

## Site S1-200 – SEC Rose Dr/Blake Rd



**Site Acreage:** 5.94 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM-20  
With Affordable Overlay  
**Net Unit Potential:** 189

### **Description of Site and Factors Supporting Development:**

This site is comprised of 12 parcels encompassing 5.94 acres at the southeast corner of Rose Drive and Blake Road. It is zoned as Residential Estate and is located immediately west of a mobile home park and south of a new housing development in the City of Brea. Most of the homes are older single family homes on septic systems. Several of the current owners have expressed an interest in having their property rezoned in order to allow for redevelopment of the site. In total, this site can accommodate up to 208 new residential units.



## Site S2-008 – 17151 Bastanchury Road



**Site Acreage:** 4.92 acres

**Current Zoning:** RE

**Proposed Zoning:**  
Congregational Housing  
Overlay

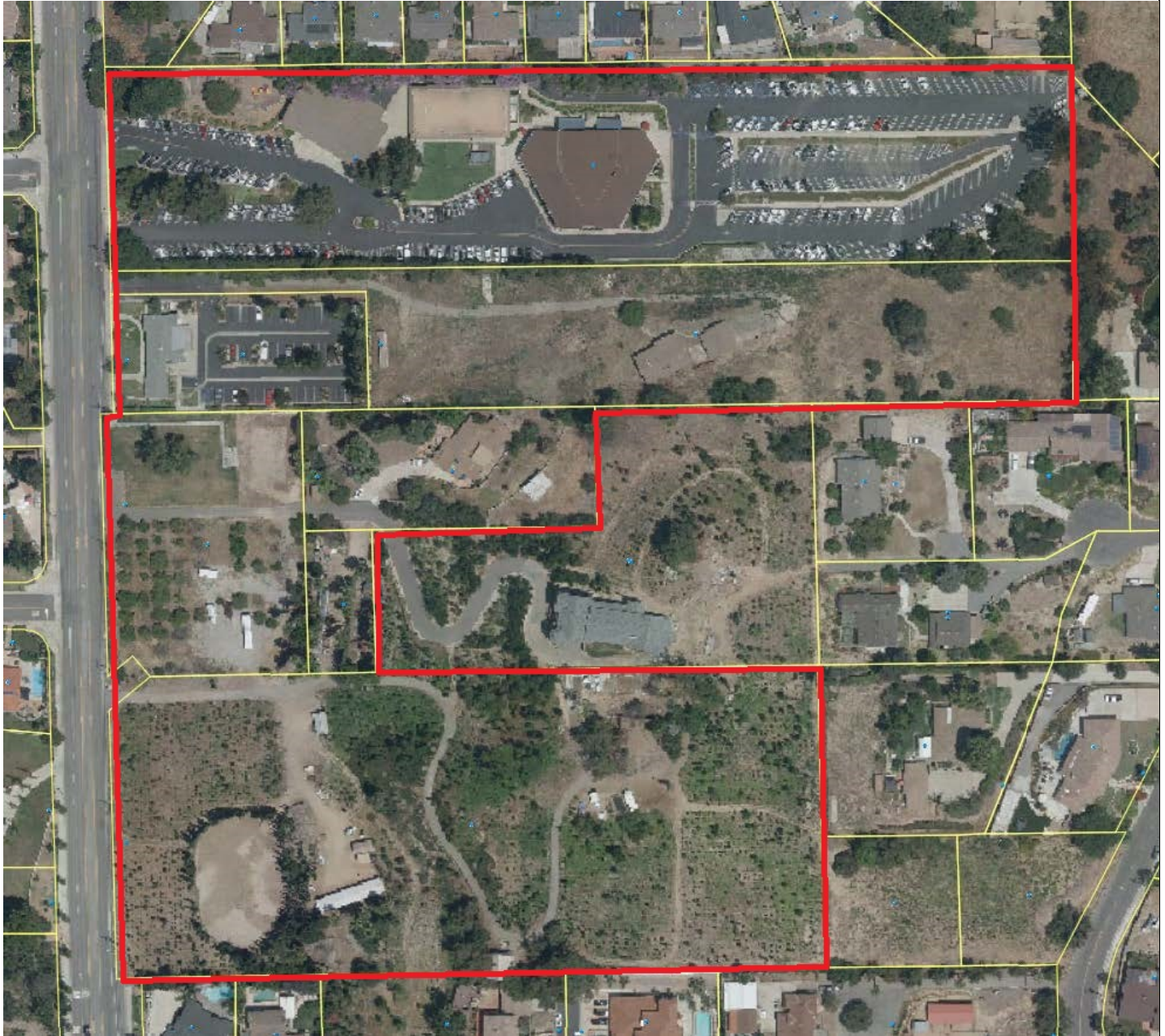
**Net Unit Potential:** 40

**Description of Site and Factors Supporting Development:**

Friendship Baptist Church owns the property at the northwest corner of Imperial Highway/Bastanchury Road. The church property itself has approximately 2.5 acres of vacant land and parking area that could potentially be developed for housing purposes pursuant to Assembly Bill 1851. The church began construction on an accessory structure over a decade ago, but never completed the project. The church is interested in completing this building. The site could likely accommodate approximately 40 housing units.



**Site S2-012 – 5320 Richfield Road  
S3-207 – 5300-5392 Richfield Road**



**Site S2-012 Acreage:** 9.48 acres  
**Current Zoning:** RU  
**Proposed Zoning:**  
 Congregational Housing Overlay  
**Net Unit Potential:** 60

**Site S3-207 Acreage:** 13.7 acres  
**Current Zoning:** RU  
**Proposed Zoning:** RM-20 With  
 Affordable Overlay  
**Net Unit Potential:** 240

**Description of Site and Factors Supporting Development:**

Site S2-012 is currently home to the Richfield Community Church and comprises 9.48 acres on the east side of Richfield Road south of Yorba Linda Blvd. It is zoned as Residential Urban and is proposed to have an affordable housing overlay placed on the property to allow for approximately 3 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 60 housing units.

This could also be combined with Site S3-207, which is approximately 13.7 acres to the south (however the east side of the parcel has topography constraints). Existing conditions consist of a Christmas tree farm and several older single family homes/structures. Therefore the realistic development capacity is likely around 240 units.



