HOUSING SITE SUMMARY TABLE

		Income Grou	ıp	
			Above	
Site Category	Lower	Moderate	Moderate	TOTAL
Development Pipeline	200	3	582	785
Proposed but not Entitled	115	135	954	1,206
Low/Medium Density Residentially Zoned	3	88	56	147
High Density Residentially Zoned	335	81	42	458
Mixed Use Sites Outside of Downtown	373	57	74	504
Downtown Mixed Use Sites	587	280	693	1,560
TOTAL	1,613	644	2,401	4,658
RHNA	1,349	521	1,349	3,220
Surplus Capacity	264	123	1,052	1,438
Buffer	20%	24%		

SPREADSHEET "A"

DEVELOPMENT PIPELINE (projects entitled but not yet completed as of 7/1/22)

	Census APN Tract	Address/Location	Area GP des	Zoning	Existing Use	DU/AC Theoret Capacity		stic Pub/Priv city	Constraints	Infrastructure	Lower Mod	Above Counted Mod Before?	Comments
A1		Los Gamos	10.24 Neighborhood Commercial MXD	PD	Vacant	24.2	247	192 Private	Slopes, access	Improvements included in project	23	169 Yes	Project has received all entitlements and is proceeding. Required GP Amendment and rezone. 192 units on 10-ac site. Density 18.8 DU/A. Includes 5,500 SF market plus a community building. Site was identified for 3 units in 2015 Hsg Element
A2	165-220-06 1110.01 011-278-01 011-278-02	703 Third	0.63 DMU	T5MS 70/90	Older commercial bldgs	72	45	138 Private	None	Available	9 :	3 126 Yes	Project initially approved with 120 units in 2020. Revised plan approved with 138 units. Site was identified in 2015 Hsg Element as having realistic capacity of 31 units.
А3	1110.01 011-265-02	999 Third	0.34 DMU	T5N 50/70	Former PG&E yard	72	24	67 Non-Profit	None	Available	67	No	Now under construction. 67-unit affordable senior hsg project by Eder and Vivalon, includes ground level sr ctr. Received financ. support from City.
A4	1122.02 008-082-52	3301 Kerner	0.94 Community Commercial MXD	CCIO	Former office building	43.5	40	44 Non-Profit	None	Available	44	No	Conversion of former office building, initially to temporary shelter, and then to 44 units of permanent affordable supportive housing units. Underway.
A5	1122.04 014-192-12	190 Mill	0.33 HDR	HR1	Vacant	43.5	14	32 Non-Profit	: None	Available	32	No	32 transitional housing units, plus a relocated, improved emergency shelter. Under construction by Homeward Bound.
A6	1122.02 008-092-02	88 Vivian	2.4 Neighborhood Commercial MXD	NC	Bowling Alley	24.2	58	70 Private	None	Available	7	63 Yes	70-unit townhome project on site of former bowling alley. Site was identified in 2015 Element as having potential for 53 units. Includes 7 BMR units.
A7	1082.01 179-041-27 179-041-28	350 Merrydale	2.28 Community Commercial MXD	GC	former furniture store	43.5	99	45 Private	Noise, Air Quality	Available	2	43 No	45 unit townhouse project approved on single story office campus. Site is also addressed as 3833 Redwood Hwy.
A8	1081 178-240-21	Northgate Walk (1005/1010)	6.94 HDR and Office	HR1	Hotel and UPS store	43.5	301	136 Private	Access	Available	14	122 No	Approved 136-unit multi-family complex, including 10% of the units at 60% AMI. Hotel will be retained, and multi-family will be developed on remainder of site
A9	178-240-17 1102 016-341-04 through 016 341-16; 016- 341-63 through 016 341-70; 016- 341-72 through 016 341-77; 016- 341-90; 016-	- Marina Phase II	0.56 2.86 Neighborhood Commercial MXD	O PD	Vacant (housing now under construction)	24.2	69	35 Private	Sea level ris	se Available		35 Yes	Final phase of Loch Lomond Marina development, includes 30 small lot single family homes and 5 mixed use units. Currently under construction, occupancy to occur during RHNA planning period.
A10	1090.01 011-184-09	800 Mission/1203 Lincoln (Aegis)	0.69 DMU	T4N 40/50	Vacant	72	49	0 Private	None	Available		0 No	Project includes 103 assisted living 'suites' but project is classified as residential care facility, so units may not count toward RHNA
A11 1	011-184-08 1110.02 011-245-40	104 Shaver	0.14 DMU	T4N 40/50	SF house	43	6	7 Private	Access	Available	1	6 No	7-unit project approved in 2019. Appeal of approval was denied in 2020. Includes 1 very low income unit.

ID# Cer		APN	Address/Location	Area	GP des	Zoning	Existing Use	DU/AC Theoretica			Constraints	Infrastructure	Lower Mod		ounted Comments
Tra	ct							Capacity	Capacit	У				Mod B	efore?
A12 111	L0.02	012-073-04	1309 2nd Street	0.0	7 DMU	T4N 40/50	SF house	43	3	2 Private	None	Available		2 N	o Approval to demolish existing SF house to add three-unit multi-family
															project (net gain 2 above mod). Project not yet finaled
A13 111	L0.01	021-075-03	1215 2nd Street	0.1	L1 DMU	T4N 40/50	Office	43	4	3 Private	None	Available		3 N	o Approval to add a residence to an office building and construct a new 2-
															unit apartment to the rear. Net gain 3 units. Phasing plan approved in
															2021.
A14 109	90.01	011-074-05	B/w 1550 and 1554	0.1	L3 HDR	HR-1	Vacant	43.5	5	10 Private	None	Available	1	9 N	o This project has been approved. Its called Brookdale Apartments, with
			Lincoln												10 units. Site is now vacant.
		011-074-04		0.1	L3 HDR	HR-1									
A15 112	20.02	010-291-67	10 East Crescent	0.2	23 HDR	HR-1.8	Vacant	43.5	10	4 Private	Steep slope	Available		4 N	o single vacant upslope lot w/ approx 70' of frontage on Crescent, adjoins
															4th Street commercial district. Zoned high density, a 4 unit project was
															approved on this site in 2018. Building permits were approved in June
															2022
													200 3	3 582	

SPREADHSEET "B"

ACTIVE DEVELOPMENT PROPOSALS (NOT YET ENTITLED)

