

Appendix B

Sites Analysis





A. Candidate Sites Analysis Overview

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 of Costa Mesa's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). As described in this appendix, the development capacity for each site depends largely on its location within the City, a specific plan or urban plan area as well as known development factors. Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-5**, which identifies each candidate housing site within Costa Mesa's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

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

A summary of this information is included within the Housing Resources section (**Chapter 3**) of Costa Mesa's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Costa Mesa 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 or will be rezoned to permit development of residential uses at or above 30 dwelling units per acre
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)



Table B-1: Summary of RHNA Status and Sites Inventory					
	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Units Constructed in Projection Period (Begins June 30, 2021)	3	19	9	8	39
Remaining Unmet RHNA	2,916	1,775	2,079	4,951	11,721
Large Sites					
Fairview Developmental Center	575	345	690	690	2,300
Sakioka Lot 2	120	60	120	900	1,200
Home Ranch	221	110	221	1,663	2,215
Senior Center Housing Project	40	20	0	0	60
Pacific Arts Plaza and Town Center	53	27	53	402	535
Total Potential Capacity - Large Sites	1,009	562	1,084	3,655	6,310
Overlays, Specific Plans, and Urban Plans					
North Costa Mesa Specific Plan	1,269	632	1,269	3,265	6,435
SoBECA Urban Plan	141	67	141	383	732
Mesa West Bluff Urban Plan	208	100	208	555	1,071
19 West Urban Plan	123	59	123	335	640
Harbor Mixed Use Overlay	286	135	286	778	1,485
Total Potential Capacity - Overlays, Specific Plans, and Urban Plans	2,027	993	2,027	5,316	10,363
Projected ADU Construction					
Projected ADU Construction	143	246	172	11	572
Sites Inventory Total					
Total Units towards RHNA	3,179	1,801	3,283	8,982	17,245
Total Capacity Over RHNA Categories	109%	101%	158%	181%	147%

1. Approved Projects and Projects in the Pipeline

Approved Projects since June 30, 2022

As shown in **Table B-1**, the City of Costa Mesa has approved residential development projects since the start of the projection period for the 6th Cycle. The projection period is the time in which development activity can count towards meeting the City’s 6th Cycle RHNA need. Cities within the Southern California Association of Governments (SCAG) region can begin taking credit for the 6th cycle for development that was approved on or after June 30th, 2021. **Table B-2** contains projects that received approvals during that timeframe.



Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
900 W 20th Street	BC21-00060	7/6/2021	ADU	Low
2994 Croftdon Street, Unit B	BC21-00123	7/7/2021	ADU	Moderate
1850 Paros Circle	BC20-00583	7/7/2021	ADU	Moderate
230 Sherwood Place, Unit B	BC20-00469	7/12/2021	ADU	Low
257 Knox Place	BC21-00228	7/16/2021	ADU	Moderate
2175 Tustin Avenue, Unit C	BC21-00121	7/20/2021	ADU	Low
2545 Westminster Avenue, Unit B	BC21-00225	7/20/2021	ADU	Low
281 E 20th Street	BC20-00376	7/27/2021	SFR	Above Moderate
281 E 20th Street, Unit B	BC20-00376	7/27/2021	ADU	Low
118 Magnolia Street, Unit B	BC21-00261	8/11/2021	ADU	Low
382 Ramona Way, Unit B	BC21-00110	8/11/2021	ADU	Low
700 W 20th Street, Unit D	BC21-00296	8/12/2021	ADU	Very Low
482 E 20th Street, Unit A	BC21-00321	8/13/2021	ADU	Low
2049 Monrovia Avenue, Unit B	BC21-00113	8/31/2021	ADU	Moderate
536 Caleigh Lane	BC19-00957	9/8/2021	SFR	Above Moderate
324 Costa Mesa Street, Unit B	BC20-00578	9/20/2021	ADU	Low
227 Mesa Drive, Unit B	BC21-00140	9/22/2021	ADU	Moderate
330 Ogle Street, Unit B	BC21-00355	9/27/2021	ADU	Low



Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
379 E 19th Street, Unit B	BC21-00190	9/28/2021	ADU	Low
861 Joann Street, Unit B	BC21-00269	9/28/2021	ADU	Moderate
1951 Rosemary Place	BC20-00111	9/28/2021	SFR	Above Moderate
1951 Rosemary Place, Unit B	BC20-00111	9/28/2021	ADU	Moderate
1939 Continental Avenue, Unit B	BC21-00166	10/5/2021	ADU	Very Low
1984 Orange Avenue	BC21-00461	10/13/2021	ADU	Moderate
2510 Carnegie Avenue	BC21-00339	10/14/2021	ADU	Low
974 Linden Place	BC21-00137	10/14/2021	ADU	Very Low
2687 Elden Avenue, Unit B	BC21-00530	10/18/2021	ADU	Low
320 Colleen Place	BC21-00334	11/5/2021	SFR	Above Moderate
320 Colleen Place, Unit B	BC21-00333	11/5/2021	ADU	Low
3078 Roanoke Lane, Unit B	BC21-00265	11/5/2021	ADU	Moderate
246 Cecil Place	BC21-00293	11/16/2021	SFR	Above Moderate
2014 Maple Avenue, Unit 108	BC21-00534	11/22/2021	ADU	Low
2014 Maple Avenue, Unit 109	BC21-00535	11/22/2021	ADU	Low
466 E 18th Street, Unit B	BC21-00408	11/23/2021	ADU	Low
257 Flower Street	BC21-00644	12/3/2021	SFR	Above Moderate
2458 Norse Avenue	BC21-00626	12/3/2021	SFR	Above Moderate
2845 Ellesmere Avenue, Unit B	BC21-00341	12/7/2021	ADU	Low
473 Ogle Street	BC21-00694	12/14/2021	SFR	Above Moderate
363 Rochester Street	BC21-00625	12/20/2021	ADU	Low



Projects in the Pipeline

Development projects that are in the planning process but have not received land use approvals or building permit are considered “in the pipeline.” For applications submitted for a land use approval, projects are considered “pending” until the necessary land use approvals are issued, at which point a project is deemed “approved.” Once a building permit is issued, the project is identified as “building permit issued.” When project construction is completed and all necessary building safety inspections have been completed a certificate of occupancy or “final building permit” is issued.

Pursuant to the HCD Housing Element Site Inventory Guidebook Government Code Section 65583.2, for projects yet to receive their certificate of occupancy or final building permit, the element must demonstrate that the project is expected to be built within the planning period. The City believes that many of these “in the pipeline” housing units are likely to be developed within the planning period and could further the City’s efforts in reaching its required RHNA, if/once developed. Although “projects in the pipeline” are not included as “candidate housing sites”, they represent opportunities for future housing construction in Costa Mesa within the planning period. If/when these housing units are built, the units will count toward achieving the City’s RHNA allocation as mandated by State law.

The below summary includes housing projects at various planning/development stages, and consist of potential housing developments of various sizes, types and housing affordability ranges. The summary includes recent housing projects that have been submitted for land use approvals at this time, but are not yet “approved”; projects that are “approved” but no building permits have been issued or applied for; and other housing projects that City staff is working on in partnership with other entities or agencies to develop housing resources in the City.

- **Senior Housing Project at the Senior Center (Jamboree Housing ENA)** – On July 21, 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) with Jamboree Housing Corporation in determining the feasibility, and potential terms, for the right to acquire a long-term leasehold interest in an approximately 0.90-acre portion of the parking lot at the Senior Center property to develop a senior housing project. The conceptual density study plans envisioned the potential for 60 senior affordable dwelling units at the site. An application for an Urban Master Plan Screening for the proposed project was submitted in November 2021 and staff continues to work with the applicant to bring the project forward for a decision.
- **Urban Plan Screening Project (1711 & 1719 Pomona Avenue)** – On November 16, 2021, the City Council considered an Urban Plan Screening of a Master Plan request for eight live/work units on a 0.46-acre lot. The proposed Master Plan includes a deviation request from the Urban Plan’s live/work standards for minimum lot size. The urban planning screening process is the City’s first stage of development review for projects proposed in mixed-use overlay districts. The Council generally supported the project’s concept, including the request for a deviation from minimum lot size and provided the applicant guidance for the project proposal to include in a future application for Planning Commission consideration.
- **Urban Plan Screening Project (1540 Superior Avenue)** – On January 18, 2022, the City Council is scheduled to consider an Urban Plan Screening request for nine live/work units on a 0.44-acre lot. The Urban Plan screening process is the City’s first stage of development review for projects proposed in mixed-use overlay districts. After the City Council screening, the applicant will use



the City Council's guidance to include in a future application for Planning Commission consideration.

