



Appendix B

Adequate Sites Analysis



A.Appendix B: Adequate Sites Analysis

1. 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 Huntington Beach’s ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). The identified sites were analyzed for realistic capacity and potential for redevelopment. The City of Huntington Beach is a built-out community, with little to no vacant land for new development. It is most likely that future residential will come in the form of infill development, therefore the City has focused the Sites strategy on areas with potential for redevelopment, access to essential resources, proximity to transit or access to highway and road connectivity and overall future residential opportunity.

This appendix describes the strategy the City of Huntington Beach will take to create the viable opportunity to housing and to accommodate the City’s Regional Housing Needs Assessment (RHNA) allocation.

2. Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) has supplied a regional housing unit goal to the Southern California Association of Governments (SCAG). SCAG then allocated the housing unit goal to each jurisdiction within the region through the Regional Housing Needs Assessment (RHNA) process. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower income households
- Geological and topographical constraint

Huntington Beach’s share of the SCAG regional growth allocation is 13,368 new units for the current planning period (2021-2029). **Table B-1** indicates the City’s RHNA need for the stated planning period.

Income Category	Percent of Median Family Income	RHNA Allocation
Very Low Income	0-50% MFI	3,661 units
Low Income	51-80% MFI	2,180 units
Moderate Income	81-120% MFI	2,308 units
Above Moderate Income	>120% MFI	5,215 units
Total		13,368 units



3. Selection of Sites

Table B-2 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 Huntington Beach has ~~the excess~~ capacity to meet their 2021-2029 RHNA allocation throughout the planning period through a variety of methods, including:

- ~~• Identification of sites suitable for residential through rezone~~
- Identifications of sites suitable for residential through overlay zoning
- Identification of sites with opportunity for conversion from motel/hotel to residential
- Future development of accessory dwelling units (ADUs)

The City has identified a total of ~~1 site to rezone~~, 318 sites for a designated housing overlay, and 3 sites with opportunity for motel or hotel conversion. The identified sites are shown **Figure B-14**, and they have been evaluated based on surrounding and existing onsite development to determine the extent to which on-site uses are likely to redevelop within the planning period. Many of the uses are in multi-tenant commercial centers with single ownership, on small adjacent parcels with single ownership, in under-utilized industrial uses, or show little to no evidence of recent investment or redevelopment.

Table B-14 (at the end of this appendix) identifies each candidate housing site within the City'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
- General Plan Land use
- Rezone designation
- Maximum Density
- Vacancy status
- Potential Development Capacity (Dwelling Units) by income category
- Existing Zoning
- Size (Net developable acres removing known development constraints)
- Assumed Density
- Previous Housing Element identification
- Description of existing use

Table B-2: Summary of Available Sites				
	Very Low Income	Low Income	Moderate Income	Above Moderate Income
RHNA (2021-2029)	3,661	2,184	2,308	5,215
Projects in the Pipeline (Application, Entitled, Permitted or in construction since June 30, 2021)	17	285	82	1,371
Remaining Unmet RHNA	3,644	1,899	2,226	3,844
Capacity on Site Inventory				
Capacity on Sites identified for Rezone	0	0	0	0
Capacity on Sites identified under Overlay Zones	5,420		2,833	9,541



Table B-2: Summary of Available Sites				
	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Capacity on Hotel and Motel Conversions	415		0	0
Projected ADU Construction				
Projected ADU Construction	307		170	10



Figure B-1: Sites to Accommodate the 2021-2029 RHNA

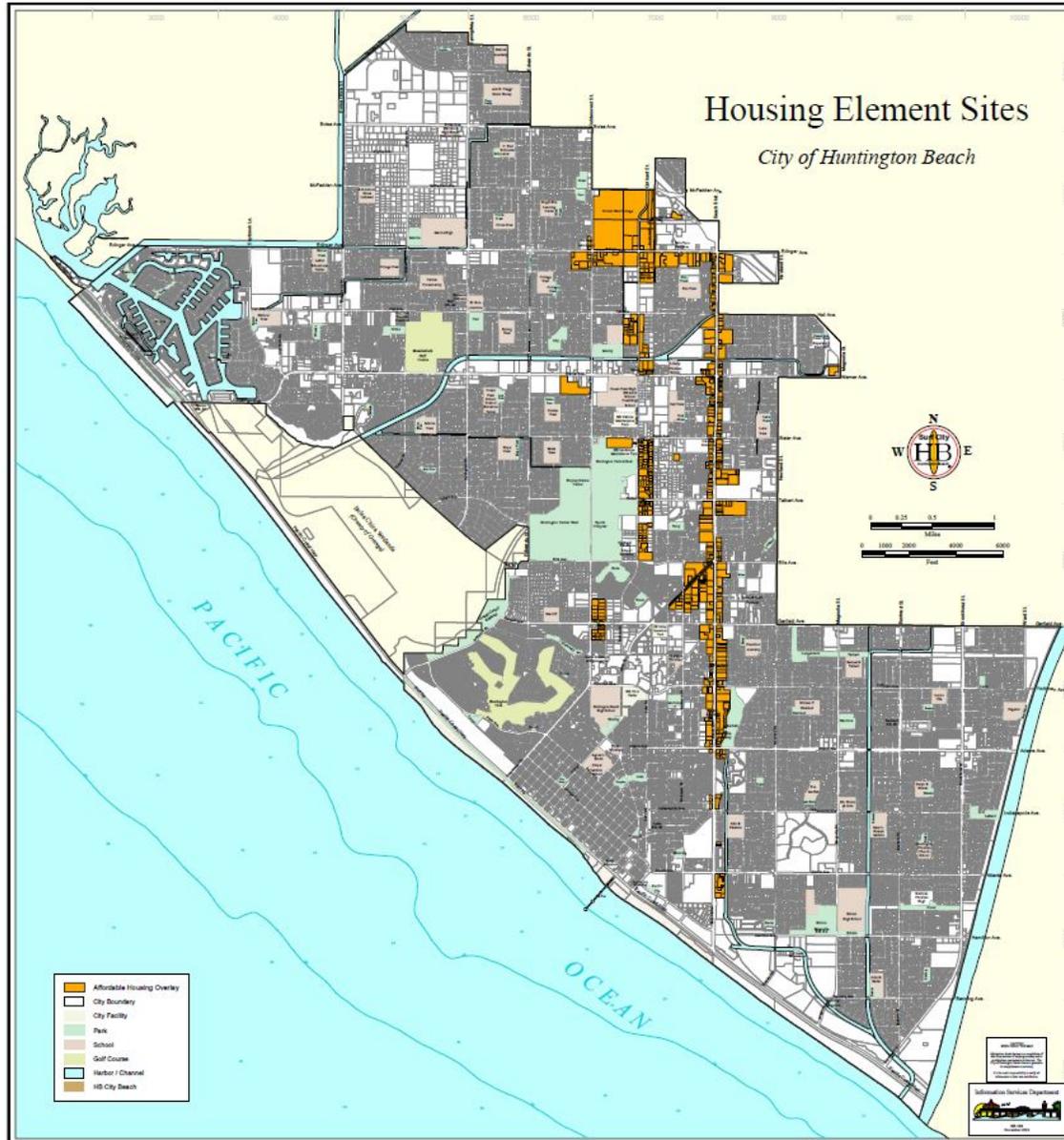




Figure B-2: Projects in the Pipeline

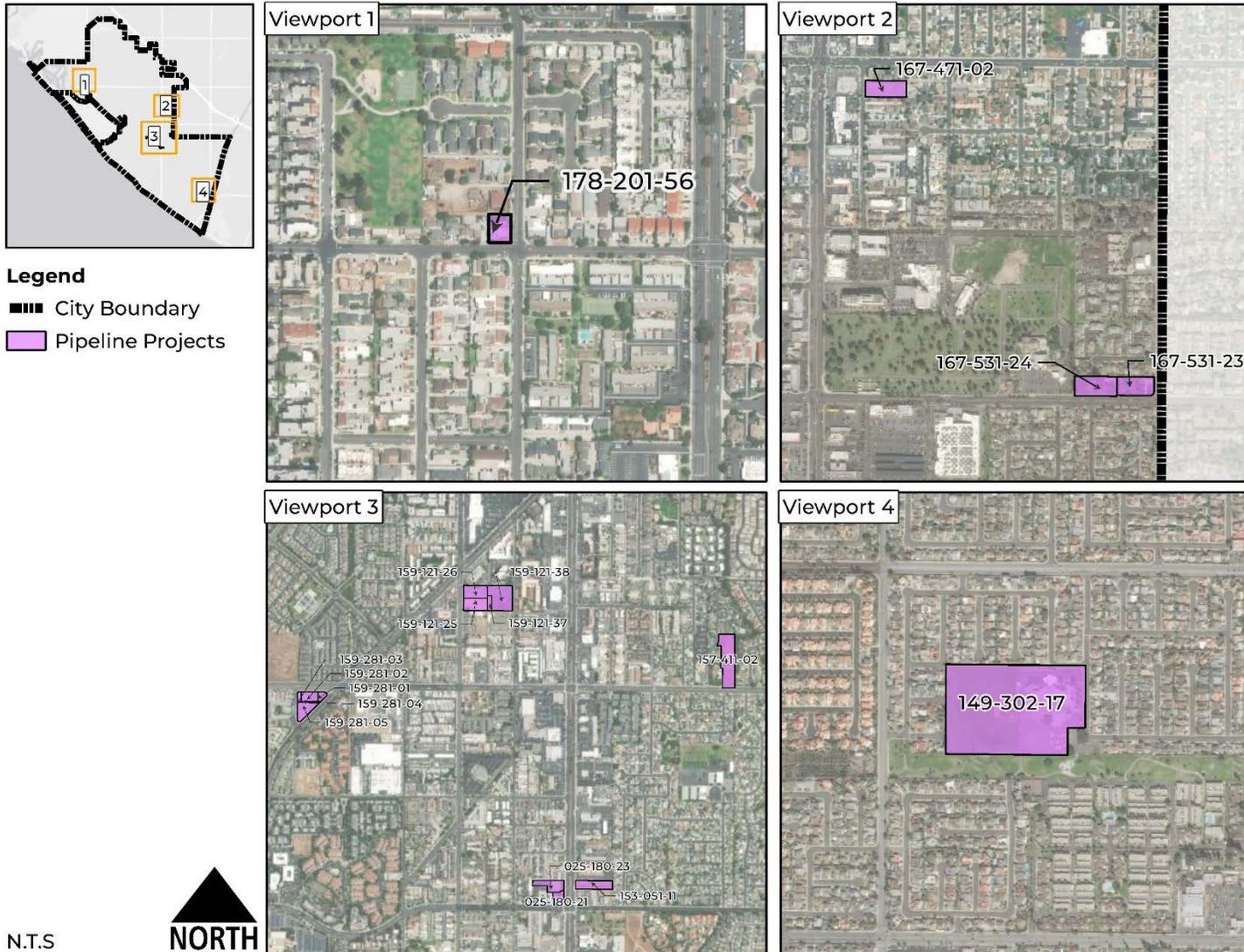




Figure B-3: Projects in the Pipeline



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Table B-3: Summary of Pipeline Projects

Project Name/Location	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Status	Determination of Affordability
Cameron Lane Townhomes	-	-	2	16	Approved by PC 10/12/2021	10% inclusionary units on-site for sale (mod)
Former Gisler School SFD	-	-	-	85	Approved by CC 10/19/2021	inclusionary in-lieu fees
Olson Townhomes	-	-	3	31	Approved by CC 6/7/2022	10% inclusionary units on-site for sale (mod)
Pearce Drive Condos	-	-	2	18	Submitted, not scheduled for public hearing	10% inclusionary units on-site for sale (mod)
HB Tri Townhomes	-	-	5	30	Approved by CC 6/21/2022	15% inclusionary units on-site for sale (mod) - inclusionary req. 15% due to project within a specific plan
Bella Terra Apartments (Area B2)	17	-	28	255	Submitted, not scheduled for public hearing	15% inclusionary units on-site - inclusionary req. 15% due to project within a specific plan (the affordability mix reflects the applicant's proposal)
Garfield SFD	-	-	-	10	Submitted, not scheduled for public hearing	inclusionary in-lieu fees
NEC Beach & Yorktown	-	82	21	1	Submitted, not scheduled for public hearing	project submitted pursuant to SDBL (affordability levels reflect applicant's proposal)
NWC Beach & Yorktown	-	90	-	91	Submitted, not scheduled	project submitted pursuant to SDBL (affordability levels



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Table B-3: Summary of Pipeline Projects

Project Name/Location	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Status	Determination of Affordability
					for public hearing	reflect applicant's proposal)
18750 Delaware	-	70	-	276	Ministerial approval 3/16/22 via SP14 Affordable Housing Overlay	20% inclusionary units on-site rental (low) - inclusionary req. 20% low income due to project location within the BECSP Affordable Housing Overlay
7225 Edinger/ Brandywine Townhomes			13	117	Submitted, not scheduled for public hearing	10% on-site deed-restricted moderate income units in compliance with current Citywide inclusionary housing requirements
Georgia Townhomes (910 Georgia St.)				18	PC approved 1-26-2021	
Jamboree Housing Senior Apartments (18431 Beach Blvd.)		43			Under construction	100% affordable development by Jamboree Housing submitted pursuant to SP14 Affordable Housing Overlay
Magnolia Tank Farm (21845 Magnolia Ave.)				250	CC approved 1-21-2021	
Windward Townhomes (17202 Bolsa Chica)				36	Zoning Administrator approved 4-7-2021	
1620 Pacific Coast Hwy Apartments				4	Building permit review phase	



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Table B-3: Summary of Pipeline Projects

Project Name/Location	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Status	Determination of Affordability
Gothard Townhomes (19100 Gothard St.)			3	18	Under construction	10% on-site deed-restricted moderate income units in compliance with current Citywide inclusionary housing requirements
Holly Townhomes (19200 Holly Ln.)			5	27	Under construction	10% on-site deed-restricted moderate income units in compliance with current Citywide inclusionary housing requirements
Main St. Mixed Use (414 Main St.)				20	Under construction	
LeBard (20451 Craimer Ln.)				15	Under construction	
712/714 Pacific Coast Hwy.				3	Building permit review phase	
7852 Ronald Dr.				3	Building permit review phase	
712 Utica				3	Building permit review phase	
7851 Holt				4	Under construction	
7792 Liberty				4	Building permit finalized 12-3-2021	
7262 Garfield				10	Building permit finalized 4-14-2021	



Table B-3: Summary of Pipeline Projects

Project Name/Location	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Status	Determination of Affordability
718 Williams				4	Building permit finalized 8-31-2021	
Parkside Estates				22	Building permit finalized 9-23-2021	
TOTAL	17	285	82	1,371	1,755	

4. Rezone Strategy

As mentioned above, the City of Huntington Beach is a built-out community with little vacant land available as well as majority of non-vacant residential land zoned for low density, single family uses. Therefore, the City has identified the following rezone strategies to create feasible residential infill opportunities. The City has identified sites in Table B-14 that represent adequate sites to meet the City’s 2021-2029 RHNA plus a 50% buffer if needed to maintain adequate sites to meet the RHNA throughout the planning period.

- SP 14 – Affordable Housing Overlay:** This strategy intends to increase affordable housing options in the existing Beach and Edinger Corridors Specific Plan. The existing Affordable Housing Overlay permits residential projects that propose at least 20 percent lower income units on site by-right. The SP-14 – Affordable Housing Overlay will expand the provisions of the existing affordable housing overlay to additional areas of the Beach and Edinger Corridors Specific Plan (SP 14). Currently the Specific Plan is the zoning for the applicable parcels within the SP 14 boundary. More specifically, the Affordable Housing Overlay within SP14 is an additional entitlement for the identified parcels. The existing development standards will remain applicable as they do not currently have a maximum density. Realistic capacity assumptions are set at 80 dwelling units per acre based on an analysis of recent developments within SP14 and their dwelling unit yield as identified in Table B-4. There are no inconsistencies with the base zoning or General Plan Land Use created by the expansion of this overlay. The Maximum Amount of New Development (MAND) in SP14 will not act as an impediment to the application of the Overlay. As specified in the existing overlay, residential projects proposed pursuant to the overlay are not subject to the residential MAND. The Overlay will be updated to state that development within the Overlay will allow for the construction of the unit quantities listed below.

The City has identified 151 parcels to expand the overlay which can accommodate the following potential units through redevelopment:

 - 3,276 Low and Very Low-Income Units
 - 1,539 Moderate Income Units
 - 5,827 Above Moderate-Income Units
- Affordable Housing Overlay:** This rezone strategy intends to create housing opportunities in well-connected nonresidential areas of the City. The assumed density of the overlay zone will permit residential uses at a range of 55-65 dwelling units per acre. The Affordable Housing



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Overlay will not replace the existing zoning but will be an additional entitlement to these properties that looks to promote the development of affordable housing through higher density development and the City's existing inclusionary housing policy. As with the existing BECSP Affordable Housing Overlay, residential projects that propose at least 20 percent lower income units on-site will be permitted by-right. This is a new overlay within the City of Huntington Beach and development standards will be created within input from the community, experienced developers, and City decision makers. These development standards will be based on historical development within the City and will support development at the densities identified in this housing element. The development standards in this overlay will be conducive for sites to achieve development at maximum density and will not be substantially less than those of existing higher density zones. There are no inconsistencies with the base zoning or General Plan Land Use created by the implementation of this overlay.

The TCAC/HCD Opportunity Indices Maps designates all of the Affordable Housing Overlay parcels identified within the Holly-Seacliff Specific Plan (SP9) and 36 parcels identified within the Research and Technology (RT) Zone as within a Highest Resource area. Approximately 38% of units for moderate income and below within the Affordable Housing Overlay are located in High and Highest Resource areas.

The City has identified 145 parcels to rezone with the Overlay which can accommodate the following potential units:

- **2,034 Low and Very Low-Income Units**
 - **991 Moderate Income Units**
 - **3,533 Above Moderate-Income Units**
- **RH Overlay:** This strategy utilizes the City's existing RH land use designation to create housing opportunities in existing areas within the Holly-Seacliff Specific Plan (SP9). This area is approximately 14 acres total and is occupied by oil-related uses, outdoor storage, and a self-storage facility. The sites in SP9 are currently designated as Industrial and surrounded by residentially developed and/or designated land uses. The City has received many inquiries for residential development over the years, but the existing non-residential land use designations precluded residential development from proceeding. The City anticipates that redesignating the site within the SP to RH-35 will result in a project built in this area within the planning period as it has had a substantial amount of development interest, is in close proximity to existing trails and parks, and located along a primary arterial in the City's circulation plan. The TCAC/HCD Opportunity Indices Maps designates all of these parcels as within a Highest Resource area.

These parcels have been identified due to their potential to redevelop to residential uses when permitted to develop under standards which match the City's existing RH zone. The City is proposing to permit development which is consistent with existing standards that the City knows to be effective in resulting in residential units being built within the City. The following developments have occurred within the RH zone:

- The Fountains (271 senior apartments; 32 du/acre)
- Pacific City Residential (516 multi-family rental/apartments; 30 du/acre)

These development examples demonstrate the City's existing RH development standards can successfully facilitate multifamily residential development. This strategy proposes that this area within the Specific Plan will have the option to propose multifamily residential development in accordance with the RH development standards, which will increase the



developable potential of the identified sites. These sites will be able to propose residential development pursuant to the RH Affordable Housing overlay, which will not change the base zoning established within the specific plan. As with the existing BECSP Affordable Housing Overlay, residential projects that propose at least 20 percent lower income units on-site will be permitted by-right. There are no inconsistencies with the base zoning or General Plan Land Use created by the implementation of this overlay.

The City has identified 20 parcels to be designated with the RH Overlay to increase residential development opportunities within the specific plan area. The overlay can accommodate the following potential units:

- **110 Low and Very Low-Income Units**
- **62 Moderate Income Units**
- **186 Above Moderate-Income Units**

5. Calculation of Unit Capacity

Total unit capacity for the sites identified was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating for buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any existing units (if applicable). An example of density calculation is shown below:

- **APN:** 111-140-32
- **ACRES:** 1.81 Ac
- **BUILDABLE ACREAGE (REDEVELOPMENT):** 1.81 (opportunity for redevelopment on underutilized site, previously used for storage)
- **REZONE DESIGNATION:** RH-30
- **MAX DENSITY:** 35
- **ASSUMED DENSITY:** 30
- **TOTAL NET UNITS:** 53 UNITS
 - *TOTAL LOWER INCOME UNITS (25 percent of net units): 13 units*
 - *TOTAL MODERATE-INCOME UNITS (15 percent of net units): 8 units*
 - *TOTAL ABOVE MODERATE-INCOME UNITS (60 percent of net units): 32 units*

Assumed Density

HCD recommends that sites identified in the inventory to accommodate the RHNA do not assume build at maximum density. While there is feasible opportunity for maximum density in different areas of the city, land constraints, costs, development regulations and other construction or market constraints make maximum density a challenge for redevelopment. Therefore, the City of Huntington Beach assumes a conservative density of 80 percent of maximum permitted; this was calculated using the following steps:

- Identification of maximum density
- Review of current projects in the pipeline and past development performance
- Estimated 80 percent of maximum density assumed to be consistent with existing development trends

Additionally, the City anticipates that developers will more commonly utilize density bonus to increase development opportunity on residential sites. Finally, while the 80 percent is a conservative assumed density, the City recognizes that potentially all projects may be proposed at the maximum permitted density. The City does not typically receive requests to develop lower than permitted densities.



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Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel.

Realistic Capacity

As noted throughout this section, the Housing Element assumes that the identified sites will be developed at 80% of the maximum permitted density. To support this assumption, **Table B-4** below lists 14 recent residential developments that were constructed at the maximum permitted density, except for one specific plan area that does not set a maximum density per parcel. Additional analysis on this topic follows the table below.

Project Address/ APN/Project Name	Site Size	Total # of Units	Built Density	Maximum Density	Zoning
167-492-05, -06/ Newland Condos	0.829 acres	13	13 du/ac	12 du/ac	Residential Medium (RM)
18502 Beach Blvd./ 157-471-33/Elan	2.74 acres	274	100 du/ac	None	Beach and Edinger Corridors Specific Plan (SP14)
111-150-47,-13/ Garfield Condos	0.636 acres	10	10 du/ac	9 du/ac	Holly-Seacliff Specific Plan (SP9)
7290 Edinger/ 142- 321-19/Luce (Monogram)	8.36 acres	510	60 du/ac	None	Beach and Edinger Corridors Specific Plan (SP14)
7400 Center Avenue/142-074- 06/Avalon (HB Lofts)	3.78 acres	378	100 du/ac	None	Beach and Edinger Corridors Specific Plan (SP14)
024-271-06/ Pacific City Apartments	17.23 acres	516	30 du/ac	30 du/ac	RH (Residential High Density)
14422 Hammon/ Windbourne (Sea Dance)	7.6 acres	53	7 du/ac	7 du/ac	Residential Low Density (RL)
Holly Triangle	2.11 acres	35	16.5 du/ac	15 du/ac	Holly-Seacliff Specific Plan (SP9)
Holly Townhomes	1.93 acres	32	16.5 du/ac	15 du/ac	Holly-Seacliff Specific Plan (SP9)
Gothard Townhomes	1.28 acres	21	16.4 du/ac	15 du/ac	Holly-Seacliff Specific Plan (SP9)
7601 Edinger Ave./142-075-01/Bella Terra Residences	10.1 acres	467	45 du/ac	45 du/ac	Bella Terra Specific Plan (SP13)



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The rezone strategy discussed in Section 4 describes three overlays. There are a few differences between each of the overlays. The SP14 Affordable Housing Overlay currently exists within the SP14 document and is proposed to be applied on the identified candidate sites. The Citywide Affordable Housing Overlay (HO) is a new overlay that intends to create housing opportunities in well-connected nonresidential areas of the City. The RH overlay utilizes the City's existing Residential High Density (RH) land use designation to create housing opportunities in existing areas within the Holly-Seacliff Specific Plan (SP9). Each of the overlays is discussed below in reference to the ability of development within these overlays to achieve construction at the maximum permitted density.

SP14 Affordable Housing Overlay

The SP14 Affordable Housing Overlay expands an existing overlay within SP14 to be applied throughout the entire specific plan area, including the identified sites inventory. The application of the SP14 Affordable Housing Overlay does not change the existing Zoning and General Plan designations of these sites. SP14 is a mixed-use specific plan that already permits the development of residential uses. The purpose of the overlay is to incentivize residential development by providing for a ministerial entitlement process in addition to regulatory relief of other standards for projects that propose to provide a minimum of 20% of the total units as deed-restricted lower income affordable units. Residential development is still permitted if any of the identified sites were to be developed utilizing the underlying zoning rather than the overlay. As depicted in Table B-4 above, SP14 does not limit density and no maximum density is established within the entire specific plan area. The analysis in Table B-5 describes how the density for each SP14 project was derived. For some projects, the maximum achievable density was determined based on the specific plan's form-based code and specific lot configurations. For other projects, the resulting density was a product of market and/or financing conditions at the time of development. It is therefore demonstrated and adequately supported that all sites within the SP14 Affordable Housing Overlay exhibit a realistic capacity for achieving development at densities as high as 100 units per acre, with an average of 86 du/ac constructed by these projects. Based on this past performance, the Housing Element assumes development of the SP14 Affordable Housing Overlay sites at 80 du/ac. In addition, the City is currently reviewing a residential project in the existing Overlay proposing a density of 87 units per acre. As such, for purposes of this analysis, an assumption of 80 units per acre is a reasonable and realistic assumption for the SP14 Overlay.

The projects in Table B-4 share several common characteristics with the sites identified for development during the planning period. These characteristics include: existing development consisting of aging commercial buildings (primarily constructed in the 1960's, '70's and 80's) with the same use types and similar occupancy rates; assemblage of consolidated lots; large areas of surface parking; similar site layouts consisting of one and two story buildings generally within a FAR range of 0.2 to 0.4; and location along a SCAG-designated HQT. The characteristics of the properties already developed within SP14 established a development trend that has extended to sites that are currently under review by the City. For example, one residential project is proposed on the site of an existing surface parking lot while another residential project under review is proposed on a site with a mix of commercial uses including commercial recreation/entertainment, restaurants, and retail within aging buildings constructed in 1970. Given the similarities between the previously developed SP14 past performance sites, the sites under review and the sites identified in the site inventory, the City expects that the development trend will continue into the planning period.

Citywide Affordable Housing Overlay (HO)

The Citywide Affordable Housing Overlay (HO) is a new overlay that will be applied to properties with existing Zoning designations of Holly-Seacliff Specific Plan (SP9), Research and Technology (RT), and Commercial General (CG). The Affordable Housing Overlay will not replace the existing Zoning or



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General Plan Land Use designations but will be an additional entitlement available to these properties that looks to promote the development of affordable housing through higher density development and the City's existing inclusionary housing policy. There are no inconsistencies with the base Zoning or General Plan Land Use created by the implementation of this overlay. As supported by the City's Economic Memo, several factors such as high land value and market forces contribute to the likelihood that these sites will be sold, on-site uses will discontinue, and residential development will occur. The projects in Table B-4 share several common characteristics with the identified sites, such as occupied with oil-oriented uses, non-residential uses, and location along major arterial roads. It is therefore demonstrated and adequately supported that all sites within the Citywide Affordable Housing Overlay exhibit a realistic capacity for development at maximum density, even though 80% of maximum density has been assumed in accordance with HCD's preferences.

RH Overlay

The Residential High Density Overlay (RH) utilizes the City's existing RH land use designation to create housing opportunities in an existing area within the Holly-Seacliff Specific Plan (SP9). This area is approximately 14 contiguous acres total and is occupied by oil-related uses, outdoor storage, and a self-storage facility. The existing General Plan and Zoning designation for the site is SP9- Industrial. Application of the RH Overlay will not replace the existing Zoning or General Plan Land Use designations but will be an additional entitlement available to this property to promote the development of housing through higher density development. Table B-4 depicts the City's past performance of development at maximum density within the RH zone. The Pacific City Apartments project has many characteristics to the SP9 site, including a large contiguous lot size. Additionally, residential development within the vicinity of the SP9 site has occurred at higher densities, demonstrating that market demand for housing at higher densities is present. Refer to Section 3: Constraints and Resources for an analysis of the RH Zone development standards and prototype project demonstrating that these requirements do not act as a constraint to achieving the maximum permitted density.

Further, Program 2A: Adequate Sites within Section 4: Housing Plan also requires the City to continually monitor candidate housing sites and overall development within the City to ensure overall development capacity is maintained via the Annual Progress Reporting process. If the City's remaining inventory falls below its remaining housing needs, the City will take the appropriate actions to identify additional sites to accommodate the shortfall. Implementation of Program 2A ensures that replacement sites will be identified if any of the candidate sites are developed with non-residential uses or with a project that is lower than the maximum permitted density. The City is committed to the success of the identified sites; however, if timely development of the candidate sites is not achieved, Program 2A is in place to ensure that the sites inventory will be updated to meet the required RHNA capacity.

Affordability Calculations

Huntington Beach's 2021-2029 Housing Element sites analysis assumed that each identified candidate housing site will develop at a range of income levels. Primarily it is assumed that sites identified within **Table B-14** will redevelop with the following affordability characteristics:

Identified sites which are nonvacant and permit at least 30 du/acre:

- 30% of units available to residents in the low and very low-income categories
- 15% of units available to residents in the moderate-income category
- 55% of units available to residents in the above moderate-income category

Identified sites which are nonvacant and permit less than 30 du/acre:

- 0% of units available to residents in the low and very low-income categories



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- 30% of units available to residents in the moderate-income category
- 70% of units available to residents in the above moderate-income category

Identified sites which are City own and permit at least 30 du/acre:

- 100% of units available to residents in the low and very low-income categories
- 0% of units available to residents in the moderate-income category
- 0% of units available to residents in the above moderate-income category

Huntington Beach recognizes that not all sites within the inventory will develop such that they meet the exact affordability assumptions identified. For example, some sites may develop at a higher density or with varying affordability levels using density bonus incentives, and some may develop with a higher rate of market rate units (units affordable to the moderate and above moderate-income households). For this reason, the City has included an overall buffer of 51 percent on the total number of RHNA units to assist in accommodating potential differences in future housing development and provides additional rezone sites if needed to maintain adequate sites to accommodate the RHNA throughout the planning period. The strategy also includes the following buffers by income category:

- A buffer of **10.2 percent** to accommodate low and very low-income units
- A buffer of **22 percent** to accommodate moderate income units
- A buffer of **109 percent** to accommodate above moderate-income units

Additionally, the City has established goals, policies, and programs within the Housing Element to identify funding opportunities and work with housing developers to increase opportunities to develop 100 percent affordable projects and increase the overall production of housing at all income levels in the City.

6. Redevelopment of Nonvacant Sites for Residential Use

The City of Huntington Beach does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites within non-residentially zoned/developed areas for rezoning to permit residential at a variety of densities.

