

OCEAN VIEW SCHOOL DISTRICT

Pleasant View and Sun View Due Diligence

Proposed Property Concepts and
Community Benefits

Julianne Hoefer, Ph.D., Superintendent
Board Meeting: October 13, 2026



The District has not committed to redeveloping either site. Further review and analysis will inform whether redevelopment moves forward and, if so, what form it may take.

Why Consider Development of These Properties

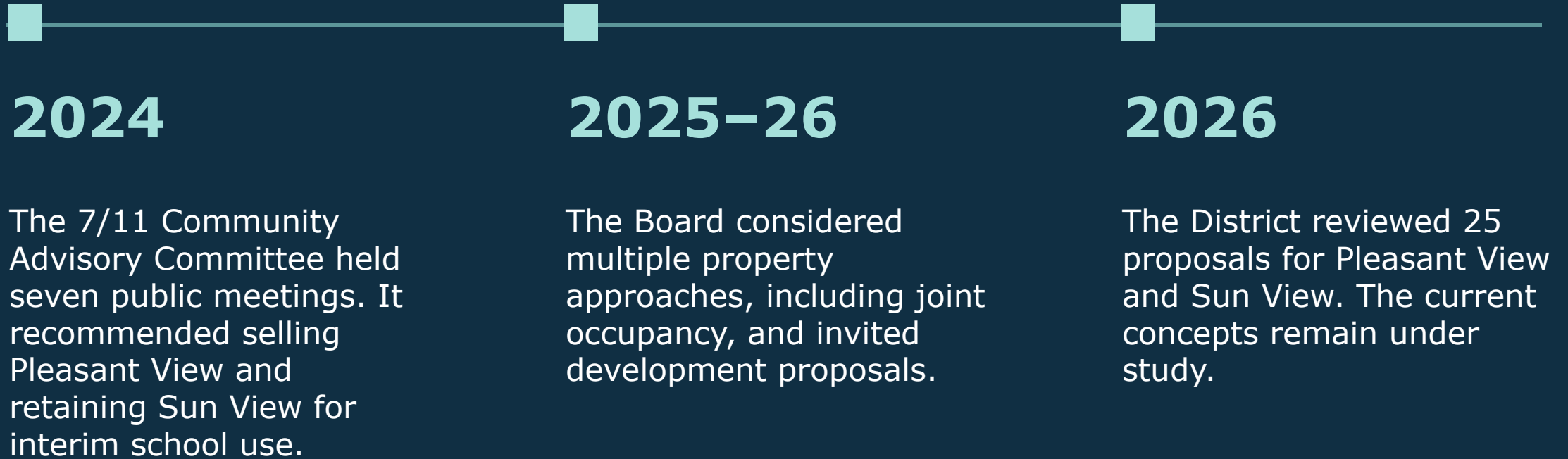
01 Support school facilities and programs with property revenue

02 Increase access to workforce housing

03 Preserve green space and recreation areas for the community

04 Explore productive uses for vacant properties

How We Reached this Point



The Draft Concepts are Not High-Density Projects

Pleasant View

152

**single-family homes
for purchase**

Draft concept on roughly a 11-acre site

Sun View

312

**multi-family homes
for lease (workforce housing)**

Draft concept on roughly a 13-acre site

It is expected that the final number of housing units, layout, parking and access may evolve as the proposed projects are refined in collaboration with the community and city.



PLEASANT VIEW

Single-Family Homes for Purchase

152

At least 13% would be reserved
for qualified District staff

PLEASANT VIEW

Conceptual Townhome Designs



Developer illustrations provided. Building design may evolve as the proposed project is refined in collaboration with the community and city.

Homes, Green Space, and Parks



SITE SUMMARY

Net Site Area:	10.78 ac
Open Space Area:	4.00 ac
Residential Area:	6.78 ac
Total Units:	152 units
Average Net Density:	14.15 du/ac
Total Buildable SF:	287,159 sf

UNIT SUMMARY
3D' x 60' LOTS

Plan Type	Net S.F.	Garage	Stories	# units	% of total	Buildable SF
Plan 1	2,090	2-4bd	3	17	43%	55,330
Plan 2	2,170	2-4bd	3	17	43%	36,890
Plan 3	2,280	2-4bd	3	6	15%	13,680
Total				40	100%	84,100

UA TOWNS (3-STORY)

Plan Type	Net S.F.	Garage	Stories	# units	% of total	Buildable SF
Plan 1	1,958	2-4bd	3	21	35%	40,698
Plan 2	2,089	2-4bd	3	21	35%	43,869
Plan 3	2,240	2-4bd	3	18	30%	43,644
Total				60	100%	128,211

UA VINCENT (3-STORY)

Plan Type	Net S.F.	Garage	Stories	# units	% of total	Buildable SF
Plan 1	1,584	2-4bd	3	8	15%	10,272
Plan 2	1,375	2-4bd	3	18	35%	24,750
Plan 3	1,402	2-4bd	3	9	15%	11,216
Plan 4	1,555	2-4bd	3	18	35%	29,790
Total				52	100%	76,028

OPEN SPACE SUMMARY

Park (New + Existing)	174,240 sqft
TOTAL OPEN SPACE PROVIDED	174,240 sqft

PARKING SUMMARY

PARKING PROVIDED	Spaces provided
Garage and	304 spaces
Driveway	6 spaces
Open guest parking	57 spaces
Total Provided	367 spaces

- New green space
- Retain existing park
- Provide parking

PLEASANT VIEW

HUNTINGTON BEACH | CA

KNIGHTHALL | 26-059

DATE 7 | 20 | 26

1"=40'-0" SCALE
0 20 40
NORTH
CONCEPTUAL SITE PLAN | 4
URBAN ARENA

Fields, parking, and access remain under review and may evolve as the proposed project is refined in collaboration with the community and the city.

Affordable Multi-family Homes for Lease (Workforce Housing)

312

More than 65% are planned with two to four bedrooms



Developer illustration provided. Building design remains under review and may evolve as the project is refined in collaboration with the community and the city.

Multi-Family Housing with Field Space



- **New green space**
- **Provide parking**
- **Multiple entry points**

Field access, parking, and the design layout may evolve as the proposed project is refined in collaboration with the community and city.

Multi-Family Housing with Field Space



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How Concepts Would Support Schools

SUN VIEW & PLEASANT VIEW

~\$1.5 million

Revenue projections are preliminary and dependent upon final agreements, project feasibility, and Board approval.

- Ongoing annual revenue to support District priorities
- Returns vacant properties to productive use
- Retains District ownership of land
- Supports long-term financial stability of the District

Components that Need to be Finalized

- 01** Traffic, neighborhood access, and parking

- 02** Field design, public use, and maintenance

- 03** Environmental review and agency approvals

- 04** Affordability, eligibility, and financial terms

Stay Involved

Updates and Board presentations will be posted on the District website. Community members may speak at public Board meetings and developer community engagement meetings.

ovsd.org/ourdistrict/district-properties

