



7891

7891 WHITAKER STREET
BUENA PARK, CA 90621

63 UNIT POTENTIAL MULTI-
FAMILY/HOTEL/SUPPORTIVE/TRANSITIONAL/GROUP
LIVING/AUTO, AND COMMERCIAL DEVELOPMENT
OPPORTUNITY

Offering Memorandum

Redevelopment to Permanent
Housing or Commercial/Auto



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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

The Coral Hotel property is currently offered for sale as a redevelopment opportunity. Situated on a 1.06 corner lot, the City of Buena Park has indicated that the current zoning allows for the development of the following: Multi-Family/Supportive/Transitional/Group Living/Auto, and Commercial uses. The City has advised that the existing hotel must be torn down and cannot be used in transition to Permanent living. For more details, please review the Development Section of the OM.

PROPERTY HIGHLIGHTS

- Corner Lot Location - Directly across the Street from Nissan, Toyota, and 1 Block away from Honda dealerships on Auto Center Drive
- Large 1.06 Acre Lot - Potential 63 Unit plus Affordable Bonus
- Cooperative Local Government that Desires the Redevelopment of the Property
- Residential Area to the North of the Property with Prime Buena Park Commercial nearby.

OFFERING SUMMARY

Sale Price:

\$6,100,000
1.06 Acres- 63 Units plus Affordability Bonus

Lot Size and Potential Density

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	543	2,770	9,179
Total Population	1,994	9,562	30,947
Average HH Income	\$105,764	\$97,437	\$102,381

Property Description



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LOCATION DESCRIPTION

Located just to the North of the Golden State Freeway (5), the property is between Stanton Blvd to the East and Beach Blvd to the West, with immediate freeway access on Beach Blvd.

The property has a corner lot location on both Whitaker Street and Auto Center Drive, which is home to Buena Park Automobile Dealerships. Whitaker Street ends on a cul-de-sac that fronts Auto Center Drive. Whitaker Street and the surrounding area north of the property are a clean residential area, primarily single-family homes and a few multi-family apartments.

Immediately across the street from the property, at Auto Center, are Buena Park Nissan, Toyota, and Honda (just to the west on Beach Blvd).



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Complete Highlights



LOCATION INFORMATION

Building Name 63 Unit Potential Multi-Family/Hotel/Supportive/Transitional/Living/Auto, and Commercial Development Opportunity

Street Address 7891 Whitaker Street

City, State, Zip Buena Park, CA 90621

County Orange

Cross-Streets Beach Blvd and Auto Center

BUILDING INFORMATION

Number of Lots 1

Best Use Multi-Family/Commercial/Automotive

PROPERTY HIGHLIGHTS

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- Large 1.06 Acre Lot - Potential 63 Units plus Affordable Bonus
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SECTION 2
POTENTIAL DEVELOPMENT - PER CITY

City of Buena Park, CA

Matt Foulkes commented on Inquiry Research:

"

Message: Good morning Luis - Thanks for your inquiry. The property at 7891 Whitaker is zoned Auto Center Specific Plan (ACSP), with a Housing Incentive Overlay Zone. This means that the property may be used for auto-related or commercial uses that are specified in the ACSP, or the property could be redeveloped with mixed-use multi-family housing subject to compliance with the Housing Incentive Overlay Zone standards.

According to City records, the lot is 46,242.68 square feet (1.06 acres).

"

Where: 7891 WHITAKER ST

Type: On-line Planning & Zoning Questions

Number: PZ-25-588

HOUSING INCENTIVE OVERLAY (HIO) OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

2.3.2 Multi-Family Residential Overlays Permitted Uses (HOO and RCFO)

The two (2) Multi-Family Residential Overlays below emphasize residential uses and only allow a limited number of compatible services and amenities. The Multi-Family Residential Overlays are intended to accommodate a variety of housing types, in a primarily residential setting supported by neighborhood-serving commercial uses. [Table 2.3.2 \(Permitted Use Table\)](#) identifies the uses permitted; the uses that are not permitted; and the uses subject to specific standards. Uses not listed in the table below are not permitted.

*Note: The Zoning Administrator shall have the authority to grant Conditional Use Permits (CUP), which may be subject to appeal by City Council. A CUP may be denied if affirmative findings based on the criteria in Section 19.128.020, Subsection E, are not made or conditions cannot be imposed to adequately mitigate any adverse impacts of the use. Definitions of uses not provided in Section 19.104.080 are located in Chapter 6 (Definitions) of these ODDS.

