

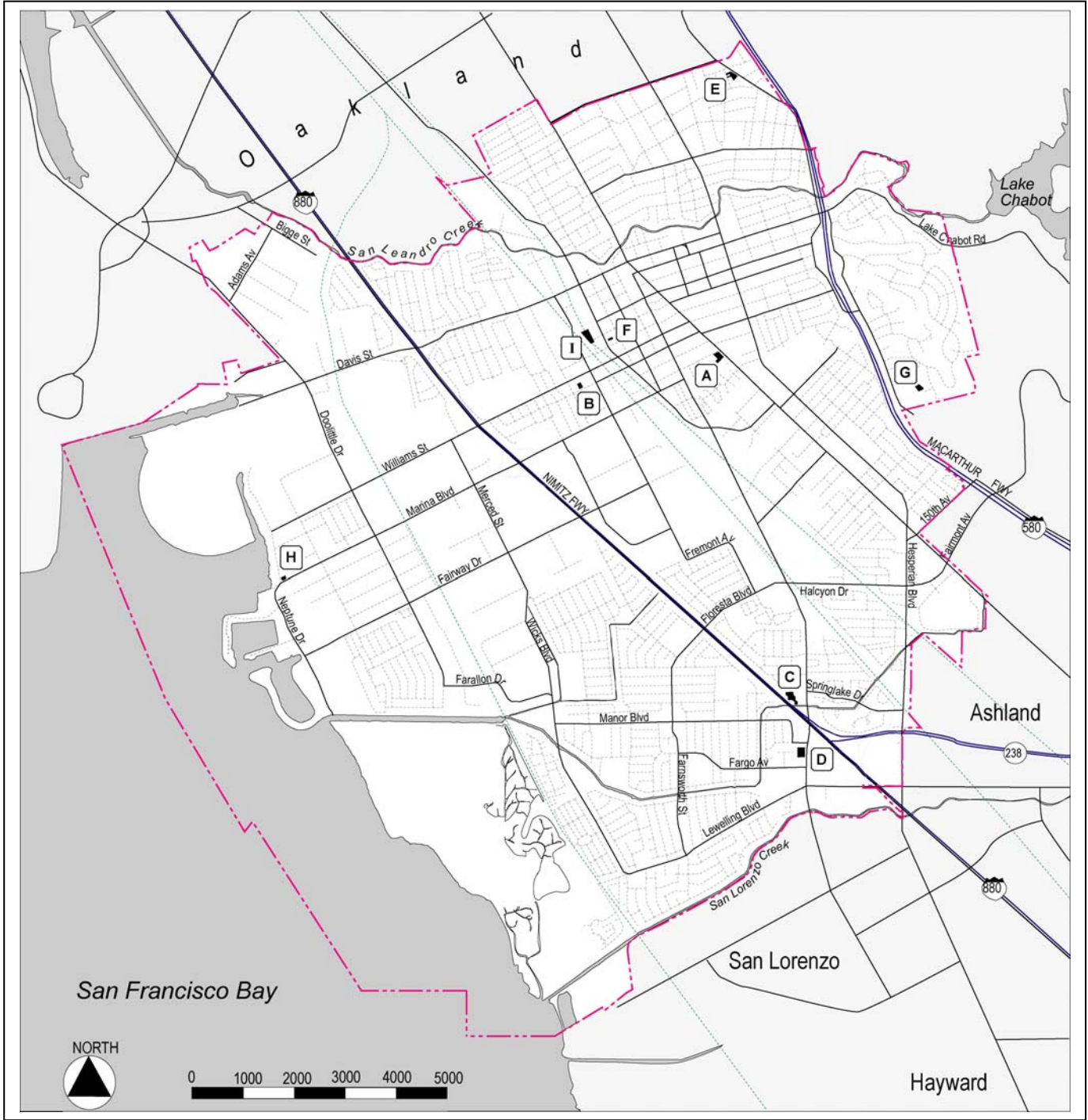


APPENDICES

APPENDIX A:
HOUSING SITE INVENTORY

Table A-1: Approved and Entitled but Unbuilt Projects

ID	Location	Address	APN(s)	Area (acres)	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assumptions	Redev Area?	Distance to BART	Units	Notes/Comments
A	E14th@Estabrook, SW	2103, 2123 E14th	077-0556-057-07	0.94	CMU	SA-2	Former auto dealer, being prepped for Estabrook Senior Housing	54	Under Construction in 2009	Yes	0.9	51	100% very low
B	Castro, n/side b/w Orchard/Alvarado	940 and 950 Castro	075-0066-021-00; 075-0066-022-00	0.35	MDR	RD	1 structure finished in 2007, 2 more under construction in 2008	12	2 duplex units built in 2007, 4 under construction	No	0.5	4	these are market-rate rentals. Count as moderate income.
C	W/ side Washington just north of I-880, opposite Springlake	14900 block Washington	Numerous (subdivided)	1.68	LDR	RM-3000 (PD)	Cherry Glen Ph. 2 (under construction)	12	approved for construction	No	1.2	20	will include 18 market, 2 moderate
D	W/ side Washington midway between Beatrice and Fargo	15101 Washington	80H-1515-008-02	1.00	HDR	RM-1800	Vacant, former Jokers Bar and trailers	24	Approved for construction	No	1.4	24	site approved for 24 modular for-sale townhomes in 2007. 20 market-rate, 3 mod, 1 low
E	Macarthur at Broadmoor	311-335 macarthur	076-0311-001-03; 076-0311-003-00; 076-0311-004-00; 076-0311-005-00	0.99	CMU	CC (PD)	Stepping Stones Child Dev't Ctr	24	Approved for construction	Yes	2.1	23	site approved for 23 townhomes but project "on hold" due to market factors. 19 market, 3 moderate, 1 low
F	E/side SL Blvd mid-block b/w Parrott and Thornton	1650 SL Blvd	075-0028-010-02	0.20	MDR	DA-4	Vacant	30	Approved for construction	No	0.2	6	Approved for 6 townhomes
G	End of Darius Ct	1500 Darius Ct	079-0019-040-0	0.45	LDR	RS (VP)	Vacant	2	Approved for construction	No	2.7	1	single family home
H	Neptune@Marina, NE corner	2851 and 2853 Marina	079A-0565-054-00 and 079A-0565-053-00	0.21	GDR	RO(PD)	Lot split-home plus 2 lots	8	Two units	No	2.5	2	
I	Martinez at Parrott, NW corner	NA	075-0047-002-0	1.25	Office	DA-4(S)	Vacant lot	80	The Alameda; approved 3/09	Yes	0.1	100	99 affordable, plus mgrs unit.
TOTAL												129	65 above moderate 13 moderate 4 low 149 very low



