

6th Cycle RHNA Opportunity Sites Site Selection Criteria & Opportunity Site Justification



The Housing Element Update identifies the City's methodology in identifying the Opportunity Sites for housing on pages 112-121. With respects to the non-vacant sites in the City's Opportunity Sites Inventory, the HEU also identifies several national, regional and local trends that point towards the viability of the non-vacant opportunity sites in accommodating new housing opportunities.

This section identifies, on a site-by-site basis, how the factors identified in the site identification methodology as well as the national/regional and local trends apply in order to justify their feasibility. In order for a non-vacant property to be designated as an opportunity site, at least three of the Site Selection Factors and Trends have to be applicable.

Site Selection Factors:

1. Vacant sites
2. Non-vacant site factors
 - a. Existing uses are same or similar to those being recycled in Claremont and in surrounding communities
 - b. Property owner or developer interest
 - c. Vacancy in buildings or high vacancy in parking lots
 - d. Building Age is at least 30 years (Buildings older than 30 years often require significant improvements to update building systems and/or bring into compliance with ADA requirements, limiting their ability to accommodate productive new uses)
 - e. Improvement to Land Ratio (ILR) of less than 1.0 indicating the land is worth more than the structures on the site.
 - f. Lot Vacancy – Properties with low lot coverage (less than 33%) may not be being used to their highest and best use and also have a higher potential for redevelopment given the lack of large structures on the subject property. Lot Vacancy often closely correlates with low ILR.

Regional and Local Trends

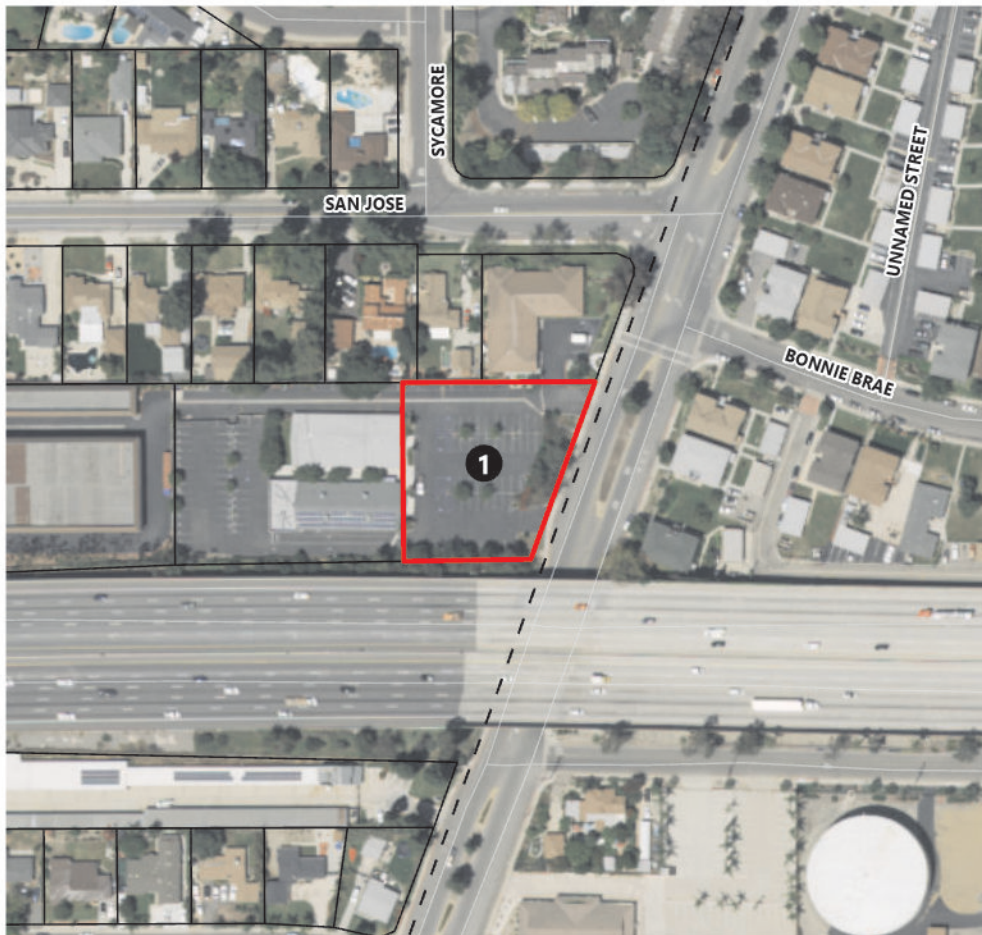
- T1. Changing demand for in-line retail environments
- T2. Development opportunities at properties owned by Faith-Based Organizations (FBO)
- T3. Development pressure from Village South redevelopment
- T4. Oversaturation of restaurant uses and new opportunities in walkable environments

Legend

■ Opportunity Sites



0 0.25 0.5 0.75 1 Miles



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 1 – 735 S Mills Avenue

Applicable Site Selection Factors: 2.a, 2.d, 2.e, 2.f

Trends present: T2

Existing Use: Korean Ho Min Presbyterian Church

Opportunity Site 1 is a church property with a total size of 1.88 acres. The City, along with numerous other agencies across California, have identified church properties as a unique opportunity to provide affordable housing, consistent with the mission of faith-based organizations. The City has identified the 0.64 acre portion of the property occupied by surface parking as a development opportunity, which based on size, could accommodate lower income residential development. Based on staff's observations the parking lot is often empty, even on weekends when services are held. This property received developer interest in the past 10-years, when it was under contract to be purchased and redeveloped into 20 single-family residences. The City conducted a preliminary review of the project before the developer rescinded the application. With several applicable site selection factors, recent changes to California State law facilitating the development of affordable housing on properties owned by faith-based organizations (AB1851), the City's development of Housing Program 13 – Faith-Based Organization Housing Site Working Group, and with the application of the MFR 30/acre overlay Site 1 presents a viable development opportunity.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
1	8315-013-016	735 S MILLS AVE	0.67	Educational/institutional/religious	1962	CH	CP	MFR 30/acre	30	Zone Change	Lower Income	0.78	18	0	18	18	0	0



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Site 4 – 509 S College Ave

Applicable Site Selection Factors: 2.a, 2.d, 2.e, 2.f

Trends present: T2

Existing Use: Claremont Center for Spiritual Living

Opportunity Site 4 is a large property of 2.67 acres. The City has identified the large surface parking lot (1.37 acres) to the rear of the existing faith-based organization, the Claremont Center for Spiritual Living, as a development opportunity. The City has identified the 1.37 acre portion of the property occupied by surface parking as a development opportunity, which based on size, could accommodate lower income residential development. Staff has never observed the large parking lot to be full, even on weekends. In 2018, the property owner submitted an application for a new wireless tower at the property, citing a need to bolster finances. While that project was not approved, the improvements on the property (with the church building built in 1959) are far lower than the assumed value of the land. The opportunity site would be rezoned to the City's medium density multifamily zoning classification, making it consistent with similar multifamily properties to the west and to the south making way for the redevelopment of this well-located, underutilized space.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
2	8315-008-051	509 S COLLEGE AVE	8.66	Educational/institutional/religious	1959	CH	RS 8,000	MFR 30/acre	17	Up Zone	Lower Income	1.37	31	0	31	31	0	0



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Site 8 – 212-254 S Indian Hill Blvd

Applicable Site Selection Factors: 2.d, 2.e, 2.f

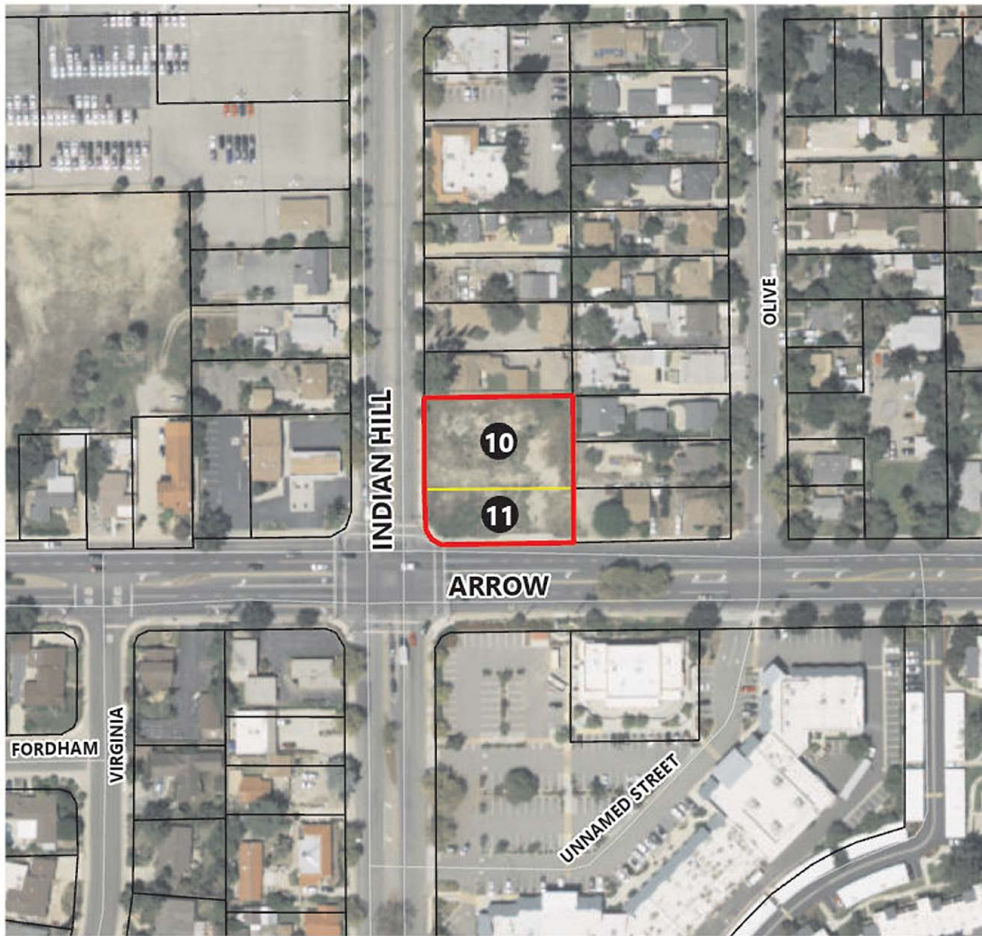
Trends present: T3

Existing Use: Spectrum Office/Wholesale, Car Dealership/Tax Services/State Farm/Vacant tenant space and Residential

Opportunity Site 8 consists of seven contiguous parcels with a total size of 1.39 acres. The properties, located on the east side of Indian Hill Boulevard within the Village South Specific Plan area are improved with aging single-story, small scale office and residential uses built between 1959 and 1975. Prior to the implementation of the VSSP, these properties had a zoning designation of Commercial Professional, meaning that the residential properties were existing non-conforming uses with limited potential for redevelopment and intensification. With the application of new development standards allowing for a density of up to 40 du/a, along with the added development pressure from the redevelopment of the parcels on the west side of Indian Hill Boulevard into higher-density, pedestrian- and transit-oriented mixed-use, the existing uses on these properties will become increasingly marginalized and their redevelopment potential will increase.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
4	8313-025-019	-	0	Commercial		OP	VSSP	VSSP	40	No Change	Moderate Income	0.18	5	0	5	2	1	2
9	8313-025-016	230 S INDIAN HILL BLVD	2.04	Residential	1952	OP	VSSP	VSSP	40	No Change	Moderate Income	0.18	5	2	3	0	1	2
5	8313-025-014	250 S INDIAN HILL BLVD	0.4	Residential	1953	OP	VSSP	VSSP	40	No Change	Moderate Income	0.19	6	1	5	2	1	2
3	8313-025-013	254 S INDIAN HILL BLVD	0.6	Existing SFR	1953	OP	VSSP	VSSP	40	No Change	Moderate Income	0.18	5	2	3	0	1	2
6	8313-025-023	220 S INDIAN HILL BLVD	0.45	Commercial	1979	OP	VSSP	VSSP	40	No Change	Moderate Income	0.37	11	0	11	6	2	3
8	8313-025-020	212 S INDIAN HILL BLVD	1.12	Commercial	1975	OP	VSSP	VSSP	40	No Change	Moderate Income	0.19	6	0	6	3	1	2
7	8313-025-015	240 S INDIAN HILL BLVD	0.25	Residential	1948	OP	VSSP	VSSP	40	No Change	Moderate Income	0.18	5	1	4	1	1	2



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Site 9 – 258 S Indian Hill/313 W Arrow Hwy

