

Housing Element Sites Subcommittee - - West Newport Mesa Area

Sites Reviewed in Zoom Meeting

October 1, 2020

Revised as of February 8, 2021

Housing Element Sites Subcommittee

West Newport Mesa Area

Subcommittee Members Present: Selich, Kiley, & LePastrier

Also Present: Committee Chair Tucker

Staff Members Present: Campbell & Zdeba

Note: NBGIS Staff prepared an Ownership Inventory Map (attached) with a number designated on each Parcel in the Study Area. The committee organized the parcels in groups reflective of their characteristics. References to Groups and parcel numbers below correspond to the numbers assigned to each Parcel on the Ownership Inventory Map.

The Subcommittee only considered if the Parcels would physically be able to accommodate housing in place of or in addition to the current use of the Parcels. Parcels were assigned one of three grades: **Feasible**, **Potentially Feasible** and **Infeasible**. Feasible sites are those that appear that they could feasibly be redeveloped for housing or have housing added to the Parcel while the current use remains in whole or in part, Potentially Feasible sites are those that may work as housing, but due to the size and/or configuration of a Parcel, or the quality and functionality of existing improvements, a Parcel might be somewhat less likely to be a candidate for a housing use. Potentially Feasible sites may also include Parcels that would be infeasible standing alone, but if combined with adjacent Parcel(s) could become part of a potential housing site. Infeasible sites are those that the Subcommittee determined would not work as housing due to existing improvements on the site, insufficient size and/or inefficiencies due to the configuration of the Parcel. The Subcommittee acknowledges that it does not have all the facts about the various Parcels and therefore the designations may be somewhat subjective. Accordingly, some of the Parcels could have been wrongly assigned the grade of **Feasible**, **Potentially Feasible** or even **Infeasible**. Staff will be following up with many of the property owners and that follow-up should provide more pertinent information about each Parcel for which an owner responds.

The subcommittee discussed the need to preserve opportunities for smaller scale industrial and service businesses in the City overall, and in the West Newport Mesa in particular. Areas 8, 9, 10, 11, & 12, are characterized by smaller parcels with smaller scale buildings. Due to the varying conditions and constraints of these smaller parcels the subcommittee decided to recommend a zoning overlay concept with the thought that some but not all will convert to residential. The subcommittee feels that it is important to not convert everything to residential in order to have a city with a well-balanced land use plan.

Before any property owners are contacted, the Full Committee, after public input, would have to find that housing on a Parcel would be a suitable use.

