

Costa Mesa Housing Element

6th Cycle – 2021-2029

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA

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APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low	Low	Moderate	Above Moderate	Notes	Existing Building SF	Max Buildout per FAR	% Occupied	Dev. Class
424-202-02	12	719 W 19th St	PANGE MARC C TR PANGE REVOC TR	C1	G	4	19 West	1.29	50			Yes	64	12	7	12	34	Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street). Shopping Center shows no recent sign of renovation.	12,509	70,028	18%	C
424-202-03	13	707 W 19th St	MUNOZ FAMILY PROPERTIES LLC	C1	G	4	19 West	2.00	50				99	18	10	19	52	Existing single-user (Smart&Final) with large surface parking lot. Potential to redevelop for mixed-use adjacent to major transportation corridor (19th Street).	20,404	108,723	19%	C
424-211-01	14	695 W 19th St	CITY OF COSTA MESA	C1	G	5	19 West (Senior)	2.66	50				60	40	20	0	0	Proposed Senior Center Housing project.	16,181	144,946	11%	EX
424-281-20	16	1710 Pomona Ave	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	1.08	50				53	10	5	10	28	Existing self-storage facility in close proximity to new residential uses and major transportation corridor (17th Street). The existing single-story building is located less than 100 feet away from recently constructed residential. The increase in permitted residential density afforded by this Housing Element update cycle is an incentive for property owners to gain greater economic return with residential development as opposed to remaining as commercial. Additionally, this Urban	17,660	58,633	30%	B

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																		Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office into residential development with similar previous existing sites (including more than one-hundred multi-story residential loft units located immediately across 17 th Street). Further, one of the main objectives of the 19 West Urban Plan is to "encourage commercial/residential mixed-use development" with an emphasis on "vertical mixed-use development" (i.e., multi-story). Based on past local development trends and future allowed increases in residential density, It is conceivable and likely that the economic return of a residential use will encourage the ownership to redevelop the existing storage use into either residential or residential mixed-use (similar to adjacent properties) within the planning period.				

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424-281-21	17	670 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	1.06	50				53	10	5	10	28	Existing 2-story office and commercial uses in close proximity to new residential uses and major transportation corridor (17th Street).	12,364	57,813	21%	A
424-281-22	18	660 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	2.22	50				110	20	12	22	55	Existing self-storage facility and light industrial/commercial use in close proximity to new residential uses and major transportation corridor (17th Street).	29,164	120,722	24%	B
425-431-02	19	1680 Superior Ave	B D INNS INC	CL	G	6	19 West	2.11	50				105	19	11	21	53	Existing hotel use (Ramada) with large surface parking lot. Property is directly adjacent to Newport Boulevard and next to new multi-family development.	25,337	115,045	22%	D
425-431-03	20	1666 Superior Ave	SCHWARTZ PAUL D 2007 TR	MG	LI	6	19 West	0.29	50		A		14	2	1	2	9	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	3,693	15,921	23%	B
425-431-04	21	116 E 16th St	SHEEHAN MICHAEL W TR	MG	LI	6	19 West	0.73	50		A		36	6	3	7	19	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	13,899	39,955	35%	B



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																		The existing single-story collection of warehouse buildings is located across 16 th Street from approximately 60 affordable modular/mobile home residential units and also located in close proximity to more than one-hundred multi-story residential loft units located on 17 th Street. This Urban Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office uses into residential development with similar previous existing sites. Further, one of the main objectives of the 19 West Urban Plan is to “encourage commercial/residential mixed-use development” with an emphasis on “vertical mixed-use development” (i.e., multi-story). Based on past local development trends and future allowed increases in residential density afforded by the associated zone changes, it is conceivable and likely				



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																		that the economic return of a residential use will encourage the ownership to redevelop the existing uses into either residential or residential mixed-use (similar to adjacent properties) within the planning period.				
425-431-05	22	126 E 16th St	126 PROPERTIES LLC	MG	LI	6	19 West	0.42	50		A		20	3	2	4	10	A vehicle repair facility developed with older and randomly located structures. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table. The existing collection of vehicular repair and vehicle storage buildings are located across 16 th Street from approximately 60 affordable modular/mobile home residential units and also located in close proximity to more than one-hundred multi-story residential loft units located on 17 th Street. This Urban Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office uses into residential development with	10,868	22,831	48%	B



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																		similar previous existing sites. Further, one of the main objectives of the 19 West Urban Plan is to “encourage commercial/residential mixed-use development” with an emphasis on “vertical mixed-use development” (i.e., multi-story). Based on past local development trends and future increases in residential densities afforded by the next Housing Element cycle, it is conceivable and likely that the economic return of a residential use will encourage the ownership to redevelop the existing uses into either residential or residential mixed-use (similar to nearby properties) within the planning period.				
425-431-06	23	126 E 16Th St	126 PROPERTIES LLC	C1	G	6	19 West	0.35	50		A		17	3	1	3	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	5,158	19,226	27%	B