## Site S2-013 – 4861 Liverpool Street



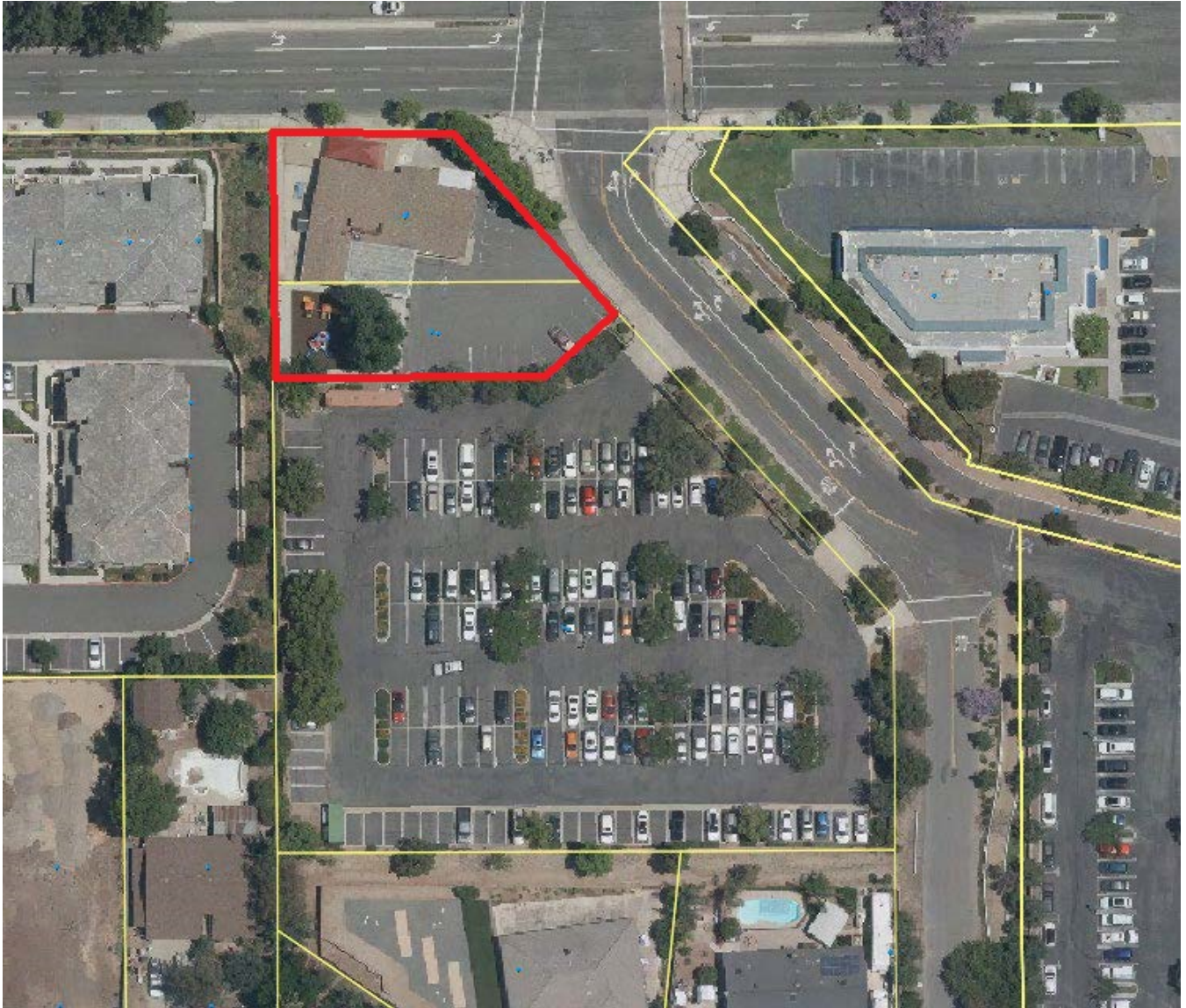
**Site Acreage:** 6.2 acres  
**Current Zoning:** RU  
**Proposed Zoning:**  
Congregational Housing  
Overlay  
**Net Unit Potential:** 40

### **Description of Site and Factors Supporting Development:**

This site currently home to the Messiah Lutheran Church and comprises 6.2 acres on the south site of at the northwest corner of Yorba Linda Blvd and Liverpool St. It is zoned as Residential Urban and is proposed to have an affordable housing overlay placed on the property to allow for approximately 1.5 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 40 housing units.



## Site S3-074 – 18132 Yorba Linda Boulevard



**Acreage:** 0.41 acres  
**Current Zoning:** CG  
**Proposed Zoning:** RM-20  
With Affordable Overlay  
**Net Unit Potential:** 14

### **Description of Site and Factors Supporting Development:**

This property is currently being utilized as the Yorba Linda Preschool. It is located at the southwest corner of Yorba Linda Blvd and Mountain View. The property on its own could yield approximately 14 housing units; however, if combined with the 1.61-acre parking lot to the south, which is owned by Friends Church, the combined project site could yield approximately 58 housing units.



## Site S3-024 – 5901 Mountain View



**Acreage:** 17.45 acres  
**Current Zoning:** RE  
**Proposed Zoning:**  
Congregational Housing  
Overlay  
**Net Unit Potential:** 58

### **Description of Site and Factors Supporting Development:**

This property is currently home to the Friends Church and comprises 17.45 acres primarily on the east side of Mountain View south of Yorba Linda Blvd. It is zoned as Residential Estate and is proposed to have an affordable housing overlay placed on the property to allow for approximately 3 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The overflow parking lot on the west side of Mountain View, which is discussed in greater detail under Site S3-074, is a 1.61-acre parcel which could yield approximately 58 housing units.



## Site S3-082 – 4791 and 4811 Eureka Avenue



**Acreage:** 1.75 acres  
**Current Zoning:** CG  
**Proposed Zoning:** RM-20  
With Affordable Overlay  
**Net Unit Potential:** 61

### **Description of Site and Factors Supporting Development:**

These two properties are currently developed with commercial uses; however, both property owners have reached out to the City to express their interest in having their property rezoned to allow for residential uses. The property located at 4811 Eureka consists primarily of general office uses and the property located at 4791 Eureka has been used primarily as a flooring store with other ancillary uses in the large yard area. Rezoning the property could potentially yield 61 additional housing units.



