

APPENDIX A:


**2015-2023 SAN LEANDRO HOUSING ELEMENT
OPPORTUNITY SITE INVENTORY**

Table A-1: Approved and Entitled but Unbuilt Projects

ID	Location	Address	APN(s)	Area (acres)	GenPI Des	Zoning	Existing Use	UPA	Issues/ Assumptions	Distance to BART	Units			Notes/Comments	
											Very Low	Low	Above Mod		
A	NE corner W Juana and SL Blvd	W. Juana: 506, 528, 540, 552, 564, 588	75-39-7-5	2.26	TOD	DA-4(S)	BART parking lot	89	Project is fully entitled and has received tax credits. Construction expected to begin late 2014	0.1	200			Cornerstone Apts. by BRIDGE Housing. Approved for 200 very low income units, including 115 family units and 85 senior units. This was Site "J" in the 2010 Housing Element	
B	West side of Aurora just north of Fairway	13543-13547 Aurora	79A-584-18-1, 79A-584-18-2, 79A-584-19-1 and 79A-584-19-2	1.28	Gard. Res	RO (PD)	Vacant lot plus four small cottages	9.4	Approved in 2013, entitled but not yet built. 12 new 1,200 SF rentals. Presumed to meet "moderate" affordability levels.	2.7	12			Aurora Cottages. Approved 16 unit project. Will retain 4 single family homes and add 6 duplexes (2 du/ each). This was Site "76" in the 2010 Housing Element	
C	E/side of Washington just north of San Leandro Blvd	2436-2450 Washington	77D-1410-25; 77-556-104	2.85	HDR	RM-1800 (PD)	46,000 SF office building	23.2	Approved and fully entitled. Anticipated to be rental apartments, presumed to rent in moderate range	1.0	66			Rezoned from office to RM-1800 (PD) in 2011. Project was stalled by the economy, but is still fully entitled. This was Site "32" in the 2010 Housing Element	
COMMITTED UNITS											200	0	78	0	



LEGEND

 Committed Development Site
(November 2014)

(See tables on preceding pages for key to lettered sites)

Figure A-1
Housing Approved or
Under Construction

2015-2023 San Leandro Housing Element

Table A-2: Housing Opportunity Sites

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													
Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/Assump-tions	Distance to BART (miles)	Units	Notes/Comments
1	F	E/side SL Blvd mid-block b/w Parrott and Thornton	1650 SL Blvd	075-0028-010-02	0.2	TOD	DA-4	Vacant Lot	30	Density based on previously approved project, 30 du/ac	0.2	6	Site was approved for 6 townhomes but entitlements have expired.
2	3	Alvarado at Antonio, three 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	TOD	DA-4(S)	Vacant	60	Minimum density requirement applies: 60 UPA. (Maximum is 100 UPA).	0.4	251	Property currently for sale, part of TOD area. Owned by World/ Wachovia/Wells
3	4	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	TOD	DA-4(S)	Vacant	60	Minimum density req.: 60 UPA. (Maximum is 100 UPA).	0.4	44	Property currently for sale; same owner as site 4
4	5	SW corner Alvarado St and Antonio St	794 Davis	075-0057-0013-03	2.2	TOD	DA-4(S)	Underutilized surface parking lot	60	Zoning requires min density of 60 UPA	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. More conservative estimate used here.
5	6	SL Blvd@Parrott, SE corner	1604 SL Blvd	075-0028-01-2	0.31	TOD	DA-4	Vacant	30		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.
CATEGORY 1A SUBTOTAL											7.63	443	

