

Appendix B – Land Inventory

The Housing Element is required to include an inventory of suitable sites for housing development compared to the jurisdiction's assigned share of the region's housing need. The assumptions and methodology for the residential land inventory are provided in this appendix. The sites identified within the Housing Element represent the County of Orange's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029).

Table B-1 shows the County's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the County of Orange has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which either currently permit development of residential uses at or above 30 dwelling units per acre
- Identification of County owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

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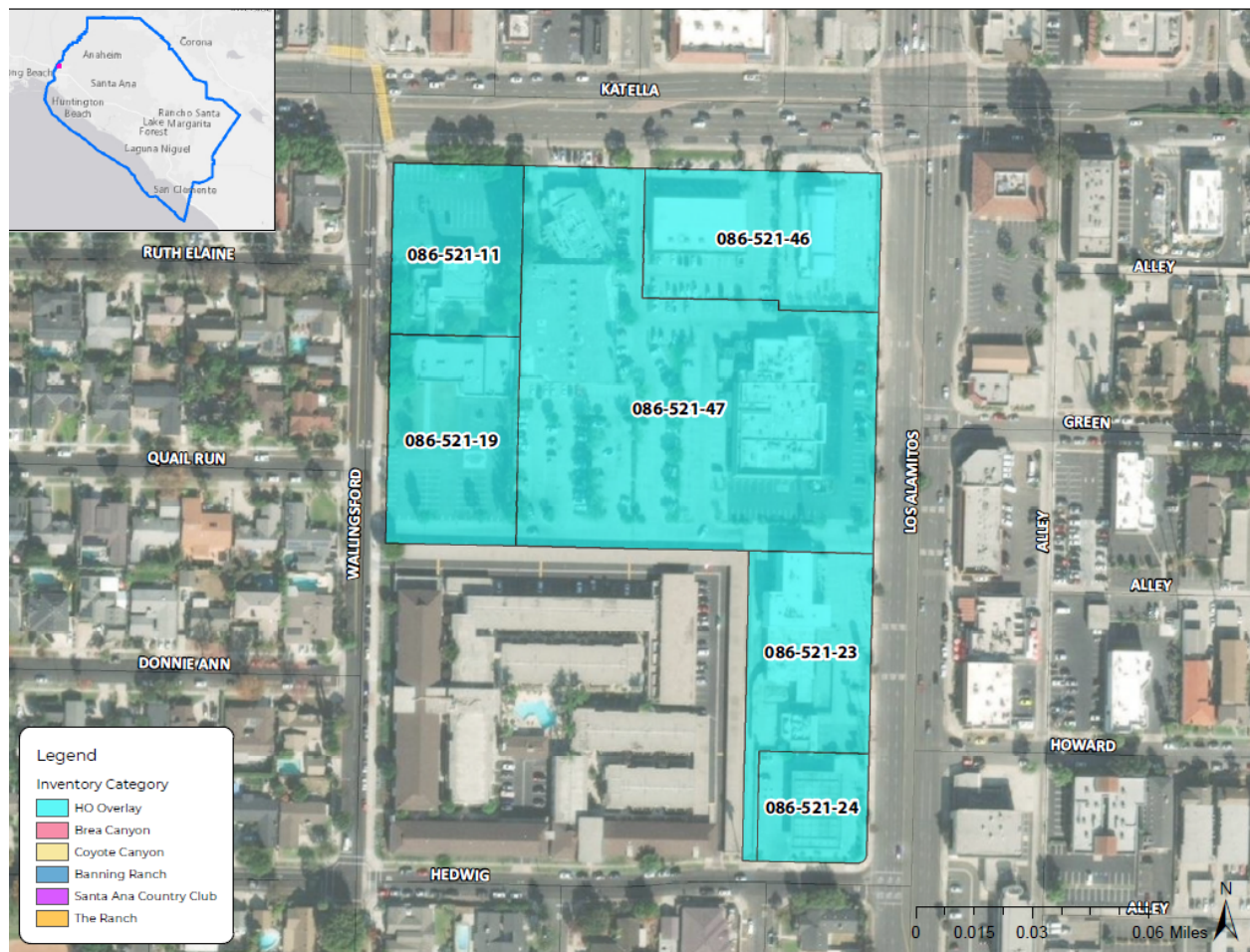
Table B-1
Summary of RHNA Status and Sites Inventory

	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>Total</u>
<u>RHNA (2021-2029)</u>	<u>3,139</u>	<u>1,866</u>	<u>2,040</u>	<u>3,361</u>	<u>10,406</u>
<u>Units Constructed in Projection Period (Begins June 31, 2021)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Casa Paloma (permits issued 2021)</u>	<u>48</u>	<u>21</u>	<u>0</u>	<u>2</u>	<u>71</u>
<u>Crossroads at Washington (SCAG approved RHNA transfer)</u>	<u>20</u>	<u>0</u>	<u>22</u>	<u>0</u>	<u>42</u>
<u>Placentia Village for Veterans (SCAG approved RHNA transfer)</u>	<u>12</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>24</u>
<u>Remaining Unmet RHNA</u>	<u>3,059</u>	<u>1,845</u>	<u>2,006</u>	<u>3,359</u>	<u>10,269</u>
<u>Sites Inventory – Existing Zoning</u>					
<u>Housing Opportunity Overlay (HOO)</u>	<u>3,825</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,825</u>
<u>Rancho Mission Viejo</u>	<u>165</u>	<u>800</u>	<u>811</u>	<u>221</u>	<u>4,165</u>
<u>Banning Ranch</u>	<u>443</u>	<u>811</u>	<u>221</u>	<u>171</u>	<u>1,475</u>
<u>Coyote Canyon</u>	<u>264</u>	<u>621</u>	<u>171</u>	<u>171</u>	<u>1,056</u>
<u>Santa Ana Country Club (Costa Mesa Island)</u>	<u>435</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>435</u>
<u>Brea Canyon Parcels</u>	<u>110</u>	<u>220</u>	<u>770</u>	<u>1,100</u>	<u>1,100</u>
<u>Total Potential Capacity - Existing Sites</u>	<u>5,242</u>	<u>2,452</u>	<u>4,362</u>	<u>12,065</u>	<u>12,065</u>
<u>Projected ADU Construction</u>					
<u>Projected ADU Construction</u>	<u>544</u>	<u>240</u>	<u>16</u>	<u>800</u>	<u>800</u>
<u>Sites Inventory Total</u>					
<u>Total Units towards RHNA</u>	<u>5,786</u>	<u>2,692</u>	<u>4,378</u>	<u>12,856</u>	<u>12,856</u>
<u>Total Capacity Over RHNA Categories</u>	<u>+16%</u>	<u>+32%</u>	<u>+30%</u>	<u>+124%</u>	<u>+124%</u>
<u>Surplus/Shortfall</u>	<u>781</u>	<u>652</u>	<u>1,017</u>	<u>2,450</u>	<u>2,450</u>

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Figure B-1



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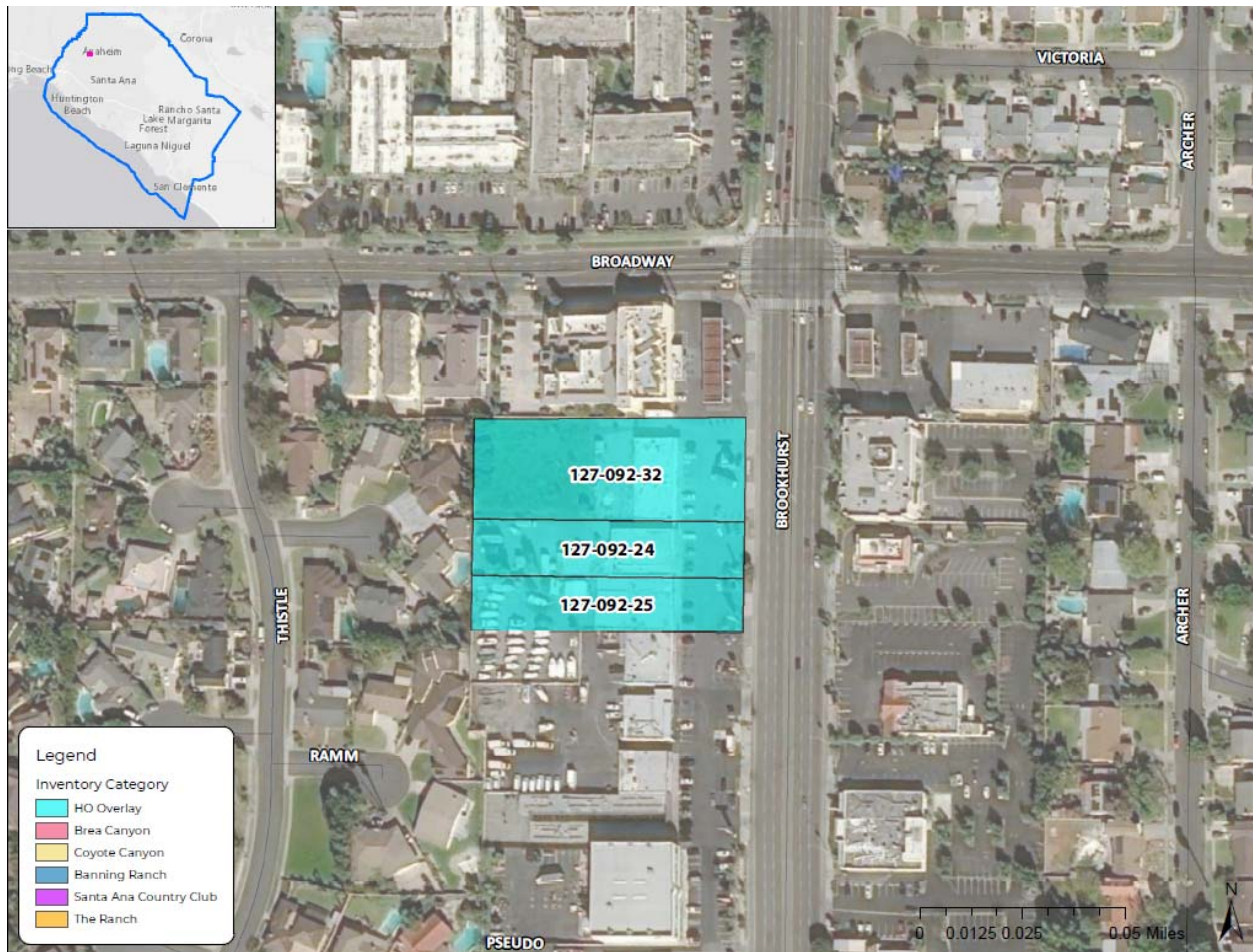
Figure B-2