INCOME

ID#	Census Tract	APN	Address/Location Next to 47 Clayton	Acreage GP des	Zoning	Existing Use		etical Reali ty capa	stic Pub/ city Priv	Constraints	Infra- structure	Lower	Mod d		ounted efore?	Comments Project is known as Ross Street Terrace. Active proposal for 2 SF
D.1	1110.02	012-141-58	(Ross St Terrace)	0.42 LDD	חק ר	\/a-at	г о	2	2 Duivete	Clama	واطحانويي			2 N	_	homes
B1	1110.02		(NOSS St Terrace)	0.13 LDR	R7.5	Vacant	5.8	3	3 Private	Slope	Available			2 N	J.	nonies
		012-141-59		0.13 LDR	R7.5											
		012-141-60		0.11 LDR	R7.5	Underwand										This is an action in fill and is the solid A A in decreased and in the solid A
						Underused				VACIALLY AND ALTERNATION OF						This is an active infill project to add 14 independent senior living
						portion of				Within existing						units (will full kitchens and baths) to the Aldersly Retirement
						retirement 				development	A 11 1 1			44		Community. Project is in pre-app stage and presumed to occur 2023-
B2	1101	014-054-31		0.33 HDR	PD	community	43	14	14 Private		Available			14 N		2031. Full Aldersly site is 2.84 acres.
В3	1082.02	175-060-67	Northgate Mall	•	GC	Regional	43.5	1,905	907 Private	Traffic	Available,	96	100	711 Pa		43.8 acres in total. Currently in application phase. Mall owners have
				Commercial		shopping Mall					improve-					submitted plans for 1,441 residences, with a reduction in existing
				MXD							ments				unted	commercial retail from 775,677 sq. ft. to 225,100 square feet.
											needed			in	2015)	Project includes mid-rise apartment buildings and townhomes.
																Phase I (covers the Housing El. planning period) includes 907 units.
																Project includes 96 unit affordable housing project by EAH.
																Assuming 100 of the 804 market rate units will be affordable by
																design (i.e., market rents meeting guidelines for moderate income
																HH). Density equivalent to 33 units/acre.
		175 050 10	4500 11	40.00												
			1500 Northgate Dr	10.38	GC	Potail footprint										
		175-060-12		2.14	GC	Retail footprint Retail footprint										
		175-060-59		1.04	GC	Retail footprint										
		175-060-61 175-060-66		0.79 1.3	GC GC	Retail footprint										
B4	1060.01		160 Mitchell Blvd	1.31 Office	0	Office bldg	43.5	56	20 private	Flooding	Available		20	N	2	Active application under consideration to convert this vacant 10,644
	1000.01	. 155-110-54	100 Mitchell Diva	1.51 Office	O	Office blug	43.3	30	20 private	riodding	Available		20	IN	J	SF office building into 20 small rental housing units. Density
																equivalent to 15 units/acre.
B5	1090.01	011-145-13	1380 Lincoln	0.23 Office	R/O	Office building	43.5	9	9 Private	None	Available			9 N	0	Active application to convert office building into 9 units. Density
		011 1 10 10	2000 200	0.20 000	, 0	oo	.0.0		5		7.174.114.114					equivalent to 39 units/acre.
																· ·
В6	1110.02	011-245-26	4th and E/SW corner	0.83 DMU	T4MS 50	O, former	106	191	Private	None	Available	14	17	160	No	.89-acre parcel, former WestAmerica Bank. Bank closed, site sold,
			(1515 4th St)			WestAmerica										owner has application under consideration for a 191-unit, seven-
						Bank										story project, including 14 very low income units. 10% of units
									101							presumed affordable "by design." Density bonuses requested.
		044 045 00		0.00					191							Density equivalent to 214 units/acre
		011-245-39		0.06												
В7	1110.02	012-073-10	711 D Street	0.161 DMU	T4N 40/	5 vacant lot	6	4	Private	None	Available			4	No	Proposal for four townhomes just received for this site (Jun 2022).
									4							Density equivalent to 25 units/acre
В8	1110.02	011-194-13	1610 4th St (n/side	0.18 DMU	T4MS 40	O, used car lot	24	24	Private	None	Available	2		22	No	Individual parcel on 4th St supporting a used car lot. 24 units just
			midblock b/w F and G						24							proposed (June 2022). Assuming 2 BMR units. Density equivalent to
D.C.	4404	011 001 15	Streets)	0.430 514:	TANIAG	/F.O.	2.4	25	24	NI	A	-		22	N.	133 units/ acre
В9	1101	014-091-15	NE corner Grand and	0.128 DMU	T4N 40/	50	34	35	Private	None	Available	3		32	No	.264 site, recently aggregated and in pre-application stage for 35-unit
			4th (420 4th/ 1010						25							mixed use (mostly residential) project. Density equivalent to 132
		014 001 16	Grand)	0.000					35							units/ acre
		014-091-16		0.069												
		014-091-17		0.067												
TO	AL							1	L204			115	135	954		

SPREADSHEET "C" RESIDENTIALLY ZONED LOW AND MEDIUM DENSITY SITES

0		.,	D LOW AND WILL		0							Income	Catego	ТУ	
	Census Tract	APN	Address/Location	Acreage GP des	Zoning	Existing Use	Theoret	ical Realis	tic Pub/ ty Priv	Constraints	Infra- structure	Lower	Mod	Counted Before?	Comments
C1	1122.02	009-330-01	104 Windward Way	2.13 MDR	MR2	Parking lots	21.7	46	36 Private	Powerlines, SLR overlay	Available		36	Yes	Flat vacant site with no vegetation and multi-family zoning. Long, narrow configuration. Somewhat constrained by proximity to power lines and proximity to nearby industrial uses. Formerly a sanitation district service yard and now used for overflow parking. Access from cul de-sac.
C2	1121	013-101-07	225 Picnic Ave	2.92 MDR	MR3	Vacant	14.5	43	34 Private	Slopes to rear of property near 30%		3	;	31 Yes	Moderately sloping vacant 3-acre site. Owner is in San Francisco. Site is 300' from Davidson Middle School in residential area. Excellent development opportunity for townhomes or clustered units.
	1121	013-101-06		0.07 MDR	MR3	Vacant									
C3		185-020-02	25 W Castlewood Dr	10.75 LDR	R7.5	Vacant	5.8	76	52 Public	Prior Hsg El indicates archaeology, wetland	Available		52	Yes	Lower portion of Glenwood Elementary Campus. Includes portions of two parcels that also contain school. Housing site is the undeveloped area only. Could consider GPA to designate a portion of this area as higher density, thus enabling some lower income units.
		185-020-04		2.4											
C4	1102	016-213-12	west of San Pablo Elementary	5.95 LDR	PD	Vacant	3	17	9 Private	Hillside; traffic; drainage; geotech; wooded.	Would require road			9 Yes	A preapplication was submitted for this site in 2021 for 12 lots, including 2 lower income towmhomes, 11 market-rate homes, and 11 ADUs (presumed moderate). Project name: Ascona Terrace. Site has slope and access constraints, and is only counted as 9 units.
C5		011-021-22 to 011-021-25	Fair Drive, Chula Vista, and Coleman Drive vacant lots	0.68 LDR	R5	Vacant	4 to 8.7	34	15 Private	Steep slopes, wildfire	Varies.			10 Yes	34 continguous vacant lots on Fair Drive, Coleman Drive, and all with road frontage on Fair Drive. Zoning includes R5, R7.5 and R10. Many of the lots are in common ownership. The lots are steep and wooded, with high fire danger. Some of the lots front on "'paper streets" that do not currently exist. Estimate of 10 units assumes lot mergers, and development on lots with street frontage and utilities
		011-021-29		0.74 LDR	R5										
		011-022-02		0.39 LDR	R10										
		and -03 011-022-05 to 011-022-08		0.74 LDR	R7.5										
		011-022-12 to		0.9 LDR	R10										
		011-022-14 011-022-15 to 011-022-27		2.5 LDR	R7.5										
		011-023-17		0.35 LDR	R5										
		and -18 011-023-30		0.26 LDR	R7.5										
		011-032-22 to 011032-24		0.51 LDR	R7.5										
		011-032-27		0.15 LDR	R7.5										
C6	1090.01		Coleman Drive	1.41 LDR	R10	Vacant	4	6	6 Private	Steep slopes	Available			6 Yes	Six contiguous vacant lots on west side of Coleman Drive, south of Fair Dr intersection. Opposite 244-264 Coleman