Table 2.3.2 Permitted Use Table (Multi-Family Residential Overlays)

Key:	"P" Permitted Use		"-" Not Permitted	"*" Specific Standard
Use	HOO	RCFO	Use Standard	Specification
Residential Uses				
<i>Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household.</i>				
Dwelling, Multi-Family	P	P		
Home Day Care Facility	P*	P*	In conjunction with; Permit required;	Dwelling Home Occupation Permit
Supportive Housing	P*	P*	Restricted affordability	100%
Transitional Housing	P	P		
<i>Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household.</i>				
Emergency Shelter	P*	P*	Special use program	See Section 19.448.070
Group Home	P*	P*	Special use program	See BPMC Chapter 5.70
Religious Group Living		P*	In conjunction with;	Religious Assembly
Public, Institutional, and Community Uses				
<i>Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community.</i>				
Club, Service Organization, or Community Center	P*	P*	Use separation	Residential; 100 ft.
			Size of facility (max.)	1,000 sq. ft.
			Hours or Operation	7:00AM to 10:00PM
			Upper story location	Prohibited
Community Garden	P*	P*	Accessory use to;	Dwelling
			Size (max.)	20,000 square feet
			Location	Setback at least 25 ft. from all property lines.
Indoor Fitness and Sports Facility, Small	P*	P*	Size of facility (max.)	3,000 sq. ft.
			Location	Ground floor only or accessory structure
			Hours of operation	6:00AM to 10:00PM
			Upper story location	Prohibited
Outdoor Recreation Area	P*	P*	Size of facility (max.)	10,000 sq. ft.
			Upper story location	Prohibited
Public Park/Open Space	P	P		
Public Security Center	P*	P*	Accessory to;	Residential use
Religious Assembly		P		
<i>Transportation: uses associated with parking facilities.</i>				
Carport	P*	P*	Accessory to;	Dwelling
Parking Lot	P*	P*	Accessory to;	Dwelling
Parking Structure	P*	P*	Accessory to;	Dwelling
<i>Utilities: uses associated with infrastructure necessary for the provision of services such as water, sewer, power, or communications. Excludes off-site transmission lines, pipes, or other systems for conveying and transmitting services within utility easements.</i>				
Minor utilities	P*	P*	Screening	Required
Major utilities	P*	P*	Approval Required	Public Works Department
			Location	Corner lots only

CHAPTER 3. DEVELOPMENT STANDARDS

3.1 Development Standards for Housing Incentive Overlays

The Development Standards provided in this Section are applicable to Mixed-Use Overlay-45, Mixed-Use Overlay-60, Mixed-Use Overlay-100, and residential development in the Housing Opportunities Overlay and the Religious Congregational and Fraternal Overlay, which are illustrated in [Sections 3.1.1 – 3.1.15](#). Table 3.1 below provides an overview of the development standards applicable to these Overlays.

Table 3.1 – HIO Development Standards Overview					
Development Standard	Mixed-Use Overlays			Multi-Family Overlays	
	MUO-45	MUO-60	MUO-100	HOO	RCFO
Density and Intensity					
Base Density	45 du/ac	60 du/ac	100 du/ac	50 du/ac	40 du/ac
Floor Area Ratio (FAR)	1.5 FAR	1.0 FAR	1.75 FAR	-	-
Minimum Site Dimensions					
Minimum Lot Size	21,780 sq. ft.	21,780 sq. ft.	21,780 sq. ft.	21,780 sq. ft.	15,000 sq. ft.
Minimum Lot Width	50 feet	50 feet	100 feet	45 feet	50 feet
Minimum Lot Depth	75 feet	75 feet	100 feet	75 feet	65 feet
Minimum Building Setbacks					
Front Yard Setback	10 feet	10 feet	15 feet	10 feet	10 feet
Side Street Setback	-	-	-	-	-
Main Building	10 feet	10 feet	15 feet	10 feet	10 feet
Accessory Building	15 feet	15 feet	20 feet	15 feet	15 feet
Side Yard Setback	-	-	-	-	-
Main Building	6 feet	6 feet	10 feet	6 feet	6 feet
Accessory Building	5 feet	5 feet	5 feet	5 feet	5 feet
Rear Yard Setback	-	-	-	-	-
Main Building	10 feet	10 feet	15 feet	10 feet	10 feet
Accessory Building	5 feet	5 feet	10 feet	5 feet	5 feet
Street Corner Setback (Arterial Streets/Outer Corner Treatments)	20 feet	20 feet	20 feet	15 feet	15 feet
Lot Coverage					
Maximum Lot Coverage	80%	80%	80%	80%	80%
Building Form					
Stories	5	7	9	5	5
To Highest Eave/Parapet	52 feet	72 feet	92 feet	52 feet	52 feet
Maximum Height (Overall)	55 feet	75 feet	95 feet	55 feet	55 feet
Ground Floor Height	-	-	-	-	-
Residential (min.)	9 feet	9 feet	9 feet	8 feet	8 feet
Non-Residential (min.)	15 feet	15 feet	15 feet	-	-
Open Space					
Minimum Open Space	16 – 200 total units: 150 square feet of usable open space per unit 200 or more total units: 100 square feet of usable open space per unit A minimum of 50% as common open space and the remaining 50% as either private or common open space.				
Parking					
Residential Uses					