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Figure B-3



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Figure B-4



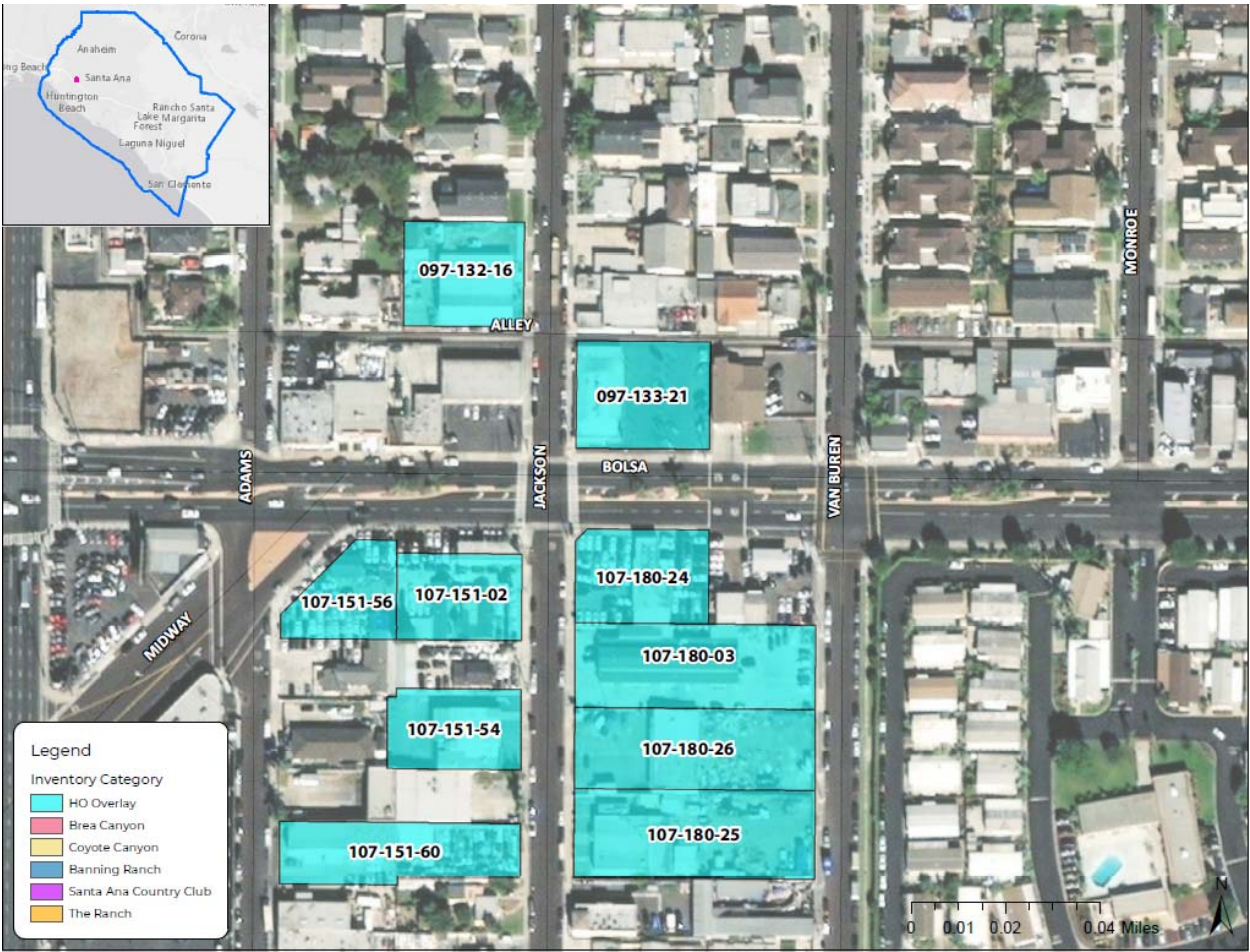
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Figure B-5



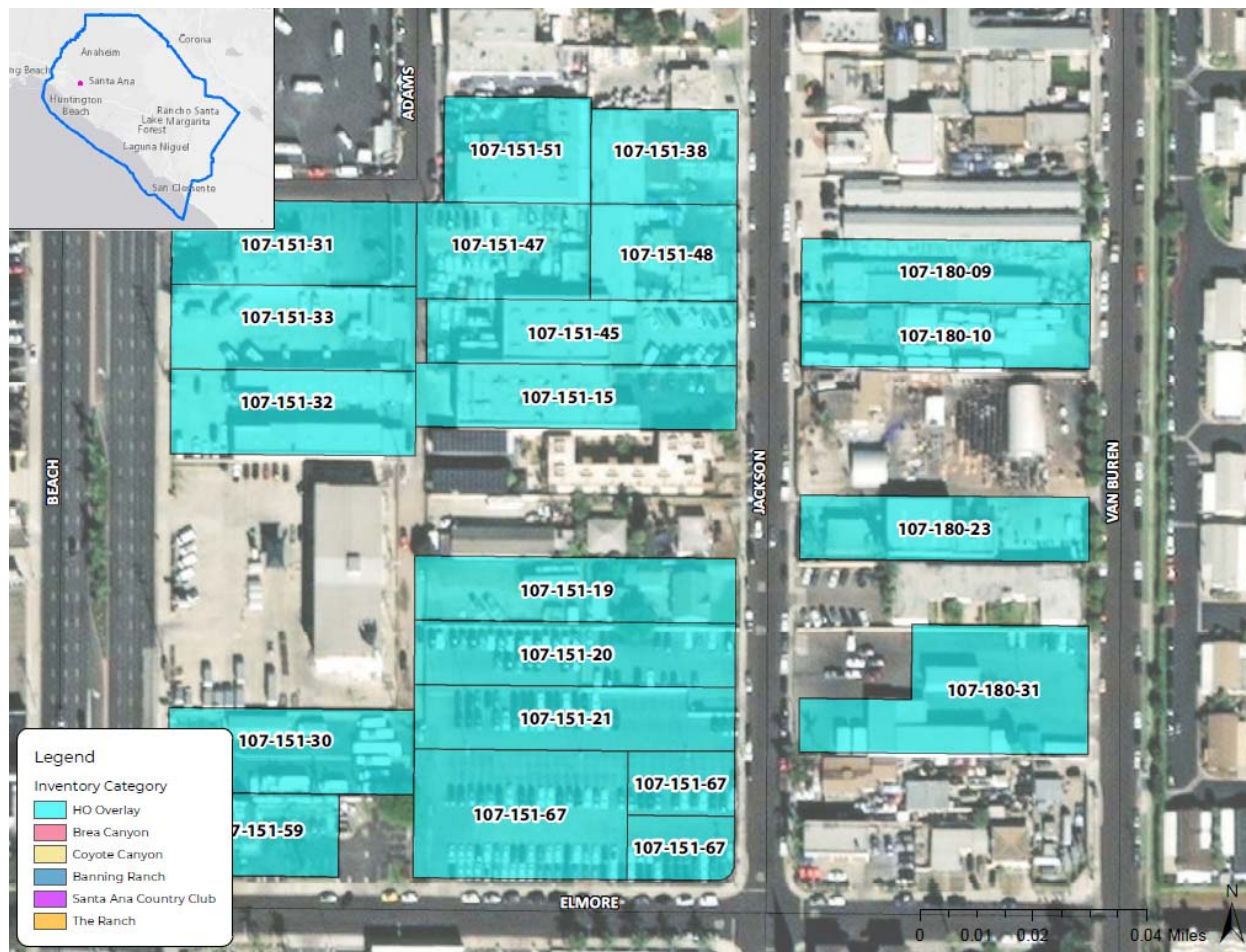
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Figure B-6



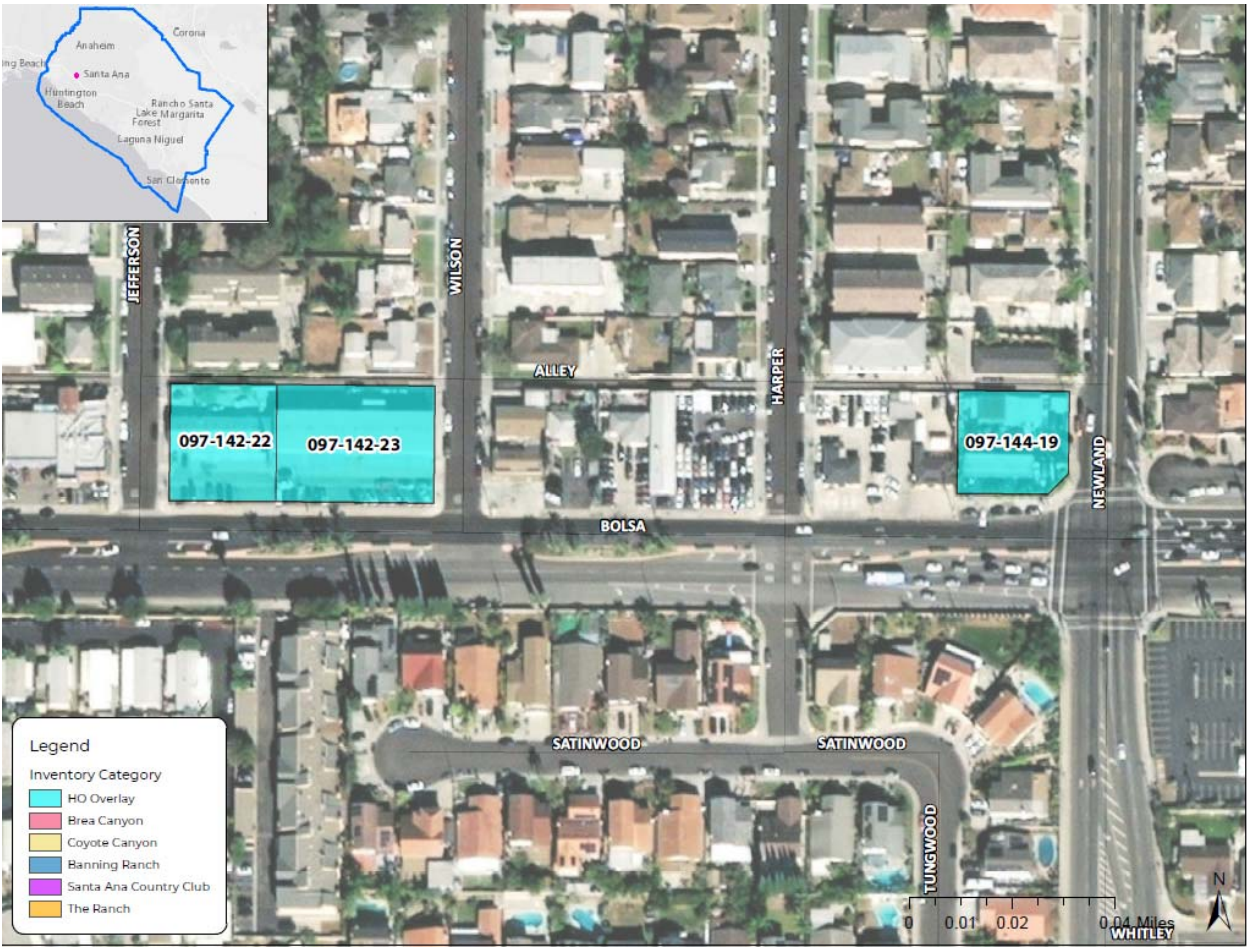
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Figure B-7



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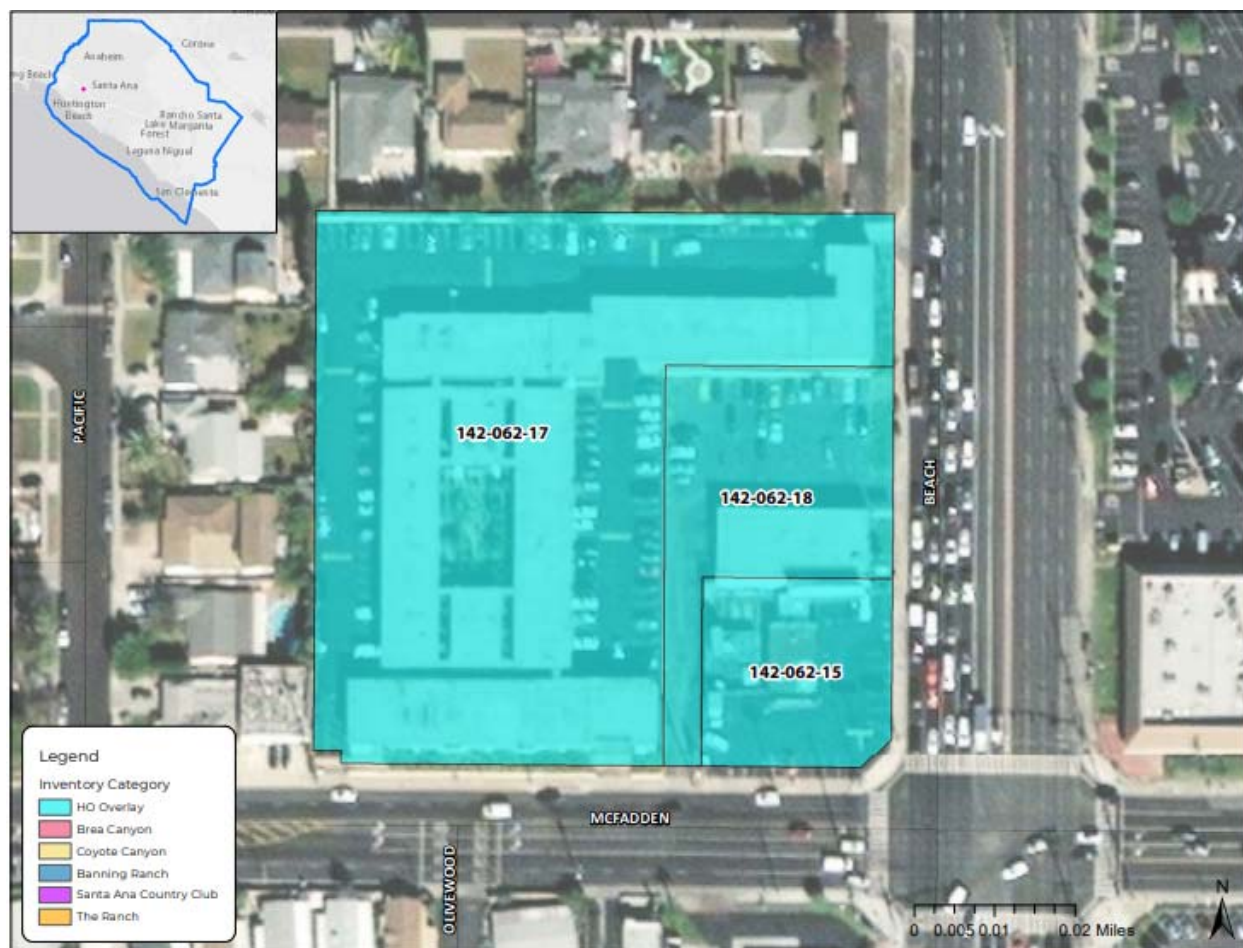
Figure B-8