CATEGORY 1B: SITES IMMEDIATELY AVAILABLE, WHERE HOUSING OVER 30 UPA IS A PERMITTED USE AND IS ENCOURAGED

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Distance to BART (miles)	Units	Notes/ Comments
6	10	Thornally Dr at Coelho Drive (Bayfair BART)	15242 Hesperian	077-D-1490-01	11.7	Public	PS	parking lot for BART	32	Yield is based on BART's estimate of 620-740 units in its prior TOD study, with 60% in city and 40% in county	<0.1	375	City has received planning grant for a TOD Plan at Bay Fair station. Study is expected to identify much more capacity. Figure shown here is only for the 11-acre BART property, per BART estimates from its last TOD study.
7	8	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 DA-1, min. density 35 UPA, density based on past proposal	0.8	20	Had been proposed for 20 "green" affordable rental units ("Ecodreams") but project did not proceed
8	7	Parrott, n/side, b/w Washington/	268 Parrott; 1595 Washington	075-0005-12-0; 075-0005-011-01	0.42	DMU	DA-1	Vacant lot	30	Past development proposals on this site have ranged from 9 to 30 units	0.3	12	Former EBMUD properties; now owned by City. Level site in Downtown with no visible constraints.
9	13	E14th@135th,	N13489 E14th	77D-1405-001-01	0.28	CMU	SA-2	Vacant Lot	36	Assume max density, per GP	1.2	10	Applications for auto-service use have been denied in the past--city desires mixed use
10	14	E14th@139th,	E13940 E14th	77E-1548-001-06 and -07	1.11	CMU	SA-1	Vacant, former Car Lot	36	Assume max density, per GP	1.4	40	Former "Ford Store" Lot; Now owned by Church of LDS. Housing has been considered.
11	15	E14th @ 141st, NW side	14180 E14th	77E-1555-008-00	0.42	CMU	SA-1	Vacant Lot	36	Assume max density, per GP	1.3	15	
CATEGORY 1B SUBTOTAL											14.4	472	

CATEGORY 1C: OTHER SITES WHERE HOUSING OVER 30 UPA IS A PERMITTED USE AND IS ENCOURAGED (NOT IMMEDIATELY AVAILABLE)

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Distance to BART (miles)	Units	Notes/ Comments
12		New site; N/side Callian, not in prior from E. 14th Element to Hyde	1188 E 14th St	77-447-14-6; 77-477-7-1	1.19	DMU	DA-1(S)	CVS drug store, parking lot	60	Minimum density of 35 UPA applies, maximum density of 75 UPA.	0.4	71	CVS scheduled to relocate to The Village in 2015, leaving this site vacant. Adjoins large parking lot owned by City. TOD Strategy identified capacity for 130+ units here, including 2 older office bldgs (not counted here)
13		Davis at E. 16th 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, vacant bank, SL Chamber, City owned parking lots	60	Minimum density of 35 UPA applies, maximum density of 75 UPA.	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.
14		NW corner	NA	0075-0057-0011-00	4.2	TOD	DA-6	Car Dealership (secondary location)	60	zoning requires 60 UPA min density	0.2	252	TOD strategy calls for high density housing on this site. Would require relocation of Dailey Chevrolet lot.
15		SL Blvd @ 18th Parrott, NE corner	1562, 1590 SL Blvd	075-0039-24-2 075-0039-25-2	0.24	TOD	DA-4	Parking lot for DCARA	30	zoning allows 100 UPA, but parcel size constrains	0.1	7	Deaf Counseling Ctr parking lot. Rezoned from commercial to residential mixed use after 2003 Housing Element
16		SL Blvd @ 19th Williams, SE corner	525 Williams	075-0068-05-9	0.36	TOD	DA-4	Old conven. store w/large parking lot	30	zoning allows 100 UPA, but parcel size constrains	0.2	10	Small, marginal convenience store adj. To BART. Rezoned from commercial to residential mixed use after 2003 Housing Element
17		E/side Alvarado, 20th Thornton to Williams	1700 Alvarado; 750 Williams	075-0045-001-04; 075-0045-001-02	1.7	TOD	DA-4	Large Warehouse and related offices (still active).	60	zoning requires min density of 60 UPA.	0.3	102	TOD study assumed 108 units on this site. Current use is industrial
18		East 14th at 21st Durant, SE corner	110 E 14th, 81 Durant Av	076-0271-017-04, 076-0271-017-03	1.1	CMU	NA-2	San Leandro Furniture	30	General Plan/ Zoning allow 36+ UPA	1.2	33	San Leandro Furniture warehouse; land value is \$863,000, improvements are \$92,000. Site is same size as new Broadmoor Senior Housing one block to the south, which has 41 units.