Lease analysis

The City does not have access to 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. The City has had discussions with some property owners to determine interest in redevelopment for residential uses, and on occasion received formal requests to rezone a property. A Loopnet.com (commercial real estate website) survey conducted in May 2022 indicated that approximately 20 sites within the Beach Edinger Corridor SP and 6 sites along the Gothard St. corridor are vacant and actively marketed for lease. The viability of brick and mortar commercial businesses has significantly decreased in the past decade with the rise of e-commerce. Redevelopment can often occur in “phases” as the first non-residential property to convert to residential takes the biggest risk. Risk decreases as additional property owners follow suit and more residential development occurs.

Past Performance of Redevelopment of Non-Residential Uses

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped within non-residentially zoned and developed areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved



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development plan, are shown in **Table B-5**. 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-14** (mainly commercial and light industrial in nature).

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 Huntington Beach. The City has identified primarily commercial parcels within the inventory in Table B-13. The table below is included within the housing element to demonstrate the suitability of the nonvacant sites within the inventory by drawing direct comparisons between the types of parcels the City has seen develop recently in non-residential areas, including both commercial and industrial sites, with the sites in the inventory. As shown in the project analysis, these sites had previous uses which included large commercial centers, gas stations, restaurants, retail stores, car rental/sales lots, multi-tenant strip commercial centers, and offices. These uses are common within the City of Huntington Beach and the City has a history of redeveloping these types of sites for high density residential uses up to 100 dwelling units per acre.

Project Address/ APN/Project Name	Density	Affordable Units/ Total Units	Zoning	Use Prior to Redevelopment	Project Analysis
7441 Edinger Ave./ 142-074-04, -17/Boardwalk	38 du/ac	Very Low: 10 Moderate: 47 Total Units: 487	Beach and Edinger Corridors Specific Plan (SP14)	The site was improved with a 240,000 square-foot Levitz furniture building that was built in 1969. The Levitz lease was not renewed and the commercial building was demolished to construct 8 residential buildings and 2 residential/commercial mixed-use buildings.	The project EIR was done by the property owner and contemplated 984 units on the site based on the Specific Plan zoning and development standards, which would have achieved approximately 80 du/acre. The project developer ultimately came in with a project with lower capacity than what was supported by the zoning and development standards for private financing and marketability reasons.
18502 Beach Blvd./ 157-471-33/Elan	100 du/ac	Moderate: 27 Total Units: 274	Beach and Edinger Corridors Specific Plan (SP14)	The site was improved with a gas station, multi-tenant commercial building, and restaurant. All	The project site is located on a corner and has good access. The site is within an



Table B-5: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN/Project Name	Density	Affordable Units/ Total Units	Zoning	Use Prior to Redevelopment	Project Analysis
				<p>leases were canceled/not renewed and the onsite structures were demolished to construct the proposed project.</p>	<p>area of the specific plan that contemplated higher density and intensity of development. The project was constructed at 100 du/acre, which was likely at, or close to, the maximum capacity supported by the Specific Plan zoning and development standards based on the unit sizes and bedroom mix that was constructed.</p>
<p>7290 Edinger/ 142-321-19/Luce (Monogram)</p>	<p>60 du/ac</p>	<p>Low: 8 Moderate: 43 Total Units: 510</p>	<p>Beach and Edinger Corridors Specific Plan (SP14)</p>	<p>The site was improved with a five-building mixed commercial and industrial center. All leases were canceled/not renewed and the onsite structures were demolished to construct the proposed project.</p>	<p>The project site is a corner site with good access and no constraints. The specific plan does not have maximum density limitations and it is likely that the site could have yielded more units based on the zoning, development standards and site access. However, the project developer constructed the project based on market and financing conditions at the time.</p>



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Table B-5: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN/Project Name	Density	Affordable Units/ Total Units	Zoning	Use Prior to Redevelopment	Project Analysis
18151 Beach Blvd./159-271-68/Oceana	39 du/ac	Extremely Low: 8 Very Low: 32 Low: 37 Total Units: 78	Beach and Edinger Corridors Specific Plan (SP14)	Car rental and sales business in a single-story commercial building was sold and demolished to develop a 78-unit 100% affordable (lower income) project	The specific plan zoning and development standards allowed for more capacity than the project proposed. As an interior lot with narrow frontage, capacity may have achieved approximately 80 du/acre rather than 100 du/acre that we saw with corner lots and wider street frontages. As a 100% affordable lower income project, the developer initially proposed 100 units. However, the developer reduced the number of units twice during the process to be more competitive for tax credit funding. Ultimately, the project constructed 78 units.
7400 Center Avenue/142-074-06/Avalon (HB Lofts)	100 du/ac	Moderate: 39 Total Units: 378	Beach and Edinger Corridors Specific Plan (SP14)	A multi-building, multi-tenant commercial center consisting of occupied retail and office uses was demolished to construct the project. All leases were canceled/not renewed.	The project site is located on a corner and has good access. The project was constructed at 100 du/acre, which was likely at, or close to, the maximum capacity



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Table B-5: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN/Project Name	Density	Affordable Units/ Total Units	Zoning	Use Prior to Redevelopment	Project Analysis
					supported by the Specific Plan zoning and development standards based on the unit sizes and bedroom mix that was constructed.
19891 Beach Blvd./025-200-72/Beach and Ocean	54 du/ac	Moderate: 17 Total Units: 173	Beach and Edinger Corridors Specific Plan (SP14)	Two multi-story office buildings were demolished to construct the project. All leases were canceled/not renewed.	The project site was constrained by an earthquake fault trace that runs through the southwest portion of the site. The specific plan zoning and development standards would have yielded a higher capacity than the project that was constructed on the property. Earlier project concepts on the site were for approx. 250 units at 79 du/acre.
7601 Edinger Ave./142-075-01/Bella Terra Residences	45 du/ac	Very Low: 28 Moderate: 43 Total Units: 467	Bella Terra Specific Plan (SP13)	A retail department store and auto repair business were demolished to construct the project. All leases were canceled/not renewed.	The project achieved the maximum density and unit capacity allowed by the zoning.
167-492-05, -06/ Newland Condos	13 du/ac	Moderate: 2 Total Units: 13	Residential Medium (RM)	A single family residence, commercial daycare, and surface parking lot were demolished to construct the project. All leases	The project site consolidated two small infill lots with access to a major arterial street. The project provided moderate income



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Table B-5: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN/Project Name	Density	Affordable Units/ Total Units	Zoning	Use Prior to Redevelopment	Project Analysis
				were canceled/not renewed.	ownership opportunities while developing the site at maximum density permitted.
111-150-47,-13/ Garfield Condos	10 du/ac	Moderate: 1 Total Units: 10	Holly-Seacliff Specific Plan (SP9)	An industrial and vehicle storage business and seasonal agricultural sales business were demolished to construct the project. All leases were canceled/not renewed.	The project site is a corner parcel with a history of industrial uses. The project provided moderate income ownership opportunities while developing the site at maximum density permitted.
024-271-06/ Pacific City Apartments	30 du/ac	Moderate: 51 Total Units: 516	RH (Residential High Density)	A motel, restaurant building, and industrial oil-related uses were demolished to construct the project. All leases were canceled/not renewed.	The economics of residential development are highly lucrative and market demand is high. This resulted in the on-site uses being discontinued to construct the project.
14422 Hammon/Windbourne (Sea Dance)	7 du/ac	Moderate: 1 Total Units: 53	Residential Low Density (RL)	A former elementary school and surface parking lot were demolished to construct the project. All leases were canceled/not renewed.	A local school district ceased operations at one of their campuses. The property was sold, the structures were demolished, and the residential project (including moderate ownership) was constructed.
APN 159-282-19/ Holly Townhomes	16.5 du/ac		Holly-Seacliff Specific Plan (SP9)	An industrial and vehicle storage business were	The project site consolidated several small infill



Table B-5: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN/Project Name	Density	Affordable Units/ Total Units	Zoning	Use Prior to Redevelopment	Project Analysis
		Moderate: 5 Total Units: 32		demolished to construct the project. All leases were canceled/not renewed.	lots with a history of industrial uses. The project provided moderate income ownership opportunities while developing the site at maximum density permitted.
APN 111-150-85/ Gothard Townhomes	16.4 du/ac	Moderate: 3 Total Units: 21	Holly-Seacliff Specific Plan (SP9)	An industrial and vehicle storage business were demolished to construct the project. All leases were canceled/not renewed.	The project site consolidated several small infill lots with a history of industrial uses. The project provided moderate income ownership opportunities while developing the site at maximum density permitted.

Source: City of Huntington Beach, 2021.

Existing Use on Candidate Sites

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-14**. This analysis is based on information readily available to the City and research that can be found through online research. The City does not typically have access to private lease information but has included information that property owners have shared regarding individual sites. Additionally, aerial maps with site IDs are provided after **Table B-14** showing existing conditions on each site and confirming opportunity for redevelopment.

Market Demand

In addition to an on-the-ground existing use analysis, the City of Huntington Beach has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table B-5** above shows that a total of 1,900 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 Additionally, according to the CAR Current

¹ Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: September 28, 2021. <https://www.car.org/marketdata/data>



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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).² Both indicators signify an increased market demand for new housing.

To further demonstrate that market and economic conditions exist to support the redevelopment of the non-vacant sites, the City commissioned an economic memo for two prototype sites (Appendix D). Each of the prototype sites is currently developed with structures occupied by various uses (retail, place of worship, surface parking, and industrial outdoor storage). The analysis determined that residential development can be supported on properties that are currently developed with non-residential uses (non-vacant sites). Based on the results of the analysis, the memo concludes that economic characteristics of residential development are strong enough to support redevelopment of existing non-vacant sites. Specifically, the memo determined via pro-forma analysis that developer profit is projected to fall within the typical range currently seen in the market place for residential development. Three development scenarios were analyzed: a project constructing 100% market-rate units, a project constructing 20% lower-income and 80% market-rate units, and a project constructing 10% very-low income and 90% market-rate units. The pro-forma determined that in all three scenarios, the City's development incentives and development impact fee waivers that are offered to projects that construct affordable housing units completely offset any financial impacts created by the affordable housing requirements.

The greatest return on investment was generated by the project constructing 10% very-low income units. However, the memo concluded that the ministerial approval incentive offered to projects allocating 20% of the units to lower-income households provides benefits that justify accepting a lower threshold return on investment. Overall, this economic memo and pro-forma analysis determines that the existing uses are not an impediment to residential development during the planning period, these uses are likely to discontinue during the planning period, and provides real-world analysis and support for the identification of the non-vacant properties in the sites inventory

Relating Past Development Trends to Identified Sites Inventory

The sum of the analysis throughout this section regarding redevelopment of nonvacant sites for residential uses supports the conclusion that the existing uses will likely discontinue and are not an impediment to residential development during the planning period. Further, as shown in Table B-3: Summary of Pipeline Projects, the City is experiencing continued market demand for residential development during the 6th Cycle. As discussed throughout each section of the Housing Element, Huntington Beach is a predominantly built-out City with a limited supply of vacant land available for development. The sites inventory relies substantially on the redevelopment of non-vacant sites to fulfill RHNA requirements, including lower income housing. The sum of the analysis throughout Appendix B presents substantial evidence that existing uses will not act as impediments to residential development and are likely to discontinue during the planning period.

All non-vacant parcels in the site inventory were chosen because they contain at least two of the following characteristics: low physical utilization of the parcel, existing uses are marginal or discontinued, large surface parking area, vehicular access to a main road, availability of infrastructure/utilities, existing uses do not include condominiums, and redevelopment can accommodate residential development (including lower-income housing).

Table B-5 summarizes residential projects that were constructed or entitled in the City during the 5th Cycle. All of these projects were developed on non-vacant sites and constructed deed-restricted affordable housing units.

² Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: September 28, 2021. <https://www.car.org/marketdata/data>



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During the 5th Cycle, non-vacant sites comprised the vast majority of the proposed residential development in the City. Existing uses that were redeveloped include:

- Single-Family Detached
- Industrial
- Outdoor Storage
- Auto Repair
- Gas Station
- Commercial
- Mixed Commercial/Office
- Mixed Commercial/Industrial
- Educational/School Sites

A majority of the currently entitled and pending projects anticipated for the 6th Cycle (Table B-3) are also proposed on non-vacant sites. These projects include:

- Cameron Ln. Townhomes: SFD
- Gisler SFD: Former Gisler Elementary School
- Olson Townhomes: MFD (3 detached units)
- Pearce Drive Condos: MFD (9 detached units)
- HB Tri Townhomes: Industrial glass cutting shop and auto storage
- Bella Terra Apartments: 182,332 sf anchor tenant retail & commercial units (all occupied)
- Garfield SFD: SFD
- NWC Beach & Yorktown: 2 single-story commercial buildings (1 occupied) with surface parking
- 18750 Delaware: Single story medical and office building with surface parking
- 7225 Edinger: 2 single-story commercial buildings with surface parking

These projects demonstrate the continued development trend of residential intensification on non-vacant sites. A majority of the sites identified for the 6th Cycle are non-vacant. Uses that are anticipated to be redeveloped include:

- Industrial
- Auto Repair
- Auto Storage
- Gas Station
- Commercial
- Multi-Family Residential (Note: Only two identified sites are developed with existing MFR. A cumulative total of four rental units are developed between the two parcels.)
- Mixed Commercial/Office
- Mixed Commercial/Industrial
- Educational/School Sites

For any site within the inventory that includes residential development, redevelopment will at minimum double the number of existing on-site dwelling units. Additionally, none of the identified sites are currently developed with condominiums.

These projects in the housing development pipeline demonstrate the continued trend of redevelopment and intensified residential development into the 6th Cycle. In order to continue facilitating and encouraging the redevelopment of non-vacant sites for residential uses, Program 4E establishes direction for the City to continue to promote development on underutilized land and remove barriers to infill development.



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Based on the development trends observed during the 5th and 6th Cycles, declining demand for commercial/industrial space, high market demand and developer profitability for residential development, and policies and programs included in the Housing Element, non-vacant sites are likely to discontinue during the planning period.

Several key sites that were selected as most representative of the properties within the identified sites inventory are described in more detail on the following pages.



MIXED COMMERCIAL & INDUSTRIAL



Site Aerial



Street View Image

Description: These five parcels total approximately 1.78 acres in size and have an identified capacity of 42 lower income units and 56 above moderate income units for a total of 98 dwelling units (APNs 165-312-16, -17, -18, -20). These parcels are held by two owners and located within the Beach-Edinger Corridor Specific Plan (SP14), which does not have a maximum density. Based on past performance of residential development in SP14, Appendix B assumes an average density of 80 du/ac. The site is currently developed with two commercial buildings, an auto repair building, surface parking lots, industrial outdoor storage, and detached multi-family dwellings. The site is underutilized. The surrounding area is developed with multi-family residential and commercial uses. It is also across the street from Huntington Beach Hospital and its associated medical pavilion complex and is one block west of Huntington Central Park. The parcels have vehicular access to Beach Boulevard, Newman Avenue, and Liberty Drive. Further, Beach Boulevard is a SCAG-designated High-Quality Transit Area (HQTA).

Relating Past Residential Development Trends to the Identified Sites Inventory

These parcels share characteristics with several projects identified in Table B-5: Example Development of Non-Vacant Sites for Residential Uses. For example, the site is located within SP14, has frontage on an arterial street, and is located within a SCAG-designated HQTA. Past residential projects within Table B-5 that share these characteristics include Boardwalk, Elan, Monogram, Oceana, HB Lofts, and Beach and Ocean, which cumulatively constructed 1,900 dwelling units, including deed-restricted affordable units in all income categories (Extremely Low: 8 units, Very Low: 42 units, Low: 45 units, Moderate: 173 units; Total: 268 affordable units). This is an average of 15% affordable units developed throughout the SP14 area. Each of these projects also had frontage on a major street (Beach Blvd. or Edinger Ave.), access to utilities, and were occupied with marginal uses similar to these five parcels, including a furniture store, multi-tenant commercial, mixed-commercial and industrial, single-story commercial buildings, and large areas of surface parking.

Further, as shown in Table B-4: Summary of Pipeline Projects, the 18750 Delaware project is located within the SP14 Affordable Housing Overlay. The project was approved ministerial because it proposed to construct 20% of the proposed units as deed-restricted affordable housing. These five parcels identified within the sites inventory are also proposed to be included within the SP14 Affordable Housing Overlay. Ministerial approval is an incentive to develop a high-quality project that also provides on-site affordable units. The 18750 Delaware project also shares other characteristics similar



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to the five identified parcels, including frontage on a major street, access to utilities, and was occupied with a commercial building that had a large amount of surface parking area.



COMMERCIAL



Site Aerial



Street View Image

Description: This parcel (142-191-47) totals approximately 1.68 acres in size and has an identified capacity of 60 lower income units and 73 above moderate income units for a total of 133 dwelling units. This parcel is held by a single owner and located within the Beach-Edinger Corridor Specific Plan (SP14), which does not have a maximum density. Based on past performance of residential development in SP14, Appendix B assumes an average density of 80 du/ac. The site is currently developed with one freestanding restaurant building, an in-line commercial tenant building, and a surface parking lot. The site is underutilized and does not contain any existing residential units. As depicted above, the multi-tenant commercial building is primarily unoccupied and some of the units are boarded up. End-cap units in multi-tenant buildings are highly sought after and both end-cap units in this building are vacant. The surrounding area is developed with multi-family residential and commercial uses. It is also less than half a mile from local services such as drugstores, grocery stores, restaurants, and banks. The parcel has vehicular access to Beach Boulevard, which is a SCAG-designated High-Quality Transit Area (HQTA).

Relating Past Residential Development Trends to the Identified Sites Inventory

This parcel shares characteristics with several projects identified in Table B-5: Example Development of Non-Vacant Sites for Residential Uses. For example, the site is located within SP14, has frontage on an arterial street, and is located within a SCAG-designated HQTA. Past residential projects within



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Table B-5 that share these characteristics include Boardwalk, Elan, Monogram, Oceana, HB Lofts, and Beach and Ocean, which cumulatively constructed 1,900 dwelling units across all income categories from Extremely Low income to Above Moderate income. Each of these projects also had frontage on a major street (Beach Blvd. or Edinger Ave.), access to utilities, and were occupied with marginal uses similar to this parcel, including a furniture store, multi-tenant commercial, single-story commercial buildings, and large areas of surface parking.

Further, as shown in Table B-5: Summary of Pipeline Projects, the 18750 Delaware project is located within the SP14 Affordable Housing Overlay. The project received ministerial approval because it proposed to construct 20% of the proposed units as deed-restricted affordable housing. This parcel identified within the sites inventory is also proposed to be included within the SP14 Affordable Housing Overlay. Ministerial approval is an incentive to develop a high-quality project that also provides on-site affordable units. The 18750 Delaware project also shares other characteristics similar to this parcel, including frontage on a major street, access to utilities, and was occupied with a commercial building that had a large amount of surface parking area.

Overall, the above analysis demonstrates and supports that the existing on-site uses are not an impediment to residential development during the planning period. Market demand for the existing on-site uses is marginal while market demand for residential development is very strong. Past trends and the City's performance in conversion of non-vacant sites to residential development adequately support the conclusion that the non-vacant parcels identified in the sites inventory will be successfully developed with residential development, including deed-restricted affordable units.



INDUSTRIAL



Site Aerial



Street View Image

Description: These two parcels total approximately 0.96 acres in size and have an identified capacity of 22 lower income units and 28 above moderate income units for a total of 50 dwelling units (APNs 165-392-43 and 165-392-44). These two parcels are held by a single owner and currently occupied with outdoor vehicle storage, two industrial businesses, and surface parking areas. The site is underutilized and does not contain any existing residential units. The parcels have vehicular access to Gothard Street (a secondary arterial) and access to utilities. The surrounding area is developed with industrial uses to the east and single-family residential to the northwest. It is also across the street from Huntington Central Park and less than half a mile from Ocean View High School and local services such as drugstores, grocery stores, restaurants, and banks.

Relating Past Residential Development Trends to the Identified Sites Inventory

This parcel shares characteristics with several projects identified in Table B-5: Example Development of Non-Vacant Sites for Residential Uses. For example, the site is currently occupied with various industrial uses (including outdoor vehicle storage), has frontage on an arterial street, and has access to utilities. Past residential projects within Table B-5 that share these characteristics include Holly



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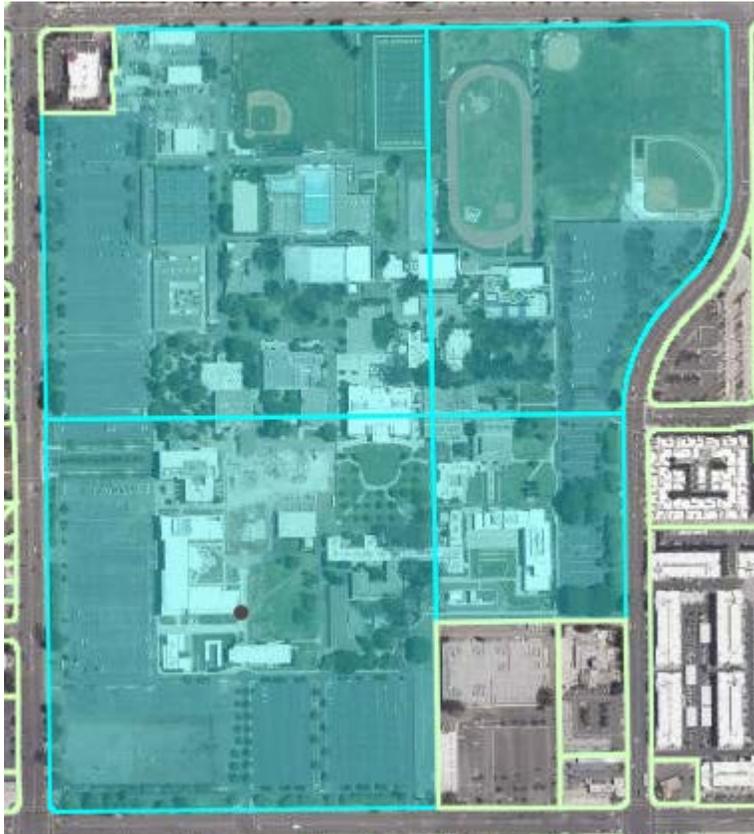
Townhomes, Gothard Townhomes, and Garfield Condos, which cumulatively constructed 63 dwelling units, including deed-restricted affordable ownership units. Each of these past project sites were occupied with industrial uses, including outdoor vehicle storage and other industrial businesses. Each of these projects also had immediate vehicular access to a street, access to utilities, and were occupied with industrial uses similar to these two parcels, including outdoor vehicle storage and other industrial businesses. Additionally, the Luce/Monogram project was also developed with occupied industrial buildings on a portion of the site. As shown in Table B-4: Past Performance of Residential Development Maximum Density, each of the past performance projects constructed a residential development above the maximum permitted density. Additionally, the Garfield project consolidated three small parcels that were acquired by a single owner into a single 0.56 acre parcel for development, similar to the two identified parcels that are each less than 0.50 acres but are collectively held under a single owner.

Further, as shown in Table B-6: Summary of Pipeline Projects, the HB Tri Townhomes project is occupied with an industrial glass cutting shop and auto storage. The HB Tri Townhomes project requested approval of a General Plan Amendment, Zoning Map Amendment, and Specific Plan Amendment to change the existing non-residential designation to residential. The two parcels are part of the proposed Citywide Affordable Housing Overlay, which will not require approval of the entitlements listed above in order to construct residential development. The HB Tri Townhomes project also shares other characteristics similar to this parcel, including frontage on a major street, access to utilities, and was occupied with an operating industrial business and outdoor vehicle storage. Additionally, Table B-4: Past Performance of Residential Development at Maximum Density shows that the HB Tri Townhomes project developed a residential project above the maximum permitted density. The HB Tri Townhomes project also consolidated 12 small parcels that were acquired by a single owner into a single parcel for development, similar to the two identified parcels that are each less than 0.50 acres but are collectively held under a single owner.

Overall, the above analysis demonstrates and supports that the existing on-site uses are not an impediment to residential development during the planning period. Market demand for the existing on-site uses is marginal while market demand for residential development is very strong. Past trends and the City's performance in conversion of non-vacant sites to residential development adequately support the conclusion that the non-vacant parcels identified in the sites inventory will be successfully developed with residential development, including deed-restricted affordable units.



EDUCATIONAL/SCHOOL SITES



Site Aerial



Street View Image

Description: These four parcels total approximately 107 acres in size and have an identified capacity of 272 lower income units and 328 above moderate income units for a total of 600 dwelling units (APNs 142-072-05, -11, -02, -03). These four parcels are part of the Golden West College (GWC) campus, which is owned by the Coast Community College District. The existing General Plan land use designation is Public and the Zoning designation is Public-Semipublic. The existing designations do not permit residential development. These parcels will be part of the Citywide Affordable Housing Overlay, which enables the GWC campus to continue operating as a higher education institution while capitalizing on vast underutilized areas, such as the parking lots pictured above in the street view image. As shown in the site aerial image above, the GWC campus also has extensive surface parking that fronts Edinger Avenue, Goldenwest Street, and Gothard Street.

The surrounding area is developed with multi-family residential, commercial, single-family residential, and mixed-use properties. It is also located immediately across Gothard Street from the Goldenwest



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Transportation Center, which is a bus depot/park and ride center owned and operated by the Orange County Transportation Authority (OCTA). The parcels also have vehicular access to Edinger Avenue, Goldenwest Street, and Gothard Street.

Relating Past Residential Development Trends to the Identified Sites Inventory

These parcels share characteristics with several projects identified in Table B-5: Example Development of Non-Vacant Sites for Residential Uses. For example, the site has a General Plan land use designation of Public and the Zoning designation is Public-Semipublic. The Sea Dance residential project site was developed with the former Franklin Elementary School. The General Plan land use designation was Public and the Zoning designation was Public-Semipublic. The City Council approved the project's request for a General Plan Amendment and Zoning Map Amendment to change the applicable designations to Residential Low Density to construct the project. The GWC parcels are part of the proposed Citywide Affordable Housing Overlay, which will not require a General Plan Amendment or Zoning Map Amendment in order to construct residential development.

Additionally, the GWC parcels share other common characteristics with the Sea Dance site, such as large parcel size, vehicular access to several improved streets, and access to utilities. The Sea Dance project constructed a residential development at the maximum permitted density and included on-site affordable ownership housing.

Further, as shown in Table B-7: Summary of Pipeline Projects, the Former Gisler School project site was developed with the former Gisler Elementary School. The General Plan land use designation was Public and the Zoning designation was Public-Semipublic. Similar to the Sea Dance project, the Gisler School project required approval of a GPA and ZMA to proceed. The GWC parcels are part of the proposed Citywide Affordable Housing Overlay, which will not require a General Plan Amendment or Zoning Map Amendment in order to construct residential development. The Gisler School project developed the site at the maximum permitted density. The Gisler School project also shares other characteristics similar to the GWC parcels, including large parcel size (14 acres), vehicular access to several improved streets, and access to utilities.

Overall, the above analysis demonstrates and supports that the existing on-site uses are not an impediment to residential development during the planning period. Market demand for residential development is very strong within the City of Huntington Beach. Discussions with GWC Administration and GWC's Comprehensive Master Plan demonstrate that GWC is planning to operate a community college campus and residential apartments simultaneously during the 6th Cycle planning period. Past trends and the City's performance in conversion of non-vacant sites to residential development adequately support the conclusion that the non-vacant parcels identified in the sites inventory will be successfully developed with residential development, including deed-restricted affordable units.



INDUSTRIAL



Site Aerial



Street View Image

Description: These six parcels total approximately 1.85 acres in size and have an identified capacity of 25 lower income units and 30 above moderate income units for a total of 55 dwelling units (APNs 111-120-29, -20, -19, -18, -17, -16). These six parcels are held by a single owner and currently occupied with outdoor vehicle storage and industrial oil-related uses. The parcels are underutilized and do not contain any existing residential units. The parcels have vehicular frontage to a major arterial street (Garfield Ave.) in addition to Stewart Lane; the sites also have access to utilities. The surrounding area is developed with industrial uses to the north, east, and south; single-family residential and commercial development is located to the west. The parcels are less than half a mile from Seacliff Elementary School and local services such as grocery stores, gyms, hair salons, restaurants, and banks.

Relating Past Residential Development Trends to the Identified Sites Inventory

These parcels share characteristics with several projects identified in Table B-5: Example Development of Non-Vacant Sites for Residential Uses. For example, the parcels are located within the Holly-Seacliff Specific Plan (SP9). A large portion of the specific plan area is developed with residential uses on former industrial and oil land. The SP9 area has a past performance of residential



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development at (or above) maximum density. Recent past residential projects within Table B-5 including Holly Townhomes, Gothard Townhomes, and Garfield Condos are all located within SP9 and were constructed at or above the maximum permitted density. This demonstrates that market demand for residential development exists within the SP9 area and land values have supported the conversion of occupied industrial properties to multi-family residential.

The six identified parcels share several characteristics with the Holly Townhomes, Gothard Townhomes, and Garfield Condos projects, including occupied with various industrial uses (outdoor vehicle storage and oil-related uses), frontage on an arterial street and/or local street, and has access to utilities. The SP9 past performance projects cumulatively constructed 63 dwelling units, including deed-restricted affordable ownership units. Additionally, the Garfield project consolidated three small parcels that were acquired by a single owner into a single 0.56 acre parcel for development. This is similar to the six identified parcels; five of the six are less than 0.50 acres but are collectively held under a single owner. Each of the SP9 past performance projects constructed residential development above the maximum permitted density, as listed in Table B-4: Past Performance of Residential Development at Maximum Density

Further, as shown in Table B-8: Summary of Pipeline Projects, the HB Tri Townhomes project is occupied with an industrial glass cutting shop and auto storage. The HB Tri Townhomes project requested approval of a General Plan Amendment, Zoning Map Amendment, and Specific Plan Amendment to change the existing non-residential designation to residential. The six parcels are part of the proposed RH Overlay, which will not require approval of the entitlements listed above in order to construct residential development. The HB Tri Townhomes project also shares other characteristics similar to this site, including frontage on a major street, access to utilities, and was occupied with an operating industrial business and outdoor vehicle storage. Additionally, the HB Tri Townhomes project consolidated 12 small parcels that were acquired by a single owner into a single parcel for development. This is similar to the six identified parcels; five of the six are less than 0.50 acres but are collectively held under a single owner. The HB Tri Townhomes project constructed residential development above the maximum permitted density, as listed in Table B-4: Past Performance of Residential Development at Maximum Density.

Overall, the above analysis demonstrates and supports that the existing on-site uses are not an impediment to residential development during the planning period. Market demand for the existing on-site uses is marginal while market demand for residential development is very strong. Past trends and the City's performance in conversion of non-vacant sites to residential development adequately support the conclusion that the non-vacant parcels identified in the sites inventory will be successfully developed with residential development, including deed-restricted affordable units.

