



Table B-3: Sites to Accommodate the RHNA

APN	Area (Ac)	Zoning	GPLU	Expected Density	Address	Ownership	5th Cycle	Net Units	Affordable Units	Market Rate Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Existing Uses and Redevelopment Analysis	Existing Building SF	Max Building SF	Percent Utilized
37530116	9.95	UMU	UMIX	55	1547 W KATELLA AVE	STADIUM PROMENADE LLC BRECKENRIDGE GROUP INC		547	136	411	92	43			Existing shopping center with movie theater and small out parcel uses, including restaurants and small commercial shops. The vast majority of the site is surface parking that goes unused as the surrounding uses contain dedicated parking. The Housing Element analyzes the potential redevelopment of the area while maintaining the existing uses or incorporating them in a mixed-use fashion and only considers the existing parking lot area.	136,005	1,300,266	10%
23113140	9.95	UMU	UMIX	55	1 CITY BLVD WEST	WALTON/GREENLAW CITY PLAZA HOLDINGS VI LLC		547	136	411	92	43		412	Existing 19-story office building with large older surface parking lot. Located directly adjacent to Outlets property. Existing DA expires this year and City has previously processed an application for mixed-use development on this site, including residential units. That application is currently on hold. The City assumes that a net acreage of approximately 9.95 acres of this property will redevelop.	19,710	1,300,266	2%
37531125	9.56	UMU	UMIX	55	1701 W KATELLA AVE	STADIUM PROMENADE LLC BRECKENRIDGE GROUP INC		526	131	395	89	42			See explanation for Parcel 37530116.	136,005	1,249,875	11%
09314149	9.17	R-1-7	PFI	6	515 N Rancho Santiago Blvd	SCHOOL ORANGE UNIFIED DIST		55	0	55	9	4		55	Largely vacant lot with some agricultural uses and one small structure.	#N/A	1,198,336	#N/A
37537105	8.32	UMU	UMIX	55	1600 W STRUCK AVE	ORANGELAND RECREATION VEHICLE PARK		457	114	343	77	36			Existing RV parking lot. City has recently rezoned the W Katella Ave corridor as it has been identified as a large opportunity area for mixed-use development, including multi-family residential.	48,902	1,087,854	4%
37501119	7.61	UMU	UMIX	55	1350 W KATELLA AVE	WILSON DAVID W TR		418	104	314	71	33			Existing car dealership on large parcel. Parcel is primarily surface parking and display area. City has recently rezoned the W Katella Ave corridor as it has been identified as a large opportunity area for mixed-use development, including multi-family residential.	83,558	994,702	8%



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23106152	5.91	UMU	UMIX	55	LEWIS ST	REGENTS OF THE UNIVERSITY OF CALIFORNIA	Yes	324	81	243	55	25	244		Existing UCI MDA ALS Clinic with very large surface parking lot. Development potential considers the potential for existing use to remain and residential added in a mixed-use fashion.	20,044	772,135	3%
39062104	5.78	UMU	UMIX	55	763 S MAIN ST	TOWN & COUNTRY SPE	Yes	317	79	238	53	25		239	Commercial shopping center with large big box stores and large surface parking lot. Pier 1 Imports building and one smaller tenant currently vacant. Directly adjacent to new multi-family residential development and across from the MainPlace mall (Santa Ana) analyzed in the Housing Element.	66,917	755,281	9%
23113132	5.10	UMU	UMIX	55	LEWIS ST	ORANGE CITY MILLS III LIMITED PARTNERSHIP	Yes	280	70	210	47	22		211	See explanation for Parcel 23107129.	0	666,158	0%
09351127	4.40	R-1-7	PFI	6	4100 E WALNUT AVE	CUMMINS KENNETH J TR GLORY B LUDWICK REVOC LIVING TR		26	0	26	4	2		26	Single-story charter school with large open space area.	47,964	574,992	8%
23126207	4.33	UMU	UMIX	55	625 THE CITY DR S	THE REALTY ASSOCIATES FUND XI PORTFOLIO L P	Yes	238	59	179	40	19	179		Existing older 4-story office building with ample surface parking. Large site with potential for joined redevelopment with adjacent parcels and accessibility to walking/biking trails.	37,089	566,362	7%
13747134	3.99	UMU	UMIX	55	LEWIS ST	CITY TOWN CENTER L P		219	54	165	37	17		165	Best Buy big box store and surrounding parking. Adjacent to multi-family residential across the street and has the potential to redevelop due to market trends away from large retail big box stores. Similar parcels in the area such as the ones analyzed have redeveloped for higher density residential uses.	45,438	521,520	9%
23108156	3.98	UMU	UMIX	55	3901 W METROPOLITAN DR	ORANGE CITY MILLS LTD PTNSHP		219	54	165	37	17		165	See explanation for Parcel 23107129.	32,385	520,715	6%
23126208	3.53	UMU	UMIX	55	765 THE CITY DR S	AG CITY OWNER L P	Yes	194	48	146	32	15	147		Existing older 4-story office building with ample surface parking. Large site with potential for joined redevelopment with adjacent parcels and accessibility to walking/biking trails.	23,681	461,245	5%
37536102	3.51	UMU	UMIX	55	1900 W KATELLA AVE	COUNTY OF ORANGE		193	48	145	32	15			Existing County of Orange training bureau and surface parking lot. City has recently rezoned the W Katella Ave corridor as it has been identified as a large opportunity area for	55,479	458,950	12%