CATEGORY 1C: OTHER SITES WHERE HOUSING OVER 30 UPA IS A PERMITTED USE AND IS ENCOURAGED (NOT IMMEDIATELY AVAILABLE)

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Distance to BART (miles)	Units	Notes/ Comments
19		E14th@E/ 22 side, opp. 135th	13760 E14th	077E-1525-006-1	0.45	CMU	SA-2	House and 3 older small businesses	30	General Plan/ Zoning allow 36+ UPA	1.2	22	Deep lot adj to Girls Inc. has tarot reader, tailor, glass shop. Land valued at 4 times improvements value
20		E14th@143rd, 23 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. One owner.	30	General Plan/ Zoning allow 36+ UPA	1.2	35	The Car Store (14263, 1371), used car dealer, etc.occupies 2 large parcel--mostly car storage. Land value assessed at five times improvement value.
21		E14th, 200' 24 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	1.1	35	Underused. Land value assessed at three times improvement value.
22	12	E 14th, e/side, 500' n of Hesperian	14834 East 14th	077-E-1593-013-08; 077-E-1593-12-2	1.13	CMU	SA-3	House and used car dealer/ car storage (one owner)	30	Assume 30 units per acre	0.9	33	Adjoins new Auto Zone development
CATEGORY 1C SUBTOTAL											14.18	689	

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

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assumptions	Distance to BART (miles)	Units	Notes/ Comments
23	25	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	1.6	10	Flag lot, one driveway in and out...behind SFDs
24	26	MacArthur/ Joaquin at Grand	1405 Grand Ave	077-0502-008-07	0.54	HDR	RM-1800	Vacant	12	Density based on actual development proposal	1.3	6	Proposed 5-6 unit residential PD using ZETA manufactured units
25	27	Pacific Ave, w/side, 400ft n. of Sealey	1471 Pacific	075-0120-25-0	0.29	HDR	RM-1800	Vacant	18	24 UPA allowed but 18 assumed	0.5	6	Deep lot, max density hard to achieve here
26	28	Harrison at SL Creek	170 Chumalia	077-0450-02-1	0.29	HDR	RM-1800	Vacant	18	24 UPA allowed, 18 assumed	0.4	5	Almost landlocked; challenging site
27	29	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	0.4	4	Small site, but zoning could accommodate one four-plex
28	30	SL Blvd @ Harlan, NE corner	SL Blvd	075-0070-030-1	0.11	MDR	RD	Vacant	18	Assume duplex	0.2	2	Small, triangular parcel, could be difficult for housing
29	31	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	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
30	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	Was approved but entitlements expired during the recession	1.4	24	site was approved for 24 modular for-sale townhomes in 2007--units never built
CATEGORY 2A SUBTOTAL											3.68	75	

CATEGORY 2B: SITES IMMEDIATELY AVAILABLE, WHERE HOUSING IS A PERMITTED USE AND IS ENCOURAGED

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPI Des	Zoning	Existing Use	UPA	Issues/ Assumptions	Distance to BART (miles)	Units	Notes/ Comments
31	33	MacArthur @ Westbay, NE	320-340 MacArthur	076-0316-012-01; 076-0316-003-08; 076-0316-014-01	0.6	CMU	CC	Vacant	24	similar site to Cherry Pk Square	2	14	For sale. May need soil clean up. Includes large vacant lot, plus older one-story store
32	34	E. 14th at Begier, opposite City Hall	806 E. 14th	076-0414-036	0.1	CMU	DA-2	Vacant, for sale	18	50/50 comm/res	0.7	2	Adjoins parking lot, could combine? Small site.
33	new site	e/side E. 14th just south of 135th Ave	13720 E 14th	077E-1525-12	0.16	CMU	SA-2	Vacant lot	24	50/50 comm/res	1	4	adjoins apartment building on one side and office building on the other
34	35	Washington@ Thornton, SE	193 Washington	077-0549-023-0	0.09	DMU	DA-2	Vacant	--	Probably can only fit 2 to 4 DU here	0.5	2	Small lot. Zoning allows more density, but site constraints make more than 2 units difficult
35	36	Washington@ Estabrook, SW	2101 Washington	075-0082-019 thru 049	0.46	CMU	CC	Vacant	24	Assume 24 UPA per zoning	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											1.41	33	

CATEGORY 2C: OTHER SITES ZONED FOR MEDIUM OR HIGH DENSITY (NOT IMMEDIATELY AVAILABLE)