Replacement Analysis

A total of one of the nonvacant sites (identified to accommodate the lower income RHNA) have existing residential units. **Table B-14** contains a detailed description of the existing use. The site is currently a market rate housing development, the owner has expressed desire to increase density and redevelopment for new or additional housing. The site does not include affordable deed restricted housing units. Additionally, unit capacity on this site was calculated by removing existing units from the net total units if the site were to be redeveloped. Therefore, any existing residential units would not be displaced by the City's capacity assumptions.



7. Development of Small and Large Site Parcels

Small Sites

The City of Huntington Beach has identified a total of 186 candidate housing sites that are smaller than half an acre in size, total 831 units in the lower income category, 372 units in the moderate-income category and 1,598 units in the above moderate-income category. 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 that show the likelihood of redeveloping in conjunction with other parcels that collectively meet the half acre requirement. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels that share a property line or developer interest in lot consolidation, shared owner, and development propensity analysis for sites smaller than .5 acres can be found in **Table B-5** below. **Table B-5** lists 31 “clusters” of adjacent small site parcels. **Figure B-14 through Figure B-19** displays aerial images of the small sites. The images and **Table B-5** show the following results:

- Each site is well connected to a street or highway grid
- Each small site is adjacent to additional small sites which have a high opportunity for consolidation and redevelopment
- Majority of the small sites are adjacent to sites which are at least one acre, many of which are primarily pave surface parking in commercial or business centers
- The maps show that the small sites chosen are not islands, instead they well connected to existing infrastructure and one another. Though they are not larger than .5 acres, each can be consolidated and redeveloped for residential or mixed uses.
- 12 of the small site parcel clusters are held by a single owner, which supports the likelihood of redevelopment.

Small site parcel clusters with more than one owner are likely to redevelop due to:

- High land value that is currently underutilized
 - Clusters are under-performing properties (i.e. sea of surface parking, single-tenant commercial buildings, aging industrial, outdoor storage, etc.)
- Existing uses are likely to discontinue during the planning period as property owners seek to capitalize on high land value
- Site-specific low barriers to redevelopment
 - All clusters have street frontage access to at least one major street and ability to utilize existing utilities/infrastructure
 - All clusters are within the Beach Edinger Corridor Specific Plan (SP14) Affordable Housing Overlay, Citywide Affordable Housing Overlay, or Residential High Density Zone, which allow for the development of higher density residential projects. The development potential permitted by these zoning designations supports the economics of site redevelopment into new higher density residences.
- Past Performance with Lot Consolidation
 - Several past projects required acquisition of land from multiple property owners and the sites were also non-vacant.
 - The economic potential of redeveloping these sites incentivized developers to acquire adjacent small sites for consolidation into a larger residential project.

Additionally, the City has a past performance of lot consolidation for single use development on small parcels, past performance is shown below in **Table B-6**.



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Table B-6: Past Performance with Lot Consolidation

APNs	Project Name	Project Type	Total Units	Affordable Units	Site Description
157-471-04, -05	Elan	Mixed-Use (Rental Residential)	274	Moderate: 27 (Inclusionary Zoning)	The site was improved with a gas station, multi-tenant commercial building, and restaurant. Any active leases were terminated and all onsite structures were demolished to construct the proposed project. This parcel has street frontage/access on Beach Blvd. and Ellis Ave.
167-492-05, -06	Newland Condos	Residential (Ownership)	13	Moderate: 2 (Inclusionary Zoning)	The northern parcel was improved with three detached multi-family units that were demolished to construct the project. The southern parcel was not utilized by the owner, unimproved, and contained no permanent structures. This infill parcel has street frontage/access on Newland St.
142-321-01, -02, -10, -12, -13	Luce	Residential (Rental)	510	Low: 8 Moderate: 43 Total: 51 (Inclusionary Zoning)	The site was improved with a five-building mixed commercial and industrial center. Any active leases were terminated and all onsite structures were demolished to construct the proposed project. This parcel has street frontage/access on Gothard St. and Edinger Ave.
111-150-47, -13	Garfield Condos	Residential (Ownership)	10	Moderate: 1 (Inclusionary Zoning)	The site was utilized primarily for seasonal sales and was otherwise unoccupied throughout the year.



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Table B-6: Past Performance with Lot Consolidation

APNs	Project Name	Project Type	Total Units	Affordable Units	Site Description
					The site contained no permanent structures. The site has street frontage on Garfield Ave. and Gothard St.

Source: City of Huntington Beach, 2021.



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Table B-7: Analysis of Candidate Housing Sites Under 0.5 Acres

APN	Unique ID	Larger Adjacent Sites	Proposed Zoning	Consolidated Size (ac)	Use Description
142-081-02, 142-081-03, 142-081-17, 142-081-16, 142-081-26, 142-081-25	156, 162, 166, 167, 174, 183		SP 14: Affordable Housing Overlay	1.60	Commercial buildings with surface parking; Street frontages on Beach Blvd., Edinger Ave., and Aldrich Dr. near 405 freeway and HQTA; across the street from jobs/resources at Bella Terra regional shopping center
165-181-40, 165-181-39, 165-302-22, 165-302-21	175, 202, 279, 321		SP 14: Affordable Housing Overlay	1.4	Commercial buildings with surface parking; Street frontages on Beach Blvd. and Ronald Dr. near 405 freeway and HQTA
165-301-23, 165-301-24, 165-301-22	136, 143, 165		SP 14: Affordable Housing Overlay	0.51	Two small commercial buildings with surface parking; Street frontages on Beach Blvd. and Newman Ave. near 405 freeway and HQTA; across the street from jobs/resources at Huntington Beach Hospital medical plaza
165-312-18, 165-312-17, 165-312-16, 165-312-20	154, 270, 285, 299	APN 165-312-19	SP 14: Affordable Housing Overlay	1.86	Single property owner acquired several of these parcels with expressed interest in multi-family residential development; three commercial buildings with surface parking/outdoor storage, boat/industrial storage, two residences; frontage on Beach Blvd., Newman Ave., Liberty Ave.; near 405 freeway and HQTA; across the street from jobs/resources at Huntington Beach Hospital medical plaza
167-472-04, 167-472-05, 167-472-06	146, 155, 206, 225, 226, 278, 310, 327, 328	APN 167-472-17, 167-472-03, 167-472-07	SP 14: Affordable Housing Overlay	3.03	Single property owner holds 40% of this land; aging commercial/medical buildings with surface parking; street frontage on Beach Blvd. and Cameron Ln.; near 405 freeway and HQTA; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
167-472-10, 167-472-11, 167-472-12, 167-472-13, 167-472-15, 167-472-14,		APN 167-472-07	SP 14: Affordable Housing Overlay	2.26	Aging strip commercial/medical buildings with surface parking; street frontage on Beach Blvd., Newman Ave., and Cameron Ln.; near 405 freeway and HQTA; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
142-111-18	193	Sites 211-214	SP 14: Affordable Housing Overlay	0.27	Same property owner as adjacent 3.51 ac site APN 142-11-32; Single-tenant retail pad building that was parceled off from larger adjacent retail center; street



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					frontage on Edinger Ave. and Sher Ln.; near 405 freeway and HQTA; across the street from jobs/resources at Bella Terra regional shopping center; walking distance to Sun View Park
142-082-02, 142-082-22, 142-082-35, 142-082-26	86, 152, 195, 271	Site 196	SP 14: Affordable Housing Overlay	0.85	Single property owner holds 60% of this land; aging commercial/medical buildings with surface parking; street frontage on Beach Blvd. and Aldrich Dr.; near 405 freeway and HQTA; walking distance to Sun View Park and jobs/resources at Bella Terra regional shopping center
142-083-04	153	Site 193	SP 14: Affordable Housing Overlay	0.17	Aging single-tenant building with surface parking; street frontage on Beach Blvd. and Holt Dr.; near 405 freeway and HQTA; walking distance to Sun View Park and jobs/resources at Bella Terra regional shopping center
142-091-09, 142-091-32	144, 187	Site 87	SP 14: Affordable Housing Overlay	0.41	Two aging medical buildings with surface parking; street frontage on Beach Blvd. and Holt Dr.; near 405 freeway and HQTA; walking distance to Sun View Park and jobs/resources at Bella Terra regional shopping center
142-091-18, 142-091-33	173, 185	Site 87	SP 14: Affordable Housing Overlay	0.50	Single tenant fast food restaurant building with surface parking; street frontage on Beach Blvd. and Macdonald Dr.; near 405 freeway and HQTA; walking distance to Sun View Park and jobs/resources at Bella Terra regional shopping center
142-102-19	100	Site 186	SP 14: Affordable Housing Overlay	0.12	Remnant parcel that serves adjacent site as a driveway/parking lot; single-tenant commercial building with surface parking; street frontage on Beach Blvd., Alhambra Dr., and Glencoe Dr.; near 405 freeway and HQTA; walking distance to Sun View Park and jobs/resources at Bella Terra regional shopping center
142-492-03, 142-492-02, 142-491-04, 142-491-05, 142-491-03, 142-492-07, 142-492-08, 142-492-09, 142-491-06, 142-492-06	171, 172, 234, 267, 277, 284, 301, 333, 335, 341	Sites 12, 16, 335, 10, 37	Affordable Housing Overlay	3.83	Aging single-story industrial buildings with surface parking and outdoor storage; street frontage on Gemini Ln., Mars Dr., Saturn Dr.; walking distance to Murdy Park and Community Center, Ocean View High School, HB Adult School, Spring View Middle School and Park, and College View Elementary and Park; access to high quality jobs along the Gothard Ave. Corridor
142-221-21, 142-221-20, 142-221-19, 142-221-18	369, 370, 371, 372	Sites 373, 59, 55, 62	Affordable Housing Overlay	1.02	Single property owner; Aging single-story mixed retail/industrial buildings with surface parking; walking distance to Huntington Central Park, Ocean View High



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					School, HB Adult School, Spring View Middle School and Park, and Oak View Elementary and Community Center/Park; access to high quality jobs along the Gothard Ave. Corridor
142-191-24, 142-191-12, 142-191-15, 142-191-43, 142-191-01, 142-191-14, 142-191-27, 142-191-34, 142-191-42	81, 84, 85, 95, 151, 266, 268, 269, 287	Sites 233, 287	SP 14: Affordable Housing Overlay	1.86	Small sites adjacent to one another are remnant parcels held in common ownership – four property owners total; street frontage on Beach Blvd. and Warner Ave.; near 405 freeway and HQTAs; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
107-100-80	198	Site 236	SP 14: Affordable Housing Overlay	0.28	Same owner as adjacent Site 236; single-tenant commercial building with surface parking; street frontage on Beach Blvd., Robidoux Dr., and A Ln.; moderate resource area; near 405 freeway and HQTAs; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
167-324-14	352	Site 351	SP 14: Affordable Housing Overlay	0.25	Single-tenant retail building with surface parking; street frontage on Warner Ave. and A Ln.; moderate resource area; near 405 freeway and HQTAs; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
167-325-16, 167-325-17, 167-325-18	354, 355, 356	Site 353	SP 14: Affordable Housing Overlay	1.36	Single property owner holds adjacent Site 353 and APN 167-325-16; aging medical/commercial buildings with surface parking; moderate resource area; near 405 freeway and HQTAs; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
165-283-14, 165-283-13, 165-283-16, 165-283-17, 165-283-05, 165-283-04	345, 346, 347, 348, 349, 350	Site 123	SP 14: Affordable Housing Overlay	2.26	Aging retail buildings/outdoor storage and surface parking; vacant former Subway building; street frontage on Beach Blvd. and Cypress Dr.; near 405 freeway and HQTAs; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Ocean View High School, HB Adult School, Oak View Elementary, and Huntington Central Park and Library
167-311-04	362	Site 361	SP 14: Affordable Housing Overlay	0.34	Aging single-tenant commercial building with surface parking; street frontage on Beach Blvd. and Holland Dr.; near 405 freeway and HQTAs; walking distance to jobs/resources at Huntington Beach Hospital medical



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					plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
167-312-04, 167-312-05, 167-312-06	366, 367, 368	Sites 363-365	SP 14: Affordable Housing Overlay	0.86	Single property owner holds adjacent Site 365 and APN 167-312-04; street frontage on Beach Blvd. and Slater Ave.; aging commercial center and gas station; near 405 freeway and HQTa; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Lake View Elementary School and Park
165-234-07, 165-234-08	343, 344	Site 342	SP 14: Affordable Housing Overlay	0.52	Single property owner holds adjacent Site 342 and these small parcels that comprise an aging commercial center with surface parking; street frontage on Beach Blvd. and Slater Ave.; near 405 freeway and HQTa; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser; walking distance to Ocean View High School, HB Adult School, Oak View Elementary and Community Center/Park, and Huntington Central Park and Library
165-392-60, 165-401-12, 165-401-10, 165-391-43, 165-392-52, 165-401-16, 165-401-15, 165-401-14, 165-401-17, 165-401-11, 165-392-64, 165-392-63, 165-401-06, 165-392-71, 165-391-44, 165-401-09, 165-391-39, 165-391-40, 165-401-07, 165-391-45, 165-392-26, 165-392-70, 165-392-69, 165-401-20, 165-392-72, 165-401-13, 165-401-08, 165-401-19, 165-401-23, 165-392-62, 165-392-44, 165-392-43	159, 199, 200, 209, 215, 227, 228, 229, 235, 237, 274, 276, 281, 288, 289, 291, 292, 293, 300, 304, 305, 306, 307, 311, 315, 322, 325, 326, 330, 331, 332, 334	Sites 38-46, 51-54, 63-66, 322, 323, 326	Affordable Housing Overlay	12.53	Aging industrial buildings with surface parking and outdoor storage; mini-storage/ personal storage; many small lots are remnant parcels under common ownership - northwest corner of Gothard and Slater is 20 separate parcels with only five property owners; street frontage on Gothard St. and Slater Ave.; access to high quality jobs along the Gothard St. Corridor; walking distance to Ocean View High School, HB Adult School, Oak View Elementary and Community Center/Park, Mesa View Middle School and Park, Golden View Elementary School and Park; across Gothard St. from Huntington Central Park and Library
159-201-12, 159-201-04, 159-201-01, 159-201-13, 159-201-05, 159-201-36, 159-201-39, 159-201-40, 159-201-32, 159-201-31,	88, 92, 93, 96, 147, 168, 169, 197, 207, 282, 283, 295, 298, 314, 329	Sites 26, 33-35	Affordable Housing Overlay	4.14	Highest Resource Area; attendance zone for high-performing Hope View Elementary; Aging industrial buildings with surface parking and outdoor storage; street frontage on Talbert Ave., Gothard St., Harriman Cir., and Vincent Cir.; existing cul-de-sac streets are highly conducive for residential and community place-



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159-201-34, 159-201-33, 159-201-38, 159-201-28, 159-201-27					making; across Gothard St. from Huntington Central Park and Library; access to high quality jobs along the Gothard St. Corridor; walking distance to Terry Park
159-212-10, 159-212-09, 159-211-16, 159-211-13, 159-211-14, 159-211-15	203, 208, 290, 308, 309, 312	Sites 21-23, 27-30	Affordable Housing Overlay	2.32	Highest Resource Area; attendance zone for high-performing Hope View Elementary; Aging industrial buildings with surface parking and outdoor storage; street frontage on Gothard St., Mountjoy Dr., and Enterprise Ln.; across Gothard St. from Huntington Central Park and Library; access to high quality jobs along the Gothard St. Corridor; walking distance to Terry Park, Green Park, and Baca Park
111-120-11, 111-120-15, 111-120-17, 111-120-18, 111-120-19, 111-120-14, 111-120-13, 111-120-12, 111-120-20, 111-120-16	83, 110, 111, 121, 122, 126, 127, 129, 182, 231	Sites 238-240, 244-249, 302	RH35	1.54	All small sites are remnant parcels held by a single property owner with adjacent sites that has expressed interest in developing multi-family residential here; Highest Resource Area; attendance zone for high-performing Seaclyff Elementary, Dwyer Middle School, and Huntington Beach High School; outdoor storage with supporting structures dispersed throughout the site; street frontage on Goldenwest St., Garfield Ave., and Stewart Ln.; walking distance to Seaclyff Elementary, Baca Park, Green Park, and Huntington Central Park and Library
111-130-01, 111-130-06, 111-130-05, 111-130-02, 111-130-26, 111-130-31, 111-130-32, 111-130-33, 111-130-35, 111-130-36	125, 131, 137, 160, 161, 385, 386, 387, 389, 390		Affordable Housing Overlay	2.96	All small sites are remnant parcels held by a single property owner with adjacent sites that has expressed interest in developing multi-family residential here; Highest Resource Area; attendance zone for high-performing Smith Elementary, Dwyer Middle School, and Huntington Beach High School; outdoor storage with supporting structures dispersed throughout the site; street frontage on Garfield Ave. and Stewart Ln.; walking distance to Seaclyff Elementary, Baca Park, Green Park, and Huntington Central Park and Library
153-041-29	179	Sites 77-79	SP 14: Affordable Housing Overlay	0.25	Highest Resource Area; attendance zone for high-performing Peterson Elementary, Dwyer Middle School, and Huntington Beach High School; single-tenant commercial pad building that was parceled off from adjacent large sites that comprise the overall commercial center held by single property owner; street frontage on Beach Blvd.; near HQTAs; walking distance to Perry Park; walking distance to jobs/resources at Huntington Beach Hospital medical plaza, Walmart, Kaiser.
025-191-42, 025-191-32	91, 190	Sites 105-109, 112	SP 14: Affordable Housing Overlay	0.36	A single-tenant commercial building with surface parking held by single property owner; Highest



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					Resource Area; attendance zone for high-performing Peterson Elementary, Dwyer Middle School, and Huntington Beach High School; street frontage on Beach Blvd.; near HQTA; walking distance to McCallen Park, Bartlett Park, and Boys and Girls Club of Huntington Valley; across Beach Blvd. from jobs/resources at Hoag medical plaza and Newland Center retail
025-200-62, 025-200-61	157, 280	Sites 97, 260	SP 14: Affordable Housing Overlay	0.60	Two single-tenant auto repair buildings with surface parking held by single property owner; Highest Resource Area; attendance zone for high-performing Peterson Elementary, Dwyer Middle School, and Huntington Beach High School; street frontage on Beach Blvd. and Utica Ave.; near HQTA; walking distance to McCallen Park, Bartlett Park, and Boys and Girls Club of Huntington Valley; across Beach Blvd. from jobs/resources at Hoag medical plaza and Newland Center retail
025-200-50, 025-200-51	294, 296	Sites 98, 101	SP 14: Affordable Housing Overlay	0.83	Highest Resource Area; attendance zone for high-performing Peterson Elementary, Dwyer Middle School, and Huntington Beach High School; gas station and single-tenant auto repair building with surface parking; street frontage on Beach Blvd. and Adams Ave.; near HQTA; walking distance to McCallen Park, Bartlett Park, and Boys and Girls Club of Huntington Valley; across Beach Blvd. from jobs/resources at Hoag medical plaza and Newland Center retail



Large Sites

The City has identified five sites in the site inventory to accommodate 370 units estimated to affordable to low and very low-income households. The City will work with local developers, market rate and affordable, to utilize the opportunity sites to their highest potential for new housing. Additionally, the City of Huntington Beach is a built-out community, with few lots larger than 10 acres remaining, however, as development continues the large sites provide the most opportunity for subdivision and redevelopment as they provide an appropriate amount of land.

Golden West College

Three of the large sites are part of Golden West College (GWC). Through discussions with GWC administration, the sites inventory has identified a maximum of 600 units that could develop across the GWC site during the planning period, in accordance with GWC's Comprehensive Master Plan that has a horizon year of 2030. GWC has several potential locations to develop units on the site due to the property's large size. Development of residential units at GWC will build upon Coast Community College District's successful development of a multi-family residential project on the Orange Coast College (OCC) campus in Costa Mesa. Similar to the OCC development, GWC will construct and operate the housing units on its property. The housing units on the GWC site are intended to be available to the general public.

The GWC site is located in a high resource area. GWC's location along the Edinger Ave. corridor has efficient access to SCAG-designated HQTAs, the Goldenwest Transit Center, and car travel via the 405 freeway. Development of housing on the GWC property will provide lower income households access to education, technical certificates to increase household income and improve labor market engagement, and immediate proximity to high-quality jobs on the college campus and surrounding area. Intentionally planning for development of residential units on this site will improve upward mobility for lower income households and continue to foster diverse, mixed-income areas throughout all areas of the City.

Regency Palms Redevelopment

This site is identified due to property owner interest in redeveloping the site at a higher density. Development of the site with additional housing units will improve conditions for lower income households. The site is located in a moderate resource area and adjacent to high resource areas. Identification of this site to accommodate a portion of the City's lower income RHNA will improve upward economic mobility and produce better environmental/health opportunities for low and moderate income households.

The property owner submitted a letter of interest in site redevelopment and support of a higher zoning designation for the site. In addition, the property owner has shared site plan concepts showing how the site would be reconfigured to accommodate the proposed units. The site does not currently contain any deed-restricted affordable housing units. Site redevelopment will trigger the City's inclusionary housing ordinance, thus creating new deed-restricted affordable housing units and increasing the City's affordable housing stock.

The redevelopment of the site will occur in compliance with SB 330 requirements. Pursuant to SB 330, any developer of a proposed project on this site is required to provide occupants residing in existing protected units relocation benefits and a right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent or affordable housing cost.



Frontier Industrial Yard

Lastly, APN 111-010-39 is 10.1 acres and currently occupied as an industrial service yard with a large portion of vacant land and few buildings. This site has been identified due to several years of developer interest in pursuing a residential project. Prior discussions with the property owner have focused on potential site development and that the existing land use designation is non-residential. While there was express developer interest in constructing multifamily residential on the site, the existing industrial land use designation prevented potential projects from starting the development process. The City will reduce associated barriers to multifamily residential development such as risk, time, and cost by including the site in the Affordable Housing Overlay. Applying the Affordable Housing Overlay to the site means that the Zoning to permit a multifamily residential project will be in place and applications for land use changes are not necessary. This results in at least \$100,000 in cost savings and at least 12 months of review time savings for developers. The Affordable Housing Overlay streamlines the entitlement process for multifamily residential development by providing a ministerial review process. A ministerial review process does not require a public hearing, which reduces developer risk and decreases project time to construction.

Development pursuant to the Affordable Housing Overlay requires a minimum of 20% of the units to be deed-restricted affordable units. The incentive of ministerial review and other provisions of the Affordable Housing Overlay assists developers in providing lower income units as part of a residential project. The site's large size is attractive to developers because Huntington Beach is a built-out community with few lots larger than 10 acres remaining. This site provides the most opportunity for subdivision and redevelopment as it provides an appropriate amount of land to accommodate a cohesive mixed-income development that includes lower income units.

The 10.17 acre size of the site will facilitate multi-family residential development, including the provision of affordable (lower income) residential, due to availability of utilities, vehicular access to two arterial streets, and Housing Element programs that facilitate innovative lot subdivision configurations and streamline the residential review process. The property has immediate availability of utilities including water, sewer, and electric. The site is just over 10 acres (10.17 acres). The site has vehicular access to two primary arterial streets, Slater Ave. and Gothard St. The property has over 1,000 feet of street frontage along Slater Ave. The wide frontage makes the property uniquely ideal for a lot split or multiple lot splits to potentially tailor a site for competitive funding to develop a 100 percent affordable project. It also allows for construction of a variety of multifamily residential product types. The City is committed to facilitating lot splits during the planning period by implementing Program 4D: Small Lot Ordinance Amendment and Program 4E: Zoning Code Maintenance. Program 4D will review and amend the existing Small Lot Ordinance to accommodate contemporary housing and subdivision lot configurations, as well as more attainable housing products and feasible project financing. Program 4E will focus on residential processing procedures and other residential code provisions and propose amendments that will result in reduced processing times and costs. Both of these programs will help facilitate multifamily residential development on the Frontier site. These programs are intended to streamline the development process while facilitating innovative subdivision lot configurations. Further, Table B-8 demonstrates that the City has a track record in facilitating lot splits, including the Brightwater, Fairwind, and Pacific Shores residential developments.

Additionally, there are no environmental constraints known that would constrain the development of housing on the Frontier site during the planning period. Aerial imagery of the site demonstrates the site is primarily utilized as parking/fleet vehicle storage with a few large storage containers. The fleet vehicles (small vans) are kept at the site until they are dispatched to other areas. The majority of business activity at the site occurs within the four office buildings.



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Further, the site is able to accommodate a portion of the City's RHNA for lower income households. As detailed in Table B-5 below, the City's past performance with residential development on sites at least 10 acres in size resulted in on-site production of affordable housing units, including units available to very low income households. Development of this site will affirmatively further fair housing for lower income households because of its proximity to key resources, including high-performing schools, jobs along the adjacent Gothard St. corridor. The site directly abuts Huntington Central Park, a 350-acre park with many community facilities such as the Central Library, Senior Center, Sports Complex, an Urban Forest, Nature Center, fitness and walking trails and multiple passive and active recreation areas to promote healthy lifestyles and improve environmental justice. For example, the site is approximately 0.4 miles (within walking distance) to Golden View Elementary School, Mesa View Middle School, and Ocean View High School. The Ocean View High School campus also includes the Huntington Beach Adult School (HBAS). HBAS provides educational resources for adults that allow them to achieve career and educational goals, such as GED programs, English learner classes, and career training classes in diverse fields like medical assistant, accounting clerk, and notary public. The Frontier site's proximity to these educational resources will assist lower income households in achieving upward economic mobility through education and career training.

The Frontier site is located along the Gothard Street corridor. The City's Economic Development Division has noted that this area has the highest concentration of jobs within the City. Close proximity to a wide variety of jobs will benefit lower income households by improving their financial and economic conditions. The site is also one block from Beach Boulevard. This area of Beach Boulevard provides many job opportunities and daily needs, including Huntington Beach Hospital and its medical complex, offices, retail, grocery stores, and other services. The walkability of this area will benefit working families that can walk to nearby schools (elementary through high school), jobs, and businesses for daily needs.

Additionally, the Frontier site is immediately adjacent to Huntington Central Park. Huntington Central Park is home to the City's Central Library and Senior Center. These facilities provide community resources and programming, including meals and health screenings for seniors, afterschool homework help for junior high students, and inclusive bilingual Spanish/English story time for kids and parents. Huntington Central Park also provides a multitude of recreational amenities, including four playgrounds, a nature center, disc golf course, horseshoes, dog park, and an equestrian center. Immediate access to Huntington Central Park, the Senior Center, and Central Library will promote healthy lifestyles and improve environmental justice for lower income households.

Overall, development of the Frontier site will affirmatively further fair housing for lower income households because of its proximity to key community resources. This includes being walking distance to high-performing schools, jobs, services, and daily needs along the adjacent Gothard St. corridor and nearby Beach Blvd. Access to these types of resources will contribute to upward economic mobility. The Frontier site is also adjacent to Huntington Central Park, Central Library, and Senior Center. Proximity to these community resources and facilities promote healthy lifestyles and improve environmental justice. Identification of the Frontier site to accommodate the RHNA intentionally improves conditions for lower income households.

In addition to the analysis above, the City has a past performance of subdividing and developing sites larger than ten acres, as shown in **Table B-8** below.



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APN/Address	Project Name	Project Type	Total Units	Affordability	Project details or description
024-271-06	Pacific City Apartments	MFR (rental)	516	Moderate: 51	17.2 acres; on-site construction of 51 units deed-restricted affordable housing in the Coastal Zone per inclusionary zoning ordinance
163-312-82	Brightwater Residential	SFR	349	Developed under County of Orange jurisdiction	105.3 acres
10251 Yorktown	Fairwind	SFR	81	Paid proportionate fees toward development of Oceana (100% affordable rental MFD)	PUD (reduced size SFR lots); 11.65 acres; closed school site
21471 Newland	Pacific Shores	MFR (ownership)	201	Low: 3 Moderate: 18 Total: 21	23 acres; on-site construction of 21 units deed-restricted affordable housing in the Coastal Zone per inclusionary zoning ordinance
142-075-01	Bella Terra Residential	MFR (rental)	467	Very Low: 28 Moderate: 43 Total: 71	10.4 acres; on-site construction of 71 units deed-restricted affordable housing (28 very low and 43 moderate)
14422 Hammon	Windbourne	SFR	51	Moderate: 1 Funding for acquisition & rehab of 4 off-site units	PUD (reduced size SFR lots); 8.745 acres + 1.3 acre public park; closed school site
163-362-51	Parkside Estates	SFR	111	Acquisition and rehab of off-site units	23 acre site with preserved, restored, and enhanced open space, 1.6-acre neighborhood park and public trails



Table B-8: Past Performance with Residential Development on 10+ acre sites

APN/Address	Project Name	Project Type	Total Units	Affordability	Project details or description
142-074-04	Boardwalk	MFR (rental)	487	Very Low: 10 Moderate: 47 Total: 57	12.5 acres; on-site construction of 57 units deed-restricted affordable housing (10 very low and 47 moderate); 15% affordable units due to location in a redevelopment area
9191 Pioneer	Truwind	SFR	49	Paid proportionate fees toward development of Oceana (100% affordable rental MFD)	PUD (reduced size SFR lots); 8.35 acres plus land dedication for parking lot for adjacent park; closed school site

Source: City of Huntington Beach, 2021.

The City's past performance with development of residential projects on large sites demonstrates that the sites identified in this section can adequately assist the City in accommodating its RHNA for lower-income housing. Past projects on large sites have been on vacant and non-vacant sites, provided on-site affordable housing, acquired/rehabilitated off-site affordable units, and constructed both rental and ownership units. The past performance large sites identified above were developed prior to newer housing legislation and incentives for development, such as Density Bonus. The three large sites identified are likely to produce affordable units due to the City's inclusionary zoning requirements, the incentives associated with the proposed zoning designations for these sites, and the higher densities permitted by the zoning designations. Factors such as high cost of land, construction materials, and labor contribute to the likelihood that projects on the identified large sites will utilize the incentives of the proposed zoning designations to construct housing units on the properties, including affordable units as required by the City's inclusionary zoning ordinance as well as the proposed zoning designations. The City's inclusionary zoning ordinance requires a minimum of 10% of all new dwelling units to be reserved as deed-restricted affordable units. All proposed developments, including on the three identified large sites, will be required to satisfy any and all inclusionary zoning requirements.

The City has extensive experience in developing housing units on educational properties. While many past projects were developed on closed school sites, the GWC site is an active education facility that will provide increased opportunities to lower income households. The development of multi-family housing on the GWC campus will provide housing available to households of all income levels in a high resource area, which assists the City in affirmatively furthering fair housing. This development can realistically accommodate its assumed portion of the City's lower income RHNA as it builds upon Coast Community College District's successful development of a multi-family residential project on the Orange Coast College campus in Costa Mesa.



