

RESOLUTION NO. 2024-011

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ADOPTING AN ADDENDUM TO THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF CORONA GENERAL PLAN HOUSING ELEMENT REZONING PROGRAM UPDATE PROJECT AND APPROVING AN AMENDMENT TO THE LAND USE ELEMENT AND HOUSING ELEMENT OF THE CITY'S GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON VARIOUS PROPERTIES TO ALLOW CERTAIN RESIDENTIAL LAND USES CONSISTENT WITH THE HOUSING ELEMENT SITES INVENTORY AND IMPLEMENT CORRESPONDING CHANGES TO ASSOCIATED TEXT WITHIN THE GENERAL PLAN AS PART OF CYCLE 2 OF GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2024 (GPA2023-0005).

WHEREAS, Government Code Section 65580 *et seq.* requires that every city prepare and periodically update the housing element of the general plan; and

WHEREAS, on November 3, 2021, the City Council of the City of Corona (“City Council”) adopted Resolution No. 2021-121 approving GPA2021-001, an amendment to the City’s General Plan to update the Housing Element for the 6th Cycle covering planning period 2021-2029 (“2021-2029 Housing Element Update”); and

WHEREAS, as part of the implementation of the 2021-2029 Housing Element Update, the City is required to accommodate the planning of a sufficient number of low- and moderate-income households in the City in order to meet the City’s Regional Housing Needs Assessment (“RHNA”), which allocates regional housing needs by income level among member jurisdictions within the Southern California Association of Governments (“SCAG”); and

WHEREAS, the 2021-2029 Housing Element Update includes an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability to satisfy the RHNA assigned to the City by SCAG (“Housing Sites Inventory”); and

WHEREAS, in connection with GPA2021-0001, the City prepared an environmental evaluation to analyze the potential environmental impacts associated with the Housing Element Update and determine whether such impacts were adequately addressed in the Corona General Plan Technical Update Environmental Impact Report (SCH# 20180081039) (“General Plan EIR”) certified on June 3, 2020. The evaluation indicated that the Housing Element Update will not result in impacts beyond what was previously analyzed in the General Plan EIR and will not require additional mitigation measures not otherwise included in the General Plan EIR

because the Housing Element Update will not have new or substantially more severe significant environmental impacts. In accordance with the requirements of the California Environmental Quality Act (Pub. Res. Code Section 21000 et seq.), together with the State Guidelines (14 Cal. Code Regs. Section 15000 et seq.) and local guidelines implementing said Act (collectively, “CEQA”) the City prepared an addendum to the General Plan EIR, which the City Council adopted pursuant to Resolution No. 2021-121; and

WHEREAS, on March 1, 2023, pursuant to Resolution No. 2023-012, the City Council approved an amendment to the City’s General Plan to change the land use designation on various properties to allow certain residential land uses consistent with the Housing Sites Inventory (“GPA2022-0002”); and

WHEREAS, on March 1, 2023 prior to its approval of GPA2022-0002, the City Council approved Resolution No. 2023-010 certifying a Final Supplemental Environmental Impact Report for the Housing Element Rezoning Program Project (SCH# 2202060732) (“Final SEIR”), adopted findings and a statement of overriding considerations, and a mitigation monitoring and reporting program, all in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines, which included an analysis of the environmental impacts of GPA2022-0002; and

WHEREAS, as adopted by the City Council, GPA2022-0002 did not include sufficient housing sites to satisfy the City’s RHNA allocation; and

WHEREAS, an additional 24 housing sites have been identified to add to the Housing Sites Inventory, which will accommodate at least 463 low-income units and 13 moderate income units; and

WHEREAS, on March 25, 2024, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council of the City of Corona (“City Council”) approve GPA2023-0005 as part of the General Plan Amendments for Cycle 2 for calendar year 2024 to amend the City’s General Plan to change the land use designation on various properties, as identified in Exhibits “A” and “B,” to allow certain residential land uses consistent with the Housing Sites Inventory (“General Plan Amendment”); and

WHEREAS, in connection with and in addition to the General Plan Amendment, the City also proposes to approve: (1) a change of zone on various properties to allow certain residential land uses consistent with the Housing Sites Inventory (CZ2023-0007); and (2) an amendment to various specific plans to change the land use on certain properties to allow certain residential land uses consistent with the Housing Sites Inventory (SPA2023-0008); (collectively referred to herein as the “Phase 2 Housing Element Rezoning Project”); and

WHEREAS, on the basis of the initial study and pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.), the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) and local guidelines implementing said Act (collectively,

“CEQA”), the City has determined that the Phase 2 Housing Element Rezoning Project, which includes this General Plan Amendment, will not result in impacts beyond what was previously analyzed in the Final SEIR and will not require additional mitigation measures not otherwise included in the Final SEIR because the Phase 2 Housing Element Rezoning Project will not have new or substantially more severe significant environmental impacts. In accordance with the requirements of CEQA, the City prepared an addendum to the Final SEIR (“Addendum to Final SEIR”).

WHEREAS, the Planning Commission based its recommendation to adopt GPA2023-0005 on the findings set forth below, and the adoption of the Addendum to Final SEIR; and

WHEREAS, according to Government Code Section 65583.2(g)(2) if a city is relying on nonvacant sites to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use of such sites does not constitute an impediment to additional residential development during the period covered by the housing element;

WHEREAS, Government Code Section 65583.2(g)(2) further provides that an existing use is presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period; and

WHEREAS, because the City’s 2021-2029 Housing Element Update, as amended by GPA2023-0005, identifies nonvacant sites to accommodate at least 50 percent of the City’s RHNA allocation, the City is required to make findings, based upon substantial evidence, that the existing uses on such nonvacant sites do not constitute an impediment to additional residential development during the 2021-2029 planning period in order to be in compliance with state law; and

WHEREAS, on April 17, 2024, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard and the General Plan Amendment was comprehensively reviewed; and