**Site S4-075 – 4742 Plumosa Drive and 18281-18311 Lemon Drive**  
**Site S4-076 – 18431 Lemon Drive**



**Site S4-075 Acreage:**

1.62 acres

**Current Zoning:** CG

**Proposed Zoning:** RM-20

With Affordable Overlay

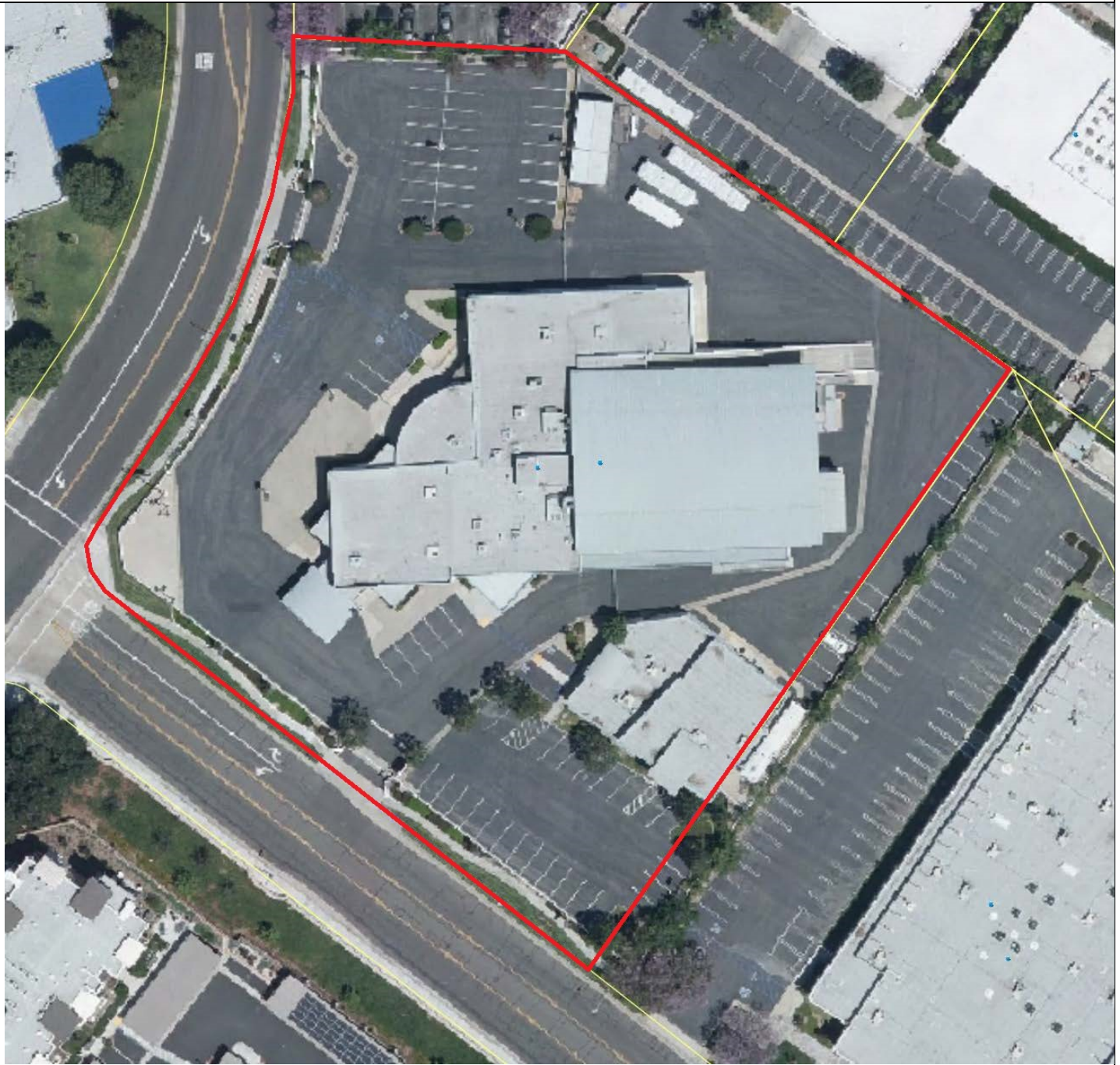
**Net Unit Potential:** 56

**Description of Site and Factors Supporting Development:**

The property owner for 4742 Plumosa Dr has expressed interest in having their property rezoned. The site currently has a single family home. If rezoned, this property could yield approximately 56 dwelling units. The properties for the remainder of Site S4-075 and S4-076 consist of non-residential uses, including a hair salon, a dance studio, a mortuary, and a church. If the remaining properties were rezoned, an additional 40 dwelling units could be developed; however, City staff is still reaching out to these property owners to determine realistic development capacity.



### Site S6-015 – 22722 Old Canal Road



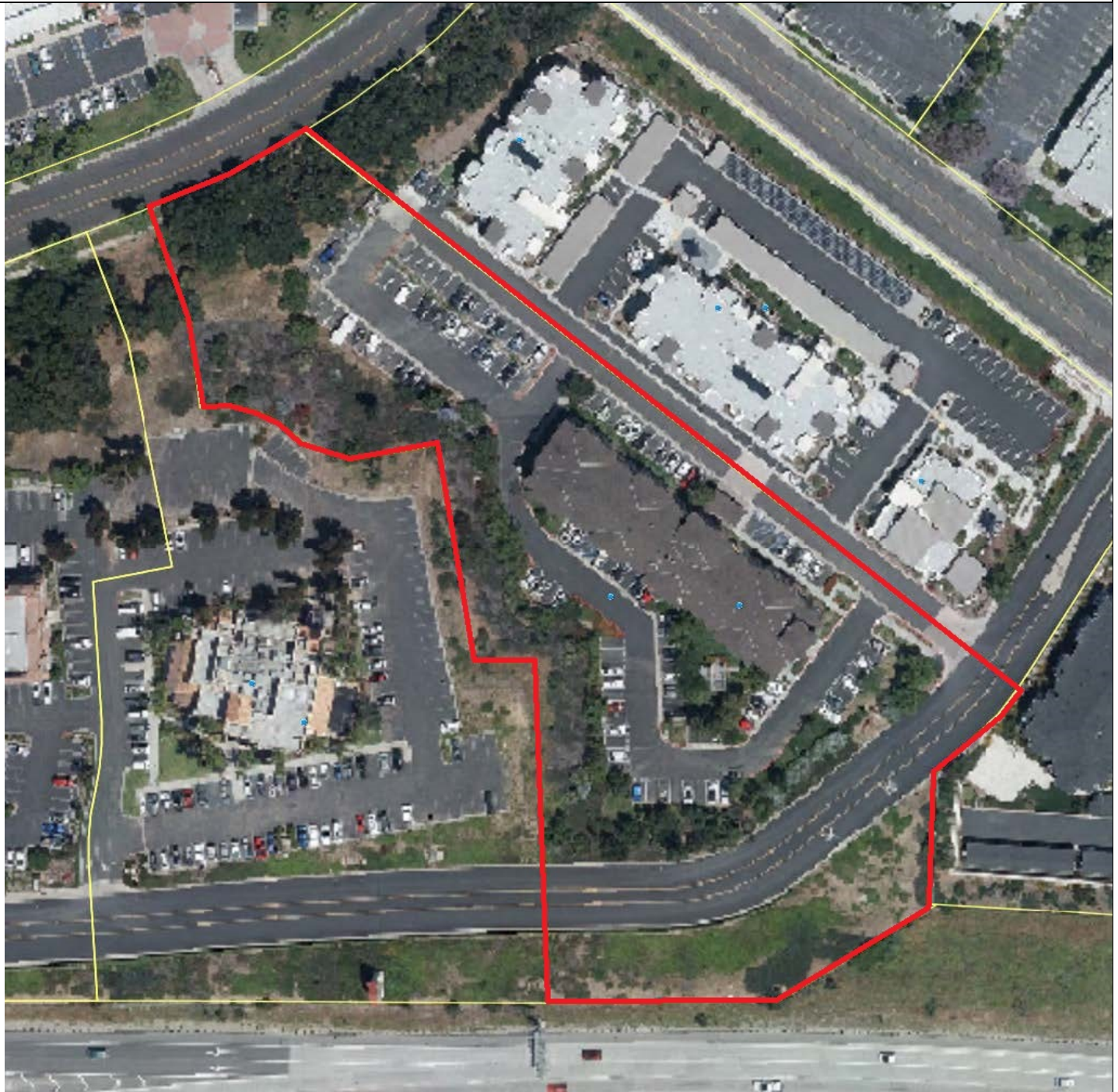
**Acreage:** 2.56 acres  
**Current Zoning:** PD  
**Proposed Zoning:**  
Add Affordable  
Housing Overlay  
**Net Unit Potential:** 89