- **One Metro West (1683 Sunflower Avenue)** – The proposed project is a mixed-use development and consists of residential, specialty retail, creative office, and recreational uses. The project is proposed to include up to 1,057 dwelling units (anticipated to be rental units), 25,000 square feet of commercial creative office, 6,000 square feet of specialty retail, and 1.5-acres of public open space. The proposed development includes three multi-family residential structures with a maximum building height of seven stories; one stand-alone office building up to four stories in height; tenant-serving commercial retail space integrated into one of the residential structures; open space; landscaping; streetscape improvements; and a Class-I bike trail system on Sunflower Avenue providing access to the Santa Ana River Trail. The project was approved by City Council in 2021. The project includes 10 percent (106 units) of the residential development project component to be affordable (67 very low income units and 39 low income units) for 40 years. The proposed Project is subject to Measure Y, as codified in Article 22, Chapter IX of Title 13 (Zoning) of the Costa Mesa Municipal Code. Pursuant to Measure Y, after final approval by the City Council, including all CEQA review, the voters must then approve the Project.
- **Costa Mesa Village (2540 Newport Boulevard)** – Costa Mesa Village is an existing 97-unit SRO/efficiency development which was redeveloped many years ago from an existing motel. An application to update and amend the original entitlement (which allowed for the conversion of the former motel into an SRO/efficiency unit development) was submitted in November of 2021. The intent of the Conditional Use Permit amendment is to modify and update the conditions of the original entitlement while adhering to the City of Costa Mesa's recent SRO policy. The update will include revisions to enhance project housing and social services to qualified low-income individuals and persons with disabilities. Up to 23 of the 97 housing units are anticipated to be supported by Section a 811 subsidy administered by the California Housing Finance Agency (CalHFA) for persons with developmental disabilities, with the remaining units to continue as affordable housing units for individuals living/working in the City of Costa Mesa. The project is expected to be heard by the Planning Commission on January 24, 2022, with the final decision by the City Council thereafter.
- **Project Homekey** – On November 16, 2021, the City Council directed staff to collaborate with the County of Orange and associated development partners to submit application(s) for the Homekey Program grant funding for the acquisition, rehabilitation and conversion of one or two motel locations proposed for permanent supportive housing. City staff have been working with several existing motel owners of properties that range between approximately 40 to 90 units. The proposals will provide direct permanent supportive housing with funding from the City of Costa Mesa, the County and (if awarded) Homekey grant funds from the State. The target population for these units would include at risk or currently homeless individuals and seniors, age 62 and over, and chronic homeless individuals and couples, with a subset of the units for eligible persons that qualify for Mental Health Services Act (MHSA) programs. Because the City operates the 72 bed Bridge Shelter on Airway Avenue, the Homekey Program could provide a seamless opportunity to stabilize this most vulnerable population where supportive services are provided on site, in the expedited Homekey permanent supportive housing model.



- **The Plant (765-767 Baker Street and 2972 Century Place)** – This project consists of the proposed renovation of three existing commercial buildings (containing the former Car Mart and Plant Stand) totaling 19,100 square feet, for retail and restaurant uses surrounding a central courtyard area. In addition, new buildings are proposed consisting of two greenhouse structures which will contain food stall uses, and a four-story mixed-use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure. This project was approved by the City Council in 2019.
- **Families Forward (Pomona Avenue)** – Families Forward, founded in 1984, is committed to preventing and ending family homelessness in Orange County. Families Forward has acquired and is working on plans to rehabilitate and expand a multi-family property on Pomona Avenue. At completion, the project will include the interior and exterior renovation of the existing 6 units and the addition of 2 new accessory dwelling units that will collectively house 8 families at risk of, or experiencing, homelessness. Families Forward has submitted preliminary plans to the City and are working to advance construction plans which are expected to be submitted to the City for expedited review in January 2022. The project will be owned and operated by Families Forward, but is being constructed as a collaboration between Families Forward and HomeAid of Orange County. Families Forward will provide wrap-around services to low to moderate income family residents and provide a case manager, housing resource specialist, and other professionals to build a plan toward self-sufficiency. The families will also receive supportive services such as counseling, career coaching and access to our food pantry.

In 2020, Families Forward helped house and bring an end to homelessness for 15 Costa Mesa families (49 adults and children), with 33 Costa Mesa families accessing the Families Forward food pantry and taking another step towards stability. When complete, the Pomona project will serve as an entry point for families in and near Costa Mesa. Also, on November 17, 2020, the City Council approved a Subrecipient Agreement with Families Forward to establish a Tenant Based Rental Assistance (TBRA) program to assist qualified, very low-income households who are current residents of Costa Mesa (or households with strong community ties to Costa Mesa).

For a variety of reasons, not all projects in the pipeline complete the planning approval or building permit process and are built and occupied. However, these projects provide an indication of what future housing construction may include within the Housing Element planning period. As indicated above, City staff will continue to work with the aforementioned project applicants and other City housing efforts to reach the City's goals.



Figure B-1: Map of Candidate Housing Sites (All Income Categories)

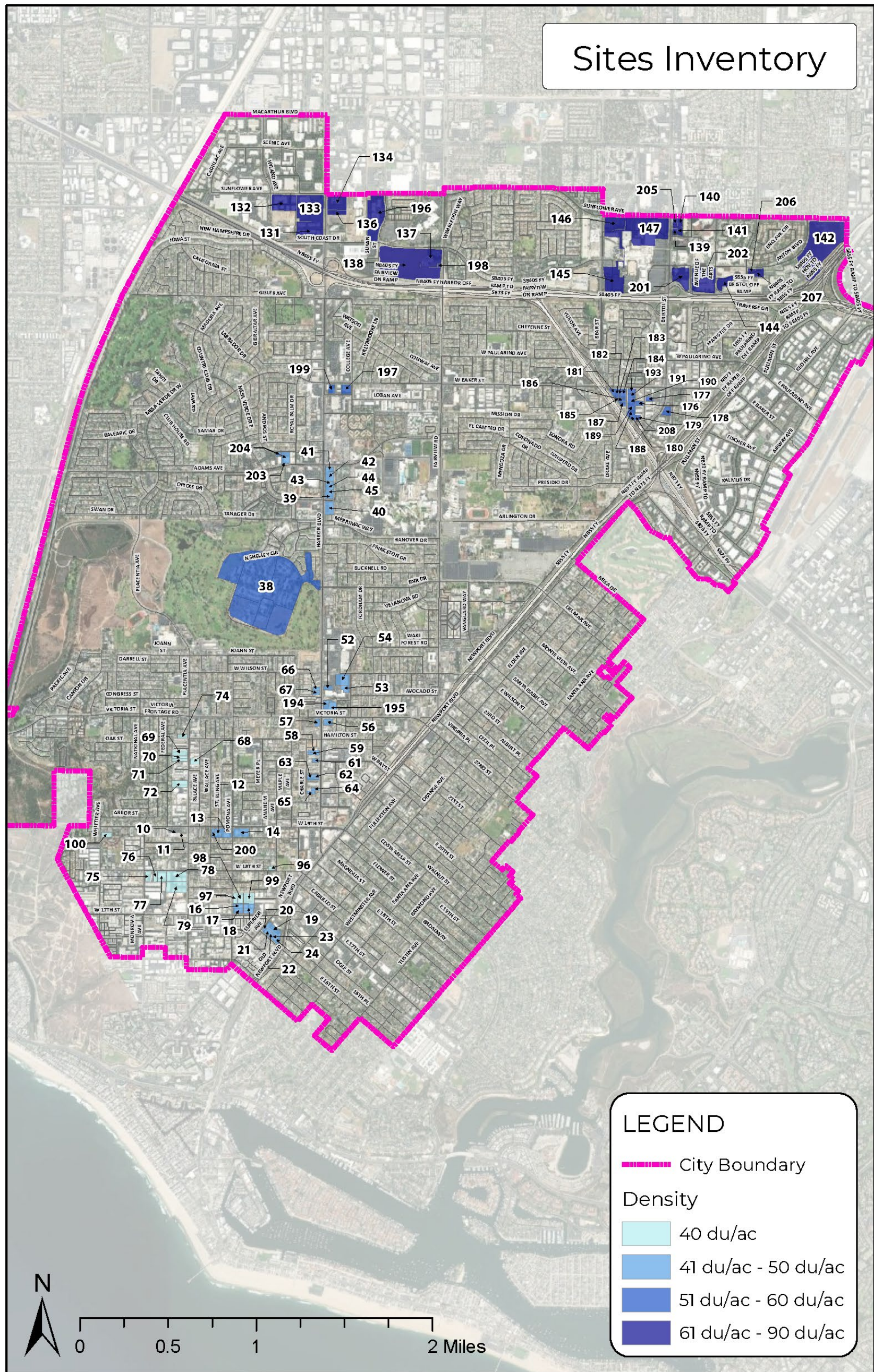




Figure B-2: Map of Candidate Housing Sites (By Zoning)