WHEREAS, the General Plan Amendment proposes a change to the General Plan Land Use Map based on the findings below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA AS FOLLOWS:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the Addendum to Final SIER and all written and oral evidence received and presented concerning the Phase 2 Housing Element Rezoning Project. Based on the entire record before it and all written and oral evidence received and presented, the City Council has determined that the Addendum to Final SEIR constitute an adequate, accurate, objective, and

complete review of the proposed Phase 2 Housing Element Rezoning Project and finds that no additional environmental review is required based on the reasons set forth below:

A. No substantial changes are proposed by the Phase 2 Housing Element Rezoning Project that will require major revisions of the Final SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

B. No substantial changes have occurred with respect to the circumstances under which the Phase 2 Housing Element Rezoning Project will be undertaken which will require major revisions to the Final SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

C. No new information of substantial importance has been found that shows any of the following:

1. The Phase 2 Housing Element Rezoning Project will have one or more significant effects not discussed in the Final SEIR;

2. Significant effects previously examined will be substantially more severe than shown in the Final SEIR;

3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Phase 2 Housing Element Rezoning Project; or

4. Mitigation measures which are considerably different from those analyzed in the Final SEIR would substantially reduce one or more significant effects on the environment.

SECTION 2. Adoption of Addendum to Final SEIR. The City Council hereby approves and adopts the Addendum to Final SEIR prepared for the Phase 2 Housing Element Rezoning Project.

SECTION 3. General Plan Amendment Findings. Based on the entire administrative record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The approval of GPA2023-0005 is in the public interest and would not be detrimental to public health, safety and welfare for the following reason:

(i) The General Plan Amendment updates the General Plan Housing Element to identify sufficient parcels in the Housing Sites Inventory to ensure compliance with the City's RHNA allocation for planning period 2021-2029, which is required by state law.

(ii) The text revision to the General Plan’s land use designation table authorized by the General Plan Amendment establishes consistency with the City’s zoning to plan for the development of affordable housing units in accordance with the Housing Element.

B. GPA2023-0005 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:

(i) The General Plan Amendment is consistent with General Plan Housing Element Policy H-1.3, which because it provides sites for residential development, including sites for affordable housing so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.

(ii) The General Plan Amendment is consistent with Program 8 of the General Plan Housing Element because it requires the City to maintain sufficient sites on its Housing Sites Inventory to ensure a no net loss in housing sites and to accommodate the City’s RHNA allocation during the Housing Element’s eight-year planning cycle (Year 2021-2029).

SECTION 4. Government Code Section 65583.2(g)(2) Findings. The City Council hereby finds that the existing uses on the nonvacant sites identified as part of the Phase 2 Housing Element Rezoning Project to accommodate the housing need for lower income households does not constitute an impediment to additional residential development during the 2021-2029 planning period for the 2021-2029 Housing Element Update because such uses are likely to be discontinued during the planning period based upon recent recycling trends for the conversion of nonvacant commercial properties to residential, including the integration of commercial uses with residential uses, increased vacancies in retail storefronts due to market transition to more online retail sales, the age and condition of non-residential structures on nonvacant sites, the low floor to area ratio on the nonvacant sites, and the improvement-to-land value ratio on the nonvacant sites being less than one. Additionally, as discussed in the 2021-2029 Housing Element Update, the City’s rezoning program to accommodate the planning of lower income units and additional housing units is designed to encourage the development of housing units on properties that previously did not allow residential, including the nonvacant sites identified as part of the Phase 2 Housing Element Rezoning Project, to accommodate the housing need for lower income households. The 2021-2029 Housing Element Update discusses contributing factors to fair housing issues and identifies the lack of zoning for higher density residential as a constraint. The rezoning program removes this governmental constraint by establishing by-right zoning that is intended to support the development of higher density housing.

SECTION 5. Approval of the General Plan Amendment. The General Plan Amendment (GPA2023-0005) is hereby approved. The Land Use Element and the Housing Element of the City’s General Plan shall be amended as shown in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 6. Approval of Land Use Map. The City Council hereby adopts the amendment to the City’s General Plan Land Use Map as set forth on the map attached hereto as Exhibit “B” and incorporated herein by reference.

SECTION 7. Approval of Housing Sites Inventory Figures. The City Council hereby adopts the amendment to the City’s General Plan Housing Sites Inventory Figures as set forth on the map attached hereto as Exhibit “C” and incorporated herein by reference.

SECTION 8. Approval of Housing Sites Inventory Tables. The City Council hereby adopts the amendment to the City’s General Plan Housing Sites Inventory Tables as set forth on the tables attached hereto as Exhibit “D” and incorporated herein by reference.

SECTION 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Resolution have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Planning and Development Director.

SECTION 10. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of April, 2024.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 17th day of April, 2024.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”

PROPOSED CHANGES TO TEXT OF THE GENERAL PLAN

GPA2023-0005

(THE PROPOSED TEXT CHANGE IS ATTACHED BEHIND THIS PAGE)

GPA2023-0005

General Plan Land Use Table – Amendment

(Added text shown in red underline)

