units	1 units	0 units	1 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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	111
114 170 50	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	65.05 acres	65.05 acres	No	0 Du/Ac	0 Du/Ac		2 units	1 units	0 units	1 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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	112
114 170 52	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	51.00 acres	51.00 acres	No	0 Du/Ac	0 Du/Ac		9 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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	113
114 170 83	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	44.78 acres	44.78 acres	No	0 Du/Ac	0 Du/Ac		9 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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	114
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 propertyowner		Banning Ranch	115



**Table B-18: Banning Ranch Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
																				and local developers to pursue housing development on this site.
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			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			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			Banning Ranch	118
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			Banning Ranch	120
424 041 04	Cherokee Newport Beach LLC	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			Banning Ranch	121
114 170 43	Cherokee Newport Beach LLC	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			Banning Ranch	122





**Table B-18: Banning Ranch Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
																	received a development proposal. As described in Section 4, the City will work with the propertyowner and local developers to pursue housing development on this site.			
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 propertyowner and local developers to pursue housing development on this site.		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 described in Section 4, the City will work with the propertyowner and local developers to pursue housing development on this site.		Banning Ranch	124
114 170 24	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	0.37 acres	0.37 acres	No	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 propertyowner and local developers to pursue housing development on this site.		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 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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	127
114 170 75	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	0.21 acres	0.21 acres	N/A	0 Du/Ac			2 units	1 units	0 units	1 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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	128



**Table B-18: Banning Ranch Sites Inventory**

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/Very Low	Moderate	Above Moderate				
114 170 49	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	1.10 acres	1.10 acres	N/A	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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	129
114 170 66	Orange County Flood Control District	OS	OS	No	No	0 units	1.49 acres	1.49 acres	N/A	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 propertyowner and local developers to pursue housing development on this site.		Banning Ranch	130
<b>BANNING RANCH TOTALS:</b>													<b>1,475 units</b>							