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPI Des	Zoning	Existing Use	UPA	Issues/ Assumptions	Distance to BART (miles)	Units	Notes/ Comments
36	37	143rd Av, 300' west of E. 14th St	1320 143rd Av	77D-1455-13-2	0.5	HDR	RM-1800	Older SFD and large yard	18	24 UPA allowed, assume 18	1.2	8	Remnant rural home with very large yard in area of apartments and commercial. Assessed land value is four times improvement value.
37	38	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	1.3	22	Very large lot--former Davilla Farm; in area of many apartments
38	39	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	2.5	6	One property with double frontage. General Plan shows for high density, but has not yet been rezoned. Adjacent lots are also underdeveloped given High Density designation.
39	40	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	0.7	5	Older house with very large yard, apts nearby
40	41	Dabner Street, e/side 200ft s. of Lucille	210 Dabner	075-0148-015	1	MDR	RD	Old SF home, potentially historic	12	Assume townhm density, minus 1	0.5	11	Existing home is potentially historic--surrounded by expansive lawn. Site is less than 1/2 mile from BART. Assessed land value is three times improvement value.
41	not included; new site	S/W corner Castro and Alvarado	1905 Alvarado	75-104-1	0.51	MDR	RD	Old SF home	12	Application in for three duplexes	0.5	6	Property sold in 2013. App. PLN2014-21; site plan review for three duplexes on 3 separate lots
CATEGORY 2C SUBTOTAL												58	
												3.61	

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPI Des	Zoning	Existing Use	UPA	Issues/Assumptions	Distance to BART (miles)	Units	Notes/Comments
CATEGORY 2D: OTHER SITES WHERE MEDIUM- HIGH DENSITY IS PERMITTED AND ENCOURAGED (NOT IMMEDIATELY AVAILABLE)													
42	42	E14th@ Garcia, SW	301 E14th	075-0189-001-00	0.21	CMU	NA-2	Older auto repair business	18	50/50 comm 'l/ residential	1.1	3	Assessed land value is 2.5 times assessed improvements value
43	43	E14th@ Bellview, SW	355 E14th	075-0188-001	0.38	CMU	NA-2	Imported auto service	18	50/50 comm 'l/ residential	1	7	
44	44	East 14th at Sunnyside	390 E14th	076-0276-064	0.16	CMU	NA-2	Under-utilized parking lot	18	50/50 comm 'l/ residential	1	3	
45	45	E14th@ Stoakes, SW	401, 415, 421 E14th	075-0181-001-002, and -003	0.44	CMU	DA-2	Auto repair, marine electric, vacant lot	18	50/50 comm 'l/ residential	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	46	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	0.9	6	Longterm potential. Site still in active use. Land value exceeds improvements value.
47	47	E14th@ Oakes, NE	696 E14th	076-0420-012-1	0.13	CMU	DA-2	Used Car Lot	18	50/50 comm 'l/ residential	0.8	2	Small site would constrain achieving higher densities
48	48	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	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	49	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	0.9	8	CalWest Used Cars
50	50	E14th@ Harlan, SW	2001 E14th	077-0554-002-01	0.42	CMU	SA-2	Used Car Lot	24	50/50 comm 'l/ residential	0.9	10	Begier Real Estate--being used as Overflow Car Lot.
51	51	East 14th @ Blossom Way, NW	2298 E14th	077-0571-033	0.16	CMU	SA-2	Parking lot	24	50/50 comm 'l/ residential	1	4	Underutilized parking, but it serves a nearby business. Site not immediately available. Land value exceeds improvements value
52	52	E14th@ Blossom, SE	2300 E14th	077-0570-010 077-0570-011 077-0570-012 077-0570-013 077-0570-014	0.26	CMU	SA-2	Used Car Lot	24	50/50 comm'l/ residential	1	6	5 parcels with one owner, facing East 14th St. Used car lot. includes small building