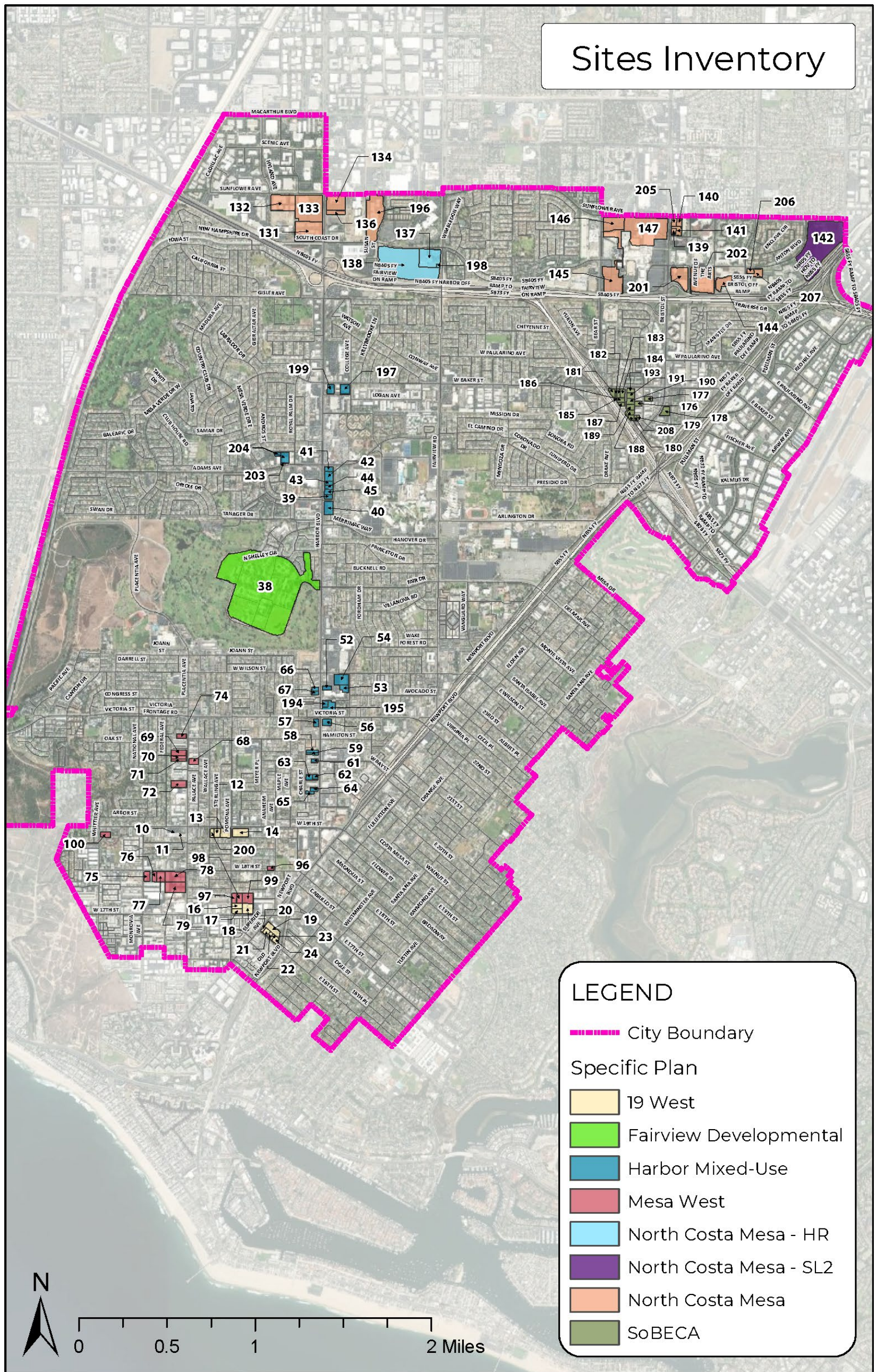




Figure B-2: Map of Candidate Housing Sites (SoBECA Focus)





2. Selection of Sites

The City of Costa Mesa has identified sites with capacity to accommodate the 2021-2029 RHNA. The City has identified 99 parcels within a variety of different zones, specific plan areas, urban plans, and overlays. Each of these either currently permit residential development or will be amended per **Programs 3B and 3C** to permit residential development at the densities specified in **Table B-5**. 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 (identified in **Table B-5**) are either permanently closed or available for lease. 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 City 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. When possible, the City had discussions with property owners to determine interest in redevelopment for residential uses. The analysis also includes several letters of potential residential development interest in **Appendix A**.

COMMUNITY INPUT ON SITES SELECTION

Community input was an important component of the sites identification and selection process. The City conducted multiple public outreach meetings, including district specific meetings where community members gave input on areas of importance within their district. This information was collected as notes on maps of each district and can be found in **Appendix C**. Community members also provided feedback on potential housing development types and focus areas on the online community survey. Additionally, draft versions of the sites inventory were discussed at both Planning Commission and City Council study sessions, with decision makers providing input and community members able to make public comments.

Lastly, the City held discussions with major property owners within the City to better understand their long-range plans for development of the properties under their ownership. The City used these discussions to more accurately determine potential unit yield and affordability assumptions for some of the identified candidate housing sites. Additional information is provided for specific properties in **Table B-5**.

3. Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa 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 City has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans, Urban Plans, or Overlays. The City also evaluated and included parcels not currently within Urban Plans which will be added when those Urban Plans are amended as part of **Programs 3B and 3C**.

As the City cannot accommodate 50 percent of the low/very low income RHNA, state law requires that the City analyze the following:

- Analysis of leases that would prevent redevelopment of the site,
- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City's past experience with converting existing uses to higher density residential uses,



- Current market demand for the existing use,
- Development trends and market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Costa Mesa.

Experience Developing Non-Vacant Sites for Residential Uses

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped within non-residentially zoned areas 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 City’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-6**.

The City 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 existing use will redevelop within the next eight years, are provided in **Table B-6**. This analysis is based on information readily available to the City and research that can be found through online research. The City 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 that were either non-residentially zoned or had an existing non-residential use on-site within Costa Mesa.

Table B-3: Example Development of Non-Vacant Sites for Residential Uses				
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
125 Baker St.	240	PDR - HD	Industrial use	This development is a 240-unit wrap apartment complex on a 4.2-acre parcel in a largely industrial and office area of Costa Mesa. The project was built at a density of approximately 57 du/ac. The site was previously a light industrial and office uses use similar to some of the identified candidate housing sites. The project was rezoned from CL to PDR-HD.
1957 Newport Blvd.	38	PDR - HD	Self-storage use and trailer storage lot	This development is a 38-unit condominium project along the Newport Blvd commercial corridor. The site was previously a self-storage and trailer storage use similar to some of the identified candidate housing sites. The project was rezoned from C1 to PDR-HD.