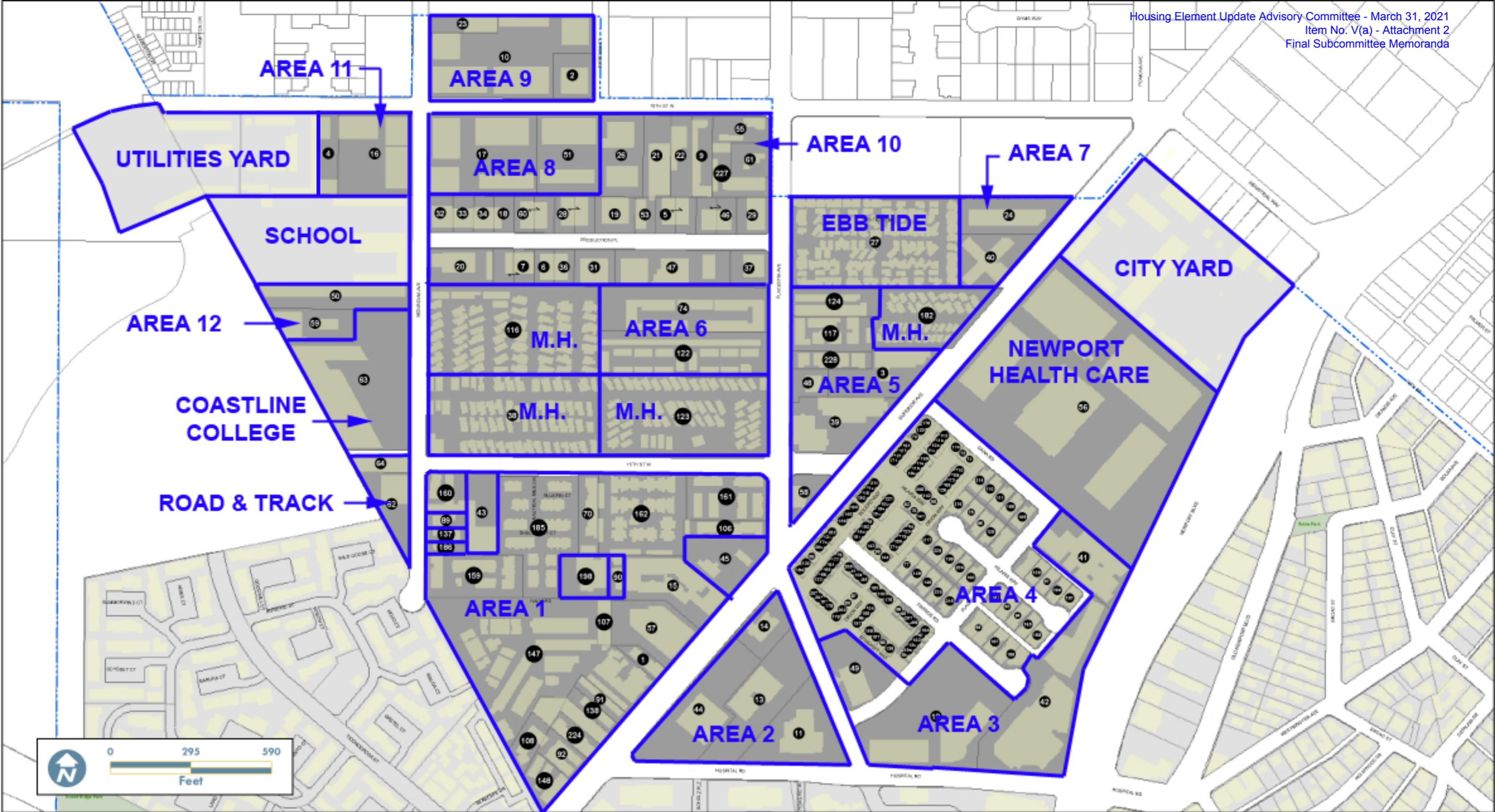
1. Newport Health Care – Fairly recent construction as an Industrial Research property converted to medical office use. Parking areas not suitable for conversion to residential. - **Infeasible**
2. Ebb Tide – Recent construction as small lot single family. - **Infeasible**
3. Road & Track – Being converted to private school offices. - **Infeasible**
4. Coastline College – Building and parking lot configuration do not present the opportunity for any conversion to residential. - **Infeasible**
5. School – Private school; not suitable for conversion of any part to residential. - **Infeasible**
6. Utilities Yard / City Yard – These parcels are owned by the City. Parcels have some older structures that can be replaced if both yards are consolidated or partially used for residential. Constraints include the water reservoir, water treatment facilities, and communications tower on the Utilities Yard parcel and the trash transfer station on the City Yard parcel. Most likely candidate is the eastern portion of the Utilities Yard for an affordable residential project. City Council needs to study feasibility. – **Potentially Feasible**
7. M.H. (Mobile Home Parks) – Four Mobile Home park sites of approximately 167 units. Conversion to residential would yield a potential 501 units. HCD “No net loss” requirements would drop potential eligible units to 334. - **Feasible**
8. Area 1-Map ID #'s: Misc. Residential – Mostly existing residential not suitable for redevelopment. One new commercial property not suitable for redevelopment and one site owned by the City lease to a private school also not suitable for redevelopment. - **Infeasible**
9. Area 2-Map ID #'s: 11, 13, 14, 44 – Middle aged office buildings across from hospital with high demand for medical office use. – **11 and 13 Potentially Feasible; 14 and 44 Infeasible.**
10. Area 3-Map ID #'s: 12, 41, 42, 49 - Medical office buildings and congregate care across facilities across from hospital with high demand for medical office use. - **Infeasible**

11. Area 4-Map ID #'s: Misc. Residential. – Mixture of various residential uses on small parcels. - **Infeasible**
12. Area 5-Map ID #'s: 3, 39, 48, 117, 124, 228 - Mixture of residential and small office parcels not suitable for redevelopment. - **Infeasible**
13. Area 6-Map ID #'s: 74, 122 – Residential uses not suitable for redevelopment. - **Infeasible**
14. Area 7-Map ID #'s: 24, 40 – Parcel 40 is Congregate Care – **Infeasible**

Parcel 24 is tilt up industrial with potential for redevelopment – **Potentially Feasible**
15. Area 8-Map ID #'s: 17, 51 – Two larger parcels (for this area) with Middle age industrial buildings. Potentially re-developable as residential individually or by combining parcels with a zoning overlay. - **Potentially Feasible**
16. Area 9-Map ID #'s: 2, 10, 23 - Three parcels, one larger (for this area), with Middle age industrial buildings. Potentially re-developable as residential individually or by combining parcels with a zoning overlay. - **Potentially Feasible**
17. Area 10-Map ID #'s: 5, 6, 7, 9, 18, 19, 20, 21, 22, 26, 28, 29, 31, 32, 33, 34, 36, 37, 46, 47, 53, 55, 60, 61, 227 –

Parcels 55 & 61 are older low density residential under one ownership feasible for redevelopment – **Feasible**

Remainder parcels are small middle aged mostly tilt up construction industrial buildings that are infeasible on their own but potentially feasible with a zoning overlay. - **Potentially Feasible**
18. Area 11-Map ID #'s: 4, 16 - Two parcels with middle age industrial buildings. Potentially re-developable as residential individually or by combining parcels. - **Potentially Feasible**
19. Area 12-Map ID #'s: 50, 59 - Two parcels with middle age industrial buildings. Potentially re-developable as residential individually or by combining parcels. - **Potentially Feasible**



West_Newport_Mesa_Inventory.mxd

Ownership Inventory West Newport Mesa



NOTE: This map is provided for reference, so that the individual parcel numbers can be seen, as they are difficult to read on the preceding map.

Ownership Inventory West Newport Mesa