Applicable Site Selection Factors: 1

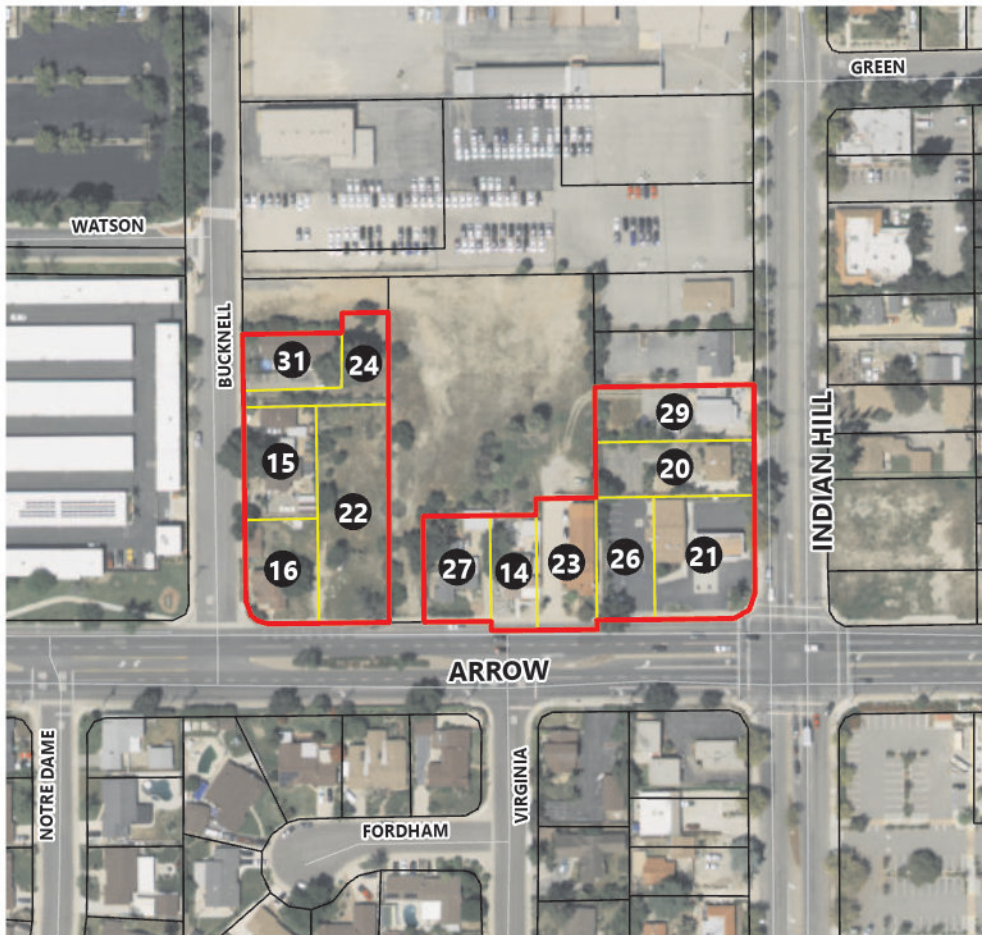
Trends present: T3

Existing Use: Vacant Lot

Opportunity Site 9 is comprised of two contiguous vacant parcels totaling 0.59 acres. The properties are held under common ownership. These lots, located at the prominent intersection of Indian Hill Boulevard and Arrow Highway are in the Village South Specific Plan (VSSP) Area. The VSSP represents a multi-year planning effort that sets the stage for the wholesale revitalization of currently underutilized industrial parcels located directly to the south of the thriving and dynamic Historic Village and Village Expansion areas. The VSSP specific plan will result in pedestrian-scaled, urbanized development that takes advantage of the nearby Metrolink rail line and forthcoming Gold Line extension as well as its proximity to the Village. The City is currently reviewing proposals for the first three phases of the VSSP redevelopment. Under the VSSP, these properties allow a density of 40 du/a. This property has generated developer interest over the years. With an increase in the allowable density through the Village South Specific Plan, the property is a viable vacant housing opportunity site.

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Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
10	8313-025-012	258 S INDIAN HILL BLVD	0	Vacant		OP	VSSP	VSSP	40	No Change	Lower Income	0.37	11	0	11	6	2	3
11	8313-025-011	313 W ARROW HWY	0	Vacant		OP	VSSP	VSSP	40	No Change	Lower Income	0.22	9	0	9	4	2	3



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 10 – Arrow between Bucknell & Indian Hill

Applicable Site Selection Factors: 2.b, 2.d, 2.e

Trends present: T3

Existing Use: Gas Station/Financial Services/Legal Services/Residential Properties

Opportunity Site 10 consists of 12 parcels, many of which are contiguous, which have a total area of 2.69 acres. Like Opportunity Sites 8 and 9, Site 12 is located within the VSSP area which allows for a maximum density of 40 du/a. The properties all display low improvement-to-land ratios, or have not been assessed for decades, so a low ratio is assumed. Though the structures on the properties were built between 1925 and 1974, only one represents a potential historic resource. Prior to the implementation of the VSSP, these properties had a zoning designation of Commercial Professional, meaning that the residential properties were existing non-conforming uses with limited potential for redevelopment and intensification. With the application of new development standards allowing for a density of up to 40 du/a, along with the added development pressure from the redevelopment of the parcels to the north into higher-density, pedestrian- and transit-oriented mixed-use, the existing uses on these properties will become increasingly marginalized and their redevelopment potential will increase.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
16	8313-008-010	471 W ARROW HWY	1.95	Residential	1930	OP	VSSP	VSSP	40	No Change	Lower Income	0.2	6	1	5	3	1	1
29	8313-008-018	253 S INDIAN HILL BLVD	0.26	Commercial	1925	C	VSSP	VSSP	40	No Change	Lower Income	0.24	8	0	8	4	1	3
31	8313-008-007	244 BUCKNELL AVE	2.97	Residential	1958	OP	VSSP	VSSP	40	No Change	Lower Income	0.15	5	2	3	0	1	2
26	8313-008-021	-	0	Commercial		C	VSSP	VSSP	40	No Change	Lower Income	0.19	6	0	6	3	1	2
22	8313-008-011	469 W ARROW HWY	0	Vacant		OP	VSSP	VSSP	40	No Change	Lower Income	0.42	13	0	13	7	2	4
24	8313-008-027	-	0	Vacant		OP	VSSP	VSSP	40	No Change	Lower Income	0.16	5	0	5	2	1	2
14	8313-008-014	445 W ARROW HWY	0.43	Commercial	1932	OP	VSSP	VSSP	40	No Change	Lower Income	0.14	5	0	5	2	1	2
20	8313-008-019	259 S INDIAN HILL BLVD	0.62	Commercial/Residential	1945	C	VSSP	VSSP	40	No Change	Lower Income	0.24	8	0	8	4	1	3
15	8313-008-009	260 BUCKNELL AVE	0.77	Residential	1947	OP	VSSP	VSSP	40	No Change	Lower Income	0.22	7	2	5	3	1	1
27	8313-008-015	449 W ARROW HWY	0.59	Residential	1940	OP	VSSP	VSSP	40	No Change	Lower Income	0.19	6	2	4	1	1	2
23	8313-008-031	433 W ARROW HWY	0.67	Commercial	1931	OP	VSSP	VSSP	40	No Change	Lower Income	0.21	6	0	6	3	1	2
21	8313-008-020	267 S INDIAN HILL BLVD	0.67	Commercial	1974	C	VSSP	VSSP	40	No Change	Lower Income	0.33	10	0	10	5	2	3



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Site 12 – 100 W 1st St

Applicable Site Selection Factors: 2.c, 2.d, 2.e

Trends present: T3

Existing Uses: Parking Structure

Opportunity Site 12 is an underutilized two-story parking structure located at the edge of the Claremont Village District. The structure was built in 1981 along with the office buildings on the south side of First Street, north of the Metrolink ROW. The parking structure does not serve Metrolink commuters, who park at the public lot on the east side of College Avenue. The parking structure is underutilized as the adjacent office building is now occupied by an online educational institution with less in-person staffing. Given its central Village location, the improvement-to-land ratio is under 1.0. The property has the Claremont Village zoning designation. The property is subject to the provisions of AB 2097, which has the potential to lower costs associated with its development, particularly in light of its close proximity to existing commuter rail and future light-rail options. With the application of the MU 60/acre overlay, the property could support significantly denser residential development in the City's transit-rich, amenity rich core. Ground floor commercial would continue the Village-like feel of the district and help connect the Village with the Metrolink lot (Opportunity Site 13).

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Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
35	8313-021-011	100 W 1ST ST	0.04	Parking	1981	CV	CV	MU 60/acre	60	Zone Change	Lower Income	0.68	31	0	31	16	5	10



Parcel Boundary
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Site 13 – 250 W 1st St

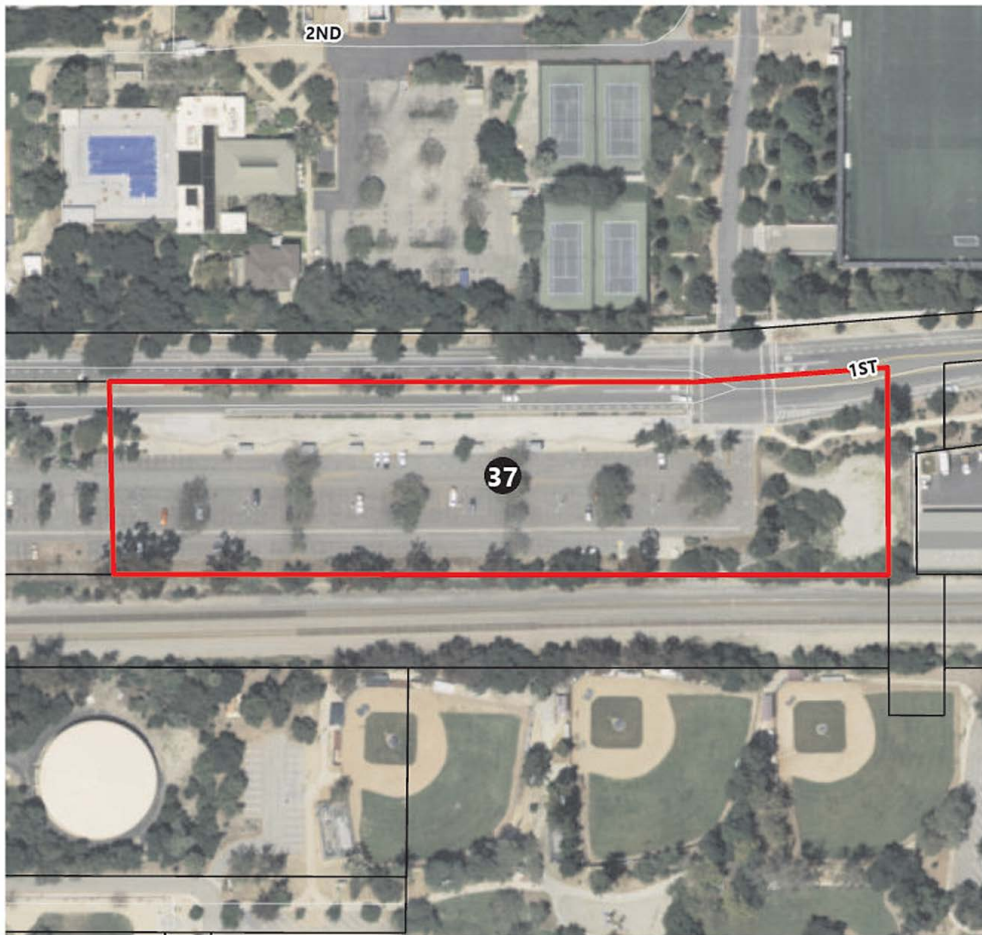
Applicable Site Selection Factors: 2.c, 2.e, 2.f

Trends present: T3

Existing Uses: Parking lot for Commercial uses (Middle Tree, Premier Body Sculpt, Credit Union, etc)

Opportunity Site 13 is a 0.64 acre portion of an office property occupied by surface parking. The property is located adjacent to the Metrolink (and future Gold Line Extension) ROW, the Claremont Village and the Village Expansion District. It is also located kitty corner from the VSSP area, where 700 residential units and over 100,000-SF of commercial space are under review by the City. No buildings are located on this portion of the lot, and staff finds that the parking lot is often only half occupied, even on weekdays as a result of shifting work patterns away from in-office work. Given its proximity to current and future transit, as well as ample amenities, residential development on the lot could be provided with limited parking. With the MU 60 overlay the property represents an opportunity to continue the pedestrian-oriented commercial district feel with groundfloor commercial, connecting the VSSP with the Village to the north.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
36	8313-021-007	250 W 1ST ST	0.14	Commercial	1981	CV	CV	MU 60/acre	60	Zone Change	Lower Income	0.64	29	0	29	15	5	9