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Figure B-9



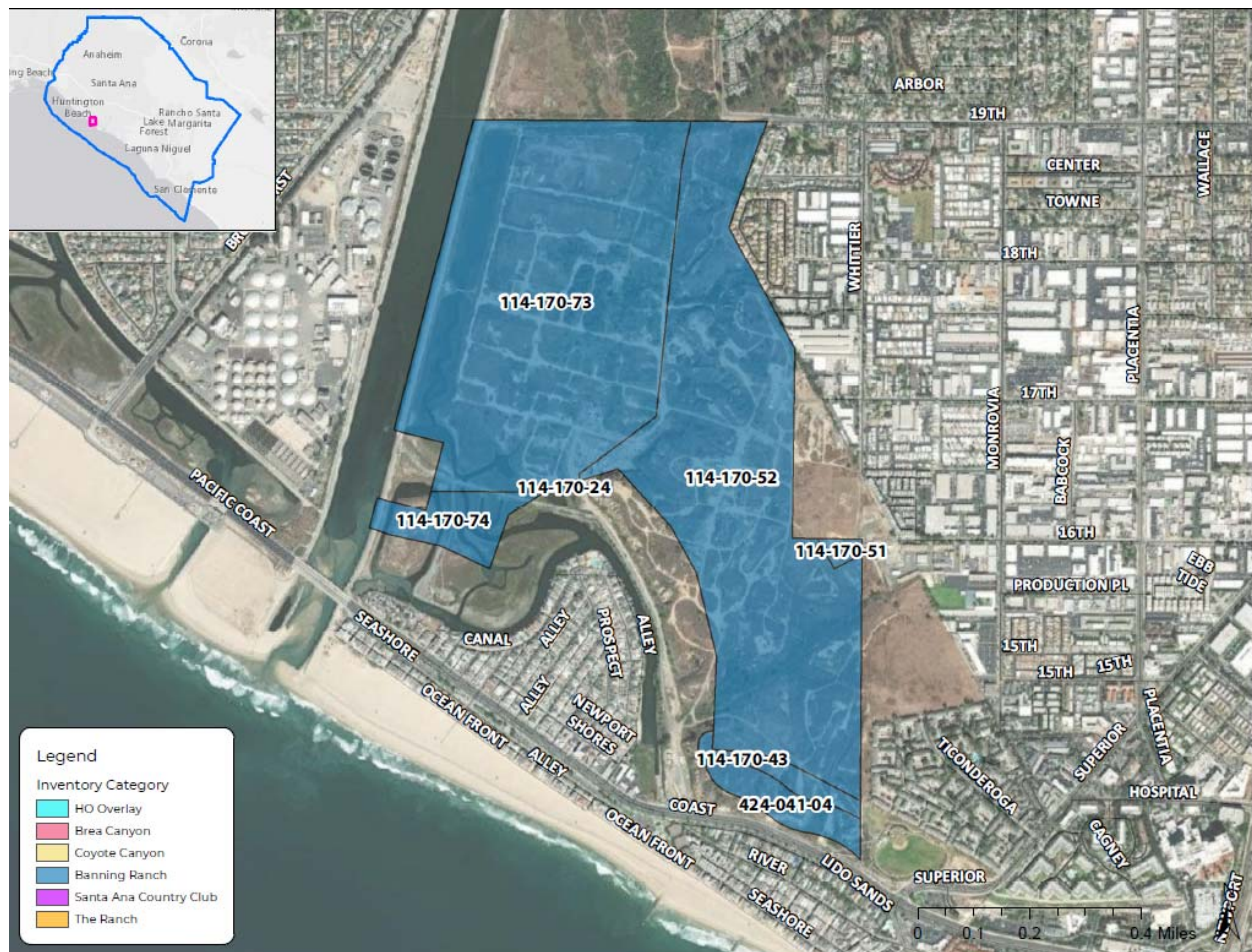
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Figure B-10



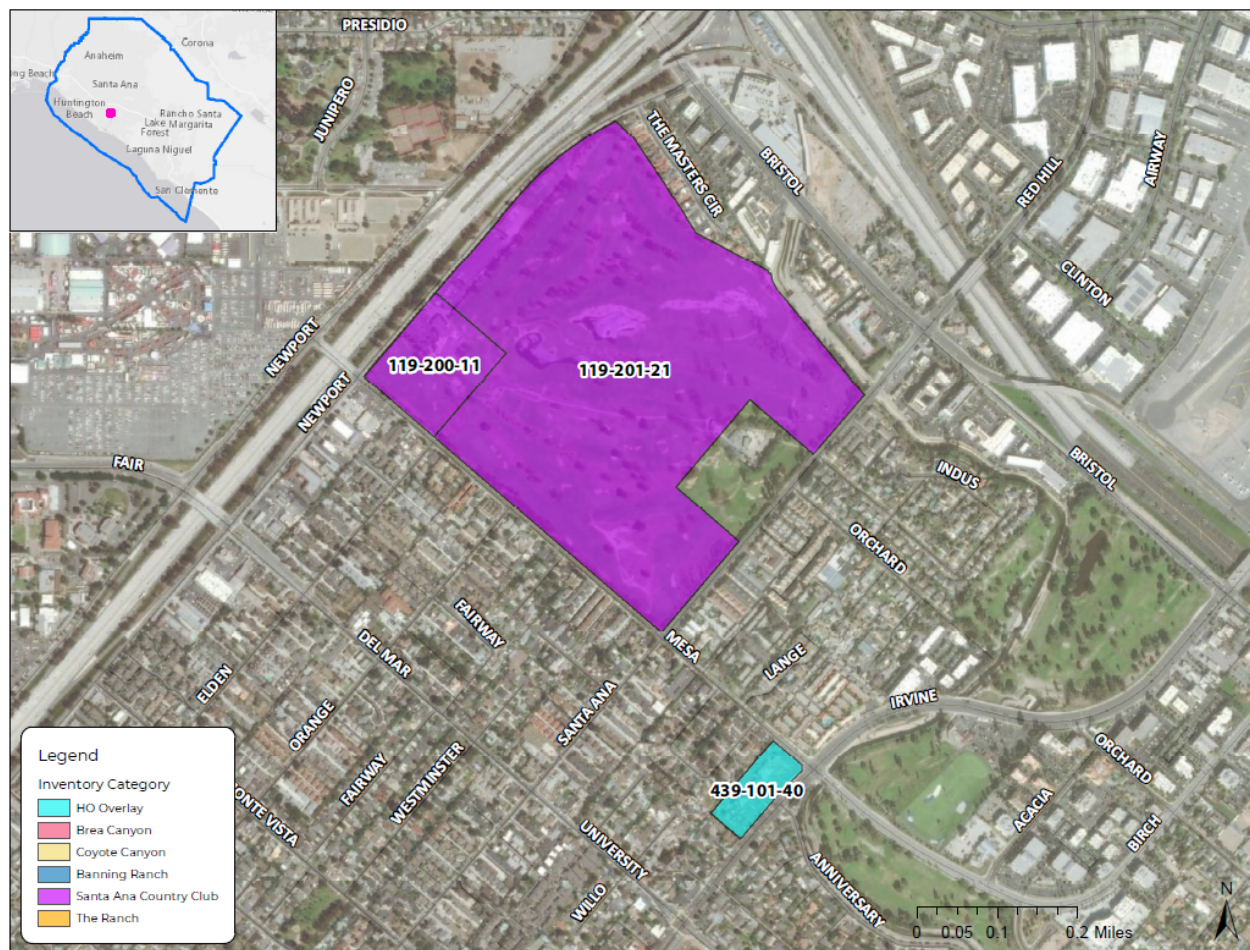
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Figure B-11



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Figure B-12



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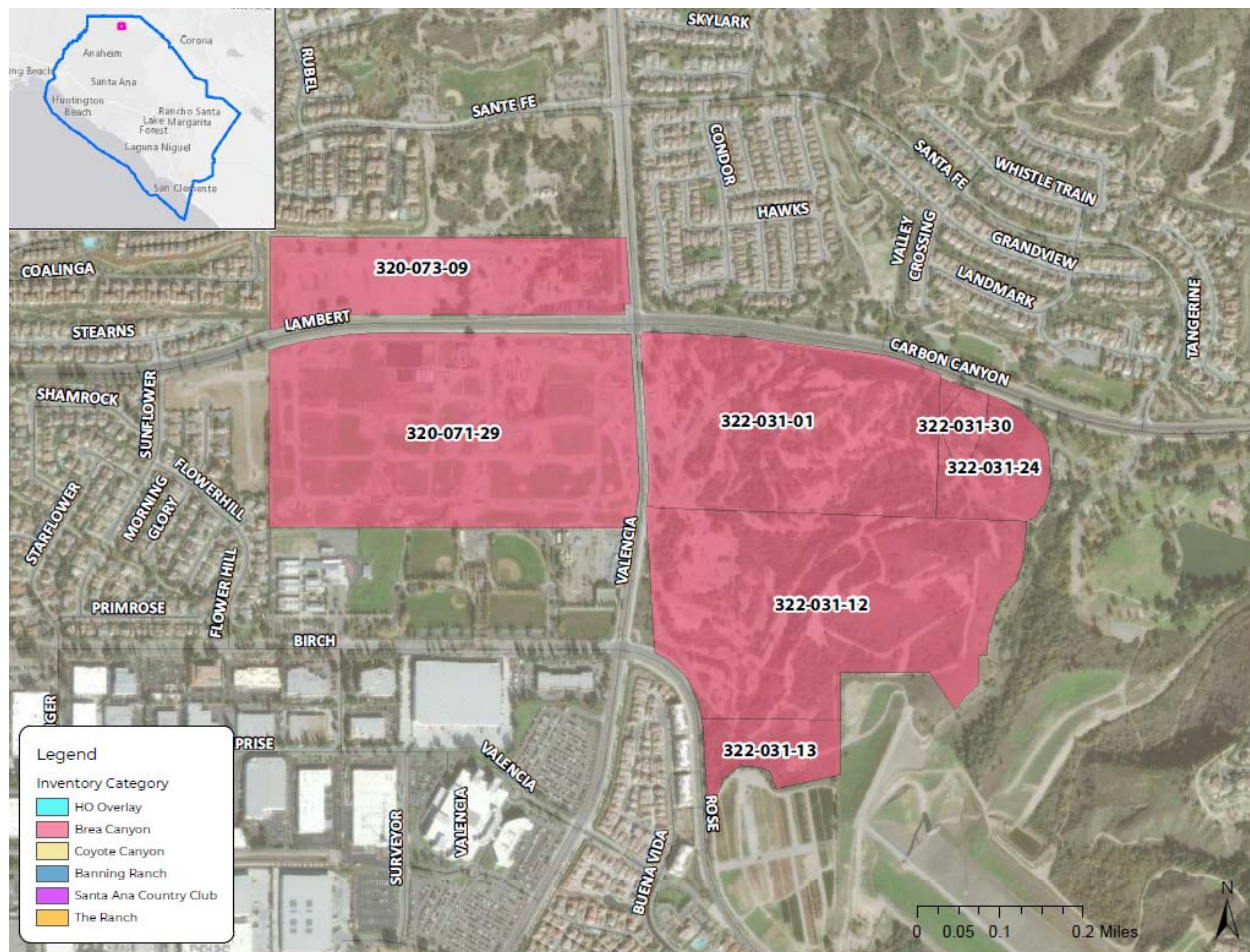
Figure B-13