Table LU-1 Corona General Plan Land Use Designations

Land Use Designation	Description	Density/ Intensity
Agriculture	Accommodates agricultural activities, such as citrus crops, and allows for housing and ancillary facilities.	1 du/5 acres
Rural Residential I	Accommodates large lot residential development to maintain the area’s low density, rural, and natural character.	Density: 0.2–0.5 du/adj. gross acre
Rural Residential II	Accommodates large lot residential development to reflect estate and/or rural qualities.	Density: 0.5–1 du/adj. gross acre
Estate Residential	Accommodates moderate to larger size lots for single-family detached housing units.	Density: 1–3 du/adj. gross acre
Low Density Residential	Accommodates detached single-family homes. For properties within Airport Compatibility Zone D, new development shall have a density of at least 5 du/ac	Density: 3–6 du/adj. gross acre
Low Medium Density Residential	Accommodates detached single-family houses or detached or attached condominium ownership.	Density: 6–8 du/adj. gross acre
Medium Density Residential	Accommodates townhomes, duplexes, and single-family detached units in condo developments, with smaller lots to facilitate clustering of units and expanded recreational amenities and preserve open spaces and topography.	Density: 6–15 du adjusted gross acre
High Density Residential	Accommodates multi-family residential (e.g., garden apartments and condos, including common open space, landscaping, and other site amenities.	Density: 15–36 du/adj. gross acre, up to 75 du/adj gross acre for senior units
Urban Density Residential	Accommodates high density residential development primarily through innovative infill design in the city’s opportunity districts and sites.	Density: 36–60 du/adj. gross acre Density with an Affordable Housing Overlay Zone: 45-60 du/adj. gross acre
General Commercial ³	Accommodates a range of commercial uses that serve local neighborhoods, the community, and visitors. Typical uses are governed by implementing zones. <u>Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.</u>	Intensity: FAR of 0.5 <u>Density with an Affordable Housing Overlay Zone: 36-60 du/adj. gross acre</u>
Office Professional ³	Accommodates general business offices, banks, finance, insurance, and real estate offices, medical offices, professional offices, and compatible uses.	Intensity: FAR 2.0

Table LU-1 Corona General Plan Land Use Designations

Land Use Designation	Description	Density/ Intensity
General Industrial ³	Accommodates a wide range of manufacturing, construction, transportation, wholesale trade, warehousing, vehicle storage, and related service activities. Mineral resource activities are included in this category.	Intensity: FAR 0.5
Light Industrial ³	Accommodates low intensity, nonpolluting manufacturing, R&D, e-commerce, wholesale, and distribution facilities. Also includes campus-style industrial and business parks. These are intended to provide a job base for residents in "clean" industries that do not generate nuisance or unsafe levels of noise, vibration, air emissions, or waste.	Intensity: FAR 0.5
Mixed Use I Commercial and Residential ^{1,2}	Accommodates retail commercial and office uses or an integrated mix of commercial and residential uses along arterials or at primary community activity centers and transit stations. Commercial and office uses primarily serving neighborhood and community needs, is permitted. Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.	Mixed Use Commercial and Residential Intensity: FAR 2.0 Density for 100% residential use: 45-60 du/adj. gross acre
Downtown Commercial/ Mixed Use ²	Accommodates the development of properties exclusively for retail commercial uses or an integrated mix of commercial and residential uses. Commercial uses are permitted along the street frontages that cumulatively create a pedestrian-oriented and active street environment, including retail shops, services, offices, cultural facilities, entertainment, public and civic buildings, and similar and compatible uses.	Intensity: FAR 3.0
Mixed Use II— Industrial and Commercial ¹	Accommodates the development of light industrial uses or a mix of industrial and commercial uses. Generally, these should be recognized "clean" types of industries, typified by light manufacturing, research and development, and e-commerce. Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.	Intensity: FAR 2.0 Density for 100% residential use: 45-60 du/adj. gross acre
Open Space General	Accommodates lands permanently committed or protected for open space due to value as habitat, topography, scenic quality, public safety (e.g., flood control channels), or comparable purpose.	Not applicable
Parks and Open Space Recreational	Accommodates lands committed as open space for public or private recreational purposes, such parks and golf courses.	Not applicable
Public and Institutional	Accommodates public and institutional uses within areas specifically designated on the land use plan or within any other land use designation in accordance with policies under Goal LU-15. General categories include schools, civic uses, fire stations, utilities, and other institutional uses, except for public and private parks.	Based on implementing zone

Table LU-1 Corona General Plan Land Use Designations

Land Use Designation	Description	Density/ Intensity
-----------------------------	--------------------	---------------------------

Notes

1. Approval of a Specific Plan or adoption of citywide development standards and design guidelines is required for entitlement of a mixed-use project.
2. Residential uses may be integrated into the upper floors of structures developed for retail or office uses on the lower floors or horizontally on the same site.
3. Permissible intensity levels (maximum FARs) are lower within Airport Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply. Refer to the Corona Municipal Airport Land Use Compatibility Plan for developments in this area.

EXHIBIT “B”

PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN

GPA2023-0005

(THE PROPOSED LAND USE MAP IS ATTACHED BEHIND THIS PAGE)