8. Accessory Dwelling Units

Accessory dwelling units, or ADUs, are housing units that 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 State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development in the City; Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.

As a result of new legislation and an increased effort by the City to promote ADUs, Huntington Beach has seen an average year over year ADU increase of 80 percent from 2018 to 2020. In 2018, the City permitted 13 ADUs, followed by 28 in 2019 and 31 in 2020 – a total increase of 138 percent between 2018 and 2020. In 2021, the City experienced a year over year increase of 90 percent with 59 permitted ADUs.

The City of Huntington Beach has determined based on past performance that it is appropriate to anticipate the development of 487 ADUs from 2021 to 2029. **Table B-9** below displays the calculation and estimated projection for the 8-year planning period. This estimation is based off the following calculations:

- Total ADU permitting increase from 2018 to 2020: 138 percent
- Average increase from 2018 to 2020: 80 percent
- 2020-2021 Increase of 70 percent
- 32 ADUs permitted from 1/1/2022 – 5/12/2022

Year	Percent Increase	ADU Permitted
Projection Period Total:	--	487 units
2028 (projected)	--	50 units
2027 (projected)	--	50 units
2026 (projected)	--	50 units
2025 (projected)	--	50 units
2024 (projected)	--	50 units
2023 (projected)	--	50 units
2022 (projected)	--	50 units
2021 (actual)	70%	59 units
2020 (actual)	11%	31 units
2019 (actual)	115%	28 units
2018 (actual)	117%	13 units
2017 (actual)	--	6 units

ADU Past Performance



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Table B-9 provides conservative production targets for ADUs during the 6th Cycle planning period. The following information is provided to support the City’s production assumptions for the planning period, including past permit data since 2017 when state ADU laws were implemented to streamline the process and increase ADU production. The information also includes data covering the 6th Cycle planning period from October 15, 2021 through July 8, 2022 to demonstrate that the City is on track to exceed the ADU production assumptions listed in Table B-9.

The City is actively monitoring its ADU performance during the 6th Cycle planning period. The data below in Table B-10 demonstrates that the City’s ADU performance is on track to exceed the projections assumed to satisfy the RHNA requirements. The City has received applications to develop 90 ADUs between January 1, 2022 and July 8, 2022. The ADU production assumptions in Table B-9 are conservative because they were developed based on ADU permit data from January 1, 2022 through May 12, 2022 while Table B-10 below demonstrates that the City has received a significant increase in ADU permit volume since May 12, 2022. Further, ADU permit data from 2017-2019 indicates that an average of 74% of all ADU applications received are “finalized”, meaning that the ADU is constructed and ready for residential occupancy. Using this average, the City is on track to produce 66 ADUs in the first half of 2022, which exceeds the entire calendar year projection of 62 ADUs.

Table B-10: 6th Cycle Accessory Dwelling Unit Performance		
	ADU Applications Received	Total # of ADUs Proposed by Applications
October 15, 2021 – December 31, 2021	30	33
January 1, 2022 – July 8, 2022	85	90
Total	115	123

The City’s 6th Cycle performance further demonstrates and supports the ADU production assumptions in Table B-9. As depicted in Table B-10, the City has received 115 applications to construct a total of 123 ADUs thus far in the 6th Cycle. The City’s past performance ADU construction average supports the assumption that of the 123 ADUs proposed during the planning period to date, at least 74% (91 ADUs) will be constructed and approved for occupancy. Program 2E commits the City to monitoring ADU production annually to ensure that production estimates are achieved.

Permit Process

In the first six months of 2022 (through July 8, 2022), permits were initiated for 90 ADUs, which are in various stages of the permit process. Many ADU applications are submitted by residential property owners that do not have experience with construction or the permitting process. Lack of familiarity



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with the plan review process and requirements can lead to increased time and costs due to plan check corrections and multiple rounds of plan submittals. To expedite the time experienced from permit application submittal to permit issuance, the City will implement Program 2D to provide permit-ready ADU plans. This will provide property owners with an accessible and simple path to begin construction on their ADU even faster. The permit process will also become more efficient for City staff because the plans are pre-approved and require less staff review time. Based on the volume of permit applications received thus far in the 6th Cycle, the City anticipates a continued substantial annual increase in ADU permit volume throughout the planning period. The permit-ready ADU plans provided by Program 2D will enable City staff to absorb the higher volume of permit activity with its existing staff resources. Overall, the quantity of ADU permit applications received so far in the 6th Cycle and the City's successful track record regarding ADU construction in conjunction with Program 2D support the ADU assumptions in Table B-9 and will result in an expedited ADU permit process.

Local ADU Trends

Several other local trends support ADU development during the planning period. For example, local trends in ADU development demonstrate that an increased number of multi-family properties are constructing ADUs. 6th Cycle permit monitoring data indicates that approximately 40% of all ADU applications and total quantity of ADUs are proposed on parcels that have a multi-family zoning designation.

Other local trends in ADU development support the assumptions in Table B-9. Recent permit data demonstrates that many newly constructed ADUs are sited above existing garages in small lot areas. Additionally, many single-family properties on standard lots propose to convert their existing garage to ADUs, convert existing living space to an ADU, or construct a detached ADU in the front or rear yard. Further, while some property owners may choose to finance ADU construction themselves, market conditions are optimal for ADU financing. High household incomes combined with high land values incentivize property owners to capitalize on their home equity and generate a return on their investment by constructing an ADU. These local trends in ADU development and other local factors further supports the ADU assumptions to achieve the RHNA.

For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). SCAG conducted analysis consists of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Using the proportions SCAG created for Orange County, the City has allocated the following ADUs for each income category:

Income Category	Units
Low and Very Low Income (63%)	307 units
Above Moderate Income (2%)	10 units
Moderate Income (35%)	170 units
Total	487 units



To assist in reaching the City’s ADU development projections, Huntington Beach has included **Programs 2D and 2E**, which explores 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:

- Implementation of a permit ready ADU program
- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Explore potential State and Regional funding sources for affordable ADUs

9. Lodging, Hotel, and Motel Conversion

In addition to the sites identified for development and redevelopment, the City has also identified 3 sites for opportunity for Hotel/Motel Conversion. HCD allocates funding for the redevelopment of hotel and motel properties for permanent housing. Per HCD’s website, “Homekey” is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single- family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to Permanent or Interim Housing for the Target Population. The City anticipates the use of Project HomeKey funds on several properties within Huntington Beach.

On December 28th, 2021, the City submitted an application for funds in order to obtain its first HomeKey property. On February 16th, 2022, the City was awarded \$17 million for their project and are planning to use seed funds to acquire the property by the summer of 2022. After acquisition, the City plans to rehab the property and would use it for transitional housing for at least five years. Eventually, the development would be used for permanent supportive housing for the City.

The following sites have been identified for opportunity for conversion to residential at a low and very low-income affordability.

APN	Address	Existing Use/Justification for Redevelopment
142-342-18	7667 Center Ave	Hotel/Hotel Huntington Beach. The City will conduct ongoing outreach to potential development partners to coordinate and submit applications for the site as funding is released and available.
142-081-29	7872 Edinger Ave	Hotel/Springhill Suites. The City will conduct ongoing outreach to potential development partners to coordinate and submit applications for the site as funding is released and available.
165-225-10	17251 Beach Blvd	Motel/Quality Inn & Suites. Funding has been awarded by HCD for this site on February 16 th , 2022. Please refer to discussion above.

B. Water, Sewer and Dry Utility Availability



1. Water Service

The City of Huntington Beach's water service area population was 201,327 in 2020 and is projected to increase to 207,402 by 2040³. Additionally, the RHNA allocation as determined by HCD and SCAG projects a total growth need of 13,368 units through 2029. The City relies on a combination of local groundwater, and imported water to meet its water needs. The City works with three primary agencies, Metropolitan Water District of Southern California (Metropolitan), Municipal Water District of Orange County (MWDOC), and Orange County Water District (OCWD) to ensure reliable water supply. The City of Huntington Beach relies primarily on groundwater wells located throughout the City for water supply. The City pays a replenishment assessment to the Orange County Water District for each acre-foot of water taken from the groundwater basin. The balance of the City's water demand is met with imported water delivered by the Metropolitan Water District of Southern California.

As the City has developed, it has correspondingly increased its number of connections, installed more wells, built a series of reservoirs, and greatly expanded the transmission and distribution system to meet the water service requirements of a growing number of customers. Additionally, all sites identified within this section to accommodate the City's RHNA allocation are within the City's water service area or are already connected to the system (non-vacant sites). The City will work with the water providers to ensure that housing developed for low and very low-income households received priority service connection (**Program 2G**).

2. Sewer Service

The City operates and maintains the local sewer system consisting of approximately 360 miles of pipeline and 27 sewer lift stations that connect to OCSD's trunk system to convey wastewater to OCSD's treatment plants.⁴ The City's main plants have the following capacity:

- Plant No. 2 in Huntington Beach: 312 MGD

3. Dry Utilities

Utilities services for gas are provided by Southern California Gas Company (SCGC) and electricity are provided by Southern California Edison (SCE). In accordance with the California Public Utilities Commission and in compliance with SCE's "Rules for the sale of electric energy" all electric and gas service will be provided for future development in the City of Huntington Beach as requested.

C. Adequate Sites Table and Supplemental Maps

Table B-14 below displays the sites identified to accommodate Huntington Beach's RHNA at all income levels plus a 50% buffer if needed to maintain adequate sites to meet the RHNA throughout the planning period. Following the sites table, additional maps are provided which display all the sites identified to accommodate the City's RHNA allocation.

³ City of Huntington Beach, Urban Water Management Plan (1.2.2 Water Supply), 2020. Accessed online September 2021.

⁴ City of Huntington Beach, Sewer System Management Plan, 2021. Accessed online September 2021.



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Table B-14: Adequate Sites to Accommodate the RHNA

ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
2	107-781-07	16152 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	5.82	No maximum	80	100	0	No	No	139	69	255	465	463	Commercial office building with associated surface parking lot. This is an underutilized site with low FAR. Located at the Beach/Edinger intersection, this site has good access to the 405 freeway and is near 2 transit stops. The City has met with the property owner to discuss potential residential development opportunities.
4	111-010-39	7292 Slater Ave	I	IG	General Industrial District	HO70	10.17	0.75	56	70	0	No	No	170	85	312		567	The site is currently designated Industrial and is occupied by Frontier for primarily storage, vehicle maintenance and offices. A large portion of the site is undeveloped without permanent structures. The site is underutilized with a low existing FAR. The City has met with brokers to discuss residential development opportunities on the site and previously reviewed a conceptual plan for residential development. The site is located within proximity to key resources, including high-performing schools, jobs along the adjacent Gothard St. corridor, and Huntington Central Park to promote healthy lifestyles and improve environmental justice.
5	145-272-41	15511 Edwards St	GN	GG	General Commercial District	RMH	1.87	1.5	20	25	0	No	No	0	11	25	37	36	High Resource Area. Chuck E Cheese commercial building with associated surface parking lot. Adjacent to residential uses and gas station. Located on SW corner of W McFadden Ave and Edwards St (arterial streets). Located near 2 transit stops. The City has met with a residential developer to discuss residential development a potential 20 du/ac residential project on the site.
6	165-081-08	17111 Goldenwest St	CG	RMH	Medium High Density Residential District	HO70	14.05	25	56	70	311	No	No	235	117	121	786	473	Residential use - apartment homes. Adjacent to residential homes and multiple commercial uses (drive-thru, Autozone, Sprouts grocery store, and strip mall with associated surface parking lot). Located along main roads Warner Ave and Goldenwest St. Located near 6 transit stops. The City has met with the owner of the site to discuss a project to reconfigure the existing complex and add several hundred units to the site.
7	142-501-09	16761 Burke Ln	RT	RT	Research and Technology District	HO70	0.77	1	56	70	0	No	No	12	6	23	43	41	Lot contains corporate, single-story office building with associated parking. Adjacent uses - office/industrial uses. This site is in common ownership with Site #8.
8	142-501-10	16791 Burke Ln	RT	RT	Research and Technology District	HO70	0.91	1	56	70	0	No	No	15	7	27	50	49	Use type - Industrial. Lot contains office/industrial, single-story facility with parking. Adjacent uses - office/industrial uses. located on Prince Dr, which is connected to Gothard Street. This site is in common ownership with Site #7.
9	142-143-10	16562 Gothard St	RT	RT	Research and Technology District	HO70	3.33	1	56	70	0	No	No	55	27	102	186	184	Commercial buildings with associated surface parking lot surrounding the buildings. Located at SWC of Heil Ave and Gothard St. Adjacent uses are commercial businesses.
10	142-491-01	16601 Gothard St	RT	RT	Research and Technology District	HO70	2.13	1	56	70	0	No	No	35	17	65	119	117	Commercial buildings with associated surface parking lot surrounding the buildings. Located along Gothard St. Adjacent uses are commercial businesses.
11	142-501-11	16662 Gothard St	RT	RT	Research and Technology District	HO70	3.11	1	56	70	0	No	No	52	26	95	174	173	Commercial buildings with associated surface parking lot surrounding the buildings. Located along Gothard St. Adjacent uses are commercial businesses.
12	142-492-11	16691 Gothard St	RT	RT	Research and Technology District	HO70	2.64	1	56	70	0	No	No	44	22	80	147	146	Commercial office buildings with small associated warehouse. Associated parking surrounding lot. Adjacent uses include residential homes, commercial industrial uses, and an RV parking lot. Located along Gothard St.
13	142-491-02	7272 Mars Dr	RT	RT	Research and Technology District	HO70	0.54	1	56	70	0	No	No	9	4	16	30	29	Commercial building with associated fenced-in small warehouse. Adjacent lots are similar uses. Located along Mars Dr, which is connected to Gothard St.
14	142-502-07	7372 Prince Dr	RT	RT	Research and Technology District	HO70	0.96	1	56	70	0	No	No	15	7	29	53	51	Two-story office building with associated ground parking reserved for office tenants. Adjacent uses are similar uses to the north and east, residential single-



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Table B-14: Adequate Sites to Accommodate the RHNA

ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
15	142-502-06	7402 Prince Dr	RT	RT	Research and Technology District	HO70	0.76	1	56	70	0	No	No	12	6	23	42	41	family homes to the west, and a storm drain/waterway to the south. Located along Gothard St. Commercial building with associated parking and behind-store (small) warehouse area. Most street parking is taken by commercial business's products (De Lorean Motor Cars). Located along Prince Dr, which is connected to Gothard Street.
16	142-492-10	7252 Saturn Dr	RT	RT	Research and Technology District	HO70	2.57	1	56	70	0	No	No	43	21	79	144	143	Storage facility with associated RV parking lot. Adjacent uses include single-family residential homes, office uses, and baseball field.
17	142-511-06	16102 Gothard St	RT	RT	Research and Technology District	HO70	0.79	1	56	70	0	No	No	12	6	23	43	41	Industrial warehouse with associated parking. Located near similar uses along Gothard Street. Across Gothard Street is high-density residential housing and more similar warehouse uses.
18	142-511-07	7409 Lorge Cir	RT	RT	Research and Technology District	HO70	0.80	1	56	70	0	No	No	13	6	24	44	43	Industrial warehouse with associated parking. Located near similar uses along Lorge Cir, which is connected to Gothard Street.
19	142-511-08	7451 Lorge Cir	RT	RT	Research and Technology District	HO70	0.93	1	56	70	0	No	No	15	7	28	52	50	Commercial building with multiple businesses and associated parking. Located near similar uses and industrial warehouses. Low connectivity, located in a cul de sac on Lorge Cir, which is connected to Gothard Street. East side adjacent to railroad.
20	159-201-22	18202 Enterprise Ln	RT	RT	Research and Technology District	HO70	0.68	1	56	70	0	No	No	11	5	20	38	36	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial/industrial warehouse located along Enterprise Ln, which is connected to Gothard St. Adjacent uses include similar uses of commercial/industrial and a church to the north.
21	159-202-05	18211 Enterprise Ln	RT	RT	Research and Technology District	HO70	1.14	1	56	70	0	No	No	19	9	35	64	63	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial/industrial warehouse with businesses located along Enterprise Ln, which is connected to Gothard St. Adjacent uses include similar uses of commercial/industrial and a church to the north.
22	159-211-01	18261 Enterprise Ln	RT	RT	Research and Technology District	HO70	0.57	1	56	70	0	No	No	9	4	17	32	30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Automobile parts warehouse with associated parking along Enterprise Ln, which is connected to Gothard St. Adjacent lots include similar uses.
23	159-211-03	18321 Enterprise Ln	RT	RT	Research and Technology District	HO70	0.57	1	56	70	0	No	No	9	4	17	31	30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial business with small warehouse (Printing/Graphics/Signage company) and associated parking. Adjacent lots include similar warehouse uses.
24	159-211-11	18341 Enterprise Ln	RT	RT	Research and Technology District	HO70	1.30	1	56	70	0	No	No	21	10	39	72	70	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Huntington Valley Industrial Center with associated parking. Adjacent to commercial industrial businesses and warehouses.
25	159-211-12	18371 Enterprise Ln	RT	RT	Research and Technology District	HO70	0.98	1	56	70	0	No	No	16	8	30	55	54	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Industrial warehouses adjacent to commercial/industrial businesses.
26	159-201-26	18072 Gothard St	RT	RT	Research and Technology District	HO70	0.81	1	56	70	0	No	No	13	6	24	45	43	Industrial/commercial warehouse with associated fenced-in parking. Adjacent lots are of similar uses - industrial/commercial warehouses, churches, and baseball fields. Located along Gothard Street near one transit stop.
27	159-202-03	18192 Gothard St	RT	RT	Research and Technology District	HO70	0.57	1	56	70	0	No	No	9	4	17	31	30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Small industrial warehouse with associated parking. Adjacent lots are similar uses with storage facilities. North of site is a church and across Gothard St from the site is vacant, open space.
28	159-202-04	18222 Gothard St	RT	RT	Research and Technology District	HO70	0.57	1	56	70	0	No	No	9	4	17	32	30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Industrial/commercial warehouse. Adjacent lots are similar uses.
29	159-211-10	18262 Gothard St	RT	RT	Research and Technology District	HO70	0.57	1	56	70	0	No	No	9	4	17	32	30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Automotive care center



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30	159-211-08	18302 Gothard St	RT	RT	Research and Technology District	HO70	0.57	1	56	70	0	No	No	9	4	17	31	30	warehouse for RVs. Adjacent to industrial/commercial warehouses. Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Automobile repair center. Adjacent to Huntington Valley Industrial Center and other industrial/commercial warehouses and businesses.
31	159-212-08	18460 Gothard St	RT	RT	Research and Technology District	HO70	4.99	1	56	70	0	No	No	83	41	153	279	277	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Industrial warehouse with associated surface parking. Adjacent to industrial/commercial warehouses and businesses to the north and west and residential to the east and south across railroad tracks and Ellis Ave, respectively.
32	159-212-07	7402 Mountjoy Dr	RT	RT	Research and Technology District	HO70	0.61	1	56	70	0	No	No	10	5	18	34	33	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Automobile detailing/industrial warehouse with industrial warehouses adjacent to site along Gothard St.
33	159-201-37	7462 Talbert Ave	RT	RT	Research and Technology District	HO70	0.63	1	56	70	0	No	No	10	5	19	35	34	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Industrial manufacturing warehouse with similar uses adjacent to site along Talbert Ave. Located near three transit stops.
34	159-201-30	7442 Vincent Cir	RT	RT	Research and Technology District	HO70	0.90	1	56	70	0	No	No	15	7	27	50	49	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial/industrial warehouse with businesses, including Branches HB (church use) in the Vincent Cir cul de sac. Adjacent uses are industrial/commercial warehouses to the north and east and Seabreeze Church and its associated parking and recreational structures to the south.
35	159-201-29	7441 Vincent Cir	RT	RT	Research and Technology District	HO70	0.94	1	56	70	0	No	No	15	7	28	52	50	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial/industrial building with associated parking. Located in Vincent Cir cul de sac, which is connected to Gothard St. Nearby 3 transit stops. Adjacent uses include commercial and industrial uses.
36	142-492-05	16561 Gemini Ln	P	RT	Research and Technology District	HO70	1.35	1	56	70	0	No	No	22	11	41	75	74	Industrial manufacturing warehouse with similar uses adjacent to site along Gemini Ln, which is connected to Gothard St.
37	142-492-01	16541 Gothard	RT	RT	Research and Technology District	HO70	1.62	1	56	70	0	No	No	27	13	49	90	89	Commercial business center with associated surface parking. SWC Heil Ave and Gothard St. Adjacent uses are commercial/industrial uses.
38	165-391-41	17592 Metzler Ln	RT	RT	Research and Technology District	HO70	0.55	1	56	70	0	No	No	9	4	16	30	29	Commercial/industrial business warehouse building. Adjacent to similar use. Railroad to east of Site. Located near one transit stop along Slater Ave and one along Gothard St.
39	165-391-23	17622 Metzler Ln	RT	RT	Research and Technology District	HO70	0.55	1	56	70	0	No	No	9	4	16	30	29	Commercial/industrial business warehouse building. Adjacent to similar use. Railroad to east of Site. Located near one transit stop along Slater Ave and one along Gothard St.
40	165-392-25	17671 Metzler Ln	RT	RT	Research and Technology District	HO70	1.14	1	56	70	0	No	No	18	9	34	63	61	Commercial/industrial business warehouse buildings with associated surface parking. Adjacent to similar use. Located near one transit stop along Slater Ave and one along Gothard St.
41	165-391-46	17752 Metzler Ln	RT	RT	Research and Technology District	HO70	0.53	1	56	70	0	No	No	8	4	15	29	27	Commercial/industrial business warehouse. Adjacent to similar use. Railroad to east of Site. Located near one transit stop along Slater Ave and one along Gothard St.
42	165-391-47	17762 Metzler Ln	RT	RT	Research and Technology District	HO70	0.52	1	56	70	0	No	No	8	4	15	29	27	Commercial/industrial business warehouse. Adjacent to similar use. Railroad to east of Site. Located near one transit stop along Slater Ave and one along Gothard St.
43	165-392-73	17531 Metzler Ln	RT	RT	Research and Technology District	HO70	1.03	1	56	70	0	No	No	17	8	31	57	56	Industrial manufacturing warehouse with associated surface parking. Adjacent to industrial warehouse facilities. Located along Metzler Ln, which is connected to Slater Ave. Nearby two transit stops.



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Table B-14: Adequate Sites to Accommodate the RHNA

ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
44	165-391-38	17632 Metzler Ln	RT	RT	Research and Technology District	HO70	0.55	1	56	70	0	No	No	9	4	16	30	29	Two story industrial/commercial business office building with associated parking. Adjacent to industrial warehouses/commercial businesses. Railroad to east of Site. Located near one transit stop along Slater Ave and one along Gothard St.
45	165-401-01	17800 Gothard St	RT	RT	Research and Technology District	HO70	2.44	1	56	70	0	No	No	40	20	74	136	134	Industrial manufacturing warehouse with associated surface parking. Adjacent to industrial warehouse facilities. Located along Belva Dr, which is connected to Gothard St. Nearby two transit stops.
46	165-401-24	17832 Gothard St	RT	RT	Research and Technology District	HO70	0.87	1	56	70	0	No	No	14	7	26	48	47	Industrial manufacturing warehouse with associated surface parking. Adjacent to similar uses. Across Gothard St is HB Central Park. Nearby three transit stops.
47	165-401-25	17852 Gothard St	RT	RT	Research and Technology District	HO70	0.59	1	56	70	0	No	No	9	4	18	33	31	Commercial office/Industrial warehouse use with associated parking. located at end of cul de sac. Near two transit stops.
48	165-401-26	17872 Gothard St	RT	RT	Research and Technology District	HO70	0.73	1	56	70	0	No	No	12	6	22	41	40	Office and warehouse with surface parking. Includes a CrossFit center. Located adjacent to similar uses. Located near three transit stops.
49	165-401-27	17892 Gothard St	RT	RT	Research and Technology District	HO70	0.75	1	56	70	0	No	No	12	6	22	41	40	Office and warehouse building with associated surface parking. Located adjacent to similar uses. Streetview shows low utilization. Located near three transit stops.
50	165-401-28	17912 Gothard St	RT	RT	Research and Technology District	HO70	0.61	1	80	100	0	No	No	14	7	26	49	47	Office and warehouse building with associated surface parking. Located adjacent to similar uses. Located near three transit stops.
51	165-401-03	17922 Gothard St	RT	RT	Research and Technology District	HO70	1.32	1	80	100	0	No	No	31	15	57	105	103	Strip mall/warehouses for automobile/manufacturing businesses with associated parking. Located adjacent to storage warehouse and industrial warehouse uses. Located near three transit stops.
52	165-401-04	17952 Gothard St	RT	RT	Research and Technology District	HO70	2.64	1	80	100	0	No	No	63	31	116	211	210	Storage warehouse. Located adjacent to industrial/commercial warehouses. Good connectivity - located NEC Gothard and Talbert. Located near three transit stops.
53	165-401-22	7451 Talbert Ave	RT	RT	Research and Technology District	HO70	0.67	1	80	100	2	No	No	15	7	29	53	51	Office and warehouse use with associated parking. Located adjacent to storage/industrial warehouses. Located near three transit stops.
54	165-401-21	7491 Talbert Ave	RT	RT	Research and Technology District	HO70	0.51	1	80	100	0	No	No	12	6	22	40	40	Office building with associated parking. Located near other offices and storage/industrial warehouses. Located near three transit stops.
55	142-221-23	16892 Gothard St	RT	RT	Research and Technology District	HO70	2.03	1	80	100	1	No	No	48	24	89	162	161	Commercial office/Industrial warehouse use with associated parking. located NEC Gothard and Warner. Located near four transit stops.
56	142-511-12	16130 Gothard St	RT	RT	Research and Technology District	HO70	0.78	1	56	70	2	No	No	12	6	23	43	41	Industrial warehouse with associated parking. Connected to Gothard St. Located near three transit stops.
57	142-511-13	16182 Gothard St	RT	RT	Research and Technology District	HO70	2.93	1	56	70	1	No	No	49	24	90	164	163	Commercial offices with warehouses. Connected to Gothard street, nearby three transit stops. Located adjacent to warehouse and commercial/industrial facilities.
58	142-511-16	16212 Gothard St	RT	RT	Research and Technology District	HO70	2.85	1	56	70	2	No	No	47	23	87	159	157	Storage warehouse. Located adjacent to industrial/commercial warehouses. Located near four transit stops along Edinger Ave, which is connected to Gothard St.
59	142-221-22	16882 Gothard St	RT	RT	Research and Technology District	HO70	2.06	1	80	100	1	No	No	49	24	90	164	163	Commercial strip mall located NEC Gothard St and Warner Ave. Located near four transit stops. Nearby uses include commercial businesses, storage warehouses, residential uses, and schools. Held under same ownership as sites 55, 59, 62, and 369 - 373.
60	142-511-11	7436 Lorge Cir	RT	RT	Research and Technology District	HO70	0.80	1	80	100	2	No	No	18	9	34	63	61	Commercial office/industrial manufacturing warehouse (construction businesses) located at end of cul de sac at Lorge Cir which is connected to Gothard St. located adjacent to similar uses.
61	142-511-10	7452 Lorge Cir	RT	RT	Research and Technology District	HO70	0.96	1	80	100	0	No	No	22	11	41	76	74	Commercial and industrial offices located at end of cul de sac at Lorge Cir, which is connected to Gothard St. Located adjacent to similar uses.