TOTALS 3 88 56

SPREADSHEET "D"
RESIDENTIALLY ZONED HIGH DENSITY SITES (includes PQP sites)

lodge, parking, outbuildings. Descript Residential (Penalments is Hillided Resource). An application of the site around 2011 bit is valve withdrawn. The 67-unit Frailitic capacity' stimate is based on that proposal Profession and the profess																
Text	ID#	Census						Theoreti	ical Realisti	ic Pub/		Infra-		_ }	Counted	
1970 1970			APN	Address/Location	Acreage GP des	Zoning	Existing Use				Constraints		Viod	Mod		Comments
O1.1076-03 1518 bincoln O1.0176-13 7 Myrth O.09 BINR BR.1 Vecant O1.0176-13 7 Myrth O.09 BINR BR.1 Vecant O1.0176-13 7 Myrth O1.0176-13	D1	1090.01	011-184-06	109 Laurel Pl	0.1 HDR	HR1	Vacant	43	4	4 Private	None	Available		4	No	Vacant corner lot, zoned for high density. Could support 4-plex
03 1090.01 011-332-04 1312 Mission 10-37 HOR PD BIS Clarb 43 120 b7 Private Slopes, access, Available 57 Yes Large site adjacent to Downtown. About 3 area are designated High Downty Residency Informative in Uniform Resources) on application for a multi-family development. Also Bied Support and 2011 to 18 to 19	D2	1090.01	011-076-11	1600 Lincoln	1.27 HDR	HR-1	Villa Inn	43	66	50 Private	None	Available	50		Yes	
23 1090/07 101-132-94 1312 Mission 10.57 HOR PD Elis Club- lodge, parking, outbuildings 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-95 100 101-132-17 1248 Mission 0.8 PQP PQP Cliy-operated 24 19 109 Public Regular Solution and 1.07 PQP PQP SRCS Corp 24 25 40 Public Regular Solution and 1.07 PQP PQP SRCS Corp 24 10 10 Private Slope, access, Available 10 No Triss is 1.19 are generated from the store and processing to the store in the store and processing to			011-076-01	1618 Lincoln	0.18 HDR	HR-1	vacant									
buffer, parking, outbuildings buffer, parking, outbuildings buffer, parking, outbuildings buffer, existing buildings buffer, existing buffer, existi			011-076-13	7 Myrtle	0.09 HDR	HR-1	Vacant									
assessed improvement value. Existing PAR is 0.28. Older motor-lode type motel, removated. Site has been proposed for development in the past. D5 1000.01 011-022-15 between 1523 and 0.23 HDR HR-1 Vacant 43 9 8 Private Steep uphill lot Available 8 No Vacant stelesteen two multifamily properties. Site parking for development in the past. D6 1090.01 011-141-16 1411 Lincoln 1.34 HDR HR-1 Lincoln Hill 43 57 30 Tax Existing church, Available 30 Yes Lincoln Hill Church. Existing FAR is 0.19 and assessed land and minor parts of site 0.75 acres are developed at 40 units/acre 0.75 acres are developed at 40 units are approximately equal. Much of site is parking or parking lot 0.75 acres are developed at 40 units are approximately equal. Much of site is parking or parking lot across from City Hall and west of Falkink Mansion. Identified previously. Flat site adjacent to Downtown. D8 1000.01 011-162-17 1428 Mission 0.8 PQP PQP City-operated 24 19 16 Public Adjacent to Available 16 Ves City-operated parking lot across from City Hall and west of Falkink Mansion. Identified previously. Flat site adjacent to Downtown.	D3	1090.01	011-131-04	1312 Mission	10.57 HDR	PD	lodge, parking,	43	120	67 Private	historic, geotech,	Available		67	Yes	
DS 1090.01 011-102-15 between 15/33 and 0.28 HDR HR-1 Vacant 43 9 8 Private Steep uphill lot Available 8 No Vacant site between two multifamily properties. Slope constraints 15/33 Lincoln 15/34 HDR HR-1 Lincoln Hill 43 57 30 Tax Existing church, Available 30 Ves Lincoln Hill Church. Existing FAR is 0.19 and assessed land and improvement values are approximately equal. Much of site is parkly or open area. "Relatitistic church is retained on 0.75 acres are developed at 40 units/acre Nazareth House Steep uphill lot Available 97 Tax Existing buildings, Available 97 No Former Nazareth House. Previously, relationship of the site is under the house Steep uphill lot Available 97 No Former Nazareth House. Previously, relationship or penal assessed land and improvement values are approximately equal. Much of site is parkly or open area. "Relatitistic church is retained on 0.75 acres are developed at 40 units/acre Nazareth House. Previously assenior housing operated by non-profit religious organization. Unit count based on prior application for redevelopment. Nazareth House Pop op o	D4	1090.01	011-064-06	1735 Lincoln Av	0.61 HDR	HR-1	Marin Lodge	43	26	20 Private	None	Available	20		Yes	Formerly Colonial Motel, 20 rooms. Assessed land value is twice the assessed improvement value. Existing FAR is 0.26. Older motor-lodge type motel, renovated. Site has been proposed for development in the past.
Community Church Exempt moderate slope on parts of site parts of site D7 1082.02 175-060-09 245 Nova Albion 6.85 HDR HR-1.8 Former Nazareth House D8 1090.01 011-162-17 1428 Mission (Menziles parking lot) D8 1090.01 011-162-17 1428 Mission (Menziles parking lot) D9 1101 014-101-09 5E corner Mission and Union 1.07 PQP PQP SRCS Corp Yard Yard D8 25 40 Public Requires Corp Yd Available Requires Corp Yd Available Requires Corp Yd Available No Requires Corp Yd Available No Requires Corp Yd Available No Rafael City Schools Corp Yard, which would need to relocate. Site is described in the General Plan as a housing opportunity site and has been identified previous proportional recovery. In the site is undeveloped. M6 property D8 1082.01 179-142-27 159 Merrydale D8 24 10 10 Private Sisting buildings, Available Sisting buildings, Available P7 No Former Nazareth House. Previously was senior housing operated by non-profit religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prior application for religious organization. Unit count based on prio	D5	1090.01	011-092-15		0.23 HDR	HR-1	Vacant	43	9	8 Private	Steep uphill lot	Available			8 No	
Nazareth House Exempt east edge of site is sloped Nazareth House Exempt east edge of site is sloped Nazareth House Exempt east edge of site is sloped Nazareth House Exempt east edge of site is sloped Nazareth House Nazareth House Exempt east edge of site is sloped Nazareth House Nazareth Logical Nazareth Nazaret	D6	1090.01	011-141-46	1411 Lincoln	1.34 HDR	HR-1	Community	43	57		moderate slope or		30		Yes	improvement values are approximately equal. Much of site is parking or open area. "Realistic capacity" assumes church is retained and
Mansion. Identified previously. Flat site adjacent to Downtown. D9 1101 014-101-09 SE corner Mission and Union Vard Vard Vard Vard Vard Vard Vard Vard	D7	1082.02	175-060-09	245 Nova Albion	6.85 HDR	HR-1.8	Nazareth	24	164		east edge of site is		97		No	
Union Yard Yard Yard Yard Yard Yard Yard Yard Yard The is the northwest corner of a 30+ acre site, which includes Madrone HS and San Rafael High School. It corresponds to the San Rafael City Schools Corp Yard, which would need to relocate. Site is described in the General Plan as a housing opportunity site and has been identified by School District as potential teacher housing. D10 1082.01 179-221-03 50 Merrydale (part) 0.43 HDR HR-1.8 vacant pt of MF property MF property MF property D11 1082.01 179-142-27 159 Merrydale 0.23 HDR R-1.8 SF home and 24.2 19 16 Private Existing uses Available D16 Private Existing uses Available 16 No Two adjacent sites (two owners), both single family homes in the multi-family district on Merrydale. One is a day care center, the oth a residence.	D8	1090.01	011-162-17		0.8 PQP	PQP		24	19	16 Public		Available	16		Yes	
MF property D11 1082.01 179-142-27 159 Merrydale 0.23 HDR R-1.8 SF home and 24.2 19 16 Private Existing uses Available pre-school multi-family district on Merrydale. One is a day care center, the oth a residence.	D9	1101	014-101-09		I 1.07 PQP	PQP	•	24	25	40 Public	•	Available	40		No	Madrone HS and San Rafael High School. It corresponds to the San Rafael City Schools Corp Yard, which would need to relocate. Site is described in the General Plan as a housing opportunity site and has
pre-school multi-family district on Merrydale. One is a day care center, the oth a residence.	D10	1082.01	179-221-03	50 Merrydale (part)	0.43 HDR	HR-1.8	•	24	10	10 Private	•	Available		10	No	
179-142-31 143 Merrydale 0.57	D11	1082.01	179-142-27	159 Merrydale	0.23 HDR	R-1.8		24.2	19	16 Private	Existing uses	Available		1	L6 No	multi-family district on Merrydale. One is a day care center, the other
			179-142-31	143 Merrydale	0.57											