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CATEGORY 2D: OTHER SITES WHERE MEDIUM- HIGH DENSITY IS PERMITTED AND ENCOURAGED (NOT IMMEDIATELY AVAILABLE)													
53		E 14th @ 135th SW	13505, 13515 E. 14th	77D-1416-003	0.22	CMU	SA-1	Used Car Lot		50/50 comm'l/ residential	1.2	4	"Future Auto Sales" is the name of the dealership
54		E14th@ 138th, SE	1434 138th Ave	77E-1548-009-01	0.24	CMU	SA-1	Older automotive business		50/50 comm'l/ residential	1.3	4	Sure Fit Auto upholsterers
55		E14th@ 140th, NE	13990 E. 14th	77E-1548-008	0.22	CMU	SA-1	Older auto repair business		50/50 comm'l/ residential	1.4	4	Precision Auto Care
56		E14th@ 139th, NW	13999 E14th	77D-1430-001-00	0.23	CMU	SA-1	Used Car Lot		50/50 comm'l/ residential	1.4	4	Used Car dealership
57		E14th@ 139th, SW	14005 E14th	77D-1432-001 77D-1432-002	0.23	CMU	SA-1	Used Car Lot		50/50 comm'l/ residential	1.4	4	A-1 Motors
58		E14th@ 141st, SW	14141 E 14th	77D-1432-061-1 77D-1432-061-2	0.48	CMU	SA-1	Used Car Lot		50/50 comm'l/ residential	1.3	8	Sprint Auto Sales Used Cars.
59		E 14th @ 145th NW corner	14429 E 14th	077D-1456-004-01	0.13	CMU	SA-1	Used Car Lot		50/50 comm'l/ residential	1.1	2	S&K Auto repair, small site
60		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		50/50 comm'l/ residential	1.1	7	2 parcels, one with older industrial bldg. San Leandro Auto Care
61		E14th, W/ side, 300ft. South of Lillian	14829 E14th	077D-1475-014	0.4	CMU	SA-3	Used Car Lot		50/50 comm'l/ residential	0.9	7	Prestige Auto Sales
62		E14th, e/ side opp. Lillian	14810, 14812, 14814 E14th	77E-1593-009-0	0.72	CMU	SA-3	Rental Car Lot		50/50 comm'l/ residential	0.9	13	Enterprise Car Rental; could be theatre parking. Conservative estimate--this could be over 30 UPA.
63	not counted previously	E.14th, e/ side opp. Lillian	14818 E 14th	77E-1593-10-2	0.21	CMU	SA-3	Small tax office, large parking lot		50/50 comm'l/ residential	0.9	4	This is the "front" part of a large parcel with a trailer park in the rear. The E. 14th Street frontage is mostly a parking lot.
64	63 and 64	E/ side MacArthur just south of Victoria to opposite Lewis	560 and 604 MacArthur	076-0319-025-01; 076-319-014-02	1.22	CMU	CC	Parking lots, older drive-thru restaur. and sit-down restaurant		50/50 comm'l/ residential	2	21	Jerry's Burger restaurant and Oriental Tea House. Formerly two parcels, now one owner. Assessed value of land is four times assessed value of building and most of site is parking.