**Description of Site and Factors Supporting Development:**

This industrial building is the John Force Racing Headquarters; however, much of the business operations have been relocated to the facility in Indiana. This underutilized building is located across the street from a successful housing element development from the 5<sup>th</sup> Cycle. This 2.56 acre site could be rezoned to allow for approximately 89 housing units.



## Site S6-020 – 22711 Oak Crest Circle



**Acreage:** 10.35 acres  
**Current Zoning:** PD  
**Proposed Zoning:** Add  
Affordable Housing  
Overly  
**Net Unit Potential:** 117

### **Description of Site and Factors Supporting Development:**

This parcel is currently being used as an Extended Stay America with 117 existing rooms. This site could be converted to rental or ownership housing units or could be redeveloped with approximately 362 housing units; however, the City is proposing a realistic development capacity of 117 housing units.



## Site S7-001 – Bryant Ranch Shopping Center



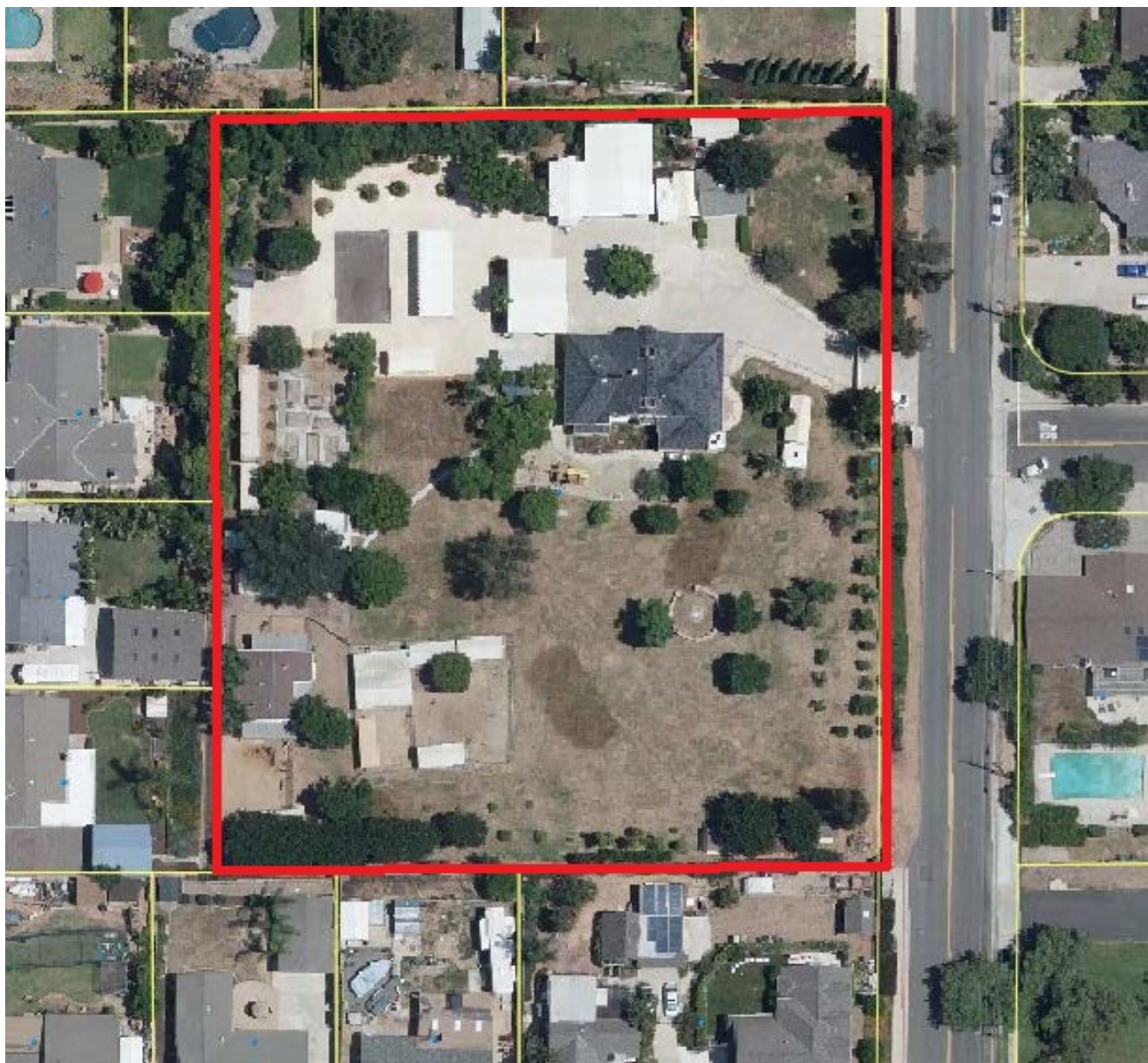
**Acreage:** 13.72 acres  
**Current Zoning:** CG  
**Proposed Zoning:** Add  
Commercial Mixed Use Overlay  
Zone  
**Net Unit Potential:**  
Approximately 120

### **Description of Site and Factors Supporting Development:**

The Bryant Ranch Shopping Center is located at the east end of the City. There have been a number of inquiries with the City about potentially redeveloping the center either partially or completely for residential use. The City is proposing to overlay a mixed use zone over this site and work with the property owner or any future property owners to establish the highest and best mixed use center.