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Table B-14: Adequate Sites to Accommodate the RHNA

ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
62	142-221-24	7471 Warner Ave	RT	RT	Research and Technology District	HO70	2.18	1	80	100	0	No	No	52	26	95	174	173	Commercial/Industrial office and warehouse with associated parking. Located adjacent to similar uses. Located on Lorge Cir, which is connected to Gothard St. Held under same ownership as sites 55, 59, 62, and 369 - 373.
63	165-392-40	17616 Gothard St	RT	RT	Research and Technology District	HO70	0.66	1	80	100	0	No	No	15	7	28	52	50	Commercial business with small warehouse (car services) and associated parking. Adjacent lots include similar warehouse uses. Located near one transit stop.
64	165-392-39	17682 Gothard St	RT	RT	Research and Technology District	HO70	0.54	1	56	70	0	No	No	9	4	16	30	29	Commercial office/industrial warehouse with associated parking located along Gothard St. Located adjacent to similar uses. Across Gothard St is Huntington Central Park East. Located near one transit stop.
65	165-392-38	17712 Gothard St	RT	RT	Research and Technology District	HO70	0.54	1	80	100	0	No	No	12	6	23	43	41	Commercial/Manufacturing facility with associated parking. Located adjacent to similar uses. Across Gothard St is Huntington Central Park East. Located near one transit stop.
66	165-392-15	17577 Metzler Ln	RT	RT	Research and Technology District	HO70	0.53	1	80	100	0	No	No	12	6	23	42	41	Industrial warehouse located adjacent to similar uses. Located along Metzler Ln, which is connected to Slater Ave. Located near one transit stop.
67	153-051-14	19476 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.81	No maximum	80	100	0	No	No	19	9	35	64	63	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial business with associated surface parking. Located adjacent to gas station, open space, and residential housing. NEC Beach Blvd and Yorktown Ave. Located near three transit stops.
68	157-471-06	18582 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	3.64	No maximum	80	100	0	No	No	87	43	160	291	290	Strip mall of commercial businesses with associated surface parking. Located adjacent to residential uses and commercial businesses. Located along Beach Blvd and near two transit stops.
69	153-051-24	19240 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.63	No maximum	80	100	0	No	No	39	19	71	130	129	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial business (Hotel) with associated parking. Adjacent uses are residential and similar uses. Located along Beach Blvd and near two transit stops.
70	153-041-17	19232 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	2.32	No maximum	80	100	0	No	No	55	27	101	185	183	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial business (car dealership) with associated parking. Located along Beach Blvd. Located adjacent to similar uses, residential uses, and near two transit stops.
71	153-041-16		M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.02	No maximum	80	100	0	No	No	24	12	44	81	80	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Parking lot for car dealership (same ownership as 153-041-17). Located adjacent to similar uses along Beach Blvd and near two transit stops.
72	153-041-15	19202 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.83	No maximum	80	100	0	No	No	19	9	36	66	64	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Vacant retail building (former car dealership); site is currently used by a car dealership in the City (Toyota of HB) for inventory lot. Located adjacent to similar uses along Beach Blvd and near two transit stops. Under same ownership as site #73.
73	153-041-14		M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.11	No maximum	80	100	0	No	No	26	13	48	88	87	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Parking lot for car dealership (same ownership as 153-041-14). Located adjacent to similar uses along Beach Blvd and near two transit stops.
74	157-452-03	18972 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.51	No maximum	56	70	0	No	No	8	4	15	28	27	High Resource Area (2022 TCAC/HCD Opportunity Indices Map). Gas station with convenience store located NEC Beach Blvd and Garfield Ave. Near two transit stops. Located adjacent to commercial strip mall.
75	157-452-41	18900 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.27	No maximum	56	70	0	No	No	21	10	39	71	70	High Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial strip mall with associated surface parking located NEC Beach Blvd and Garfield Ave. Near two transit stops. Adjacent uses include



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76	157-452-42	18922 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.68	No maximum	56	70	0	No	No	11	5	20	38	36	commercial businesses, gas station/convenience store, and residential condos.
77	153-041-34	19002 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.73	No maximum	56	70	0	No	No	12	6	22	40	40	High Resource Area (2022 TCAC/HCD Opportunity Indices Map). Drive through Starbucks and commercial businesses located in associated strip mall (157-452-41). Adjacent to gas station and commercial businesses.
78	153-041-28	19072 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	3.40	No maximum	56	70	0	No	No	57	28	104	190	189	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Taco Bell drive through with associated surface parking. Located at SEC Garfield Ave and Beach Blvd. Near one transit stop. Adjacent uses are residential and commercial.
79	153-041-18	19008 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.78	No maximum	56	70	0	No	No	12	6	23	43	41	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial building with associated surface parking. Adjacent uses include similar commercial uses/strip mall and residential uses. Located SEC Garfield and Beach Blvd. and near two transit stops.
81	142-191-24		M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.03	No maximum	80	100	0	No	No	0	0	1	2	1	Private parking of tenant. Adjacent uses are commercial businesses. Located near two transit stops.
83	111-120-11		I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.05	0.75	56	70	0	No	No	0	0	1	2	1	Vacant lot. Located adjacent to other vacant lots and industrial/manufacturing yard. Near three transit stops. NEC Garfield Ave and Goldenwest St.
84	142-191-12	7891 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.06	No maximum	80	100	0	No	No	1	0	2	4	3	Parking spaces associated with Wahoo's restaurant. Located adjacent to commercial businesses (Wahoo's), residential uses, and parking. Nearby three transit stops along Warner Ave.
85	142-191-15	7911 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.06	No maximum	80	100	0	No	No	1	0	2	4	3	Private lot of tenant. Adjacent uses are commercial businesses. Located near two transit stops.
86	142-082-02	7952 ALDRICH DR	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.06	No maximum	80	100	1	No	No	0	0	1	3	1	Single-family residential home. Located adjacent to commercial building and residential uses. Near two transit stops along Beach Blvd.
88	159-201-12	7401 Harriman Cir	RT	RT	Research and Technology District	HO70	0.06	1	56	70	0	No	No	0	0	1	3	1	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Small industrial warehouse. Located adjacent to similar uses. Near one transit stop. Located on Harriman Circle, which is connected to Gothard St.
91	025-191-42		M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.10	No maximum	80	100	0	No	No	2	1	3	7	6	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Yamaha Motorcycle commercial business with associated parking. Located nearby two transit stops along Beach Blvd. Adjacent uses are residential uses and 7-Eleven convenience store.
92	159-201-04	7404 TALBERT AVE	RT	RT	Research and Technology District	HO70	0.10	1	56	70	0	No	No	1	0	2	5	3	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Commercial business located adjacent to similar uses (auto center, auto care). Near two transit stops. Located along Talbert Ave and Gothard St.
93	159-201-01	7452 TALBERT AVE	RT	RT	Research and Technology District	HO70	0.10	1	56	70	0	No	No	1	0	2	5	3	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Auto repair shop located near industrial/commercial warehouses/similar uses along Talbert Ave. Near two transit stops.
94	165-293-01	17623 Jacquelyn Ln	I	IG	General Industrial District	HO70	1.64	0.75	56	70	0	No	No	27	13	50	91	90	Auto repair shops with businesses. Lot includes automobile junkyard. Adjacent to industrial facilities and residential housing.



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95	142-191-43	7923 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.11	No maximum	80	100	0	No	No	2	1	4	9	7	Single tenant building with associated surface parking. Located adjacent to similar uses (single tenant/commercial businesses). Near 4 transit stops along Beach Blvd.
96	159-201-13	7403 HARRIMAN CIR	RT	RT	Research and Technology District	HO70	0.12	1	56	70	0	No	No	1	0	3	6	4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Single tenant building surrounded by similar single tenant buildings with industrial uses. Located on Harriman Circle, which is connected to Gothard St.
97	025-200-64	19791 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.96	No maximum	80	100	0	No	No	23	11	42	77	76	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). American Tire Depot/Auto Service business with associated surface parking. Located adjacent to residential housing and similar auto repair shops. Near two transit stops along Beach Blvd.
98	025-200-68	19901 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.06	No maximum	80	100	0	No	No	25	12	46	84	83	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Strip mall with associated surface parking. Adjacent uses are similar commercial businesses/auto repair shops and residential housing. Near two transit stops along Beach Blvd and Adams Ave.
100	142-102-19	16391 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.12	No maximum	80	100	0	No	No	2	1	4	9	7	Surface parking lot Located adjacent to commercial building and residential.
101	025-200-69	807 Adams Ave	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.10	No maximum	80	100	0	No	No	26	13	47	87	86	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Single tenant building and associated surface parking. Located adjacent to commercial businesses (gas station, convenience store, strip mall) and residential uses.
102	159-161-04	19231 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.93	No maximum	80	100	0	No	No	46	23	84	154	153	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Church with associated surface parking. Located along Beach Blvd, adjacent to Honda Dealership. Near two transit stops.
103	142-072-08	15861 GOTHARD ST	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	2.23	No maximum	80	100	0	No	No	53	26	97	178	176	Strip mall/farmer's market with associated parking lot. Located near three transit stops. Adjacent uses are commercial businesses (car wash, restaurants, etc.).
104	142-072-09	7351 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.86	No maximum	80	100	0	No	No	20	10	37	68	67	H2Go Car wash and retail businesses (restaurants). Located adjacent to strip mall/farmer's market. Located near three transit stops. NEC Gothard St and Edinger Ave.
105	025-191-44	7950 YORKTOWN AVE	CG	CG	General Commercial District	HO70	1.19	1.5	80	100	0	No	No	28	14	52	95	94	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Small industrial warehouses (commercial manufacturing, auto repair shops, smog check stations) with associated surface parking. Adjacent to commercial offices and residential housing. Near three transit stops. Located along Yorktown Ave.
106	025-191-54	19521 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.53	No maximum	80	100	0	No	No	12	6	23	42	41	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Physical Therapy/Martial Arts studio. Located near small industrial warehouses/commercial businesses and Walgreens. Near three transit stops.
107	025-191-53	19501 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.13	No maximum	80	100	0	No	No	27	13	49	90	89	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Drive through Walgreens with associated parking. Located near two transit stops. SWC of Beach Blvd and Yorktown Ave. Adjacent uses are commercial businesses and storage yard.
108	025-191-03	19601 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	2.12	No maximum	80	100	0	No	No	50	25	92	169	167	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Private yard with associated small buildings. Located adjacent to office building, drive through Walgreens, and residential housing. Near three transit stops along Beach Blvd.



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109	025-191-51	19671 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	2.12	No maximum	80	100	0	No	No	50	25	92	169	167	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office building with associated parking. Located near commercial businesses, industrial yards, and residential housing. Near two transit stops along Beach Blvd.
110	111-120-15		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.13	0.75	30	35	0	No	No	1	1	2		4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
111	111-120-17		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.13	0.75	30	35	0	No	No	1	1	2		4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
112	025-191-43	19731 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.53	No maximum	80	100	0	No	No	12	6	23	42	41	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). 7-Eleven convenience store and bicycle store with associated parking. Located adjacent to commercial businesses and residential housing. Near two transit stops along beach Blvd.
113	142-481-12	16775 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.29	No maximum	80	100	0	No	No	30	15	56	103	101	Strip retail mall with associated parking. Near two transit stops along Beach Blvd. Adjacent uses are commercial businesses and residential housing.
114	142-481-11	16811 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.84	No maximum	80	100	0	No	No	44	22	80	147	146	Single tenant commercial building with associated surface parking lot. Adjacent uses are commercial businesses and residential housing. Near two transit stops along Beach Blvd.
116	142-342-18	7667 Center Ave	M-sp(35 du/ac)	SP1	North Huntington Center Specific Plan	100% Affordable Lodging Conversion Overlay	2.20	No maximum	N/A	N/A	N/A	No	No	64	0	0	65	64	Hotel and associated parking. Located adjacent to office uses and commercial businesses. Near three transit stops along Center Ave.
117	165-181-37	17911 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.60	No maximum	80	100	0	No	No	14	7	26	48	47	Funeral/chapel services. Located adjacent to office uses and commercial businesses. Near three transit stops along Beach Blvd.
118	142-081-29	7872 Edinger Ave	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay/100% Affordable Lodging Conversion Overlay	1.85	No maximum	N/A	N/A	N/A	No	No	224	0	0	224	224	Hotel and associated parking. Located adjacent to commercial businesses. Near two transit stops along Edinger Ave.
119	165-181-38	17881 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.55	No maximum	80	100	0	No	No	13	6	24	44	43	Vacant retail/office building with associated parking. Located adjacent to similar uses. Near one transit stop along Beach Blvd.
121	111-120-18		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.13	0.75	30	35	0	No	No	1	1	2		4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
122	111-120-19		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.13	0.75	30	35	0	No	No	1	1	2		4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
123	165-225-10	17251 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay/100% Affordable Lodging Conversion Overlay	0.91	No maximum	N/A	N/A	N/A	No	No	127	0	0	127	127	Motel/Quality Inn & Suites. Located near Hibachi Grill and car dealership. Near three transit stops along Beach Blvd.
125	111-130-01		I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.13	0.75	56	70	0	No	No	2	1	3	7	6	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). RV and vehicle storage facility with surface parking. Adjacent to similar use.
126	111-120-14		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.13	0.75	30	35	0	No	No	1	1	2		4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
127	111-120-13		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.13	0.75	30	35	0	No	No	1	1	2		4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.



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ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR 0.75	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
129	111-120-12		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.13		30	35	0	Yes	No	1	1	2		4	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Vacant lot. Located adjacent to other vacant lots and industrial/manufacturing yard. Near three transit stops. NEC Garfield Ave and Goldenwest St.
130	025-180-22	7971 Yorktown	CG	CG	General Commercial District	HO70	1.12	1.5	80	100	0	No	No	26	13	48	89	87	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Huntington Suites Motel with associated parking. Located near vacant commercial office building and residential homes.
131	111-130-06		I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.13	0.75	56	70	0	No	No	2	1	3	7	6	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Industrial yard/storage adjacent to repair business and yard storage (similar use). Near 2 transit stops along Garfield Ave and Goldenwest St.
133	165-312-19	17731/17741 Beach Blvd.	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.52	No maximum	80	100	0	No	No	12	6	22	41	40	Commercial businesses (pawn shops and smog checks) with associated parking. Adjacent uses are storage yards, residential homes, and commercial business. Near two transit stops along Beach Blvd.
136	165-301-23	17751 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.14	No maximum	80	100	0	No	No	3	1	6	11	10	Dental office (single tenant) with associated parking. Adjacent uses are lot are single tenant (psychic reader) building and associated parking. Located near 2 transit stops
137	111-130-05	7072 GARFIELD AVE	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.15	No maximum	56	70	0	No	No	2	1	4	8	7	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Enclosed single tenant building with storage yard. Located adjacent to industrial/RV storage yard. Near two transit stops along Garfield Ave and Goldenwest St.
139	165-311-16	7942 SPEER DR	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.52	No maximum	80	100	0	No	No	12	6	22	41	40	Single family residential with large storage yard and vacant space. Located adjacent to single family residential and commercial spaces (Dog training, bakery). Near one transit stop along Beach Blvd.
140	165-321-05	17501 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.55	No maximum	80	100	0	No	No	12	6	23	43	41	Del Taco drive through with associated parking. Adjacent uses are residential housing and Enterprise car business. Near two transit stops. SWC Slater Ave and Beach Blvd.
141	167-472-17	17522 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.29	No maximum	80	100	0	No	No	30	15	56	103	101	Drive through Walgreens with associated parking. Located near two transit stops. SEC of Beach Blvd and Slater Ave. Adjacent uses are commercial businesses and residential uses
142	167-472-03	17552 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.78	No maximum	80	100	0	No	No	18	9	34	62	61	Strip retail mall with associated parking. Near two transit stops along Beach Blvd. Adjacent uses are commercial businesses.
143	165-301-24	17781 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.15	No maximum	80	100	0	No	No	3	1	6	11	10	Single tenant pad building (psychic) adjacent to commercial businesses and residential housing. Located near two transit stops along beach Blvd.
144	142-091-09	16261 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.15	No maximum	80	100	0	No	No	3	1	6	12	10	Dentist office with surface parking. Adjacent to Comfort Suites. Near two transit stops along Beach Blvd.
145	167-472-07	17612 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.79	No maximum	80	100	0	No	No	18	9	34	63	61	2 story medical/professional office building. Adjacent to office/commercial uses and vacant space. Near two transit stops along Beach Blvd.
146	167-472-04	17555 CAMERON LN	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.15	No maximum	80	100	0	No	No	3	1	6	12	10	Single tenant building with storage warehouse. Located adjacent to office building and retail strip. Near two transit stops along Beach Blvd.
147	159-201-05	7400 TALBERT AVE	RT	RT	Research and Technology District	HO70	0.15	1	56	70	0	No	No	2	1	4	8	7	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Industrial/manufacturing business building. Located adjacent to similar uses/commercial uses (auto care). Near one transit stop along Talbert Ave and Gothard St.
151	142-191-01	16861 BEACH BLVD	M-sp	SP14	Beach and Edinger	SP 14 - 20% affordable overlay	0.17	No maximum	80	100	0	No	No	3	1	7	13	11	Single tenant pad building (smog check). Adjacent to commercial businesses and storm drain. Near one transit stop along Beach Blvd.



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152	142-082-22	16121 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.17	No maximum	80	100	0	No	No	3	1	7	13	11	Medical office use. Adjacent to Medical Plaza/similar uses. Near one transit stop along Beach Blvd.
153	142-083-04	16191 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.17	No maximum	80	100	0	No	No	3	1	7	13	11	Pet Hospital located adjacent to commercial uses. Located near one transit stop along Beach Blvd.
154	165-312-18	17685 BEACH BLVD.	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.17	No maximum	80	100	0	No	No	3	1	7	13	11	Parking lot for liquor/retail stores. Adjacent to commercial services (smog, repair, car shops). Near one transit stop along Beach Blvd.
155	167-472-05	17591 CAMERON LN	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.19	No maximum	80	100	0	No	No	4	2	8	15	14	Parking lot for commercial building. Adjacent uses are residential and commercial uses. Near two transit stops along Beach Blvd.
156	142-081-02	7942 EDINGER AVE	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.20	No maximum	80	100	0	No	No	4	2	8	15	14	Arby's adjacent to associated parking lot and Mobil gas station. Near two transit stops along Edinger Ave and Beach Blvd.
157	025-200-62	19751 Beach Blvd.	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.20	No maximum	80	100	0	No	No	4	2	8	15	14	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Car auto shop/oil change with associated parking. Adjacent to similar commercial uses. Near two transit stops along Beach Blvd.
159	165-392-60	7461 Talbert Ave	RT	RT	Research and Technology District	HO70	0.20	1	56	70	0	No	No	3	1	6	11	10	Auto care shop adjacent to residential housing and storage yards. SEC Slater Ave and Gothard St.
160	111-130-02		I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.20	0.75	56	70	0	No	No	3	1	6	11	10	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). RV and vehicle storage facility with surface parking. Adjacent to similar use.
161	111-130-26		I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.20	0.75	56	70	0	No	No	3	1	6	11	10	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). RV and vehicle storage facility with surface parking. Adjacent to similar use.
162	142-081-03	7942 EDINGER AVE	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.20	No maximum	80	100	0	No	No	4	2	8	16	14	Parking lot for adjacent use (Arby's). Near two transit stops along Edinger Ave and Beach Blvd.
165	165-301-22	7952 NEWMAN AVE	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.22	No maximum	80	100	0	No	No	5	2	9	17	16	Single family residential located adjacent to residential uses. Located on Newman Ave, which is connected to Beach Blvd (near two transit stops on Beach Blvd).
166	142-081-17	7945 ALDRICH DR	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.22	No maximum	80	100	0	No	No	5	2	9	17	16	Great Adventures Learning Center with parking. Adjacent to commercial businesses. Near two transit stops along Edinger Ave and Beach Blvd.
167	142-081-16	7945 ALDRICH DR	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.22	No maximum	80	100	0	No	No	5	2	9	17	16	Parking lot associated with Great Adventures Learning Center (142-081-17). Adjacent to commercial businesses. Near two transit stops along Edinger Ave and Beach Blvd.
168	159-201-36	7415 HARRIMAN CIR	RT	RT	Research and Technology District	HO70	0.23	1	56	70	0	No	No	3	1	6	12	10	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Industrial single tenant building with associated parking. Located adjacent to similar uses. Near two transit stops.
169	159-201-39	7412 TALBERT AVE	RT	RT	Research and Technology District	HO70	0.23	1	56	70	0	No	No	3	1	6	12	10	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Auto Collision Repair center. Adjacent to industrial/manufacturing buildings. Near two transit stops along Talbert Ave and Gothard St.
170	142-103-17	16471 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.23	No maximum	80	100	0	No	No	5	2	9	18	16	Metro car tint shop located adjacent to commercial businesses and residential housing. Near two transit stops along Beach Blvd.



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171	142-492-03	7261 MARS DR	RT	RT	Research and Technology District	HO70	0.23	1	56	70	0	No	No	3	1	7	13	11	Industrial/manufacturing office building located adjacent to similar uses. Located on Mars Dr which is connected to Gothard St.
172	142-492-02	7271 MARS DR	RT	RT	Research and Technology District	HO70	0.23	1	56	70	0	No	No	3	1	7	13	11	Industrial/manufacturing office building located adjacent to similar uses. Located on Mars Dr which is connected to Gothard St.
173	142-091-18	16311 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.24	No maximum	80	100	0	No	No	5	2	9	18	16	Jack in the Box parking lot adjacent to commercial and residential uses. Near two transit stops along Beach Blvd.
174	142-081-26	16071 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.24	No maximum	80	100	0	No	No	5	2	10	19	17	Parking lot associated with Car Wash. Adjacent to commercial uses. Near one transit stop along Beach Blvd.
175	165-181-40	17855 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.25	No maximum	80	100	0	No	No	5	2	10	19	17	Single tenant retail (ConRev) adjacent to commercial businesses. Near one transit stop along Beach Blvd.
179	153-041-29	19102 Beach Blvd.	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.25	No maximum	80	100	0	No	No	5	2	10	19	17	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Popeyes drive through. Adjacent to commercial retail and associated parking. Near one transit stop along Beach Blvd.
182	111-120-20		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.26	No maximum	30	35	0	No	No	2	1	5		8	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
183	142-081-25	16061 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.26	No maximum	80	100	0	No	No	6	3	11	20	20	Car wash. Adjacent to car wash (same ownership) and Great Adventures Learning Center. Near one transit stop along Beach Blvd.
184	142-081-18	16061 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.26	No maximum	80	100	0	No	No	6	3	11	20	20	Car wash. Adjacent to car wash (same ownership) and Great Adventures Learning Center. Near one transit stop along Beach Blvd.
185	142-091-33	16311 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.26	No maximum	80	100	0	No	No	6	3	11	20	20	Jack in the Box drive through adjacent to associated parking lot and Comfort Suites. Located near two transit stops along Beach Blvd.
186	142-102-56	16431 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.88	No maximum	80	100	0	No	No	21	10	38	70	69	Verizon store and separate single tenant building with associated parking for both buildings. Located near one transit stop along beach Blvd. Adjacent uses are residential and commercial uses.
187	142-091-32	16271 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.26	No maximum	80	100	0	No	No	6	3	11	20	20	Physical therapy building adjacent to Dentist and Comfort Inn/Motel. Located near two transit stops along Beach Blvd.
188	142-101-14	16371 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.70	No maximum	80	100	0	No	No	16	8	30	55	54	Office Building adjacent to Burger King and residential uses. Near one transit stop along Beach Blvd.
189	142-092-15	16331 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.67	No maximum	80	100	0	No	No	15	7	29	53	51	Burger King adjacent to residential and office uses. Near one transit stop along Beach Blvd.
190	025-191-32	19721 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.26	No maximum	80	100	0	No	No	6	3	11	21	20	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Auto sales shop (motorcycles) with associated parking. Adjacent to similar commercial auto uses and office building. Near one transit stop along Beach Blvd.
193	142-111-18	7672 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.27	No maximum	80	100	0	No	No	6	3	11	21	20	Vitamin Shoppe with associated parking. Adjacent to commercial uses. Near one transit stop along Edinger Ave.
194	142-083-25	16241 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.67	No maximum	80	100	0	No	No	15	7	29	53	51	Chipotle with associated parking lot. Adjacent to residential uses and Pet Hospital. Near two transit stops along Beach Blvd.



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195	142-082-35	16091 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.27	No maximum	80	100	0	No	No	6	3	11	21	20	Sleep number mattress store. Adjacent to medical plaza and residential housing. Near two transit stops along Beach Blvd.
196	142-082-27	16141 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.72	No maximum	80	100	0	No	No	17	8	31	57	56	Union bank with associated parking. Adjacent to Medical Plaza and residential housing. Nearby one transit stop along Beach Blvd.
197	159-201-40	7383 HARRIMAN CIR	RT	RT	Research and Technology District	HO70	0.28	1	56	70	0	No	No	4	2	8	15	14	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Cross Fit center adjacent to manufacturing/industrial warehouses/buildings. Near one transit stop along Gothard St.
198	107-100-80	16866 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.28	No maximum	80	100	0	No	No	6	3	12	22	21	McDonald's restaurant and surface parking lot. Adjacent to residential.
199	165-401-12	7401 Harriman Cir	RT	RT	Research and Technology District	HO70	0.28	1	56	70	0	No	No	4	2	8	15	14	Office manufacturer building with associated parking. Adjacent to railroad and similar uses.
200	165-401-10	7952 Aldrich Dr	RT	RT	Research and Technology District	HO70	0.30	1	56	70	0	No	No	4	2	8	16	14	Office manufacturer building with associated parking. Adjacent to railroad and similar uses.
202	165-181-39	17871 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.30	No maximum	80	100	0	No	No	7	3	13	24	23	Two story office building with surface parking in front and rear. Adjacent to strip mall and office building.
203	159-212-10	7442 MOUNTJOY DR	RT	RT	Research and Technology District	HO70	0.30	1	56	70	0	No	No	4	2	8	16	14	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Manufacturer or warehouse use with surface parking lot. Adjacent to similar uses.
204	142-081-01	16001 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.50	No maximum	80	100	0	No	No	12	6	22	40	40	Mobil gas station and convenience store on the corner of Edinger and Beach Blvd. Adjacent to car wash facility and Arby's restaurant.
205	107-782-08	16242 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	5.01	No maximum	80	100	0	No	No	120	60	220	400	400	Total Wine and Bobs Furniture with large surface parking lot on the corner of Beach Blvd and Stark Dr.
206	167-472-15	17732 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.31	No maximum	80	100	0	No	No	7	3	13	24	23	Dentist office with surface parking. Adjacent to medical building and funeral home.
207	159-201-32	7392 VINCENT CIR	RT	RT	Research and Technology District	HO70	0.31	1	56	70	0	No	No	5	2	9	17	16	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
208	159-212-09	7422 MOUNTJOY DR	RT	RT	Research and Technology District	HO70	0.31	1	56	70	0	No	No	5	2	9	17	16	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). manufacture or warehouse use with surface parking lot. Adjacent to similar uses.
209	165-391-43	7492 Slater Ave.	RT	RT	Research and Technology District	HO70	0.31	1	56	70	0	No	No	5	2	9	17	16	Auto repair shop with surface parking lot. Adjacent to auto repair shop.
210	142-111-42	7830 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.37	No maximum	80	100	0	No	No	32	16	59	109	107	Large Chase bank building adjacent to NuVision Credit Union building.
211	142-111-27	7812 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.68	No maximum	80	100	0	No	No	40	20	73	134	133	NuVision Credit Union building with large multi-level parking lot in rear. Adjacent to Chase Bank building.
212	142-111-39		M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.78	No maximum	80	100	0	No	No	18	9	34	62	61	Large surface parking lot adjacent to Chase bank.
213	142-111-34	7800 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	2.85	No maximum	80	100	0	No	No	68	34	124	227	226	Large church (Refuge Calvary Chapel) with surface parking lot. Adjacent to HomeGoods store.



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214	142-111-32	7700 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	3.51	No maximum	80	100	0	No	No	84	42	154	281	280	HomeGoods store with attached strip mall and large surface parking on the corner of Edinger and Sher Ln. Adjacent to church.
215	165-392-52	17532 Gothard	RT	RT	Research and Technology District	HO70	0.31	1	56	70	0	No	No	5	2	9	17	16	SFR with large lot potentially used for storage. Adjacent to auto repair shop and storage lot.
216	142-112-05	7662 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.51	No maximum	80	100	0	No	No	12	6	22	40	40	Arizona Leather pad building with surface parking lot on corner of Edinger and Sher Ln. Located adjacent to Edinger Plaza.
217	142-112-10	7600 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	7.55	No maximum	80	100	0	No	No	180	90	331	603	601	Edinger Plaza/large shopping center with large surface parking lot.
218	142-112-08	7542 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	2.50	No maximum	80	100	0	No	No	59	29	109	199	197	Edinger Plaza/large shopping center with large surface parking lot.
219	142-112-09	7490 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	3.41	No maximum	80	100	0	No	No	81	40	150	273	271	Edinger Plaza/large shopping center with large surface parking lot.
220	142-511-17	7450 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	2.92	No maximum	80	100	0	No	No	69	34	128	233	231	Taco Bell drive through restaurant with surface parking located within large shopping center with various tenants. Adjacent to rail.
221	142-511-03	7402 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.06	No maximum	80	100	0	No	No	25	12	46	84	83	Mexican Food restaurant with surface parking. Located adjacent to mattress store and CrossFit gym.
222	142-511-05	16072 GOTHARD ST	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.32	No maximum	80	100	0	No	No	31	15	57	105	103	Auto parts and accessories shop with surface parking lot. Adjacent to mattress store and CrossFit gym.
223	142-511-04	7362 EDINGER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.82	No maximum	80	100	0	No	No	19	9	35	65	63	OC Mattress and CrossFit with surface parking on the corner of Edinger and Gothard. Located adjacent to restaurant.
224	142-191-48	16961 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.03	No maximum	80	100	0	No	No	24	12	45	82	81	CVS pharmacy with surface parking lot on the corner of Beach Blvd and Warner Ave. Adjacent to two story office building and strip mall.
225	167-472-14	17702 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.32	No maximum	80	100	0	No	No	7	3	13	25	23	Funeral home with surface parking. Adjacent to two story office building and dentist office.
226	167-472-11	17682 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.33	No maximum	80	100	0	No	No	7	3	14	26	24	Two story office building with surface parking. Adjacent to medical building and funeral home.
227	165-401-16	17792 Metzler	RT	RT	Research and Technology District	HO70	0.33	1	56	70	0	No	No	5	2	9	18	16	Office and warehouse with surface parking. Located adjacent to similar uses.
228	165-401-15	17802 Metzler Ln	RT	RT	Research and Technology District	HO70	0.33	1	56	70	0	No	No	5	2	9	18	16	Office and warehouse with surface parking. Located adjacent to similar uses.
229	165-401-14	17812 Metzler	RT	RT	Research and Technology District	HO70	0.33	1	56	70	0	No	No	5	2	9	18	16	Office and warehouse with surface parking. Located adjacent to similar uses.
230	142-191-23	7891 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.56	No maximum	80	100	0	No	No	13	6	24	44	43	Wahoo's restaurant with surface parking. Adjacent to Woody's restaurant and realtor's office.
231	111-120-16		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.33	0.75	30	35	0	No	No	3	2	5		10	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.



Huntington Beach Housing Element Update

Table B-14: Adequate Sites to Accommodate the RHNA

ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
233	142-191-47	16929 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	1.68	No maximum	80	100	0	No	No	40	20	73	134	133	Strip mall with surface parking lot. Various tenants. Located adjacent to restaurant and CVS pharmacy.
234	142-491-04	16632 GEMINI LN	RT	RT	Research and Technology District	HO70	0.33	1	56	70	0	No	No	5	2	9	18	16	Office and warehouse with surface parking. Located adjacent to similar uses.
235	165-401-17	17782 Metzler	RT	RT	Research and Technology District	HO70	0.34	1	56	70	0	No	No	5	2	9	18	16	Office and warehouse with surface parking. Located adjacent to similar uses.
236	107-100-79	16866 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.72	No maximum	80	100	0	No	No	17	8	31	57	56	McDonald's restaurant and surface parking lot. Adjacent to residential.
237	165-401-11	17892 Metzler	RT	RT	Research and Technology District	HO70	0.34	1	56	70	0	No	No	5	2	9	18	16	Office building with surface parking. Adjacent to office building and restaurant.
238	111-120-22		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	1.00	0.75	30	35	0	No	No	9	5	16		30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
239	111-120-27	7012 Ernest Dr	I-sp	SP9	Holly-Seacliff Specific Plan	RH30	1.79	0.75	30	35	0	No	No	16	8	30		54	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Self-storage facility with surface parking. Adjacent to similar uses.
240	111-120-26	18801 Stewart Ln	I-sp	SP9	Holly-Seacliff Specific Plan	RH30	1.00	0.75	30	35	0	No	No	9	5	16		30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Self-storage facility with surface parking. Adjacent to similar uses.
244	111-120-25		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	1.00	0.75	30	35	0	No	No	9	5	16		30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Storage lot and oil producer. Adjacent to similar uses.
245	111-120-24	18851 Stewart Ln	I-sp	SP9	Holly-Seacliff Specific Plan	RH30	1.00	0.75	30	35	0	No	No	9	5	16		30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
246	111-120-06		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.90	0.75	30	35	0	No	No	8	4	15		27	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
247	111-120-08		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.90	0.75	30	35	0	No	No	8	4	15		27	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
248	111-120-09		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.73	0.75	30	35	0	No	No	6	3	12		21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
249	111-120-29	18931 Stewart Ln	I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.87	0.75	30	35	0	No	No	7	4	14		25	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Vehicle storage facility with surface parking. Adjacent to similar use.
250	111-120-07		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.90	0.75	30	35	0	No	No	8	4	15		27	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
254	111-130-24	19065 Stewart Ln	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	1.00	0.75	56	70	0	No	No	16	8	30	55	54	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). RV and vehicle storage facility with surface parking. Adjacent to similar use.
266	142-191-14	7911 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.34	No maximum	80	100	0	No	No	8	4	14	27	26	Office building with surface parking. Adjacent to office building and restaurant.
267	142-491-05	16652 GEMINI LN	RT	RT	Research and Technology District	HO70	0.34	1	56	70	0	No	No	5	2	10	19	17	Offices and warehouses on the corner of Gemini Ln and with surface parking. Located adjacent to similar uses.
268	142-191-27	16871 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.34	No maximum	80	100	0	No	No	8	4	14	27	26	Restaurant with surface parking lot. Adjacent to vacant restaurant and auto repair shop.
269	142-191-34	7871 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.34	No maximum	80	100	0	No	No	8	4	14	27	26	Woody's restaurant with surface parking lot. Adjacent to restaurant and residential.