ID # Census Tract A	\PN	Address/Location	Acreage	GP des	Zoning	Existing Use	Theoreti DU/AC capacity		tic Pub/ ity Priv	Constraints	Infra- structure	Low		Counted Sefore?	Comments
D12 1082.02 1	75-292-26	25 Golden Hinde	1.02	2 PQP	PQP	Swim Club	24.2	24	20 Private	None	Available	2			Swim club built in 1959, site is primarily open space, parking, and pool. Adjoins multi-family. Townome density assumed
D13 1060.02 1	79-270-11	3501 Civic Center Dr	2	2 PQP	PQP	Marin Co Civic Ctr (Farmers Market area)	24.2	48	80 Public	Freeway and train noise	Available	80			NW corner of Marin Co Civic Centerimmediately adjacent to SMART station and Farmers Market. Yield assumes 2 acres at 40 units/ac (requires increase in allowable P/QP density to 43.5 DU/AC). Site was identified in Civic Center Plan and counted in 4th Cycle (but not 5th)
SUBTOTAL								4	58			335	81	42	

SPREADSHEET "E"

MIXED USE, NON-DOWNTOWN SITES

											Income	Category	
ID#	Census APN Tract	Address/Location	Acreage GP des	Zoning	Existing Use	DU/AC Theoretic capacity	al Realistic Pu capacity Pr		nstraints	Infra- structure	Low	Counted Above Before?	Comments
E1	1122.02 014-12-28	555 Francisco Blvd East (Harbor Center)	2.24 Marine Commercial	М	Older shopping center	21.8	48 37 Pr	ivate Sea liqu	level rise, uefaction	Available	3		Underutilized, aging shopping center on waterfront site. Zoning supports mixed use. Current FAR is 0.31. Improvement to land value ratio is 0.49, some vacant storefronts. Center is 65 yrs old.
E2	1082.02 175-321-3	3 900 Las Gallinas	0.5 Office	0	office bldg	43.5	21 17 Pr	ivate Non	ne	Available	17	No	4,800 SF single story office built in 1961. Existing FAR is only 0.22 and ratio of assessed improvement to land value is only 0.36. Building appears underutilized and was not counted previously.
E3	1090.02 010-277-1	2 2114 4th St	0.58 Office	C/O	McDonalds	43.5	25 20 Pr	ivate Exis Traf	_	Available	20	Yes	Fast food restaurant, built in 1970. Existing FAR is 0.15. Most of site is parking. Assessed land value is twice the assessed impr. value. Site was listed previously.
E4	1122.02 014-152-5	9 east of 100 Yacht Club Dr	1 Marine Commercial	М	waterfront parking lot	21.8	21 18 Pr	· ·	uefaction, cential soil	Available	2	16 No	Large surface parking lot (0.998 Ac) on prvt site east of vacant Terrapin Crossroads restaurant. Waterfront access.
E5	1122.02 008-105-0	9 141 Bellam	0.48 Neighborhood Commercial MXD	NC	More for less retail store	24.2	11 10 Pr	ivate Sea trafi	level rise,	Available	1	9 No	Discount grocery store on half-acre parcel at Bellam and Lisbon, NE corner. Most of site is parking.
E6	1060.01 155-271-0	1 145 and 155 N Redwood	2.05 Office	0	office bldg	43.5	62 62 Pr	ivate Exis	sting uses	Available	62	No	Twin/attached office buildings, constructed in 1981. The buildings are vacant and the entire property is for sale. There are two separate APNs corresponding to the buildings but the parking lot is pt of a separate APN that includes a larger area. Total site is about 2 acres.
E7	155-271-0 1060.01 155-121-0	3 30 Smith Ranch Rd	1.43 Office	PD	Bank of America	43.5	62 50 pr	ivate acce	ess, noise	Available	50	No	Bank of America branch built in 1982, currently closed. Existing FAR is 0.18 and much of the site is parking. Parcel is in a PD, so rezoning may be needed before housing can be built
E8	1122.02 008-091-2	4 65 Vivian St	0.42 Neighborhood Commercial MXD	NC	Car Wash	24.2	10 10 Pr	ivate Sea	Level Rise	Available	1	9 No	Canal Car Wash, located across the street from the proposed Country Club Bowl development. Existing FAR is 0,07 and ratio of assessed improvement value to land value is 0.07.
E9	1122.04 014-193-1	3 65 Medway	0.46 Neighborhood Commercial MXD	NC	Enterprise Rent-a-Car	24.2	11 10 Pr	ivate Sea	Level Rise	Available	1	9 No	Enterprise Rental Car site. Includes 1,800 SF office built in 1969, and two parcels of parking lots. Easterly (larger) parcel is zoned NC. Note there is a westerly parcel zoned CCIO under same ownership that could be added, but this would require a GPA and rezone so it has not been included.
E10	1082.01 179-041- 2	2 380 Merrydale	1.81 Office	PD	Self-storage	43.5	78 62 Pr	ivate Exis	sting Use, cess, Noise	Available	62	No	Public Storage mini-warehouses. Site immediately abuts SMART station and has been identified as a TOD opportunity in multiple plans. site needs to be rezoned to O.
E11	1082.01 179-041-0	5 401 Merrydale	0.9 Office	LIO	Self-storage	43.5	32 Pr	ivate Exis Acce	sting Use, cess, Noise	Available	32	No	Northgate Security Storage. Site has been identified as housing opp. In several plans. Assessed land value exceeds improvement value by 5 times. General Plan supports housing, but site needs to be rezoned to O.

											Incom	ne Category		
ID # Census Tract	APN	Address/Location	Acreage GP des	Zoning	Existing Use	DU/AC Theore capacit		tic Pub/ ty Priv	Constraints	Infra- structure	Low	Mod Mod	Counted Before?	Comments
E12 1090.02	2 010-291-39	1908 4th	0.32 Office	C/O	Urban Remedy, Pet Store	43.5	20	16 Private	Access, traffic	Available	16		No	Two adjacent commercial properties in West End/Miracle Mile, each with a small free-standing structure and parking lots. One owner. Existing FAR is 0.15, and ratio of assessed improvement value to land value is 0.17 on one parcel and 0.33 on the other
	010-291-58	1904 4th	0.16											
E13 1090	010-291-50	1930 4th	0.23 Office	C/O	office, retail, parking, services	43.5	19	15 Private	Access, traffic	Available	15		No	Two adjacent commercial properties in West End/Miracle Mile, one owner. One includes vacant retail space. Other has misc. offices and services, some vacancies. Built 1946-50. Opportunity to merge site and redevelop with multi-family or mixed use.
	010-291-44	1924 4th	0.21											
E14 1082.01	179-102-11	3765 Redwood Hwy	0.33 Community Commercial MXD	GC	pool service, diving center	43.5	29	23 Private	Access, traffic, freeway noise	Available	23		No	Two adjacent commercial sites under single ownership. Buildings date from mid-1960s. Existing FAR is 0.41. Active multi-family residential project nextdoor.
		3769 Redwood Hwy	0.35											
E15 1090	010-281-06	2100 4th St	0.41 Office	C/O	strip shop ctr	43.5	17	14 Private	Access, traffic	Available	14		No	Strip shopping ctr (pizza, UPS store, space for lease). Built in 1969.
E16 1122.02	008-093-01	855 Francisco Bvd E	0.35 Community Commercial MXD	GC	North Bay Inn	43.5	15	20 private	Noise, traffic, flooding	Available	20		No	20-room motor lodge built in 1950. Currently operating as a motel. Could be converted to housing. Yield is based on room count.
E17 1122.02	008-092-08	865 Francisco Bvd E	0.44 Community Commercial MXD	GC	Surestay Hotel	43.5	19	32 private	Noise, traffic, flooding	Available	32		No	Former Travel Lodge, built in 1956. Currently operating as a 32-room motel. Could be convered to housing. Yield is based on room count.
E18 1122.02	009-191-18	3255 Kerner Blvd	0.81 Community Commercial MXD	GC	Bahia Corners retail/office	43.5	34	28 Private	Traffic	Available		28	No	Mixed office-retail bldg (Bahia Corners) with 10400 SF floor area (FAR .27). Tenants incl. small market and restaurants. Much of site is parking. Assessed value of land exceeds value of building.
E19 1121	013-092-17	85 Woodland Av	0.75 Neighborhood Commercial MXD	NC	Bret Harte Market	24.2	18	16 Private	none	Available	1		15 No	Older neighborhood market built in 1953, with large parking area. Assessed improvement value roughly equal to land value. Potential for multi-family, or residential over retail.
E20 1082.01	179-101-01	100 El Prado Av	0.55 Neighborhood Commercial MXD	NC	Dandy Market	24.2	13	12 Private	Traffic/access	Available	1	11	No	Small neighborhood market, built 1951. Zoning allows for multi-family or mixed use, including housing over market.

Subtotal 504 373 57 74

SPREADSHEET "F"

DOWNTOWN MIXED USE SITES (in Precise Plan Area)