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Figure B-14



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Figure B-15



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Figure B-16



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Figure B-17



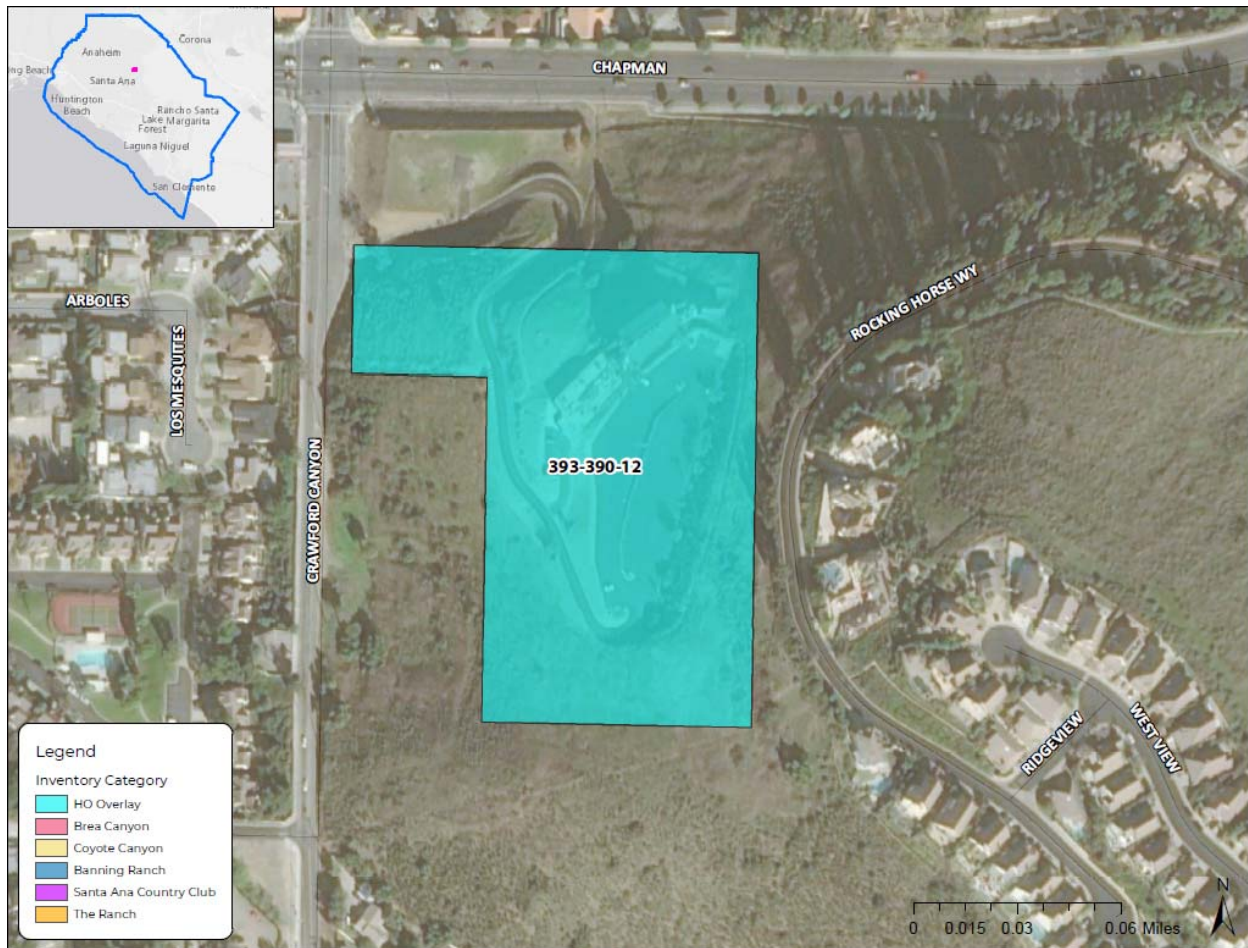
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Figure B-18



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Figure B-19



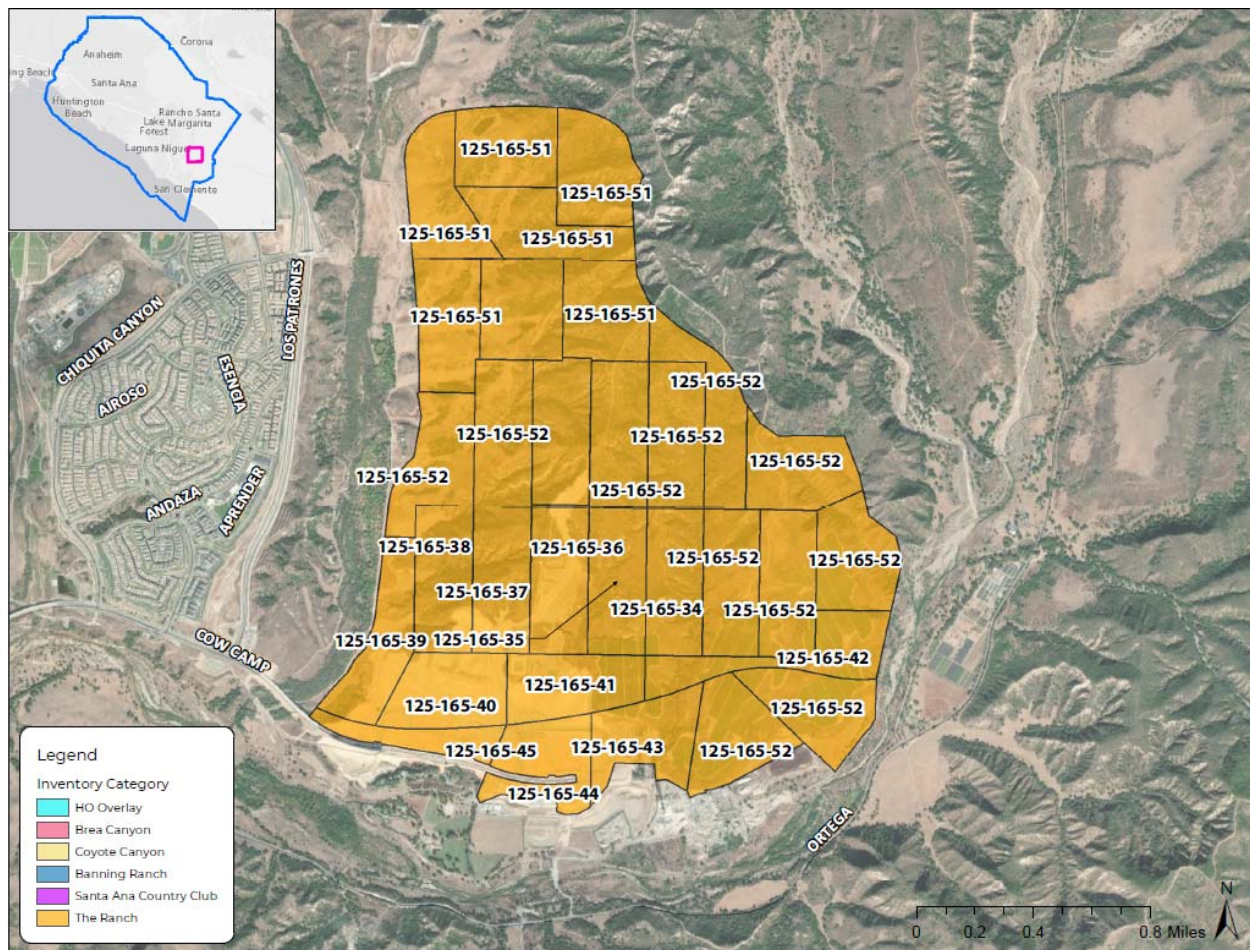
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Figure B-20



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Figure B-21



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Units Approved

Table B-2 illustrates the affordable housing projects approved within unincorporated Orange County during 2006-2020. The following affordable housing projects were completed during this reporting period (2013-2021):

- **Esencia Norte** is located at the east side of Esencia Drive between Cow Camp Road and Andaza Street in the unincorporated community of Ranch Mission Viejo, includes a new construction development of 111 units serving large families with rents affordable to households earning 50-60% of area median income (AMI).
- **Sendero Bluffs** is located at northeast corner of Ortega Highway and Gateway Place in Rancho Mission Viejo, includes a new construction development of 106 units of housing serving seniors with rents affordable to households earning 50-60% of area median income (AMI).
- **Potter's Lane** is a 16-unit affordable housing apartment community per Housing Opportunities Overlay Zone Regulations. The project will be two stories, with 15 Studio units (480 sq. ft.), and one Manager's Unit (480 sq. ft.). The Project will be 100% affordable to low and very-low income households. Based upon its proposed affordability, the project is eligible for a 35% density bonus and three incentives.

The following project is the only affordable housing development currently underway:

- **Casa Paloma** is expected to be completed in June 2022. Casa Paloma is a 71-unit multi-family affordable housing apartment community in accordance with the Housing Opportunities Overlay Zone Regulations. Provisions within GC Section 65915 (AB 1763) allows for “unlimited” density for 100 percent affordable developments (within prescribed income categories) that are located within one-half mile of a major transit stop. The Casa Paloma project qualifies for the unlimited density bonus provision. The project’s proximity to a major transit stop also permits use of modified parking standards. Government Code Section 65915 states that parking is not required for the special needs housing and that the parking ratio shall not exceed 0.5 spaces per unit for the other affordable housing units. With these provisions, the project will require a total of 22 parking spaces, where a total of 28 parking spaces are provided.

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Table B-2
Affordable Housing Projects Approved 2006- 2020
Unincorporated Orange County

Project	Status	Location	Zoning	Parcel Size (ac)	Density (du/ac)	Income Level				Total Units
						Very Low (Extremely Low*)	Low	Mod	Above Mod	
Avenida Villas	Completed and occupied	Anaheim area	R3	0.82	35.4	28			1***	28
Buena Vista	Completed and occupied	Orange-Olive	C2	0.5	34	14 (6)	3			17
Cornerstone (Summercrest)	Completed and occupied	Anaheim area	CN	1.45	33.8	34 (5)	14		1***	48
Tonner Hills/Jamboree Housing (Not in Housing Opportunities Overlay Zone)	Completed and occupied	Brea (recently annexed)	PC	4.5	21	65 (10)	28**		1***	93
<u>Cerritos Family Apartments</u>	<u>Completed and occupied</u>	<u>Anaheim area</u>	<u>R2</u>	<u>2.047</u>	<u>29.3</u>	<u>19</u>	<u>41</u>	<u>0</u>	<u>1***</u>	<u>60</u>
<u>Stonegate I</u>	<u>Completed and occupied</u>	<u>Stanton area</u>	<u>C1</u>	<u>1.15</u>	<u>33</u>	<u>27</u>	<u>10</u>	<u>0</u>	<u>1***</u>	<u>38</u>
<u>Stonegate II</u>	<u>Completed and occupied</u>	<u>Stanton area</u>	<u>C1</u>	<u>0.76</u>	<u>34.2</u>	<u>19</u>	<u>6</u>	<u>0</u>	<u>1***</u>	<u>26</u>
<u>Sendero Bluffs</u>	<u>Completed and occupied</u>	<u>Rancho Mission Viejo</u>	<u>PC</u>	<u>2.781</u>	<u>38.48</u>	<u>32</u>	<u>74</u>	<u>0</u>	<u>1***</u>	<u>107</u>
<u>Esencia Norte</u>	<u>Completed and occupied</u>	<u>Rancho Mission Viejo</u>	<u>PC</u>	<u>4.0</u>	<u>28</u>	<u>34</u>	<u>77</u>	<u>0</u>	<u>1***</u>	<u>112</u>
<u>Potter's Lane</u>	<u>Completed and occupied</u>	<u>Midway City</u>	<u>C2</u>	<u>0.41</u>	<u>39</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>1***</u>	<u>16</u>
Subtotal (Completed and Occupied)										<u>359</u>
<u>Casa Paloma</u>	<u>Approved not completed</u>	<u>Midway City</u>	<u>C2</u>	<u>1.12</u>	<u>63.4</u>	<u>48</u>	<u>19</u>	<u>0</u>	<u>2***</u>	<u>71</u>
Subtotal (Approved But Not Completed)										<u>244</u> <u>71</u>
TOTALS (deed-restricted affordable units only)						<u>TBD</u>	<u>TBD</u>			430
Avg. density of all projects					<u>37.91</u>					
Avg. density of projects in Housing Opportunities Overlay Zone					<u>39.78</u>					

* Extremely-low-income (30% AMI)

** 60% AMI

*** Manager's Unit (not deed-restricted)

Source: OC [Development Services](#), 2021

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This appendix contains Table B-4, which identifies each candidate housing site within the County of Orange’s sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

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

Selection of Sites

The County has identified parcels throughout the unincorporated areas within the County to meet their anticipated housing needs for the next eight years (2021-2029). The majority of these sites fall within the Housing Opportunity Overlay (HOO) which is described later in this appendix under the “Calculation of Unit Capacity” section. The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. It was found that a number of the existing uses have the potential to redevelop based on redevelopment capacity, age of structures, or other existing characteristics. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

The County does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period.

