

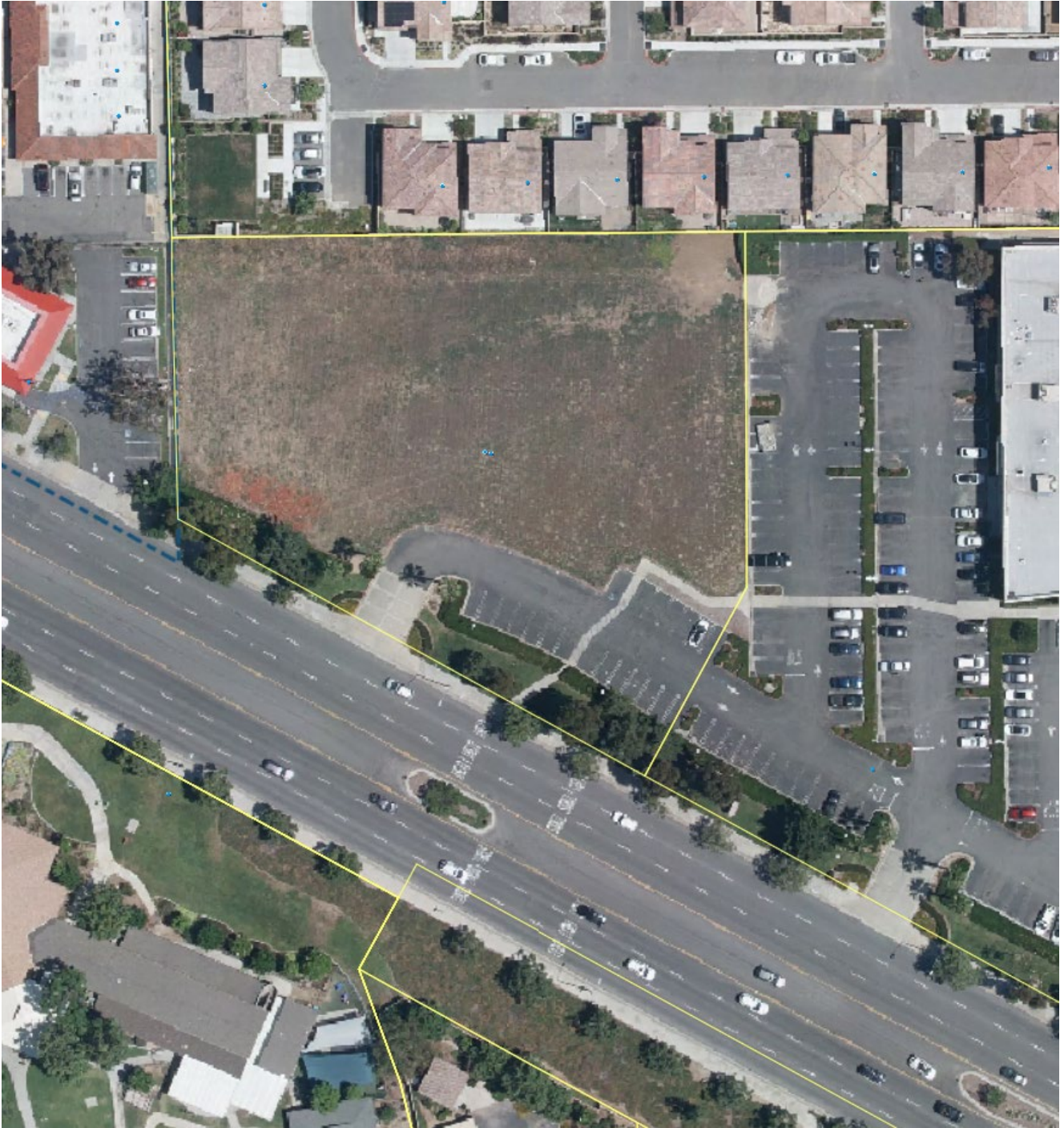
Very Low and Low Income Housing Sites

Requirement:

765 Very Low Housing Units 451
Low Income Housing Units Total =
1,216 Housing Units

Total Identified Potentially Eligible
Units 2,845 Housing Units

Site S1-021 – 16951 Imperial Highway



Site Acreage: 1.76 acres
Current Zoning: CG
Proposed Zoning: Add
Commercial Mixed Use
Overlay
Net Unit Potential: 55

Description of Site and Factors Supporting Development:

This vacant parcel is located immediately west of an existing LA Fitness. The proposal would create a commercial mixed use overlay zone to apply to the property to incentivize housing production while still allowing for potential commercial development.