Table B-3: Example Development of Non-Vacant Sites for Residential Uses				
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
2277 Harbor Blvd.	200	PDR - HD	Motel use	This development is a 200-unit apartment complex on a previous motel use site. This development is located on Harbor Boulevard and shares many existing characteristics with sites identified within this corridor in the candidate sites inventory. The project was rezoned from C1 to PDR-HD.
671 W. 17 th St.	177	MG	Brownfield development (Argotech Industries)	This development is 177 live/work and loft residential units and was developed on a site that was previously largely surface parking area. This site is in the Mesa West Urban Plan area and adjacent to some of the sites identified within the candidate housing sites analysis. This project also shares many existing use characteristics with those identified sites.
1620 and 1644 Whittier Ave.	89	MG	Industrial use (Ametek Aerospace and Defense)	This development is 89 live/work residential units on a former industrial use site in the Mesa West Bluffs Urban Plan area. Similar to 671 W. 17 th Street, this site shares many geographic and existing use characteristics with sites identified in the candidate housing sites analysis.
1500 Mesa Verde Drive East	215	PDC	Vacant commercial area	This development is 215 senior apartments developed at four stories along Harbor Boulevard directly adjacent to existing commercial uses. This project is an example of the types of horizontal mixed-use projects that the City anticipates may develop along Harbor Boulevard and matches assumptions made in the Housing Element.
1527 Newport Boulevard	40	C2 & MG	Industrial uses, including boat and automobile repair	This development is 40 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.
132, 134, 140 Industrial Way	22	C2 & MG	Industrial uses, including boat and automobile repair	This development is 22 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.
1677-1985 Superior Avenue	49	C2 & MG	Gas station and a mixture of commercial and industrial uses.	This development is 49 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.
2025 Placentia Avenue	36	MG	Commercial and industrial uses, including storage and repair for boats	This development is 36 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and



Table B-3: Example Development of Non-Vacant Sites for Residential Uses				
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
				previous uses are consistent with sites identified within the sites inventory.
2095 Harbor Boulevard	29	PDC	Commercial buildings and gas station which had been vacant for several years.	This development is 28 single-family homes with live/work potential, including ground floor commercial/office workspaces and two stories above for residential. This development is in the Harbor Mixed Use Urban Plan area along Harbor Avenue and previous uses are consistent with sites identified within the sites inventory.
1672 Placentia Avenue	32	MG	Boat yard and industrial building	This development is 32 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.

This analysis of recent sample development projects shows that residential development occurs within the City on sites that have existing non-residential uses. As indicated in the analysis notes, these example sites share many characteristics with the candidate housing sites in **Table B-6**. This demonstrates that there is development potential on these sites as well as interest in developing these types of sites for residential uses within Costa Mesa.

Existing Uses on Candidate Sites and Redevelopment Opportunity

The City has identified and analyzed existing use on candidate sites in **Table B-6** below. As the City is a built-out community, consisting mainly of commercial retail, industrial and single-family housing, a primary goal was to identify sites compatible for the development of multifamily and mixed-use housing as well as not displace existing residents. Therefore, the City identified the best possible sites with the most feasible opportunity for redevelopment over the next 8 years. In addition to the analysis in **Table B-6** the City utilized locally available SCAG data to identify the following key indicators that the sites included for low and very low-income opportunity are the most appropriate:

- Nine percent of the sites are within areas identifies as Highest Resource by the TCAC
- 55 percent of the sites are within areas identified as moderate resource
- On average, there are 90 healthcare facilities within a one-mile drive from the identified sites
- On average, there are 4 grocery stores or markets within a one-mile drive from the identified sites
- 97 percent of the sites identified are within a High-Quality Transit area, meaning the 97 percent of sites are within one half-mile of a well-served transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours.



Housing Market Analysis

In addition to an on-the-ground existing use analysis, the City of Costa Mesa has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table B-3** above shows that a total of 1,167 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Orange County is just 18.6 days in the last four years (2017-2021) and just 13.3 days in the last two years.¹ Specifically in Costa mesa, homes spent just over one month on market and the sale-to-list price ratio was 100.14%, indicating a sellers' market and the need for more housing.² According to the New Homes Directory (online resource), historical Housing Market data, the average price for an attached unit, 1,500 square feet or less, increased by 48 percent over the last planning cycle (\$434,87 in 2014 to \$645,000 in 2021).³

Additionally, the according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Orange County increased by 20 percent from 2020-2021 (from \$930,000 in October 2020 to \$1,120,000 in October 2021).⁴ The indicators above signify an increased market demand for new housing.

4. Development of Small Site Parcels

The City of Costa Mesa 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. The City has only identified sites smaller than half an acre which show 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 potential candidate sites which are anticipated to be consolidated into a single development are identified within **Table B-6**.

The candidate sites that are smaller than half an acre are shown in **Table B-4** below along with descriptions of their likelihood to redevelop that go beyond the descriptions in **Table B-6**.

¹ Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: December 9, 2021. <https://www.car.org/marketdata/data>

² Realtor.com, Housing Market Summary, Costa Mesa. Accessed Online: December 9, 2021. https://www.realtor.com/realestateandhomes-search/Costa-Mesa_CA/overview

³ New Homes Directory.com, Historical Housing Report in Costa Mesa, Accessed Online: December 9, 2021. https://www.newhomesdirectory.com/California/Costa_Mesa/historical-housing-report

⁴ Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: December 9, 2021. <https://www.car.org/marketdata/data>



Table B-4: Analysis of Candidate Housing Sites Under 0.5 acres					
APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
42543103	20	1666 Superior Ave	19 West	0.29	<p>These are all adjacent parcels in a contiguous block bounded by E 16th Street, Superior Avenue, E 17th Street, and Newport Blvd. All parcels within this block have been identified as candidate housing sites and total 4.70 acres. Sites 22 and 23 are owned by the same property owner. The existing uses are all car-related industrial uses which are single-story.</p> <p>As shown in Table B-2, the City worked with property owners of parcels along Industrial Way (Specifically 132, 134, and 140 Industrial Way, less than a quarter mile southwest of these identified parcels) to facilitate the development of residential uses on parcels previously occupied with the same types of uses as these three parcels (boat and auto repair uses). These parcels are located within the 19 West Urban Plan area and are permitted to develop in the same manner as the parcels along Industrial Way.</p>
42543105	22	126 E 16 th St	19 West	0.42	
42543106	23	126 E 16 th St	19 West	0.35	
41817101	208	754 Saint Clair St	SoBECA	0.27	<p>These parcels are occupied by warehouse and light industrial uses within the SoBECA Urban Plan area. The SoBECA Urban Plan focuses on residential as a mixed-use component and promoting the development of residential in addition to the existing commercial anchors in the Mall and the Camp. The City has established Program 3D to update the Urban Plans within the City to focus more heavily on residential uses at the identified densities.</p> <p>As identified in Table B-2, the City developed Baker Block on industrial parcels which previously occupied similar light industrial uses in a largely industrial corridor approximately one-</p>
41817102	179	752 Saint Clair St	SoBECA	0.26	
41820202	182	841 Baker St	SoBECA	0.33	
41820205	185	2969 Century Pl	SoBECA	0.09	
13931321	203	1590 Adams Ave	SoBECA	0.27	



APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
					third of a mile from the SoBECA area. These uses have similar historical context and assumptions have been tied to this project and others as examples of redeveloping these types of uses for residential within industrial areas.
14004183	198	N/A	North Costa Mesa	0.23	<p>This parcel is part of the overall Home Ranch parcel described in the Large Site analysis in the following section. Home Ranch is currently a mostly vacant site within the North Costa Mesa Specific Plan area that has an existing development agreement and is currently planned for residential development. The City has actively worked with the property owner throughout the 6th Cycle Housing Element update process to identify an appropriate number of residential units to allocate towards the site. The property owner has indicated they intend to develop residential uses on the Home Ranch site and they are permitted to alter their development agreement or develop outside of it, meaning there are no unit caps in place.</p> <p>While this individual parcel is less than half an acre, it is in common ownership with the larger Home Ranch site which exceeds the half acre standard. This parcel is currently vacant.</p>

Additionally, Policy LU-2.10 of the City of Costa Mesa’s Land Use Element within the General Plan promotes lot consolidation of residential properties. While the sites identified in the table above are commercial in nature, the intent of the policy remains effective in consolidating smaller parcels towards the creation of a larger residential development.

5. Development of Large Site Parcels

The 2021-2029 sites inventory includes several sites that are larger than 10 acres. These sites exceed the AB1397 size requirement and require additional analysis. The following background and analysis relates to each site in the inventory that exceeds that inventory. The City has conducted meetings with each of these



major property owners to determine their future interest in developing housing on the identified properties.

FAIRVIEW DEVELOPMENTAL CENTER

The Fairview Developmental Center (FDC) is a State-owned property that is approximately 114 acres in size and located on Harbor Boulevard within Costa Mesa. The FDC currently serves as one of the largest residential facilities for developmentally disabled persons in the State of California. The FDC was previously identified in the City's 5th cycle Housing Element (2013-2021) and the City has continued discussions with the State to determine the potential residential yield of the area taking into consideration the existing uses.