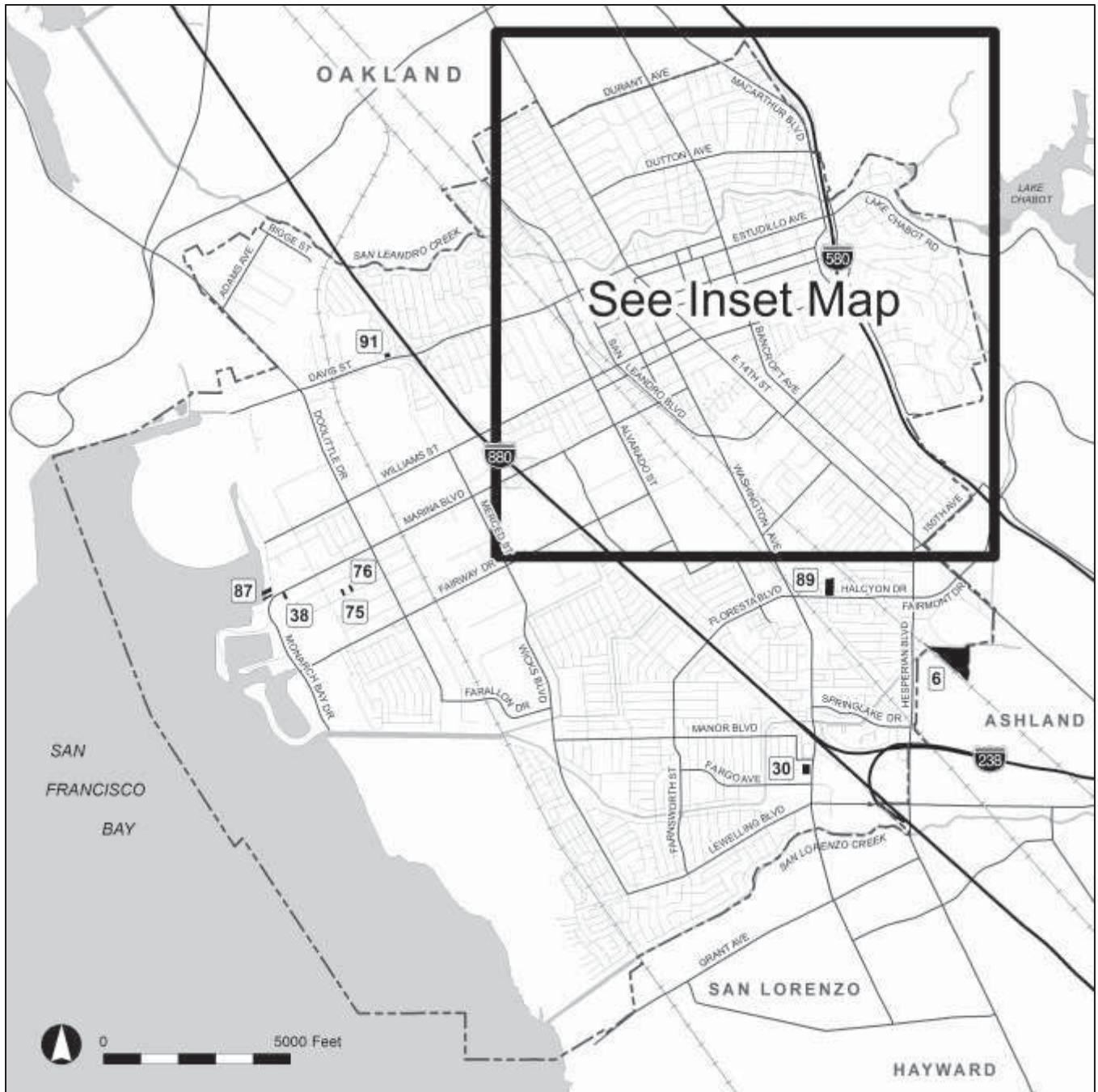
Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPI Des	Zoning	Existing Use	UPA	Issues/ Assumptions	Distance to BART (miles)	Units	Notes/Comments
CATEGORY 2D: OTHER SITES WHERE MEDIUM- HIGH DENSITY IS PERMITTED AND ENCOURAGED (NOT IMMEDIATELY AVAILABLE)													
65		Washington, H arlan 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	0.5	12	Minimal structure coverage on site. Assessed land value is twice the assessed improvement value Not yet rezoned for mixed use.
66		Washington @ Williams, SW	1805 Washington	075-0008-003-03	0.52	CMU	CC	Brake and wheel shop		18 50/50 comm 'l/ residential	0.5	9	Not yet rezoned for mixed use
67		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	0.6	14	5 parcels, multiple businesses (Big O, Mercedes repair, etc.), includes a storage lot. Not yet rezoned for mixed use
68		Washington @ SL Blvd. NW	2411 Washington, 2392 Cherry	075-0084-019-04 075-0084-007-00 075-0084-008-00	1.66	CMU	CC	Boat and RV/ truck storage		18 50/50 comm 'l/ residential	0.8	30	3 parcels, industrial character, clean up likely needed. Was rezoned from Light industrial to Community Commercial after 2003 Element was adopted.
69	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 Estimated number of units is based on actual project approved here around 2008	2.1	23	Site was approved for 23 townhomes just before recession, and entitlements have now expired.
70	not counted previously	SE corner MacArthur at Durant	200 Macarthur	76-314-14	0.16	CMU	CC	structure destroyed by fire in 2013		24 assume 12 units/ac	2.2	2	pending application for CUP
CATEGORY 2D SUBTOTAL											12.83	241	

