

September 13, 2021

City Council/ Planning Commission Joint Study Session

Attachment 2

During the Public Review period, a discrepancy in the anticipated density for candidate sites 206 and 207 was noticed. Prior to sending the Housing Element to HCD for review, the document will be revised to indicate a development yield on these sites at 90 dwelling units per acre, consistent with the other sites within the North Costa Mesa Specific Plan. Future development on these and all sites within the Housing Element will be subject to the applicable development standards within that area. 90 du/ac is an appropriate planning assumption for the Housing Element document.

| APN | Unique ID | ADDRESS | OWNER | ZONING | COUNCIL DISTRICT | Specific Plans | Size (Ac) | Density | Vacant | Potential Consolidation | Used in 5 th Cycle | Total Units | Very Low (20%) | Low (10%) | Moderate (20%) | Above Moderate (50%) | Notes |
|------------|-----------|----------------|--------------|--------|------------------|-------------------|-----------|---------|--------|-------------------------|-------------------------------|-------------|----------------|-----------|----------------|----------------------|--|
| 410-501-25 | 206 | 545 Anton Blvd | JKS-CMFV LLC | PDC | 2 | North Costa Mesa | 0.74 | 90 | | | | 66 | 13 | 6 | 13 | 34 | Small commercial our parcel uses. Property owner has indicated interest in redeveloping the site for residential uses. |
| 410-501-36 | 207 | 575 Anton Blvd | JKS-CMFV LLC | PDC | 2 | North Costa Mesza | 1.82 | 90 | | | | 164 | 32 | 16 | 32 | 64 | Small commercial our parcel uses. Property owner has indicated interest in redeveloping the site for residential uses. |