Multi Family Development Summary

Density and Parking

The City of Buena Park has indicated the following:

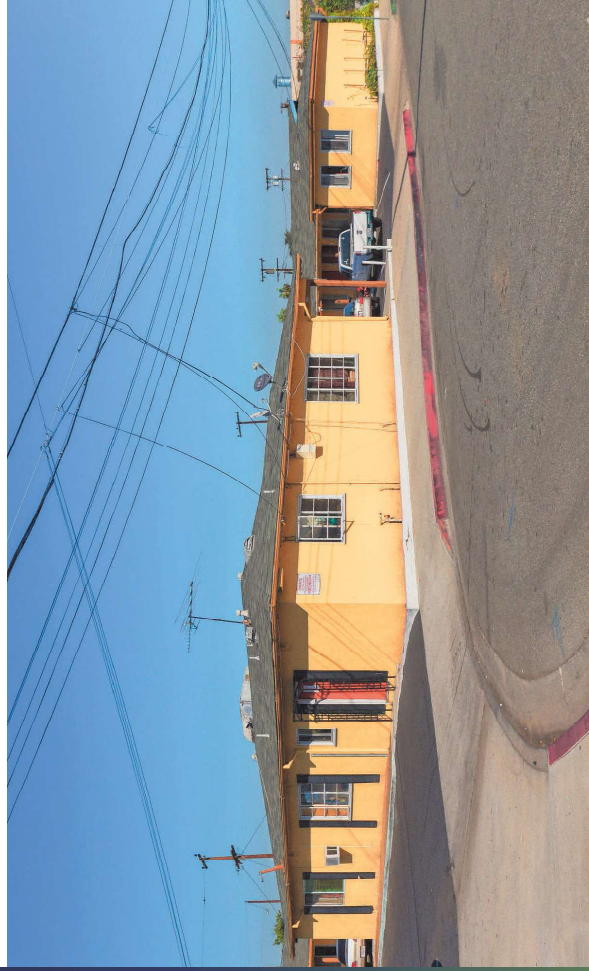
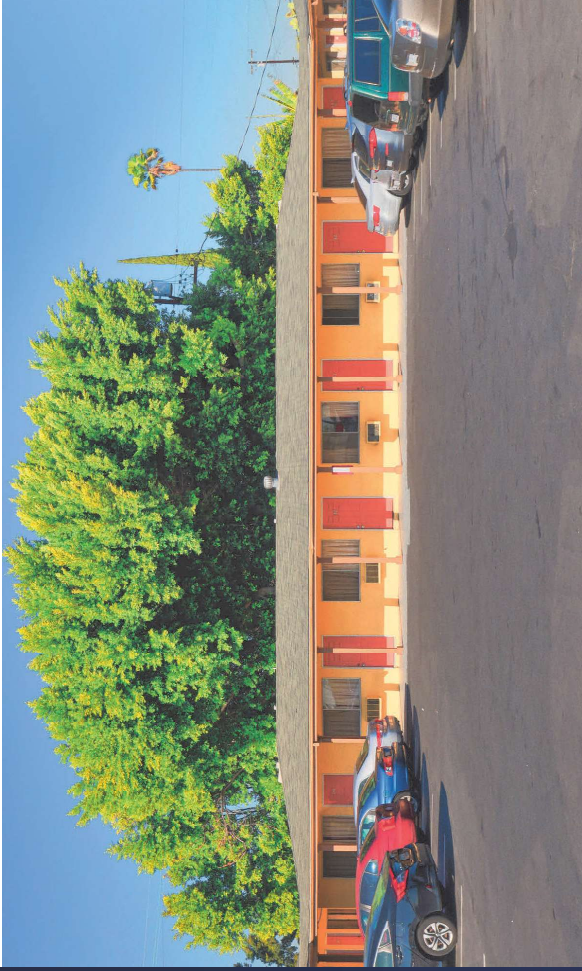
Density:

Per the City's Housing Element, the maximum permitted density at this property is 60 dwelling units per acre. This based density could theoretically be increased via State Density Bonus Law.