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425-431-07	24	1601 Newport Blvd	WINKAL HOLDINGS L L C	C1	G	6	19 West	0.79	50				39	7	4	7	22	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	9,604	42,763	22%	B
420-012-16	38	2476 Mark St	STATE OF CALIFORNIA	I&R-MLT	MUC	1	Fairview Developmental	108.91	60				2,300	575	345	690	690	Fairview Developmental Center property. See analysis in Appendix B for additional information on potential to redevelop.	944,681	N/A	N/A	EX
141-361-06	39	2700 Harbor Blvd	FEMINO JAMES J THE J J & S FEMINO LIVING TR	C1	G	3	Harbor Mixed-Use	0.68	50				34	6	3	6	19	Mixed us building with first floor retail and offices	8,228	37,198	22%	C
141-361-11	40	2666 Harbor Blvd	HARBOR CM LLC	C1	G	3	Harbor Mixed-Use	2.41	50				120	22	13	24	60	Former Ace Hardware store, now for lease after Ace went out of business. Large big box structure with surface parking along a major transportation corridor (Harbor Blvd). This property is located adjacent to an approximate 30 unit recently completed residential development (also fronting Harbor Blvd) and several hundred residential apartment units located easterly of the property. Given the nature of the current extended	44,693	130,965	34%	C

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																		vacancy history, difficult lease market for a larger facility and permitted residential densities afforded to this property by the next Housing Element cycle, it is conceivable and likely that this property will be redeveloped with residential. The aforementioned adjacent residential property located on Harbor Boulevard was previously developed with a large automobile dealership within the current planning period during the previous planning period which identifies a potential trend for this property to be redeveloped similarly with residential.				
141-361-21	41	2790 Harbor Blvd	LEFEBVRE MAUREEN ELIZABETH	C1	G	3	Harbor Mixed-Use	0.75	50				37	7	4	7	20	Mixed use building with retail and offices on first floor and offices on 2nd and 3rd floor. Building is partially vacant with large surface parking lot adjacent to major transportation corridor (Harbor Boulevard).	10,347	40,932	25%	C
141-361-22	42	2750 Harbor Blvd	SRS COLLEGE CENTER	C1	G	3	Harbor Mixed-Use	1.71	50				85	16	9	17	43	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants.	12,032	92,942	13%	C



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																		Large surface parking lot.				
141-361-23	43	2730 Harbor Blvd	SRS COLLEGE CENTER	C1	G	3	Harbor Mixed-Use	0.68	50				33	6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor Boulevard). Uses include commercial, office and restaurants. Large shared surface parking lot. This property is located across the street (Peterson Place) from several hundred residential apartment units. Several of the larger commercial units in this shopping center are currently vacant or have been chronically vacant in the past, and the center is in need of investment and is somewhat lacking commercial vitality. Thus, it is conceivable and likely, similar to other nearby adjacent commercial properties, that this property will be redeveloped with residential units during the current planning period. The future increase in permitted residential density afforded by this Housing	12,075	36,948	33%	C



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																		Element update cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development as opposed to remaining as commercial.				
141-361-27	44	2710 Harbor Blvd	JOHNSON GREGORY A & JACLYN H	C1	G	3	Harbor Mixed-Use	0.67	50				33	6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	9,240	36,515	25%	C
141-361-28	45	2706 Harbor Blvd	MESA VERDE CENTER LLC	C1	G	3	Harbor Mixed-Use	0.97	50				48	9	5	9	26	Vacant Pier 1 Imports box store and surface parking lot. Building is currently for lease.	14,997	52,666	28%	C
419-031-08	52	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	0.75	50				37	7	4	7	20	Surface parking lot within large retail shopping center. Potential for mixed-use redevelopment. Retail center has major big box tenants which have permanently closed, leaving an excess of surface parking.	0	40,935	0%	C
419-031-09	53	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	1.17	50				58	11	6	11	31	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use. While the data shows a high development usage, this	98,908	63,595	156%	C



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																		tenant space remains vacant. Large leasable floor areas are difficult to lease and this building has been vacant since 2021. Similar to several adjacent properties located along Harbor Boulevard which have converted to residential, residential units are both profitable and in demand in this local area; thus it is conceivable and likely that the ownership of this property will consider residential re-development instead of remaining an existing commercial use within the current planning period. Further, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development as opposed to remaining as a more difficult to lease larger commercial space.				



