

4. HOUSING RESOURCES

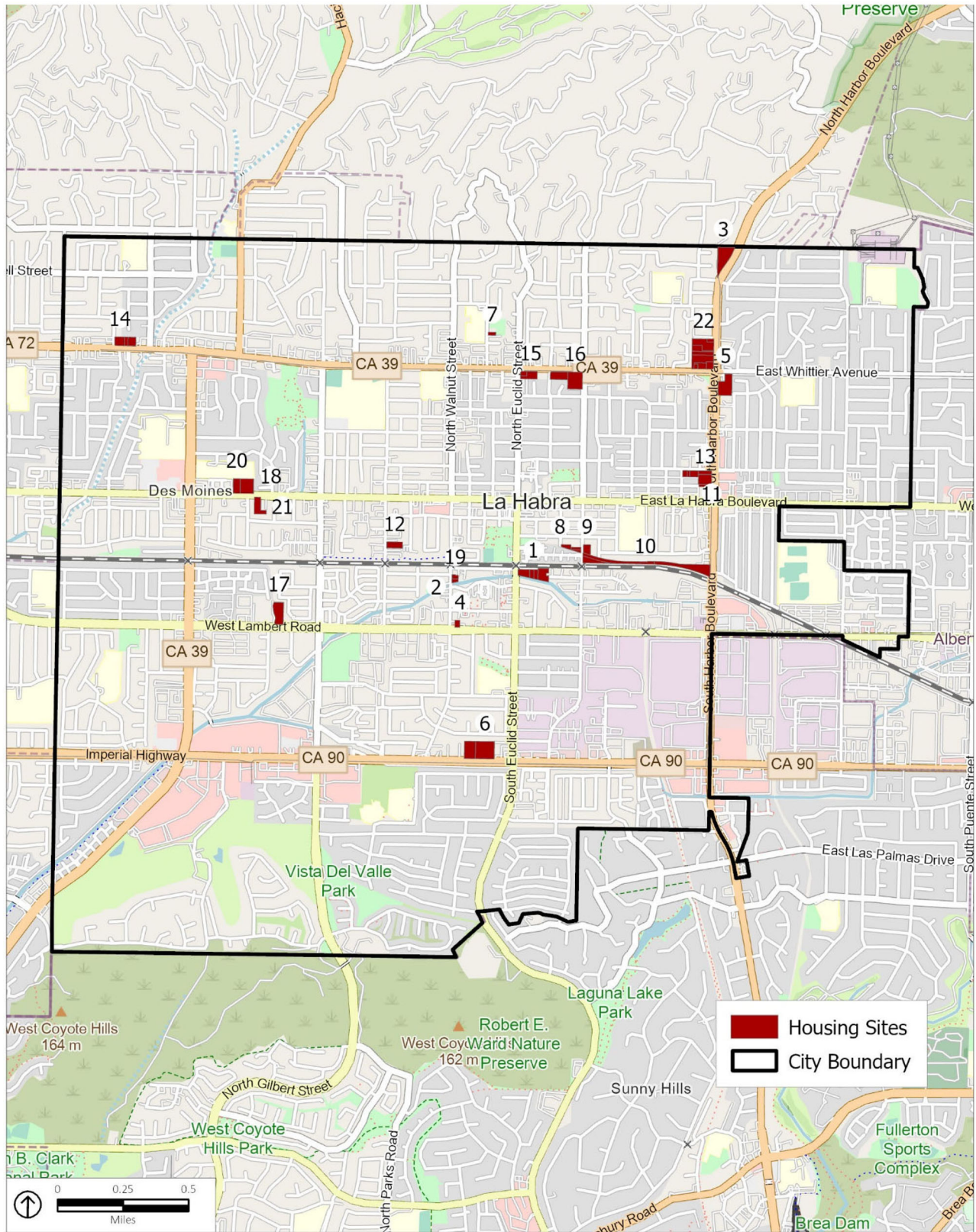


Figure HE-4.2 Housing Sites Inventory

4. HOUSING RESOURCES

Table HE-4.4 RHNA Production and Sites Credit

Site	Address/APN	Acre	GPLU / Zone	Current Use	Anticipated Use	Density Range	Max DU Allowed	Actual Units	RHNA Affordability
Approved/Planned Projects (Table 4-2)									
1	104-18 E. Electric Av APNs:022-193-01, 02, 03, 056	2.92	Res MF 1 Zone: R-4	Underused industrial uses, commercial uses, and contractor/storage yards	Condos	15-24	70	58	Above
2	508 S. Walnut St APNs:298-071-37	0.20	Res MF 1 R-4 Zone	Closed Church on vacant site	Condos	15-24	5	3	Above
3	1101 N. Harbor Bl APNs:303-191-02	2.70	Low Density R-1 Zone	Vacant site	Single-Family Homes	0-8	12	7	Above
4	431 W. Lambert Rd APNs:298-091-38	0.34	Res MF 1 R-4 Zone	Closed Church on vacant site	Apartments	15-24	8	5	Moderate
5	700 N. Harbor Bl APNs:303-231-02	2.83	Corridor MU 1 C-2 Zone	Commercial Building (former savings and loan) and church	Condos	15-24	68	48	43 AM; 5 Moderate
6	251-351 W Imperial Hwy APNs:019-042-21 & -024	4.91	Res MF 1 R-4 Zone	Closed commercial uses	Condos	15-24	118	117	105 AM; 12 Moderate
7	970 N. Walnut St APNs:017-261-24	0.37	Res MF 1 R-4 Zone	Duplex	Condos	15-24	9	6	Above
8+	331 S. Cypress St APNs:022-181-21 thru-024	0.70	Res MF 3 R-6 Zone	Underused contractor yard with surface storage	Condos	31-36	25	16	Above
9+	318 S. Cypress St APNs: 022-205-14	0.60	Res MF 3 R-6 Zone	Underused contractor yard with surface storage	Condos	31-36	22	10	Above
11+	1000 Block E. Stearns APNs 303-113-01 thru -03	0.93	MU Center 3 SP-1 Zone	Former auto dealer	Apartments	37-50	46	46	39 Mod; 7 Low; (Subj to IHO)
Vacant/Underutilized Sites									
10+	461 Harbor Bl & 400 Cypress St APN 298-145-22; 022-200-01/-11	5.8	Res MF 3 Zone R-6	Vacant lot – unimproved	Apartments	31-36	188	169	169 Low (Subj to IHO)
12+	330 S. Monte Vista St APNs 298-022-56 & -57	0.94	Res MF 1 R-4 Zone	Abandoned dilapidated single-family home; site is vacant. Once approved for apartments.	Apartments	15-24	22	20	Moderate (Subj to IHO)

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Site	Address/APN	Acre	GPLU / Zone	Current Use	Anticipated Use	Density Range	Max DU Allowed	Actual Units	RHNA Affordability
13+	201 N. Harbor Bl APNs 303-113-13, -14, -04	1.80	MU Center 3 SP-1 Zone	Vacant lot with –unused building shell. Parking area is pavement and is not used by other entity	Multiple Family Residential	37-50	88	66	Above (Subj to IHO)