## Site S3-034 – 4341 Eureka Avenue



**Acreage:** 2.19 acres  
**Current Zoning:** RS  
**Proposed Zoning:** RM  
**Net Unit Potential:** 22

### **Description of Site and Factors Supporting Development:**

This property is an equestrian property and is developed with a single family home with a number of accessory structures. The property owner has expressed interest in having the property rezoned to allow for higher density. City staff has met several times with the property owner to discuss rezoning the property. The property owner has also attended all of the City's Housing Element workshops since being notified of being considered as a potential candidate housing site. The most appropriate density given the surrounding land uses would be Residential Medium Density, which would allow for up to 10 dwelling units per acre. This would yield approximately 22 units on this parcel.



## Site S3-080 – 4822 Eureka Avenue



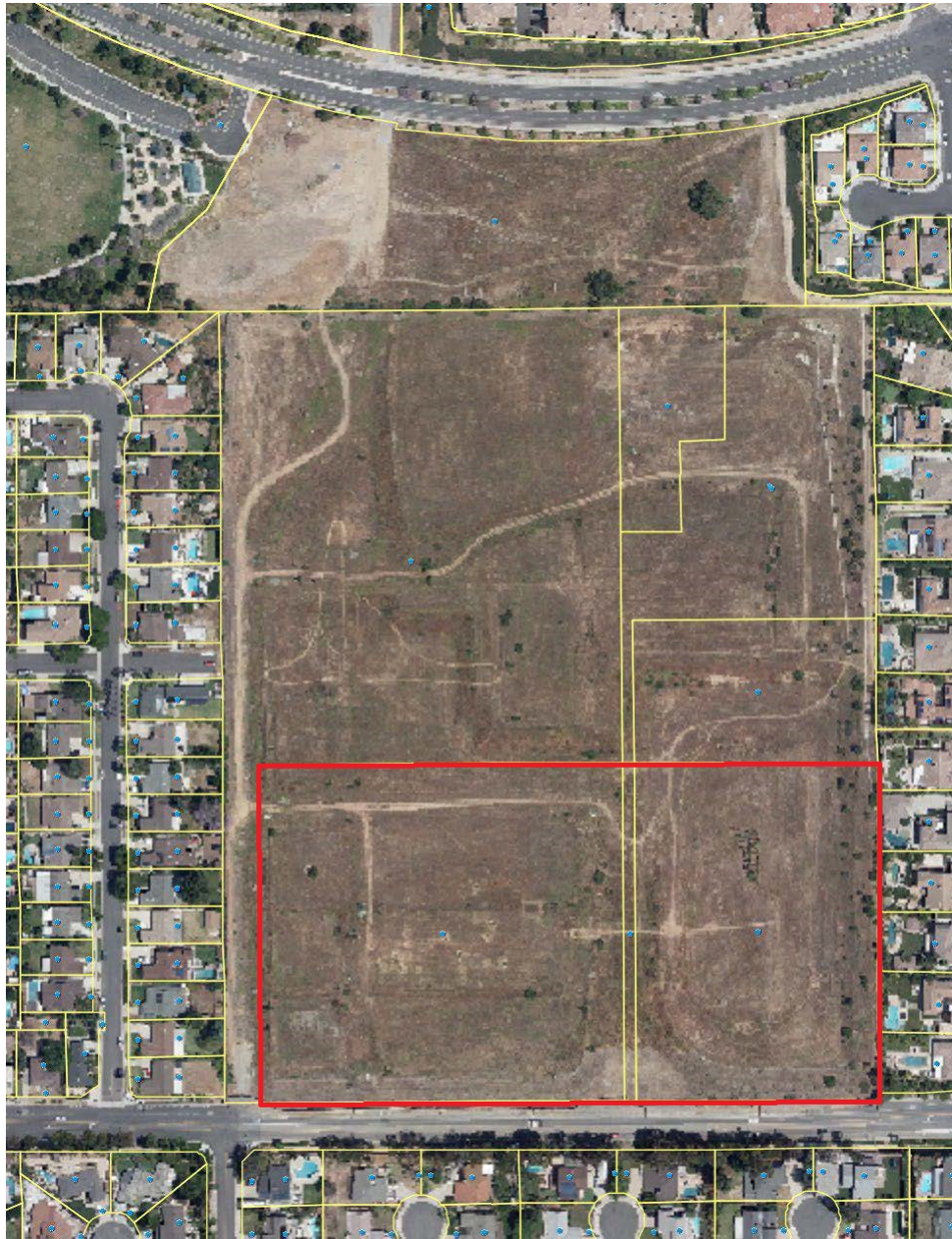
**Acreage:** 0.49 acres  
**Current Zoning:** RM-30  
**Proposed Zoning:** No change  
**Net Unit Potential:** 14

### **Description of Site and Factors Supporting Development:**

This property was rezoned during the last Housing Element Cycle to RM-30. It currently is developed as a small commercial retail center. The property owner has expressed interest in having this property remain as a housing opportunity. This property owner also owns the property immediately across the street on the west side of Eureka and is interested in having that property included as a housing site. This property is discussed as Site S3-082.



## Site S3-201 – West Bastanchury Site



**Acreage:** 13.09 acres  
**Current Zoning:** PD  
**Proposed Zoning:** PD  
**Net Unit Potential:** 23

### **Description of Site and Factors Supporting Development:**

In 2018, the City approved Tentative Tract Map 18123 to allow the development of approximately 13 acres of the West Bastanchury site located on the north side of Bastanchury Road. The upper portion of this site has a deed restriction that requires that the property be developed for a public use and cannot be utilized for housing development. The City Council has not yet determined what type of public use would be the highest and best use for this upper portion of the site; however, many different uses have been considered over the years. Site S3-201 would be utilized as an above moderate site location with 23 housing units.



## Site S3-203 – 18101-18251 Bastanchury Road



**Acreage:** 22.83 acres  
**Current Zoning:** PD  
**Proposed Zoning:** PD  
**Net Unit Potential:** 228

### **Description of Site and Factors Supporting Development:**

This project site consists of nine separate properties; however, three of the largest parcels are all under the same ownership. This property owner's three adjacent parcels consist of approximately 15.6 acres. This property owner has expressed interest in having their property rezoned for higher density development opportunity. The other six adjacent properties are already developed with a single family home; however, could potentially add acreage to the project areas. Several of these property owners have been participating in the City's Housing Element workshops and have met with the City to discuss the possibility of having their property rezoned. The main property owner would yield approximately 156 housing units and the additional properties would yield an additional 72 housing units.