Parcel Boundary
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6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 14 – Metrolink Parking Lot

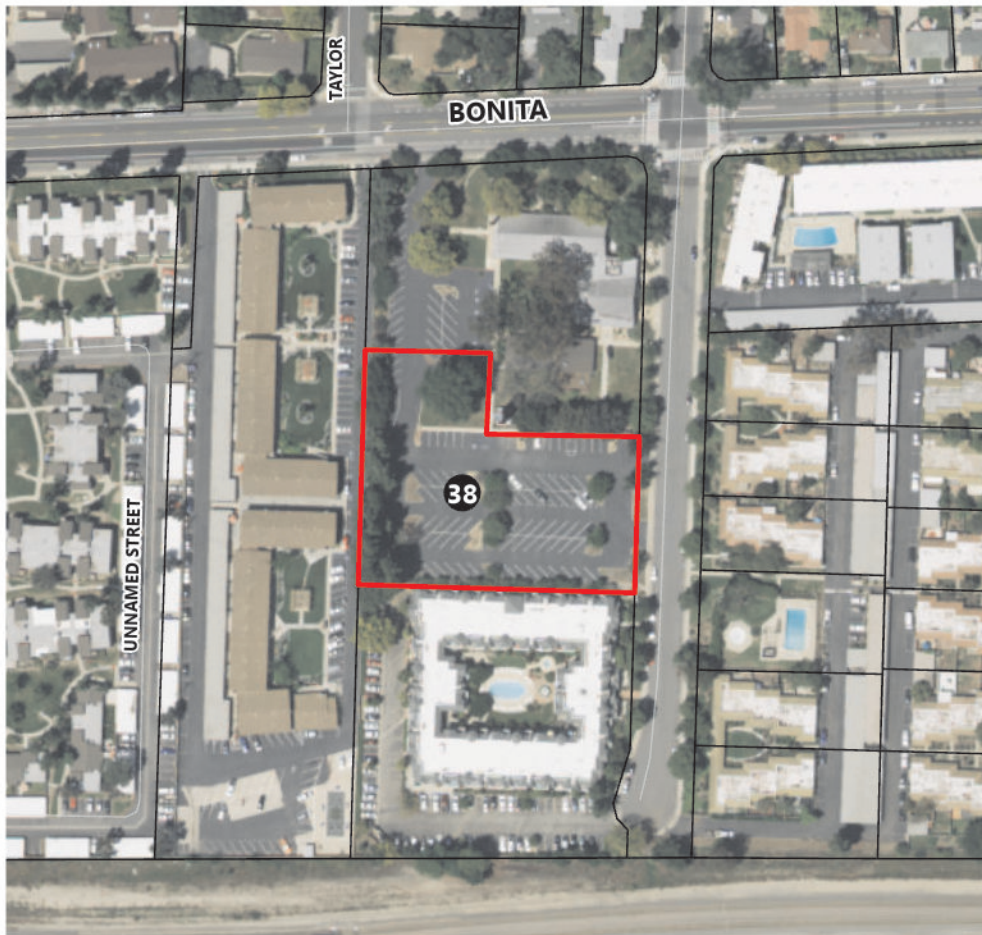
Applicable Site Selection Factors: 2.b, 2.c, 2.e, 2.f

Trends present: T3

Existing Use: Surface Parking lot

Opportunity Site 14 is a 4.08 acre portion of the large surface parking lot that serves the Metrolink commuter rail. The eastern two-thirds of the parking lot represents an opportunity to develop housing on a large site that is located near transit and the amenities and activity in the Claremont Village located less than a quarter mile to the west. LA County Metro has indicated to the City that the western portion of the site not included in the HEU will be developed with a parking structure as part of the Gold Line Extension, replacing the surface level parking and freeing up the remaining land for potential redevelopment. In applying the MFR60 overlay, the development potential of the property would increase significantly and would support to goals of Metro's Joint Development Policy to create new housing, and affordable housing in particular, near the City's only Major Transit Stop.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
37	8314-017-900		0	Parking		MU	MU2	MU 60/acre	60	Zone Change	Lower Income	4.08	184	0	184	94	31	59



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 15 – 830 W Bonita Ave

Applicable Site Selection Factors: 2.a, 2.b, 2.c, 2.d, 2.f

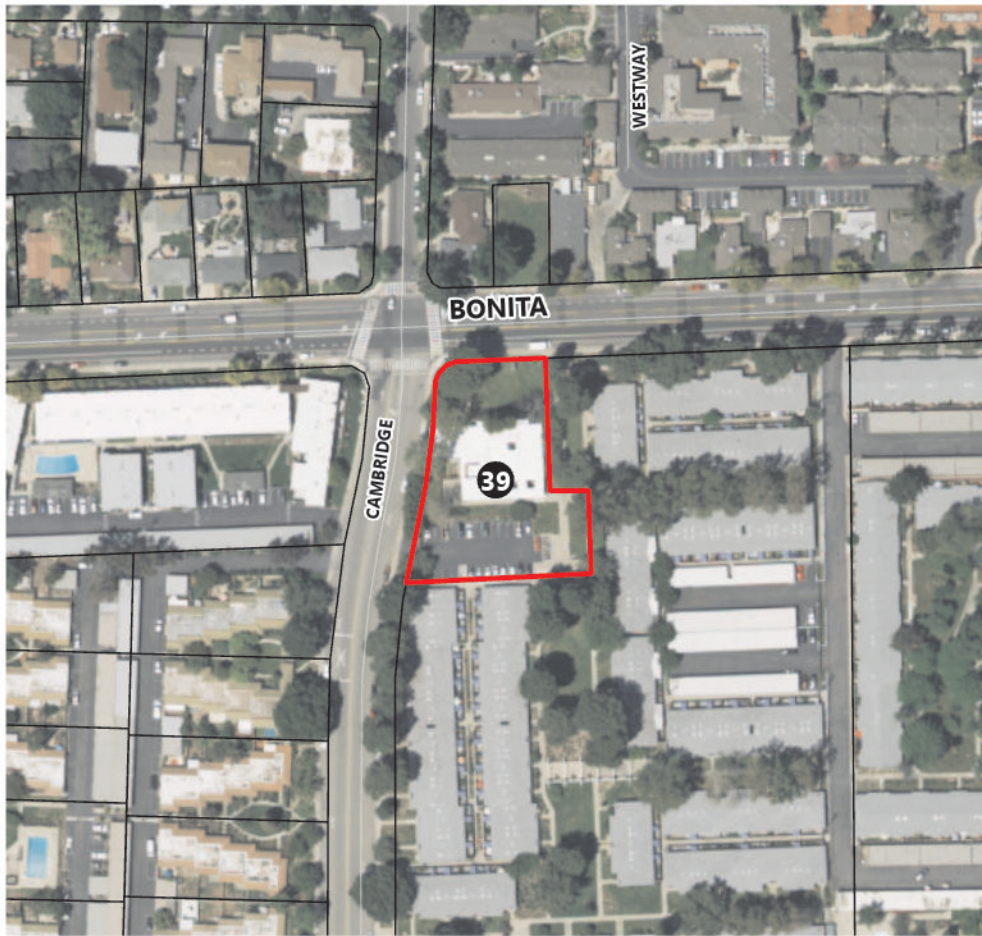
Trends present: T2

Existing Use: St. Ambrose Episcopal Church

Opportunity Site 15 consists of the rear portion of a 3.19 acre church property. Surface level parking and a yard area make up 1.43 acre portion of the lot that has been identified as an affordable housing opportunity site. The church has contacted the City expressing an interest in developing affordable housing on the property. With several applicable site selection factors, recent changes to California State law facilitating the development of affordable housing on properties owned by faith-based organizations (AB1851), the City's development of Housing Program 13 – Faith-Based Organization Housing Site Working Group, and with the application of the MFR 30/acre overlay Site 1 presents a viable development opportunity. The Mountain Village Senior Apartments, which provides both market rate and affordable housing for seniors is located directly to the south.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
38	8313-006-036	830 W BONITA AVE	4.51	Educational/institutional/religious	1970	R15	RM 2,000	MFR 30/acre	30	Up Zone	Lower Income	1.43	32	0	32	32	0	0



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Site 16 – 660 W Bonita Ave

Applicable Site Selection Factors: 2.b, 2.c, 2.d

Existing Use: Vacant common area/office building for Bonita Terrace Apartments

Opportunity Site 16 is a 0.82 acre portion of a larger multifamily development where an underutilized administrative office is located along with surface parking. The property owner approached the City to understand what the redevelopment potential of the non-residential building. The building is aging (1963) and is no longer needed to serve the administrative functions of the apartment complex. With the application of the MFR 60 du/a/acre overlay additional residential density could be developed along the Village-proximate Bonita Avenue corridor adding to the medium- and high-density residential existing in the area.

Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
39	8313-006-003	660 W BONITA AVE	4	Residential	1963	R15	RM 2,000	MFR 60/acre	60	Up Zone	Lower Income	0.82	37	0	37	19	6	12



Parcel Boundary
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Site Selection Criteria and Opportunity Site Justification



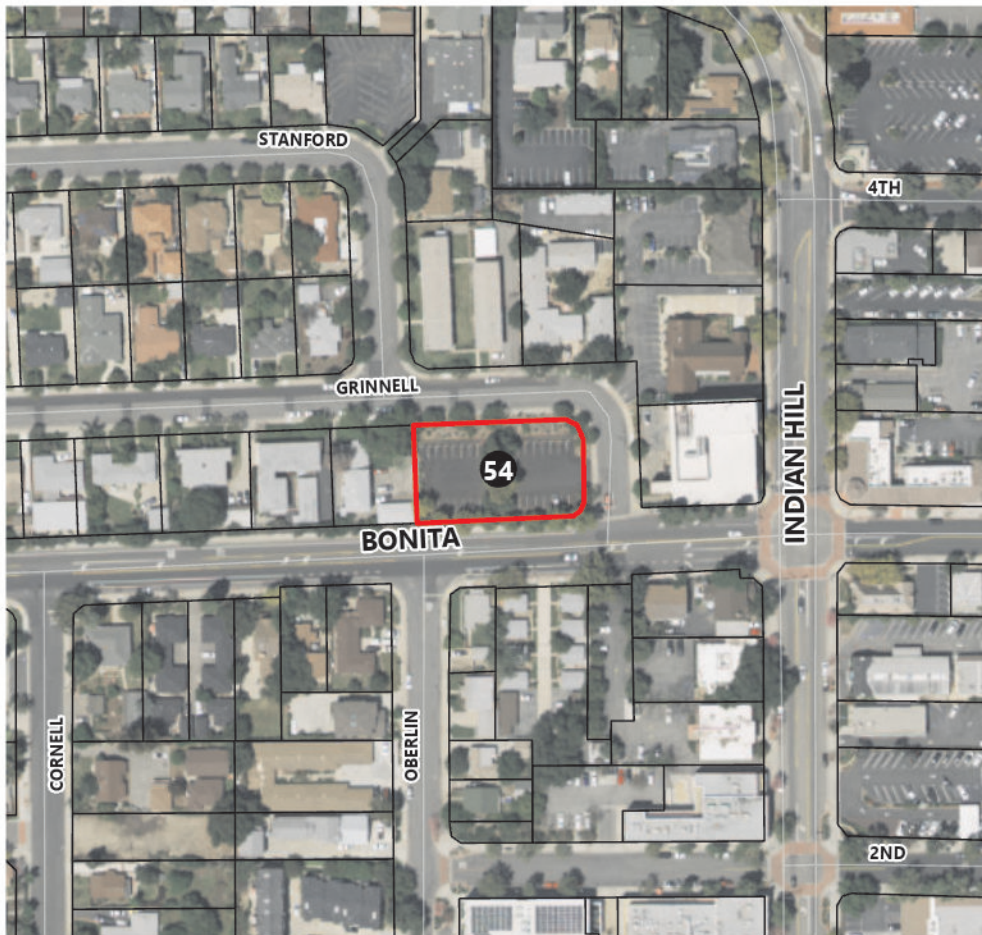
Site 17 – First St between Cornell and Oberlin Ave