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419-031-12	54	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	3.16	50				158	30	17	31	81	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use. Large leasable floor areas are difficult to lease and this building has been vacant now for several years (since 2021). Similar to several adjacent properties located along Harbor Boulevard that have converted uses from commercial to residential, residential units are both profitable and in demand in this local area; thus it is conceivable and likely that the ownership of this property will consider residential re-development instead of remaining an existing commercial use during the current planning period. Further, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development	98,908	172,145	57%	C

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																		as opposed to remaining as a more difficult to lease larger commercial space.				
419-171-58	56	2150 Harbor Blvd	2150 HARBOR BLVD LLC	C1	G	5	Harbor Mixed-Use	1.17	50				58	11	6	11	31	Norms restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).	6,606	63,521	10%	C
422-021-09	57	2131 Harbor Blvd	SHERMAN DONALD L H	C2	G	4	Harbor Mixed-Use	0.83	50				41	7	4	8	21	Auto parts store, retail store, and pet grooming store, with large surface parking area adjacent to major transportation corridor (Harbor Blvd).	6,891	45,202	15%	C
422-091-11	58	2075 Harbor Blvd	LEWIS JOHN T & LEWIS MARY K	C2	G	5	Harbor Mixed-Use	0.63	50				31	5	3	6	16	Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).	3,032	34,196	9%	C
422-091-12	59	2069 Harbor Blvd	TANNER DALE A	C2	G	5	Harbor Mixed-Use	0.54	50				26	4	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	5,032	29,322	17%	C
422-091-14	61	2049 Harbor Blvd	C M HARBOR CM LLC	C2	G	5	Harbor Mixed-Use	0.54	50				26	4	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	4,586	29,226	16%	C
422-091-24	62	2015 Harbor Blvd	NEWPORT MESA AUTO CENTER LLC	C2	G	5	Harbor Mixed-Use	0.62	50				30	5	3	6	15	Newport Mesa Auto Center with car repair and car wash uses adjacent to major transportation corridor (Harbor Blvd).	9,663	33,643	29%	C
422-091-26	63	2007 Harbor Blvd	949 STORAGE LLC	C2	G	5	Harbor Mixed-Use	0.83	50				41	7	4	8	21	Self-storage facility with surface parking lot and access to major transportation corridor (Harbor Blvd). This property fronts a predominantly residential street (Charle	14,103	45,248	31%	B



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																		Street) that is developed primarily with residential uses. Given the potential height and density that this property could yield based on the future density increase afforded by this Housing Element cycle, a residential use is both conceivable and likely during the current planning period. Additionally, the storage use is considered relatively small in size compared to other local storage facilities and therefore, the investment return on a residential use is likely greater than the use of storage.				
422-101-03	64	1989 Harbor Blvd	JUNEAU PAULINE BRECHT	C2	G	5	Harbor Mixed-Use	0.56	50				27	5	2	5	15	Budget Truck Rental yard which is largely a paved surface parking lot with a small building. Site is adjacent to major transportation corridor (Harbor Blvd).	624	30,425	2%	C
422-101-06	65	1974 Charle St	CHARLE ST REALTY LLC	C2	G	5	Harbor Mixed-Use	0.53	50				26	4	2	5	14	Existing low-intensity light industrial and warehouse uses.	7,962	28,964	27%	A
422-193-23	66	2215 Harbor Blvd	CHEN-RONG PROPERTIES LLC	C2	G	4	Harbor Mixed-Use	0.58	50				28	5	3	5	16	Aging furniture/consignment store structure with surface parking lot adjacent to major transportation corridor (Harbor Blvd). This property is surrounded	12,757	31,475	41%	C



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																		on several sides by residential uses (including mobile home, single-family and multi-family - more than several hundred units). Given the age of this structure, size and potential increase in profit yield of converting the commercial use to residential, it is both conceivable and likely that the property could be converted to residential during the current planning period.				
422-193-24	67	2205 Harbor Blvd	AQUA 26 LLC	C2	G	4	Harbor Mixed-Use	0.58	50				28	5	3	5	16	Aging vacant motel use with large surface parking lot adjacent to major transportation corridor (Harbor Blvd). This property was recently purchased with the intent to convert the motel to affordable housing. The owner is currently working to obtain a grant (Community Care Expansion Program) through the California Department of Social Services. Thus, it is likely that the motel will convert to affordable residential quickly within the current planning period.	10,089	31,469	32%	C



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422-282-11	68	2044 Placentia Ave	SAA 2 LLC	MG	LI	4	Mesa West	1.18	40				47	8	5	9	25	Auto repair shop and light industrial uses with surface parking adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation. This property is located within 100 feet of two recently developed residential properties that were previously developed with commercial uses. One of the nearby existing residential properties is now a multi-family mixed use property with residential located on the upper floors and commercial located on the ground floor, and the other residential property consists of detached residential lofts that were converted from a previous bakery facility. Thus, there is a neighborhood pattern and trend of residential conversions that could occur during the current planning period on the subject property. Further, the potential increase in future permitted residential density afforded by this Housing Element update	26,636	64,338	41%	B