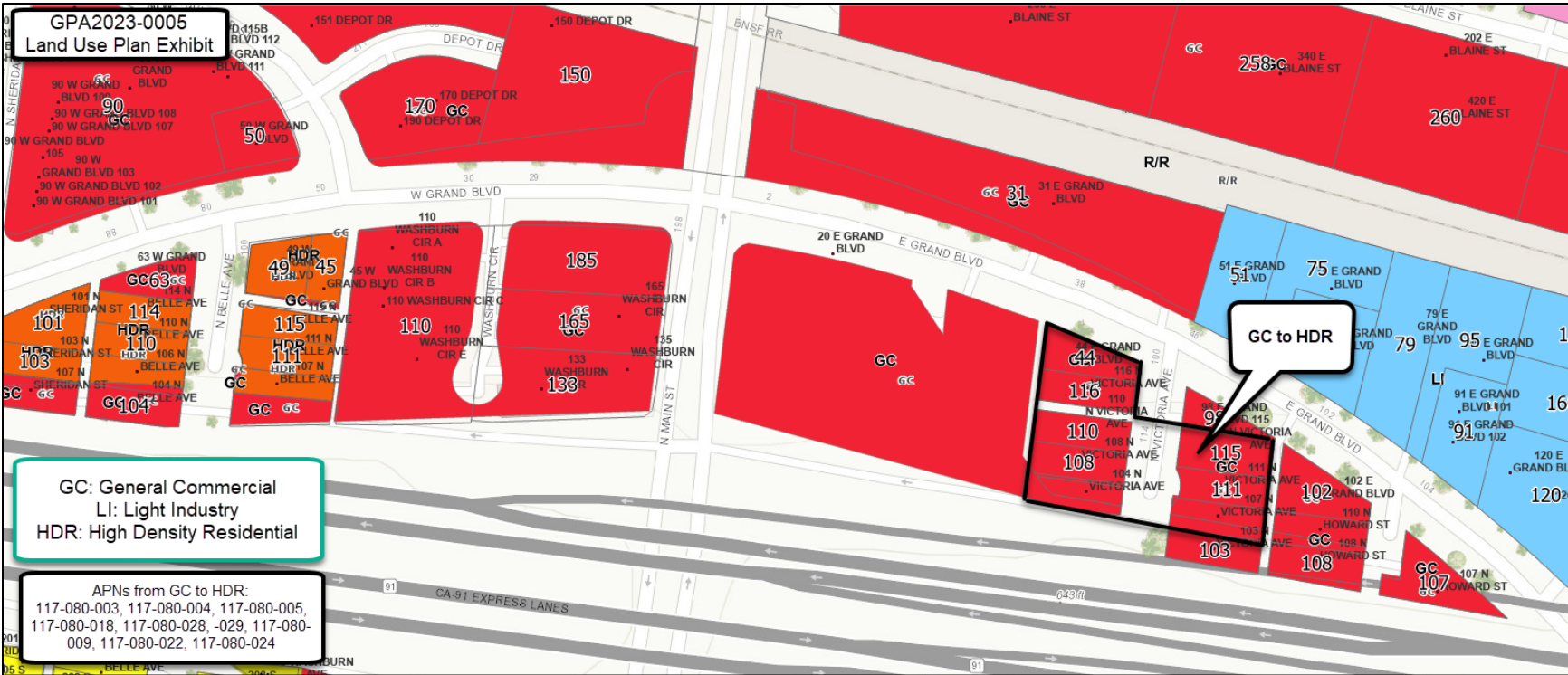


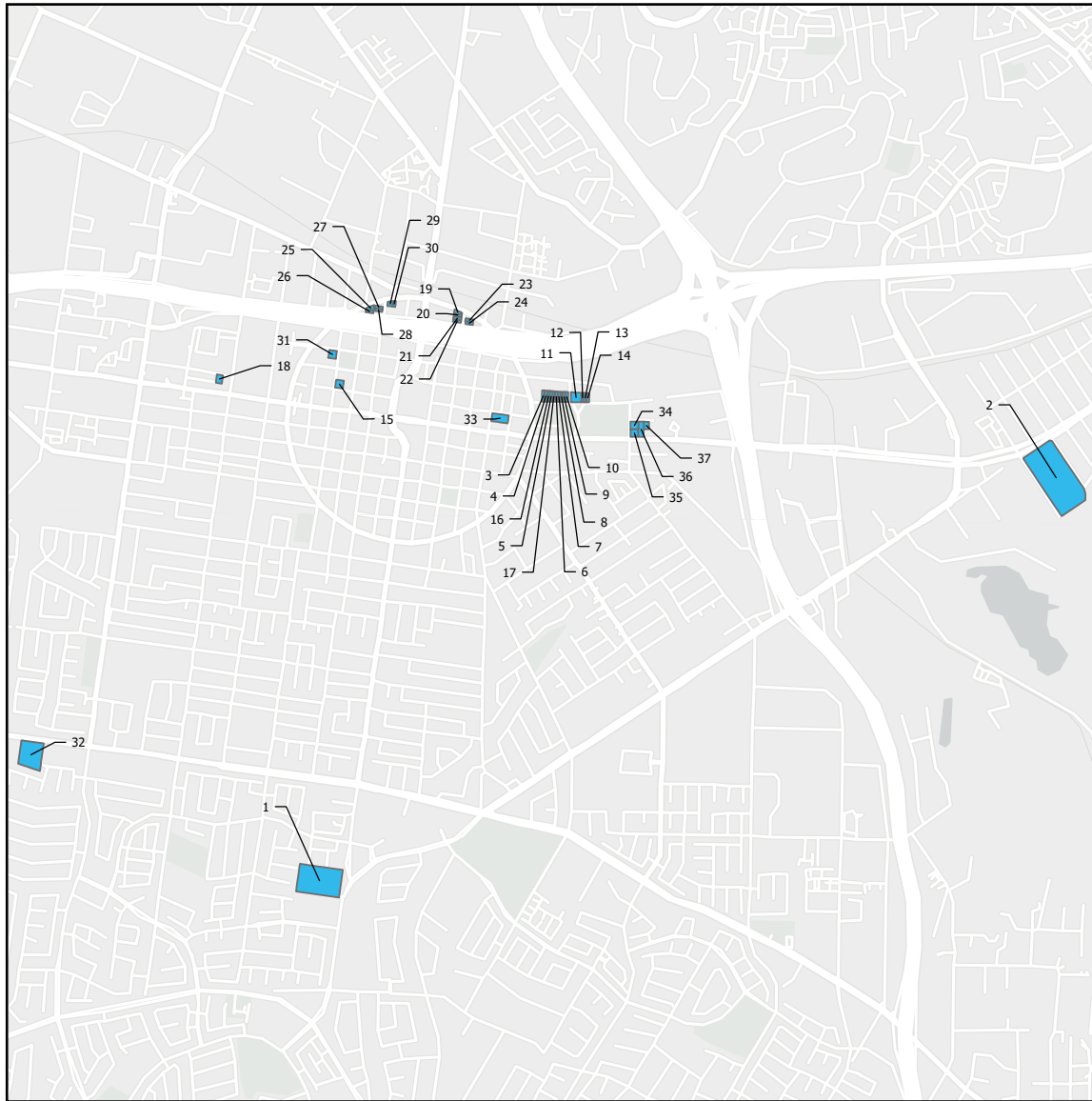
EXHIBIT “C”