LEGEND


 Housing Approved or Under Construction, June 2009
(see Table A-1 for key)

Figure A-1
Housing Approved or Under Construction

Housing Element Update, 2010

Table A-2: Housing Opportunity Sites

Map ID	ID in 2003 Housing Element	Location	Address	APN(s)	Area	GenPI Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Redev Area?	Distance to BART (miles)	Units	Notes/ Comments
CATEGORY 1: Sites Suitable for High Density (30 UPA or more)														
CATEGORY 1A: SITES IMMEDIATELY AVAILABLE, WHERE HOUSING IS A REQUIRED USE OR HAS BEEN PROPOSED														
1	57	SL Blvd, e/side, Joaquin to Juana	W. Juana: 506, 528, 540, 552, 564, 588	075-0039-07-5	2.26	HDR	DA-4(S)	Parking lot for BART	88	Assume max density, per GP	Yes	<0.1	200	BART Parking Lot. Crossings East
2	New	Area between Martinez and Alvarado, south of Davis	NA	075-0047-007-00	4.00	Office	DA-4(S) and DA-5(S)	Vacant lot	100	Master planned for 400 units--no specific project yet	Yes	<0.1	400	Crossings, Phase 2 . Plan indicates 400 units
3	56 (part)	Alvarado at Antonio, multiple contiguous parcels on west side of street under common ownership	854 Antonio, 915 Antonio	075-0057-012-00; 075-0057-001-00; 075-0155-0150	4.19	O/HDR	DA-4(S)	Vacant	60	Minimum density requirement applies: 60 UPA. (Maximum is 100 UPA).	Yes	0.4	251	Property currently for sale, part of TOD area. Owned by World/ Wachovia/ Wells
4	56 (part)	Alvarado at Antonio, two contiguous parcels on east side of street under common ownership	844 Alvarado, 728 Antonio	075-0051-03-00; 075-0054-001-02	0.73	O/HDR	DA-4(S)	Vacant	60	Minimum density req.: 60 UPA. (Maximum is 100 UPA).	Yes	0.4	44	Property currently for sale; same owner as site 4
5	56 (part)	SW corner Alvarado St and Antonio St	794 Davis	075-0057-0013-03	2.20	O/HDR	DA-4(S)	Underutilized surface parking lot	60	Zoning requires min density of 60 UPA	Yes	0.3	132	Northern portion of the 6.7 acre World/ Wachovia/ Wells Bank--presumes subdivision into 2.2 ac dev't site and 4.5 acre site with bank and parking deck. TOD study assumed 160 units.
6	2	SL Blvd@Parrott, SE corner	1604 SL Blvd	075-0028-01-2	0.31	HDR	DA-4	Vacant	30		No	0.1	10	Excellent site across from BART Station. Current zoning requires housing. Densities could exceed 30 UPA, but lot is fairly small so conservative assumption used.

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Map ID	ID in 2003 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Redev Area?	Distance to BART (miles)	Units	Notes/ Comments	
CATEGORY 1A: CONTINUED															
7	55	Parott, n/side, b/w Washington/ Hays	268 Parrott; 1595 Washington	075-0005-12-0; 075-0005-011-01	0.42	DMU	DA-1	Vacant lot, EBMUD maintenance	30	pending project on vacant lot plus EBMUD site	Yes	0.3	12	EBMUD owns this property and is considering selling for development. Estimates range from 9-30 units.	
8	46	E14th @Sybil, midblock NE	1858-1860, 1890-1894-1896 E14th	077-0530-020-01; 077-0530-022-00	0.47	CMU	DA-1	Large grass yard and adjacent small bldg	42	Zoned SA-2, min. density 18 UPA, max 36 UPA	Yes	0.8	20	Recently proposed for development with 20 "green" affordable rental units ("Ecodreams")	
CATEGORY 1A SUBTOTAL					14.58							1069			
CATEGORY 1B: SITES IMMEDIATELY AVAILABLE, WHERE HOUSING OVER 30 UPA IS A PERMITTED USE AND IS ENCOURAGED															
9	New	E/side E. 14th, Juana to Dolores	1550 E. 14th Street	077-0540-009-00	1.73	DMU	DA-1(S)	Empty former supermarket	35	Min. density: 35 UPA. Max is: 75 UPA. Min. used for this analysis.	Yes	0.5	61	Former Albertson's Grocery, now vacant. Various proposals have been made for its reuse. Mixed Use / Housing with 130+ units was envisioned by the TOD strategy.	
10	New	Thornally Dr at Coelho Drive (Bayfair BART)	15242 Hesperian	077-D-1490-019-00	11.7	Public	PS	parking lot for BART	32	Zoned for public use, but BART is contemplating joint dev't	Yes	<0.1	375	BART's plan includes structured parking on some of the site, as well as development at 60-70 UPA on the remainder. BART's estimates are for 620-740 units, but 40% of this area is outside the city limits	
11	86	E14th, e/side, 300' n of Hesperian	14875 East 14th	77E-1593-015-0	1.91	CMU	SA-3	Rental Car Lot with vacant duplex	41	Several recent proposals here.	Yes	0.9	80	Dollar RentACar site, now for sale. Density based on recent proposal for rental housing.	
12	88	E 14th, e/side, 500' n of Hesperian	14834 East 14th	077-E-1593-013-08	1.00	CMU	SA-3	House and used car dealer/ car storage	30	Assume 30 units per acre	Yes	0.9	30	Adjacent to the Dollar site in an area where housing is being encouraged.	
13	47	E14th@135th, NW	13489 E14th	77D-1405-001-01	0.28	CMU	SA-2	Vacant Lot	36	Assume max density, per GP	Yes	1.2	10	Applications for auto-service use have been denied in the past--city desires mixed use	