Redevelopment of Non-Vacant Sites for Residential Uses

The County of Orange does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at all income levels, the County has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans or through the Housing Opportunity Overlay (HOO) zone.

As part of the candidate housing sites analysis, the County has evaluated previous projects that have redeveloped within the HOO that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table B-3**. The County’s analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in **Table B-4**.

The County has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the

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existing use will redevelop within the next eight years, are provided in Table B-4. This analysis is based on information readily available to the County or can be found through online research. The County does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed on parcels within the HOO.

Table B-3
Affordable Housing Developments within the HOO

	<u>Project Address/ APN</u>	<u>Dwelling Units</u>	<u>Size</u>	<u>Zoning</u>	<u>Prior Use</u>	<u>Completed Project</u>
1	<u>9541-9581 W Ball Rd 127-284-01</u>	<u>49</u>	<u>1.45 acres</u>	<u>CN Commercial Neighborhood</u>	<u>Office/Retail Building</u>	<u>Cornerstone includes forty-eight (48) rental units and one (1) manager's unit. Rents fall between 30% and 60% AML.</u>
2	<u>9602-9612 W Ball Rd 127-341-52</u>	<u>29</u>	<u>0.82 acre</u>	<u>R3 Apartment</u>	<u>Medical Office Building</u>	<u>Avenida Villas includes twenty-eight (28) rental units and one (1) manager's unit. Rents fall between 30% and 60% AML.</u>
3	<u>16451 E Buena Vista St 360-383-02, 360-383-03</u>	<u>17</u>	<u>0.51 acre</u>	<u>C2 General Business</u>	<u>Vacant</u>	<u>Buena Vista includes sixteen (16) rental units and one (1) manager's unit. Rents fall between 30% and 60% AML.</u>
4	<u>9051 Katella 127-621-06, 127-621-07</u>	<u>38</u>	<u>1.15 acre</u>	<u>C1 Local Business</u>	<u>Commercial/Car and RV storage</u>	<u>Stonegate I includes thirty-seven (37) rental units and one (1) manager's unit. Rents fall between 30% and 60% AML.</u>
5	<u>8911 Katella 126-503-29</u>	<u>26</u>	<u>0.76 acre</u>	<u>C1 Local Business</u>	<u>Commercial/ RV rentals</u>	<u>Stonegate II includes twenty-five (25) rental units and one (1) manager's unit. Rents fall between 30% and 60% AML.</u>
6	<u>9501 W Cerritos 127-401-39</u>	<u>60</u>	<u>2.047 acres</u>	<u>R2 Multifamily Dwellings</u>	<u>Church</u>	<u>Cerritos Family includes fifty-nine (59) rental units and one (1) manager's unit. Rents fall between 30% and 60% AML.</u>
7	<u>15171 Jackson 107-151-16</u>	<u>16</u>	<u>0.41 acre</u>	<u>C2 General Business</u>	<u>Single-Family Residential Unit</u>	<u>Potter's Lane includes fifteen (15) rental units and one (1) manager's unit. Rents are at 30% AML.</u>
8	<u>15162 Jackson, 15182 Jackson 107-180-11, 107-180-23</u>	<u>71</u>	<u>1.12 acre</u>	<u>C2 General Business</u>	<u>Pottery Manufacturing Facility</u>	<u>Casa Paloma includes sixty-nine (69) rental units and one (1) manager's unit. Rents are at 30% and 50% AML. Project is anticipated to be completed in June 2022.</u>
Source: OC <u>Development Services, 2021</u>						

Development of Large Site Parcels

The County of Orange is unique in its physical composition as it contains a number of large parcels and areas which are planned to be redeveloped as part of either existing specific plans or future master planned efforts.

The majority of the residential development in unincorporated Orange County that has occurred over the past 50 years has been in large-scale master planned communities. Unlike traditional zoning, Planned Community (PC) zoning provides certainty in the development process while allowing the property owner to maintain some degree of flexibility in the specific location of development. This type of zoning is more appropriate than traditional zoning because of the magnitude of the projects under a single ownership. Many planned communities in Orange County have encompassed thousands of acres developed over a period of several years. Previous examples of planned communities in unincorporated Orange County include Mission Viejo and Aliso Viejo, which later incorporated as cities, and Foothill Ranch and Talega, which were later annexed into the cities of Lake Forest and San Clemente, respectively.

The entitlement approval process for a planned community is similar to all other discretionary approvals. However, due to the complexity, size and long-term phasing of each project, the County will adopt several documents which together make up the “development plan” for the planned community. These documents include the Development Agreement, Planned Community Program Text, Statistical Table and Planned Community Development Map. These documents are adopted at the same time that the entitlements, which establishes the Planned Community (PC) zoning, are approved for the project:

- The Development Agreement sets forth the obligations of both the County and developer. It includes a description of the public benefits (e.g., affordable housing units) that will be provided by the developer and the timetable for their completion.
- The Planned Community Program Text describes the site development standards for each type of proposed residential and non-residential “zoning district” or land use, similar to the County’s Zoning Code district regulations.
- The Statistical Table controls the allowable number and type of housing units and the amount of non-residential development in each planning area of the project.
- The Planned Community Development Map depicts the various planning areas.

Planned Community zoning is more desirable than conventional zoning for large projects because it allows comprehensive, long-range planning for infrastructure while also providing the development certainty needed for property owners to obtain the financing needed to pay for development and public improvements. It also eliminates the need for frequent zone changes that

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would be necessary under conventional zoning to make adjustments due to market conditions or other circumstances. Instead of a zone change that would require public hearings at the Planning Commission and Board of Supervisors, adjustments to unit counts and locations are typically processed either ministerially by staff, or with only Planning Commission approval. This flexibility simplifies the development review process and reduces total development cost.

As previously demonstrated, the County of Orange’s land inventory is different from most jurisdictions as it is continually shrinking due to annexations from incorporated cities within the County. While this is a common practice, it serves to deplete the available land the County can identify within the Housing Element. Further justification of each of these potential sites is provided within this section.

Calculation of Unit Capacity – Affordability Assumptions

This section describes the County of Orange’s methodology for calculating potential future yield on the identified candidate housing sites. For the following sites, the potential yield and justification is described above:

- Rancho Mission Viejo
- Banning Ranch (Newport Beach Island)
- Coyote Canyon
- Brea Canyon Parcels
- Santa Ana Golf Course (Costa Mesa Island)

Rancho Mission Viejo

Planned Community Zoning

In November 2004 the Board of Supervisors adopted a General Plan Amendment, Development Agreement, Rancho Mission Viejo Planned Community Program with associated Statistical Table and Planned Community Development Map, and a Zoning Ordinance with associated Statistical Summary and Zoning Map for Rancho Mission Viejo. This action approved entitlements for the project and established Planned Community zoning on the property allowing the developer to move ahead with the construction of dwelling units, commercial, recreational and other non-residential uses. Since 2004, Rancho Mission Viejo has been working with the County to prepare detailed development and infrastructure plans.

When developing the 2021-2029 RHNA Allocation Plan, SCAG utilized Orange County Projections (OCP) 2018, a dataset developed by the Center for Demographic Research under contract to the Orange County Council of Governments (OCCOG). Each local jurisdiction, including the County, participated in the development of OCP 2018 and provided population, employment and housing growth data for the current planning period. The forecast data submitted by the County included information provided by Rancho Mission Viejo. Rancho

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Mission Viejo forecasted that they would construct 4,165 dwelling units by the end of the 2021-2019 Housing Element planning period. These dwelling units were included in the County’s forecast of new construction and are reflected in OCP 2018, the dataset used by SCAG to determine the County’s RHNA allocation.

The development timetable for Rancho Mission Viejo will be determined by the property owner based on financial and market conditions. Although the recent recession has significantly affected the development schedule, the developer retains the entitlements and zoning necessary to move forward. The County is committed to the following specific actions to facilitate its development.

- The County has designated the Manager, Land Development as the primary point of contact for the developer to expedite applications and resolve issues that may arise;
- The Director, OC Community Resources/Housing is the primary designated contact for facilitating development of the sites to be dedicated for affordable housing;
- Affordable housing projects shall be approved administratively;
- The County will report annually to State HCD and the Board of Supervisors regarding progress toward the development of Rancho Mission Viejo and its affordable housing sites through a required Annual Monitoring Report.

Development Anticipated During the 2021-2029 Planning Period

Plans for Rancho Mission Viejo Planning Area 3 is expected to be submitted for approval and is anticipated to accommodate approximately 4,165 units, 165 of which will be available at the lower income level.

Banning Ranch (Newport Beach Island)

The Newport Beach island includes a lower-income site within the C1 zone. This vacant site is located on the north side of Pacific Coast Highway, bordered by Superior Avenue and the Santa Ana River. and is near Hoag Hospital and other residential neighborhoods. This property is part of the larger ownership known as Banning Ranch, much of which has been used for oil extraction in the past, although the parcels listed in the land inventory are not impacted by oil field operations. This island also includes 34.1 acres of vacant land zoned R4, which is suitable for moderate-income housing. Banning Ranch is within the County of Orange’s boundary and the City of Newport Beach’s Sphere of Influence.

Banning Ranch was identified in the County’s 5th Cycle Housing Element as a site to accommodate future housing needs. During that planning period, a project which would bring residential units to the Banning Ranch site was approved for development by the City, but the

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project was subsequently denied by the Coastal Commission. The County understands that future opportunities for residential development may still exist for housing development and has included the site within the 2021-2029 Housing Element with modest development yield based on past development projects and potential.

The Banning Ranch property has the potential to feasibly accommodate 1,475 units of development on 30 acres of the considerably larger property. The assumed buildout is therefore projected at 1,475 units, 443 of which are projected to develop affordably.

Coyote Canyon

Coyote Canyon is a 375 acre former landfill property that is owned by the County of Orange. The site is located at 20661 Newport Coast Drive, between Bonita Canyon and San Joaquin Hills Roads, in the City of Newport Beach and within the County of Orange Sphere of Influence. The County anticipates negotiation of a transfer agreement with the City for any future development that occurs on this site. A portion of the property is not subject to restrictions put in place regarding the former landfill use. This is the portion of the property identified within the County's Housing Element. The assumed buildout is projected at 1,056 units, 264 of which are projected to develop to be available to residents in the low and very-low income category.

Brea Canyon Parcels

The Brea Canyon Parcels are located along the northern border towards the center of the City of Brea, near the cross streets of Lambert Road and Valencia Avenue. There is a 2005 pre-annexation agreement between the County of Orange, Brea, and Aera that anticipated a future master-planned community (labeled Brea 265) on the site. This property was not annexed as the project did not move forward as proposed.

The Brea 265 Specific Plan was developed in close consideration of community-driven growth strategies, including Brea Envisions and the City's the General Plan. The conceptual Brea 265 Specific Plan looked to uphold Brea's small-town feel, while providing a diverse range of housing to meet local needs. While this collection of parcels remains in the County of Orange, the City of Brea has long planned for housing to be developed on the site. The City's planning framework with the current General Plan calls for residential uses on the site. The parcels identified have also been pre-zoned as Hillside Residential by the City of Brea.