PROPOSED CHANGES TO HOUSING SITES INVENTORY OF THE GENERAL PLAN

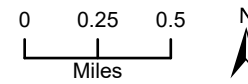
GPA2023-0005

**(THE PROPOSED HOUSING SITES INVENTORY IS ATTACHED AS PAGE 1 AND 2
BEHIND THIS PAGE)**

Figure 18: Rezone to Higher Density Residential

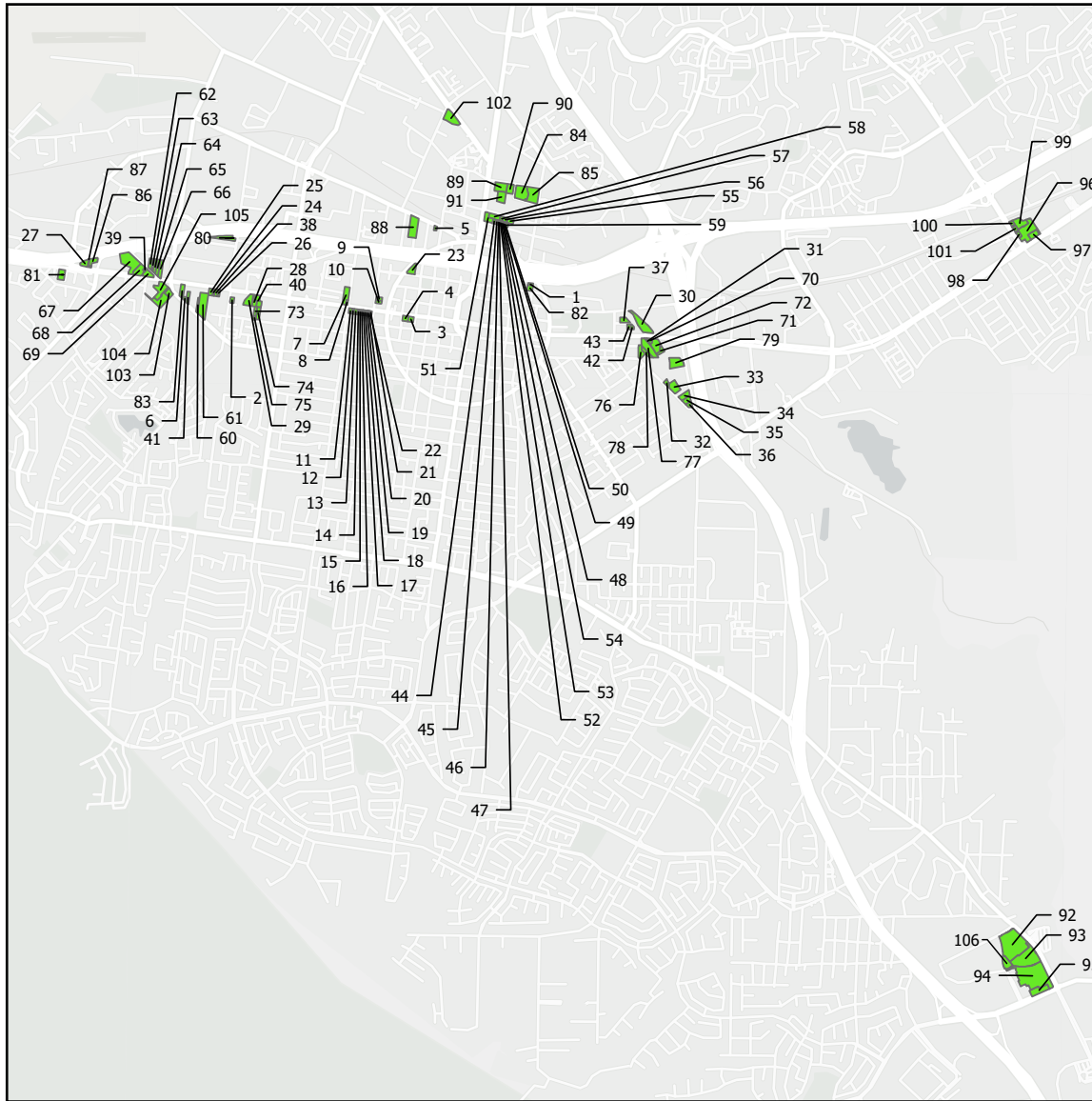


 Potential Rezone Parcels

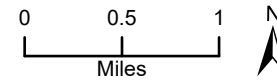


City of Corona, County of Riverside, California
State Parks, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS,
Bureau of Land Management, EPA, NPS, USDA,
USFWS

Figure 19: Affordable Housing Overlay Zone Rezone



■ Potential Rezone Parcels



City of Corona, County of Riverside, California
 State Parks, Esri, TomTom, Garmin, SafeGraph,
 GeoTechnologies, Inc, METI/NASA, USGS,
 Bureau of Land Management, EPA, NPS, USDA,
 USFWS

EXHIBIT “D”

**PROPOSED CHANGES TO HOUSING SITES INVENTORY TABLES THE GENERAL
PLAN**

GPA2023-0005

**(THE PROPOSED HOUSING SITES INVENTORY IS ATTACHED AS PAGES 1
THROUGH 6 BEHIND THIS PAGE)**

Rezone Parcels Sites Inventory Table for Figure 18 (Revised January 2024)

