



APPENDIX A

RESIDENTIAL SITES INVENTORY

Vacant Residential Sites - Table and Maps

Potential Residential Projects in Edinger Corridor

Sites for Potential Rezoning to Exclusively Residential Use - Table and Maps

**Developable Vacant Residential Sites Inventory
City of Huntington Beach**

Vacant Sites Map #	APN #	General Plan	Zoning	Lot size	Realistic Unit Potential	Density Unit per Acre	Constraints/ Considerations
Sites with General Plan and Zoning in Place							
1	178-411-17	RL	RL	0.22 acres	1 unit	4.5 units per acre	Coastal Zone; Flood Zone
2	178-411-19	RL	RL	0.18 acres	1 unit	5.5 units per acre	Coastal Zone; Flood Zone
3	178-432-03	RL	RL	0.16 acres	1 unit	6.5 units per acre	Coastal Zone; Flood Zone
4	163-311-18	RL	RL	0.24	1 unit	4 units per acre	Coastal Zone
5	163-311-17	RL	RL	0.39	4 units	10 units per acre	Coastal Zone; Add'l acreage being annexed
6	110-221-(2-26); 110-222-(1-11,13-24,26-28,29-30)	RL	SP7	4.75 acres (18.8 acres total including 110-220-02-05)	56 units	3 units per acre	Min. 10 acres to develop; contingent on reuse of site occupied by landscape business
7	111-120-01,31	RL	SP9	1.76 acres	8 units	4.5 units per acre	
Subtotal - RL				7.7 acres	72 units		
8	023-010-18 ¹	RM	RM	1.15 acres	3 units	2 units per acre	Earthquake fault zone
9	023-127-27	RM	RMH-A	0.07 acres	1 unit	14 units per acre	
10	023-124-02	RM	RMH-A	0.21 acres	3 units	14 units per acre	
11	023-142-16	RM	RMH-A	0.14 acres	2 units	14 units per acre	
12	023-141-17	RM	RMH-A	0.07 acres	1 unit	14 units per acre	
13	024-107-09	RM	RMH-A	0.14 acres	2 units	14 units per acre	
14	178-201-(28-33)	RM	RM	0.22 acres (1.13 acres including add'l parcels)	14 units	12 units per acre	Property part of project to construct 14 multi-family units (would demo. 4 units)
15	178-161-35	RM	RM	0.36 acres	5 units	13 units per acre	
16	111-074-02 & 159-541-51	RM	SP9	9.91 acres	100 units	10 units per acre	Contamination issues - entire site not developable
17	159-121-22	RM	RM	1.03	15 units	15 units per acre	
Subtotal - RM				14.21 acres	146 units		

Developable Vacant Residential Sites Inventory (cont'd)
City of Huntington Beach

Vacant Sites Map #	APN #	General Plan	Zoning	Lot size	Realistic Unit Potential	Average Density per Acre	Constraints/ Considerations
18	023-114-14	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
19	023-124-04	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
20	023-122-32	RMH	RMH-A	0.07 acres	1 unit	14 units per acre	
21	023-147-24	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
22	023-147-25	RMH	RMH-A	0.07 acres	1 unit	14 units per acre	
23	024-012-02	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
Subtotal - RMH				0.7 acres	10 units		
24	023-137-02	RH	SP5	0.1 acres	1 unit	11 units per acre	Coastal Zone
25	023-167-16	RH	SP5	0.09 acres	1 unit	11 units per acre	Coastal Zone
26	023-134-12	RH	RMH-A	0.07 acres	1 unit	14 units per acre	
27	024-123-07	RH	SP5	0.12 acres	2 units	16 units per acre	Coastal Zone
28	110-021-23	RH	RMH	0.12 acres	2 units	16 units per acre	
Subtotal - RH				.50 acres	7 units		
29	024-151-(28,29)	MV	SP5	0.31 acres	6 units	19 units per acre	Coastal Zone
30	024-165-12	MV	SP5	0.14 acres	2 units	14 units per acre	Coastal Zone
31	024-164-(13,15,16)	MV	SP5	0.22 acres	3 units	13 units per acre	Coastal Zone
32	024-163-01	MV	SP5	0.19 acres	2 units	10 units per acre	Coastal Zone
Subtotal - MV				.86 acres	13 units		
33	024-162-13	MH	SP5	0.07 acres	1 unit	14 units per acre	Coastal Zone
Subtotal - MH				.07 acres	1 unit		
Sites Requiring General Plan or Zone Change							
34	110-016-20	OS-P/RL	RA/RL	44.61 acres	120 units	3.5 units per acre	Coastal Zone; Flood zone; Wetlands. LCP Amendment required.
35	178-301-01	OS-P/OS-W	RL-CZ/OS-WR	1.05 acres	15 units	14 units per acre	Coastal Zone; LCP Amendment Required

Source: City of Huntington Beach Vacant Land Survey, July 2007.