Huntington Beach Housing Element Update

Table B-14: Adequate Sites to Accommodate the RHNA

ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
270	165-312-17	17701 Beach Blvd.	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.34	No maximum	80	100	0	No	No	8	4	14	27	26	Liquor store with surface parking lot on the corner of Beach Blvd and Liberty Dr. Adjacent to residential.
271	142-082-26	16111 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.34	No maximum	80	100	0	No	No	8	4	14	27	26	Two store medical building with surface parking. Adjacent to pharmacy and mattress store
274	165-392-64	16661 Gemini Ln	RT	RT	Research and Technology District	HO70	0.35	1	56	70	0	No	No	5	2	10	19	17	Gym with surface parking. Adjacent to auto repair shop and warehouse.
276	165-392-63	17592 Gothard St	RT	RT	Research and Technology District	HO70	0.38	1	56	70	0	No	No	6	3	11	21	20	Auto repair shop with surface parking. Adjacent to warehouse.
277	142-491-03	16622 GEMINI LN	RT	RT	Research and Technology District	HO70	0.38	1	56	70	0	No	No	6	3	11	21	20	Office and warehouse with surface parking. Located adjacent to similar uses.
278	167-472-12	17692 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.38	No maximum	80	100	0	No	No	9	4	16	30	29	Two story office building with surface parking. Adjacent to medical building and funeral home.
279	165-302-22	17851 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.40	No maximum	80	100	0	No	No	9	4	17	31	30	Strip mall located on the corner of Beach Blvd and Ronald Dr. Located adjacent to pawn shop, hookah lounge, and adult store with surface parking.
280	025-200-61	19761 Beach Blvd.	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.40	No maximum	80	100	0	No	No	9	4	17	31	30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Auto repair shop with surface parking on the corner of Beach Blvd and Utica Ave. Adjacent to tire shop.
281	165-401-06	17925 Metzler Ln	RT	RT	Research and Technology District	HO70	0.40	1	56	70	0	No	No	6	3	12	22	21	Office and warehouse with surface parking. Located adjacent to similar uses.
282	159-201-31	7422 VINCENT CIR	RT	RT	Research and Technology District	HO70	0.40	1	56	70	0	No	No	6	3	12	22	21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
283	159-201-34	18042 GOTHARD ST	RT	RT	Research and Technology District	HO70	0.40	1	56	70	0	No	No	6	3	12	22	21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Auto repair shop with surface parking. Adjacent to gym.
284	142-492-07	16631 GEMINI LN	P	RT	Research and Technology District	HO70	0.41	1	56	70	0	No	No	6	3	12	22	21	Office and warehouse with surface parking. Located adjacent to similar uses.
285	165-312-16	7912 Liberty Ave.	CG	CG	General Commercial District	HO70	0.41	1.5	80	100	0	No	No	9	4	17	32	30	Three separate single family residences on the same lot. Adjacent to MFH and liquor store.
286	111-130-25	19061 STEWART LN	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.61	0.75	56	70	0	No	No	9	4	18	33	31	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). RV and vehicle storage facility with surface parking. Adjacent to similar use.
287	142-191-42	7923 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.41	No maximum	80	100	0	No	No	9	4	17	32	30	Two story office building with surface parking. Adjacent to realtor office and CVS pharmacy.
288	165-392-71	17582 Gothard St	RT	RT	Research and Technology District	HO70	0.41	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
289	165-391-44	17532 Metzler Ln	RT	RT	Research and Technology District	HO70	0.41	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
290	159-211-16	18281 ENTERPRISE LN	RT	RT	Research and Technology District	HO70	0.41	1	56	70	0	No	No	6	3	12	23	21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
291	165-401-09	17932 Metzler Ln	RT	RT	Research and Technology District	HO70	0.41	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
292	165-391-39	17662 Metzler Ln	RT	RT	Research and Technology District	HO70	0.41	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.



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ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
293	165-391-40	17682 Metzler Ln	RT	RT	Research and Technology District	HO70	0.41	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
294	025-200-50	19971 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.42	No maximum	80	100	0	No	No	9	4	18	33	31	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Gas station and convenience store located on the corner of Beach Blvd and Adams Ave. Located adjacent to auto repair shop and Mexican restaurant.
295	159-201-33	18112 GOTHARD ST	RT	RT	Research and Technology District	HO70	0.42	1	56	70	0	No	No	6	3	12	23	21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
296	025-200-51	7211 Garfield Ave	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.42	No maximum	80	100	0	No	No	9	4	18	33	31	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Auto repair shop with surface parking. Adjacent to gas station and strip mall.
298	159-201-38	7442 TALBERT AVE	RT	RT	Research and Technology District	HO70	0.42	1	56	70	0	No	No	6	3	12	23	21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Auto repair shop with surface parking. Adjacent to auto repair shops.
299	165-312-20	7911 Newman Ave.	CG	CG	General Commercial District	HO70	0.42	1.5	80	100	0	No	No	9	4	18	33	31	Auto storage lot with manufactured home. Adjacent to apartment building and pawn shop.
300	165-401-07	17905 Metzler Ln	RT	RT	Research and Technology District	HO70	0.42	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
301	142-492-08	16651 GEMINI LN	P	RT	Research and Technology District	HO70	0.42	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
302	111-120-23		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	1.00	0.75	30	35	0	No	No	9	5	16		30	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Oil operator on large lot. Adjacent to storage and industrial yards.
304	165-391-45	17552 Metzler Ln	RT	RT	Research and Technology District	HO70	0.43	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
305	165-392-26	17711 Metzler Ln	RT	RT	Research and Technology District	HO70	0.43	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
306	165-392-70	18921 Gothard St	RT	RT	Research and Technology District	HO70	0.43	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
307	165-392-69	17631 Metzler	RT	RT	Research and Technology District	HO70	0.43	1	56	70	0	No	No	6	3	12	23	21	Office and warehouse with surface parking. Located adjacent to similar uses.
308	159-211-13	18282 GOTHARD ST	RT	RT	Research and Technology District	HO70	0.43	1	56	70	0	No	No	6	3	12	23	21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
309	159-211-14	18292 GOTHARD ST	RT	RT	Research and Technology District	HO70	0.43	1	56	70	0	No	No	6	3	12	23	21	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
310	167-472-06	17610 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.43	No maximum	80	100	0	No	No	10	5	18	34	33	Two story office building with surface parking. Adjacent to office building and strip mall.
311	165-401-20	7481 Talbert Ave	RT	RT	Research and Technology District	HO70	0.43	1	56	70	0	No	No	7	3	13	24	23	Office and warehouse with surface parking. Located adjacent to similar uses.
312	159-211-15	18291 ENTERPRISE LN	RT	RT	Research and Technology District	HO70	0.44	1	56	70	0	No	No	7	3	13	24	23	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
314	159-201-28	7421 VINCENT CIR	RT	RT	Research and Technology District	HO70	0.44	1	56	70	0	No	No	7	3	13	24	23	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
315	165-392-72	17741 Metzler Ln	RT	RT	Research and Technology District	HO70	0.44	1	56	70	0	No	No	7	3	13	24	23	Office and warehouse with surface parking. Located adjacent to similar uses.
317	142-072-05	15744 Goldenwest St	P	PS	Public-Semipublic District	HO70	37.35	1.5	56	70	0	No	No	45	23	83	NA	150	High Resource Area (2022 TCAC/HCD Opportunity Indices Map). Part of Goldenwest College with surface parking.



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ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
318	142-072-11	15744 Goldenwest St	P	PS	Public-Semipublic District	HO70	35.40	1.5	56	70	0	No	No	45	23	83	NA	150	High Resource Area (2022 TCAC/HCD Opportunity Indices Map). Part of Goldenwest College with various sport fields, lecture halls and surface parking.
319	142-072-02	15744 Goldenwest St	P	PS	Public-Semipublic District	HO70	25.57	1.5	56	70	0	No	No	45	23	83	NA	150	High Resource Area (2022 TCAC/HCD Opportunity Indices Map). Part of Goldenwest College with various sport fields, Boys and Girls Club and surface parking.
320	142-072-03	15744 Goldenwest St	P	PS	Public-Semipublic District	HO70	9.58	1.5	56	70	0	No	No	45	23	83	NA	150	High Resource Area (2022 TCAC/HCD Opportunity Indices Map). Part of Goldenwest College with surface parking.
321	165-302-21	17831 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.45	No maximum	80	100	0	No	No	10	5	19	35	34	Pawn shop, hookah lounge, and adult store with surface parking located on the corner of Beach Blvd and Ronald Dr. Located adjacent to strip mall.
322	165-401-13	17862 Metzler Ln	RT	RT	Research and Technology District	HO70	0.45	1	56	70	0	No	No	7	3	13	25	23	Office and warehouse with surface parking. Located adjacent to similar uses.
323	165-391-27	17702 Metzler Ln	RT	RT	Research and Technology District	HO70	0.53	1	56	70	0	No	No	8	4	15	29	27	Auto repair shop with surface parking. Located Adjacent to warehouses.
325	165-401-08	17875 Metzler Ln	RT	RT	Research and Technology District	HO70	0.45	1	56	70	0	No	No	7	3	13	25	23	Office and warehouse with surface parking. Located adjacent to similar uses.
326	165-401-19	7471 TALBERT AVE	RT	RT	Research and Technology District	HO70	0.45	1	56	70	0	No	No	7	3	13	25	23	Office and warehouse with surface parking. Located adjacent to similar uses.
327	167-472-13	8041 NEWMAN AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.46	No maximum	80	100	0	No	No	10	5	19	36	34	Two store medical building with surface parking. Adjacent to dentist office.
328	167-472-10	17672 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.46	No maximum	80	100	0	No	No	11	5	20	37	36	Multi-use medical and office building with surface parking. Adjacent to similar mixed-use office building and vehicle storage lot.
329	159-201-27	7391 VINCENT CIR	RT	RT	Research and Technology District	HO70	0.46	1	56	70	0	No	No	7	3	13	25	23	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Office and warehouse with surface parking. Located adjacent to similar uses.
330	165-401-23	7461 Talbert Ave	RT	RT	Research and Technology District	HO70	0.47	1	56	70	0	No	No	7	3	14	26	24	Office and warehouse with surface parking. Located adjacent to similar uses.
331	165-392-62	16662 Gemini Ln	RT	RT	Research and Technology District	HO70	0.47	1	56	70	0	No	No	7	3	14	26	24	Advanced cutting tools manufacturer with surface parking. Adjacent to vintage auto repair shop and basic auto repair shop.
332	165-392-44	17582 Gothard St	RT	RT	Research and Technology District	HO70	0.47	1	56	70	0	No	No	7	3	14	26	24	Warehouse with surface parking. Located Adjacent to auto repair shop and tow yard.
333	142-492-09	16661 GEMINI LN	RT	RT	Research and Technology District	HO70	0.49	1	56	70	0	No	No	8	4	14	27	26	Offices and warehouses on the corner of Gemini Ln and with surface parking. Located adjacent to similar uses.
334	165-392-43	17592 Gothard St	RT	RT	Research and Technology District	HO70	0.49	1	56	70	0	No	No	8	4	14	27	26	Auto repair shop with surface parking. Located Adjacent to auto repair shop and warehouses.
335	142-491-06	16662 GEMINI LN	RT	RT	Research and Technology District	HO70	0.49	1	56	70	0	No	No	8	4	14	27	26	Offices and warehouses on the corner of Gemini Ln and with surface parking. Located adjacent to similar uses.
337	165-311-17	17671 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.50	No maximum	80	100	0	No	No	11	5	21	39	37	Strip mall on the corner of Beach Blvd and Liberty Dr with surface parking lot. Tenants include Mexican restaurant, donut shop, and dog training school. Located adjacent to residential.
341	142-492-06	16611 GEMINI LN	RT	RT	Research and Technology District	HO70	0.50	1	56	70	0	No	No	8	4	14	27	26	Warehouse or light manufacturing with surface parking. Located adjacent to similar uses.
342	165-234-18	17401 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	2.39	No maximum	80	100	0	No	No	57	28	105	191	190	Vista Center Strip mall with large surface parking lot located on the corner of Beach Blvd and Slater Ave. Located adjacent to Hole Mole restaurant and strip mall. 165-234-18 and 165-234-07 under same ownership.



Huntington Beach Housing Element Update

Table B-14: Adequate Sites to Accommodate the RHNA

ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
343	165-234-07	17473 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.27	No maximum	80	100	0	No	No	6	3	11	21	20	Strip mall with surface parking lot. Various tenants ranging from HBPD to meat market. Located adjacent to Hole Mole restaurant and strip mall. 165-234-18 and 165-234-07 under same ownership.
344	165-234-08	17491 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.26	No maximum	80	100	0	No	No	6	3	11	20	20	Hole Mole restaurant with surface parking lot on the corner of Beach Blvd and Slater Ave. Adjacent to surface parking and strip mall.
345	165-283-14	17221 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.26	No maximum	80	100	0	No	No	6	3	11	21	20	Hibachi grill restaurant with surface parking (same ownership as 165-283-13). Located adjacent to vacant building and Quality Inn and Suites.
346	165-283-13	17231 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.26	No maximum	80	100	0	No	No	6	3	11	20	20	Parking lot for Hibachi grill restaurant (same ownership as 165-283-14). Located adjacent to vacant building and Quality Inn and Suites.
347	165-283-16	17211 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.48	No maximum	80	100	0	No	No	11	5	20	38	36	Single tenant vacant building with surface parking. Former tenant was Subway. Located adjacent to Huntington Valley Tool Rental/outdoor storage and restaurant.
348	165-283-17	17191 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.48	No maximum	80	100	0	No	No	11	5	20	38	36	Huntington Valley Tool Rental and outdoor storage located along Beach Blvd. Adjacent to Sherwin Williams store and vacant restaurant building.
349	165-283-05	17171 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.48	No maximum	80	100	0	No	No	11	5	20	38	36	Sherwin Williams store with surface parking located on the corner of Beach Blvd and Cypress Dr. Connected to auto repair shop and share parking.
350	165-283-04	17151 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.31	No maximum	80	100	0	No	No	7	3	13	24	23	Auto repair shop with surface parking located on the corner of Beach Blvd and Cypress Dr. Connected to Sherwin Williams store and share parking.
351	167-324-11	17042 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.57	No maximum	80	100	0	No	No	13	6	24	45	43	Drive through car wash facility located on Beach Blvd in between the corners of Warner Ave and Blaylock Dr. Adjacent to residential in rear.
352	167-324-14	8022 WARNER AVE	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.25	No maximum	80	100	0	No	No	5	2	10	19	17	Shoe City store with surface parking located on the corner of Beach Blvd and Warner Ave. Adjacent to drive through car wash facility and residential.
353	167-325-15	17122 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.91	No maximum	80	100	0	No	No	21	10	39	72	70	Medical building with various health-related tenants located on the corner of Beach Blvd and Blaylock Dr. Large surface parking. Adjacent to Taco Bell restaurant.
354	167-325-16	17122 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.45	No maximum	80	100	0	No	No	10	5	19	36	34	Surface parking lot for medical building. Adjacent to Taco Bell restaurant.
355	167-325-17	17182 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.45	No maximum	80	100	0	No	No	10	5	19	36	34	Taco Bell drive through restaurant with surface parking. Adjacent to two story office and retail building and surface parking lot for medical building.
356	167-325-18	17220 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.45	No maximum	80	100	0	No	No	10	5	19	36	34	Two story office and retail building with possible residence in the back structure. Surface parking throughout. Adjacent to vacant lots and Taco Bell restaurant.
361	167-311-03	17288 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	1.18	No maximum	80	100	0	No	No	28	14	51	94	93	Strip mall with large surface parking lot. Various tenants ranging from bar to salon. Located adjacent Pizza Hut restaurant
362	167-311-04	17342 BEACH BLVD	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.34	No maximum	80	100	0	No	No	8	4	14	27	26	Pizza Hut restaurant with surface parking lot on the corner of Beach Blvd and Holland Dr. Adjacent to strip mall.
363	167-312-01	17362 BEACH BLVD	M-sp	SP14	Beach and Edinger	SP 14 - 20% Affordable Overlay	0.56	No maximum	80	100	0	No	No	13	6	24	44	43	Salvation Army with surface parking lot on the corner of Beach Blvd and Holland Dr. Adjacent to strip mall.



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ID	APN	ADDRESS	GPLU	ZONE	ZONE LEGEND	REZONE	ACRES	EXISTING MAX DENSITY/FAR	REZONE ASSUMED DENSITY	REZONE MAX DENSITY	EXISTING RESIDENTIAL UNITS	VACANT	USED IN PREVIOUS CYCLE	LOW/VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL SITE CAPACITY	TOTAL NET	EXISTING USE ANALYSIS
364	167-312-02	17404 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.71	No maximum	80	100	0	No	No	17	8	31	57	56	Strip mall with large surface parking lot. Various tenants ranging from law offices to nail salon. Located adjacent to strip mall and Salvation Army building.
365	167-312-03	17424 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.57	No maximum	80	100	0	No	No	13	6	24	45	43	Strip mall with large surface parking lot. Various tenants ranging from bar to gym. Located adjacent to medical building and Chevron gas station.
366	167-312-04	17436 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.18	No maximum	80	100	0	No	No	4	2	7	14	13	Restaurant with surface parking. Located within a strip mall and adjacent to Chevron gas station. Held in common ownership with Site #365.
367	167-312-05	17472 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.40	No maximum	80	100	0	No	No	9	4	17	32	30	Gas station and convenience store located on the corner of Beach Blvd and Slater Ave. Located adjacent to medical building and Mexican restaurant.
368	167-312-06	17444 BEACH BLVD	M-sp	SP14	Corridors Specific Plan Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.28	No maximum	80	100	0	No	No	6	3	12	22	21	Medical building with physical therapy, dentistry, and pediatric tenants. Surface parking located in front of property. Located adjacent to Chevron gas station and strip mall.
369	142-221-21	7451 WARNER AVE	RT	RT	Research and Technology District	HO70	0.40	1	56	70	0	No	No	6	3	12	22	21	Strip mall on the corner of Warner Ave and Gothard St with surface parking. Various tenants. Self-storage facility and office/warehouses located behind strip mall.
370	142-221-20	Warner and Gothard	RT	RT	Research and Technology District	HO70	0.08	1	56	70	0	No	No	1	0	2	4	3	Self-storage facility on the corner of Warner Ave and Gothard St with surface parking. Located behind street-facing strip mall. Located between rail and storm wash. Held under same ownership as sites 55, 59, 62, and 369 - 373.
371	142-221-19	Warner and Gothard	RT	RT	Research and Technology District	HO70	0.48	1	56	70	0	No	No	7	3	14	26	24	Strip mall on the corner of Warner Ave and Gothard St with surface parking. Various tenants. Self-storage facility and office/warehouses located behind strip mall. Held under same ownership as sites 55, 59, 62, and 369 - 373.
372	142-221-18	Warner and Gothard	RT	RT	Research and Technology District	HO70	0.06	1	56	70	0	No	No	0	0	1	3	1	Offices and warehouses on the corner of Warner Ave and Gothard St with surface parking. Located behind street-facing strip mall. Various tenants ranging from working training facility to nutritional supplement distribution. Self-storage facility behind. Held under same ownership as sites 55, 59, 62, and 369 - 373.
373	142-221-17	Warner and Gothard	RT	RT	Research and Technology District	HO70	0.61	1	56	70	0	No	No	10	5	18	34	33	Strip mall on the corner of Warner Ave and Gothard St with surface parking. Various tenants ranging from MMA gym to dentist offices. Self-storage facility and office/warehouses located behind strip mall. Held under same ownership as sites 55, 59, 62, and 369 - 373.
374	167-472-09	17642 Beach Blvd	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.79	No maximum	80	100	0	No	No	63	0	0	63	63	City owned site - currently LBNC
375	167-472-08	17631 Cameron Ln	M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% Affordable Overlay	0.79	No maximum	80	100	0	No	No	63	0	0	63	63	City owned site - currently LBNC
384	111-130-41	19052 Goldenwest	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.90	0.75	56	70	0	No	No	12	7	30	50	49	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Bixby Plaza Carpets & Flooring office/warehouse and another office building with associated surface parking, which covers approximately 50% of the underutilized site. Nearby existing residential uses. Several nearby transit stops.
385	111-130-31	7021 Kearny Dr	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.47	0.75	56	70	0	No	No	6	3	15	26	24	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Two-story office building with associated surface parking, which covers 40% of the site. Nearby existing residential and commercial uses. Several nearby transit stops.



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386	111-130-32	7047 Kearny Dr	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.48	0.75	56	70	0	No	No	6	4	16	27	26	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Two-story office building with associated surface parking. Nearby existing residential and commercial uses. Several nearby transit stops.	
387	111-130-33	7071 Kearny Dr	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.44	0.75	56	70	0	No	No	6	3	14	24	23	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Two-story Gaetano Hardwood Floors, Inc. office building with associated surface parking. Nearby existing residential and commercial uses. Several nearby transit stops.	
388	111-130-34	7080 Kearny Dr	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.59	0.75	56	70	0	No	No	8	4	19	33	31	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Two-story office building with associated surface parking. Directly adjacent to residential uses to the south and nearby existing commercial uses. Several nearby transit stops.	
389	111-130-35	7056 Kearny Dr	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.38	0.75	56	70	0	No	No	5	3	12	21	20	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Two-story office building with associated surface parking. Directly adjacent to residential uses to the south and nearby existing commercial uses. Several nearby transit stops.	
390	111-130-36	7042 Kearny Dr	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.38	0.75	56	70	0	No	No	5	3	12	21	20	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Two-story office building with associated surface parking, which covers approximately 50% of the underutilized site. Directly adjacent to residential uses to the south and nearby existing commercial uses. Several nearby transit stops.	
391	111-130-37	7028 Kearny Dr	I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.51	0.75	56	70	0	No	No	7	4	17	28	28	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Two-story office building with associated surface parking. Directly adjacent to residential uses to the south and nearby existing commercial uses. Several nearby transit stops.	
393	411-120-04	18742 Goldenwest St	RL-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.89	7 du/ac	30	35	0	No	No	8	4	15		27	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Site is currently being used as plant nursery, with associated small structures and equipment. The majority of the site is not paved and is covered with several types of plants. Directly adjacent to residential uses to the north and east. A church is located directly northwest of the site. Several nearby transit stops along Goldenwest Street.	
394	411-120-34	18782 Golden West St	RL-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.62	7 du/ac	30	35	0	No	No	5	3	10		18	Highest Resource Area (2022 TCAC/HCD Opportunity Indices Map). Greer Storage for RVs, boats, and vehicles. Approximately 50% of the site is not being utilized for storage. The site is directly adjacent to residential uses to the east and a church is to the northwest. Several nearby transit stops along Goldenwest Street.	
449	107-213-10	16931 Magnolia St	CG	CG	Commercial General	HO70	3.21	0	56	70	0	No		44	26	107	179	177	Commercial businesses (Brookstreet Plaza) as well as a parking on the site. Residential homes exist north and west of the strip mall. There are 2 transit stops near the site.	
451	111-120-30		I-sp	SP9	Holly-Seacliff Specific Plan	RH30	0.06	0.75	30	35	0	No	No	0	0	0	0	0	0	Remnant parcel that is part of a larger industrial property. Held by same owner of Sites 245 – 250.
452	111-130-27		I-sp	SP9	Holly-Seacliff Specific Plan	HO70	0.07	0.75	56	70	0	No	No	0	0	0	0	0	0	Remnant parcel used as rv/auto storage. Held by same owner of Sites 125 and 160.
453	159-201-06	7382 Talbert Ave.	RT	RT	Research and Technology District	HO70	0.12	1	56	70	0	No	No	0	0	0	0	0	0	Single tenant auto repair building with surface parking located along an arterial street.
454	142-191-33		M-sp	SP14	Beach and Edinger Corridors Specific Plan	SP 14 - 20% affordable overlay	0.03	No maximum	80	100	0	No	No	0	0	0	0	0	0	Remnant parcel located on the north side of Site 269. Currently used as surface parking lot for building on Site 269.