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
1	2550 S Main St.	92882	113-31-0005	0	0	45	4	MDR	R2	6	15	45	Educational/ Institutional/ Religious
2	777 S Temescal St.	92879	107-050-034	0	0	20	1.8	HDR	MP	6	15	20	Vacant
3	801 Quarry St.	92879	117-281-007	0	0	1	0.25	MDR	R2	6	15	2	Residential
4	805 Quarry St.	92879	117-281-008	0	0	1	0.24	MDR	R2	6	15	2	Residential
5	901 Quarry St.	92879	117-281-010	0	0	1	0.23	MDR	R2	6	15	2	Residential
6	907 Quarry St.	92879	117-281-012	0	0	1	0.21	MDR	R2	6	15	2	Residential
7	911 Quarry St.	92879	117-281-013	0	0	1	0.22	MDR	R2	6	15	2	Residential
8	915 Quarry St.	92879	117-281-014	0	0	1	0.23	MDR	R2	6	15	2	Residential
9	919 Quarry St.	92879	117-281-015	0	0	1	0.22	MDR	R2	6	15	2	Residential
10	923 Quarry St.	92879	117-281-016	0	0	1	0.22	MDR	R2	6	15	2	Residential
11	1001 Quarry St.	92879	117-282-005	0	0	9	0.84	MDR	R2	6	15	9	Residential
12	1019 Quarry St.	92879	117-290-019	0	0	1	0.2	MDR	R2	6	15	2	Residential
13	1023 Quarry St.	92879	117-290-020	0	0	1	0.2	MDR	R2	6	15	2	Residential
14	1025 Quarry St.	92879	117-290-021	0	0	1	0.2	MDR	R2	6	15	2	Residential
15	S Merrill St.	92882	117-133-004	0	0	5	0.51	MDR	MF	6	15	5	Commercial
16	Quarry St.	92879	117-281-009	0	0	2	0.24	MDR	R2	6	15	2	Vacant
17	Quarry St.	92879	117-281-011	0	0	2	0.23	MDR	R2	6	15	2	Vacant
18	6th St.	92882	118-283-033	0	0	11	0.42	HDR	MF	15	36	11	Parking
19	44 E Grand Blvd.	92882	117-080-003	0	0	2	0.18	HDR	MF	15	36	3	Residential
20	116 N Victoria Ave.	92882	117-080-004	0	0	2	0.17	HDR	MF	15	36	3	Residential
21	110 N Victoria Ave.	92882	117-080-005	0	0	2	0.18	HDR	MF	15	36	3	Residential
22	108 N Victoria Ave.	92882	117-080-018	0	0	2	0.17	HDR	MF	15	36	3	Residential
23	115 N Victoria Ave.	92882	117-080-009	0	0	3	0.21	HDR	MF	15	36	3	Residential
24	111 N Victoria Ave.	92882	117-080-022	0	0	2	0.16	HDR	MF	15	36	3	Residential
25	101 S Sheridan St.	92882	117-070-004	0	0	4	0.24	HDR	MF	15	36	4	Residential
26	103 N Sheridan St.	92882	117-070-003	0	0	3	0.17	HDR	MF	15	36	3	Vacant
27	114 N Belle Ave.	92882	117-070-006	0	0	2	0.17	HDR	MF	15	36	4	Residential

28	110 N Belle Ave.	92882	117-070-007	0	0	2	0.17	HDR	MF	15	36	4	Residential
29	49 W Grand Blvd.	92882	117-070-013	0	0	3	0.21	HDR	MF	15	36	4	Residential
30	45 W Grand Blvd.	92882	117-070-014	0	0	2	0.14	HDR	MF	15	36	2	Residential
31	312 S Merrill St.	92882	117-092-007	0	0	14	0.52	HDR	MF	15	36	14	Commercial
32	1220 W Ontario Ave.	92880	113-020-015	0	8	0	2	HDR	R3	15	36	54	Educational/ Institutional/ Religious
33	551 S Joy St.	91719	117-165-020	7	7	0	0.52	MU1	MF	15	36	14	Commercial
34	1108 E 5th St	92879	117-332-005	1	2	0	0.5	MU1	MF	15	36	3	Residential
35	6th St	92879	117-332-006	4	4	0	0.5	MU1	MF	15	36	8	Residential
36	1111 E 6th St	92879	117-332-004	4	4	0	0.67	MU1	MF	15	36	8	Residential
37	5th Street	92879	117-332-003	1	2	0	0.32	MU1	MF	15	36	3	Residential

Affordable Housing Overlay Zone Site Inventory Table for Figure 19 (Revised January 2024)

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
1	211 S Joy St.	92879	117-122-002	0	9	0	0.2	MU1	TC(AHO)	45	60	9	Vacant
2	615 S Sherman Ave.	92882	110-040-023	3	14	0	0.39	MU1	C3(AHO)	45	60	17	Commercial
3	510 W 6th St	92882	117-172-002	5	18	0	0.53	MU1	TC(AHO)	45	60	23	Commercial
4	514 W 6th St.	92882	117-172-001	5	19	0	0.54	MU1	TC(AHO)	45	60	24	Vacant
5	Railroad St.	92882	117-042-010	0	15	0	0.35	MU2	M1(AHO)	45	60	15	Vacant
6	6th St.	92882	110-020-018	0	10	0	0.22	MU1	C3(AHO)	45	60	10	Vacant
7	905 W 6th St.	92882	118-283-011	33	34	0	1.5	MU1	CS(AHO)	45	60	67	Parking
8	901 W 6th St.	92882	118-283-026	3	4	0	0.16	MU1	CS(AHO)	45	60	7	Commercial
9	507 S Vicentia Ave.	92882	117-340-022	9	9	0	0.4	MU1	CS(AHO)	45	60	18	Commercial
10	511 S Vicentia Ave.	92882	117-340-023	7	7	0	0.32	MU1	CS(AHO)	45	60	14	Commercial
11	852 W 6th St.	92882	110-101-012	7	8	0	0.35	MU1	GC(AHO)	45	60	15	Commercial
12	844 W 6th St.	92882	110-101-011	4	5	0	0.2	MU1	GC(AHO)	45	60	9	Commercial
13	836 W 6th St.	92882	110-101-010	8	9	0	0.38	MU1	GC(AHO)	45	60	17	Commercial
14	832 w 6th St.	92882	110-101-009	3	3	0	0.15	MU1	GC(AHO)	45	60	6	Commercial
15	828 W 6th St.	92882	110-101-027	4	4	0	0.18	MU1	GC(AHO)	45	60	8	Commercial
16	826 W 6th St.	92882	110-101-007	2	3	0	0.11	MU1	GC(AHO)	45	60	5	Commercial
17	820 W 6th St.	92882	110-101-006	4	5	0	0.21	MU1	GC(AHO)	45	60	9	Commercial
18	816 W 6th St.	92882	110-101-005	4	4	0	0.18	MU1	GC(AHO)	45	60	8	Commercial
19	812 W 6th St.	92882	110-101-004	4	4	0	0.18	MU1	GC(AHO)	45	60	8	Vacant
20	808 W 6th St.	92882	110-101-003	3	3	0	0.15	MU1	GC(AHO)	45	60	8	Commercial
21	802 W 6th St.	92882	110-101-001	2	2	0	0.1	MU1	GC(AHO)	45	60	4	Commercial
22	612 S Vicentia	92882	110-101-002	2	2	0	0.1	MU1	GC(AHO)	45	60	4	Commercial
23	229 Grand Blvd.	92882	117-091-022	4	45	0	1.1	MU1	CS(AHO)	45	60	49	Commercial
24	1338 W 6th St.	92882	110-030-004	5	5	0	0.24	MU1	C3(AHO)	45	60	10	Commercial
25	1334 W 6th St.	92882	110-030-003	10	11	0	0.48	MU1	C3(AHO)	45	60	21	Commercial
26	1330 W 6th St.	92882	110-030-008	6	6	0	0.28	MU1	C3(AHO)	45	60	12	Commercial
27	1865 W 6th St.	92882	102-270-015	17	17	0	0.77	MUI	C3(AHO)	45	60	34	Commercial
28	1180 W 6th St.	92882	110-040-039	15	16	0	0.69	MU1	C(AHO)	45	60	31	Commercial