Site S1-200 – SEC Rose Dr/Blake Rd

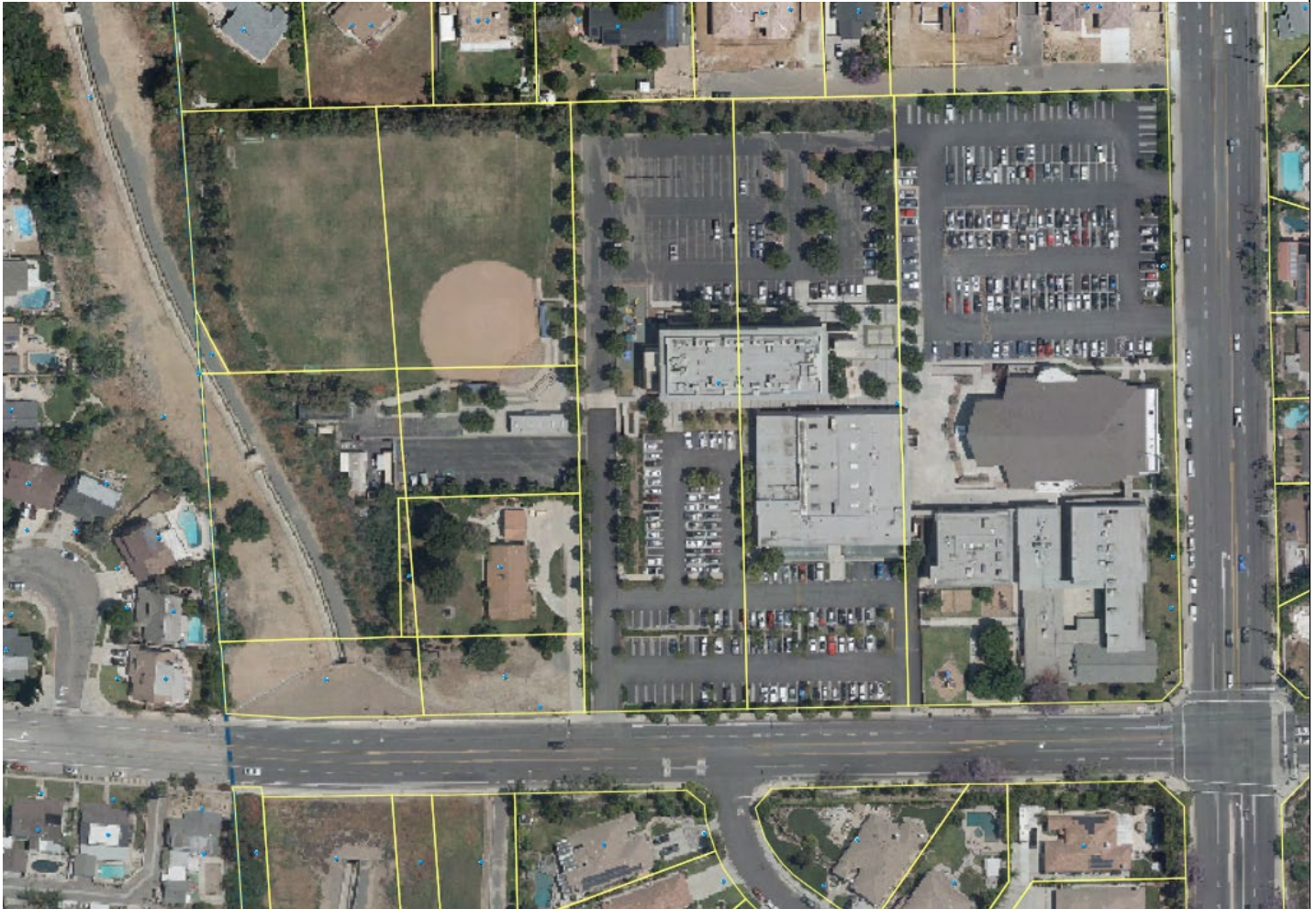


Site Acreage: 6.30 acres
Current Zoning: RE
Proposed Zoning: RM-20
With Affordable Overlay
Net Unit Potential: 189

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.

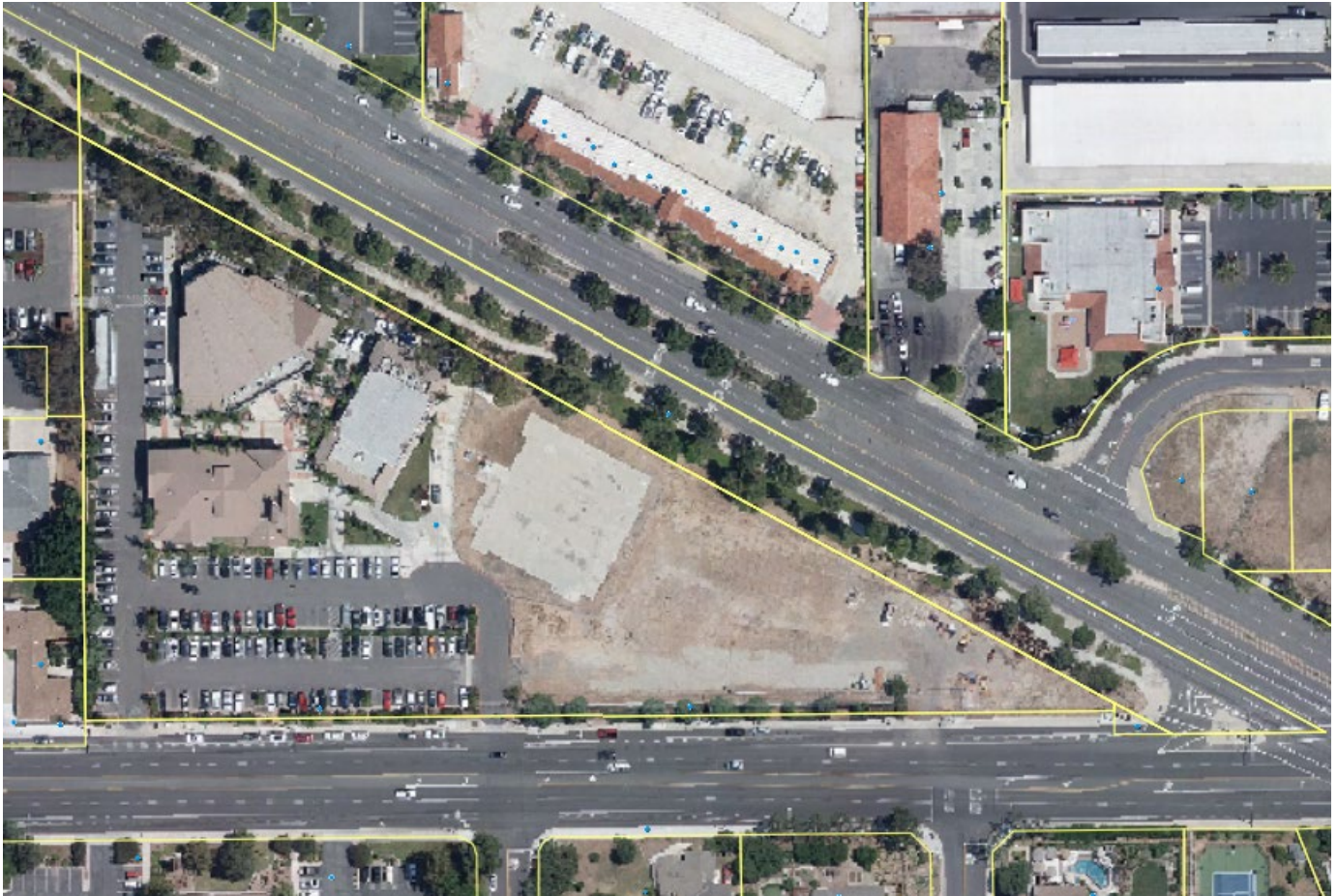
Site S1-202 – 4221 Rose Drive



Site Acreage: 14.08
Current Zoning: RS
Proposed Zoning: Congregational
Housing Overlay
Net Unit Potential: 165

Description of Site and Factors Supporting Development:
This site is home to Rose Drive Friends Church, which also operates Friends Christian School on site. It is zoned as Residential Suburban and is proposed to have an affordable housing overlay placed on the property to allow for approximately 5.5 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 165 housing units, which could be used to house school staff and/or families attending the various campus activities.

Site S2-008 – 17151 Bastanchury Road



Site Acreage: 4.92 acres

Current Zoning: RE

Proposed Zoning:
Congregational Housing
Overlay

Net Unit Potential: 75

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 site could likely accommodate approximately 75 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: 90