While some potential environmental constraints associated with the previous oil drilling use exist on the site, the Brea 265 Specific Plan demonstrated that the development of 1,100 residential units was feasible across the 265 acres of land, much of which was to remain natural open space. The plan envisioned a mixture of low-, medium- and high-density residential neighborhoods, parks, recreational amenities and open space, linked together by an extensive trail network with connections to the Tracks at Brea and other regional systems. At buildout, the proposed project would have provided 301 low density units, 273 medium-density units, and 526 high-density units, totaling 1,100 units with an overall average density of approximately 4 dwelling units per acre, provide 18.1 acres of parks/recreations uses and 55.7 acres of open space. Per the City of Brea's current inclusionary housing ordinance, at least 10% of the total units would be required to be provided at affordable below-market prices. It is anticipated that approximately 20% of the total units (largely those in the high-density category) will be affordable at the moderate income level, with the remaining 770 units available at the above moderate income level.

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Santa Ana Golf Course (Costa Mesa Island)

The Costa Mesa island includes one high-potential site of approximately 14.5 acres within the C2 zone. The property is currently used as a parking lot for the Santa Ana Country Club and represents a redevelopment opportunity. The site is level and excellent access is available from Newport Blvd. The Santa Ana Golf Course parcel was identified in the County's 5th Cycle. Development potential for this site was identified as 362 potential units based on a density of 25 dwelling units per acre. These units were anticipated to all be developed at the low-income affordability level.

Development potential for the Santa Ana Golf Course in the 6th Cycle Housing Element anticipates an increase in previous assumptions regarding development on the site based on development at a density of 30 dwelling units per acre. Consistent with the assumptions for sites within the Housing Opportunity Overlay (which would include the Santa Ana golf Course currently zoned C2), all 435 units are anticipated to develop at the very low and low income categories.

Accessory Dwelling Units

Accessory dwelling units, or ADUs, are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

In accordance with the 2019 passage of AB 68, AB 881, AB 587, AB 671 and SB 13, the Comprehensive Zoning Code Update address changes to facilitate the development ADUs and JADUs. In 2018, the County issued permits for 19 ADUs, followed by 19 ADUs in 2019 and 50 ADUs in 2020, which is a 263% increase. For calendar year 2021 to early September, the County issued permits for 43 ADUs for development, and 38 are currently in review. This trend indicates a continued increase in ADU activity.

Based on past performance and the SCAG/HCD approved methodology, the County of Orange has determined that it is appropriate to anticipate the development of 800 accessory dwelling units during the 2021 to 2029 planning period. Approximately 544 of these units are anticipated to be affordable at the low and very-low income categories. 240 ADUs are anticipated to be affordable at the moderate income level and 16 ADUs are anticipated at the above moderate income level. This estimation is based on guidance from SCAG and HCD, along with surveys of existing ADUs in the SCAG region between April and June 2020.

As of September 2021, OC Development Services is preparing pre-approved ADU plans to streamline and facilitate the ADU permitting process, and will continue to track ADU development by affordability level and report on annual APRs.

Underutilized Infill Parcels

Housing Opportunities Overlay Zone. The remaining sites identified to meet the County RHNA need are located within the County's Housing Opportunity Overlay (HOO). The HOO is

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described in further detail in the following section. 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 Housing Opportunities Overlay Zone (Section 7-9-148.6 of the Zoning Code) creates the option of affordable housing development on conventionally-zoned commercial and industrial sites located primarily in unincorporated islands in the northern part of the county. The Housing Opportunities Overlay Zone regulations allow development of lower-income multi-family housing by-right on parcels within the following base zoning districts:

- C1 – Local Business
- C2 – General Business
- CH – Commercial Highway
- CN – Commercial Neighborhood
- PA – Professional and Administrative Office
- M1 – Light Industrial
- R2 – Residential, Single-Family (arterial highway frontage)
- R3 – Apartment (arterial highway frontage)
- R4 – Suburban Multifamily Residential (arterial highway frontage)
- RP – Residential-Professional (arterial highway frontage)

The Housing Opportunities Overlay Zone regulations require that 100% of the units be reserved for lower-income households, with at least 30% of units reserved for very-low-income households. Currently, the base density in all portions of the Housing Opportunities Overlay Zone except the R2 and R3 districts is 25 units/acre, and 43.5 units/acre in the R2 and R3 districts. The County’s 6th Cycle Housing Element includes Program 1q.1 which will amend the HOO to permit residential development at 65 dwelling units per acre for all zones where it is permitted. This density was determined based on discussions with the development community and others with local experience developing affordable housing within the County of Orange. This density allows increased flexibility in the type of development that may occur within these areas and presents additional opportunities for residential development. The County of Orange also commits through Program 1q.1 to amend the associated development standards within the HOO to reflect development at 65 dwelling units per acre. Due to the nature of the HOO as described in this section, all candidate housing sites within the HOO are assumed to develop as 100% affordable to lower-income households.

As reflected in Table B-3 above, the Housing Opportunities Overlay Zone has been very successful in stimulating affordable housing development, with 8 new residential projects approved since 2006.

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Housing Opportunities Overlay Zone Site Inventory. A review of parcels within the Housing Opportunities Overlay Zone was conducted to assess the realistic development potential for housing development. Only those “high potential” sites meeting the following criteria were included in the site inventory:

- Parcel size: one-half acre minimum (smaller sites are included only if adjacent parcels can be consolidated)
- Parcel dimensions: width and depth will accommodate multi-family development (typically minimum 50 feet wide and 100 feet deep at any location on lot)
- For developed residential parcels: current density is less than one-half the allowable density
- For developed commercial parcels: high potential for conversion to residential or mixed-use based on existing site characteristics such as deteriorated or vacant structures, low building value compared to land value, or marginal economic uses (e.g., used car sales)
- No environmental constraints that would preclude development at a higher density (e.g., steep slopes >30%, or significant environmental hazards)
- No easements that would reduce development potential (e.g., roadway or major utility easements)

High potential underutilized sites are clustered in the areas described below. The land inventory tables show sites that often include multiple adjacent parcels with the potential for consolidation. The analysis includes the potential number of units that could be developed in each parcel using the base density of 25 units/acre or 43.5 units/acre in the R2 and R3 districts, which does not include density bonus. Actual development yield would usually be higher than this estimate because every project in the Housing Opportunities Overlay Zone will qualify for a density bonus. The analysis also includes the existing use, the size of existing structures, floor area ratio (FAR), the age of existing structure, and the ratio of the assessed value of improvements to total assessed value. Generally speaking, lower FAR, greater structure age and lower improvement ratio may affect the propensity for redevelopment to occur, although many other circumstances can also affect development decisions. It is important to recognize that this inventory of potential development sites is much smaller than the entire Housing Opportunities Overlay Zone because it only includes high potential sites based on the criteria listed above and in the following description of specific communities. Based on the allowable density of 25 units per acre (43.5 units per acre in the R2 and R3 zones), excluding any density bonus, the total capacity of the Housing Opportunities Overlay Zone is more than 3,600 additional lower-income units. This is a conservative estimate since any residential project within the Housing Opportunities Overlay Zone will also qualify for a density bonus. The ~~3,654~~-potential units identified in the land inventory represent only about 29% of the total capacity -when density bonus is included.

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Development of Small Site Parcels

The County of Orange has identified several candidate housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. Many of the sites smaller than half an acre that have been identified the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use.

The County of Orange has previous recent experience developing affordable housing on sites smaller than half an acre. Potter's Lane, a 16-unit affordable housing development on a 0.41-acre site within the County's housing opportunities overlay, was completed in 2017. The development includes 15 units for homeless persons and 1 manager's unit.

Land Inventory Summary

As discussed above, the land inventory analysis of underutilized sites considers the following factors, pursuant to *Government Code* §65583.2(a)(3) and §65583.2(g):

- A description of the existing use of each property;
- The extent to which existing uses may constitute an impediment to additional residential development;
- Recent development trends and market conditions; and
- The availability of regulatory or other incentives or standards to encourage additional residential development on these sites.

Based on the allowable base density of 25 units per acre (30 units per acre for parcels of one acre or more) and 43.5 units per acre in the R2 and R3 zones, excluding any density bonus, a total of 3,825 new lower-income units could be developed on the “high potential” sites identified in the Housing Opportunities Overlay Zone (Table B-4). This is a conservative estimate since any residential project within the Housing Opportunities Overlay Zone will also qualify for a density bonus. As noted in Table B-2, the average density for projects completed in the Housing Opportunities Overlay Zone is nearly 37 units per acre. In addition, the legal obligation contained in the Rancho Mission Viejo Planned Community for dedication of an aggregate of 60 gross acres of land to the County for affordable housing creates the potential for up to approximately 1,800 additional lower-income units (up to 360 units may be developed during this planning period). Together, these vacant and underutilized sites can accommodate nearly 2,700 new lower-income units in the planning period. While the recent downturn in the real

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estate market has severely curtailed development activity, development activity is now increasing and the County's successful track record of facilitating the development of affordable projects since the adoption of the Housing Opportunities Overlay Zone in 2006, combined with the ongoing efforts of Planning and Housing staff, will create the regulatory framework to encourage housing development to the extent as economic conditions improve allow.

Table B-4 summarizes the unincorporated area land inventory compared to the County's RHNA for the 2021-2029 planning period. This table shows that there is adequate capacity in all income categories to accommodate the unincorporated area's RHNA.

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Table B-4
Potential Sites to Accommodate County of Orange 2021-2029 RHNA
Unincorporated Orange County (Land Use Capacity)

<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
Figure B-1															
<u>086-521-47</u>	<u>12</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1b</u>	<u>11061 LOS ALAMITOS BLVD</u> <u>LOS ALAMITOS</u> <u>90720</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>4.47</u>	<u>No</u>	<u>290</u>	<u>0</u>	<u>0</u>
<u>086-521-46</u>	<u>38</u>	<u>N/A</u>	<u>C1(SS)(H)</u>	<u>Residential 1b</u>	<u>11031 LOS ALAMITOS BLVD</u> <u>LOS ALAMITOS</u> <u>90720</u>	<u>Commercial</u> <u>(with Car Wash)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>1.35</u>	<u>No</u>	<u>87</u>	<u>0</u>	<u>0</u>
<u>086-521-19</u>	<u>40</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1b</u>	<u>3352 KATELLA AVE LOS</u> <u>ALAMITOS</u> <u>90720</u>	<u>Church</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>1.17</u>	<u>No</u>	<u>75</u>	<u>0</u>	<u>0</u>
<u>086-521-23</u>	<u>43</u>	<u>N/A</u>	<u>C2(SS)(H)</u>	<u>Residential 1b</u>	<u>11131 LOS ALAMITOS BLVD</u> <u>LOS ALAMITOS</u> <u>90720</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>1.13</u>	<u>No</u>	<u>73</u>	<u>0</u>	<u>0</u>
<u>086-521-11</u>	<u>49</u>	<u>N/A</u>	<u>C2(SS)(H)</u>	<u>Residential 1b</u>	<u>11088 WALLINGSFORD RD</u> <u>LOS ALAMITOS</u> <u>90720</u>	<u>Church</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.95</u>	<u>No</u>	<u>61</u>	<u>0</u>	<u>0</u>
<u>086-521-24</u>	<u>92</u>	<u>N/A</u>	<u>C2(SS)(H)</u>	<u>Residential 1b</u>	<u>11171 LOS ALAMITOS BLVD</u> <u>LOS ALAMITOS</u> <u>90720</u>	<u>Commercial</u> <u>(Gas station)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.52</u>	<u>No</u>	<u>33</u>	<u>0</u>	<u>0</u>

Figure B-2

<u>126-503-27</u>	<u>701</u>	<u>N/A</u>	<u>C1 (H)</u>	<u>Residential 1b</u>	<u>8885 KATELLA AVE STANTON</u> <u>92683</u>	<u>Commercial</u> <u>(Bar/Restaurant)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.45</u>	<u>No</u>	<u>29</u>	<u>0</u>	<u>0</u>
<u>127-621-10</u>	<u>764</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>9001 KATELLA AVE STANTON</u> <u>92804</u>	<u>Commercial</u> <u>(Liquor Store)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.34</u>	<u>No</u>	<u>22</u>	<u>0</u>	<u>0</u>

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<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
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Figure B-3