In January 2020, the Costa Mesa Fairview Developmental Center Ad Hoc Committee met to discuss potential development yields for the site. The Committee presented a report to the City Council which summarized its strategic engagement in the development of the local vision, priorities, and reasoning behind the stated preliminary vision of a solutions-based, housing-first model for the site. The Committee took into consideration the City's recent efforts to open a homeless shelter and identified opportunities for permanent supportive housing and integrated workforce housing within the City. Conceptual yield studies and draft plans have also been compiled for the property and helped to inform development capacity assumptions. There are no current development agreements or density caps on the property as residential uses are not currently permitted. The City will need to come to an agreement with the State of California for future use of the site and then solicit input from the development community on potential entitlement, likely through a competitive bid process. The City is confident that there is significant interest in redeveloping the property once it becomes available based on informal discussions with developers during the housing element update process.

FDC was discussed multiple times in public workshops by local housing advocacy groups in support of residential uses on the site for primarily affordable housing developments and workforce housing. The City has established **Program 3B** to work with the State of California to establish the FCD area as a mixed-use village with a combination of existing and future uses. As stated in **Program 3B**, the City envisions a two-year process to negotiate future residential development use on the site. If not established within two years, the City will identify additional sites to accommodate a potential shortfall in sites to accommodate the remaining RHNA.

The City's 6th Cycle analysis includes an assumption of 2,300 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

SAKIOKA LOT 2

Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows up to 660 residential units, 863,000 Square feet of office or retail use and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan.

The site is currently under a development agreement (DA) that was recently extended for ten years until May of, 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. This development would occur pursuant to the new densities identified within the Housing Element, which may lead to the development of more units than currently established under the DA. The property owner and City could potentially amend the current DA or the property owner may develop outside of the DA but under the



zoning requirements of the North Costa Mesa Specific Plan in order to achieve more than 660 residential units in the future. Therefore, the existing DA does not present a cap or restriction on the future number of potential units on the Sakioka Lot 2 parcel. Furthermore, there are not affordability caps within the current DA which would limit the number of units which may be affordable. The City's 6th Cycle analysis includes an assumption of 1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle.

HOME RANCH

Seegerstrom Home Ranch is a 43-acre site located north of the 405 Freeway with a General Plan land use designation that allows up to 1.2 million square feet of office and up to 0.64 Floor Area Ratio. The property is also located in the North Costa Mesa Specific Plan. The site is currently under a development agreement that was executed in 2002 and extended in 2010 for additional 20 years until July of 2030.

The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The property owner has expressed that there are future scenarios which consider fully developing the site for residential uses with some support commercial, which exceeds the assumptions in the housing element. The City conservatively analyzed the potential for a range of uses on the Home Ranch site. This would require a modification of the existing DA, which is possible with property owner and City support. The City's 6th Cycle analysis includes an assumption of 2,215 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle.

SOUTH COAST PLAZA

South Coast Plaza is a large regional mall in the North Costa Mesa area. The mall has ample surface parking and as of adoption of this Housing Element, has a large, big box component which is currently vacant. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The sites analysis makes a conservative potential redevelopment assumption of approximately 15 acres of the 128-acre property.

The City's 6th Cycle analysis includes an assumption of 1,959 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

PACIFIC ARTS PLAZA

Pacific Arts Plaza project is an 18.3-acre site located in South Coast Plaza Town Center currently developed with a variety of office buildings and restaurants. The site is designated Cultural Arts Center (CAC) by the General Plan and has a zoning designation of Town Center (TC). The property is also located in the North Costa Mesa Specific Plan. Portions of the site are under a Development Agreement. The existing development approvals referenced in the original Development Agreement that allows for a maximum Floor Area Ratio (FAR) of 1.55 and maximum building square footage of 1,227,978. The Development Agreement was recently extended for two years and will expire in August of 2023. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The City's 6th Cycle analysis includes an assumption of 535 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.



6. 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.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2021. In 2018, the City permitted 4 ADUs, followed by 6 in 2019 and a 450% increase in 2020 of 27. As of the end of November 2021, the City has issued permits for 41 ADUs and JADUs for development. Of the 41 permits issued, 1 was available at the extremely-low income level, 3 were available at the very-low income level, 25 were available at the low-income level, and 12 were available at the moderate income level. In compliance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Costa Mesa has determined based on past performance that it is appropriate to anticipate the development of 572 accessory dwelling units from 2021 to 2029. Approximately 389 of these units are anticipated to be affordable at the low and very-low-income categories. 172ADUs are anticipated to be affordable at the moderate-income level and 11 ADUs are anticipated at the above moderate-income level. This affordability estimation is based on guidance from SCAG and HCD based on surveys of existing ADUs in the SCAG region between April and June 2020.

The City performed a trend analysis looking at the growth in ADUs from 2018 – 2021. That analysis is shown in the table below.

Year	ADU Permitted (2018-Based Strategy)	Percent of previous year
Projection Period Total:	572	
2028	99	105%
2027	95	110%
2026	86	112%
2025	77	114%
2024	67	116%
2023	58	118%
2022	49	120%
2021*	41	152%
2020*	27	450%
2019*	6	150%
2018*	4	
** indicates actual permitted ADUs within that year.		



As shown in **Table B-4**, Costa Mesa has seen sustained increases in ADU production each year since 2018 with the lowest being a 50% increase between 2018 and 2019 as new State laws and local processes were not common knowledge amongst homeowners. The City expects that while ADU production is likely to continue to increase year after year, there may be some drop off in that increase as more property owners develop ADUs. Table B-3 shows the anticipated increases which state the observed 152% increase between 2020 and 2021, with a slow tapering down to an anticipated 105% in 2028. The City has established **Program 3M** to monitor ADU production every two years and has stated actions should production not match the anticipated amount in the housing element.

To assist in reaching the City’s ADU development projections, Costa Mesa has included **Program 3J**, which identifies actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Coordinating with the County on implementation of a permit-ready ADU program
- Post a user-friendly FAQ on the City’s website to assist the public with the general questions.
- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners

7. 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 has sufficient total water and sewer capacity (existing and planned) to accommodate the 2021-2029 regional housing need. The City plans for future housing growth through the Mesa Water District Urban Water Management Plan (UWMP). This was most recently updated in 2020. Future sewer capacity is planned for through the Costa Mesa Sanitary District Sewer System Management Plan (SSMP), which was most recently amended and recertified by the Board of Directors in January 2021.

B. Calculation of Unit Capacity

This section contains a description of the candidate sites identified to meet Costa Mesa’s RHNA need at all income levels. The full list of these sites is presented in **Table B-6**.

1. Realistic Capacity and Affordability Calculations

Costa Mesa’s 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop with at a range of income levels. Primarily, it is assumed that sites identified within **Table B-6** will redevelop with the following affordability characteristics:

- 30% of units available to residents in the low and very low-income categories
- 20% of units available to residents in the moderate-income category
- 50% of units available to residents in the above moderate-income category



Costa Mesa recognizes that not all sites within the inventory will develop such that they meet these affordability assumptions and has included a 37% buffer on the total number of units to assist in accommodating potential differences in future housing development. This buffer is to accommodate the potential that sites may develop for 100% nonresidential uses, however recent development within Costa Mesa has indicated that is unlikely. The following developments have all occurred recently within the City's urban plans, specific plans, overlays, or on non-residentially zoned sites. Many of these are described in more detail in **Table B-2**.

- **2277 Harbor Blvd** – Previous motel use that underwent a rezone from C1 to PDR-HD and developed as a fully residential project with 200 apartment units.
- **671 W 17th Street** – Previous industrial brownfield site in the Mesa West Bluff Urban Plan which developed as a fully residential project with 177 live/work units.
- **1620 and 1644 Whittier Avenue** – Previous industrial use in the Mesa West Bluff Urban Plan which developed as a fully residential project with 89 live/work units.
- **1500 Mesa Verde East Drive** – Commercially zoned parcel along Harbor Boulevard which developed as a fully residential project with 215 senior apartments.
- **Brickyard East and West** – Previous industrial warehouse uses along Placentia Avenue which developed as a fully residential project with 29 townhouse units.

Consistent with local housing market trends data presented earlier in this appendices, the City of Costa Mesa is seeing an increase in residential development and rarely receives requests for fully non-residential uses in the area identified within the candidate housing sites analysis.

The City has established goals and programs within the Housing Element aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Costa Mesa recognizes that should a “No Net Loss” situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element's environmental clearance document.