Applicable Site Selection Factors: 1, 2.d, 2.e, 2.f

Existing Use: Vacant lot/Residential Properties

Opportunity Site 17 consists of six contiguous parcels with a total size of 2.48 acres. Two of the properties in this opportunity site are vacant, including the largest property in the opportunity site (1.66 acres), while the others are developed with small, single-story residential structures built between 1907 and 1962. These properties are well-located in the Village Expansion district and are located close to amenities in the south and west (Packing House, Laemmle Plaza and City parking structure) and public transit on the east side of Indian Hill Boulevard. This opportunity site has generated significant development interest since an approved mixed-use housing development with 75 units was approved but never constructed on the large vacant site fronting First Street. The City will conduct outreach to property owners to facilitate lot consolidation efforts for the properties along Cornell Avenue. The property is subject to the provisions of AB 2097, which has the potential to lower costs associated with its development, particularly in light of its close proximity to existing commuter rail and future light-rail options. With the application of the MFR60 overlay which increases the allowable residential density, this site becomes a viable location for new housing development.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
52	8313-011-017	130 CORNELL AVE	1.74	Residential	1922	CV	SP8	MU60	60	Up Zone	Moderate Income	0.1	4	1	3	0	3	0
53	8313-011-020	148 CORNELL AVE	0.25	Residential	1907	CV	SP8	MU60	60	Up Zone	Moderate Income	0.21	10	1	9	0	9	0
51	8313-011-018	136 CORNELL AVE	0.49	Residential	1930	CV	SP8	MU60	60	Up Zone	Moderate Income	0.1	4	1	3	0	3	0
49	8313-011-016	127 OBERLIN AVE	0	Vacant		CV	SP8	MU60	60	Up Zone	Lower Income	1.66	75	0	75	38	13	24
50	8313-011-021	150 CORNELL AVE	0	Vacant		CV	SP8	MU60	60	Up Zone	Moderate Income	0.21	9	0	9	0	9	0
48	8313-011-019	140 CORNELL AVE	3	Residential	1961	CV	SP8	MU60	60	Up Zone	Moderate Income	0.2	9	1	8	0	8	0



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Site 19 – Bonita Ave & Grinnell Dr

Applicable Site Selection Factors: 1, 2.c,

Existing Uses: Surface Parking Lot

Opportunity Site 19 is a 0.44 acre property located near the outer edge of the Claremont Village and Village Expansion districts. Intended as an overflow lot for Village parking, the lot is often empty except during the busiest times in the Village (weekend evenings). The property is not encumbered with parking easements nor does it provide required parking for adjacent commercial uses. With the property's limited size, it's current zoning limits opportunities for redevelopment, despite its central location near transit and the amenity-rich Village and Village Expansions districts. With the application of the MFR30 overlay this property will become a viable housing development opportunity through the increase of allowable density.

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54	8313-013-800	-	0	Parking		R15	RM 2,000	MFR 30/acre	30	Up Zone	Moderate Income	0.44	10	0	10	0	10	0



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Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
57	8311-001-020	1020 W FOOTHILL BLVD	0.59	Commercial	1978	MU	MU3	MU30	30	Up Zone	Lower Income	0.75	17	0	17	9	3	5

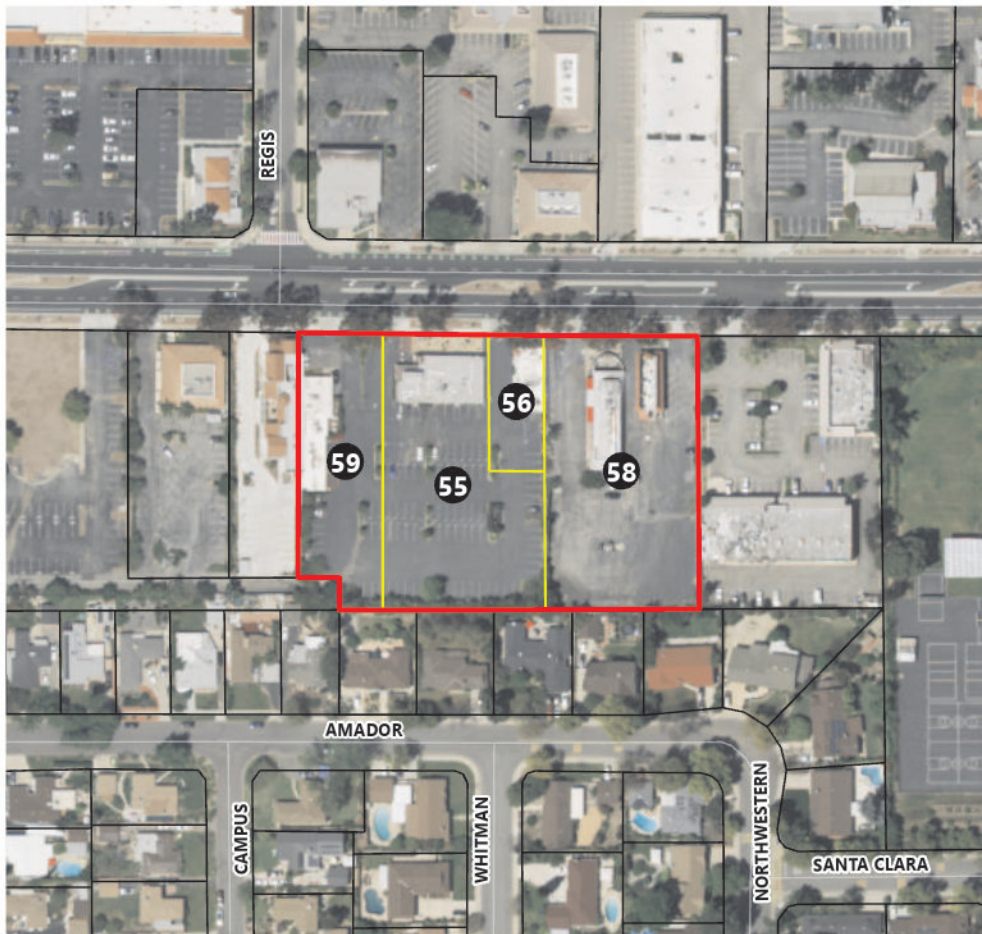
6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 23a –1020 W Foothill Blvd
 Applicable Site Selection Factors: 2.a, 2.d, 2.e, 2.f

Trends present: T1, T4
 Existing Uses: Dental Office/Surface Parking Lot

Opportunity Site 23a is 0.75-acre property developed with a dental office (built in 1978) and a surface level parking lot. The property has a Improvement-to-Land Ratio of only 0.59 and surface parking occupies over 86% of the property. The property is currently zoned MU3, which allows for a maximum residential density of 15 dua. The application of the MU30 overlay would increase the allowable residential of the property and build off the development trend exemplified by the redevelopment of the adjacent property to the east, a former restaurant that is being redeveloped as a mixed-use Density Bonus project at over 18 dua. Given the property’s low Improvement-to-Loan ratio, high lot vacancy, and building age, along with the demonstrable nearby redevelopment trend, this property presents a viable opportunity to continue the redevelopment of the City’s aging Foothill Boulevard commercial corridor into a vibrant mixed-use corridor where groundfloor commercial is supported by new residential development above.



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 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 23b –970-994 W Foothill Blvd

Applicable Site Selection Factors: 2.a, 2.d, 2.e, 2.f

Trends present: T1, T4

Opportunity Site 23b is comprised of four contiguous lots totaling 2.94 acres. Like Opportunity Site 23a, this site is underutilized, with aging small one-story restaurant and commercial buildings (built between 1950 and 1977) and large parking fields, and assumed low Improvement-to-Land Ratios (two of the properties have not been reassessed since 2001 and have an ILR greater than one, while the other two have been reassessed in the past 10 years and both have ILRs less than 0.5). As noted in the Suitability of Non-Vacant Sites narrative in Section 4 of the HEU, retail and restaurant properties such as these will become more and more marginalized, both regionally and locally, as more experience-oriented mixed-use districts such as the Village, Village Expansion and Village South continue to flourish and attract visitors from within the City's borders and beyond. The redevelopment of the property nearby to the east, which housed a Marie Callender's restaurant for years before it was demolished to make way for the mixed-use residential project, further demonstrates the viability of these properties.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
55	8311-006-021	984 W FOOTHILL BLVD	0.46	Commercial	1950	MU	MU3	MU30/acre	30	Up Zone	Lower Income	1	22	0	22	11	4	7
58	8311-006-013	956 W FOOTHILL BLVD	0.33	Commercial	1968	MU	MU3	MU30/acre	30	Up Zone	Lower Income	1.14	26	0	26	13	5	8
56	8311-006-002	970 W FOOTHILL BLVD	1.4	Commercial	1977	MU	MU3	MU30/acre	30	Up Zone	Moderate Income	0.2	4	0	4	0	2	2
59	8311-006-022	994 W FOOTHILL BLVD	2.84	Commercial	1950	MU	MU3	MU30/acre	30	Up Zone	Lower Income	0.6	14	0	14	7	2	5



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 24 – 211 W Foothill Blvd

Applicable Site Selection Factors: 1, 2.b, 2.f

Trends present: T2

Existing Uses: Pet Store/Eateries/Vacant Restaurant Building/Shopping Center/Surface Parking Lots

Opportunity Site 24 consists of a 0.86 acre portion of a 6.59 acre property owned and utilized by the Claremont Methodist Church. The church has indicated to the City an interest in developing an affordable housing project on this vacant underutilized portion of their property in keeping with the churches mission. The property is located near the busy intersection of Indian Hill and Foothill Boulevards close to a grocery store and other amenities at the Old School House Development and near transit routes that serve this busy intersection, enhancing the property's ability to score well on a LIHTC application. With interest from the property owner, the development of Housing Program 13 – Faith-Based Organization Housing Site Working Group, and with the application of the MFR 30/acre overlay Opportunity Site 24 presents a viable development opportunity for affordable housing.

Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
60	8306-016-038	211 W FOOTHILL BLVD	6.15	Vacant/ Religious	1962	CH	RS 10,000	MFR 30/acre	30	Zone Change	Lower Income	0.86	20	0	20	20	0	0



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 27 – 921-985 W Foothill Blvd

Applicable Site Selection Factors: 2.a, 2.c, 2.d, 2.e, 2.f

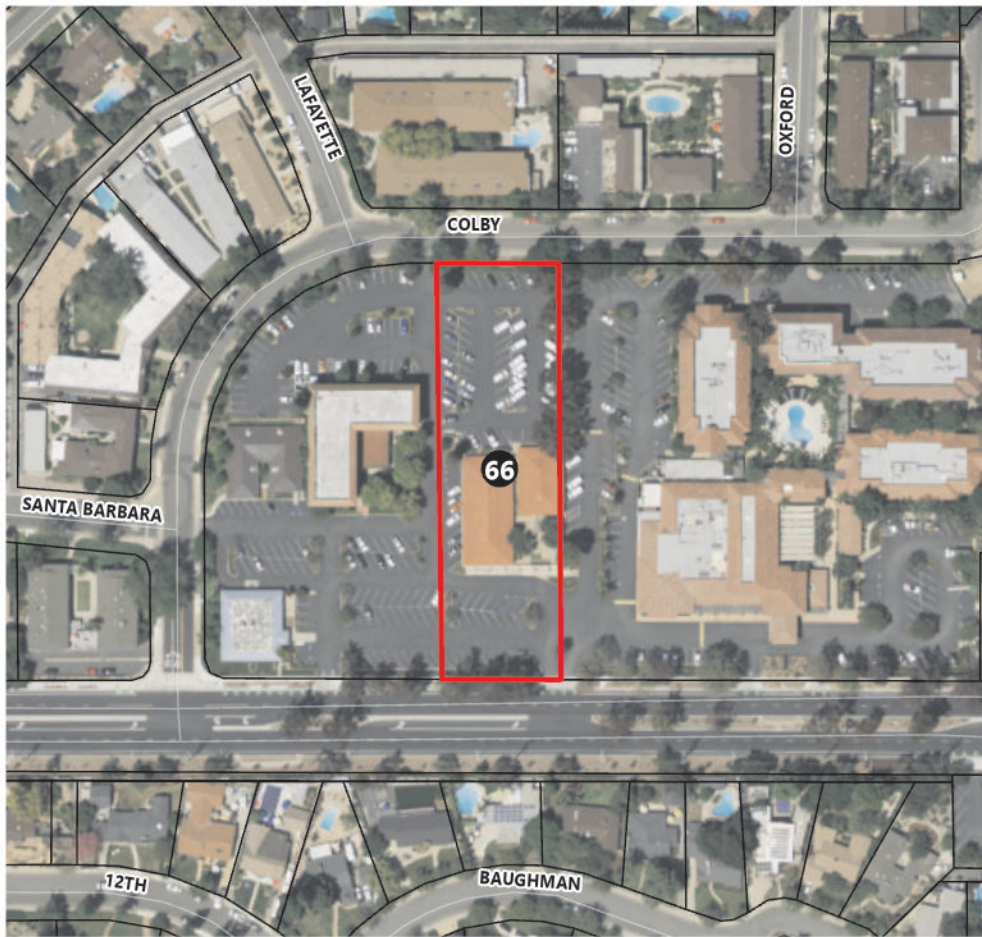
Trends present: T1

Existing Use: Restaurant, Medical Offices, Salon, Spa, Music School, Dog Grooming, Arts Classes, Vacant Tenant Space