## Site S3-205A – 5225 and 5227 Highland Avenue



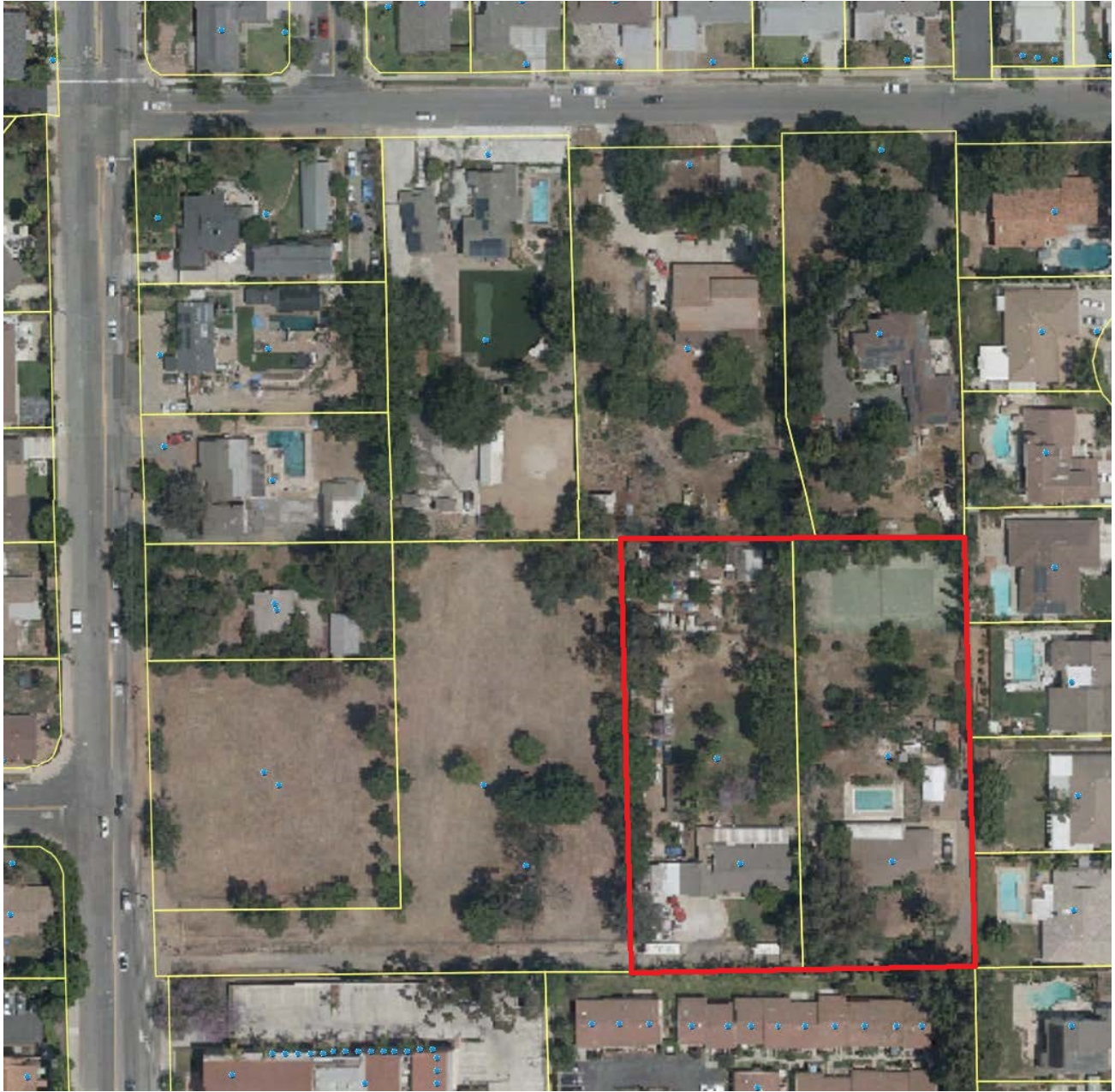
**Acreage:** 7.08 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM  
**Net Unit Potential:** 71

### **Description of Site and Factors Supporting Development:**

This project site consists of approximately 7.1 acres and is accessible via Eureka Ave and via Highland Ave. The project site consists of two single family homes. The site was subdivided in 2016 through Tentative Tract Map 17928 to allow for 12 single family homes; however, the project was never developed and the subdivision expired in 2019. The City is proposing to upzone this area to allow up to 10 dwelling units per acre, which would yield approximately 71 units. This property has also been listed for sale recently.



## Site S4-200 – 18597-18602 Altrudy Lane and 18552-18582 Oriente Drive



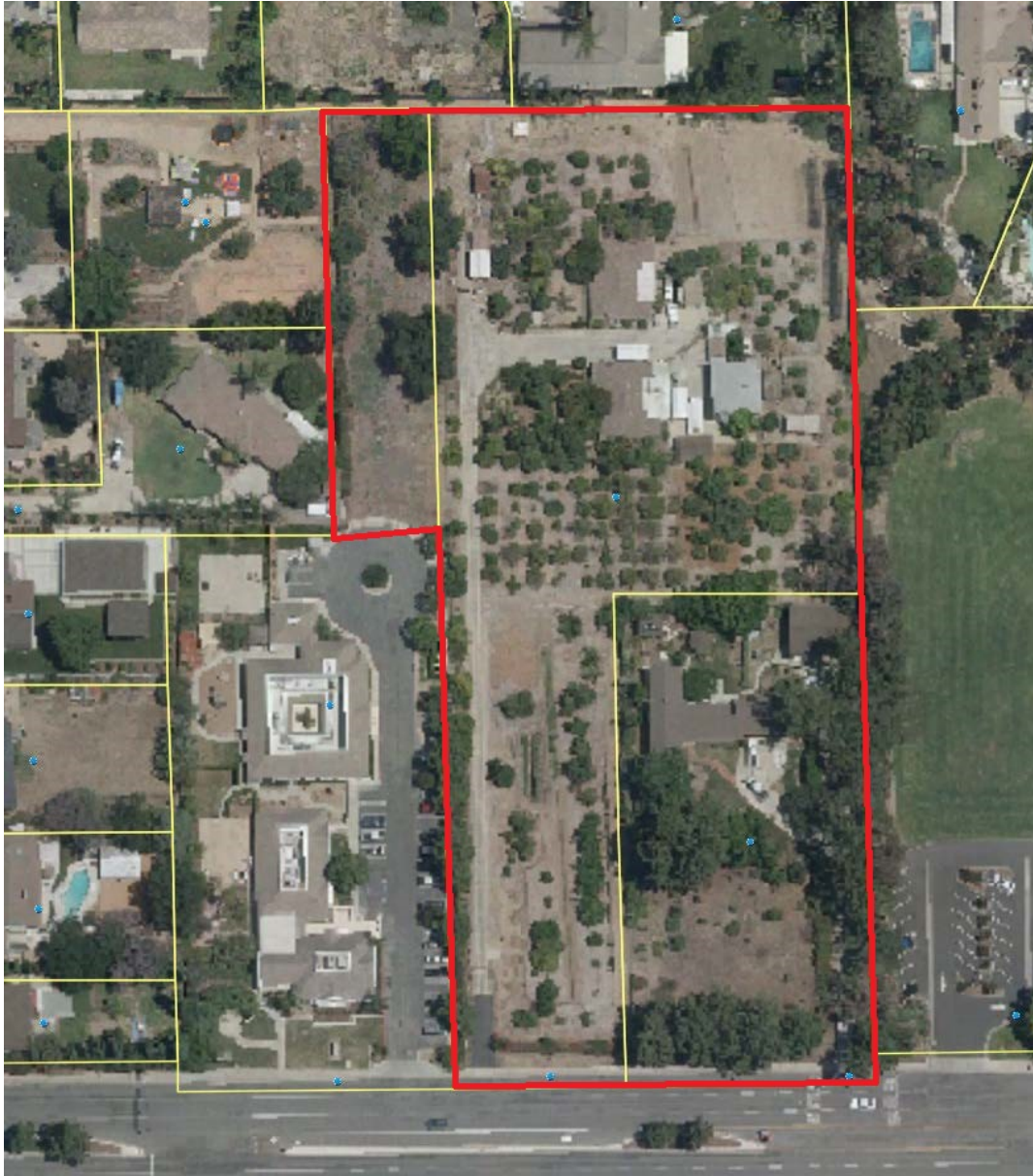
**Acreage:** 5.11 acres  
**Current Zoning:** RS  
**Proposed Zoning:** RM-20  
**Net Unit Potential:** 40