There are several candidate housing sites in which the affordability assumptions differ from those presented above. Those sites include:

- **Costa Mesa Senior Housing Project (APN 424-211-01)**. This site is owned by the City of Costa Mesa who has had previous discussions with a developer on a fully affordable project on this site. This site assumes 60 units which are all affordable at the lower income levels.
- **Fairview Developmental Center**. This site is analyzed previously in the large site analysis portion of this appendices. This site is owned by the State of California and the City anticipates working in collaboration with the State to support the goal of developing affordable housing. The City has assumed that approximately 40% of the units on this site will be available to residents at the lower income levels, while 30% will be available to residents at the moderate-income levels. The remaining units are anticipated to be market-rate.
- **Sakioka Lot 2**. The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.



- **Home Ranch.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- **Pacific Arts Plaza and Town Center.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the low and very-low income levels. This site has an existing development agreement.

2. Specific Plan, Urban Plan, and Overlays

As identified in **Programs 3B and 3C**, of the Housing Plan (**Chapter 4**), the City will be modifying some of the existing Specific Plans, Urban Plans, and Overlays within Costa Mesa. The densities identified in **Table B-5** reflect revisions to many of these areas to permit residential development at a higher density than what the current zoning permits as of adoption of this document. As noted, the City has three years to complete these zoning amendments. The City is proposing to either analyze or modify the following areas:

- North Costa Mesa Specific Plan
- 19 West Urban Plan
- SoBECA Urban Plan
- Mesa West Bluff Urban Plan
- Residential Ownership Urban Plan (Propose to Remove)
- Residential Incentive Overlay
- Harbor Mixed-Use Overlay

These areas, with the exception of the Residential Ownership Urban Plan, which is proposed to be removed, will be modified through **Programs 3B through 3C** to permit residential development at or above the default density for Costa Mesa of 30 dwelling units per acre. When considering appropriate densities, the City held outreach meetings with members of the community, decision-makers, the development community, and major property owners. As part of these meetings, the City discusses and analyzed what densities were appropriate to maintain the character of the surrounding neighborhoods while also presenting the opportunity for future residential development that can realistically facilitate the development of units available at the lower income levels.

The City will continue to conduct community outreach post adoption of the Housing Element to discuss potential revisions to development standards within these areas with the goal of effectively planning for future affordable housing. Densities established as a part of future zoning changes must accommodate the densities shown in **Table B-4** for the sites identified.



Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes	Existing Building SF	Max Buildout per FAR	% Occupied
424-202-02	12	719 W 19th St	PANGE MARC C TR PANGE REVOC TR	C1	G	4	19 West	1.29	50			Yes	64	12	6	12	34	Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street). Shopping Center shows no recent sign of renovation.	12,509	70,028	18%
424-202-03	13	707 W 19th St	MUNOZ FAMILY PROPERTIES LLC	C1	G	4	19 West	2.00	50				99	19	9	19	52	Existing single-user (Smart&Final) with large surface parking lot. Potential to redevelop for mixed-use adjacent to major transportation corridor (19th Street).	20,404	108,723	19%
424-211-01	14	695 W 19th St	CITY OF COSTA MESA	C1	G	5	19 West (Senior)	2.66	50				60	40	20	0	0	Proposed Senior Center Housing project.	16,181	144,946	11%
424-281-20	16	1710 Pomona Ave	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	1.08	50				53	10	5	10	28	Existing self-storage facility in close proximity to new residential uses and major transportation corridor (17th Street).	17,660	58,633	30%
424-281-21	17	670 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	1.06	50				53	10	5	10	28	Existing 2-story office and commercial uses in close proximity to new residential uses and major transportation corridor (17th Street).	12,364	57,813	21%
424-281-22	18	660 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	2.22	50				110	22	11	22	55	Existing self-storage facility and light industrial/commercial use in close proximity to new residential uses and major transportation corridor (17th Street).	29,164	120,722	24%



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425-431-02	19	1680 Superior Ave	B D INNS INC	CL	G	6	19 West	2.11	50				105	21	10	21	53	Existing hotel use (Ramada) with large surface parking lot. Property is directly adjacent to Newport Boulevard and next to new multi-family development.	25,337	115,045	22%
425-431-03	20	1666 Superior Ave	SCHWARTZ PAUL D 2007 TR	MG	LI	6	19 West	0.29	50		A		14	2	1	2	9	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	3,693	15,921	23%
425-431-04	21	116 E 16th St	SHEEHAN MICHAEL W TR	MG	LI	6	19 West	0.73	50		A		36	7	3	7	19	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	13,899	39,955	35%
425-431-05	22	126 E 16th St	126 PROPERTIES LLC	MG	LI	6	19 West	0.42	50		A		20	4	2	4	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	10,868	22,831	48%



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APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes	Existing Building SF	Max Buildout per FAR	% Occupied
425-431-06	23	126 E 16Th St	126 PROPERTIES LLC	C1	G	6	19 West	0.35	50		A		17	3	1	3	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	5,158	19,226	27%
425-431-07	24	1601 Newport Blvd	WINKAL HOLDINGS L L C	C1	G	6	19 West	0.79	50				39	7	3	7	22	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	9,604	42,763	22%
420-012-16	38	2476 Mark St	STATE OF CALIFORNIA	I&R-MLT	MUC	1	Fairview Developmental	108.91	60				2,300	575	345	690	690	Fairview Developmental Center property. See analysis in Appendix B for additional information on potential to redevelop.	944,681	N/A	N/A
141-361-06	39	2700 Harbor Blvd	FEMINO JAMES J THE J & S FEMINO LIVING TR	C1	G	3	Harbor Mixed-Use	0.68	50				34	6	3	6	19	Mixed use building with first floor retail and offices	8,228	37,198	22%
141-361-11	40	2666 Harbor Blvd	HARBOR CM LLC	C1	G	3	Harbor Mixed-Use	2.41	50				120	24	12	24	60	Former Ace Hardware store, now for lease after Ace went out of business. Large big box structure with surface parking along a major transportation corridor (Harbor Blvd)	44,693	130,965	34%



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APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes	Existing Building SF	Max Buildout per FAR	% Occupied
141-361-21	41	2790 Harbor Blvd	LEFEBVRE MAUREEN ELIZABETH	C1	G	3	Harbor Mixed-Use	0.75	50				37	7	3	7	20	Mixed use building with retail and offices on first floor and offices on 2nd and 3rd floor. Building is partially vacant with large surface parking lot adjacent to major transportation corridor (Harbor).	10,347	40,932	25%
141-361-22	42	2750 Harbor Blvd	SRS COLLEGE CENTER	C1	G	3	Harbor Mixed-Use	1.71	50				85	17	8	17	43	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	12,032	92,942	13%
141-361-23	43	2730 Harbor Blvd	SRS COLLEGE CENTER	C1	G	3	Harbor Mixed-Use	0.68	50				33	6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	12,075	36,948	33%
141-361-27	44	2710 Harbor Blvd	JOHNSON GREGORY A & JACLYN H	C1	G	3	Harbor Mixed-Use	0.67	50				33	6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	9,240	36,515	25%
141-361-28	45	2706 Harbor Blvd	MESA VERDE CENTER LLC	C1	G	3	Harbor Mixed-Use	0.97	50				48	9	4	9	26	Vacant Pier 1 Imports box store and surface parking lot. Building is currently for lease.	14,997	52,666	28%



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APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes	Existing Building SF	Max Buildout per FAR	% Occupied
419-031-08	52	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	0.75	50				37	7	3	7	20	Surface parking lot within large retail shopping center. Potential for mixed-use redevelopment. Retail center has major big box tenants which have permanently closed, leaving an excess of surface parking.	0	40,935	0%
419-031-09	53	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	1.17	50				58	11	5	11	31	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use. While the data shows a high development usage, this tenant space remains vacant.	98,908	63,595	156%
419-031-12	54	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	3.16	50				158	31	15	31	81	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use.	98,908	172,145	57%
419-171-58	56	2150 Harbor Blvd	2150 HARBOR BLVD LLC	C1	G	5	Harbor Mixed-Use	1.17	50				58	11	5	11	31	Norms restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).	6,606	63,521	10%
422-021-09	57	2131 Harbor Blvd	SHERMAN DONALD L H	C2	G	4	Harbor Mixed-Use	0.83	50				41	8	4	8	21	Auto parts store, retail store, and pet grooming store, with large surface parking area adjacent to major transportation corridor (Harbor Blvd).	6,891	45,202	15%