Opportunity Site 27 consists of six contiguous parcels having a combined area of 4.85 acres. The properties are occupied by aging one- and two-story commercial buildings built between 1966 and 1980. The properties all exhibit low Improvement-to-Land ratios of less than 1.0 (apart from Parcel 65, which has not been reassessed since 1977). While some viable commercial uses remain at these properties, most of the tenant spaces are occupied by marginal commercial users or they are vacant. Staff notes that the properties are underutilized and overparked and see little activity throughout the day. A number of the buildings show signs of deferred property maintenance. Currently zoned for mixed use, the application of the MU30 overlay will increase the permitted residential density at these properties while allowing for a development's groundfloor to provide opportunities for neighborhood serving commercial uses along one of the City's major commercial corridors. The small setback requirements in this zone would allow for the denser development to be placed closer to Foothill Blvd allowing for a transition to the single-family residential neighborhoods to the north.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
64	8303-025-017	981 W FOOTHILL BLVD	0.36	Commercial	1978	MU	MU3	MU30/acre	30	Up Zone	Lower Income	0.58	14	0	14	7	2	5
65	8303-025-018	985 W FOOTHILL BLVD	3.89	Commercial	1973	MU	MU3	MU30/acre	30	Up Zone	Lower Income	1.01	23	0	23	12	4	7
80	8303-025-027	-	0.86	Commercial	-	MU	MU3	MU30/acre	30	Up Zone	Lower Income	0.88	20	0	20	10	4	6
62	8303-025-024	-	0.81	Commercial	1976	MU	MU3	MU30/acre	30	Up Zone	Lower Income	0.52	16	0	16	8	3	5
63	8303-025-015	921 W FOOTHILL BLVD	0.5	Commercial	1970	MU	MU3	MU30/acre	30	Up Zone	Lower Income	0.59	14	0	14	7	3	4
81	8303-025-019	-	1.4	Commercial	-	MU	MU3	MU30/acre	30	Up Zone	Lower Income	1.27	39	0	39	20	6	13



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 29 – 601 W Foothill Blvd

Applicable Site Selection Factors: 2.d, 2.e, 2.f

Trends present: T1

Existing Use: Dentistry, Realty Office, Home Décor store

Opportunity Site 29 is a 1.36 acre portion of a larger 4-acre commercial property located on the north side of Foothill Boulevard, just west of the Old School House redevelopment. The 1.36 acre portion of property is developed with a single-story and office building built in 1978. The property as a whole has a low Improvement-to-Land ratio of 0.24 and a majority of the site is surface parking. Given the limited commercial uses on the property, it often serves as informal overflow parking for the adjacent hotel. The property is well located near the amenities Old School House redevelopment to the east. With the application of the MU30 overlay, the site becomes a viable redevelopment opportunity that can build off of the synergies present along the Foothill Boulevard commercial corridor to provide both housing and commercial uses.

Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
66	8305-016-007	601 W FOOTHILL BLVD	0.24	Commercial	1976	MU	SP10	MU30/acre	30	Up Zone	Lower Income	1.36	31	0	31	16	5	10



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 31 – 1364 N Towne Ave

Applicable Site Selection Factors: 2.a, 2.b, 2.c, 2.d, 2.e, 2.f

Trends present: T2

Existing Use: Church

Opportunity Site 31 is a 1.89 acre church property. The property is very underutilized with only a 2,560-SF church building, built in 1964, resulting in a lot coverage of 5%. The property has not been reassessed since 1975, so a low improvement ratio is assumed. In January of 2021, the property was listed for sale and has garnered consider developer interest since hitting the market. The City has communicated with the listing agent and with interested developers, informing them of the proposed increase in allowable density at the property and the potential for ministerial, by-right development at this property. With significant developer interest, and with the application of the MFR30 overlay to property, along with changes to California State law facilitating the development of affordable housing on properties owned by faith-based organizations (AB1851), the City's development of Housing Program 13 – Faith-Based Organization Housing Site Working Group, this property represents a viable development opportunity.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
68	8303-026-011	1364 N TOWNE AVE	2.41	Educational/institutional/religious	1964	CH	RM 2,000	MFR 30/acre	30	Up Zone	Lower Income	1.89	43	0	43	43	0	0



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 32 – 1550 N Indian Hill

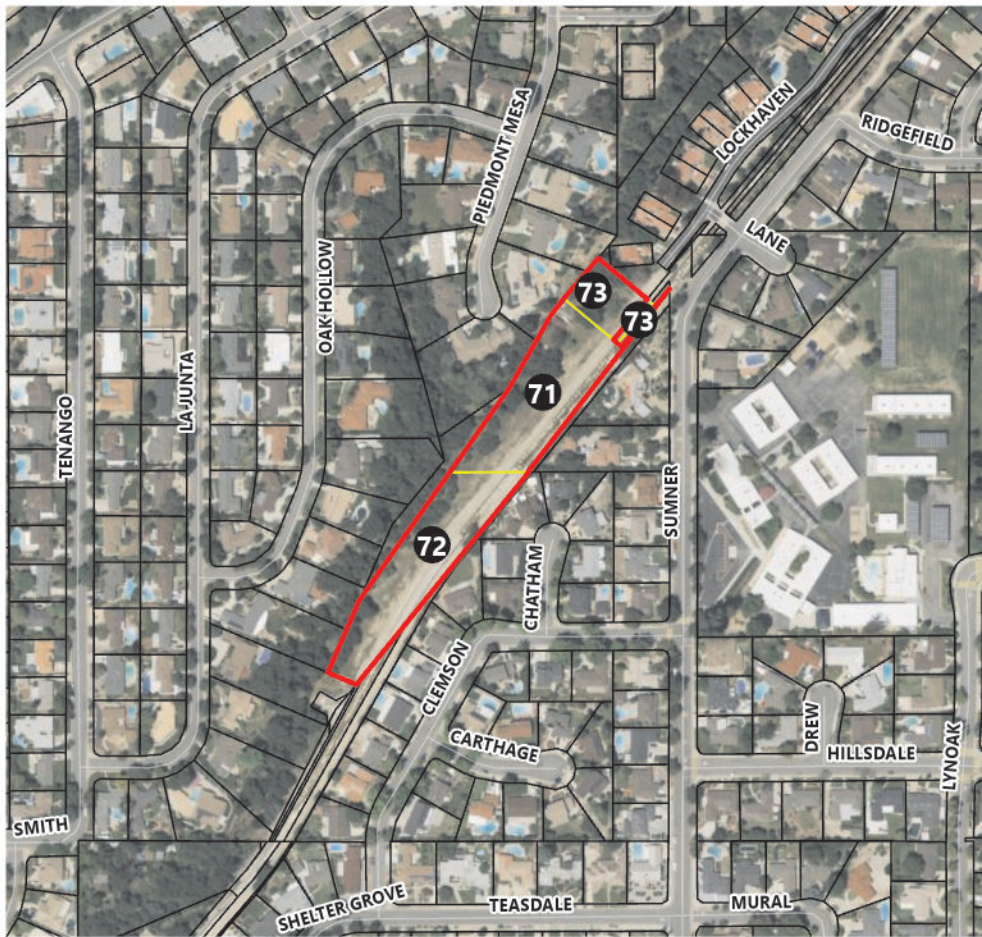
Applicable Site Selection Factors: 1, 2.b, 2.e, 2.f

Trends present: Vacant, formerly a golf course

Opportunity Site 32 is a 7.35-acre portion of a former golf course and practice range that has been closed since late 2013. The site is owned by the Claremont University Consortium (ie the Claremont Colleges) and is zoned Institutional Educational which allows for student dormitories and apartments as well as apartments for students and faculty, both by-right. The property is well-located near the prominent intersection of Indian Hill and Foothill Boulevards near public transit and amenities at the Old School House redevelopment. The Claremont University Consortium can sell the property at any time with approval of its Board of Directors. The owner of the property has not indicated the City that it has plans to develop any parts of the 31.5-acre golf course property which would impede the development of housing on the site. Currently, the City's High Density Residential Overlay allows for greater building heights and density than the underlying zoning if 50% of the project's units are restricted to extremely low-, very low-, and low-income households. No development proposals were received for this site, which was included in the City's 2018-2021 Housing Element. The application of the MFR30 overlay would continue to allow high density residential development at the property while removing the 50% affordability restriction, which has been identified as an impediment to the development of the property. Applying the MF30 overlay makes this currently underutilized site a viable opportunity location for new housing development.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
69	8306-008-023	1550 N INDIAN HILL BLVD	0.2	Vacant/Decommissioned golf course	1959	INSTN	IE	MFR 60/acre	60	Zone Change	Lower Income	2.98	134	0	134	134	0	0
70	8306-008-022	1575 N COLLEGE AVE	0.05	Vacant/Decommissioned golf course	1951	INSTN	IE	MFR 60/acre	60	Zone Change	Lower Income	4.37	197	0	197	98	33	66



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 33 – Lockhaven Way

Applicable Site Selection Factors: 1

Existing Use: Vacant

Opportunity Site 33 consists of three contiguous parcels with a total area of 3.17 acres. The properties are held under common ownership and are vacant, besides an aging barn structure. The properties have the RS-10,000 single family residential zoning designation and are located in the desirable Piedmont Mesa neighborhood. Based on the size of the lot and the permitted density allowed by the RS-10,000 zoning designation, the property can accommodate a development with nine new residential units. As a rare vacant site embedded in the City's single-family neighborhoods, the site represents a viable opportunity for sensitive infill residential development.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:5,000

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
72	8302-018-027	-	0	Vacant		PR	RS 10,000	RS 10,000	4	No Change	Above Moderate Income	1.43	4	0	4	0	0	4
71	8302-018-028	-	0	Vacant		PR	RS 10,000	RS 10,000	4	No Change	Above Moderate Income	1.37	4	0	4	0	0	4
73	8302-021-053	-	0	Vacant		PR	RS 10,000	RS 10,000	4	No Change	Above Moderate Income	0.37	1	0	1	0	0	1
73	8302-021-053	-	0	Vacant		PR	RS 10,000	RS 10,000	4	No Change	Above Moderate Income	0.37	1	0	1	0	0	1



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
74	8302-032-025	-	0	Public/Vacant		OS	SPS	MFR 30/acre	30	Zone Change	Moderate Income	0.18	4	0	4	0	4	0
75	8302-032-900	-	0	Public/Vacant		OS	P/RC	MFR 30/acre	30	Zone Change	Lower Income	2.14	48	0	48	24	9	15

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 35 – Bloom Dr Applicable Site Selection Factors: 1

Opportunity Site 35 consists of two contiguous, vacant City-owned parcels having a total size of 2.32 acres. This vacant site is one of the few undeveloped parcels located in the northern part of the City and represents a unique opportunity for higher density development. The application of the MFR30 overlay to this property, which has a zoning designation of Park/Resource Conservation, will create new housing opportunities in a High Resource census tract. The property has generated developer interest in the past. The City commits to entering into a disposition agreement within two years of the certification of the Housing Element in accordance with the Surplus Land Act Guidelines in order to facilitate the development of the property.