Subterranean Parking:

A high water table does not preclude subterranean parking, but does require additional engineering to address water intrusion which can increase construction costs. I am not aware of the exact water-table height at this location, but regardless, it would need to be confirmed through soil testing and boring.

Additional Photos

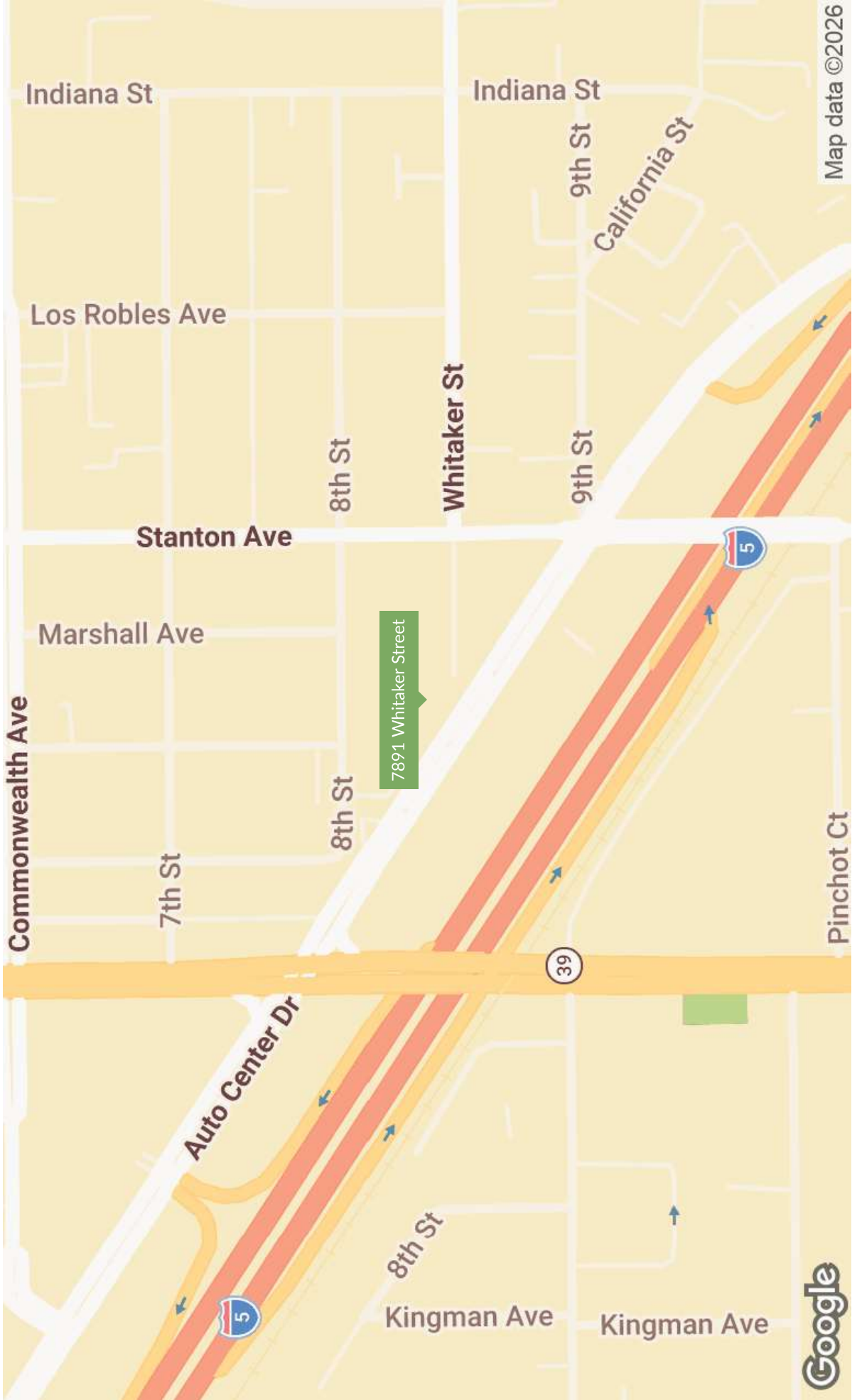




SECTION 3

LOCATION INFORMATION

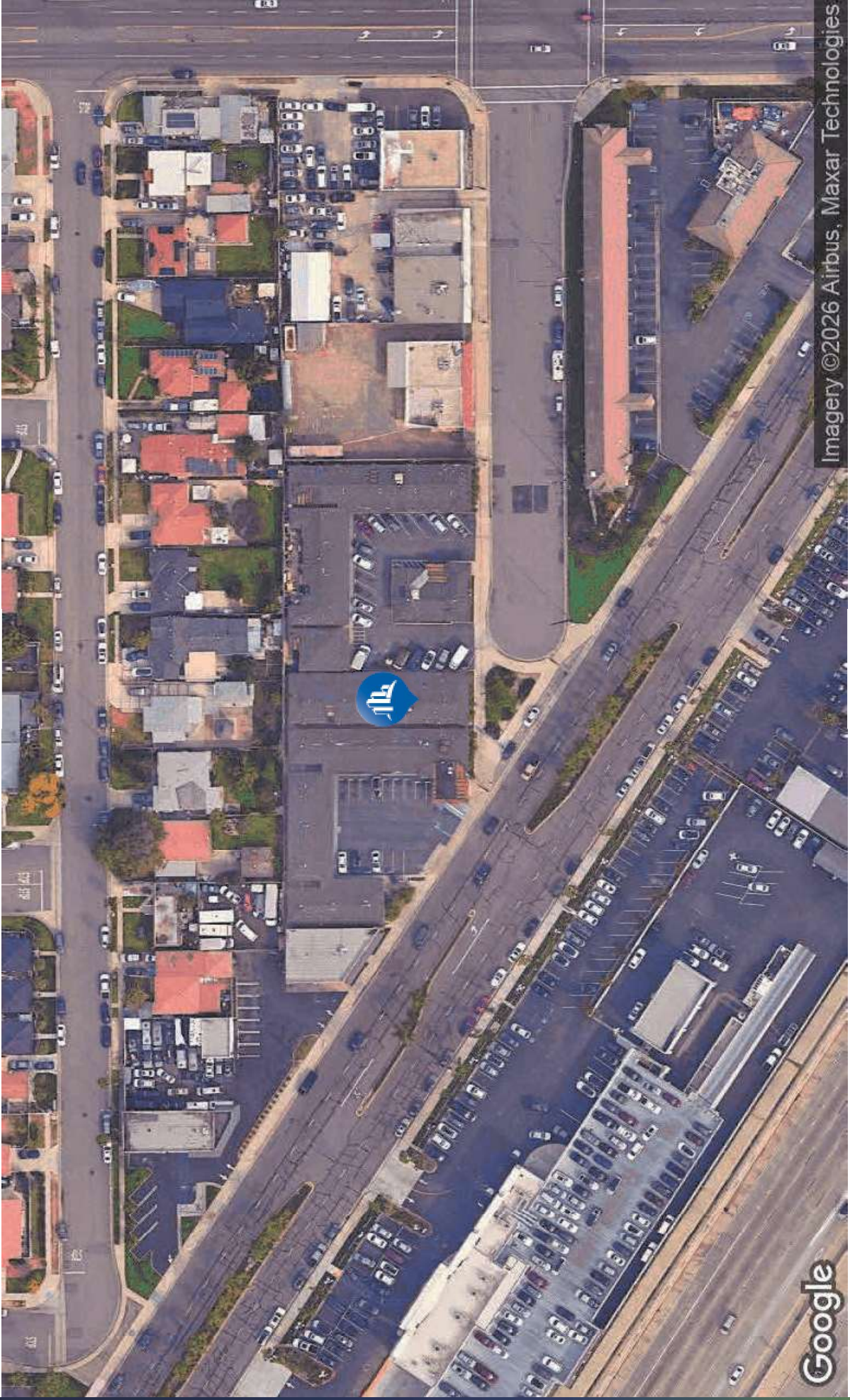
Location Map



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Aerial Map



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SECTION 4

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,994	9,562	30,947
Average Age	37	37	37
Average Age (Male)	36	35	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	543	2,770	9,179
# of Persons per HH	3.7	3.5	3.4
Average HH Income	\$105,764	\$97,437	\$102,381
Average House Value	\$666,720	\$730,271	\$785,928

Demographics data derived from AlphaMap