14+	2271 W. Whittier Bl APNs 017-044-23, -26, -27	1.75	Corridor MU 1 C-2 Zone	Abandoned commercial center. Closing Design Warehouse– pending application submittal	Multiple Family Residential	15-24	42	32	Above (Subj to IHO)
15+	100-140 E. Whittier Bl APNs 022-501-26 thru -27	1.21	Corridor MU 1 C-2 Zone	Shuttered boat yard; small smog station. Development interest pending application submittal	Multiple Family Residential	15-24	29	22	Above (Subj to IHO)
16+	310-340 E .Whittier Bl APNs 022-503-20 thru -21	1.26	Corridor MU 1 C-2 Zone	Underutilized marginal uses– developer interest in project. Pending application submittal	Multiple Family Residential	15-24	30	23	Above (Subj to IHO)
17*	1451 W. Lambert Rd APNs 018-511-61	1.99	Res MF 2 R-5 Zone	Single story 1960s era building covers 18% of lot; surrounded by condos both sides	Multiple-Family Residential	25-30	60	49	Lower (Subj to IHO)
18*	1601 W La Habra Bl APN 018-070-10	1.88	Res MF 2 SP-1 Zone	Closed church; has one story 1950s era 11,000 sf building; lot coverage ratio of only 11%.	Apartments	25-30	56	46	Lower (Subj to IHO)
19+	504 S. Walnut St APNs 298-071-36	0.23	Res MF 1 R-4 Zone	Vacant Site; ready for immediate development	Condos	15-24	6	4	Above Exempt IHO
20*	1701 W. La Habra Blvd APNs 018-070-11	0.95	Res MF 2 SP-1 Zone	Underused Lodge 2 acre site, 13% lot coverage, large parking lot. Lodge open 3 hours/week.	Apartments	25-30	28	23	Lower (Subj to IHO)
21	1540 W. La Habra APN: 018-101-28	1.30	Transitional/SP-1 Zone	Underutilized church built in 1960s with significant vacant land to rear. Bordered by apartments	MFR- Apartments	24-30	30	26	Moderate (Subj to IHO)
22	851-951 N. Harbor APN: 017-371-29	6.22	Corridor MU 3 C-2 Zone	Stater Center. Aged 1950s facility, very high vacancies. Structures and parking lot need rehabilitation	Mixed Uses (50%)	37-50	155	129	Lower (Subj to IHO)
Development Capacity									926

Source: City of La Habra, 2020.

Actual units projected are based on historic densities achieved and assume realistic capacity of 75% for condos/townhomes and 90% for apartments.

+ City has received multiple inquiries from developers and/or property owners regarding developing these properties with housing during the planning period.

*Where the City does not have specific knowledge of a pending project, multiple-family sites are assumed to have an average 83% realistic capacity ratio.