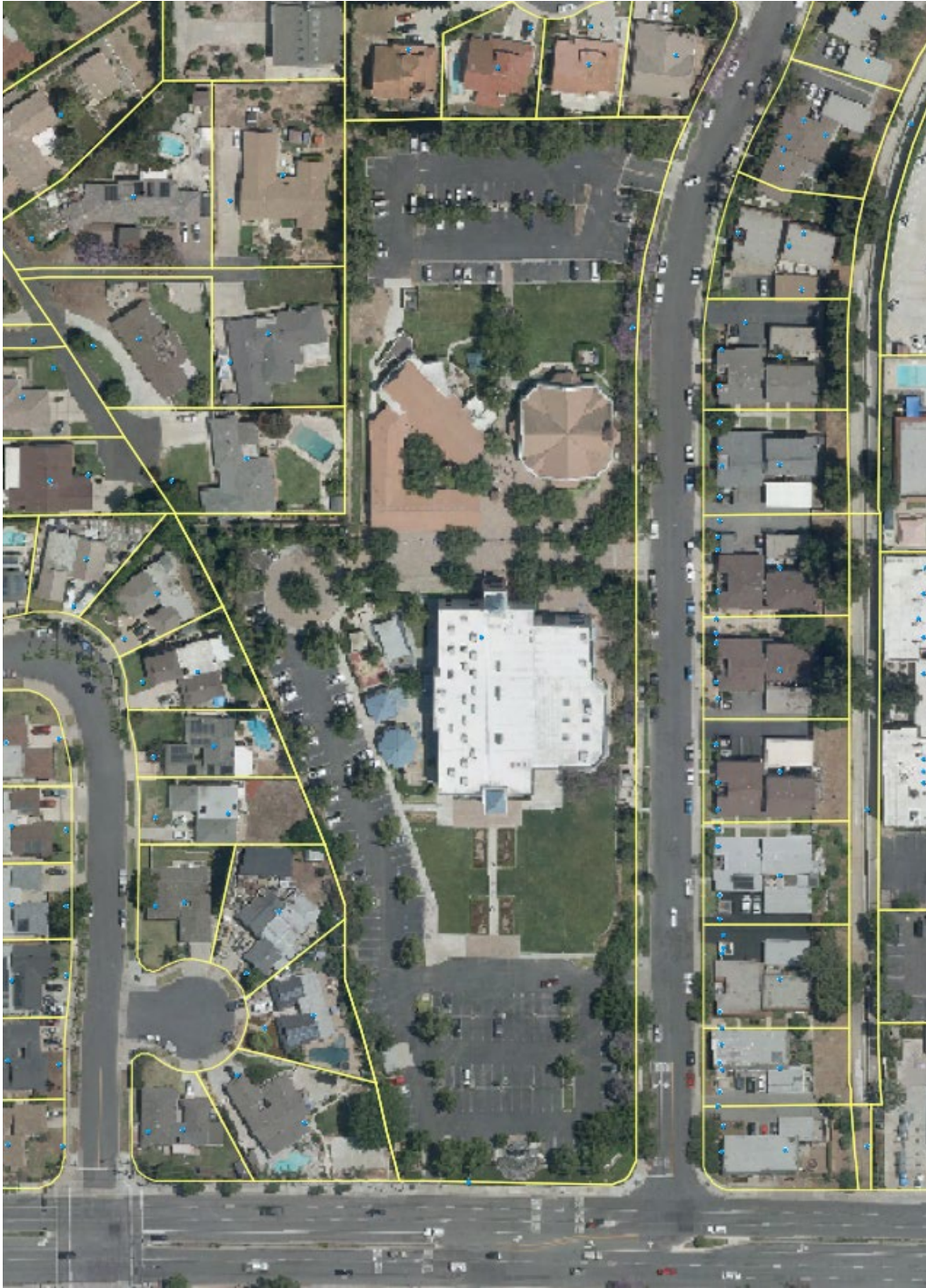
Site S3-207 Acreage: 13.7 acres
Current Zoning: RU
Proposed Zoning: RM-20 With
Affordable Overlay
Net Unit Potential: 344

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. These parcels primarily consist of a Christmas tree farm, an ancillary church building and several older single family homes. These parcels could yield approximately 480 homes.

Site S2-013 – 4861 Liverpool Street



Site Acreage: 6.2 acres

Current Zoning: RU

Proposed Zoning:
Congregational Housing
Overlay

Net Unit Potential: 45

Description of Site and Factors Supporting Development:

This site currently home to the Community Messiah Lutheran Church and comprises 6.2 acres on the south side 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 45 housing units.

Site S3-074 – 18132 Yorba Linda Boulevard

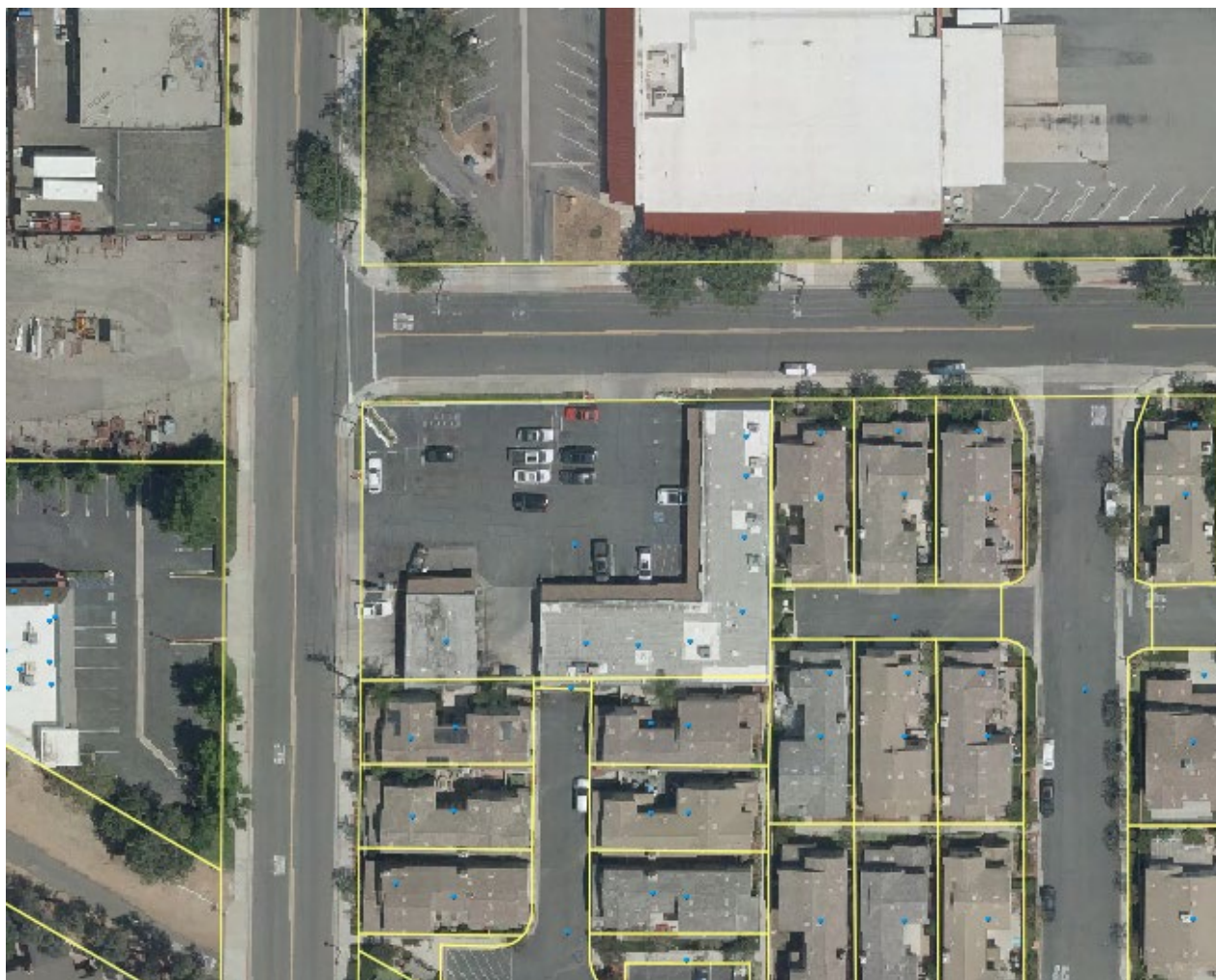


Acreage: 0.41 acres
Current Zoning: CG
Proposed Zoning: RM-20
With Affordable Overlay
Net Unit Potential: 14

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 owners have expressed an interest in having the property rezoned and have met with City staff to discuss rezoning opportunities. 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 Friend Church, the combined project site could yield approximately 62 housing units.