												Income	e Category		
ID#	Census Tract	APN	Address/Location	Area GP des	Zoning	Existing Use	DU/ Theoretic	cal Realist capacit		Constraints	Infra- structure	Mod	Above Mod	Previo Count	usly ed? Comments
F1	1110.02	012-073-23	2nd/D SE corner (1323 2nd Street)	0.32 DMU	T4N 40/50	Auto parts store	NA	13	13 Private	None	Available	1	12	2 No	One-story automotive retailer with surface parking. I/L ratio is 0.85, built in 1948. Level, corner, square-shaped site, access to 2 streets. Listed in DTTP as opportunity site for 13 DU.
F2	1110.02	011-254-08 011-254-23	2nd and C, NW corner (1304-1318 2nd Street)	0.17 DMU 0.16 DMU	T4N 40/50	Deli. Retail store	NA	26	13 Private	None	Available	1	12	2 No	0.33 ac site. One story retail strip with large paved area/parking along 2nd Street (Bruno's Deli, Jeans to a T). Listed in DTTP as opportunity site for 26 units, though that includes adjoining Chevron sta.
F3	1110.02	011-253-07	3rd and C, NW corner (1306-1312 3rd St)	0.14 DMU	T5N 40/60	Copy shop and parking lot	NA	11	9 Private	None	Available		S) No	0.22 ac site. copy shop, built 1950, with parking lot to rear. Relatively low improvement value, low FAR. Corner site, could potentially aggregate with other properties. Listed as 11 units in DTPP.
		011-253-08		0.08 DMU											
F4	1110.01	011-212-15	5th and C SE corner	0.38 DMU	T5N 40/60	Municipal parking garage	NA	37	16 Public	None	Available	16		No	2 level public parking garage at 5th/C, adjacent to City Hall. Identified in DTPP as 37 units
F5	1110.01			0.12 DMU	T4N 40/50	7-11 store	NA	10	8 Private	None	Available		3	3 No	0.23 ac site. 7-11 convenience store at NW corner of 1st and B, opposite Safeway. Includes surface parking and older 1-story store built 1967. Assessed land value exceeds building value.
F6	1110.01		705-707 B Street 700 B Street	0.11 DMU 1.99 DMU	T5N 40/60	Safeway	NA	85	50 Private	None	Available	50		No	27,000 SF older Safeway supermarket. Assessed value of improvements reported at "zero". Opportunity for mixed use housing over grocery. DTPP assumed 50 units
F7	1110.01	011-213-01	1145 Mission Av	0.22 DMU	T4N 40/50	Parking	NA	21	20 Private	Slight slope	Available	2	18	3 No	Three adjacent lots owned by Westamerica Bank, facing Mission. One includes a small, older home, the other two are parking lots. Identified as development opportunity in DTPP
		011-213-02		0.09		SF home (ban	k-owned)								
		011-213-03		0.18		Parking									
F8	1110.01	011-263-21	1030 Third St (3rd and A NE corner)	0.68 DMU	T5N 50/70	First Federal Bank	NA	44	30 Private	Potential historic resource	Available	3	27	7 Yes	This is a carry-over site from 5th Cycle. Bank built in 1963 on corner site. FAR is only 0.28, most of site is parking. Identified as opportunity site in DTPP.
F9	1110.01	011-263-16	924 Third	0.122 DMU	T4MS 60/80 and T5N 50/70	former Macy's, other retail, through block (excludes muni parking)	1-	120	120 Private	None	Available	14	8 98	3 No	.98 acre site comprised of 4 parcels under single owner (Goldstone). Existing uses are older low-rise retail, with high vacancies. Owner has been in discussion with City for several years exploring potential pub/pvt partnership, leveraging adjacent municipal parking garage for mixed use project. Site includes retail stores, running through block 3rd to 4th b/w Court and A in center if Downtown Core. DTP assumed 120 units here. Proposals by owner have exceeded 200 units, plus public market. Density bonuses are likely. (Muni parking garage was counted as a site in 5th cycle and is not included here). 120 DU estimate is conservative. Project may include additional parcels.
1		011-263-19		0.202											,

Ce	ensus						DU/ Theoreti	ical Realis	tic		Infra-	Low	Mod Mod	Above	Previously	
ID# Tr		APN	Address/Location	Area GP des	Zoning	Evicting Use	AC capacity		ity Pub/Priv	Constraints		< 0	2 0			Comments
ш# П	act		1001 Fourth	0.431	Zoning	LAISTING USE	AC capacity	Сарасі	rub/FIIV	Constraints	Structure				Counteu:	Confinents
		011-263-04	1009 Fourth	0.431												
F10 11	110 01	011-203-18	Back half of 1110-1122	0.34 DMU	T4N 40/50	parking lot	NA	14	20 Private	Requires lot	Available	2		18	No	Total parcel is 0.67 acres and includes office building facing 5th Av and rear