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																		cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development as opposed to remaining as a more difficult to lease commercial space.				
422-291-04	69	2065 Placentia Ave	PUBLIC STORAGE PARTNERS LTD	MG	LI	4	Mesa West	1.85	40				73	13	8	14	38	Self-storage facility adjacent to recently developed townhouses and apartments. Several of the City's previously existing storage uses in the nearby vicinity have been converted to residential and the subject property is located adjacent to 14 recently developed residential lofts. The aforementioned adjacent loft property was previously developed with an automotive use and therefore there is a neighborhood pattern/trend of commercial to residential conversion. This property is also located nearby two recently developed residential properties that were previously developed with commercial uses. One of the nearby existing residential properties is	34,929	100,710	35%	B



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APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low	Low	Moderate	Above Moderate	Notes	Existing Building SF	Max Buildout per FAR	% Occupied	Dev. Class
																		now a multi-family mixed use property with residential located on the upper floors and commercial located on the ground floor, and the other residential property consists of detached residential lofts that were converted from a previous bakery facility. Lastly, the existing storage facility is single-story and therefore is considered under developed even in regard to the existing use and therefore residential could be considered an attractive and profitable re-use of the property during the current planning period. Lastly, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is considered an attractive incentive for the property owner to gain greater economic return with residential development as opposed to remaining as a storage facility.				



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422-291-05	70	2065 Placentia Ave	PUBLIC STORAGE INC	MG	LI	4	Mesa West	0.92	40				36	6	3	7	19	This self-storage facility although is located on a separate property is operated in conjunction with the above site ("unique id") 69. This property is owned in common with the aforementioned site and is developed with a two-story storage structure. It is likely that these two properties could be combined and developed similar to many adjacent properties with multi-family residential mixed-use development or residential lofts during the current planning period. The size of this property and the future increased densities permitted by the next Housing Element cycle, combined with the adjacently owned parcel contributes to a higher probability that the property owner considers the economic advantages of residential conversion.	23,549	50,355	47%	B
422-291-06	71	2051 Placentia Ave	PLACENTIA AVE PROPERTIES LLC	MG	LI	4	Mesa West	0.92	40				36	6	3	7	19	Existing office/light industrial uses adjacent to recently developed townhouses and apartments.	6,720	50,355	13%	A



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422-301-01	72	1987 Placentia Ave	HARTLEY CO	MG	LI	4	Mesa West	2.31	40				92	17	10	18	47	Warehouses with large surface parking lot. Two buildings on the site. Adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation. This property is located nearby several recently developed residential properties that were previously developed with commercial uses. Thus, there is a neighborhood pattern and trend of residential conversions that could occur during the current planning period on the subject property. Lastly, the property is larger than many of the lots in this area and therefore is more conducive for higher density residential development, and thus considered more attractive for residential redevelopment than even many of the previously converted nearby existing residential uses. Lastly, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is	37,645	125,891	30%	A

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																		considered an attractive incentive for the property owner to gain greater economic return with residential development as opposed to remaining as a more difficult to lease commercial space.				
422-454-28	74	2101 Placentia Ave	CASACOS LLC	MG	LI	4	Mesa West	0.91	40				36	6	3	7	19	Restaurant with large surface parking lot. Potential for mixed-use development.	4,802	49,428	10%	C
424-061-01	75	885 W 18th St	MONROVIA AVENUE PARTNERS LLC	MG	LI	5	Mesa West	1.25	40				49	9	5	9	27	One-story warehouses with a large surface parking lot. Hundreds of residential properties are located across West 18 th Street from the subject property and therefore the subject property if re-developed with residential uses would be considered neighborhood compatible. The existing large open parking lot could be redeveloped with a residential component and likely a large portion of the existing commercial uses could remain. The property could also be redeveloped with second-floor residential as a mixed-use, pursuant to the Mesa West Urban Plan. Given the current high demand for residential in the City	22,144	67,858	33%	B