Site S3-080 – 4822 Eureka Avenue

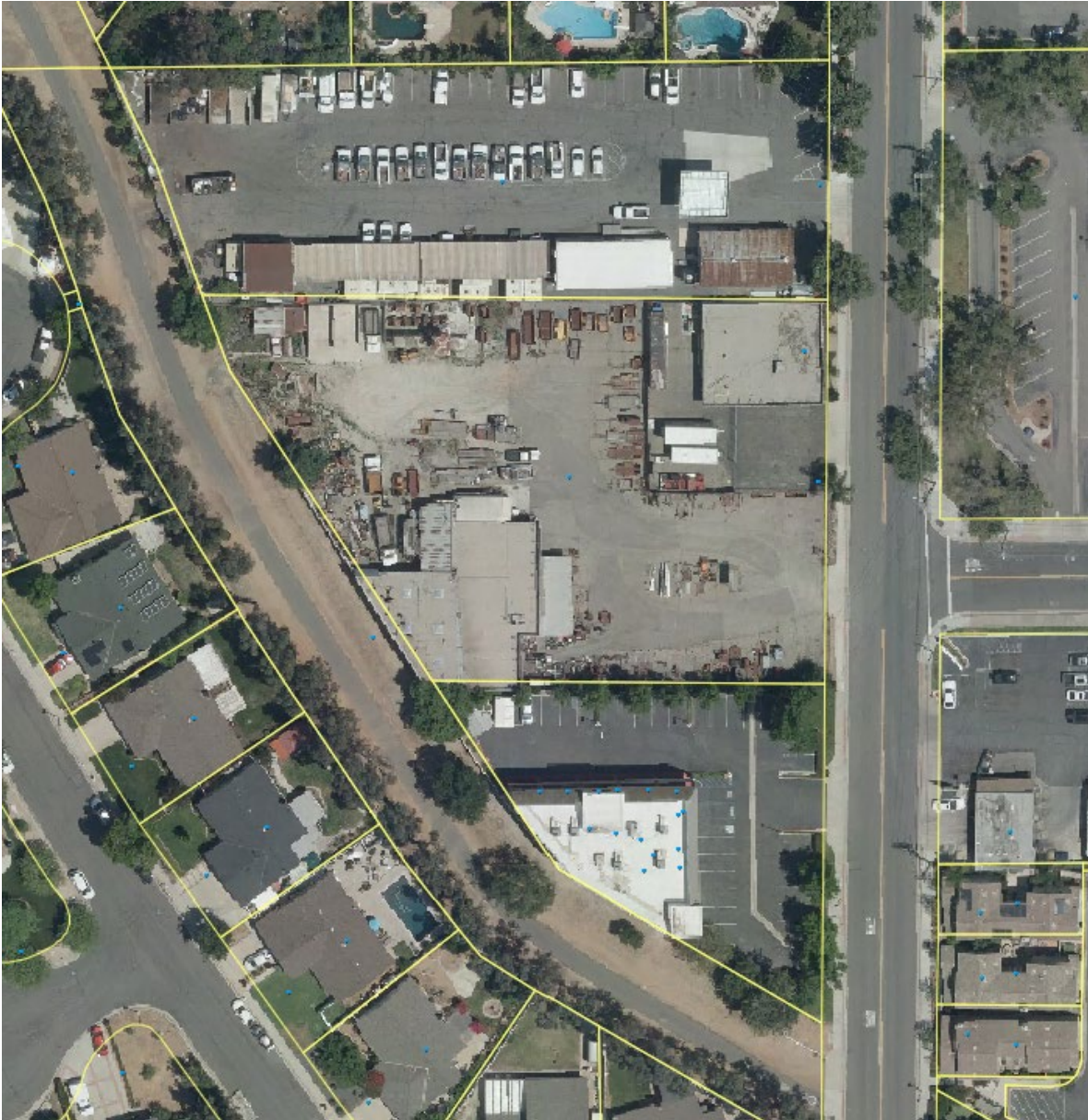


Acreage: 0.49 acres
Current Zoning: RM-30
Proposed Zoning: Add
Affordable Housing
Overlay
Net Unit Potential: 17

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 City is proposing to further incentivize housing development on this site by adding an affordable housing overlay, which would allow for development of up to 35 dwelling units per acre. The property owner has reached out to the City and expressed support for the overlay zone and would like to continue to be considered as a potential housing site. 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 S3-082 – 4791 and 4811 Eureka Avenue

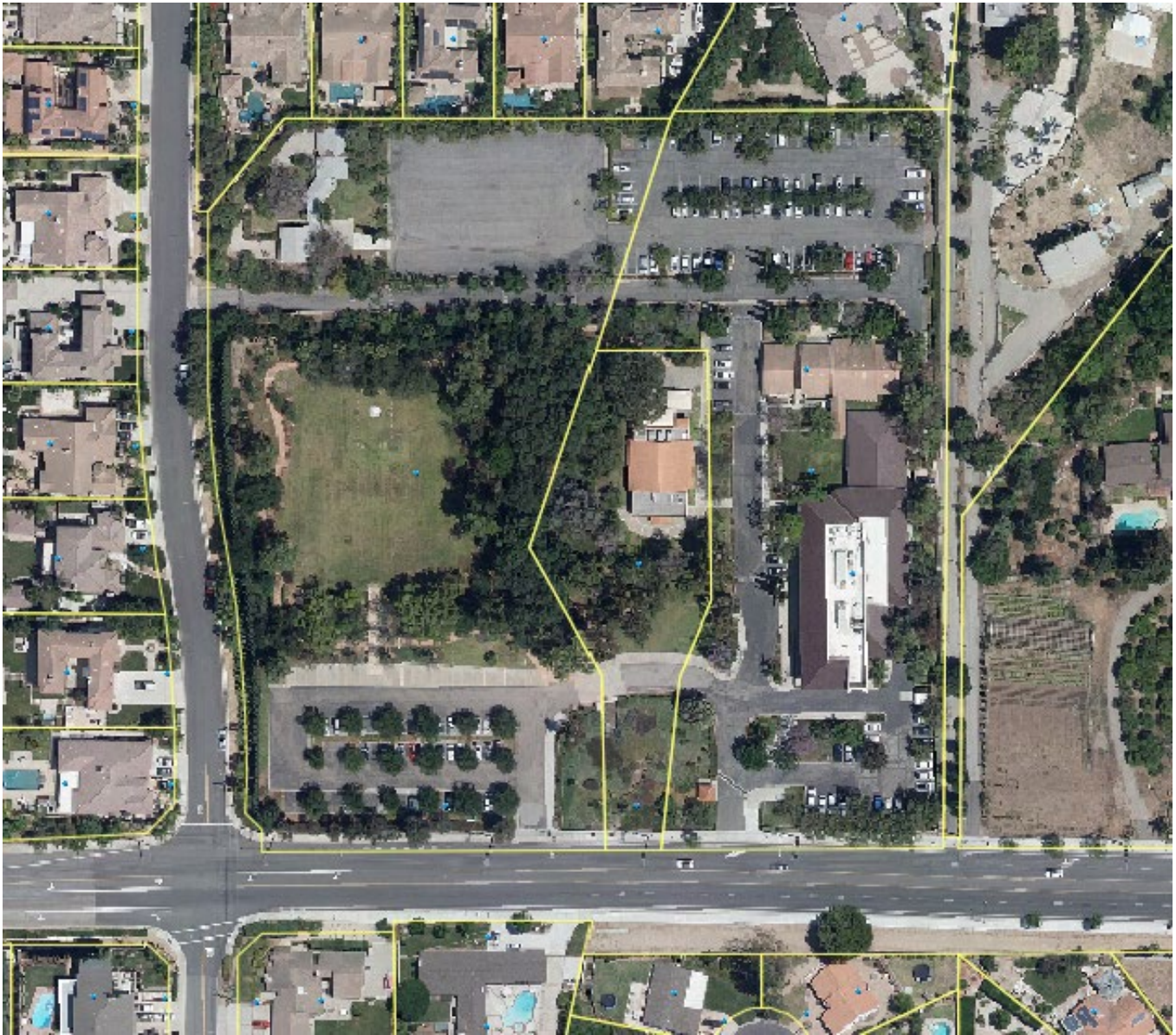


Acreage: 1.75 acres
Current Zoning: CG
Proposed Zoning: RM-20
With Affordable Overlay
Net Unit Potential: 61