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Map ID	ID in 2003 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Redev Area?	Distance to BART (miles)	Units	Notes/ Comments
CATEGORY 1B: CONTINUED														
14	49	E14th@139th, E/side	13940, 13950 E14th	77E-1548-001-04	1.11	CMU	SA-1	Vacant, former Car Lot	36	Assume max density, per GP	Yes	1.4	40	Former "Ford Store" Lot; Now owned by Church of LDS. Housing has been considered.
15	50	E14th @ 141st, NW side	14180 E14th	77E-1555-008-00	0.42	CMU	SA-1	Vacant Lot	36	Assume max GP density	Yes	1.3	15	
CATEGORY 1B SUBTOTAL					18.15								611	
CATEGORY 1C: OTHER SITES WHERE HOUSING OVER 30 UPA IS A PERMITTED USE AND IS ENCOURAGED (NOT IMMEDIATELY AVAILABLE)														
16	new	Davis at E. 14th NW corner	1117, 1145, 1199 E. 14th, 214, 222, 234, 250, 262, 290 Davis	075-0001-002-02; 0075-0001-003, -004, -005, -006; 0075-0001-007-02; 0075-0001-010-02; 0075-0001-009-02; 0075-0001-008-02	1.48	DMU	DA-1(S)	Chevron, old bank bldg (for sale), SL Chamber, Redevel. Agency parking lots	60	Minimum density of 35 UPA applies, maximum density of 75 UPA.	Yes	0.3	89	"Town Hall Square" site. Portions of block are for sale. TOD strategy assumed 148 units here, using a density of 60 units per acre. This analysis uses more conservative assumption, based on minimum density allowed by zoning.
17	new	NW corner Alvarado and Davis St	NA	0075-0057-0011-00	4.20	GC	DA-6	Car Dealership (secondary location)	60	zoning requires 60 UPA min density	Yes	0.2	252	TOD strategy calls for high density housing on this site. Would require relocation of Dailey Chevrolet lot.
18	95	SL Blvd @ Parrott, NE corner	1562, 1590 SL Blvd	075-0039-24-2 075-0039-25-2	0.24	GC	DA-4	Parking lot for DCARA	30	zoning allows 100 UPA, but parcel size constrains	No	0.1	7	Deaf Counseling Ctr parking lot. Rezoned from commercial to residential mixed use after 2003 Housing Element
19	96	SL Blvd @ Williams, SE corner	525 Williams	075-0068-05-9	0.36	GC	DA-4	Old conven. store w/large parking lot	30	zoning allows 100 UPA, but parcel size constrains	No	0.2	10	Small, marginal convenience store adj. To BART. Rezoned from commercial to residential mixed use after 2003 Housing Element
20	new	E/side Alvarado, Thornton to Williams	1700 Alvarado; 750 Williams	075-0045-001-04; 075-0045-001-02	1.70	LI	DA-4	Large Warehouse and related offices (still active).	60	zoning requires min density of 60 UPA.	Yes	0.3	102	TOD study assumed 108 units on this site. Would need to be rezoned. Current use is industrial

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Map ID	ID in 2003 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Redev Area?	Distance to BART (miles)	Units	Notes/ Comments
CATEGORY 1C: CONTINUED														
21	new	East 14th at Durant, SE corner	110 E 14th, 81 Durant Av	076-0271-017-04, 076-0271-017-03	1.10	CMU	NA-2	San Leandro Furniture	30	General Plan/ Zoning allow 36+ UPA	Yes	1.2	33	San Leandro Furniture warehouse; land value is \$805,000, improvements are \$75,800
22	73	E14th@E/side, opp.135th	13760 E14th 2255 Bancroft	077E-1525-006-1 077E-1525-006-2	0.75	CMU	SA-2	House and 3 older small businesses	30	General Plan/ Zoning allow 36+ UPA	Yes	1.2	22	Deep lot adj to Girls Inc, has tarot reader, tailor, glass shop.
23	81	E14th@143rd, NW	14263, 14285 E14th and 1371 143d Av	077D-1456-040-01; 077D-1432-038-02	1.17	CMU	SA-1	Large used car lot, auto storage	30	General Plan/ Zoning allow 36+ UPA	Yes	1.2	35	The Car Store (14263, 1371), used car dealer, etc.occupies 2 large parcel--mostly car storage
24	83	E14th, 200' south of 145th	14583 E. 14th	77D-1460-001-0	1.16	CMU	SA-1	Pottery store and storage area for vehicles	30	General Plan and zoning would allow higher density	Yes	1.1	35	Underused
CATEGORY 1C SUBTOTAL					12.16								585	
CATEGORY 1 TOTALS:					44.89								2265	
SITES SUITABLE FOR 30 UPA OR MORE														