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																		and profit yield, residential conversion during this planning period is conceivable.				
424-061-03	76	859 W 18th St	CRANK FAMILY 2007 LLC	MG	LI	5	Mesa West	0.81	40				32	6	3	6	17	One-story multi-unit warehouse facility and surface parking lot. The property could be redeveloped with commercial first-floor and second-floor residential mixed-use development, pursuant to the Mesa West Urban Plan. The Mesa West Urban Plan encourages the construction of first floor commercial with second floor residential. Several large apartments are located in close proximity to the subject property. Given the current high demand for residential in the City, future permitted higher density afforded by this Housing Element cycle and expanded profit yield, residential development on this property is conceivable during this planning period.	16,926	44,209	38%	C
424-061-04	77	851 W 18th St	SEA PROPERTIES	MG	LI	5	Mesa West	1.79	40				71	13	7	14	36	Auto body shop with large surface parking lot.	25,478	97,501	26%	C
424-061-05	78	1791 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	LI	5	Mesa West	4.27	40				170	32	18	34	85	Single-story warehouses with large surface parking lot and drive aisles. Five buildings on the site which show little	72,191	232,421	31%	B

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																		sign of recent renovation. The property is considered large in size (approximately 4 acres) and could be redeveloped with commercial first floor and second-floor residential development, pursuant to the Mesa West Urban Plan. The Mesa West Urban Plan encourages the construction of first floor commercial with second floor residential. Several hundred apartment and condominiums units are located in close proximity (east of Placentia Avenue) to the subject property. Given the current high demand for residential in the City, profit yield for residential and increase in future residential densities allowed on this property as a result of the next Housing Element cycle, residential development on this property is conceivable during this planning period.				
424-061-06	79	1751 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	LI	5	Mesa West	4.70	40				187	35	20	37	95	Single-story warehouses with large surface parking lot and drive aisles. Seven buildings	80,909	255,845	32%	B

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																		on the site which show little sign of recent renovation. The property is considered large in size (approximately 4.5 acres) and hundreds of residential properties are located across Placentia Avenue from the subject property. Therefore, the subject property if re-developed with residential uses would be considered neighborhood compatible. The property could be redeveloped with second-floor residential pursuant to the Mesa West Urban Plan. Given the current high demand for residential in the City, future residential densities allowed on this property as a result of the next Housing Element cycle and profit yield, residential development is conceivable during this planning period.				
424-241-11	96	610 W 18th St	COSTA MESA WOMEN'S CLUB	R2-HD	HDR	5	Mesa West	0.58	40				23	4	2	4	13	Costa Mesa Women's Club with large surface parking lot. Property is adjacent to new park and civic center uses and in a residential setting with both single-family and multi-family	5,857	31,413	19%	C

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																		uses. Property is underutilized.				
424-281-01	97	1730 Pomona Ave	C & K PARTNERS	MG	LI	5	Mesa West	0.99	40				39	7	4	7	22	Warehouses with surface parking lot. One building on the site.	11,802	54,028	22%	B
424-281-19	98	424 Pomona Ave	PACIFIC MESA PROPERTIES	MG	LI	5	Mesa West	1.19	40				47	8	5	9	25	Warehouses with large surface parking lot. One building on the site. The existing single-story building is located in close proximity to residential uses. This Urban Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office into residential development with similar previous existing sites (including more than one-hundred multi-story residential loft units located immediately across 17 th Street, developed under separate ownership). Further, one of the main objectives of the Mesa West Urban Plan is to “encourage commercial/residential mixed-use development” with an emphasis on “vertical mixed-use development” (i.e.,	19,676	64,716	30%	B



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																		multi-story). Based on past local development trends, it is conceivable and likely that the economic return of a residential use will encourage the ownership to redevelop the existing use into either residential or residential mixed-use (similar to adjacent properties) within the current planning period. It should also be noted that several live/work developments (encouraged by this Urban Plan) are currently proposed in this area on similar sized properties that are existing commercial uses.				
424-281-23	99	660 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	Mesa West	2.26	40				90	17	9	18	45	Large single-story self-storage facility adjacent to existing multi-family residential. Several of the City's previously existing storage uses in the nearby vicinity have been converted to residential. There is also a neighborhood pattern/trend of commercial to residential conversion with several recently developed higher density residential loft properties constructed	50,219	122,853	41%	B

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																		nearby on 17 th Street. Thus, it is conceivable that the subject property owner would pursue residential conversion of the property in the current planning period similar to nearby properties. Residential conversion is also made more attractive to ownership by the future increases in residential densities allowed for this property by the next Housing Element cycle.				
424-321-17	100	1882 Whittier Ave	AYRES SELF STORAGE COSTA MESA LLC	R2-MD	MDR	5	Mesa West	1.08	40				43	8	4	8	23	Large single-story self-storage facility adjacent to existing multi-family residential. This property is generally surrounded by existing residential uses. Several of the City's previously existing storage uses in the nearby vicinity have been converted to residential. It is likely that residential units on this property would be considered by the property owner to be an attractive re-use and for potential re-development within the planning period. Future increases in residential densities allowed on this property as a result of the next Housing	18,808	59,063	32%	B

