

Appendix B Residential Land Inventory

The detailed assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 and B-2.

1. Vacant Sites

Vacant parcels suitable for residential development are summarized in Table B-2 and shown in Figure B-1. Single-family lots were assigned to the above-moderate category. Parcels allowing multi-family or mixed-use were assigned to the lower-income category or the moderate-income category based on the allowable density. Parcels where the allowable density is greater than 30 units/acre were assigned to the lower-income category based on state law¹¹, while parcels zoned for less than 30 units/acre were assigned to the moderate-income category.

As shown in Table B-1, the city's land inventory exceeds the RHNA allocation for the planning period.

**Table B-1
Land Inventory vs. RHNA**

	Income Category		
	Lower	Moderate	Above
Vacant sites (Table B-2)	181	485	154
RHNA (2014-2021)	73	34	75
Adequate Capacity?	Yes	Yes	Yes

Source: City of Laguna Niguel Community Development Department, 2013

In addition to the vacant sites discussed above, significant additional residential development potential exists on underutilized sites within the Laguna Niguel Gateway Specific Plan (see Figure B-2). The Gateway Plan anticipates a total of nearly 3,000 new housing units in mixed-use districts. Within the mixed-use zone, exclusive residential projects are permitted at a minimum density of 40 units/acre and 1.15 floor area ratio (FAR). Please refer to IV.A.1.b (page 36) for a detailed description of the Gateway Specific Plan. However, since the City's inventory of vacant parcels exceeds the RHNA allocation, the development capacity of underutilized sites in the Gateway Specific Plan for the current planning period has not been estimated.

¹¹ Government Code §65583.2.c

**Table B-2
Vacant Sites Inventory**

Site (Address/APN)	General Plan/ Zoning	Acreage	Density (du/acre)	Potential Units by Income Category			Total
				Lower	Moderate	Upper	
Crown Apartments, 25891 Crown Valley Pkwy APN: 636-043-02.03	GP: PO/PI/RA/MU Zoning: Gateway SP/MU	3.3	86.1	14*	270**		284
Cabot Career Lofts, 28100 Cabot Road APN: 637-202-14	GP: RA Zoning: Gateway SP/MU	2.13	66.7	7*	135**		142
Buie Property, n/w corner of Crown Valley Pkwy and Cabot Rd. APNs:							
636-061-20		24.0					
636-041-04		2.1					
636-044-01		0.7					
Total		26.8 total (4.0 buildable based on slope constraints)	40	160***			160
Crown Cove, n/w of Crown Valley Pkwy and Pacific Island Dr APN: 656-231-02	GP: RA Zoning: Multi-Family (RM)	4.19	9.8		41**		41
CUSD Surplus Property, Paseo de Colinas Parcel 1 of LLA No. 07-01, Previous APNs:							
637-412-02 (portion)		1.22					
637-392-02 (portion)		0.07					
637-181-01 (portion)		1.18					
Total		2.47 total			30**		30
Park Niguel, s/w of Crown Valley Pkwy and Central Park Dr APN: 654-083-04	GP: RA Zoning: Multi-Family (RM)	1.02	8.8		9**		9
Colinas de Capistrano Tract 5241, Lots 1-35 (single-family) APN: 637-071-01 through 35	GP: Residential Detached Zoning: Single Family District 3 (RS-3)	19.51	1.8			35	35
Single-Family custom lots, various sites	Single-family	--	varies			119	119
TOTALS – vacant sites				181	485	154	820

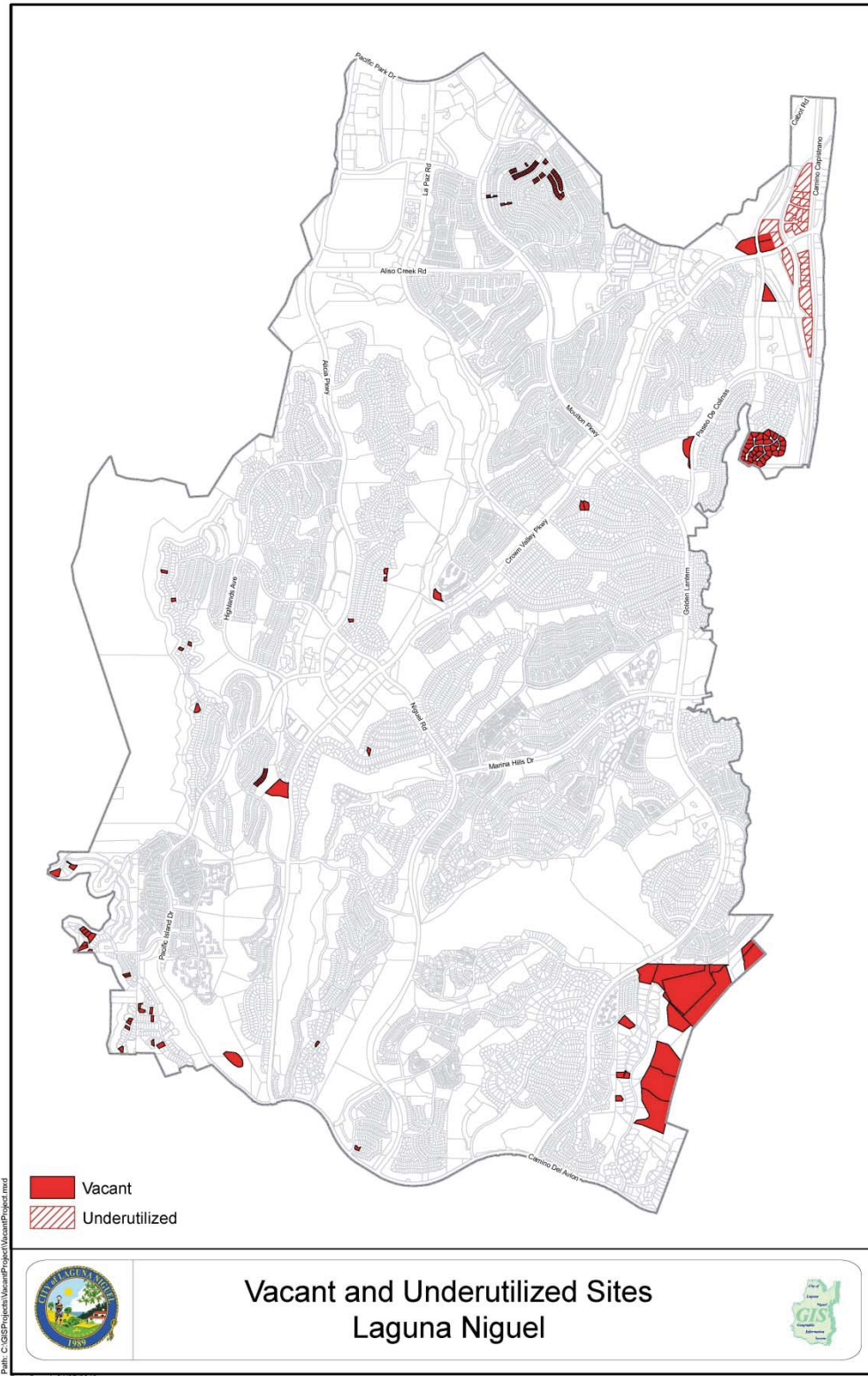
Notes:

*Required affordable units based on condition of approval

**Based on market conditions

***Based on default density

Figure B-1
Residential Land Inventory



**Figure B-2
Land Use Concept Plan
Gateway Specific Plan**