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Map ID	ID in 2003 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Redev Area?	Distance to BART (miles)	Units	Notes/ Comments
CATEGORY 2: Sites Suitable for Medium-High Density (15-30 UPA)														
CATEGORY 2A: SITES IMMEDIATELY AVAILABLE, WHERE HOUSING IS A REQUIRED USE OR HAS BEEN PROPOSED														
25	3	143rd Av flag lot, west of Antone Ct	Behind 1088 143rd	77D-1450-9-9	0.55	HDR	RM-1800	Vacant	18	24 allowed, 18 assumed	No	1.6	10	Flag lot, one driveway in and out...behind SFDs
26	4	MacArthur/ Joaquin at Grand	1405 Grand Ave	077-0502-008-07	0.54	HDR	RM-1800	Vacant	12	24 UPA allowed, but 12 assumed	No	1.3	6	Parcel shape limits # of units, also near SF homes
27	5	Pacific Ave, w/side, 400ft n. of Seeley	1471 Pacific	075-0120-25-0	0.29	HDR	RM-1800	Vacant	18	24 UPA allowed but 18 assumed	No	0.5	6	Deep lot, max density hard to achieve here
28	6	Harrison at SL Creek	170 Chumalia	077-0450-02-1	0.29	HDR	RM-1800	Vacant	18	24 UPA allowed, 18 assumed	No	0.4	5	Almost landlocked; challenging site
29	7	Callan, N/side b/w Jefferson/Harrison	240 Callan	077-0451-19-0	0.17	HDR	RM-1800	Vacant	24	24 UPA allowed, 4plex assumed	No	0.4	4	Small site, but adjacent parcel at 254 Callan is a single family house with very large yard. Could adjust lot line to expand.
30	16	SL Blvd @ Harlan, NE corner	SL Blvd	075-0070-030-1	0.11	MDR	RD	Vacant	18	Assume duplex	No	0.2	2	Small, triangular parcel, could be difficult for housing
31	1	Callan, N/side 100' E of Huff	532, 536 Callan	077-0442-09-0 077-0442-10-0	0.73	HDR	P	Vacant	24	Assume max GP density	No	0.7	18	Good site; has had past apartment proposals. Site will need to be zoned back to RM-1800, as it used to be, per GP
32	new	East side of Washington at the SL Blvd intersection	2436 Washington	077D-1410-025-00	2.83	Office	P (AU)	older office building	21	Density based on proposed project	No	1.0	60	Site has been proposed for a 60-unit rental apartment. Application expected in 2009.
CATEGORY 2A SUBTOTAL					5.51								111	

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CATEGORY 2B: SITES IMMEDIATELY AVAILABLE, WHERE HOUSING IS A PERMITTED USE AND IS ENCOURAGED														
33	41	MacArthur @ Westbay, NE	320-340 MacArthur	076-0316-012-01; 076-0316-003-08; 076-0316-014-01	0.60	CMU	CC	Vacant	24	similar site to cherrypks q.	Yes	2.0	14	For sale. May need soil clean up. Includes large vacant lot, plus older one-story store
34	45	E.14th at Begier, opposite City Hall	806 E. 14th	076-0414-036	0.10	CMU	DA-2	Vacant, for sale	18	50/50 comm/res	Yes	0.7	2	Adjoins parking lot, could combine? Small site.
35	52	Washington@ Thornton, SE	193 Washington	077-0549-023-0	0.09	CMU	DA-2	Vacant	--	Probably can only fit 2 DU here	No	0.5	2	Small lot. Zoning allows more density, but site constraints make more than 2 units difficult
36	53	Washington@ Estabrook, SW	2101 Washington	075-0082-019 thru 049	0.46	CMU	CC	Vacant	24	Assume 24 UPA per zoning	No	0.7	11	Tent Map for a 30 unit condo was approved here in 1990s but site is still vacant. Should rezone mixed use.
CATEGORY 2B SUBTOTAL					1.25								29	
CATEGORY 2C: OTHER SITES ZONED FOR MEDIUM OR HIGH DENSITY (NOT IMMEDIATELY AVAILABLE)														
37	8	143rd Av, 300' west of E. 14th St	1320 143rd Av	77D-1455-13-2	0.50	HDR	RM-1800	Older SFD and large yard	18	24 UPA allowed, assume 18	No	1.2	8	Remnant rural home with very large yard in area of apartments and commercial.
38	9	Bancroft,w/side opp. Jefferson School	14341 thru 14357	77E-1569-013-3	0.98	HDR	RM-1800	Older SF home and barn	24	Assume max density, minus 1	Yes	1.3	22	Very large lot; in area of many apartments
39	12	Marina, S/side E of Neptune	2806 Marina	79A-0588-023-02	0.34	HDR	RO(PD)	Through-lot with vacant frontage on Marina and 10-unit apt building at rear	16	GP allows 24 UPA, assume 16	No	2.5	6	One property with double frontage. General Plan shows for high density, but has not yet been rezoned. Adjacent lots are also under-developed given High Density designation.
40	13	Marina, N/side b/w Washington and Clarke	342 Marina	075-0082-010	0.28	HDR	RM-1800	SF home/ large yard	18	24 UPA allowed, assume 18	No	0.7	5	Older house with very large yard, apts nearby
41	17	Dabner Street, e/side 200ft s. of Lucille	210 Dabner	075-0148-015	1.00	MDR	RD	Old SF home, potentially historic	12	Assume townhm density, minus 1	No	0.5	11	Existing home is potentially historic--surrounded by expansive lawn. Site is less than 1/2 mile from BART.
CATEGORY 2C SUBTOTAL					3.10								52	

