

NEWPORT BEACH

0.64 ACRE LAND
AVAILABLE FOR SALE
RESIDENTIAL DEVELOPMENT OPPORTUNITY

BRISTOL RESIDENTIAL SITE

2332 SE Bristol St &
2301/2331 Zenith Ave
NEWPORT BEACH, CA

PRES

Property Highlights

2301 Zenith Ave

APN: 439-021-13

Size: 13,467 SF (0.31 AC)

2331 Zenith Ave

APN: 439-021-12

Size: 7,453 SF (0.17 AC)

2332 SE Bristol St

APN: 439-021-03

Size: 7,151 SF (0.16 AC)

Zoning: CO-G General Commercial Office, SP-7 (PACC)

Demographics

	1 mile	3 miles
Population	5,316	163,454
Households	2,378	63,882
Median Age	40.50	37.40
Median HH Income	\$180,413	\$103,398
Daytime Employees	36,553	226,782



Traffic

	Traffic Volume	Distance
SE Bristol St & SW Birch St NW	16,290	0.17 mi
73 Fwy (San Joaquin Transport Corridor)	28,452	0.13 mi
SE Bristol St & Jamboree Rd SE	5,316	0.34 mi



ENTITLEMENT SUMMARY

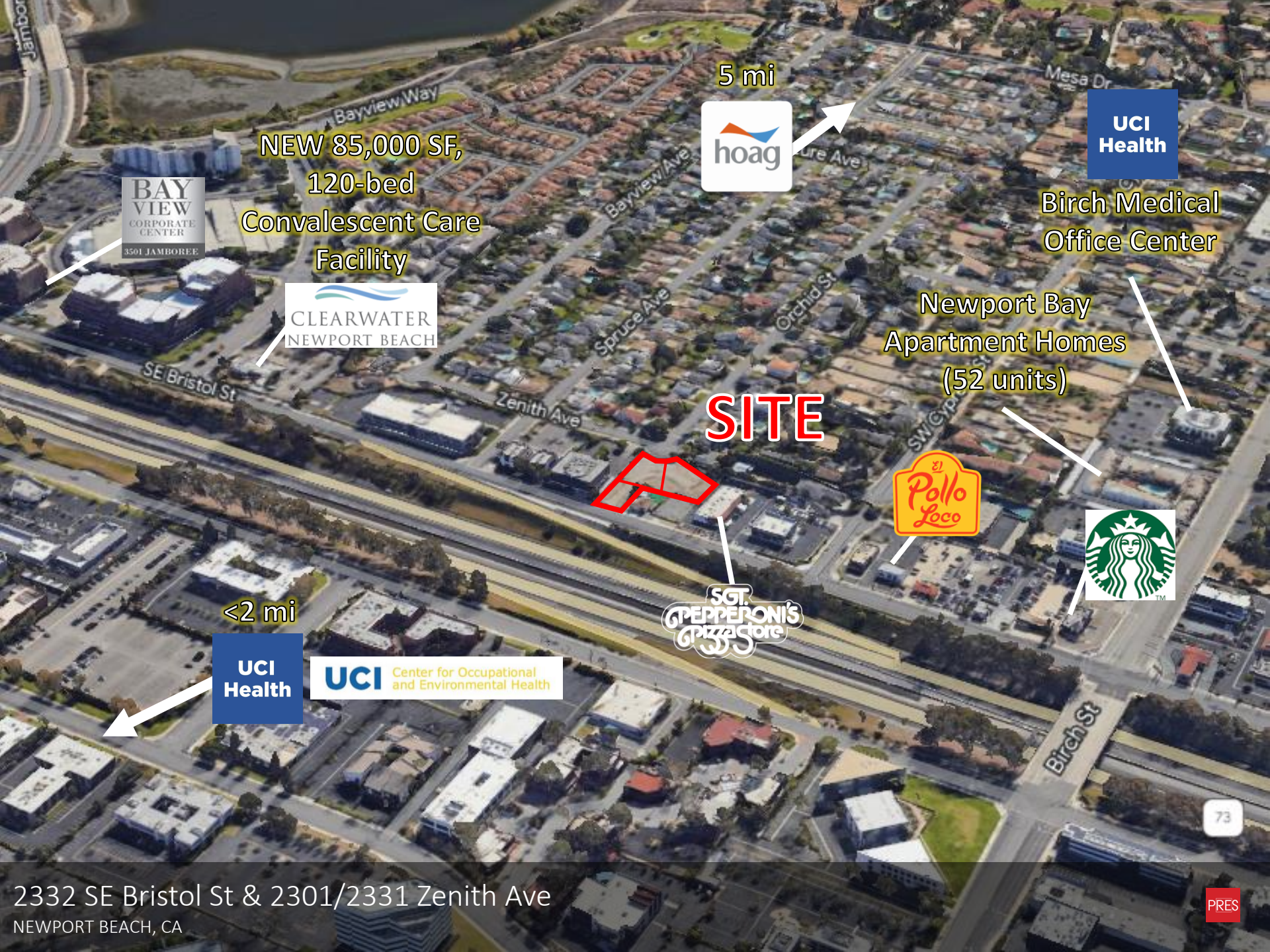
The properties at 2332 Bristol St & 2301/2331 Zenith Ave are eligible for residential development under the City's new Housing Opportunity (HO) Overlay Zoning Districts, specifically the HO-1 Overlay Zone for the Airport Area Environs Area. This overlay allows for residential development with a minimum density requirement of 20 dwelling units per acre and a maximum of 50 dwelling units per acre

- The HO-1 Overlay permits multiple-unit developments, mixed-use projects with a residential component, and residential-supporting uses such as leasing offices and recreation facilities
- Development under the HO-1 Overlay would likely require a Site Development Review from the Planning Commission
- If 20% of the units are designated as affordable housing, the project may be eligible to proceed directly to building permits

SINGLE FAMILY REBUILD RIGHT

Under the SP-7 Specific Plan, single-family dwellings that lawfully existed at the time of the plan's adoption by the County of Orange may be rebuilt in conformance with the County's R-1 Single-Family Residence zoning standards. This provides an additional development pathway for the Zenith Avenue parcels subject to a Minor Use Permit from the Zoning Administrator

- Eligible lots may be developed with detached single-family residences under the County of Orange R-1 zoning code that was in effect prior to SP-7 adoption (1986)
- Reconstruction must comply with current building and related codes; a Minor Use Permit is required per NBMC Part 5



5 mi



NEW 85,000 SF,
120-bed
Convalescent Care
Facility



Birch Medical
Office Center

Newport Bay
Apartment Homes
(52 units)

SITE



<2 mi



73

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