Figure B-4: Site Inventory

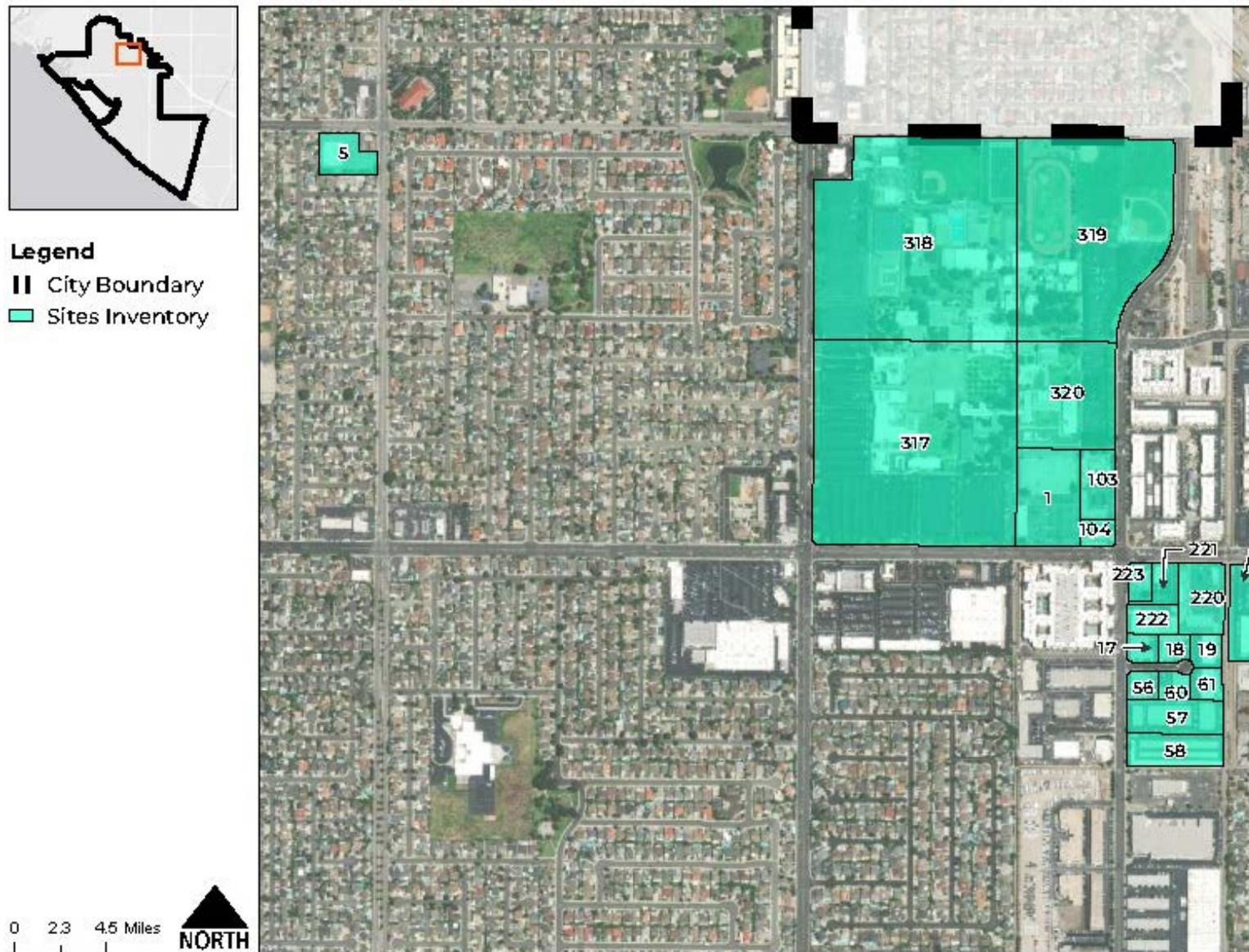


Figure B-5: Site Inventory

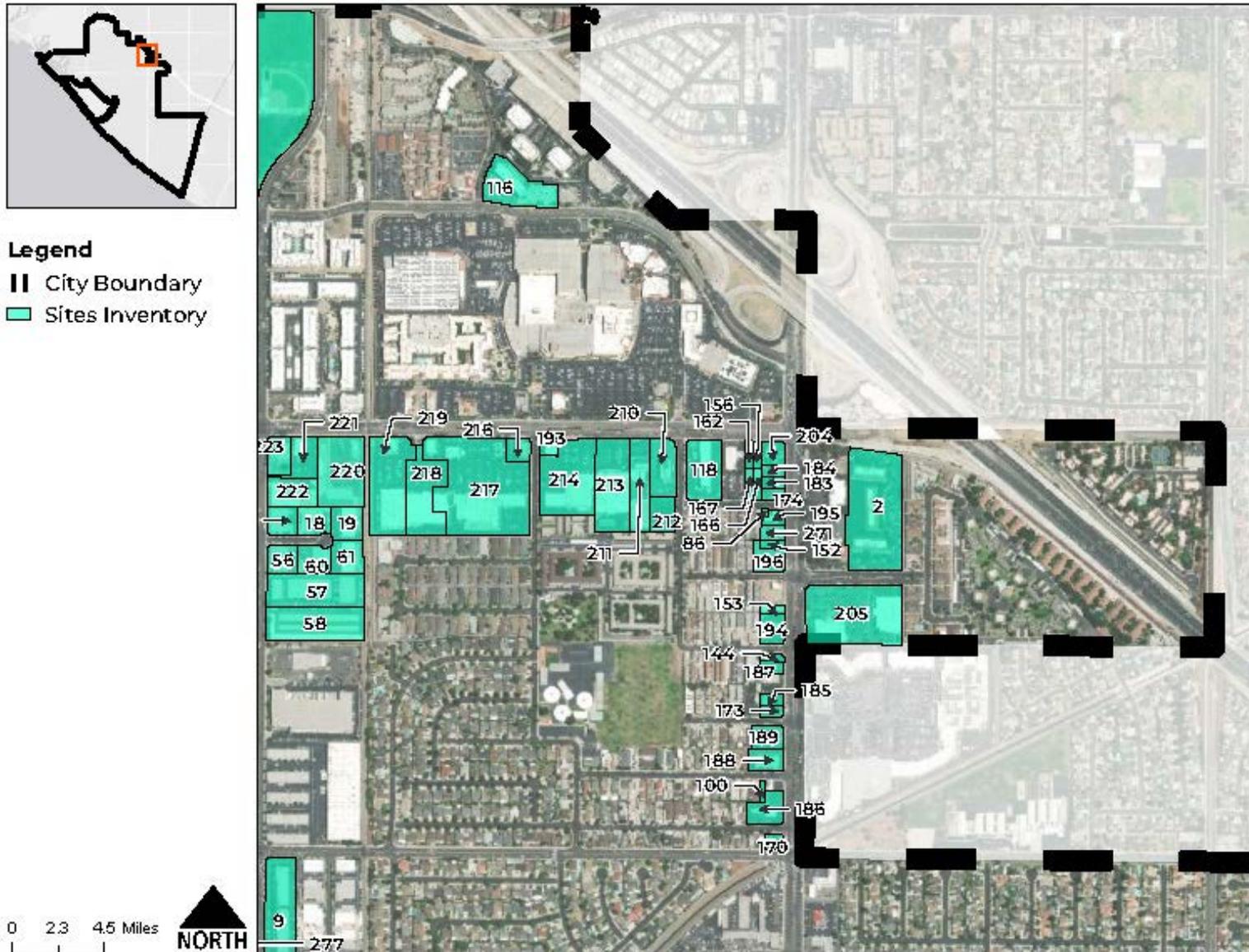


Figure B-6: Site Inventory

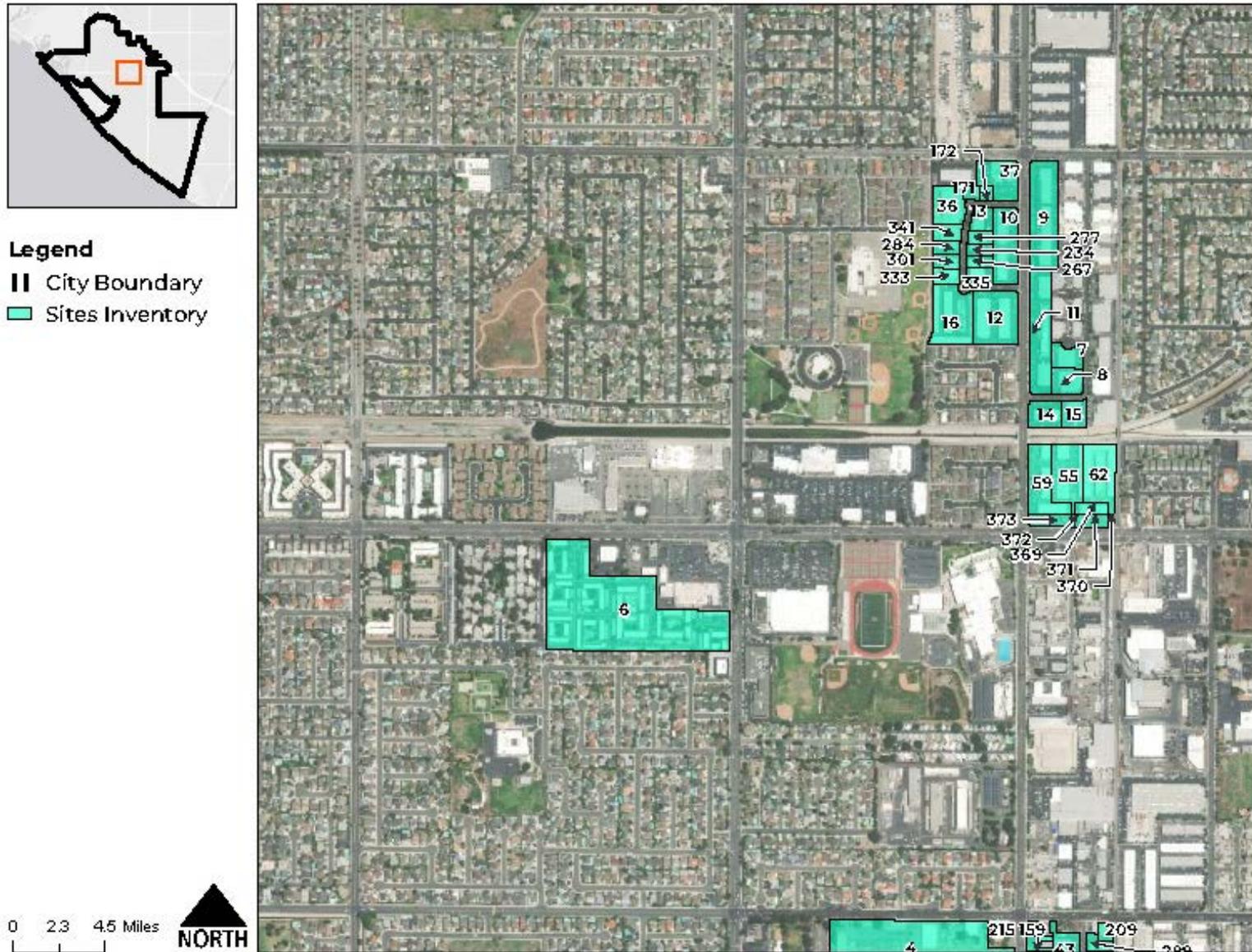


Figure B-7: Site Inventory

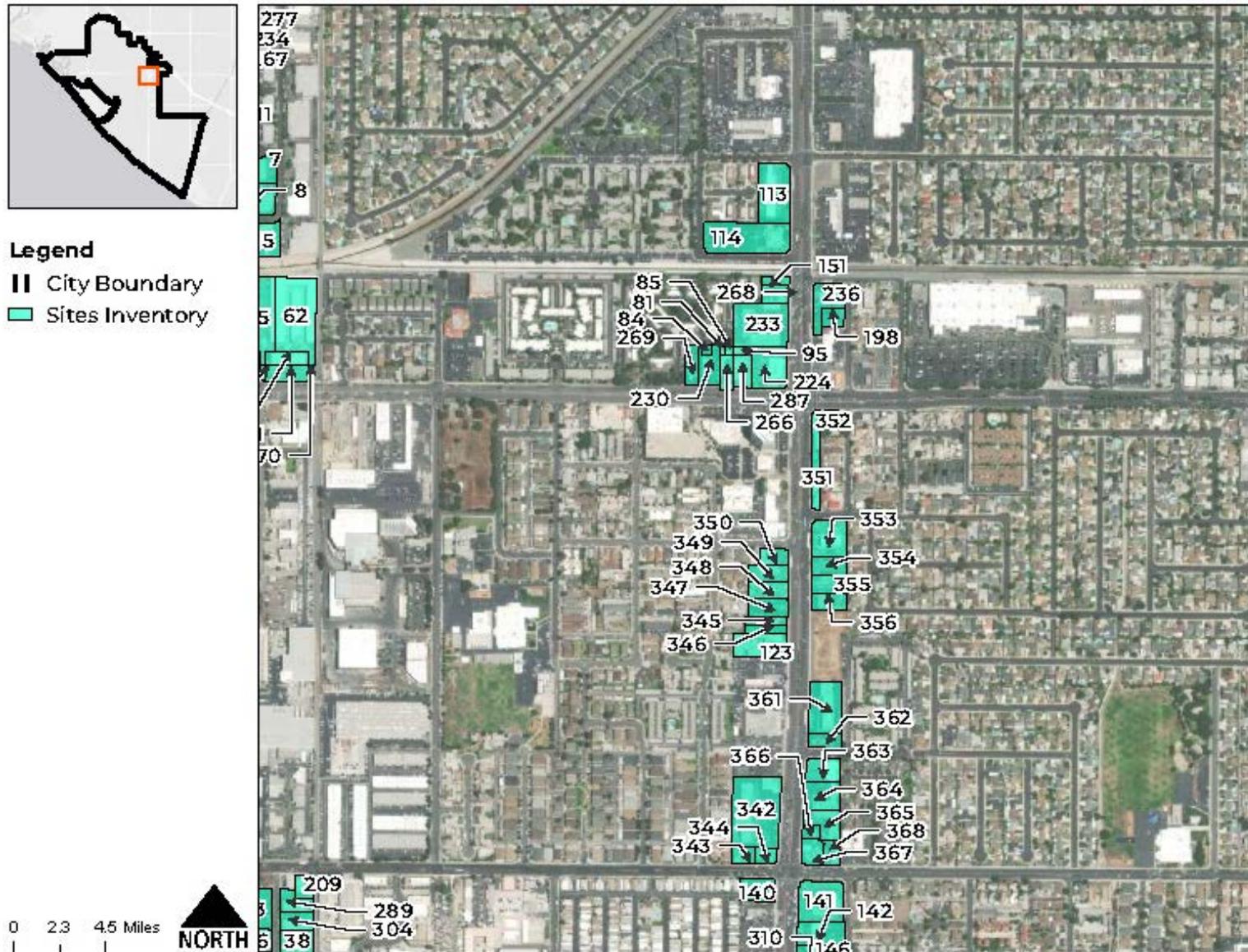


Figure B-8: Site Inventory

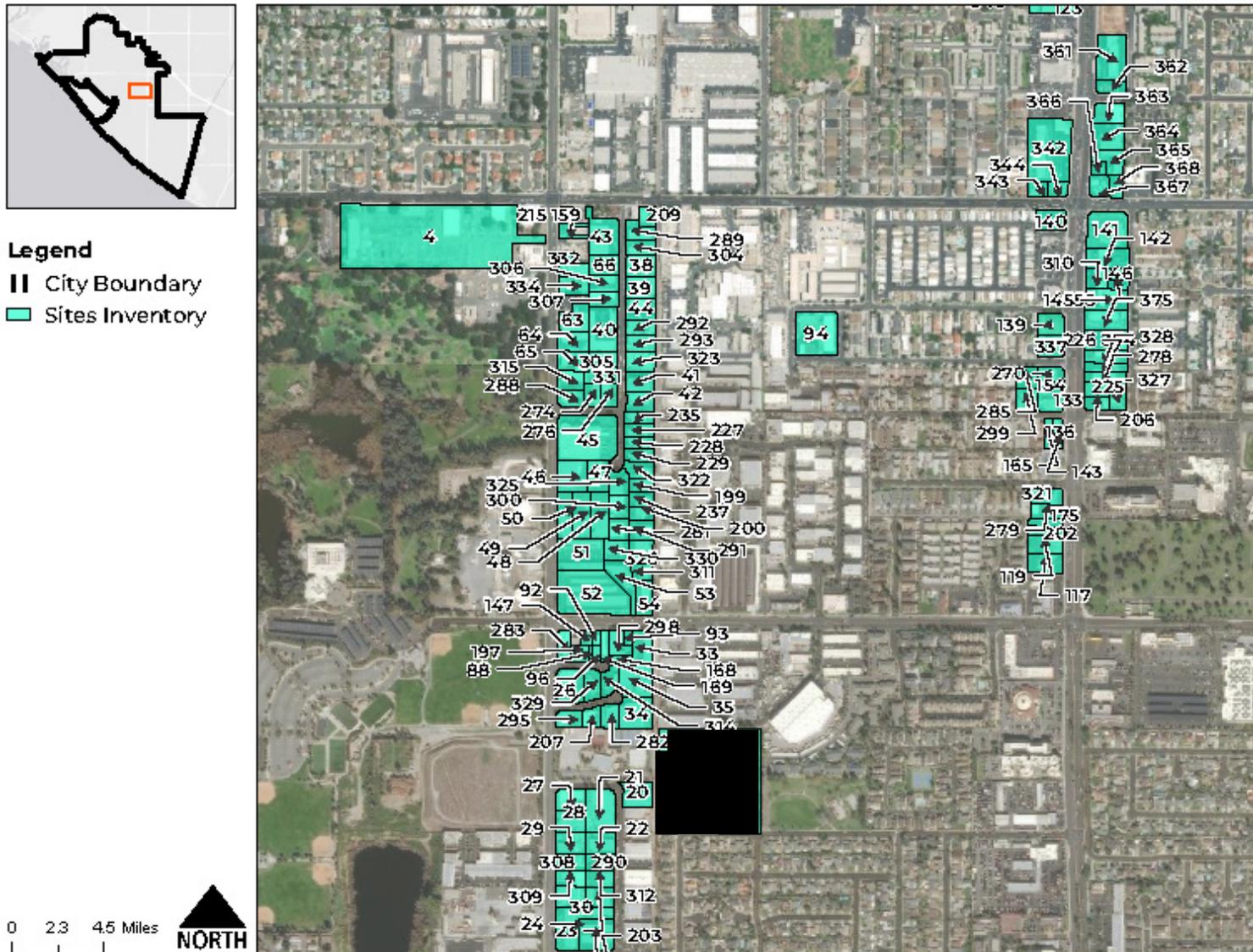


Figure B-9: Site Inventory

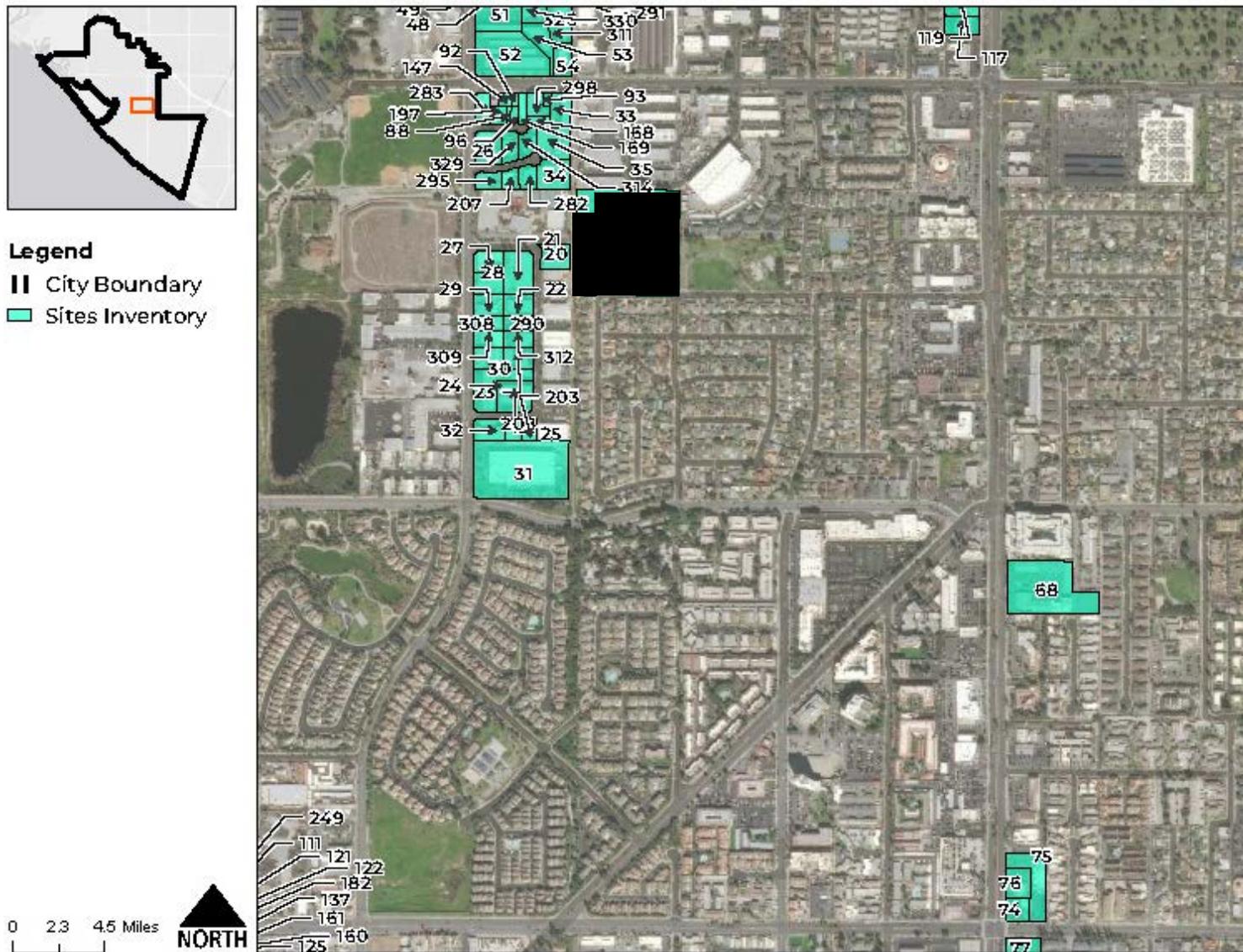


Figure B-10: Site Inventory



Figure B-11: Site Inventory

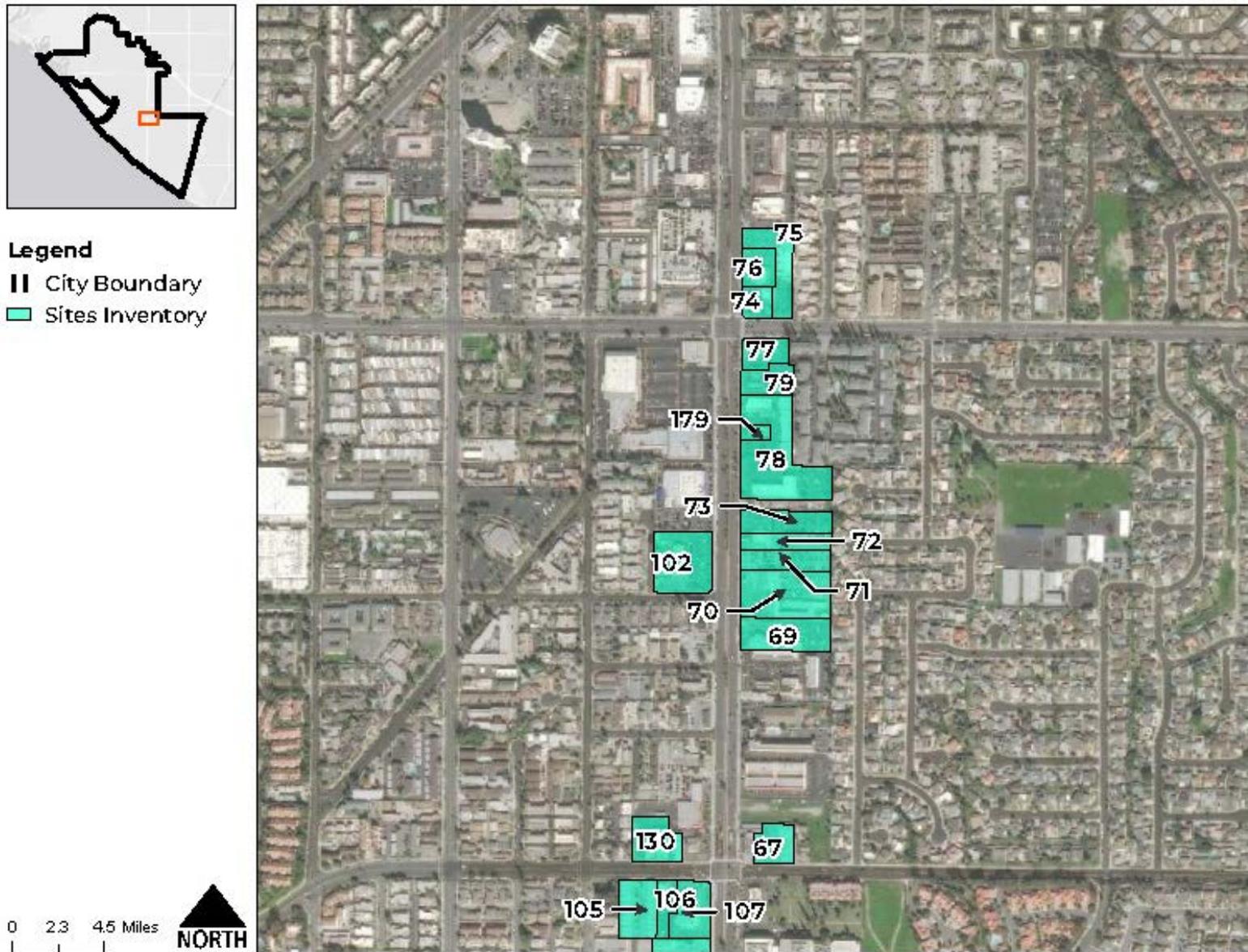


Figure B-12: Site Inventory

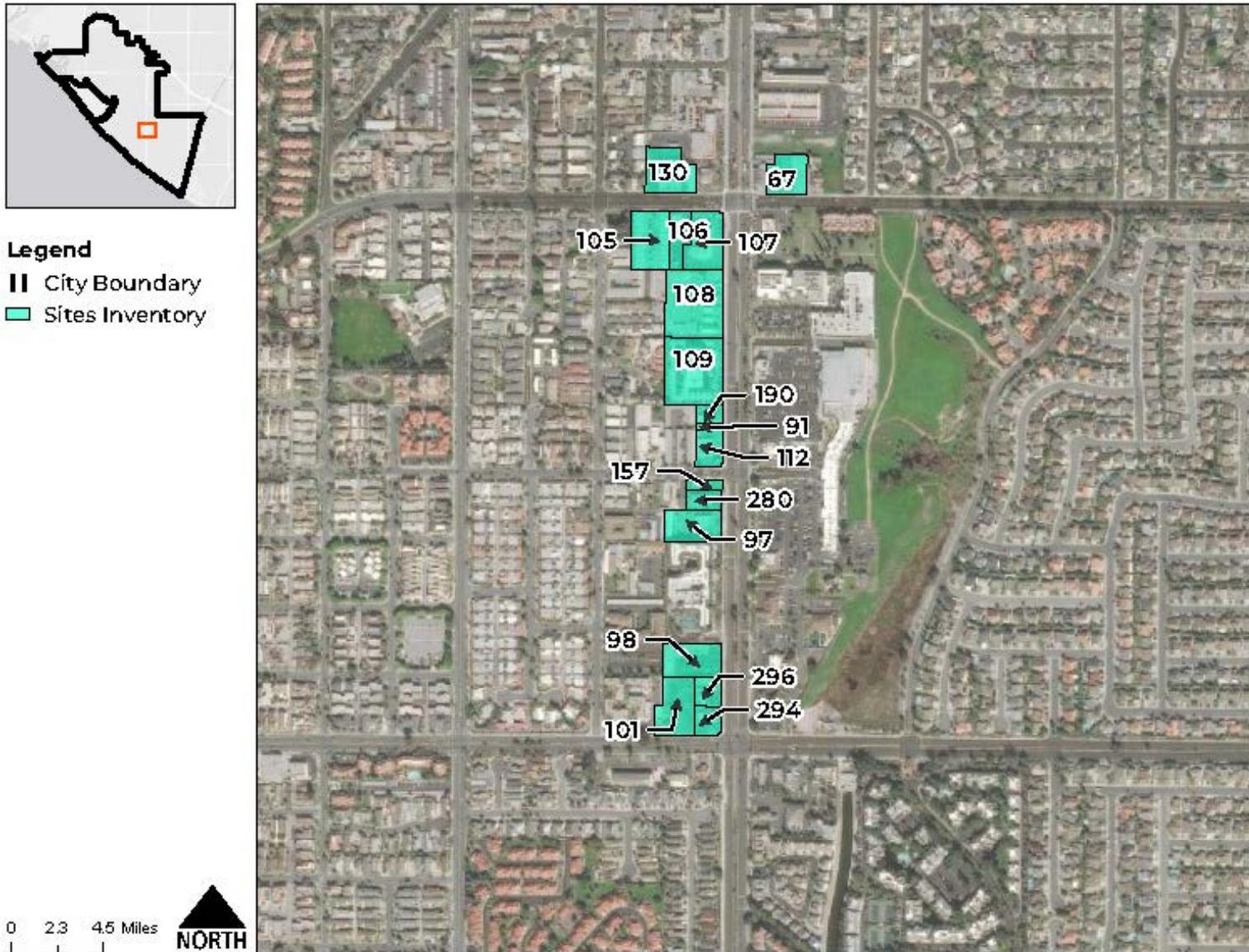


Figure B-13: Site Inventory



D.Small Sites Consolidation Maps

Figure B-14: Small Site Inventory

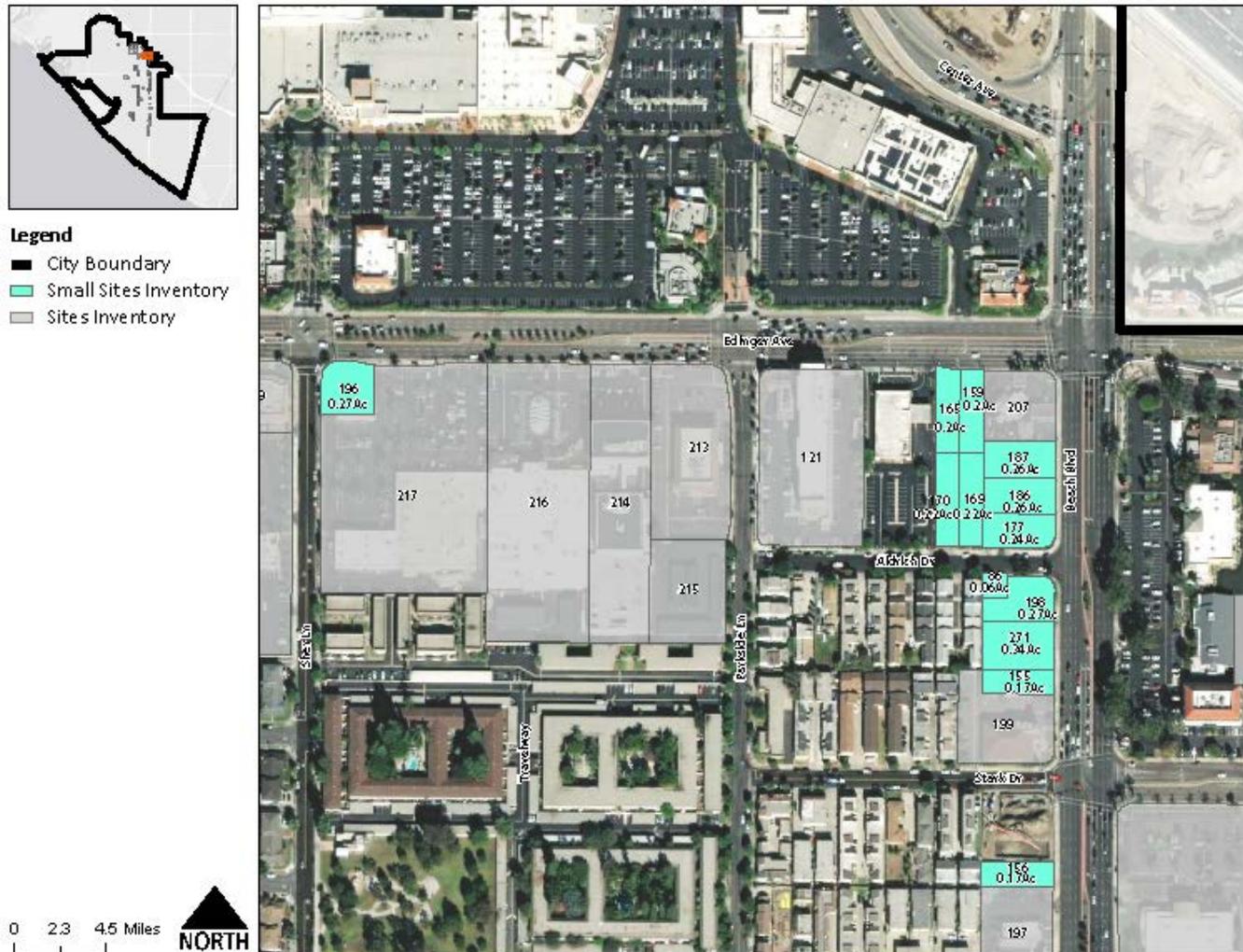


Figure B-15: Small Site Inventory