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
29	1210 W 6th St.	92882	110-040-042	32	33	0	1.46	MU1	C(AHO)	45	60	65	Commercial
30	1201 E 6th St.	92882	115-690-013	4	23	106	2.96	MU2	BP(AHO)	45	60	133	Commercial
31	6th St.	92879	115-080-001	0	0	7	0.27	MU2	BP(AHO)	15	36	7	Vacant
32	Circle City Dr.	92879	111-290-040	9	10	0	0.44	MU2	M1(AHO)	45	60	19	Industrial
33	Circle City Dr.	92879	111-290-039	38	38	0	1.71	MU2	M1(AHO)	45	60	76	Industrial
34	Circle City Dr.	92879	111-290-021	24	24	0	1.08	MU2	M1(AHO)	45	60	48	Vacant
35	Circle City Dr.	92879	111-290-022	17	17	0	0.77	MU2	M1(AHO)	45	60	34	Vacant
36	Circle City Dr.	92879	111-290-023	10	11	0	0.47	MU2	M1(AHO)	45	60	21	Vacant
37	E 5th St.	92879	117-331-006	16	17	0	0.74	MU2	BP(AHO)	45	60	33	Industrial
38	W 6th St.	92882	110-030-030	9	10	0	0.43	MU1	C3(AHO)	45	60	19	Vacant
39	Yorba St.	92882	102-290-010	3	4	0	0.17	MU1	C3(AHO)	45	60	7	Industrial
40	W 6th St.	92879	110-040-041	26	26	0	1.16	MU1	C3(AHO)	45	60	52	Commercial
41	6th St.	92882	110-020-008	13	14	0	0.61	MU1	C3(AHO)	45	60	27	Vacant
42	E 6th St.	92879	117-332-015	6	6	0	0.27	MU2	GC(AHO)	45	60	12	Vacant
43	E 6th St.	92879	117-332-016	7	7	0	0.33	MU2	GC(AHO)	45	60	14	Vacant
44	E Blaine St.	92879	119-311-019	6	6	0	0.27	MU1	MU(AHO)	45	60	12	Vacant
45	E Blaine St.	92879	119-311-018	3	4	0	0.17	MU1	MU(AHO)	45	60	7	Vacant
46	E Blaine St.	92879	119-311-017	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Vacant
47	E Blaine St.	92879	119-311-016	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Vacant
48	E Blaine St.	92879	119-311-043	2	2	0	0.1	MU1	MU(AHO)	45	60	4	Vacant
49	E Blaine St.	92879	119-311-042	2	2	0	0.1	MU1	MU(AHO)	45	60	4	Vacant
50	E Blaine St.	92879	119-311-041	2	2	0	0.1	MU1	MU(AHO)	45	60	4	Vacant
51	100 E Harrison St.	92879	119-311-025	20	21	7	1.09	MU1	MU(AHO)	45	60	48	Commercial
52	E Blaine St.	92879	119-311-015	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Commercial
53	E Blaine St.	92879	119-311-014	1	2	0	0.07	MU1	MU(AHO)	45	60	3	Commercial
54	E Blaine St.	92879	119-311-013	1	1	0	0.04	MU1	MU(AHO)	45	60	2	Commercial
55	320 E Harrison St.	92879	119-311-005	5	6	10	0.53	MU1	MU(AHO)	45	60	21	Commercial
56	280 E Harrison St.	92879	119-311-004	5	6	5	0.35	MU1	MU(AHO)	45	60	16	Commercial
57	240 E Harrison St.	92879	119-311-003	4	5	3	0.27	MU1	MU(AHO)	45	60	12	Commercial
58	122 E Harrison St.	92879	119-311-002	14	14	16	0.97	MU1	MU(AHO)	45	60	44	Commercial