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																		Element cycle is also considered an incentive for the property owner to develop residential.				
139-031-39	131	3303 Harbor Blvd	SDCO COSTA MESA COMMERCE PARK INC	PDI	IP	1	North Costa Mesa	10.00	90				900	171	99	180	450	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for residential development.	160,463	326,700	49%	A
139-031-42	132	1575 Sunflower Ave	RREEF CPIF 1575 SUNFLOWER LLC	MP	IP	1	North Costa Mesa	8.03	90				722	137	79	144	362	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for residential development.	133,055	262,313	51%	A
139-031-67	133	3333 Harbor Blvd	BEG HOLDINGS LP	MP	IP	1	North Costa Mesa	10.00	90				900	171	99	180	450	Sofia University site (former Whittier Law School site) with large surface parking lot and largely underdeveloped land. The City has received interest in the potential future redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for	130,197	326,700	40%	EX

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																		residential development.				
140-041-38	134	3390 Harbor Blvd	HARBOR ASSOCIATES	MP	IP	1	North Costa Mesa	5.78	90				520	98	57	104	260	National University site. Analysis assumes potential redevelopment of the entire site as National University has vacated the existing lease. The City has received interest in the potential future redevelopment of the site for residential uses.	37,672	188,984	20%	EX
140-041-63	136	3390 Harbor Blvd	C J SEGERSTROM & SONS	MP	IP	1	North Costa Mesa	1.69	90				152	28	16	30	77	National University site. Analysis assumes potential redevelopment of the surface parking area. The City has received interest in the potential future redevelopment of the site for residential uses.	0	55,367	0%	EX
140-041-82	137	3315 Fairview Rd	C J SEGERSTROM & SONS	PDC	CC	1	North Costa Mesa - HR	7.58	90		C		443	44	22	44	333	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	40,025	211,382	19%	EX
140-041-93	138	1201 South Coast Dr	HENRY T SEGERSTROM PROP LLC	PDC	CC	1	North Costa Mesa - HR	30.30	90	Vacant	C		1,772	177	88	177	1,330	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	0	844,812	0%	EX
410-051-48	139	3400 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.53	90		G		47	8	5	9	25	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the	18,147	40,626	45%	EX

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																		property owner. Therefore, it is likely that the site could be converted to residential during the planning period.				
410-051-51	140	685 Sunflower Ave	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.88	90		G		78	14	8	15	41	Vacant portion of parcel adjacent to parking structure. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	863	67,517	1%	EX
410-051-52	141	3410 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	1.35	90		G		121	22	13	24	61	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	1,014	104,331	1%	EX
410-441-17	142	14850 Sunflower Ave	ROY K SAKIOKA & SONS	PDC	UCC	2	North Costa Mesa - SL2	30.93	90	Vacant			1,200	120	60	120	900	Sakioka Lot 2 property. See analysis in Appendix B for additional information on potential to redevelop.	15,275	1,347,311	1%	EX
410-501-31	144	N/A	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	3.39	90				305	57	33	61	153	Large surface parking lot. Analysis assumes only redevelopment of the surface parking lot area. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	0	116,821	0%	EX
412-491-07	145	3333 Bristol St	SOUTH COAST PLAZA	PDC	RC	2	North Costa Mesa	6.41	90				575	120	60	115	288	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for	15,390	248,505	6%	EX

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																		additional information on potential to redevelop.				
412-491-11	146	0	SOUTH COAST PLAZA	PDC	RC	2	North Costa Mesa	5.37	90				483	91	53	96	243	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.	0	208,379	0%	EX
412-501-06	147	3333 Bristol St	S-TRACT LLC	PDC	RC	2	North Costa Mesa	10.00	90				900	171	99	180	450	This parcel is an existing surface parking lot within the South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelopment.	232,135	387,684	60%	EX
418-161-06	176	2957 Randolph Ave	ZELDEN ALICE WILLER	MG	LI	2	SoBECA	0.72	60				43	8	4	8	23	Existing light industrial building that is used as a brewery/restaurant with large surface parking lot. Site is located within the SoBECA Urban Plan redevelopment area. Large residential neighborhoods located nearby. Pursuant to the SoBeca Urban Plan, vertical mixed-use development is encouraged and therefore residential could be developed within the current planning period. In addition, the SoBeca area is considered an attractive area for	16,880	39,375	43%	A



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																		certain younger generations and therefore the prospect of residing on the subject property would generate interest to the property ownership. Also, staff has met with the current occupant and there is uncertainty if the existing use will continue. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-162-02	177	2968 Randolph Ave	PALANJIAN JERRY O	MG	LI	2	SoBECA	0.72	60				43	8	4	8	23	One-story warehouses with surface parking lot. Site is located within the SoBECA Urban Plan redevelopment area. Large residential neighborhoods located nearby. Pursuant to the SoBeca Urban Plan, vertical mixed-use development is encouraged and therefore residential could be developed within the current planning period. In addition, the SoBeca area is considered an attractive area for certain younger generations and therefore the prospect	18,531	39,251	47%	A