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															mixed-use development, including multi-family residential.			
23107154	2.67	UMU	UMIX	55	3400 METROPOLITAN	ORANGE CITY MILLS II LIMITED PARTNERSHIP		146	36	110	24	11			See explanation for Parcel 23107129.	0	348,939	0%
23107131	2.40	UMU	UMIX	55	THE CITY DR S	ORANGE CITY MILLS LTD PARTNERSHIP	Yes	132	33	99	22	10			See explanation for Parcel 23107129.	11,775	314,243	4%
23107153	2.08	UMU	UMIX	55	W METROPOLITAN DR	ORANGE CITY MILLS LTD PARTNERSHIP		114	28	86	19	9			See explanation for Parcel 23107129.	0	272,454	0%
39027412	1.90	NMU-24	NMIX24	16.3	310 S MAIN ST	MAIN STREET PROPERTIES		30	0	30	5	2	30		Small older commercial shopping center with potential to redevelop for mixed-use.	31,163	247,944	13%
23107126	1.84	UMU	UMIX	55	THE CITY DR S	ORANGE CITY MILLS LTD PARTNERSHIP	Yes	101	25	76	17	8			Surface parking lot/outparcel for the Outlets at Orange shopping center. The Housing Element analysis looks at a potential redevelopment of a portion of the Outlets to include residential uses and structured parking. The analysis assumes that the existing mall core building remains intact and looks at multiple examples of nearby mall redevelopment plans. There are currently no public planning efforts to redevelop the mall though the zoning would permit it and the large surface parking lots provide ample opportunity without impacting the City's tax base and existing uses on-site.	0	240,394	0%
23107133	1.69	UMU	UMIX	55	THE CITY DR S	ORANGE CITY MILLS LTD PARTNERSHIP	Yes	92	23	69	15	7			See explanation for Parcel 23107129.	10,152	220,770	5%
13747143	1.68	UMU	UMIX	55	3737 W CHAPMAN AVE	F H A LP		92	23	69	15	7		70	Existing ALO hotel and one-story restaurant with surrounding surface parking lot. Potential to redevelop either restaurant portion or entire site.	20,437	219,895	9%
23106146	1.66	UMU	UMIX	55	4125 LEWIS ST	WALWORTH RICHARD R TR	Yes	91	22	69	15	7		69	Several single-family residences on a single lot with storage and large surface parking areas. Existing units have been accounted for and property is directly adjacent to newer multi-family residential uses.	12,765	216,830	6%



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23107143	1.44	UMU	UMIX	55	450 THE CITY DR S	SCHIFFMAN TODD I TR CARL KARCHER ENTERPRISES INC		79	19	60	13	6			See explanation for Parcel 23107129.	5,803	188,046	3%
23107140	1.39	UMU	UMIX	55	THE CITY DR S	ORANGE CITY MILLS LTD PARTNERSHIP		76	19	57	12	6		58	See explanation for Parcel 23107129.	0	181,362	0%
23106153	1.30	UMU	UMIX	55	4050 W CHAPMAN AVE	BARD ASSOCIATES CO	Yes	71	17	54	12	5		54	Older restaurant building (Lucille's BBQ) with a large surface parking lot. Potential to redevelop for mixed-use and retain capacity for the existing use and additional commercial.	7,153	169,279	4%
23107147	1.29	UMU	UMIX	55	THE CITY DR S	ORANGE CITY MILLS LTD PARTNERSHIP		70	17	53	11	5		54	See explanation for Parcel 23107129.	0	168,604	0%
39062103	1.27	UMU	UMIX	55	745 S MAIN ST	ORANGE TOWN & COUNTRY #3 LLC	Yes	69	17	52	11	5		53	Commercial shopping center with multiple tenants and large surface parking lot. Directly adjacent to new multi-family residential development and across from the MainPlace mall (Santa Ana) analyzed in the Housing Element.	16,221	165,630	10%
39062105	1.25	UMU	UMIX	55	791 S MAIN ST	WANG CHARLES S C TR WANG FAMILY TR	Yes	68	17	51	11	5		52	See explanation for Parcel 39062104.	19,249	162,997	12%
23107132	1.19	UMU	UMIX	55	330 S THE CITY DR	ORANGE CITY MILLS LTD PARTNERSHIP	Yes	65	16	49	11	5			See explanation for Parcel 23107129.	4,616	155,612	3%
37537110	1.16	UMU	UMIX	55	1748 W KATELLA AVE	ORANGE KATELLA LLC		63	15	48	10	5			Existing standalone surface parking lot. City has recently rezoned the W Katella Ave corridor as it has been identified as a large opportunity area for mixed-use development, including multi-family residential.	0	152,032	0%
23109201	1.15	UMU	UMIX	55	THE CITY DR S	THE REALTY ASSOCIATES FUND XI PORTFOLIO L P	Yes	63	15	48	10	5	48		Surface parking lot adjacent to older multi-tenant office building. Large site with potential for joined redevelopment with adjacent parcels and accessibility to walking/biking trails.	0	150,094	0%
39028537	1.13	NMU-24	NMIX24	16.3	480 S MAIN ST	MP-LAVETA LLC	Yes	18	0	18	3	1	18		Small older commercial shopping center with potential to redevelop for mixed-use.	17,089	148,098	12%
37537402	0.98	UMU	UMIX	55	1095 N MAIN ST	HARVARD 826 PROPERTY LLC		53	13	40	9	4			Older 2-story commercial office building currently signed available for sale.	15,307	128,241	12%