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APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes	Existing Building SF	Max Buildout per FAR	% Occupied
422-091-11	58	2075 Harbor Blvd	LEWIS JOHN T & LEWIS MARY K	C2	G	5	Harbor Mixed-Use	0.63	50				31	6	3	6	16	Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).	3,032	34,196	9%
422-091-12	59	2069 Harbor Blvd	TANNER DALE A	C2	G	5	Harbor Mixed-Use	0.54	50				26	5	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	5,032	29,322	17%
422-091-14	61	2049 Harbor Blvd	C M HARBOR CM LLC	C2	G	5	Harbor Mixed-Use	0.54	50				26	5	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	4,586	29,226	16%
422-091-24	62	2015 Harbor Blvd	NEWPORT MESA AUTO CENTER LLC	C2	G	5	Harbor Mixed-Use	0.62	50				30	6	3	6	15	Newport Mesa Auto Center with car repair and car wash uses adjacent to major transportation corridor (Harbor Blvd).	9,663	33,643	29%
422-091-26	63	2007 Harbor Blvd	949 STORAGE LLC	C2	G	5	Harbor Mixed-Use	0.83	50				41	8	4	8	21	Self-storage facility with surface parking lot and access to major transportation corridor (Harbor Blvd).	14,103	45,248	31%
422-101-03	64	1989 Harbor Blvd	JUNEAU PAULINE BRECHT	C2	G	5	Harbor Mixed-Use	0.56	50				27	5	2	5	15	Budget Truck Rental yard which is largely a paved surface parking lot with a small building. Site is adjacent to major transportation corridor (Harbor Blvd).	624	30,425	2%
422-101-06	65	1974 Charle St	CHARLE ST REALTY LLC	C2	G	5	Harbor Mixed-Use	0.53	50				26	5	2	5	14	Existing low-intensity light industrial and warehouse uses.	7,962	28,964	27%
422-193-23	66	2215 Harbor Blvd	CHEN-RONG PROPERTIES LLC	C2	G	4	Harbor Mixed-Use	0.58	50				28	5	2	5	16	Aging furniture store structure with surface parking lot adjacent to major transportation corridor (Harbor Blvd).	12,757	31,475	41%



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422-193-24	67	2205 Harbor Blvd	AQUA 26 LLC	C2	G	4	Harbor Mixed-Use	0.58	50				28	5	2	5	16	Aging motel use with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).	10,089	31,469	32%
422-282-11	68	2044 Placentia Ave	SAA 2 LLC	MG	LI	4	Mesa West	1.18	40				47	9	4	9	25	Auto repair shop and light industrial uses with surface parking adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	26,636	64,338	41%
422-291-04	69	2065 Placentia Ave	PUBLIC STORAGE PARTNERS LTD	MG	LI	4	Mesa West	1.85	40				73	14	7	14	38	Self storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	34,929	100,710	35%
422-291-05	70	2065 Placentia Ave	PUBLIC STORAGE INC	MG	LI	4	Mesa West	0.92	40				36	7	3	7	19	Self storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	23,549	50,355	47%
422-291-06	71	2051 Placentia Ave	PLACENTIA AVE PROPERTIES LLC	MG	LI	4	Mesa West	0.92	40				36	7	3	7	19	Existing office/light industrial uses adjacent to recently developed townhouses and apartments.	6,720	50,355	13%
422-301-01	72	1987 Placentia Ave	HARTLEY CO	MG	LI	4	Mesa West	2.31	40				92	18	9	18	47	Warehouses with large surface parking lot. Two buildings on the site. Adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	37,645	125,891	30%
422-454-28	74	2101 Placentia Ave	CASACOS LLC	MG	LI	4	Mesa West	0.91	40				36	7	3	7	19	Restaurant with large surface parking lot.	4,802	49,428	10%



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																		Potential for mixed-use development.			
424-061-01	75	885 W 18th St	MONROVIA AVENUE PARTNERS LLC	MG	LI	5	Mesa West	1.25	40				49	9	4	9	27	Warehouses with large surface parking lot. One building on the site.	22,144	67,858	33%
424-061-03	76	859 W 18th St	CRANK FAMILY 2007 LLC	MG	LI	5	Mesa West	0.81	40				32	6	3	6	17	Auto repair shop with surface parking lot.	16,926	44,209	38%
424-061-04	77	851 W 18th St	SEA PROPERTIES	MG	LI	5	Mesa West	1.79	40				71	14	7	14	36	Auto body shop with large surface parking lot.	25,478	97,501	26%
424-061-05	78	1791 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	LI	5	Mesa West	4.27	40				170	34	17	34	85	Single-story warehouses with large surface parking lot and drive aisles. Five buildings on the site which show little sign of recent renovation.	72,191	232,421	31%
424-061-06	79	1751 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	LI	5	Mesa West	4.70	40				187	37	18	37	95	Single-story warehouses with large surface parking lot and drive aisles. Seven buildings on the site which show little sign of recent renovation.	80,909	255,845	32%
424-241-11	96	610 W 18th St	COSTA MESA WOMEN'S CLUB	R2-HD	HDR	5	Mesa West	0.58	40				23	4	2	4	13	Costa Mesa Women's Club with large surface parking lot. Property is adjacent to new park and civic center uses and in a residential setting with both single-family and multi-family uses. Property is underutilized.	5,857	31,413	19%
424-281-01	97	1730 Pomona Ave	C & K PARTNERS	MG	LI	5	Mesa West	0.99	40				39	7	3	7	22	Warehouses with surface parking lot. One building on the site.	11,802	54,028	22%



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424-281-19	98	424 Pomona Ave	PACIFIC MESA PROPERTIES	MG	LI	5	Mesa West	1.19	40				47	9	4	9	25	Warehouses with large surface parking lot. One building on the site.	19,676	64,716	30%
424-281-23	99	660 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	Mesa West	2.26	40				90	18	9	18	45	Large single-story self-storage facility adjacent to existing multi-family residential.	50,219	122,853	41%
424-321-17	100	1882 Whittier Ave	AYRES SELF STORAGE COSTA MESA LLC	R2-MD	MDR	5	Mesa West	1.08	40				43	8	4	8	23	Large single-story self-storage facility adjacent to existing multi-family residential.	18,808	59,063	32%
139-031-39	131	3303 Harbor Blvd	SDCO COSTA MESA COMMERCE PARK INC	PDI	IP	1	North Costa Mesa	10.00	90				900	180	90	180	450	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.	160,463	326,700	49%
139-031-42	132	1575 Sunflower Ave	RREEF CPIF 1575 SUNFLOWER LLC	MP	IP	1	North Costa Mesa	8.03	90				722	144	72	144	362	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.	133,055	262,313	51%
139-031-67	133	3333 Harbor Blvd	BEG HOLDINGS LP	MP	IP	1	North Costa Mesa	10.00	90				900	180	90	180	450	Sofia University site (former Whittier Law School site) with large surface parking lot and largely underdeveloped land. The City has received interest in the potential future redevelopment of the site for residential uses.	130,197	326,700	40%



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140-041-38	134	3390 Harbor Blvd	HARBOR ASSOCIATES	MP	IP	1	North Costa Mesa	5.78	90				520	104	52	104	260	National University site. Analysis assumes potential redevelopment of the entire site as National University has vacated the existing lease. The City has received interest in the potential future redevelopment of the site for residential uses.	37,672	188,984	20%
140-041-63	136	3390 Harbor Blvd	C J SEGERSTROM & SONS	MP	IP	1	North Costa Mesa	1.69	90				152	30	15	30	77	National University site. Analysis assumes potential redevelopment of the surface parking area. The City has received interest in the potential future redevelopment of the site for residential uses.	0	55,367	0%
140-041-82	137	3315 Fairview Rd	C J SEGERSTROM & SONS	PDC	CC	1	North Costa Mesa - HR	7.58	90		C		443	44	22	44	333	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	40,025	211,382	19%
140-041-93	138	1201 South Coast Dr	HENRY T SEGERSTROM PROP LLC	PDC	CC	1	North Costa Mesa - HR	30.30	90	Vacant	C		1,772	177	88	177	1,330	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	0	844,812	0%
410-051-48	139	3400 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.53	90		G		47	9	4	9	25	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	18,147	40,626	45%