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 36 – 2050 N Indian Hill

Applicable Site Selection Factors: 2.a, 2.d, 2.e, 2.f

Trends present: T2

Existing Use: Vacant

Opportunity Site 36 is a 2.25 acre portion of a larger church (St. Luke Lutheran Church) property located at the intersection of Indian Hill Boulevard and Base Line Road. Like other church properties identified as opportunity sites, this property has an aging building and high lot vacancy, with much of the property occupied by parking and an open space closest to the intersection, and a low improvement-to-land ratio. Development on the underutilized portion of this property would preserve the church's Chapel as well as parking for the church's congregants. The development of this property would continue a trend of developing underutilized along the city's Base Line Road corridor, which has created new housing opportunities in the northern part of the City, which is otherwise dominated by large lot, single-family zoning. With several applicable site selection factors, recent changes to California State law facilitating the development of affordable housing on properties owned by faith-based organizations (AB1851), the City's development of Housing Program 13 – Faith-Based Organization Housing Site Working Group, and with the application of the MFR 30/acre overlay Site 1 presents a viable development opportunity.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
76	8670-008-025	2050 N INDIAN HILL BLVD	0.36	Educational/institutional/religious	1955	CH	RS 10,000	MFR 30/acre	30	Up Zone	Lower Income	2.25	51	0	51	51	0	0



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 37 – Base Line Dr & Live Oak Canyon

Applicable Site Selection Factors: 1

Existing Use: Vacant

Narrative: Opportunity Site 37 is a vacant portion with a total size of 0.46 acres. Located on the south side of Base Line Road north of the 210 Interstate, the site is one of the few undeveloped parcels in the north part of the City. While currently zoned for single-family residential use, the application of the MFR30 overlay would allow for a higher density project that would not be out-of-keeping with the character of recent development along the Base Line Road corridor. A three-lot subdivision on a nearby parcel to east recently completed construction, demonstrating a trend of housing development along Base Line Road, and emphasizing the viability of this opportunity site.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
77	8302-014-016	-	0	Vacant		P	RS 10,000	MFR 30/acre	30	Up Zone	Moderate Income	0.46	10	0	10	0	10	0



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 38 – 431 W Base Line Rd

Applicable Site Selection Factors: 2.d, 2.f

Existing Use: Engineering Design Firm

Opportunity Site 38 is a 0.97 acre commercial property located on the north side of Base Line Road. As a relatively isolated commercial property with an aging building and an aging building (1965) lot coverage of approximately 22%, this site represents an opportunity to continue the trend of redeveloping underutilized properties along the Base Line core with needed housing with the application of the MFR30 overlay.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
78	8670-010-025	431 W BASELINE RD	1.39	Commercial	1965	OP	CP	MFR 30/acre	30	Zone Change	Lower Income	0.97	22	0	22	11	4	7



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 39 – La Puerta

Applicable Site Selection Factors: 1, 2.b

Existing Use: Vacant, decommissioned school site

The City has communicated periodically with the school district regarding the potential development of the site, providing feedback on potential uses of the site and providing updates on the status of this current, and previous non-housing related development proposals. The City has discussed the site's inclusion as an Opportunity Site with both the school district and the developer with an active development proposal for the site.

Opportunity Site 39 consists of a 9.67-acre portion of a larger site currently owned by Claremont Unified School District. The portion of the property identified as an opportunity is now vacant, having been a school that was decommissioned in 1979 and used intermittently for adult education until it was demolished. The property was put up for sale in 2013 and has generated significant developer interest since then. Since 2019, a developer has submitted preliminary project designs to the City which have received mixed feedback from the community and from City decisionmakers. As the last remaining significant piece of undeveloped property in the highly resourced northern portion of the City, the Housing Element sets forth an alternate vision for the redevelopment of the property that would provide for a more diverse mix of residential densities, unit types and affordability levels. In order to accomplish these outcomes, the City has included the following density blend for the large property.

25% of the site @ 30 DUA
25% of the site @ 15 DUA
50% of the site @ 6 DUA

Resulting in a total of 137 residential units on the property. In requiring this density mix created through the Housing Element Update, and implemented through thoughtful and creative development, new housing opportunities would be created in the northern part of the City, which has long been developed only with large single-family residential properties.

Parcel Boundary Opportunity Parcels Opportunity Sites

Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
79	8670-003-900	-	0	vacant/ decommission school		AC	P	MFR 30/acre	30	Zone Change	Lower Income	9.67	137	0	137	72	36	29



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



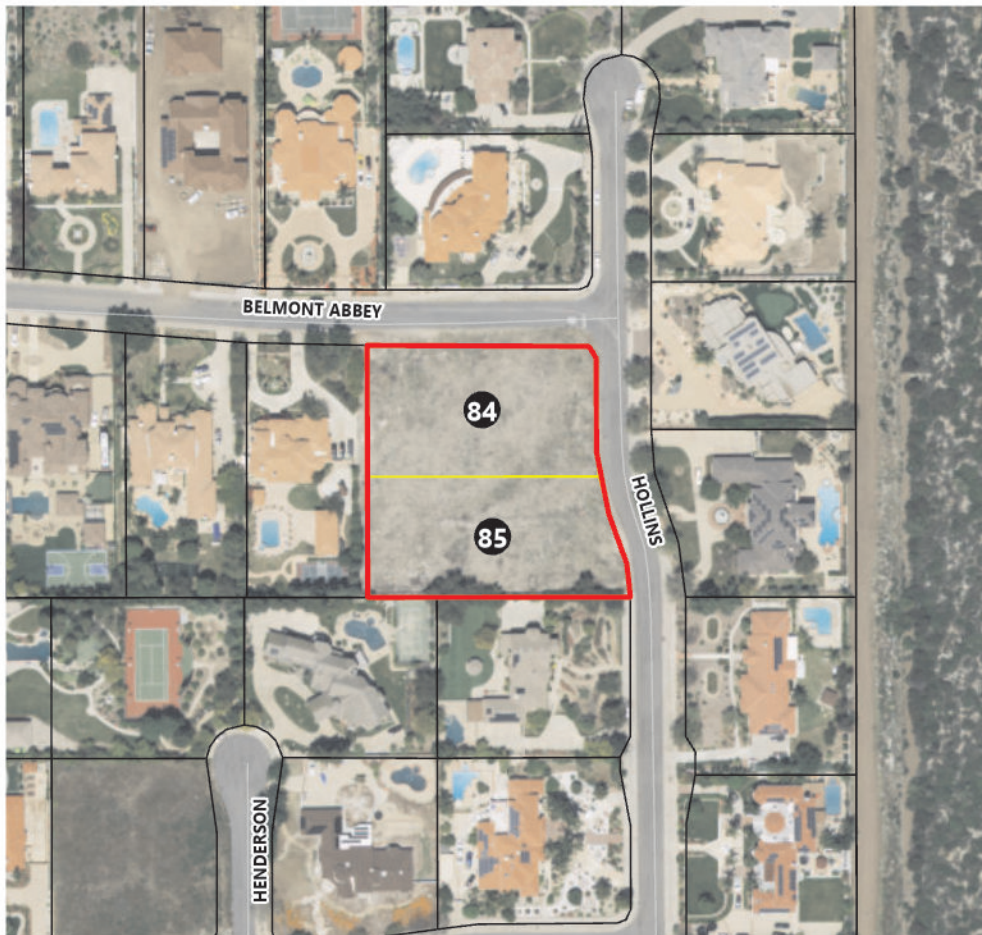
Site 40 – 840 S Indian Hill Blvd

Applicable Site Selection Factors: 2.b, 2.c, 2.d, 2.e, 2.f

Existing Use: Tennis Courts for adjacent hotel use, vacant commercial building

Opportunity Site 40 consists of one 0.5-acre lot and a 2.85-acre portion of a larger lot, both located near the intersection of Indian Hill Boulevard and American Avenue. One lot is improved with a small single-story structure that formerly served as a Greyhound bus station that has closed, and infrequently used tennis courts. Both properties have been subject to Code Enforcement action and display signs of poor property maintenance. Both properties have low improvement-to-land ratios given their low-intensity marginalized uses. The owner of the 2.85-acre portion of this opportunity site submitted a letter to the City indicating his support for the inclusion of this portion of the property in the Housing Element. Additionally, a developer has contacted the City and provided preliminary plans for a residential development pursuant to the RM 2,000 development standards. While the former Greyhound station property is held under separate ownership, the City has included it as part of this opportunity site and is actively working with the owner and the developer to integrate the property into the development. There is a high probability for redevelopment of these underutilized commercial properties into much-needed housing.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
83	8322-006-004	-	0.5	Commercial		AC	CF	MFR 30/acre	30	Zone Change	Moderate Income	0.5	15	0	15	8	3	4
82	8322-006-006	-	0.45	Commercial		AC	CF	RM2000	22	Zone Change	Moderate Income	3	65	0	65	4	7	54



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 41 – SW Corner of Belmont Abbey and Hollins Ave

Applicable Site Selection Factors: 1

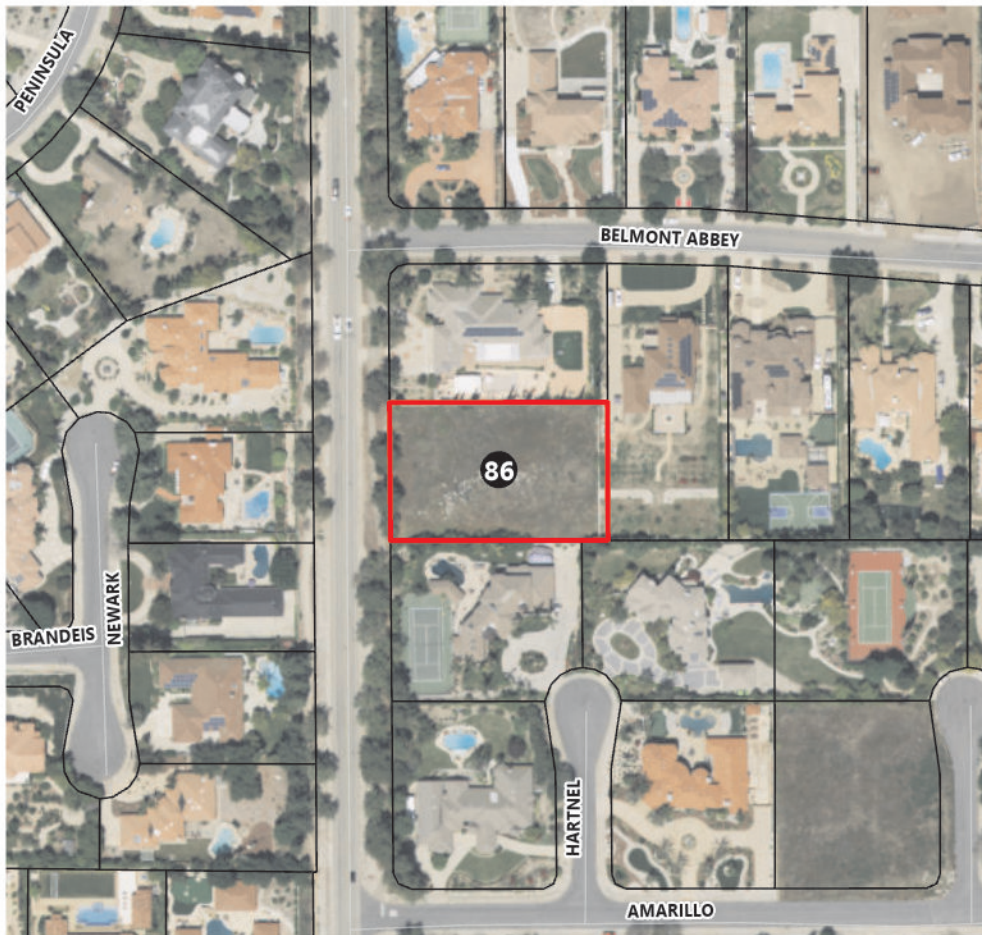
Existing Uses: Vacant Lot

Opportunity Site 41 consists of two vacant contiguous parcels, both 0.81-acres in size, held under common ownership. These parcels, which were included in the previously adopted HEU, have now been designated to received the ADU-Ready RS 10,000 Overlay. This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to received ADU-Ready RS 10,000 Overlay. The Overlay will allow for these large lots to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on their sizes and dimensions, the realistic Units capacity assumes both of these parcels could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 12 new units at this Opportunity Site. The six SFR's are assumed to be Above Moderate Income Units while the six ADU's are assumed to be Moderate Income Units.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
84	8673-036-007	SW Corner of Belmont Abbey & Hollins Ave	0.81	Vacant		RR	RR	ADU-Ready RS 10,000 Overlay	4	Upzone	Moderate Income	0.81	6	0	6	0	3	3
85	8673-036-008	SW Corner of Belmont Abbey & Hollins Ave	0.81	Vacant		RR	RR	ADU-Ready RS 10,000 Overlay	4	Upzone	Moderate Income	0.81	6	0	6	0	3	3



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 42 – E Padua Avenue between Amarillo Dr and Belmont Abbey Ln

Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Opportunity Site 42 is vacant parcel 0.81-acres in size. This parcel, which was included in the previously adopted HEU, has now been designated to received the ADU-Ready RS 10,000 Overlay. This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to received ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic Units capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
86	8673-036-001	East side of Padua Ave between Belmont Abbey Lane and Amarillo Dr	0.81	Vacant		RR	RR	ADU-Ready RS 10,000 Overlay	4	Upzone	Moderate Income	0.81	6	0	6	0	3	3



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 43 – Northwest Corner of Amarillo Dr and Henderson Pl

Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Opportunity Site 43 is vacant parcel 0.82-acres in size. This parcel, which was included in the previously adopted HEU, has now been designated to received the ADU-Ready RS 10,000 Overlay. This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to received ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the Realistic Units Capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
87	8673-031-045	NW corner of Amarillo Dr and Henderson Pl	0.82	Vacant		RR	RR	ADU-Ready RS 10,000 Overlay	4	Upzone	Moderate Income	0.82	6	0	6	0	3	3



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 44 – 705 Pomello Dr

Applicable Site Selection Factors: 2.a, 2.d, 2.e, 2.f

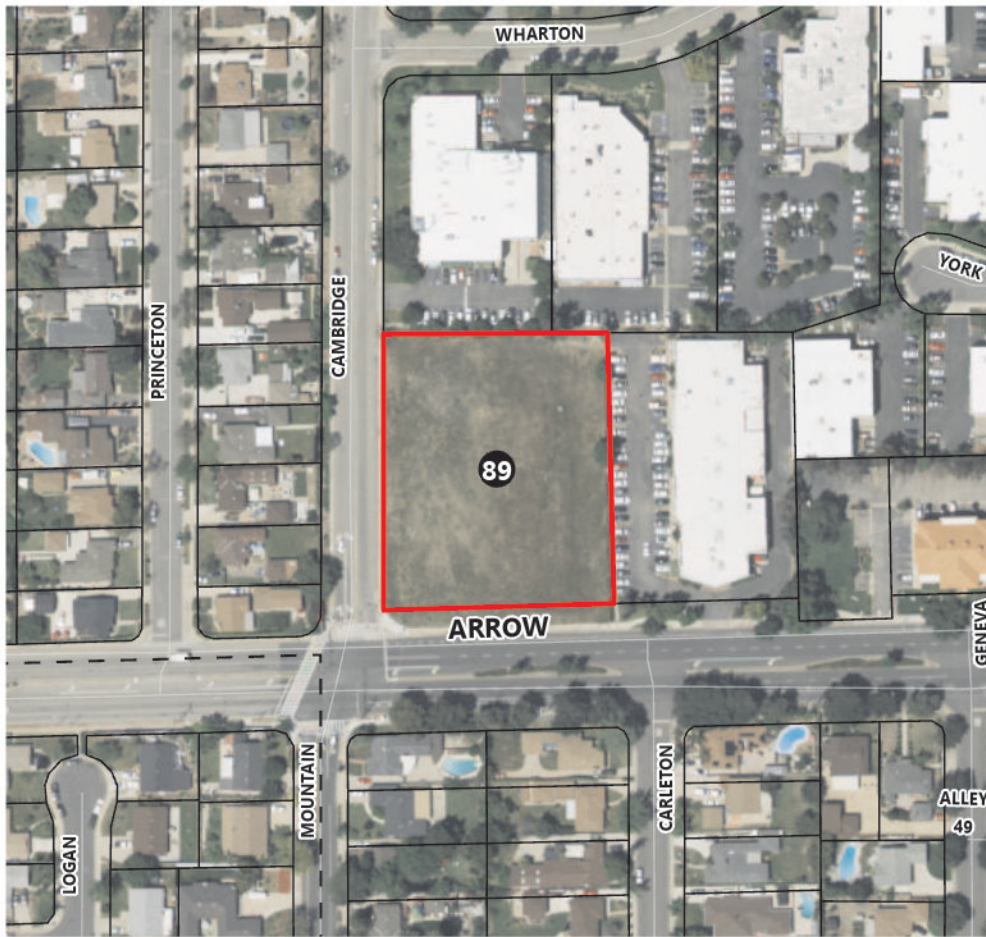
Existing Uses: Residential Property/Groves

At 2.71-acres in size, Opportunity Site 44 is one of the largest properties in North Claremont's Rural Residential zoning district that has not been redeveloped with a large single-family residence. The site is improved with two small aging residential structures that have not retained their historic integrity, save for one historic fireplace structure and a small citrus grove. This parcel, which was included in the previously adopted HEU, has now been designated to receive the ADU-Ready RS 10,000 Overlay. This site is one of 11 sites in the RR 35,000 zoning district that is planned to receive ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic Units capacity assumes this parcel could be divided into 10 parcels, each with one SFR and one ADU, resulting in a total of 20 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
88	8673-020-012	705 Pomello	2.71	Vacant		RR	RR	ADU-Ready RS 10,000 Overlay	4	Upzone	Moderate Income	2.71	20	2	18	0	9	9



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
89	8313-007-022	NE Corner of Arrow and Cambridge	1.68	Vacant		B/IP	B/IP	MFR 30/acre	30	Zone Change	Lower Income	1.68	38	0	38	20	6	12

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification

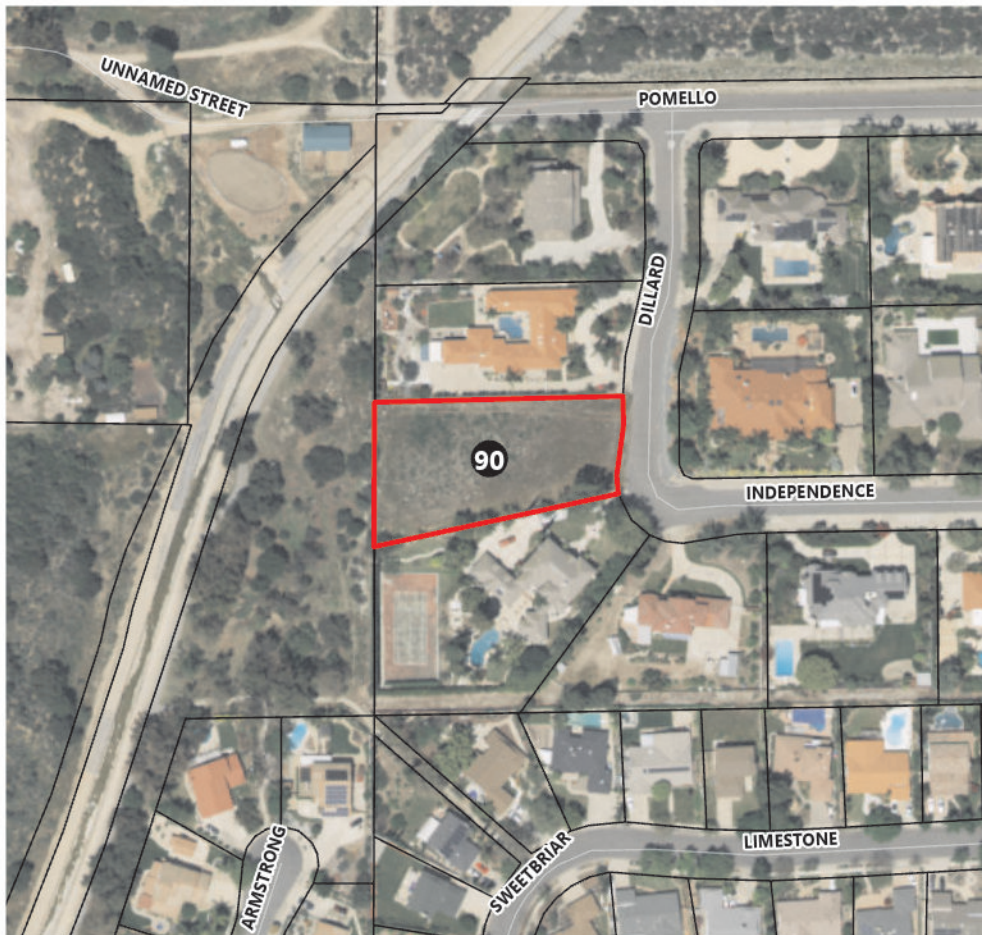


Site 45 – NE Corner of Arrow Hwy and Cambridge Ave

Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Opportunity Site 45 is a 1.68-acre vacant site located at the intersection of the Arrow Highway and Cambridge. While the undeveloped lot is zoned Business/Industrial Park, the corner property is adjacent to residential neighborhoods on its south and west sides. The site is located within approximately a half-mile of the Village and Village Expansion districts, and is even closer to the Village South Specific Plan area, where redevelopment has been approved and will soon begin construction. The property is just outside of the ½ radius of the City's major transit stop, but is well served by buses running along Arrow Highway. Student housing for Keck Graduate Institute students was also recently constructed nearby to the north and west of the property. The property is appropriately suited to serve as a transitional property between the single-family neighborhoods to the south and west and Claremont's urbanizing core to north and east.



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 46 - Dillard Ave

Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Site 46 is one of the few remaining vacant parcels in North Claremont's Rural Residential RR 35,000 zoning district. The 0.8-acre parcel is This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to received ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic Units capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Exisitng Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
90	8671-016-023	Dillard Ave		Vacant		R2	RR 35,000	ADU-Ready RS 10,000 Overlay	4	Upzone	Above Moderate Income	0.8	6	0	6	0	3	3



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
91	8671-016-029	Independence Dr		Vacant		R2	RR 35,000	ADU-Ready RS 10,000 Overlay	4	Upzone	Above Moderate Income	0.8	6	0	6	0	3	3

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



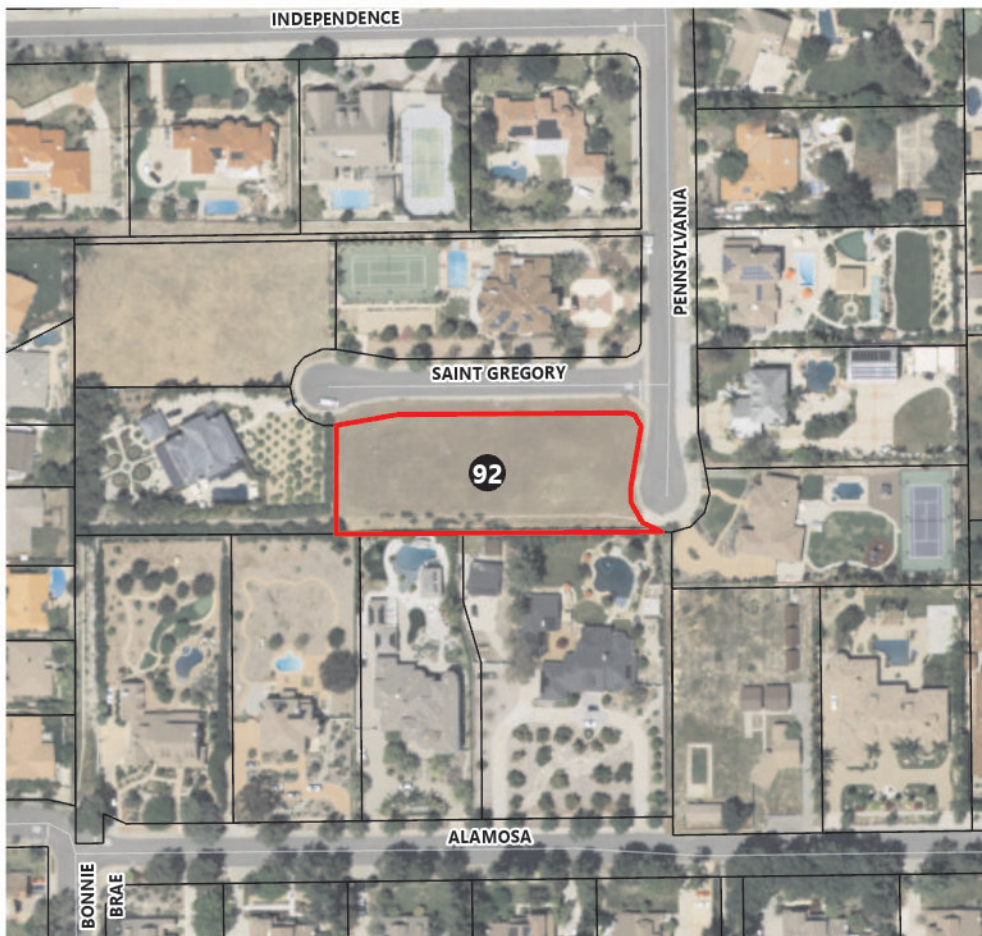
Site 47 - Independence Dr

Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Site 47 is one of the few remaining vacant parcels in North Claremont's Rural Residential RR 35,000 zoning district. The 0.8-acre parcel is This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to receive ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the Realistic Units capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 48 - St. Gregory St