110 11	110.01	(northern	Court, 980-990 Fifth	0.54 DIVIO	1411 40/30	parking loc	NA .	14	20 Tilvate	split.	Available	2		10	140	surface parking lot along Mission. DTPP illustrative diagram show rear
		half)								Sp						portion divided and reused with 20 units residential.
		,														
F11 11	110.01	011-300-26	5th and C NE corner	0.65 DMU	T5N40/60	bank and	NA	42	80 Private	Slight slope	Available	8	7	65	No	Owner has provided preliminary plans for a multi-story mixed use project
			(1248 5th Ave)		(Fifth)	rooftop										on this site with more than 100 units, using density bonuses (60' height on
					T4N40/50	parking										5th, 50' on Mission)
					(Mission)	garage										
F12 11	110.01	011-221-07	914 5th Av (n/side	0.27 DMU	T5N 50/70	municipal	NA	18	15 Public	None	Available	15			No	Municipal parking lot on 5th Avenue. Downtown Precise Plan estimated
			between Court and			parking										15 units on this site.
F12 11	110.01	011-221-04	Nye)	0.21 DMH	TEN 50/70		NIA	12	12 Deicete	Nana	Aveilabla			12	N	Dayling let award by Nista Fasing spins who has offices in service to
F13 11	110.01	011-221-04	SW corner Nye and Mission (next to 907	0.21 DMU	T5N 50/70	private parking lot	NA	13	13 Private	None	Available	1		12	No	Parking lot owned by Nute Engineering, who has offices in converted historic home on an adjacent parcel. DTPP estimated 13 units on this site.
			Mission)			parking lot										instolic home on an adjacent parcei. DTPP estimated 15 drifts on this site.
F14 11	110.01	011 174 14 /	s NW corner Mission	O.F. DMII	T4N 40/50	vacant	NIA	21	14 Private	Doguiros lat	Available		1.1		No	This is the healt half of a through let. The frontage on Laurel is developed
F14 11	110.01	011-174-14 (and Court	0.5 DMU	1411 40/50	vacant	NA	21	14 Private	Requires lot split	Available		14		No	This is the back half of a through lot. The frontage on Laurel is developed with multi-family. The frontage on Mission is vacant. Good developable
			and Court							эрпс						site. DTPP estimated 14 unit yield.
F15 11	110.01	011-225-01	SW corner Lincoln/	0.214 DMU	T4N 40/50	76 station	NA	20	15 Private	Gas sta	Available	1		14	No	Gas station on 0.49 acre site at prime corner location, faces site of
113 11	110.01	011-225-01	Mission (1125 Lincoln)	0.214 DIVIO	1411 40/30	70 station	NA	20	13 Filvate	remediation	Available	1		14	NO	approved assisted living development. DTPP assumed 15 unit yield
			1411331011 (1123 EIIICOIII)							remediation						approved assisted living development. Birr assumed 15 dine yield
		011-225-02		0.261 DMU												
F16 11	110.01	011-224-08	SW corner Lincoln/5th	0.093 DMU	T5N50/70;	Lotus rest.	NA	26	13 Private	None	Available	1		12	No	0.4 ac site comprised of three parcels under one ownership, including two
			(through to 4th)		T4MS60/80	(4th); parking										vacant/parking lots on 5th and a 4th St storefront. DTPP assumed 13 unit
						(5th)										yield.
		011-224-11	812 4th	0.137												
		011-224-19		0.172												
F17 11	110.01	011-224-05	809 5th Av	0.13 DMU	T5N50/70	municipal	NA	17	15 Public	None	Available	15			No	.27 acre municipal parking lot on 5th Av just west of Lincoln (south side of
						parking										street). Identified in DTPP as potential site for 15 units.
		011-224-06		0.14 DMU												
F18 11	110.01	011-271-14	3rd/Lootens NE corner	0.12 DMU	T5N50/70	municipal	NA	32	30 Public	None	Available	30			No	.36 acre municipal parking lot on 3rd Street, also serves as parking for
			(840 3rd)			parking										adjacent Walgreens. DTPP identified capacity for 30 units
		011-271-13		0.12 DMU												
		011-271-12		0.12 DMU												
F19 11	110.01		3rd and Cijos NE	0.46 DMU	T5N50/70	municipal	NA	41	36 Public	None	Available	36			No	.46 acre municipal parking lot on 3rd Street at Cijos. DTPP identified
		<i>y</i> =-	corner	- ···· ·	,	parking			· -	-						capacity for 30 units.
F20 11	110.01	011-273-24	w/side Lincoln b/w 3rd	0.19 DMU	T4MS 60/80		NA	17	14 Private	None	Available	14			No	.19 acre private parking lot. Same party owns 823 4th Street. One block
			and 4th			parking lot										from SMART station, Lincoln frontage. DTPP estimated 14 units.