### **Description of Site and Factors Supporting Development:**

In 2019, C&C Development received approval for the development of a 48-unit senior affordable housing project located on the 1.5-acre vacant parcel east of Lakeview on Altrudy Lane. This project is part of the 5<sup>th</sup> Housing Element Cycle. The City acquired two additional parcels at 18597 and 18602 Altrudy Lane for the purposes of expanding the senior affordable housing project, which would yield an additional 40 housing units.



**Site S4-204A – 19045 Yorba Linda Boulevard  
S4-204B – 19081-19111 Yorba Linda Boulevard**



**Site S4-204A Acreage:**

1.85 acres

**Current Zoning:** RE

**Proposed Zoning:**

Congregational Housing  
Overlay

**Net Unit Potential:** 17

**Site S4-204B Acreage:**

3.9 acres

**Current Zoning:** RE

**Proposed Zoning:** RM-20

**Net Unit Potential:** 78

**Description of Site and Factors Supporting Development:**

This property is currently home to the Chabad Center and comprises 1.85 acres located on the north side of Yorba Linda Blvd at Ohio St. The site is proposed to have an affordable housing overlay placed on the property to allow for approximately 0.5 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 17 housing units.

This site is also located could also be combined with Site S4-204B. The parcel located at 19081 Yorba Linda Blvd has been on the market recently and the City has been receiving many inquiries about potential housing development on the site. If combined with the property at 19111 Yorba Linda Blvd, the 3.9-acre site could accommodate approximately 78 housing units.



## Site S4-205 – Yorba Linda Town Center



**Site S4-205 Acreage:**

2.97 acres

**Current Zoning:** Town  
Center Specific Plan

**Proposed Zoning:** Town  
Center Specific Plan

**Net Unit Potential:** 30

**Description of Site and Factors Supporting Development:**

The Historic District of the Town Center consists of Main Street and Olinda Street. This area already allows for the development of no more than 30 dwelling units. No additional rezone efforts would be required to include this area within the housing sites inventory.



## Site S3-211 – 17651 Imperial Highway



**Acreage:** 2.32 acres  
**Current Zoning:** RS  
**Proposed Zoning:** RM  
**Net Unit Potential:** 23

### **Description of Site and Factors Supporting Development:**

This property is currently home to the Vinjon's Kennel and comprises 2.32 acres located on the north side of Imperial Highway. This site could potentially be upzoned to allow for 10 dwelling units per acre and yield approximately 23 housing units. This property owner has expressed interest in rezoning.