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
59	E Blaine St.	92879	119-311-040	4	5	0	0.2	MU1	MU(AHO)	45	60	9	Commercial
60	S Smith Ave.	92882	110-020-012	5	18	0	0.5	UDR	R3(AHO)	45	60	23	Parking
61	1362 W 6th St.	92882	110-030-015	0	33	129	3.6	UDR	R3(AHO)	45	60	162	Parking
62	1553 Yorba St.	92882	118-050-020	2	27	0	0.64	MU1	C3(AHO)	45	60	29	Commercial
63	1549 Yorba St.	92882	118-050-019	2	17	0	0.43	MU1	C3(AHO)	45	60	19	Commercial
64	1545 Yorba St.	92882	118-050-018	2	27	0	0.65	MU1	C3(AHO)	45	60	29	Commercial
65	1539 Yorba St	92882	118-050-017	2	41	0	0.95	MU1	C3(AHO)	45	60	43	Commercial
66	1535 W 6th St.	92882	118-050-016	2	43	0	0.99	MU1	C3(AHO)	45	60	45	Commercial
67	W. 6th Street	92882	102-290-020	5	36	79	4.56	MU1	C3(AHO)	45	60	205	Commercial
68	1625 W. 6th Street	92882	102-290-017	0	15	32	1.62	MU1	C3(AHO)	45	60	72	Commercial
69	1541 W. 6th Street	92882	103-280-001	4	24	17	0.99	MU1	C3(AHO)	45	60	45	Commercial
70	1210 E 6th Street	92879	115-080-002	6	6	5	0.38	MU2	BP(AHO)	45	60	17	Parking
71	1210 E 6th Street	92879	115-080-041	12	12	4	0.62	MU2	BP(AHO)	45	60	28	Parking
72	1210 E 6th Street	92879	115-080-012	26	26	30	1.82	MU2	BP(AHO)	45	60	82	Commercial
73	W. 8th St	92881	110-040-054	10	10	0	0.46	UDR	R3(AHO)	45	60	20	Vacant
74	W 8th St.	92881	110-061-005	19	20	0	0.88	UDR	R3(AHO)	45	60	39	Vacant
75	W 8th St.	92882	110-040-010	4	5	0	0.2	UDR	R3(AHO)	45	60	9	Vacant
76	1203 Circle City Dr.	92879	111-280-005	23	24	0	1.05	UDR	R3(AHO)	45	60	47	Vacant
77	1154 E 6th St.	92879	111-280-001	47	48	0	2.13	MU2	GC(AHO)	45	60	95	Vacant
78	6th St.	92879	111-280-004	20	20	0	0.9	MU2	GC(AHO)	45	60	40	Vacant
79	842 El Sobrante	92879	111-290-036	51	52	0	2.31	MU2	M1(AHO)	45	60	103	Commercial
80	S Sherman Ave.	92882	118-101-014	33	34	0	1.51	HDR	R3(AHO)	45	60	67	Vacant
81	1910 Frontage Rd.	92882	102-250-054	52	0	0	1.27	MU1	C2(AHO)	45	60	52	Commercial
82	E 3rd St.	92879	117-122-003	12	12	0	0.54	MU1	TC(AHO)	45	60	24	Vacant
83	1434 W. 6th St.	92882	110-020-005	4	38	0	0.94	MU1	C3(AHO)	45	60	42	Commercial
84	400 E Rincon St.	92879	119-280-070	5	22	0	3	MU1	BP(AHO)	45	60	135	Commercial
85	400 E Rincon St.	92879	119-280-071	5	22	0	3	MU1	BP(AHO)	45	60	135	Vacant
86	1833 W. 6th Street	92882	102-270-014	6	6	24	0.82	MU1	BP(AHO)	45	60	36	Commercial
87	1833 W. 6th Street	92882	102-270-013	0	2	6	0.22	MU1	C3(AHO)	45	60	9	Parking
88	526 Railroad Street	92882	117-041-001	11	26	73	2.45	MU2	M1(AHO)	45	60	110	Commercial

Site #	Site Address/Intersection	ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Parcel Size (Acres)	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Existing Use
89	160 E Rincon Street	92882	119-280-044	3	14	0	1.92	MU1	CR(AHO)	45	60	86	Commercial
90	250 E Rincon Street	92882	119-280-068	0	10	0	1.14	MU1	BP(AHO)	45	60	51	Commercial
91	170 E Rincon Street	92882	119-280-045	5	10	0	1.65	MU1	CR(AHO)	45	60	74	Commercial
92	3335 Grand Oaks	92881	279-231-026	5	67	28	10	GC	CC(AHO)	36	60	450	Commercial
93	3417 Grand Oaks	92881	279-231-027	5	58	26	7	GC	CC(AHO)	36	60	315	Commercial
94	3615 Grand Oaks	92881	279-231-025	5	67	28	12.8	GC	CC(AHO)	36	60	576	Commercial
95	3685 Grand Oaks	92881	279-231-029	3	16	7	2.06	GC	CC(AHO)	36	60	92	Commercial
96	109 McKinley Street	92879	172-050-006	5	33	0	4.28	GC	SC(AHO)	36	60	192	Commercial
97	107 McKinley Street	92879	172-050-007	0	9	0	1.06	GC	SC(AHO)	36	60	47	Commercial
98	115 McKinely Street	92879	172-050-003	0	3	0	0.32	GC	SC(AHO)	36	60	14	Commercial
99	125 McKinley Street	92879	172-050-005	2	16	0	2.06	GC	SC(AHO)	36	60	92	Commercial
100	131 McKinely Street	92879	172-050-001	0	3	0	0.37	GC	SC(AHO)	36	60	16	Commercial
101	123 McKinely Street	92879	172-050-002	0	2	0	0.29	GC	SC(AHO)	36	60	13	Commercial
102	410 River Road	92882	119-250-017	4	20	0	2.66	GC	C2(AHO)	36	60	119	Commercial
103	680 Smith Street	92882	103-280-007	0	7	0	0.81	GC	C3(AHO)	36	60	36	Commercial
104	1540 W. Sixth Street	92882	103-280-017	3	19	0	2.47	GC	C3(AHO)	36	60	111	Commercial
105	1520 -1550 W. Sixth Street	92882	103-280-020	3	19	0	2.4	GC	C3(AHO)	36	60	108	Commercial
106	3431 Grand Oaks	92881	279-231-028	0	10	0	1.49	GC	CC(AHO)	36	60	52	Commercial