<u>127-092-32</u>	<u>46</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>305 S BROOKHURST ST ANAHEIM 92804</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>1.06</u>	<u>No</u>	<u>68</u>	<u>0</u>	<u>0</u>
<u>127-092-24</u>	<u>80</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>331 S BROOKHURST ST ANAHEIM 92804</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.59</u>	<u>No</u>	<u>38</u>	<u>0</u>	<u>0</u>
<u>127-092-25</u>	<u>84</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>9291 S BROOKHURST ST ANAHEIM 92804</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.56</u>	<u>No</u>	<u>36</u>	<u>0</u>	<u>0</u>

Figure B-4

<u>127-242-18</u>	<u>806</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>801 S BROOKHURST ST ANAHEIM 92804</u>	<u>Medical Center / Urgent Care</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.26</u>	<u>No</u>	<u>17</u>	<u>0</u>	<u>0</u>
<u>127-241-35</u>	<u>807</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>791 W STONYBROOK DR ANAHEIM 92804</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.26</u>	<u>No</u>	<u>16</u>	<u>0</u>	<u>0</u>

Figure B-5

<u>097-103-31</u>	<u>60</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>14582 BEACH BLVD MIDWAY CITY 92655</u>	<u>Meeting Hall / American Legion</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.85</u>	<u>No</u>	<u>55</u>	<u>0</u>	<u>0</u>
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Figure B-6

<u>097-132-16</u>	<u>749</u>	<u>N/A</u>	<u>R3</u>	<u>Residential 1c</u>	<u>14941 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (supplies)</u>	<u>No</u>	<u>0</u>	<u>34</u>	<u>65</u>	<u>0.37</u>	<u>No</u>	<u>24</u>	<u>0</u>	<u>0</u>
<u>107-180-25</u>	<u>77</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15062 JACKSON ST MIDWAY CITY 92655</u>	<u>Vacant Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.62</u>	<u>No</u>	<u>40</u>	<u>0</u>	<u>0</u>
<u>107-180-03</u>	<u>79</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15032 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.59</u>	<u>No</u>	<u>38</u>	<u>0</u>	<u>0</u>

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<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
<u>107-180-26</u>	<u>85</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15052 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.56</u>	<u>No</u>	<u>36</u>	<u>0</u>	<u>0</u>
<u>097-133-21</u>	<u>720</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>8121 BOLSA AVE MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>No</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-151-60</u>	<u>726</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15072 ADAMS ST MIDWAY CITY 92655</u>	<u>Commercial (Parking lot)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.4</u>	<u>No</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-180-24</u>	<u>756</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>8122 BOLSA AVE MIDWAY CITY 92655</u>	<u>Commercial (Used Car Lot)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.36</u>	<u>No</u>	<u>23</u>	<u>0</u>	<u>0</u>
<u>107-151-02</u>	<u>779</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15021 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (Used Car Lot)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.31</u>	<u>No</u>	<u>20</u>	<u>0</u>	<u>0</u>
<u>107-151-54</u>	<u>783</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15041 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (US Post Office)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.31</u>	<u>No</u>	<u>20</u>	<u>0</u>	<u>0</u>
<u>107-151-56</u>	<u>812</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15012 MIDWAY PL MIDWAY CITY 92655</u>	<u>Commercial (Auto Sales)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.25</u>	<u>No</u>	<u>16</u>	<u>0</u>	<u>0</u>

Figure B-7

<u>107-180-31</u>	<u>82</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15201 VAN BUREN ST MIDWAY CITY 92655</u>	<u>Commercial (Car wash/Parking Lot)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.57</u>	<u>No</u>	<u>37</u>	<u>0</u>	<u>0</u>
<u>107-151-67</u>	<u>88</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15300 BEACH BLVD. MIDWAY CITY 92683</u>	<u>Commercial (Parking lot)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.55</u>	<u>No</u>	<u>35</u>	<u>0</u>	<u>0</u>
<u>107-151-33</u>	<u>713</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15132 BEACH BLVD MIDWAY CITY 92655</u>	<u>Commercial (Auto Dealership)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>No</u>	<u>26</u>	<u>0</u>	<u>0</u>

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<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
<u>107-151-30</u>	<u>714</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15212 BEACH BLVD MIDWAY CITY 92655</u>	<u>Commercial (Truck Rental)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>Yes</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-151-32</u>	<u>715</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15142 BEACH BLVD MIDWAY CITY 92655</u>	<u>Commercial (Auto Repair)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>No</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-151-20</u>	<u>717</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15201 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (Parking Lot)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>Yes</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-151-19</u>	<u>718</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15191 JACKSON ST MIDWAY CITY 92655</u>	<u>Older non-conforming SFR</u>	<u>Yes</u>	<u>2</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>No</u>	<u>24</u>	<u>0</u>	<u>0</u>
<u>107-151-15</u>	<u>719</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15161 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>No</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-151-21</u>	<u>723</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15211 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (Parking Lot)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>Yes</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-151-31</u>	<u>725</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15122 BEACH BLVD MIDWAY CITY 92655</u>	<u>Commercial (Car Rental)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.41</u>	<u>No</u>	<u>26</u>	<u>0</u>	<u>0</u>
<u>107-151-45</u>	<u>731</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15135 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (Auto Repair)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.4</u>	<u>No</u>	<u>25</u>	<u>0</u>	<u>0</u>
<u>107-180-23</u>	<u>740</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15182 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.37</u>	<u>No</u>	<u>24</u>	<u>0</u>	<u>0</u>
<u>107-180-10</u>	<u>741</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15142 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.37</u>	<u>No</u>	<u>24</u>	<u>0</u>	<u>0</u>
<u>107-180-09</u>	<u>742</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>15132 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (Building Supplies)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.37</u>	<u>No</u>	<u>24</u>	<u>0</u>	<u>0</u>

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<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
<u>107-151-47</u>	<u>769</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15132 ADAMS ST MIDWAY CITY 92655</u>	<u>Commercial (Used Auto Dealer)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.34</u>	<u>No</u>	<u>21</u>	<u>0</u>	<u>0</u>
<u>107-151-51</u>	<u>778</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15114 ADAMS ST MIDWAY CITY 92655</u>	<u>Commercial Center</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.32</u>	<u>No</u>	<u>20</u>	<u>0</u>	<u>0</u>
<u>107-151-48</u>	<u>792</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15131 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.28</u>	<u>No</u>	<u>18</u>	<u>0</u>	<u>0</u>
<u>107-151-38</u>	<u>793</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15111 JACKSON ST MIDWAY CITY 92655</u>	<u>Commercial (Building Supplies)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.28</u>	<u>No</u>	<u>18</u>	<u>0</u>	<u>0</u>
<u>107-151-59</u>	<u>796</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Commercial 2a</u>	<u>15232 BEACH BLVD MIDWAY CITY 92655</u>	<u>Commercial (Fast-food restaurant)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.28</u>	<u>No</u>	<u>17</u>	<u>0</u>	<u>0</u>
<u>107-151-67</u>	<u>839</u>	<u>2</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>ADDRESS NOT AVAILABLE 92683</u>	<u>Commercial (Parking Lot)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.14</u>	<u>No</u>	<u>8</u>	<u>0</u>	<u>0</u>
<u>107-151-67</u>	<u>840</u>	<u>2</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>ADDRESS NOT AVAILABLE 92683</u>	<u>Commercial (Parking Lot)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.14</u>	<u>No</u>	<u>9</u>	<u>0</u>	<u>0</u>
<u>107-151-67</u>	<u>841</u>	<u>2</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>ADDRESS NOT AVAILABLE 92683</u>	<u>Commercial (Parking Lot)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.55</u>	<u>No</u>	<u>35</u>	<u>0</u>	<u>0</u>

Figure B-8

<u>097-142-23</u>	<u>702</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>8331 BOLSA AVE MIDWAY CITY 92782</u>	<u>Commercial (Auto Repair)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.45</u>	<u>No</u>	<u>29</u>	<u>0</u>	<u>0</u>
<u>097-142-22</u>	<u>787</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>8301 BOLSA AVE MIDWAY CITY 92655</u>	<u>Commercial (Smog check station)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.3</u>	<u>No</u>	<u>19</u>	<u>0</u>	<u>0</u>
<u>097-144-19</u>	<u>801</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1c</u>	<u>8451 BOLSA AVE MIDWAY CITY 92655</u>	<u>Commercial (Auto repair/Used car dealer)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.27</u>	<u>No</u>	<u>17</u>	<u>0</u>	<u>0</u>

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<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
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Figure B-9

<u>142-062-18</u>	<u>87</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>15441 BEACH BLVD WESTMINSTER 92655</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.55</u>	<u>No</u>	<u>35</u>	<u>0</u>	<u>0</u>
<u>142-062-15</u>	<u>759</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1b</u>	<u>15451 BEACH BLVD MIDWAY CITY 92655</u>	<u>Commercial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.35</u>	<u>No</u>	<u>23</u>	<u>0</u>	<u>0</u>
<u>142-062-17</u>	<u>842</u>	<u>N/A</u>	<u>100-C1-1000(H)</u>	<u>Residential 1b</u>	<u>15401 BEACH BLVD WESTMINSTER 92683</u>	<u>Hotel</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>2.26</u>	<u>No</u>	<u>147</u>	<u>0</u>	<u>0</u>

Figure B-10

<u>144-251-08</u>	<u>704</u>	<u>N/A</u>	<u>C1(FP-2)(H)</u>	<u>Residential 1c</u>	<u>16292 HARBOR BLVD SANTA ANA 92677</u>	<u>Commercial (Auto Sales)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.44</u>	<u>No</u>	<u>28</u>	<u>0</u>	<u>0</u>
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Figure B-11

<u>424-041-04</u>	<u>570</u>	<u>N/A</u>	<u>C1(O)(H)</u>	<u>Open Space 5</u>	<u>ADDRESS NOT AVAILABLE 92663</u>	<u>Industrial (Oil fields)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>10.81</u>	<u>Yes</u>	<u>13</u>	<u>24</u>	<u>6</u>
<u>114-170-43</u>	<u>571</u>	<u>N/A</u>	<u>R4(O)</u>	<u>Open Space 5</u>	<u>ADDRESS NOT AVAILABLE 92663</u>	<u>Industrial (Oil fields)</u>	<u>Yes</u>	<u>0</u>	<u>14.5</u>	<u>N/A</u>	<u>6.47</u>	<u>Yes</u>	<u>8</u>	<u>14</u>	<u>4</u>
<u>114-170-51</u>	<u>572</u>	<u>N/A</u>	<u>R4(O)</u>	<u>Open Space 5</u>	<u>ADDRESS NOT AVAILABLE 92663</u>	<u>Industrial (Oil fields)</u> <u>Ownership: SCHOOL COSTA MESA UNION DISTRICT SCHOOL DIST</u>	<u>No</u>	<u>0</u>	<u>14.5</u>	<u>N/A</u>	<u>1.78</u>	<u>Yes</u>	<u>2</u>	<u>4</u>	<u>1</u>
<u>114-170-74</u>	<u>573</u>	<u>N/A</u>	<u>R4(O)(FP-2)</u>	<u>Open Space 5</u>	<u>ADDRESS NOT AVAILABLE 92663</u>	<u>Open Space</u> <u>Ownership: UNITED STATES OF AMERICA</u>	<u>No</u>	<u>0</u>	<u>14.5</u>	<u>N/A</u>	<u>14.55</u>	<u>Yes</u>	<u>17</u>	<u>32</u>	<u>9</u>

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<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
<u>114-170-24</u>	<u>574</u>	<u>N/A</u>	<u>R4(O)(FP-2)</u>	<u>Open Space 5</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92663</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>Yes</u>	<u>0</u>	<u>14.5</u>	<u>N/A</u>	<u>0.37</u>	<u>Yes</u>	<u>0</u>	<u>1</u>	<u>0</u>
<u>114-170-52</u>	<u>575</u>	<u>N/A</u>	<u>R4(O)</u>	<u>Open Space 5</u>	<u>5800 COAST HWY COSTA</u> <u>MESA</u> <u>92663</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>Yes</u>	<u>0</u>	<u>14.5</u>	<u>N/A</u>	<u>166.76</u>	<u>Yes</u>	<u>198</u>	<u>363</u>	<u>99</u>
<u>114-170-73</u>	<u>576</u>	<u>N/A</u>	<u>R4(O)(FP-2)</u>	<u>Open Space 5</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92663</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>14.5</u>	<u>N/A</u>	<u>172.05</u>	<u>Yes</u>	<u>204</u>	<u>374</u>	<u>102</u>