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 S3-210 – 18111 Bastanchury Road



Acreage: 9.23 acres
Current Zoning: PD
Proposed Zoning: Add
Congregational
Housing Overlay
Net Unit Potential: 105

Description of Site and Factors Supporting Development:

This property is currently home to the Shinnyo-En USA and comprises 9.23 acres located on the north side of Bastanchury Rd and east of Eureka Ave. It is part of the West Bastanchury Planned Development and is proposed to have an affordable housing overlay placed on the property to allow for approximately 3.5 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 105 housing units. This site is also located adjacent to Site S3-203.

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



Site S4-075 Acreage:

2.41 acres

Current Zoning: CG

Proposed Zoning: RM-20

With Affordable Overlay

Net Unit Potential: 84

Site S4-076 Acreage:

0.28 acres

Current Zoning: CG

Proposed Zoning: RM-20

With Affordable Overlay

Net Unit Potential: 10

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.

Site S5-009 – 20400 Fairmont Connector

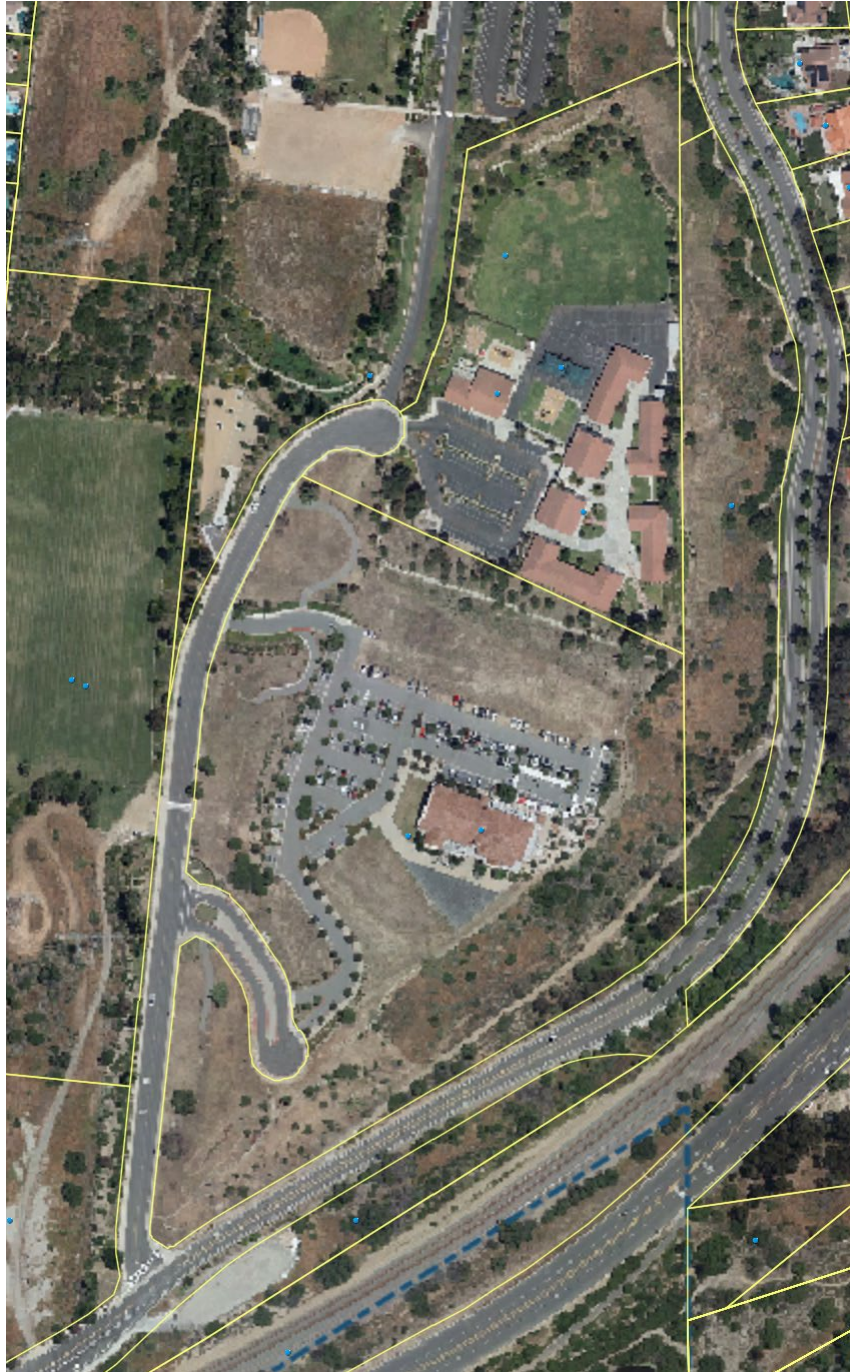


Acreage: 4.73 acres
Current Zoning: CG
Proposed Zoning:
Congregational Housing
Overlay
Net Unit Potential: 30

Description of Site and Factors Supporting Development:

This property is currently home to the Canyon Hills Friends Church and comprises 4.73 acres. The site is proposed to have an affordable housing overlay placed on the property to allow for approximately 1 acre of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 30 housing units.

Site S6-001 – 22005 Avenida de la Paz



Acreage: 15.23 acres
Current Zoning: PD
Proposed Zoning:
Congregational Housing
Overlay
Net Unit Potential: 60

Description of Site and Factors Supporting Development:

This property is currently home to the St. Clara de Asis Church and comprises 15.23 acres. The site is proposed to have an affordable housing overlay placed on the property to allow for approximately 2 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.