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23113133	0.91	UMU	UMIX	55	LEWIS ST	ORANGE CITY MILLS III LIMITED PARTNERSHIP		50	12	38	8	4		38	See explanation for Parcel 23107129.	0	119,533	0%
39028534	0.83	NMU-24	NMIX24	16.3	424 S MAIN ST	MP-LAVETA LLC	Yes	13	0	13	2	1	13		Small older commercial shopping center with potential to redevelop for mixed-use.	19,731	109,044	18%
37537403	0.82	UMU	UMIX	55	1085 N MAIN ST	HARVARD 826 PROPERTY LLC		45	11	34	7	3			Older 2-story commercial office building. Common ownership and could be redeveloped in conjunction with Parcel 37537402 or independently.	13,014	106,990	12%
13747132	0.76	UMU	UMIX	55	3743 W CHAPMAN AVE	CITY TOWN CENTER L P	Yes	41	10	31	6	3		32	Existing commercial shopping center and surface parking lot containing a bank, Starbucks, and Quiznos Subs. Opportunity to develop in a mixed-use fashion similar to adjacent parcel which contains hotel and restaurant uses.	9,974	98,958	10%
39028532	0.68	NMU-24	NMIX24	16.3	402 S MAIN ST	MP-LAVETA LLC	Yes	11	0	11	1	0	11		Small older commercial shopping center with potential to redevelop for mixed-use.	3,909	89,513	4%
39028536	0.60	NMU-24	NMIX24	16.3	MAIN ST	MP-LAVETA LLC	Yes	9	0	9	1	0	9		Small older commercial shopping center with potential to redevelop for mixed-use.	17,089	77,922	22%
39028535	0.57	NMU-24	NMIX24	16.3	468 S MAIN ST	MP-LAVETA LLC	Yes	9	0	9	1	0	9		Small older commercial shopping center with potential to redevelop for mixed-use.	2,472	74,913	3%
39027411	0.57	NMU-24	NMIX24	16.3	356 S MAIN ST	WONG WAI PING INC	Yes	9	0	9	1	0	9		Small older commercial shopping center with potential to redevelop for mixed-use.	8,589	74,761	11%
13747133	0.57	UMU	UMIX	55	3739 W CHAPMAN AVE	CITY TOWN CENTER L P WENDYS INTERNATIONAL INC	Yes	31	7	24	5	2		24	Existing Wendy's restaurant and surface parking lot. Opportunity to develop in a mixed-use fashion similar to adjacent parcel which contains hotel and restaurant uses. May also be developed with 13747132 due to common ownership.	3,964	74,730	5%
39027410	0.57	NMU-24	NMIX24	16.3	370 S MAIN ST	HOU MARVIN L S	Yes	9	0	9	1	0	9		Small older commercial shopping center with potential to redevelop for mixed-use.	6,444	74,572	9%
23107129	0.51	UMU	UMIX	55	THE CITY DR S	ORANGE CITY MILLS LTD PARTNERSHIP	Yes	28	7	21	4	2			See explanation for Parcel 23107129.	0	66,759	0%



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37505101	0.50	UMU	UMIX	55	1212 STRUCK AVE	B & B GARDNER LP		27	6	21	4	2			Older single-story office structures and maintenance sheds surrounded by large surface parking lot.	3,757	65,011	6%
39028533	0.41	NMU-24	NMIX24	16.3	MAIN ST	MP-LAVETA LLC	Yes	6	0	6	1	0	6		Small older commercial shopping center with potential to redevelop for mixed-use.	19,731	54,039	37%
											1054	488	732	1777				