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CATEGORY 2D: OTHER SITES WHERE MEDIUM- HIGH DENSITY IS PERMITTED AND ENCOURAGED (NOT IMMEDIATELY AVAILABLE)														
42	58	E14th@Garcia, SW	301 E14th	075-0189-001-00	0.21	CMU	NA-2	Older auto repair business	18	50/50 comm'l/ residential	Yes	1.1	3	
43	59	E14th@Bellview, SW	355 E14th	075-0188-001	0.38	CMU	NA-2	Imported auto service	18	50/50 comm'l/ residential	Yes	1.0	7	
44	60	E14th@Sunnyside , SE	390 E14th	076-0276-064	0.16	CMU	NA-2	Under-utilized parking lot	18	50/50 comm'l/ residential	Yes	1.0	3	
45	61	E14th@Euclid, NW	401, 415, 421 E14th	075-0181-001-002, and -003	0.44	CMU	NA-1	Auto repair, marine electric, vacant lot	18	50/50 comm'l/ residential	Yes	0.9	8	This site consists of several adjacent parcels: 401 (East Bay Auto Repair), 415 (Diesel Marine Electric), and 425 (a vacant lot). North sites zoned NA-2, south sites zoned DA-2
46	63	E14th@Euclid, SW	500, 501 E14th	075-0180-004-2 075-0180-005	0.35	CMU	DA-2	Older drive thru burger restaurant	18	50/50 comm'l/ residential	Yes	0.9	6	Longterm potential. Site still in active use.
47	64	E14th@Oakes, NE	696 E14th	076-0420-012-1	0.13	CMU	DA-2	Used Car Lot	18	50/50 comm'l/ residential	Yes	0.8	2	Small site would constrain achieving higher densities
48	65	E14th@Williams, SW	25 Williams 1801, 1817, 1835 E14th	077-0550-001-03	0.48	CMU	DA-1	Used Car Lot	24	50/50 comm'l/ residential	Yes	0.8	12	Behind Frontier Mortgage, close to downtown and close other recent housing developments. If site was all residential, could be 20+DU
49	66	E14th@Harlan, NW	1953, 1955 1977, 1987, 1991 E14th	077-0553-003-00; 077-0553-004-00	0.35	CMU	SA-2	Used Car Lot	24	50/50 comm'l/ residential	Yes	0.9	8	CalWest Used Cars
50	67	E14th@Harlan, SW	2001 E14th	077-0554-002-01	0.42	CMU	SA-2	Used Car Lot	24	50/50 comm'l/ residential	Yes	0.9	10	Begier Buick Overflow Lot.
51	69	East 14th @ Blossom Way, NW	2298 E14th	077-0571-033	0.16	CMU	SA-2	Parking lot	24	50/50 comm'l/ residential	Yes	1.0	4	Underutilized parking, but it serves a nearby business. Site not immediately available.
52	70	E14th@Blossom, SE	2300 E14th	077-0570-011 077-0570-012 077-0570-013 077-0570-014	0.20	CMU	SA-2	Used Car Lot	24	50/50 comml/ residential	Yes	1.0	4	includes small building

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CATEGORY 2D: CONTINUED														
53	74	E 14th @135th SW	13505, 13515 E. 14th	77D-1416-003	0.22	CMU	SA-1	Used Car Lot	18	50/50 comm'l/ residential	Yes	1.2	4	"Future Auto Sales" is the name of the dealership
54	75	E14th@138th, SE	1434 138th Ave	77E-1548-009-01	0.24	CMU	SA-1	Older automotive business	18	50/50 comm'l/ residential	Yes	1.3	4	Auto upholsterers
55	76	E14th@140th, NE	13990 E. 14th	77E-1548-008	0.22	CMU	SA-1	Older auto repair business	18	50/50 comm'l/ residential	Yes	1.4	4	Precision Auto Care
56	77	E14th@139th, NW	13999 E14th	77D-1430-001-00	0.23	CMU	SA-1	Used Car Lot	18	50/50 comm'l/ residential	Yes	1.4	4	Used Car dealership
57	78	E14th@139th, SW	14005 E14th	77D-1432-001 77D-1432-002	0.23	CMU	SA-1	Used Car Lot	18	50/50 comm'l/ residential	Yes	1.4	4	A-1 Motors
58	79	E14th@141st, SW	14141 E 14th	77D-1432-061-1 77D-1432-061-2	0.48	CMU	SA-1	Used Car Lot	18	50/50 comm'l/ residential	Yes	1.3	8	Sprint Auto Sales Used Cars.
59	new	E 14th @145th NW corner	14429 E 14th	077D-1456-004-01	0.13	CMU	SA-1	Used Car Lot	18	50/50 comm'l/ residential	Yes	1.1	2	S&K Auto repair, small site
60	84	E14th@146th, NE	1433 146th 14590 E 14th	77E-1575-010-0 77E-1575-011-0	0.41	CMU	SA-1	Older auto repair business	18	50/50 comm'l/ residential	Yes	1.1	7	2 parcels, one with older industrial bldg
61	51	E14th, W/side, 300ft. South of Lillian	14829 E14th	077D-1475-014	0.40	CMU	SA-3	Used Car Lot	18	50/50 comm'l/ residential	Yes	0.9	7	Prestige Auto Sales
62	87	E14th, e/side opp. Lillian	14810,14812 , 14814 E14th	77E-1593-009-0	0.72	CMU	SA-3	Rental Car Lot	18	50/50 comm'l/ residential	Yes	0.9	13	Enterprise Car Rental; could be theatre parking. This could be over 30 UPA.
63	new	E/side MacArthur just south of Victoria	560 MacArthur	076-0319-025-01	0.46	CMU	CC	Parking lots, older drive-thru restaur.	18	50/50 comm'l/ residential	Yes	2.0	8	Drive-thru Burger restaurant. Land is valued 10 times the building value.
64	new	E/side MacArthur opposite Lewis Ave	604 MacArthur	076-319-014-02	0.76	CMU	CC	Parking lots, sit-down restaurant	18	50/50 comm'l/ residential	Yes	2.0	13	Older restaurant with large parking areas. Land is valued 3 times the building.