¹Property was previously entitled and parcel map processed for 4 units/lots. Due to earthquake fault zone, applicant must amend entitlements and file new map for 3 units/lots.

**Beach/Edinger Specific Plan – Potential Residential Projects in Edinger Corridor
City of Huntington Beach**

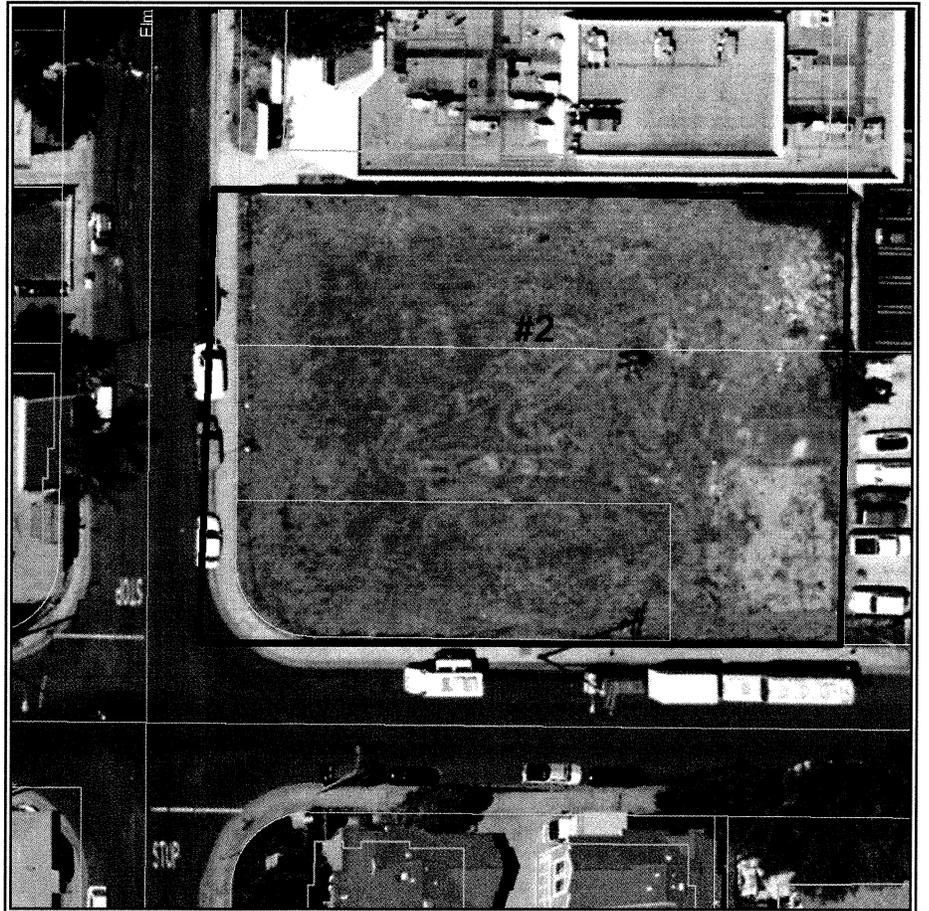
Sites Map # (Fig 8)	General Plan	Zoning	Lot size (acres)	Realistic Unit Potential	Density Units per Acre	Existing Use/ Site Considerations
Pending Projects						
6	CG (requires GPA to MV)	CG (requires zone change to Mixed Use)	3.8	440	115	The Ripcurl Project proposal for 440 apartment units. Subject to 10% low income inclusionary requirement.
7	CR-F2-sp-mu (F9) (1.5 FAR) (requires GPA to change density/FAR)	SP13 Crossings Specific Plan (requires SP change to allow residential)	15.86	500	32	Bella Terra Phase II. Proposal for approx. 500 condominium units. Subject to RDA 15% moderate income inclusionary requirement.
Conceptual Residential/Mixed Use Projects						
8	CR-F2-d (requires GPA to MH)	CG (requires zone change to SP or Mixed Use)	13.8	600	44	Existing older shopping center. Concept proposal by Watt Development for redevelopment with 560 apartment units, maintaining 100,000 sq.ft retail.
Total			33.46	1,540		