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/Assump-tions	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>													
71	69	Warren, n/side b/w E14th/Bancroft	Warren Ave	075-0572-10-0	0.44	LDR	RS	Vacant lot	9	Density based on actual proposal	1	6	Proposed for subdivision into six lot PD
72	G	End of Darius Ct	1500 Darius Ct	079-0019-040-0	0.45	LDR	RS (VP)	Vacant	2	Based on actual proposal	2.7	1	single family home. Had been approved but work stopped. Site sold in 2013
73	70	End of Darius Way (3 lots)	Darius Way	079-0020-047-04, 0079, 0020-048-02, 079-0020-0047-05 (pt)	1.5	LDR	RS(VP)	Vacant lots	--	2 vacant lots, plus 1.5 acre flag lot with 1 existing and 1 DU potential	2.8	3	11, 814 SF lot; 12,459 SF lot, and one half of a 1.5-acre lot that could be split. The 1.5-acre lot was recently developed with one home but there is room for another.
74	71	End of Montrose (2 lots)	Montrose Dr.	079-0025-069; 079-0025-070	1.97	LDR	RS(VP)	Vacant lots	--	Assume 3 homes	2.4	3	Two lots, one subdividable--but near hillside cir. landslide
75	72	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	2.5	2	12,000 SF lot
76	73	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	2.4	2	12,000 SF lot--appears to be owned by neighbor
77	75	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	2	2	Two adj vacant lots, in between driveways
78	77	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	0.8	1	buildable lot
79	78	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	1.3	1	fruit orchard, owned by neighbor at 850 Maud
80	79	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	1.1	1	buildable lot, owned by home on adjacent lot
81	80	Woodland Park, s/side to Creek	341 Woodland	076-0406-16-3	0.26	LDR	RS	Vacant	--	Assume one SF house	1	1	Owner lives in Salinas

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/Assump-tions	Distance to BART (miles)	Units	Notes/ Comments
CATEGORY 3: Sites Suitable for Low or Low-Medium Density (2-15 UPA)													
CATEGORY 3A: SITES IMMEDIATELY AVAILABLE, ZONED FOR SINGLE FAMILY OR DUPLEX													
82	81	Estudillo, s/side at Brookdale	Estudillo	079-0120-011-0	0.19	LDR	RS	Vacant	--	Assume one SF house	1.9	1	Buildable lot
83	82	Lake Chabot Rd, E of Sandalin	1500 E. Juana	079-0094-007-2	0.13	LDR	RS	Vacant, portion of lot	--	Assume one SF house	2	1	Access from end of East Juana. Would require split of 0.59 acre lot. House on one portion, rest is vacant.
84	83	Scenic View Dr, E of Regent	1447 Scenicview	077-0627-008-0	0.31	LDR	RS(VP)	Vacant	--	Assume one SF house	2.1	1	Buildable lot, good access
85	New site-not counted	End of Scenic View cul-de-sac	1754 Scenicview	077-627-12-2	1.04	LDR	RS(VP)	Vacant	--	Assume one SF house	2.2	1	Lot owned by adjacent home
86	84	East end of Starview	Starview Dr	079-0021-013-2 079-0027-094-0	2.18	LDR	RS(VP)	Vacant	--	Assume one SF house	3.2	1	Flag lot, potential for multiple houses if private street is stubbed in
87	85	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	2.5	6	Three vacant waterfront lots
88	New site-not counted	SE corner Bancroft and Begler	800 Bancroft	76-362-21-1	0.11	LDR	RS (PD)	Vacant, adjoins house	9.1	Based on actual proposal	1.5	1	Planned development to split developed 10,800 SF lot, new lot to contain one home
SUBTOTAL CATEGORY 3A							11.37					35	

CATEGORY 3B: UNDERUTILIZED SITES, ZONED FOR SINGLE FAMILY OR DUPLEX

Map ID	ID in 2010 Housing Element	Location	Address	APN(s)	Area	GenPl Des	Zoning	Existing Use	UPA	Issues/ Assump-tions	Distance to BART (miles)	Units	Notes/ Comments
89		Halcyon, 86 n/side opp. Hollyhock	2824 Halcyon	077-01240-05	2.42	LMDR	RS(PD)	Old home	8	Assume 7 UPA, same as adjacent site	0.8	17	Remnant rural residence surrounded by small lot subdivisions. Portion of site incorrectly zoned IP. Need to correct.
90	New site	Juana to Dolores through lot, e/ of Bancroft	651 Juana	77-510-16	0.55	LDR	RS	Small older home	8	Based on actual proposal; net gain	1.2	3	Proposal in to split 24,140 SF lot with small home into four SF lots
91	New site	s/ side Laura just east of Warden	2015 Laura	77A-655-144	0.39	LDR	RS	non-conforming vacant commercial	8	Based on actual proposal	2	3	Application to divide into three single family lots pending
SUBTOTAL CATEGORY 3B											3.36	23	