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Map ID	ID in 2003 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Redev Area?	Distance to BART (miles)	Units	Notes/ Comments
CATEGORY 2D: CONTINUED														
65	90	Washington, Harlan to Castro, w/side	1935, 1995 Washington	075-0073-001-03 075-0073-002	0.68	CMU	CC	Gas station and car wash	18	50/50 comm'l/ residential	No	0.5	8	Minimal structure coverage on site. Not yet rezoned for mixed use.
66	91	Washington @ Williams, SW	1805 Washington	075-0008-003-03	0.52	CMU	CC	Brake and wheel shop	18	50/50 comm'l/ residential	No	0.5	9	Not yet rezoned for mixed use
67	92	Washington @ Marina, SW	2201, 2229, 2233 Washington	075-0083-004-06 075-0083-006-00 075-0083-008-01	0.77	CMU	CC	Tire shop, car storage, auto repair	18	50/50 comm'l/ residential	No	0.6	14	5 parcels, multiple businesses (Big O, Mercedes repair, etc.), includes a storage lot. Not yet rezoned for mixed use
68	93	Washington @ SL Blvd, NW	2411, 2385, 2395, 2392	075-0084-019-04 075-0084-005-00 075-0084-006-00 075-0084-007-00	1.75	CMU	CC	Boat and RV/ truck storage, auto repair	18	50/50 comm'l/ residential	Yes	0.8	32	3 parcels, industrial character, clean up likely needed. Was rezoned from Light industrial to Community Commercial after 2003 Element was adopted.
CATEGORY 2D SUBTOTAL					11.50								208	
CATEGORY 2 TOTALS:					21.36								400	
SITES SUITABLE FOR 15-30 UPA														

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Map ID	ID in 2003 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Redev Area?	Distance to BART (miles)	Units	Notes/ Comments
CATEGORY 3: Sites Suitable for Low or Low-Medium Density (2-15 UPA)														
<i>CATEGORY 3A: SITES IMMEDIATELY AVAILABLE, ZONED FOR SINGLE FAMILY OR DUPLEX</i>														
69	18	Warren, n/side b/w E14th/Bancroft	Warren Ave	075-0572-10-0	0.44	LDR	RS	Vacant lot	8	Assume max density	No	1.0	4	Good site, no visible constraints
70	19	End of Darius Way (3 lots)	Darius Way	079-0020-047-04, 079-0020-0047-05, 0079, 0020-048-02	2.24	LDR	RS(VP)	Vacant lots	--	2 vacant lots, plus 1.5 acre flag lot with 2 DU potential	No	2.8	4	11, 814 SF lot; 12,459 SF lot, and a 1.5-acre lot that could be split, if city allowed shared driveway.
71	20	End of Montrose (2 lots)	Montrose Dr.	079-0025-069 079-0025-070	1.97	LDR	RS(VP)	Vacant lots	--	Assume 3 homes	No	2.4	3	Two lots, one subdividable--but near hillside cir. landslide
72	21	W Ave 134, 400' E of Aurora	East of 2451 W Ave 134	79A-572-27	0.28	GDR	RO	Vacant lot	--	Assume two SF houses	No	2.5	2	12,000 SF lot
73	22	W Ave 134, 600' W of Doolittle	East of 2389 W Ave 134	79A-572-24	0.28	GDR	RO	Vacant lot	--	Assume two SF houses	No	2.4	2	12,000 SF lot--appears to be owned by neighbor
74	23	Marina, S/side 500'E of Aurora	2370 Marina Blvd	79A-0570-39-0	0.26	GDR	RO	Vacant lot	--	Assume two SF houses	No	2.3	2	12,000 SF lot. Assume 2 homes, but given frontage on Marina, townhome or duplex density would make sense
75	24	Daniels Drive, n/side W of Sylvan	1700, 1702 Daniels	079-0121-007-2 079-0121-007-4	0.6	LDR	RS	Vacant, upslope lots	--	one home per lot	No	2.0	2	Two adj vacant lots, in between driveways
76	26	Aurora, rear of hse opp. W Ave 136	Behind 13547 Aurora	079A-0584-019-02	0.23	GDR	RO	Vacant lot to rear of SF home	--	Assume one SF house	No	2.7	1	Flag lot; used as pasture, open storage, etc.
77	27	Maud, n/side b/w E14th/Bancroft	Maud Ave	075-0528-14-0	0.13	LDR	RS	Vacant, adjoins lot w/house	--	Assume one SF house	No	0.8	1	buildable lot
78	28	Maud, n/side, w of Morgan	Maud Ave	077-0509-06-0	0.19	LDR	RS	Vacant, adjoins lot w/house	--	Assume one SF house	No	1.3	1	fruit orchard
79	29	Estudillo, s/side, 6 lots e/ of San Jose St.	745 Estudillo	077-0513-017-05	0.13	LDR	RS	Side yard of adj house	--	Assume one SF house	No	1.1	1	buildable lot