Figure B-12

<u>119-200-11</u>	<u>567</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Open Space 5</u>	<u>20382 NEWPORT BLVD SANTA ANA</u> <u>92707</u>	<u>Commercial</u> <u>(Golf course)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>10.15</u>	<u>No</u>	<u>37</u>	<u>0</u>	<u>0</u>
<u>119-201-21</u>	<u>568</u>	<u>N/A</u>	<u>A1(SR)</u>	<u>Open Space 5</u>	<u>20491 SANTA ANA AVE</u> <u>92627</u>	<u>Commercial</u> <u>(Golf course)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>110.43</u>	<u>No</u>	<u>398</u>	<u>0</u>	<u>0</u>
<u>439-101-40</u>	<u>15</u>	<u>N/A</u>	<u>CN(H)</u>	<u>Commercial 2a</u>	<u>2651 IRVINE AVE COSTA MESA</u> <u>92627</u>	<u>Commercial Center</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>3.78</u>	<u>No</u>	<u>245</u>	<u>0</u>	<u>0</u>

Figure B-13

<u>120-571-11</u>	<u>577</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92657</u>	<u>City of Newport Beach</u> <u>Ownership: County of Orange</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>203</u>	<u>Yes</u>	<u>264</u>	<u>621</u>	<u>171</u>
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Figure B-14

<u>320-073-09</u>	<u>556</u>	<u>N/A</u>	<u>A1(O)</u>	<u>Residential 1b</u>	<u>2601 VALENCIA AVE</u> <u>92823</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>26.65</u>	<u>Yes</u>	<u>14</u>	<u>27</u>	<u>95</u>
<u>320-071-29</u>	<u>557</u>	<u>N/A</u>	<u>A1(O)</u>	<u>Residential 1b</u>	<u>2603 VALENCIA BREA</u> <u>92823</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>65.54</u>	<u>Yes</u>	<u>33</u>	<u>67</u>	<u>234</u>
<u>322-031-01</u>	<u>558</u>	<u>N/A</u>	<u>A1(O)</u>	<u>Residential 1b</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92821</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>45.69</u>	<u>Yes</u>	<u>23</u>	<u>46</u>	<u>162</u>

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<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
<u>322-031-12</u>	<u>559</u>	<u>N/A</u>	<u>A1(O)</u>	<u>Residential 1b</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92886</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>58.92</u>	<u>Yes</u>	<u>30</u>	<u>60</u>	<u>210</u>
<u>322-031-24</u>	<u>560</u>	<u>N/A</u>	<u>A1(O)</u>	<u>Public Facilities 4</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92886</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>9.83</u>	<u>Yes</u>	<u>5</u>	<u>10</u>	<u>35</u>
<u>322-031-30</u>	<u>561</u>	<u>N/A</u>	<u>A1(O)</u>	<u>Public Facilities 4</u>	<u>16802 CARBON CANYON RD</u> <u>92886</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>2.26</u>	<u>No</u>	<u>1</u>	<u>2</u>	<u>8</u>
<u>322-031-13</u>	<u>566</u>	<u>N/A</u>	<u>A1(O)</u>	<u>Residential 1b</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92886</u>	<u>Industrial</u> <u>(Oil fields)</u>	<u>No</u>	<u>0</u>	<u>0.25</u>	<u>N/A</u>	<u>7.62</u>	<u>Yes</u>	<u>4</u>	<u>8</u>	<u>27</u>

Figure B-15

<u>349-071-17</u>	<u>22</u>	<u>N/A</u>	<u>C1(SR)(H)</u>	<u>Residential 1b</u>	<u>6821 FAIRLYNN BLVD YORBA LINDA</u> <u>92886</u>	<u>Commercial Center</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>2.58</u>	<u>No</u>	<u>167</u>	<u>0</u>	<u>0</u>
<u>349-071-18</u>	<u>91</u>	<u>N/A</u>	<u>C1(SR)(H)</u>	<u>Residential 1b</u>	<u>19851 ESPERANZA RD YORBA LINDA</u> <u>92886</u>	<u>Commercial</u> <u>(Gas station)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.52</u>	<u>No</u>	<u>33</u>	<u>0</u>	<u>0</u>
<u>349-693-37</u>	<u>93</u>	<u>N/A</u>	<u>CH(SS)(H)</u>	<u>Residential 1b</u>	<u>ADDRESS NOT AVAILABLE</u> <u>92886</u>	<u>Vacant lot</u> <u>Ownership: State of California</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.51</u>	<u>Yes</u>	<u>33</u>	<u>0</u>	<u>0</u>
<u>349-071-25</u>	<u>786</u>	<u>N/A</u>	<u>C1(SR)(H)</u>	<u>Residential 1b</u>	<u>19741 ESPERANZA RD YORBA LINDA</u> <u>92886</u>	<u>Older non-conforming SFR</u>	<u>No</u>	<u>1</u>	<u>25</u>	<u>65</u>	<u>0.3</u>	<u>No</u>	<u>18</u>	<u>0</u>	<u>0</u>

Figure B-16

<u>360-031-23</u>	<u>11</u>	<u>N/A</u>	<u>C2(H)</u>	<u>Residential 1b</u>	<u>15777 W LINCOLN AVE ORANGE</u> <u>92865</u>	<u>Commercial</u> <u>(Recycling Service)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>5.12</u>	<u>No</u>	<u>332</u>	<u>0</u>	<u>0</u>
<u>360-011-11</u>	<u>23</u>	<u>N/A</u>	<u>CH(FP-2)(H)</u>	<u>Residential 1b</u>	<u>15635 W LINCOLN AVE ORANGE</u> <u>92865</u>	<u>Commercial</u> <u>(with Car Wash/Storage)</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>2.31</u>	<u>Yes</u>	<u>149</u>	<u>0</u>	<u>0</u>

Appendix C – Public Participation Summary

CHAPTER X – HOUSING ELEMENT

<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
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Figure B-17

<u>360-382-02</u>	<u>34</u>	<u>N/A</u>	<u>M1(H)</u>	<u>Residential 1b</u>	<u>8636 OLIVE AVE ORANGE</u> <u>92865</u>	<u>Industrial</u> <u>(Recycling yard)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>1.61</u>	<u>No</u>	<u>104</u>	<u>0</u>	<u>0</u>
<u>360-384-05</u>	<u>62</u>	<u>N/A</u>	<u>M1(H)</u>	<u>Residential 1b</u>	<u>2911 ORANGE OLIVE RD</u> <u>ORANGE</u> <u>92865</u>	<u>Industrial</u>	<u>Yes</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.84</u>	<u>No</u>	<u>54</u>	<u>0</u>	<u>0</u>
<u>360-384-04</u>	<u>72</u>	<u>N/A</u>	<u>M1(H)</u>	<u>Residential 1b</u>	<u>2875 ORANGE OLIVE RD</u> <u>ORANGE</u> <u>92865</u>	<u>Commercial</u> <u>(Auto Sales/Industrial)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.7</u>	<u>No</u>	<u>45</u>	<u>0</u>	<u>0</u>

Figure B-18

<u>093-113-21</u>	<u>75</u>	<u>N/A</u>	<u>C2(SR)(H)</u>	<u>Residential 1b</u>	<u>18511 CHAPMAN AVE</u> <u>ORANGE</u> <u>92869</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.63</u>	<u>No</u>	<u>40</u>	<u>0</u>	<u>0</u>
<u>093-114-01</u>	<u>736</u>	<u>N/A</u>	<u>C1(SR)(H)</u>	<u>Residential 1b</u>	<u>11924 EARLHAM ST ORANGE</u> <u>92869</u>	<u>Commercial</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.38</u>	<u>No</u>	<u>24</u>	<u>0</u>	<u>0</u>
<u>093-113-27</u>	<u>810</u>	<u>N/A</u>	<u>C2(SR)(H)</u>	<u>Residential 1b</u>	<u>18571 E CHAPMAN AVE</u> <u>ORANGE</u> <u>92869</u>	<u>Commercial</u> <u>(Restaurant)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>0.26</u>	<u>No</u>	<u>16</u>	<u>0</u>	<u>0</u>

Figure B-19

<u>393-390-12</u>	<u>7</u>	<u>N/A</u>	<u>CC (SR)(H)</u>	<u>Residential 1b</u>	<u>10000 CRAWFORD CANYON</u> <u>RD ORANGE</u> <u>92705</u>	<u>Commercial</u> <u>(Restaurant)</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>7.82</u>	<u>No</u>	<u>508</u>	<u>0</u>	<u>0</u>
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Figure B-20

<u>876-034-04</u>	<u>45</u>	<u>N/A</u>	<u>C1(H)</u>	<u>Residential 1a</u>	<u>28106 SILVERADO CANYON</u> <u>RD SILVERADO</u> <u>92676</u>	<u>Storage</u>	<u>No</u>	<u>0</u>	<u>25</u>	<u>65</u>	<u>1.06</u>	<u>No</u>	<u>69</u>	<u>0</u>	<u>0</u>

Appendix C – Public Participation Summary

CHAPTER X – HOUSING ELEMENT

<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
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Figure B-21

<u>125-165-34</u>	<u>590</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>62.38</u>	<u>Yes</u>	<u>*</u>	<u>26</u>	<u>106</u>
<u>125-165-35</u>	<u>591</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>63.67</u>	<u>Yes</u>	<u>*</u>	<u>27</u>	<u>108</u>
<u>125-165-36</u>	<u>603</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>63.67</u>	<u>Yes</u>	<u>*</u>	<u>27</u>	<u>108</u>
<u>125-165-37</u>	<u>580</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>63.67</u>	<u>Yes</u>	<u>*</u>	<u>27</u>	<u>108</u>
<u>125-165-38</u>	<u>581</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>63.67</u>	<u>Yes</u>	<u>*</u>	<u>27</u>	<u>108</u>
<u>125-165-39</u>	<u>579</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>30241 Ranch Canyon Rancho Mission Viejo 92694</u>	<u>Residential/Recreation Facility</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>62.4</u>	<u>Yes</u>	<u>*</u>	<u>26</u>	<u>106</u>
<u>125-165-40</u>	<u>578</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>31326 Saddle Rancho Mission Viejo 92694</u>	<u>Residential</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>62.98</u>	<u>Yes</u>	<u>*</u>	<u>27</u>	<u>107</u>
<u>125-165-41</u>	<u>602</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>62.11</u>	<u>Yes</u>	<u>*</u>	<u>26</u>	<u>105</u>

Appendix C – Public Participation Summary

CHAPTER X – HOUSING ELEMENT

<u>APN</u>	<u>Unique ID</u>	<u>Consolidation Group</u>	<u>Zoning</u>	<u>General Plan Land Use</u>	<u>SITE ADDRESS</u>	<u>Existing Use</u>	<u>5th Cycle Site</u>	<u>Existing Units</u>	<u>Density</u>	<u>HO Overlay Density</u>	<u>Area (Acres)</u>	<u>Vacant</u>	<u>Low and Very Low Income</u>	<u>Mod</u>	<u>Above</u>
<u>125-165-42</u>	<u>588</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>62.23</u>	<u>Yes</u>	<u>*</u>	<u>26</u>	<u>105</u>
<u>125-165-43</u>	<u>598</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>120.45</u>	<u>Yes</u>	<u>*</u>	<u>51</u>	<u>204</u>
<u>125-165-44</u>	<u>606</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>31101 ORTEGA HWY Rancho Mission Viejo 92675</u>	<u>Residential/Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>55.66</u>	<u>Yes</u>	<u>*</u>	<u>24</u>	<u>94</u>
<u>125-165-45</u>	<u>607</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>31103 Cow Camp Rancho Mission Viejo 92675</u>	<u>Residential</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>31.74</u>	<u>Yes</u>	<u>*</u>	<u>13</u>	<u>54</u>
<u>125-165-51</u>	<u>584</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>436</u>	<u>Yes</u>	<u>*</u>	<u>184</u>	<u>738</u>
<u>125-165-52</u>	<u>582</u>	<u>PA3</u>	<u>PC</u>	<u>N/A</u>	<u>N/A</u>	<u>Vacant Lot</u>	<u>No</u>	<u>0</u>	<u>6.08 units per net acre</u>	<u>N/A</u>	<u>680.3</u>	<u>Yes</u>	<u>*</u>	<u>288</u>	<u>1,151</u>

*Potential Affordable Housing Sites will total 165 units