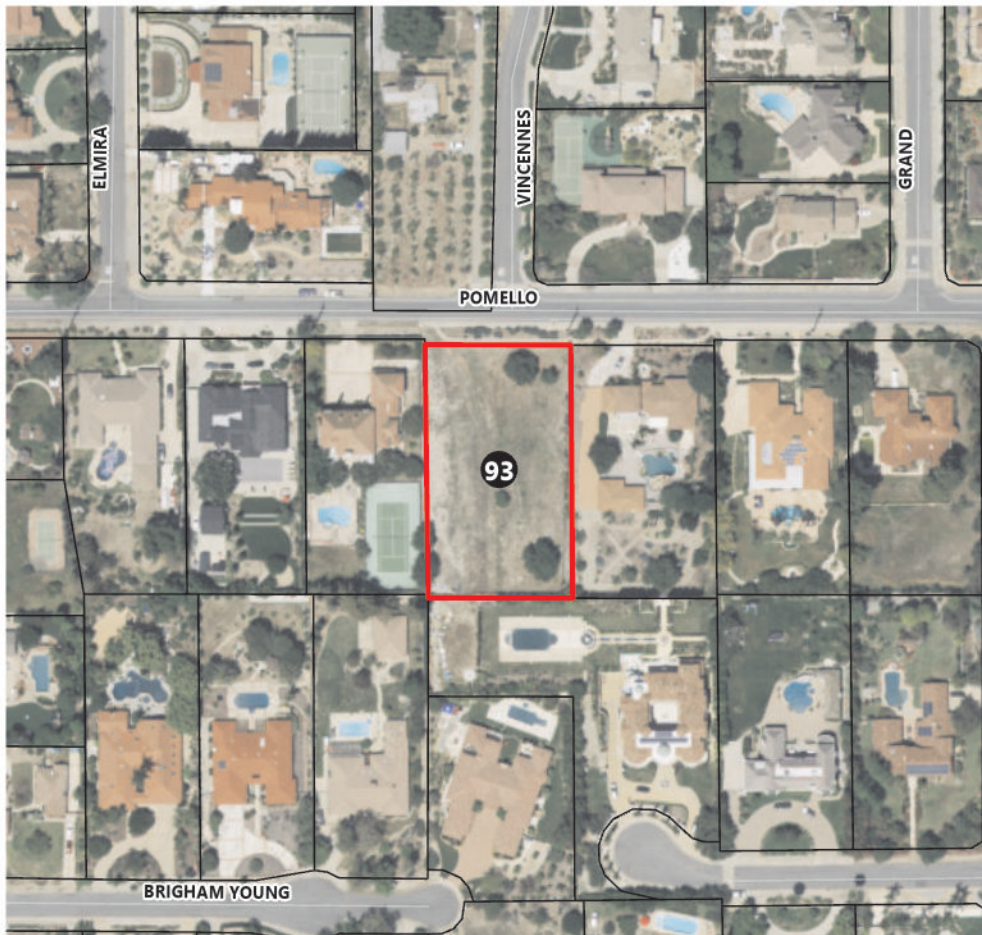
Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Site 48 is one of the few remaining vacant parcels in North Claremont's Rural Residential RR 35,000 zoning district. The 0.96-acre parcel is This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to received ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic Units capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Exisitng Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
92	8671-016-066	St. Gregory St		Vacant		R2	RR 35,000	ADU-Ready RS 10,000 Overlay	4	Upzone	Above Moderate Income	0.96	6	0	6	0	3	3



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 49 - Pomello Dr

Applicable Site Selection Factors: 1

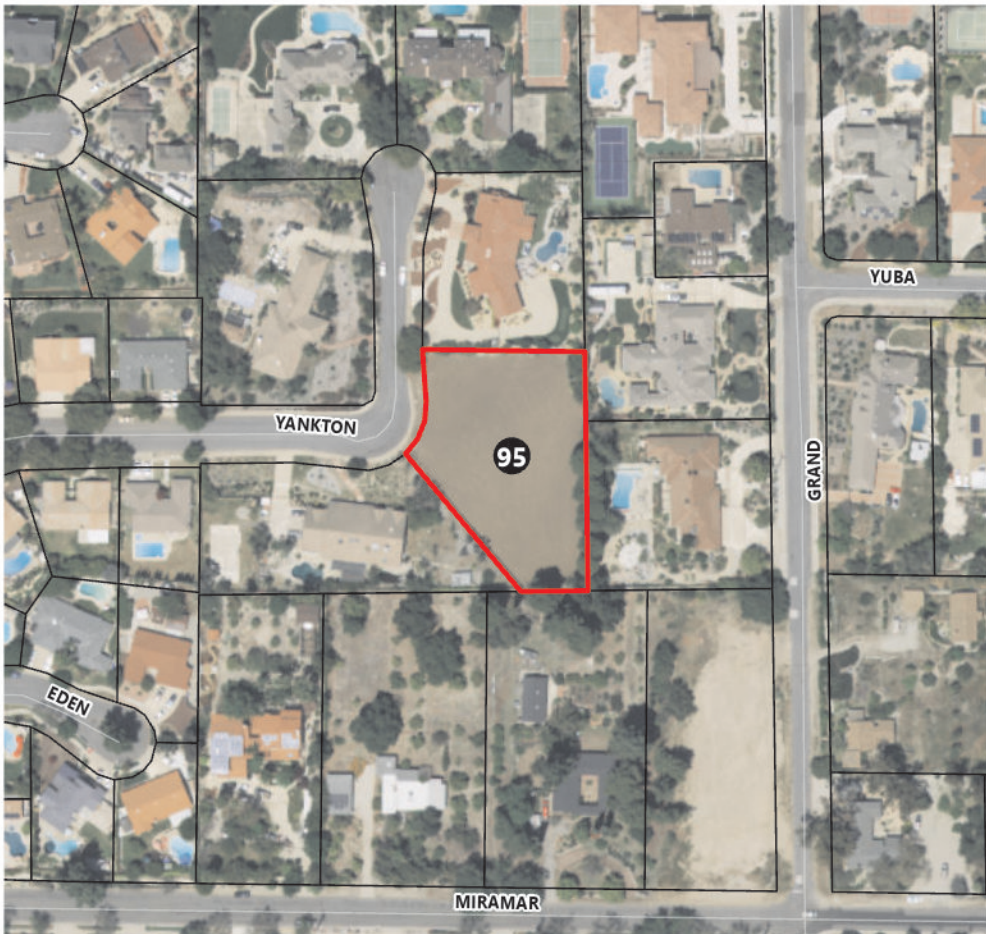
Existing Uses: Vacant Lot

Site 49 is one of the few remaining vacant parcels in North Claremont's Rural Residential RR 35,000 zoning district. The 0.99-acre parcel is This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to received ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic Units capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Exisitng Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
93	8671-014-059	Pomello Dr		Vacant		R2	RR 35,000	ADU-Ready RS 10,000 Overlay	4	Upzone	Above Moderate Income	0.99	6	0	6	0	3	3



Parcel Boundary
 Opportunity Parcels
 Opportunity Sites
 ▲ Scale: 1:2,500

6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 50 - Yankton Ave

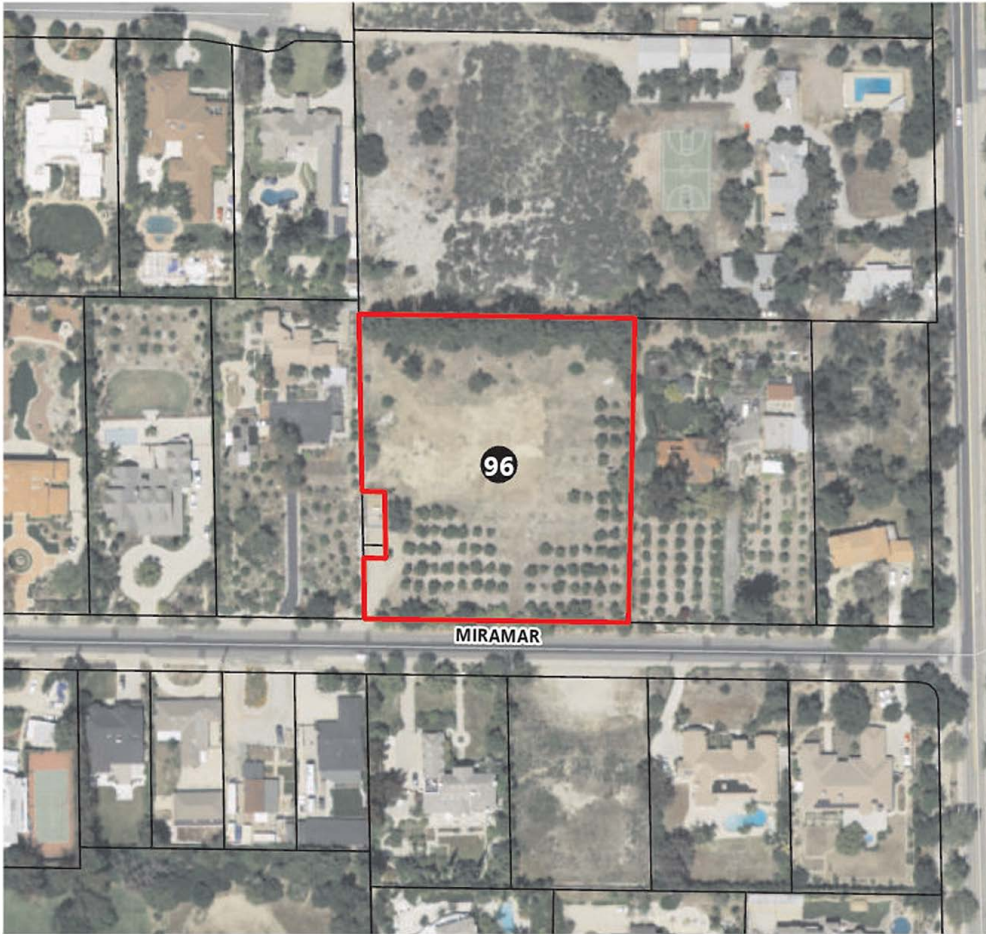
Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Site 50 is one of the few remaining vacant parcels in North Claremont's Rural Residential RR 35,000 zoning district. The 0.92-acre parcel is This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to received ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic Units capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Exisitng Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
95	8671-009-024	Yankton Ave		Vacant		R2	RR 35,000	ADU-Ready RS 10,000 Overlay	4	Upzone	Above Moderate Income	0.92	6	0	6	0	3	3



6th Cycle RHNA Opportunity Sites

Site Selection Criteria and Opportunity Site Justification



Site 51 - 777 E Miramar Ave

Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Site 51 is one of the largest of the few remaining vacant parcels in North Claremont's Rural Residential RR 35,000 zoning district. This site is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to receive ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic units capacity assumes this parcel could be divided into eight parcels, each with one SFR and one ADU, resulting in a total of **16 units** at this Opportunity Site. The **eight SFR's** are assumed to be Above Moderate Income Units while the **eight ADU's** are assumed to be moderate income units.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
96	8671-010-017	777 E. Miramar Ave		Vacant		R2	RR 35,000	ADU-Ready RS 10,000 Overlay	4	Upzone	Above Moderate Income	2.13	16	0	16	0	8	8



6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification



Site 52 - Miramar Ave

Applicable Site Selection Factors: 1

Existing Uses: Vacant Lot

Site 52 is one of the few remaining vacant parcels in North Claremont's Rural Residential RR 35,000 zoning district. The 0.8-acre parcel is one of 10 remaining vacant sites (and one underutilized site, OS 44) in the RR 35,000 zoning district that are planned to receive ADU-Ready RS 10,000 Overlay. The Overlay will allow for this large lot to be subdivided into smaller lots pursuant to the standards of the RS 10,000 zoning district and be developed with a single-family residence (SFR) and a required Accessory Dwelling Unit (ADU).

Based on its lot size and dimensions, the realistic Units capacity assumes this parcel could be divided into three parcels, each with one SFR and one ADU, resulting in a total of 6 new units at this Opportunity Site. The three SFR's are assumed to be Above Moderate Income Units while the three ADU's are assumed to be Moderate Income Units.

Parcel Boundary Opportunity Parcels Opportunity Sites Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
94	8671-005-044	Miramar Ave		Vacant		R2	RR 35,000	ADU-Ready RS 10,000 Overlay	4	Upzone	Above Moderate Income	0.8	6	0	6	0	3	3