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																		of residing on the subject property would generate interest to the property ownership. Residential could also be developed on the second story. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-163-05	178	2064 Bristol St	PEP BOYS	C1	G	2	SoBECA	1.47	60				88	16	9	17	46	Tire shop with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	19,022	79,928	24%	A
418-171-02	179	752 Saint Clair St	PURCILLY GAY WHEELER	C2	G	2	SoBECA	0.26	60		B		15	2	1	3	8	School yard for learning center. Site is within the SoBECA Urban Plan redevelopment area.	424	14,201	3%	A
418-191-04	180	766 Saint Clair St	766 ST CLAIR LLC	C2	G	2	SoBECA	0.67	60				40	7	4	8	20	Existing fitness studio is located in the aging warehouse with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed	12,329	36,507	34%	A

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																		use/residential development. Given its close proximity to these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-01	181	845 Baker St	RMAFII LOC LLC	C1	G	2	SoBECA	0.87	60				52	9	5	10	27	Small strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	11,899	47,299	25%	A
418-202-02	182	841 Baker St	BAKER STREET PROPERTIES LLC	C1	G	2	SoBECA	0.33	60		D		19	3	2	3	12	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity these areas and inclusion in the Urban Plan, it is likely to convert during	6,401	17,870	36%	A

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																		this 8 year Planning cycle. Additionally, nightclubs are prone to have a higher turnover rate than many other commercial uses so a potential use change is a possible occurrence within the planning period. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-03	183	841 Baker St	BAKER STREET PROPERTIES LLC	C1	G	2	SoBECA	0.60	60		D		35	6	3	7	18	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	8,881	32,546	27%	A
418-202-04	184	801 Baker St	RED MOUNTAIN ASSET FUND LLC	C1	G	2	SoBECA	0.86	60				51	9	5	10	26	Strip mall with large surface parking lot. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity to these areas and inclusion in	15,474	46,602	33%	A



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																		the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-05	185	2969 Century PI	ECHAN BARBARA TRUST	C1	LI	2	SoBECA	0.09	60		E		5	0	0	1	3	Surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	469	4,712	10%	A
418-202-06	186	2969 Century PI	ECHAN BARBARA TRUST	MG	LI	2	SoBECA	0.68	60		E		40	7	4	8	20	Gym with large surface parking lot. Site located is within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity to these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next	13,488	36,893	37%	A



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																		Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-07	187	2959 Century Pl	GRAYBAR ELECTRIC CO INC	MG	LI	2	SoBECA	0.50	60				30	5	3	6	15	Electrical equipment manufacturer/distributor Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity to these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.	10,200	27,436	37%	A
418-202-10	188	2942 Century Pl	SCM ENTERPRISES	MG	LI	2	SoBECA	0.87	60				52	9	5	10	27	Co-working office with large surface parking. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed	14,382	47,242	30%	A

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																		use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-11	189	2952 Century Pl	GRAHAM GORDON T TR	MG	LI	2	SoBECA	0.90	60				54	10	5	10	29	Existing single story warehouse with large storage yard that is currently used as an air conditioning business. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property is located south of a development that has an existing approved Master Plan that will change the use	17,227	49,090	35%	A



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																		from commercial/industrial to mixed use development. The existing warehouse is a single story that may be redeveloped to support mixed use development including residential and live/work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-12	190	2972 Century Pl	PROJECT C LLC	MG	LI	2	SoBECA	0.94	60				56	10	6	11	29	Auto repair shop with surface parking. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property along with parcels 418-202-13 and 418-202-14 are included in a Master Plan for a mixed use development. The previously approved planning application at this site indicates a desire to convert the commercial use to a mixed use development. A portion of the site is included in a Master Plan PA-19-12 that was approved by City Council	18,109	51,374	35%	A



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																		on September 3, 2019. The Master Plan was for of a mixed use development that included restaurants, retail spaces, office spaces, 48 residential units, and 14 live work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to include additional residential units than previously proposed.				
418-202-13	191	2972 Century Pl	PROJECT C LLC	MG	LI	2	SoBECA	0.91	60				54	10	5	10	29	Warehouse with large yard. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property along with parcels 418-202-12 and 418-202-14 are included in a Master Plan for a mixed use development. The previously approved planning application at this site indicates a desire to convert the commercial use to a mixed use development. A portion of the site is included in a Master Plan PA-19-12 that was	18,372	49,319	37%	A