**Site S4-053 – Vacant Land Located at Southwest Corner of Kellogg Drive and Grandview Avenue**

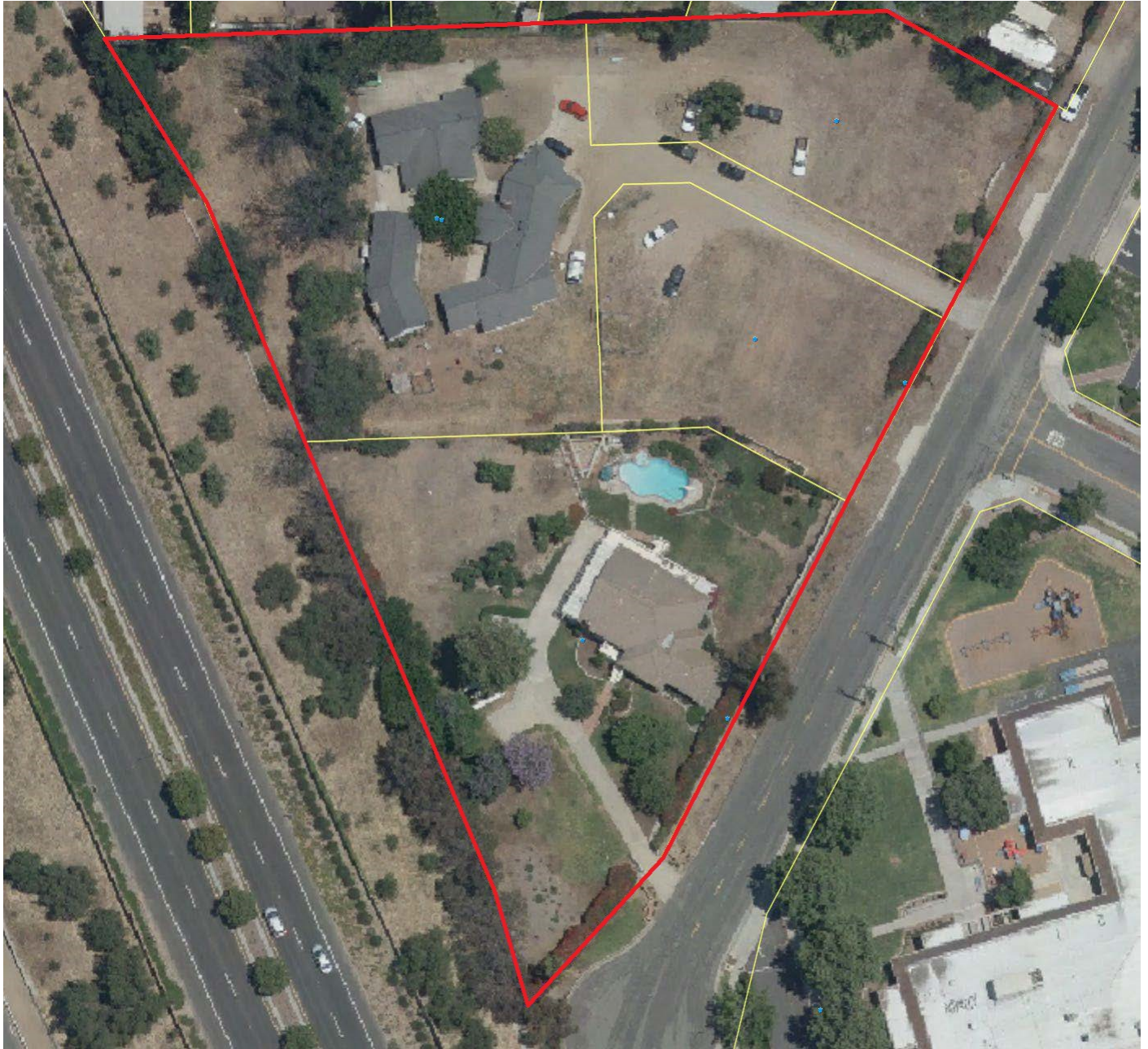


**Acreage:** 0.98 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM  
**Net Unit Potential:** 10

**Description of Site and Factors Supporting Development:**  
This is a vacant approximately one-acre parcel. The property owner has expressed desire to have the property upzoned and has committed to develop the site with at least 10% of the units at a moderate income level of affordability.



**Site S4-060 – 5541 South Ohio Street**  
**Site S4-201 – 5531 South Ohio Street**



**Site S4-60 Acreage:** 0.96 acres

**Current Zoning:** RE

**Proposed Zoning:** RM

**Net Unit Potential:** 10

**Site S4-201 Acreage:** 1.82 acres

**Current Zoning:** RE

**Proposed Zoning:** RM

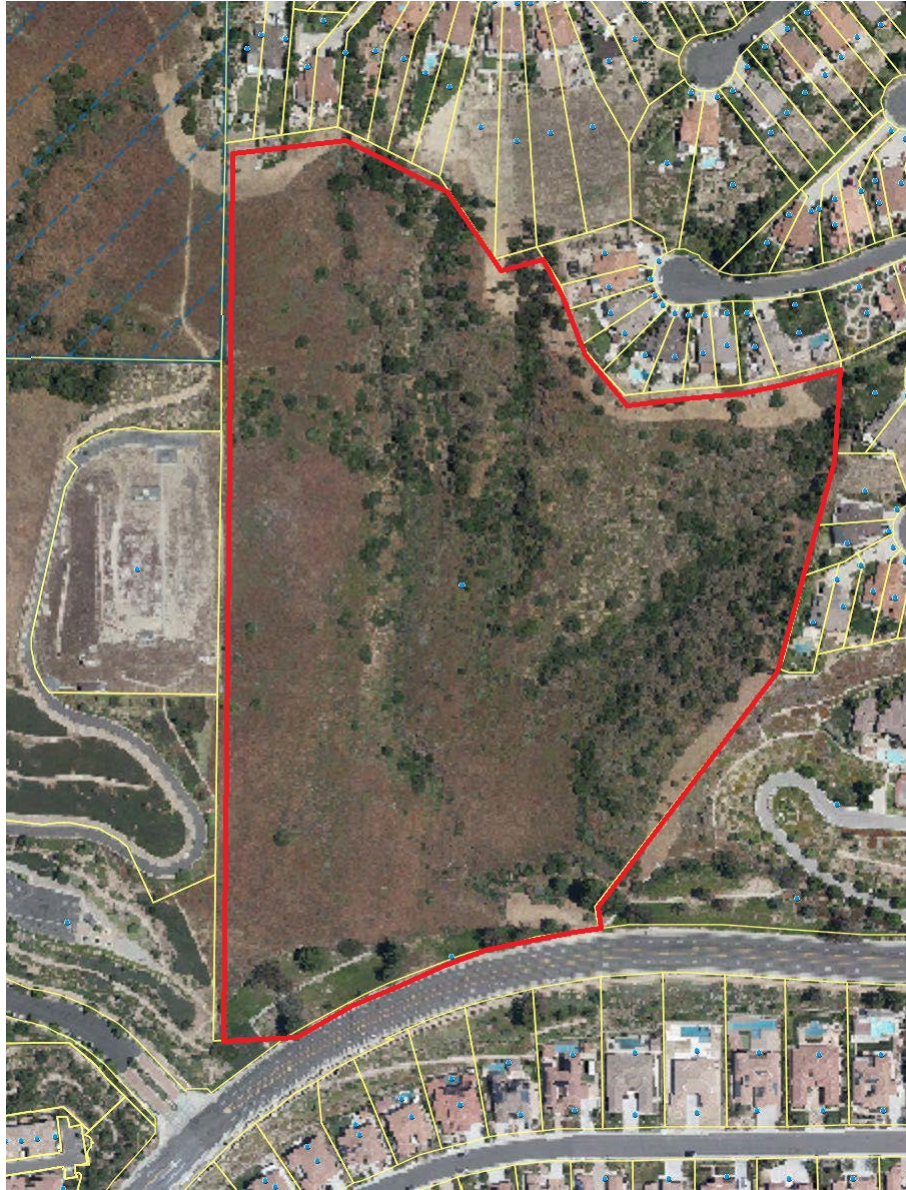
**Net Unit Potential:** 18

**Description of Site and Factors Supporting Development:**

The property owner for Site S4-201 has expressed interest in having their property rezoned. The site currently has a single family home. The property owner for S4-060 has asked questions about the City's outreach efforts related to rezoning the property, but has not expressly stated that they are interested in rezoning their property. Site S4-201 on its own could yield 18 housing units if rezoned to 10 dwelling units per acre. If S4-060 were included, the two sites combined could yield approximately 28 housing units.



## Site S5-008 – Vacant Parcel on Fairmont Boulevard



**Acreage:** 23.01 acres  
**Current Zoning:** PD  
**Proposed Zoning:** RM  
**Net Unit Potential:** 230

### **Description of Site and Factors Supporting Development:**

This site is currently owned by The Church of Jesus Christ of Latter-day Saints; however the property has been on the market recently. The City has received many inquiries about potential housing development on the site. The upper portion of the property is constrained by topography. This site would likely yield approximately 230 of realistic development capacity.



**Site S7-005 – Vacant Parcel Located at the Northeast Corner of Camino de Bryant and Meadowland**



**Acreage:** 3.06 acres  
**Current Zoning:** PD  
**Proposed Zoning:** PD  
**Net Unit Potential:** 10

**Description of Site and Factors Supporting Development:**

This is a vacant approximately 3-acre parcel. The property owner has expressed desire to have the property upzoned and has committed to develop the site with at least 10% of the units at a moderate income level of affordability.