Site S6-015 – 22722 Old Canal Road

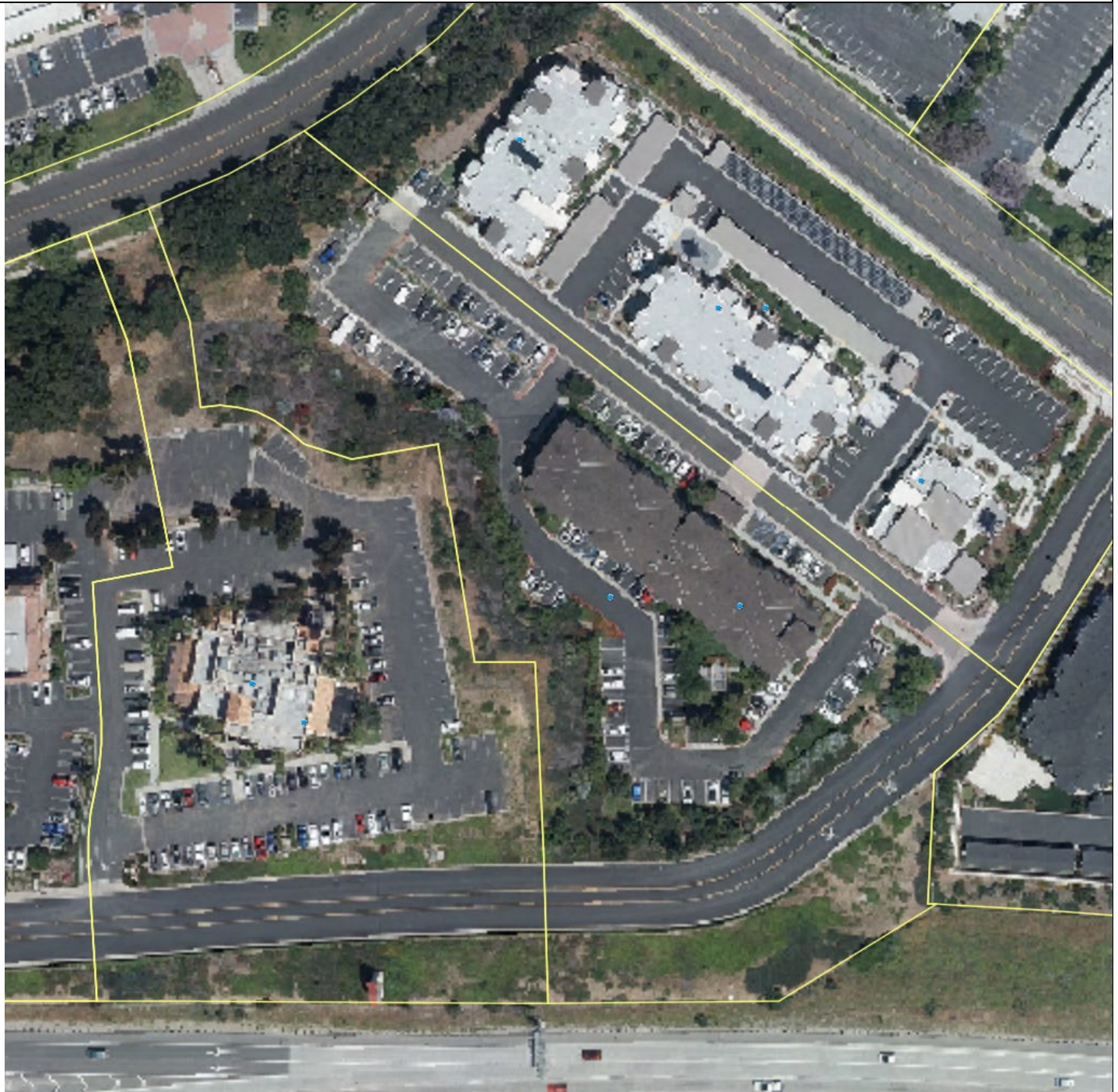


Acreage: 2.56 acres
Current Zoning: PD
Proposed Zoning:
Add Affordable
Housing Overlay
Net Unit Potential: 89

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 5th 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: 362

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.

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 240

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.

Moderate and Above Moderate Income Housing Sites

Requirement:

457 Moderate Housing Units

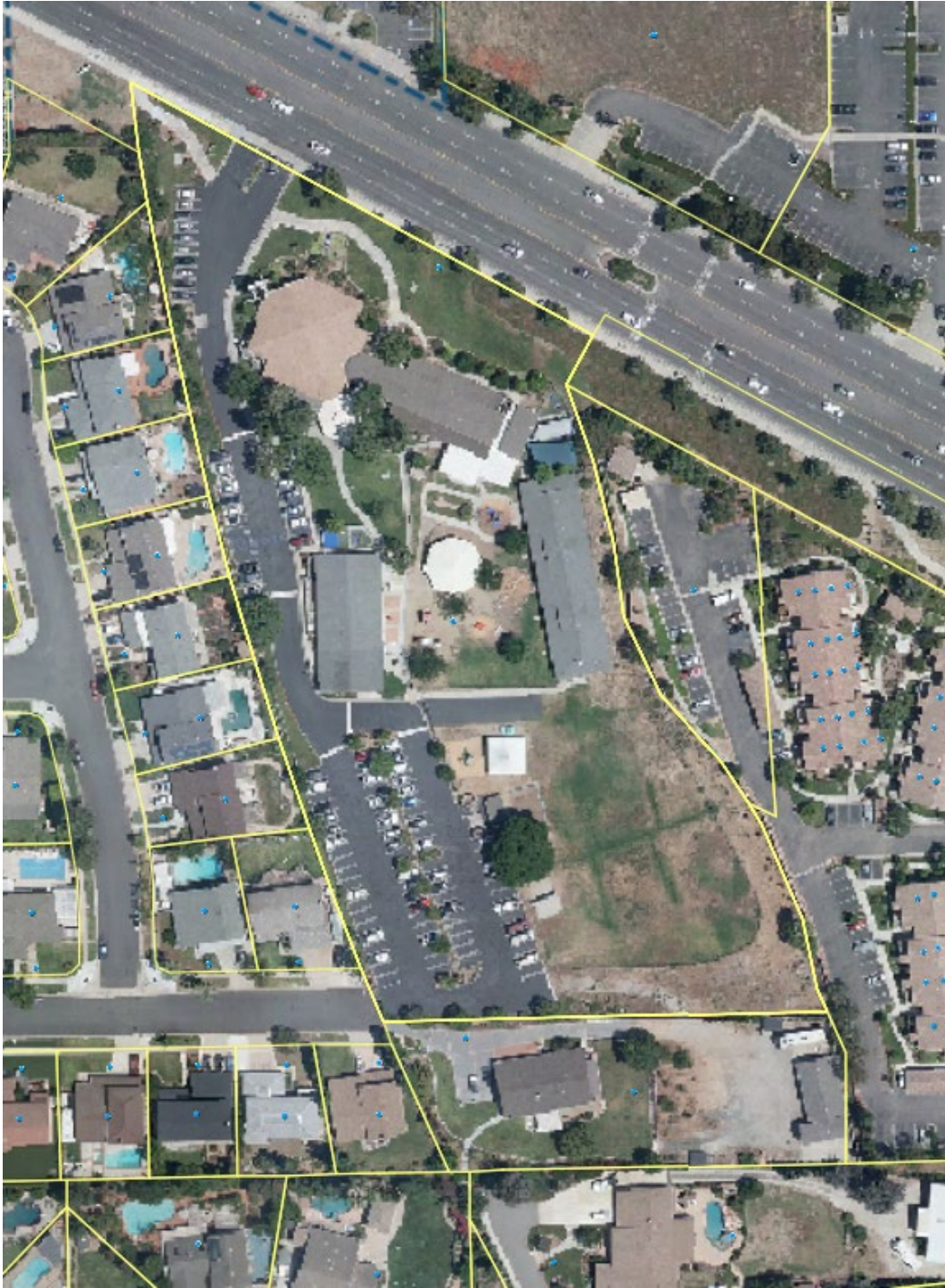
742 Above Moderate Housing Units

Total = 1,199 Housing Units

Total Identified Potentially Eligible Units

1,370 Housing Units

Site S1-004 – 16800 Imperial Highway



Site Acreage: 4.83 acres

Current Zoning: RE

Proposed Zoning:
Congregational Housing
Overlay

Net Unit Potential: 35

Description of Site and Factors Supporting Development:

This site currently home to the Faith Community Church of the Nazarene and comprises 4.83 acres on the south side of Imperial Highway east of Rose Drive. It is zoned as Residential Estate and is proposed to have an affordable housing overlay placed on the property to allow for approximately 1.75 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 35 housing units.