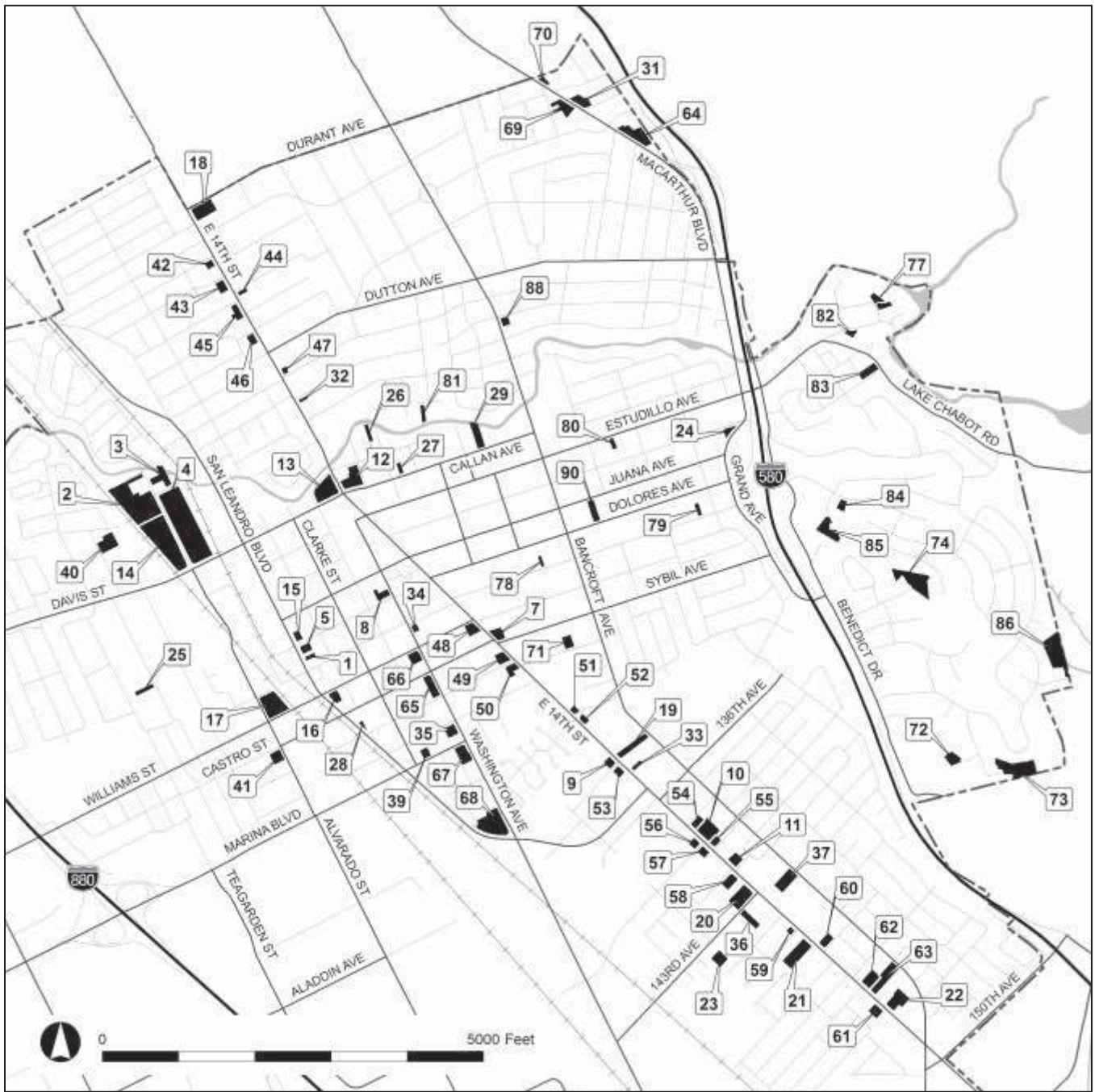
LEGEND

 Housing Opportunity Site

(See tables on preceding pages for key to lettered sites)

Figure A-2
Potential Housing Sites
 (See inset map for Additional Sites)

2015-2023 San Leandro Housing Element



LEGEND

 Housing Opportunity Site

(See tables on preceding pages for key to lettered sites)

Figure A-3
Potential Housing Sites-
Inset Map

2015-2023 San Leandro Housing Element

APPENDIX B:

**2015-2023 SAN LEANDRO HOUSING ELEMENT
HOUSING CONDITIONS SURVEY FORM**

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