Income Catego	ry	
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	Census						DU/ Theoretica	al Realistic			Infra-	Low	Above Mod	Previous	у
ID#	Tract	APN	Address/Location	Area GP des	Zoning	Existing Use	AC capacity	capacity	Pub/Priv	Constraints	structure			Counted	? Comments
F21	1110.01	011-272-20	Ritter Block	0.11 DMU	T5N 50/70	Ritter Ctr	NA 2	200 16	0 Private,	None	Available	160		No	1.79 acres, conisting of 10 parcels. Downtown Precise Plan also proposes
						clinic/			plus 0.55						closing Ritter on this block, creating an additional 0.55 of developable
						services,			public						space, bringing total to approx. 2.34 acres. The Downtown Plan envisions
						brake shop,			(ROW)						this as a "signature development site" within the Downtown Station Area.
						Mobil sta, car									Site was evaluated as having the potential for 200 units, including office
						radio shop, coffee kiosk,									and potentially hotel, ground floor retail, and a parking garage. Project will require site assembly. There are currently 6 owners, one of which
						smoke shop,									controls about half the parcels
						vac.									controls about han the pareets
		011-272-21		0.16											
		011-272-22		0.32											
		011-272-23		0.11											
		011-272-10		0.2											
		011-272-11		0.24											
		011-272-12		0.14											
		011-272-01		0.24											
		011-272-13		0.13											
		011-272-04		0.1											
F22	1110.01	011-275-13	Tamalpais/3rd NW	0.33 DMU	T5MS 70/90	private	NA	44 4	4 Private	None	Available		44	Yes	Known as the "Salute" site (name of restaurant located here that burned in
			corner			parking lot									2005)currently a private parking lot. Owners participated in Downtown
															Plan and submitted illustrative plans for 44 unit apts. Also counted in 5th
															cycle Element.
F23	1110.01	014-121-14	Hetherton/3rd NW	0.59 DMU	T5MS 70/90	Citibank and	NA	65 6	0 Private	Freeway/	Available		60	No	Citibank is located immediately east (and abutting) SMART station
			corner (666 3rd)			parking				train noise,					platform and was identified as a major opportunity in Downtown Plan.
										air quality					That plan estimated 65 units here. Existing bank ws built in 1978, FAR is 0.4. In tallest/most intense height district
F24	1110.01	014-084-14	N/side 4th b/w	0.23 DMU	T5MS 70/90		NA	27 2	7 Private	Freeway/	Available		27	No	Site located immediately north of SMART station, on 4th St. Identified as a
			Tamalpais and			Bagels, check				train noise,					major TOD opportunity in Downtown Plan. Existing use is older retail
			Hetherton (1006 Tamalpais)			cashing				air quality					buildings (non-historic). Assessed improvement to land value ratio is 0.72.
F25	1110.01	011-227-02	SW corner 5th and	0.36 DMU	T5MS 70/90	Parking lot for	NA	38 2	4 Private	Freeway/	Available	2	2	2 No	Would require dividing this parcel, which faces 5th Av. West side of lot
			Tamalpais			709 Fifth Av				train noise,					includes beauty products business. East side is unimproved parking.
										air quality					Identified in Downtown Plan as potential 38 units, 6-7 stories. Across street from SMART station
															Street from Siviaki station
F26	1110.02	011-251-06	NW corner 2nd and D	0.117 DMU	T5N 40/60	vacant lot	NA	19 1	5 Private	None	Available		15	No	Three parcels, two owners. Two of the parcels are vacant. The third has
			St (905 D St)												an older vacuum repair business with a very low ratio of assessed
															improvements to land (I/L = 0.35). The developed parcel is the corner lot,
															the vacant parcels are to the north and west
		011-251-08		0.129		vacant lot									
		011-251-07		0.193		vacuum repair									