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410-051-51	140	685 Sunflower Ave	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.88	90		G		78	15	7	15	41	Vacant portion of parcel adjacent to parking structure. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	863	67,517	1%
410-051-52	141	3410 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	1.35	90		G		121	24	12	24	61	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	1,014	104,331	1%
410-441-17	142	14850 Sunflower Ave	ROY K SAKIOKA & SONS	PDC	UCC	2	North Costa Mesa - SL2	30.93	90	Vacant			1,200	120	60	120	900	Sakioka Lot 2 property. See analysis in Appendix B for additional information on potential to redevelop.	15,275	1,347,311	1%
410-501-31	144	N/A	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	3.39	90				305	61	30	61	153	Large surface parking lot. Analysis assumes only redevelopment of the surface parking lot area. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	0	116,821	0%
412-491-07	145	3333 Bristol St	SOUTH COAST PLAZA	PDC	RC	2	North Costa Mesa	6.41	90				575	115	57	115	288	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.	15,390	248,505	6%



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412-491-11	146	0	SOUTH COAST PLAZA	PDC	RC	2	North Costa Mesa	5.37	90				483	96	48	96	243	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.	0	208,379	0%
412-501-06	147	3333 Bristol St	S-TRACT LLC	PDC	RC	2	North Costa Mesa	10.00	90				900	180	90	180	450	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.	232,135	387,684	60%
418-161-06	176	2957 Randolph Ave	ZELDEN ALICE WILLER	MG	LI	2	SoBECA	0.72	60				43	8	4	8	23	Existing light industrial/brewery with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	16,880	39,375	43%
418-162-02	177	2968 Randolph Ave	PALANJIAN JERRY O	MG	LI	2	SoBECA	0.72	60				43	8	4	8	23	Warehouses with surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	18,531	39,251	47%
418-163-05	178	2064 Bristol St	PEP BOYS	C1	G	2	SoBECA	1.47	60				88	17	8	17	46	Tire shop with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	19,022	79,928	24%
418-171-02	179	752 Saint Clair St	PURCILLY GAY WHEELER	C2	G	2	SoBECA	0.26	60		B		15	3	1	3	8	School yard for learning center. Site is within the SoBECA Urban Plan redevelopment area.	424	14,201	3%
418-191-04	180	766 Saint Clair St	766 ST CLAIR LLC	C2	G	2	SoBECA	0.67	60				40	8	4	8	20	Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	12,329	36,507	34%



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418-202-01	181	845 Baker St	RMAFII LOC LLC	C1	G	2	SoBECA	0.87	60				52	10	5	10	27	Small strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	11,899	47,299	25%
418-202-02	182	841 Baker St	BAKER STREET PROPERTIES LLC	C1	G	2	SoBECA	0.33	60		D		19	3	1	3	12	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	6,401	17,870	36%
418-202-03	183	841 Baker St	BAKER STREET PROPERTIES LLC	C1	G	2	SoBECA	0.60	60		D		35	7	3	7	18	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	8,881	32,546	27%
418-202-04	184	801 Baker St	RED MOUNTAIN ASSET FUND ILLC	C1	G	2	SoBECA	0.86	60				51	10	5	10	26	Strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	15,474	46,602	33%
418-202-05	185	2969 Century PI	ECHAN BARBARA TRUST	C1	LI	2	SoBECA	0.09	60		E		5	1	0	1	3	Surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	469	4,712	10%
418-202-06	186	2969 Century PI	ECHAN BARBARA TRUST	MG	LI	2	SoBECA	0.68	60		E		40	8	4	8	20	Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	13,488	36,893	37%
418-202-07	187	2959 Century PI	GRAYBAR ELECTRIC CO INC	MG	LI	2	SoBECA	0.50	60				30	6	3	6	15	Electrical equipment manufacture/distributor. Site is within the SoBECA Urban Plan redevelopment area.	10,200	27,436	37%
418-202-10	188	2942 Century PI	SCM ENTERPRISES	MG	LI	2	SoBECA	0.87	60				52	10	5	10	27	Coworking office with large surface parking. Site is within the SoBECA Urban Plan redevelopment area.	14,382	47,242	30%



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418-202-11	189	2952 Century Pl	GRAHAM GORDON T TR	MG	LI	2	SoBECA	0.90	60				54	10	5	10	29	Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.	17,227	49,090	35%
418-202-12	190	2972 Century Pl	PROJECT C LLC	MG	LI	2	SoBECA	0.94	60				56	11	5	11	29	Auto repair shop with surface parking. Site is within the SoBECA Urban Plan redevelopment area.	18,109	51,374	35%
418-202-13	191	2972 Century Pl	PROJECT C LLC	MG	LI	2	SoBECA	0.91	60				54	10	5	10	29	Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.	18,372	49,319	37%
418-202-14	193	765 Baker St	PROJECT C LLC	C2	G	2	SoBECA	0.67	60				40	8	4	8	20	Existing auto repair shop use. Site is within the SoBECA Urban Plan redevelopment area.	16,802	36,615	46%
419-041-02	194	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	G	5	Harbor Mixed-Use	0.77	50				38	7	3	7	21	Existing aging strip mall with multiple tenants and large surface parking lot area. Site is adjacent to a major transportation corridor (Harbor Blvd).	11,827	41,947	28%
419-041-06	195	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	G	5	Harbor Mixed-Use	2.50	50				125	25	12	25	63	99 cent store with large surface parking. Site is adjacent to a major transportation corridor (Harbor Blvd).	37,430	136,349	27%
418-101-05	197	1425 Baker St	1425 BAKER LLC	C1	G	2	Harbor Mixed-Use	1.90	60				114	22	11	22	59	Existing auto dealer with large surface parking.	24,369	103,666	24%
140-041-83	198	N/A	C J SEGERSTROM & SONS	PDC	CC	1	North Costa Mesa - HR	0.23	90	Vacant	C		0	0	0	0	0	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	0	6,419	0%
418-101-03	199	1491 Baker St	PURCILLY GAY WHEELER TR	C1	G	2	Harbor Mixed-Use	1.27	60		B		74	14	7	14	39	Restaurant and barbershop. Site is anticipated to redevelop	4,434	69,124	6%



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																		with adjacent parcels as shown in this table.			
424-202-01	200	745 W 19th St	PANGE MARC C REVOC TR	C1	G	4	19 West	0.63	50				30	6	3	6	15	Strip mall with surface parking lot adjacent to major transportation corridor (19th St.). Site has the potential to redevelop for mixed-use.	9,838	34,468	29%
410-481-05	201	3201 Park Center Dr	THE IRVINE COMPANY LLC	TC	CAC	2	North Costa Mesa - Pac Arts	6.27	90		H		186	18	9	18	141	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	81,187	483,505	17%
410-491-07	202	601 Anton Blvd	THE IRVINE COMPANY LLC	TC	CAC	2	North Costa Mesa - Pac Arts	12.07	90		H		349	35	18	35	261	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	230,300	930,850	25%
139-313-21	203	1590 Adams Ave	C J SEGERSTROM & SONS	C1	G	1	Harbor Mixed-Use	0.19	50		F		9	1	0	1	7	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.	247	10,216	2%
139-313-30	204	1590 Adams Ave	C J SEGERSTROM & SONS	C1	G	1	Harbor Mixed-Use	2.40	50		F		120	24	12	24	60	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.	27,802	130,680	21%
410-051-46	205	3420 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.75	90		G		70	14	7	14	35	Existing office uses and surface parking lot. The City has discussed the potential future redevelopment of this	12,109	57,826	21%



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																		site for high-density residential uses with the property owner.			
410-501-25	206	545 Anton Blvd	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	0.74	90				66	13	6	13	34	Small commercial out parcel uses. Property owner has indicated interest in redeveloping the site for residential uses.	5,026	25,367	20%
410-501-36	207	N/A	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	1.82	90				164	32	16	32	84	Surface parking lot. Property owner has indicated interest in redeveloping the site for residential uses.	5,026	62,729	8%
418-171-01	208	754 Saint Clair St	PURCILLY GAY WHEELER TR	C2	G	1	SoBECA	0.27	60		B		15	3	1	3	8	Existing learning center use. Site is anticipated to redevelop with adjacent parcels as shown in this table.	3,797	14,921	25%
140-041-81	196	3333 Susan St	THE HIVE CREATIVE OFFICE INC	PDI	IP	1	North Costa Mesa	4.00	90				432	72	36	72	252	Current Chargers practice field facility. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	93,238	130,680	71%