Site S3-024 – 5901 Mountain View



Acreage: 17.45 acres

Current Zoning: RE

Proposed Zoning:

Congregational Housing

Overlay **Net Unit Potential:** 90

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 site could accommodate approximately 90 housing units.

There is also an overflow parking lot on the west side of Mountain View, which will be discussed in greater detail under Site S3-074. In addition to the 90 housing units described above, this 1.61-acre parcel could yield an additional 48 housing units.

Site S3-033 – 4382 Eureka Avenue



Acreage: 3.88 acres
Current Zoning: RS
Proposed Zoning:
Congregational Housing
Overlay
Net Unit Potential: 30

Description of Site and Factors Supporting Development:

This property is currently home to the Islamic Center of Yorba Linda and comprises 3.88 acres primarily on the east side of Eureka. It is zoned as Residential Suburban 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 30 housing units.

Site S3-034 – 4341 Eureka Avenue

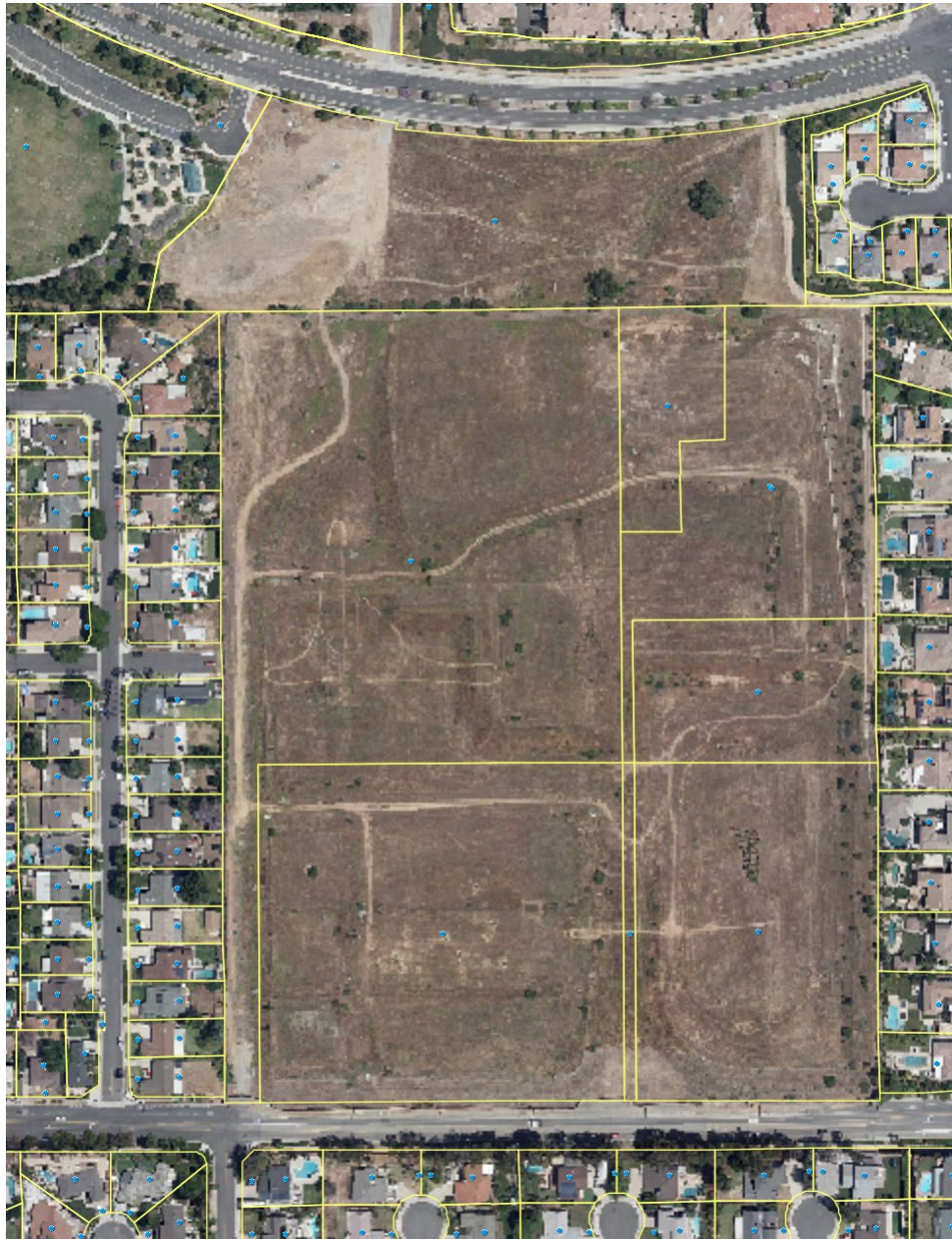


Acreage: 2.19 acres
Current Zoning: RS
Proposed Zoning: RM
Net Unit Potential: 22

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 S3-201 – 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 5th 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: 15

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 15 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 S3-213 – 5001-5115 Eureka Avenue



Acreage: 2.05 acres
Current Zoning: RE
Proposed Zoning: RM
Net Unit Potential: 30

Description of Site and Factors Supporting Development:

The City was approached by one of these property owners expressing interest in having their property rezoned. The City has received interest from some of these property owners about rezoning. Additionally, two parcels would not require a rezone. This could result in approximately 30 housing units.

Site S4-022 – Vacant Land Located North of Yorba Linda Boulevard at Kellogg Drive



Acreage: 3.62 acres
Current Zoning: RE/RA
Proposed Zoning: RM
Net Unit Potential: 36

Description of Site and Factors Supporting Development:

This property was originally approved as a four-lot subdivision; however, after installation of the road, the development was stalled and has been sitting undeveloped for years. The property is currently listed for sale. This property could be upzoned to allow 10 dwelling units per acre and could potentially accommodate 36 housing units.