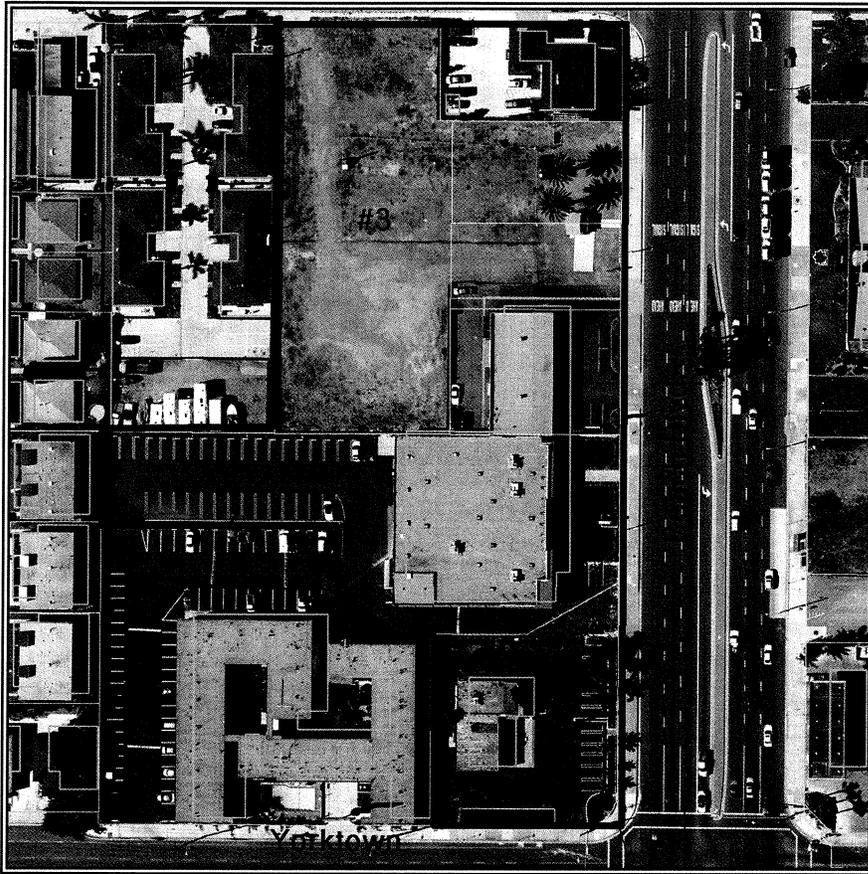
The Beach/Edinger Specific Plan is being designed to permit residential use on every parcel in the Edinger Corridor area. The above table is conservative/realistic in that it considers only those projects that are pending or in the pipeline coupled with the probability that many properties will retain their commercial development.

**Sites for Potential Rezoning to Exclusively Residential Use
City of Huntington Beach**

Key Map #	APN	Location	Current Zoning	Existing Uses/ Site Conditions	Anticipated # of units	Area sq.ft. (acres)	Density
1	025-191-03	Beach Blvd, S. of Yorktown (Beach/Edinger Specific Plan)	CG	State-owned property; Caltrans maintenance yard; trailer buildings	70	92,411 (2.12)	33 du/ac
2	165-364-04,- 06,-24	Cypress and Elm, behind Beach Blvd (Beach/Edinger Specific Plan)	CG	3 vacant parcels	40	32,921 (0.76)	30 du/ac
3	025-180-06,- 13,-14,-15,- 21,-23,-24,- 25	Beach Blvd, N. of Yorktown (Beach/Edinger Specific Plan)	CG	8 parcels, existing uses ranging from poor to good: Partially vacant site - cars stored on property; 1950's house converted to medical office; produce stand; Big O Tires; mattress store; vacant commercial building; 1960's buildings.	100	136,785 (3.14)	31 du/ac
4	159-121-25,- 26,-37,-38 (partial)	Beach Blvd S. of Main (Pacifica Specific Plan)	SP2	Existing medical building - building permit issued for demolition; surface parking lot	187	136,348 (3.13)	60 du/ac
5	142-073-03	McFadden Avenue adjacent Golden West College (Beach/Edinger Specific Plan)	IG	Vacant; Redevelopment Agency owned. Agency to issue RFQ for non-profit development with affordable housing	175	118,407 (2.72)	65 du/ac
Total Unit Potential					572		

Note: Sites 4 and 5 will be rezoned for exclusively residential use; one or more of sites 1-3 will be rezoned.







Neighborhood Parkway: Micro-vulnerability analysis (maximum vulnerability to chg)



Vulnerable

Opportunity Site
Identified by
Economist