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CATEGORY 3A: CONTINUED														
80	30	Woodland Park, s/side to Creek	341 Woodland	076-0406-16-3	0.26	LDR	RS	Vacant	--	Assume one SF house	No	1.0	1	May be owned by neighbor
81	33	Estudillo, s/side at Brookdale	Estudillo	079-0120-011-0	0.19	LDR	RS	Vacant	--	Assume one SF house	No	1.9	1	Buildable lot
82	34	Lake Chabot Rd, E of Sandalin	1500 E. Juana	079-0094-007-2	0.13	LDR	RS	Vacant, upslope lot	--	Assume one SF house	No	2.0	1	Access from end of East Juana
83	35	Scenic View Dr, E of Regent	1447 Scenicview	077-0627-008-0	0.31	LDR	RS(VP)	Vacant	--	Assume one SF house	No	2.1	1	Buildable lot, good access
84	36	East end of Starview	Starview Dr	079-0021-013-2 079-0027-094-0	2.18	LDR	RS(VP)	Vacant	--	Assume one SF house	No	3.2	1	Flag lot, potential for multiple houses if private street is stubbed in
85	39	Neptune@ Marina, NW corner	13145, 13155, 13175 Neptune	79A-0560-14-3 79A-0560-14-4 79A-0560-14-5	1.18	GDR	RO(PD)	3 vac lots (4th lot contains house)	--	Assume 2 units per lot	No	2.5	6	Three vacant waterfront lots
SUBTOTAL CATEGORY 3A					11.00								34	
CATEGORY 3B: UNDERUTILIZED SITES, ZONED FOR SINGLE FAMILY OR DUPLEX														
86	38	Halcyon, n/side opp. Hollyhock	2824 Halcyon	077-01240-05	2.42	LMDR	RS(PD)	Old home	8	Assume 7 UPA, same as adjacent site	Yes	0.8	17	Remnant rural residence surrounded by subdivisions. Portion of site incorrectly zoned IP. Need to correct.
SUBTOTAL CATEGORY 3B					2.42								17	
CATEGORY 3 TOTALS: SITES SUITABLE FOR 2-15 UPA					13.42								51	