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																		approved by City Council on September 3, 2019. The Master Plan was for of a mixed use development that included restaurants, retail spaces, office spaces, 48 residential units, and 14 live work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to include additional residential units than previously proposed.				
418-202-14	193	765 Baker St	PROJECT C LLC	C2	G	2	SoBECA	0.67	60				40	7	4	8	20	Existing auto repair shop use. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property along with parcels 418-202-12 and 418-202-13 are included in a Master Plan for a mixed use development. The previously approved planning application at this site indicates a desire to convert the commercial use to a mixed use development. A portion of the site is	16,802	36,615	46%	A

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																		included in a Master Plan PA-19-12 that was approved by City Council on September 3, 2019. The Master Plan was for of a mixed use development that included restaurants, retail spaces, office spaces, 48 residential units, and 14 live work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to include additional residential units than previously proposed.				
419-041-02	194	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	G	5	Harbor Mixed-Use	0.77	50				38	7	4	7	21	Existing aging strip mall with multiple tenants and large surface parking lot area. Site is adjacent to a major transportation corridor (Harbor Blvd).	11,827	41,947	28%	C
419-041-06	195	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	G	5	Harbor Mixed-Use	2.50	50				125	23	13	25	63	99 cent store with large surface parking. Site is adjacent to a major transportation corridor (Harbor Blvd).	37,430	136,349	27%	C
418-101-05	197	1425 Baker St	1425 BAKER LLC	C1	G	2	Harbor Mixed-Use	1.90	60				114	21	12	22	59	Existing auto dealer with large surface parking.	24,369	103,666	24%	C
140-041-83	198	N/A	C J SEGERSTROM & SONS	PDC	CC	1	North Costa Mesa - HR	0.23	90	Vacant	C		0	0	0	0	0	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	0	6,419	0%	EX

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418-101-03	199	1491 Baker St	PURCILLY GAY WHEELER TR	C1	G	2	Harbor Mixed-Use	1.27	60		B		74	14	8	14	39	Restaurant and barbershop. Site is anticipated to redevelop with adjacent parcels as shown in this table.	4,434	69,124	6%	C
424-202-01	200	745 W 19th St	PANGE MARC C REVOC TR	C1	G	4	19 West	0.63	50				30	5	3	6	15	Strip mall with surface parking lot adjacent to major transportation corridor (19th St.). Site has the potential to redevelop for mixed-use.	9,838	34,468	29%	C
410-481-05	201	3201 Park Center Dr	THE IRVINE COMPANY LLC	TC	CAC	2	North Costa Mesa - Pac Arts	6.27	90		H		186	18	9	18	141	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	81,187	483,505	17%	EX
410-491-07	202	601 Anton Blvd	THE IRVINE COMPANY LLC	TC	CAC	2	North Costa Mesa - Pac Arts	12.07	90		H		349	35	18	35	261	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	230,300	930,850	25%	EX
139-313-21	203	1590 Adams Ave	C J SEGERSTROM & SONS	C1	G	1	Harbor Mixed-Use	0.19	50		F		9	1	0	1	7	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.	247	10,216	2%	EX
139-313-30	204	1590 Adams Ave	C J SEGERSTROM & SONS	C1	G	1	Harbor Mixed-Use	2.40	50		F		120	22	13	24	60	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.	27,802	130,680	21%	EX

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410-051-46	205	3420 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.75	90		G		70	13	7	14	35	Existing office uses and surface parking lot. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	12,109	57,826	21%	EX
410-501-25	206	545 Anton Blvd	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	0.74	90				66	12	7	13	34	Small commercial out parcel uses. Property owner has indicated interest in redeveloping the site for residential uses.	5,026	25,367	20%	EX
410-501-36	207	N/A	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	1.82	90				164	31	18	32	84	Surface parking lot. Property owner has indicated interest in redeveloping the site for residential uses.	5,026	62,729	8%	EX
418-171-01	208	754 Saint Clair St	PURCILLY GAY WHEELER TR	C2	G	1	SoBECA	0.27	60		B		15	2	1	3	8	Existing learning center use. Site is anticipated to redevelop with adjacent parcels as shown in this table.	3,797	14,921	25%	A
140-041-81	196	3333 Susan St	THE HIVE CREATIVE OFFICE INC	PDI	IP	1	North Costa Mesa	4.00	90				432	68	39	72	252	Current Los Angeles Chargers' practice field facility. The Chargers new training facility will open in Spring 2024 in El Segundo CA. The City has discussed the potential future redevelopment of the football practice field for high-density residential uses with the property owner. The site is located within the North Costa Mesa Specific Plan which supports urban mixed development,	93,238	130,680	71%	EX



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																		including retail, industrial, business park, and residential uses. The site is directly adjacent to retail and offices spaces to the west, Medium Density Residential (townhomes) to the east, commercial to the south and a business center/post office to the north.				