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

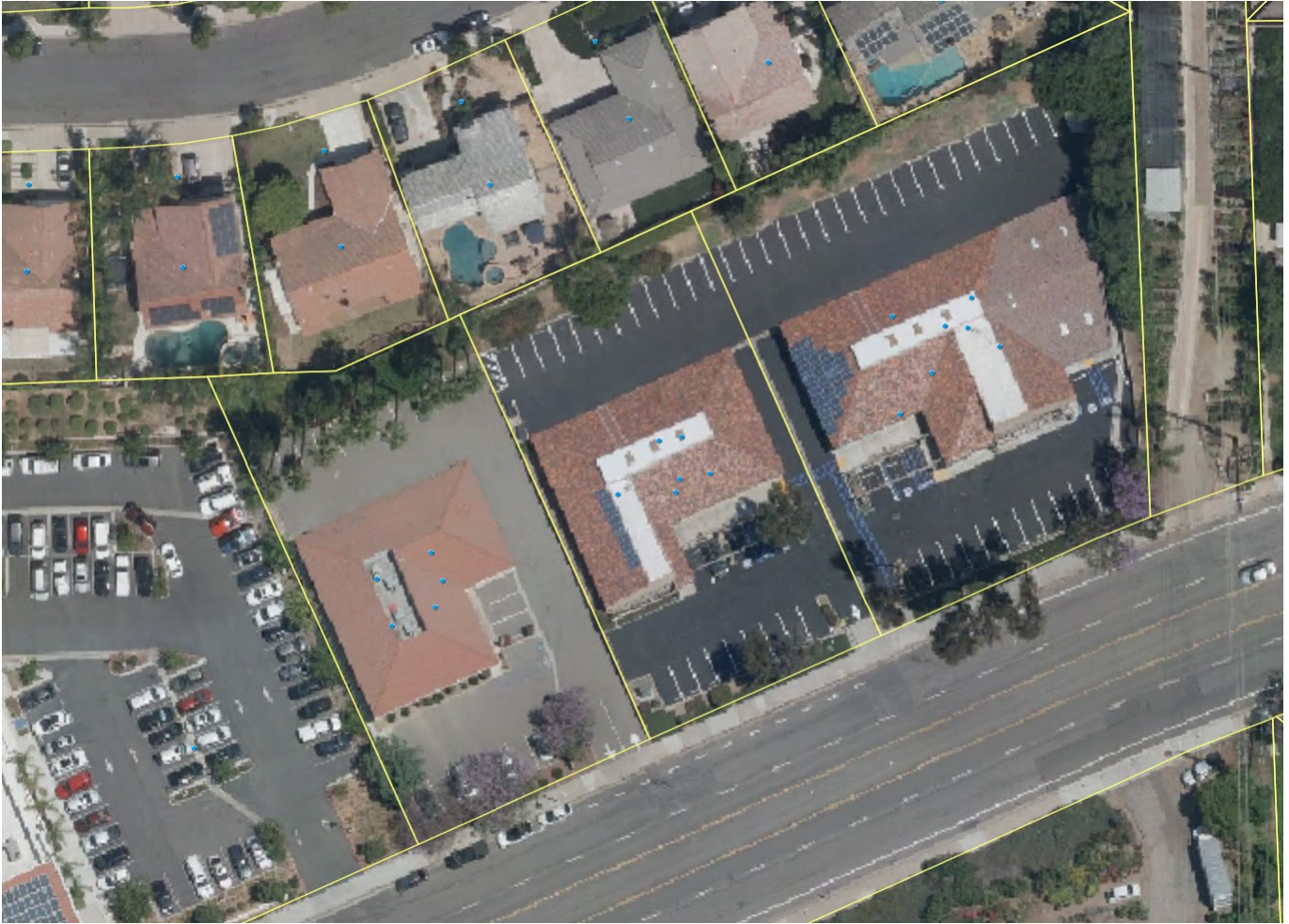
Proposed Zoning: RM

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 S5-006 – 19831-19871 Yorba Linda Boulevard

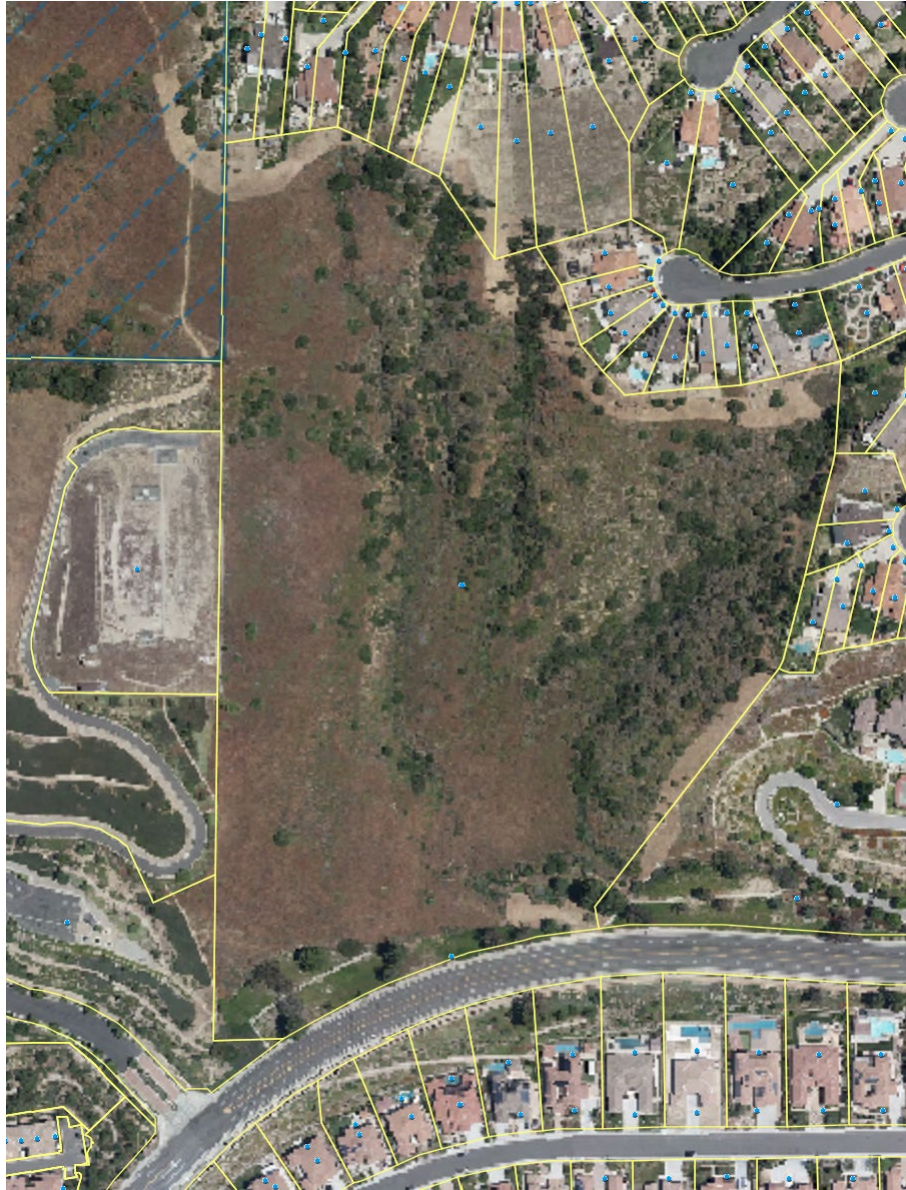


Acreage: 1.79 acres
Current Zoning: CO
Proposed Zoning: RM
Net Unit Potential: 18

Description of Site and Factors Supporting Development:

This site consists of three commercial office buildings on 1.79 acres. One of the property owners has expressed interest in having their property rezoned. The other two buildings are under the same ownership; however, the City has not heard any response the other owner. The one parcel would yield 5 housing units; however, the combined acreage would yield approximately 18 units.

Site S5-008 – Vacant Parcel on Fairmont Boulevard



Acreage: 23.01 acres
Current Zoning: PD
Proposed Zoning:
RM-20
Net Unit Potential: 180

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 lower 9 acres of the property are currently zoned to allow for residential development and the upper 14 acres are designated as open space and are significantly impacted by slope. Therefore, this site would likely yield approximately 180 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: 31

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.