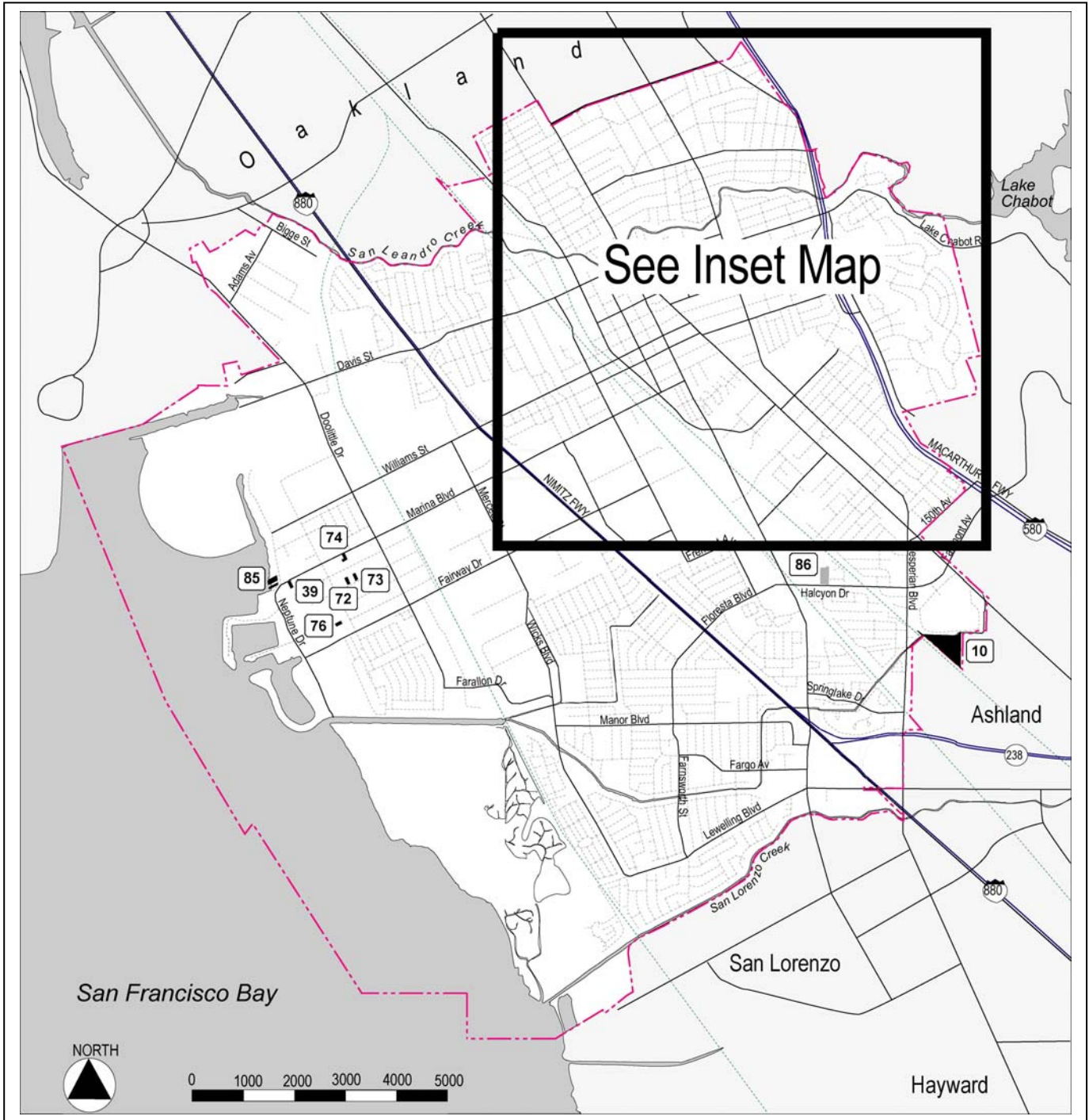
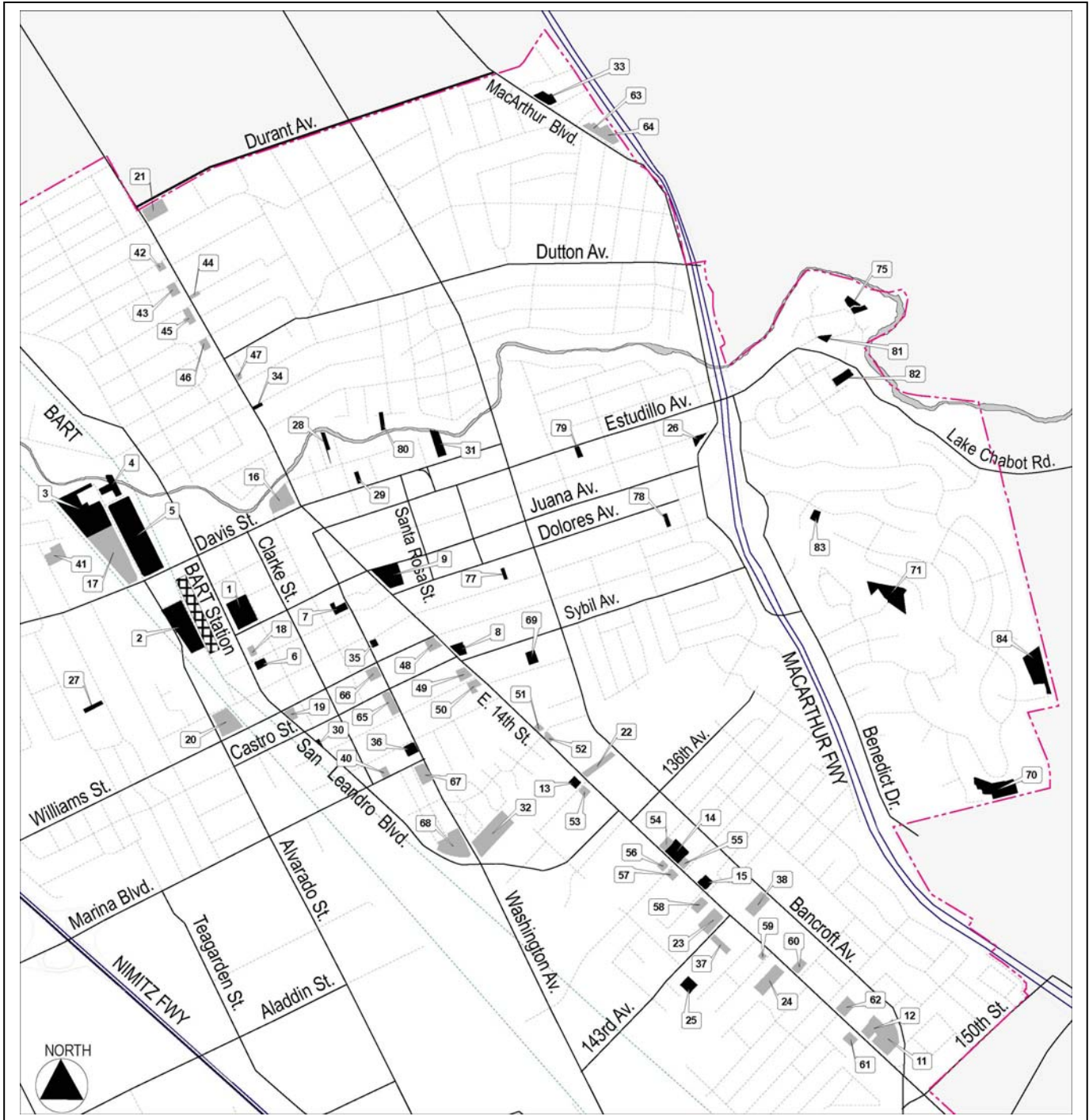


Figure A-2
Potential Housing Sites
See Inset Map for Additional Sites

Housing Element Update, 2010



LEGEND

- Vacant Sites
- Underutilized Sites

(See Tables on preceding pages for key)

Figure A-3
Potential Housing Sites-
Inset Map

Housing Element Update, 2010

APPENDIX B: HOUSING CONDITIONS SURVEY FORM

Property Number: _____

Housing Conditions Survey Ranking Sheet

Building Address: _____

Building Type (circle one): **Single family** **2-4 units** **5+-units** **Mixed Use**

Occupancy (circle one): **Vacant** **Occupied**

Property Condition

(for each component, place a check in the appropriate column)

Building Components	Sound	Minor Defects	Major Defects	Critical Defects	Unable to Tell
Roof, Gutters, and Chimney					
Porches, Stairs, and Fences					
Doors and Windows					
Exterior Surfaces					
Foundation					
Yard (Weeds, Debris)					

Overall Building Condition (circle one): **Good** **Fair** **Poor**

Key: *Good: No more than two minor defects*
 Fair: No more than four minor defects OR one major defects
 Poor: Five or more minor defects; OR two or more major defects; OR one critical defect