Figure B-16: Small Site Inventory

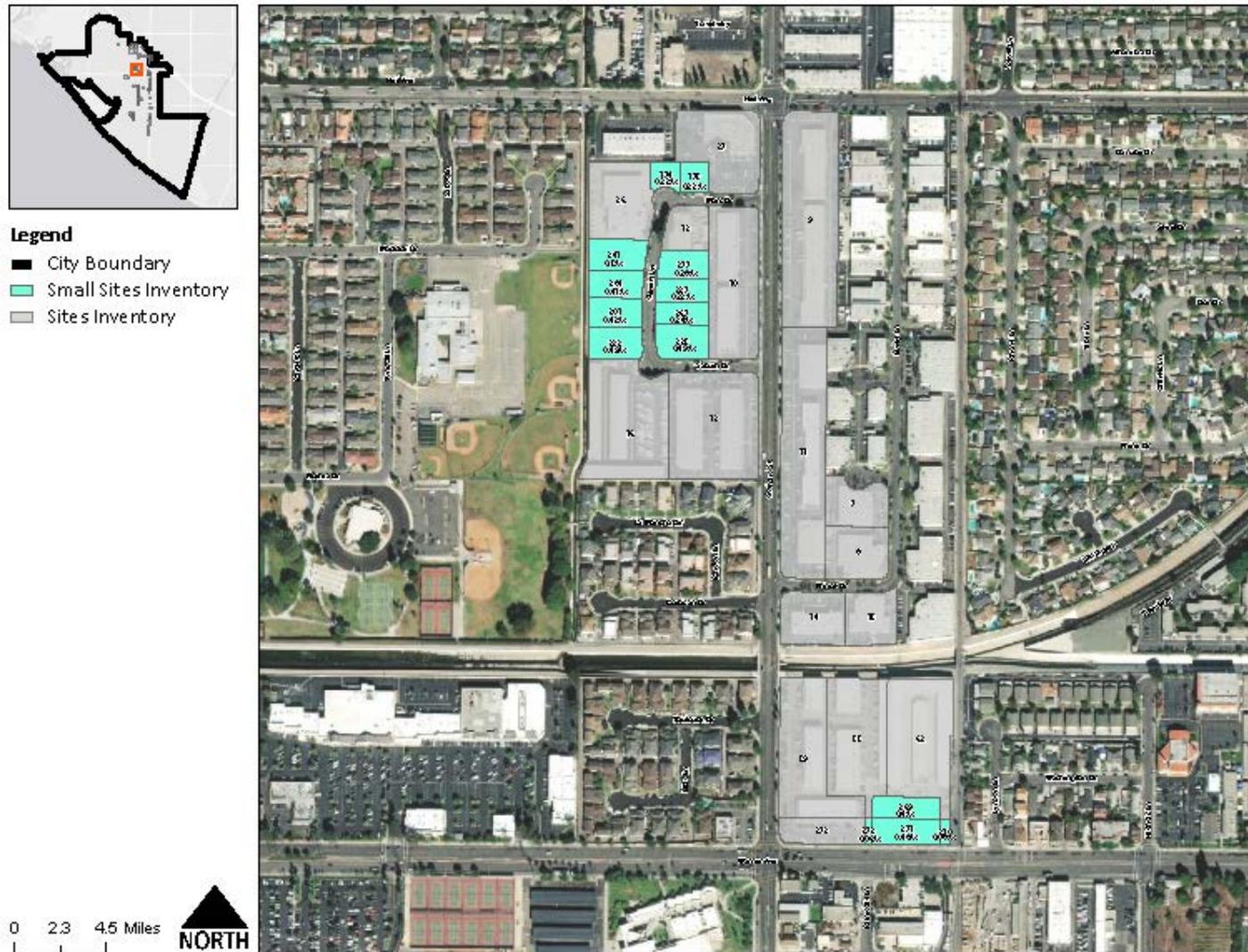


Figure B-17: Small Site Inventory

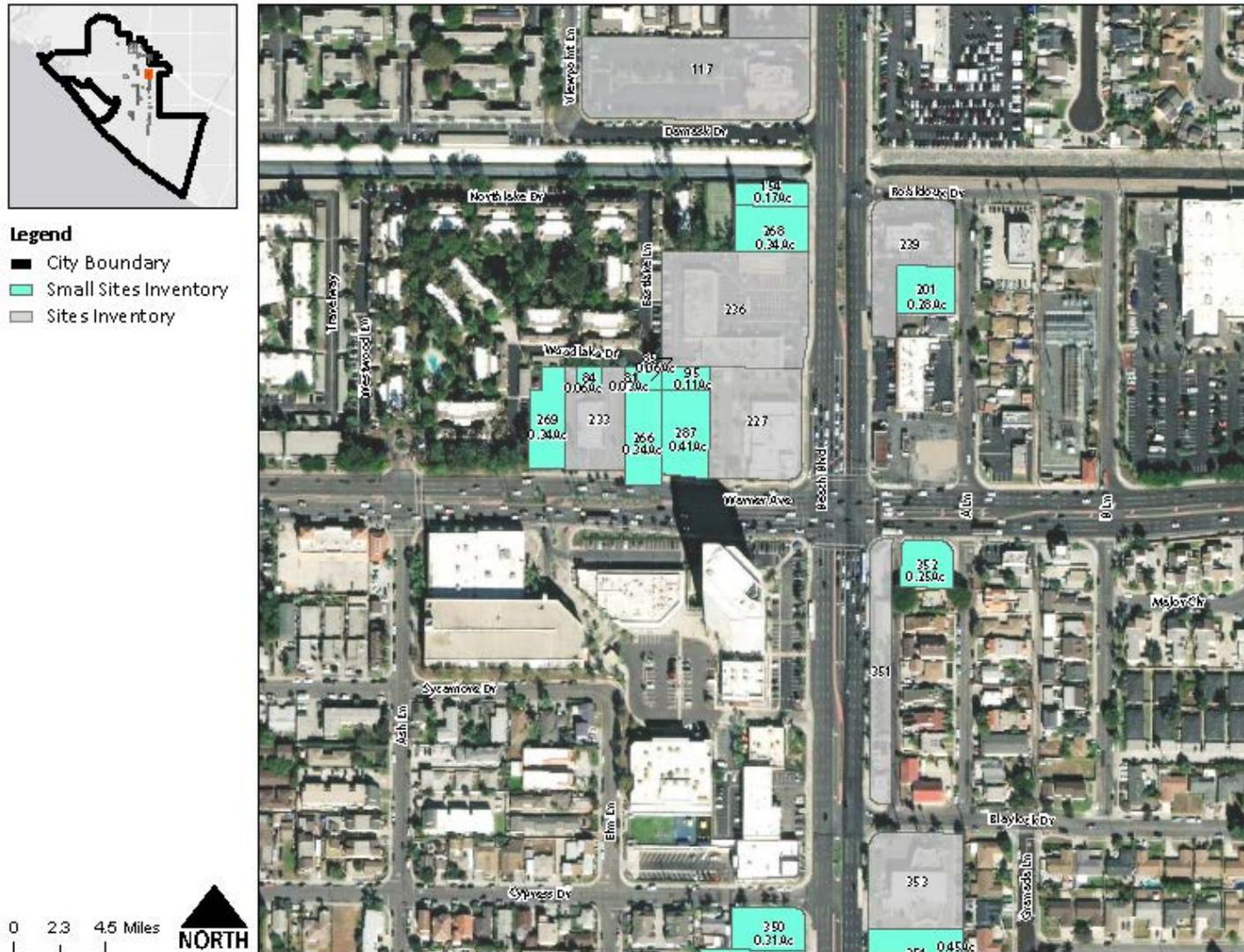


Figure B-18: Small Site Inventory

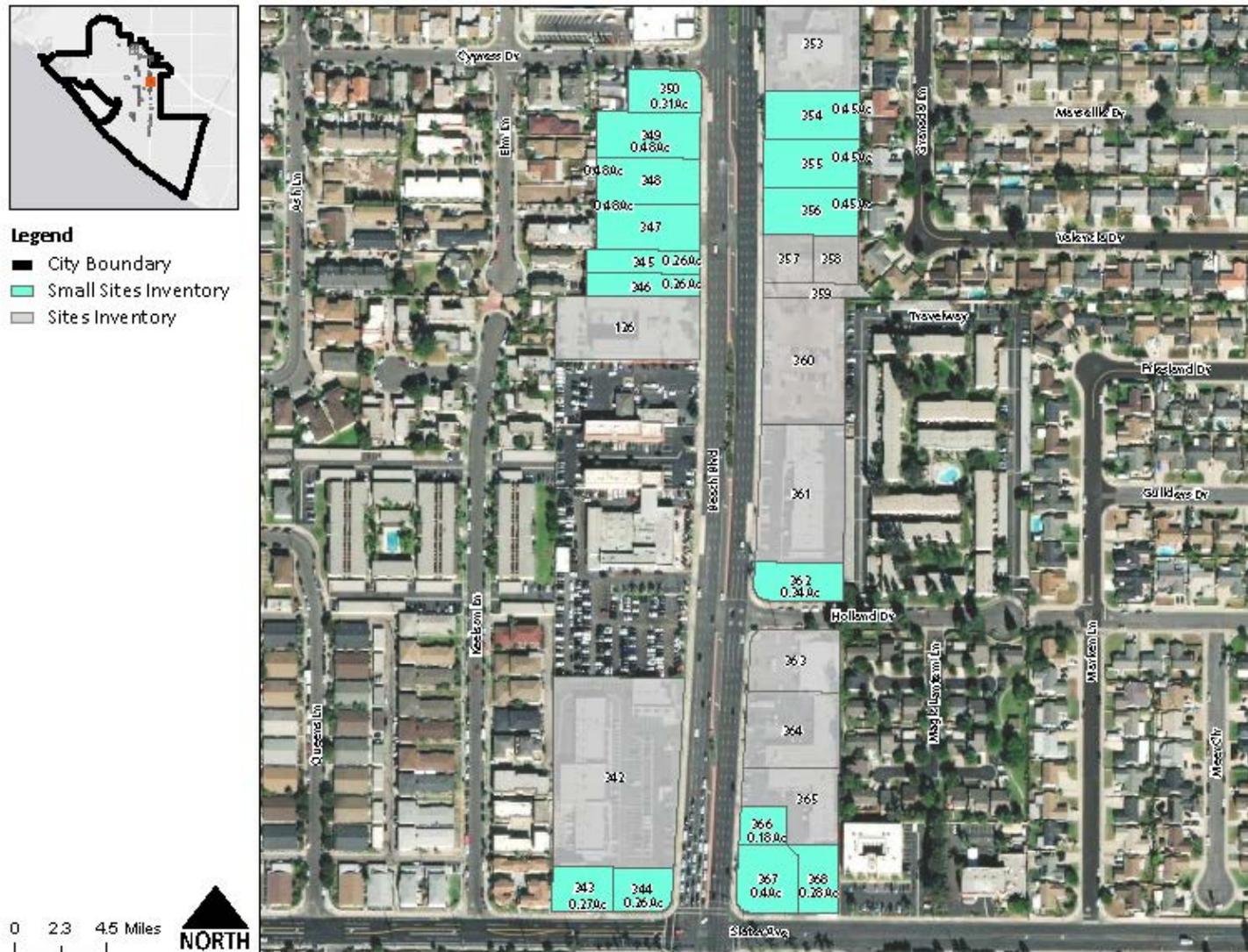


Figure B-19: Small Site Inventory

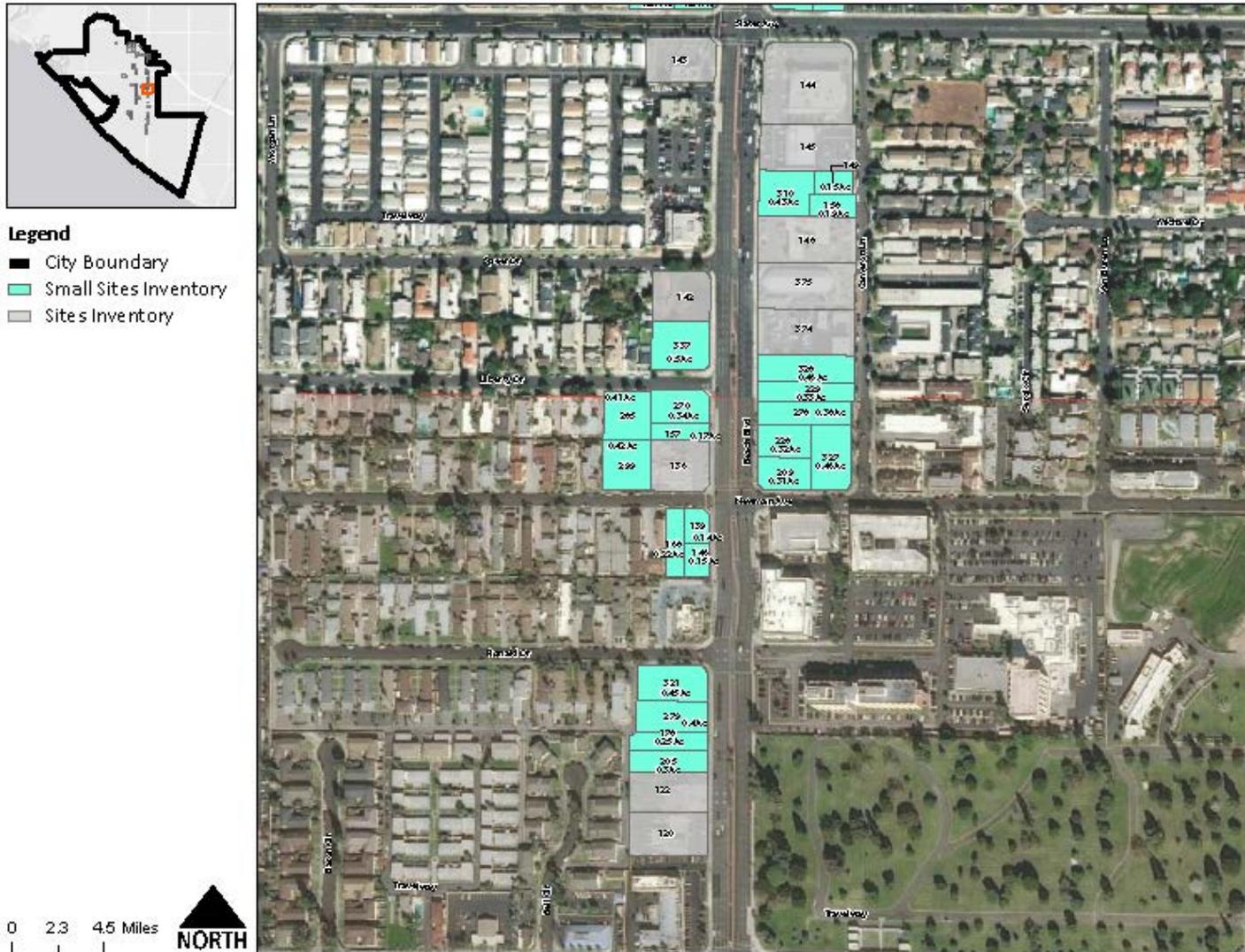


Figure B-20: Small Site Inventory

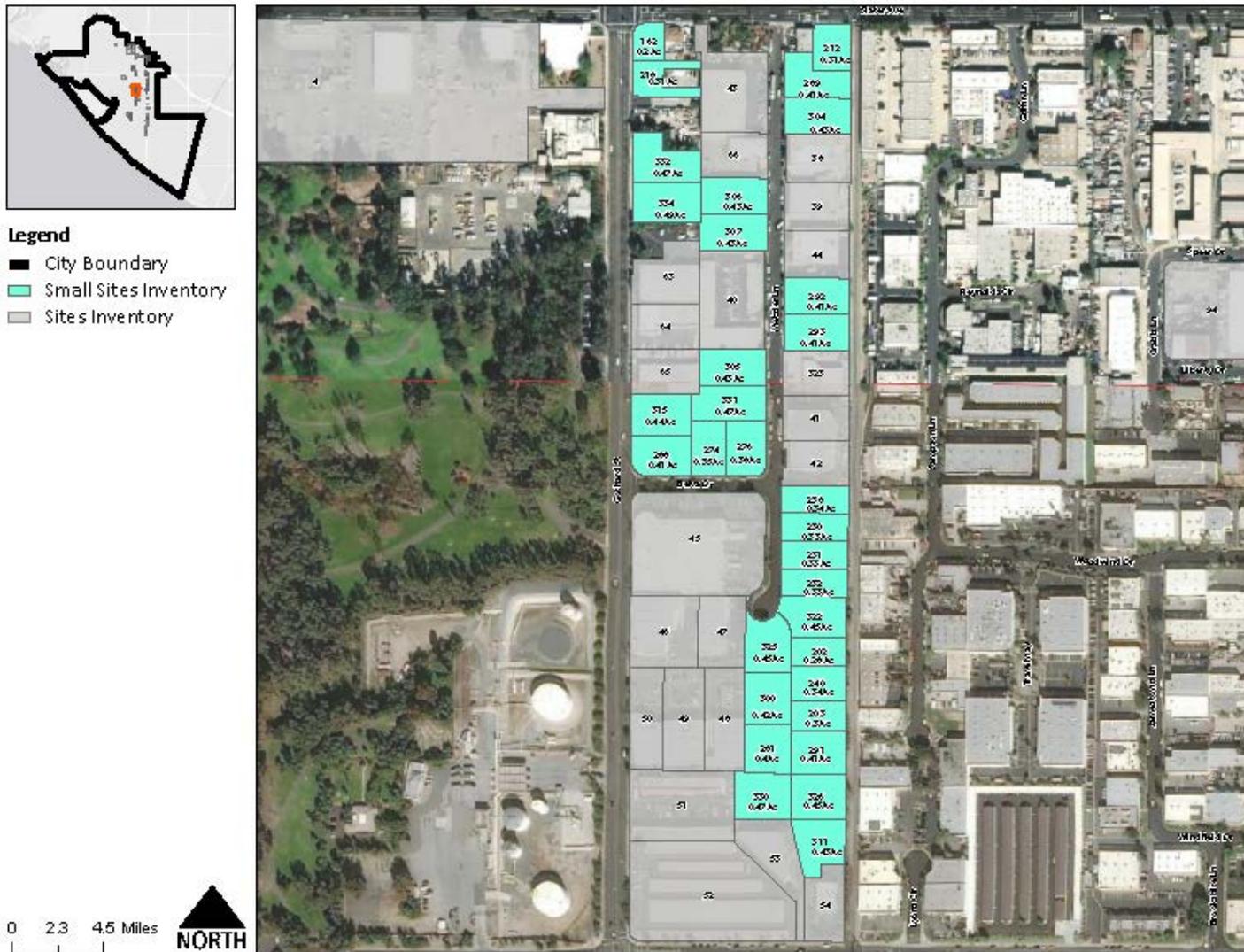


Figure B-21: Small Site Inventory

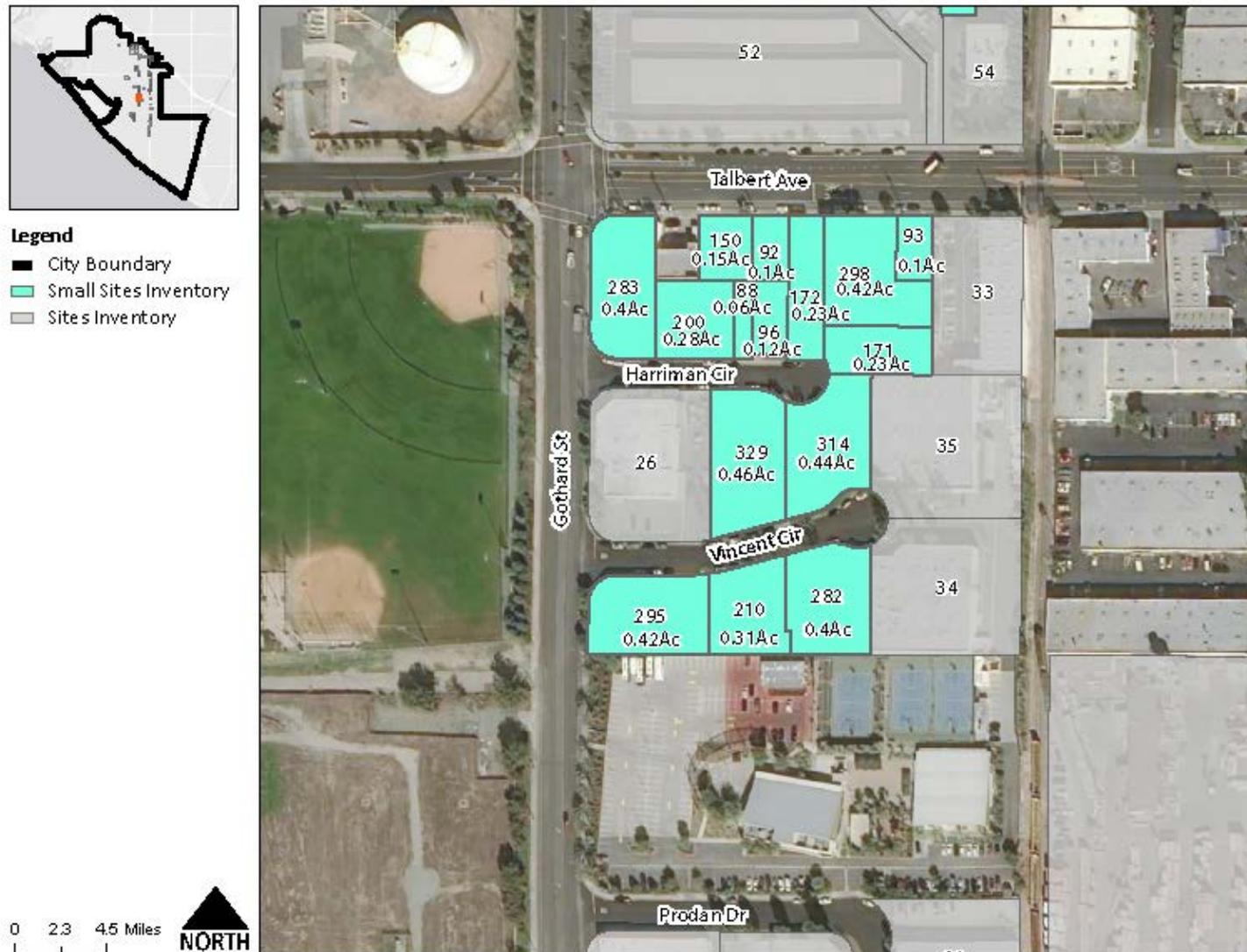


Figure B-22: Small Site Inventory

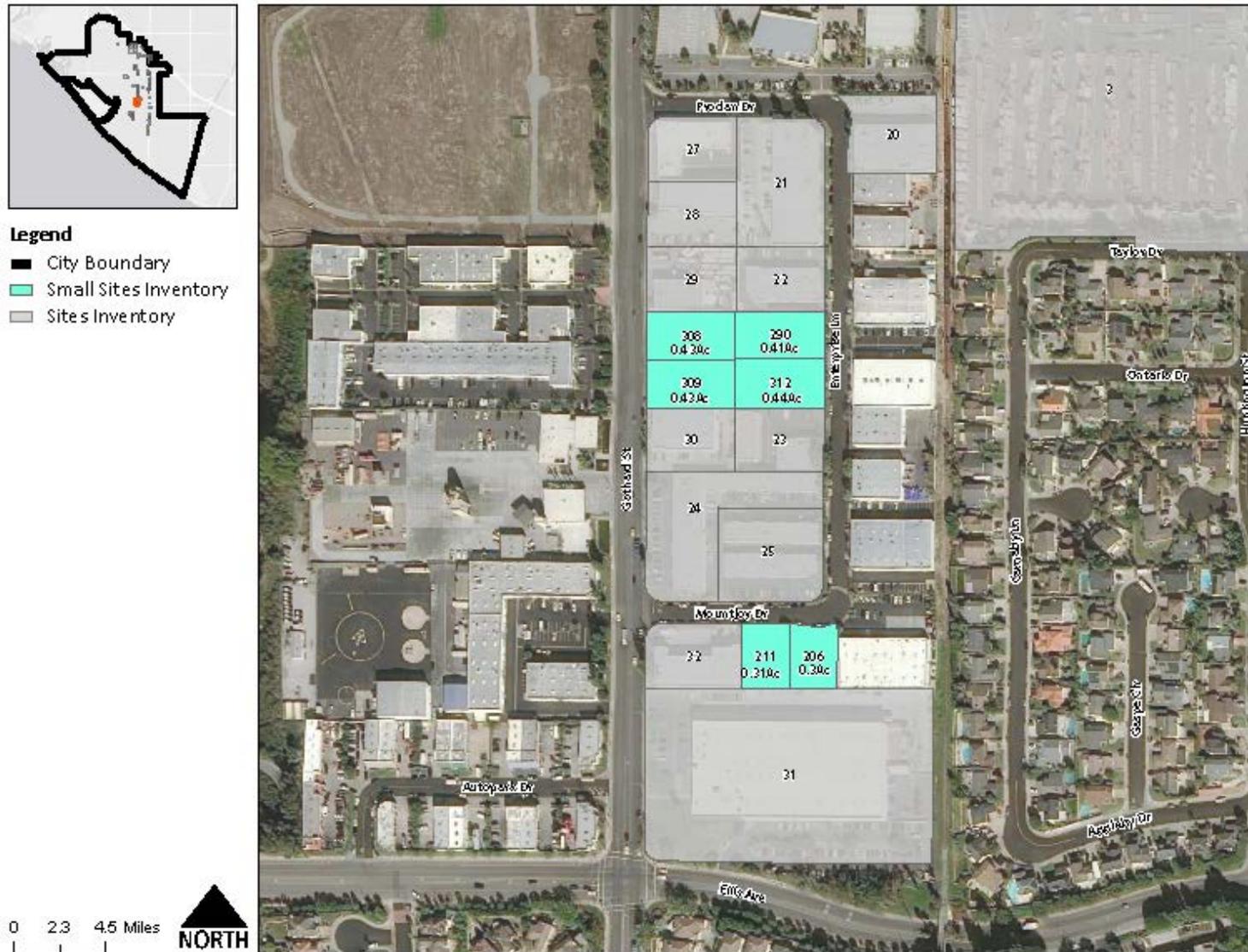


Figure B-23: Small Site Inventory



Figure B-24: Small Site Inventory



Figure B-25: Small Site Inventory

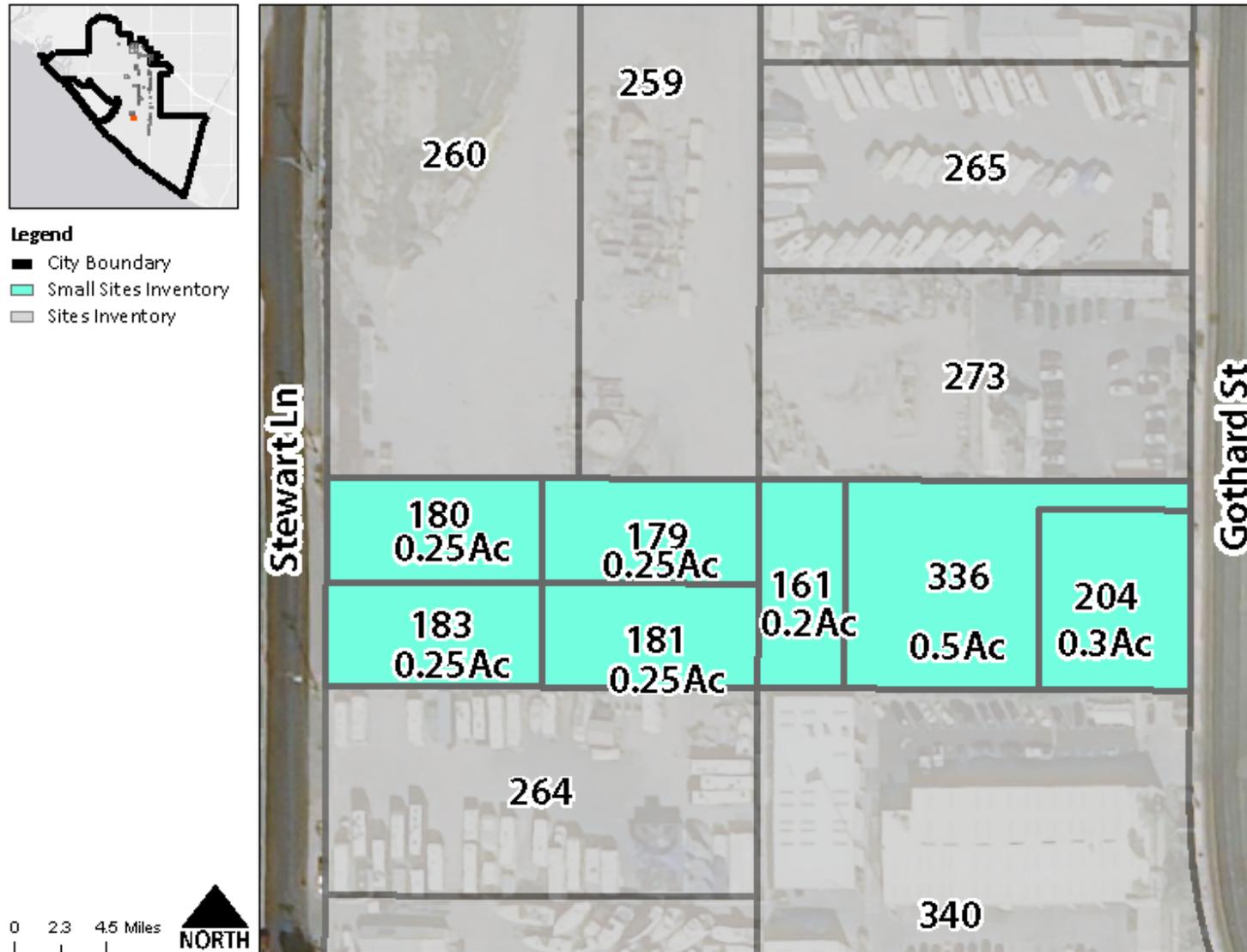


Figure B-26: Small Site Inventory

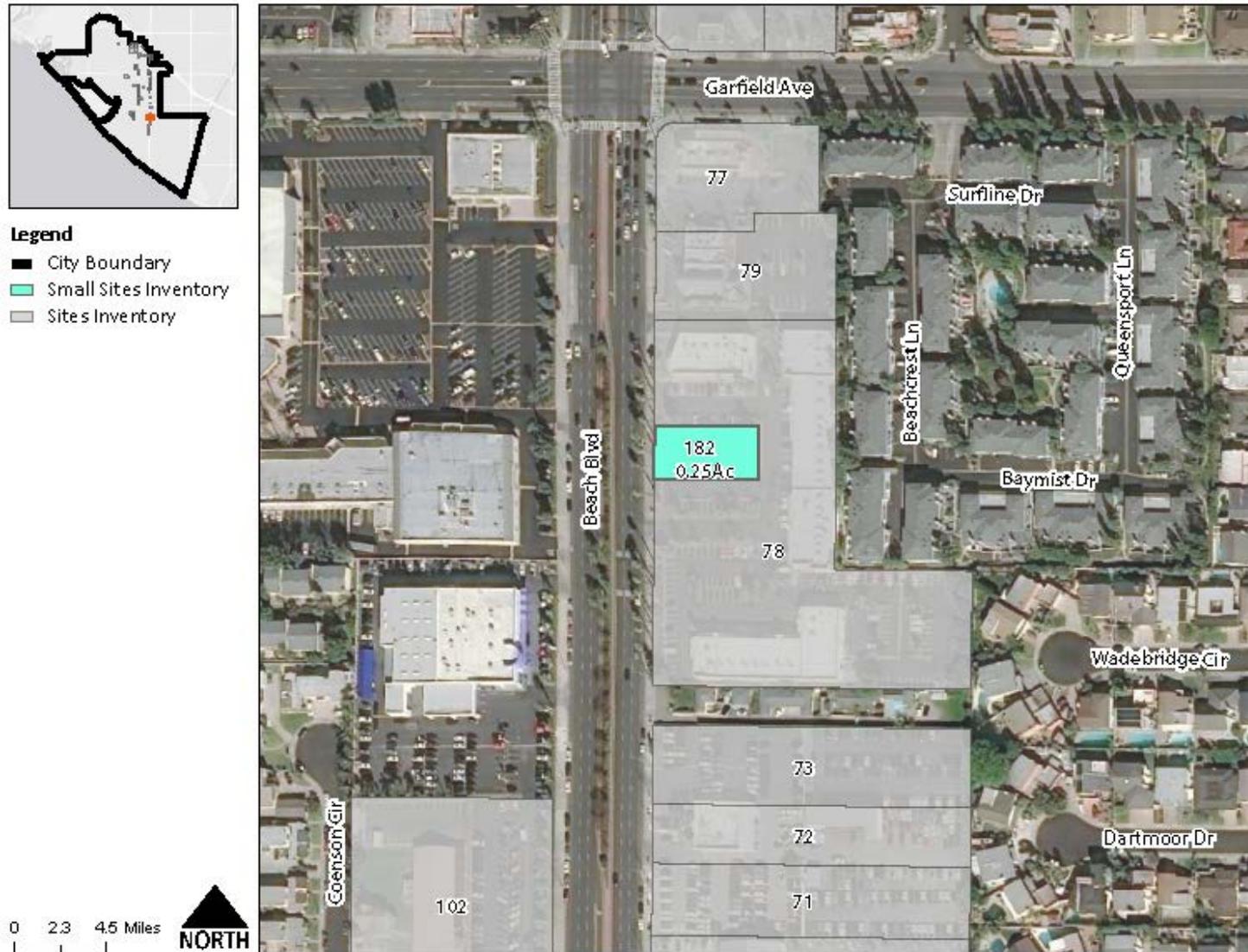


Figure B-27: Small Site Inventory