Income Catego	ry	
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	Census						DU/ Theoretic				Infra-	Low	Mod	Ф	Previously	
	# Tract 7 1110.01		Address/Location midblock n/side 2nd between A and B (1112 2nd St)	Area GP des 0.173 DMU	Zoning T5N 50/70	Existing Use former construction/ welding shop	AC capacity NA	capacity 18	y Pub/Priv 15 Private	Constraints None	structure Available		15		No	Comments Was a construction and welding co, sold in 2018. One developed parcel and one almost entirely vacant, same owner. Very low assessed improvement value (I/L ratio = 0.4). Building constructed in 1946. Strong potential for reuse as small multi-family, live-work, or mixed use project
		011-262-11		0.111												
F2	8 1110.02	011-241-35	2nd and G Street NW corner (1660 2nd St)	0.26 DMU	T4N 40/50	West End Animal Center	NA	11	10 Private	Access	Available	1		9	No	Veterinary clinic on corner lot (2nd/G). Assessed value of land far exceeds assessed value of building (ratio is 0.37). Building constructed in 1951, single story with parking. FAR is 0.34.
F2	9 1110.02		1st and D, NE corner (706-712 D St)	0.535 DMU	T4N 40/50	serving offices	NA	34	28 Private	None	Available	3		25	No	0.76 ac site comprised of three adjoining parcels with two owners. One of the parcels is vacant. The other two contain two older (1956 and 1961) Class C office bldgs with misc. local-serving tenants.
		012-073-16		0.107		vacant lot										
F3	0 1110.02	012-073-17	1801 4th St (4th and Ida, SW corner)	0.118 1.176 DMU	T4MS 40/60	Best Buy outlet	NA	91	72 Private	None	Available	8	5	59	Yes	This is a 1.55 acre site comprised of two parcels with different owners. They could be assembled, or each parcel could support a residential or mixed use project. Both parcels were also counted in the 2015 Element. Jack in the Box (built 1970) has an FAR of 0.8 and an I/L ratio of 0.32. Best Buy (built 1969) has an FAR of 0.38 and an I/L of 0.76. Identified in Downtown Plan as a potential 90 unit mixed use project (ground floor retail on 2nd and 4th Streets)
		011-231-17	1814 2nd St	0.376		Jack in The Box										retail on 2nd and 4th streets)
F3	1 1110.02	010-291-33	1826 4th St (4th St west of El Camino)	0.44 DMU	T4MS 40/50	Ace Garden Center	NA	24	20 Private	None	Available	20			Yes	0.56-acre site, also counted in 2015 Element. Includes Ace Hardware Garden Center. Downtown Plan assumed 23 units on this site. FAR is 0.19, I/L ratio is 0.21
		010-291-49		0.12												
F3	2 1110.02		NW corner 4th and E Streets (1504-1518 4th St)		T4MS 50/70	Rug store, bakery	NA	40	40 Private	None	Available		40		No	0.84-acre site in single ownership at NW corner of 4th and E. Owner has expressed interest in mixed use or multi-family residential on this site. Downtown Plan assumed 40 units, though this is likely low. Property across street has same zoning and similar size and has an active application for 191 units
		011-202-14	0.1.15	0.64	T411 40 /50				20.51							
F3	3 1110.02	012-064-18	SW corner 2nd and E (1515 2nd St)	0.567 DMU	T4N 40/50	Shineology car wash	NA	25	20 Private	None	Available	20			No	Car wash. FAR is 0.08 and Assessed Improvement to Assessed Land Value ratio is 0.13.
F3	4 1110.02	011-231-03 011-231-04	s/side 4th, east of 2nd St. (1825 4th St)	0.17 DMU 0.19	T4MS 40/60	IHOP and parking lot	NA	16	15 Private	None	Available	1		14	No	IHOP restaurant on one parcel, and parking on the other. Same owner. Assessed improvement to land value ratio is 0.43. FAR is 0.18. Building constructed in 1965. Site identified in Downtown Plan as opportunity for 23 units
F3	5 1110.02	011-246-12	N/side 2nd between E and Shaver (805 E St and 1524 2nd St)	0.394 DMU	T4N 40/50	Cat grooming and oil change		41	34 Private	None	Available		34		No	Two adjacent parcels under common ownership (Cats Cradle and Valvolene). Downtown Plan estimated 41 units on 0.79 acre site.
		011-246-13		0.392 DMU												
\vdash		311 240 13		0.332 51110												

Income Category	Z
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	Census						DU/ Theoretical	Realistic			Infra-	Low	Mod	A box D	reviously	
ID #	Tract	APN	Address/Location	Area GP des	7oning		AC capacity		Pub/Priv	Constraints	structure	< α	<u>σ</u> ,			Comments
F36	1110.02		220 Shaver	0.9 DMU	T4N 40/50	AT&T facility			Tax-Exempt		Available	40				Site was counted in 2015-2023 Element. 0.91 AT&T facility and parking area. Downtown Plan estimated 60 units on this site.
F37	1110.02	011-251-12	NE corner, 3rd and E Streets (908 E St)	0.23 DMU 0.12 DMU	T5N 40/60	office bldg and parking	NA 2	27 23	Private	None	Available	2		21	No	3,300 SF office building constructed in 1958. Two parcels, totaling .35 acres. One parcel provides parking. Identified in Downtown Plan as opportunity site for 27 units.
F38	1110.02	011-252-10	N/side 2nd St between D and E Streets (1412 2nd)	0.08 DMU	T4N 40/50	Municipal parking lot	NA	7 7	Public	None	Available	7			No	Municipal parking lot. Identified by City study as having the potential for 7 units. Also shown in Downtown Plan as possible 7-unit building.
F39	1110.02	011-196-09	1550 4th parking	0.217 DMU	·	overflow parking, car storage	NA 5	50 40	Private	None	Available	4		36	No	0.99-acre site comprised of five adjacent parcels. Would require site aggregation. Existing uses are lower value relative to surroundings, including vehicle storage. Downtown Plan estimated 50 units if parcels are merged.
			1540 4th 1530 4th parking 1560 4th 1532 4th-parking lot	0.179 0.249 0.202 0.143	T4MS 40/50 T4MS 50/70 T4MS 50/70 T4MS 50/70											
F40	1110.02	012-054-02	S of 1621 2nd	0.229 DMU	T4N 40/50	vacant lot	NA	4 4	Private	None	Available			4	No	Vacant lot on Miramar south of 2nd. Potential 4-plex.
F41	1101	014-092-26	NE corner 4th and Mary (350 4th St)	1.07 DMU	T4N 40/50	Salvation Army	NA 4	11 35	Tax-Exempt	None	Available	35			Yes	1 acre site with Salvation Army facilities. Carry-over site. Counted as 41 units in 2015 Element. Counted as 35 units in Downtown Precise Plan.
F42	1101	014-126-06	W/side Grand b/w Second and Third (515 3rd St)	1.86 DMU	T5N 40/60	United Market	: NA 8	35 83	Private	None	Available	9	6	68	No	Single story supermarket built in 1955, FAR is 0.3 and much of site is surface parking. Assessed value of land is twice the value of improvements (I/L ratio = 0.54). Site identified in Downtown Plan is significant mixed use opportunity (housing over grocery, with structured parking). DTPP estimated 83 units.
F43	1101		N/side 3rd bw Grand/Irwin (508-514 Irwin)	0.29 DMU	T5N 40/60	private parking lots	NA 2	22 18	Private	None	Available	18			No	Two adjacent parcels used as parking lots for surrounding commercial properties. Downtown Plan identified potential for 22 units. Would require consolidation, potentially in conjunction with redevelopment of one of the adjacent properties
		014-123-34		0.19												
F44	1101	014-132-15	S/side 2nd b/w Grand and Irwin (555 2nd St)	0.44 DMU	T5N 40/60	KFC restaurant		16 30	Private	Flooding	Available	3		27	No	Fast food restaurant (built 1969) and surface parking lot, with frontage along San Rafael Canal. Existing FAR is 0.22. Downtown Plan identified this as a housing opportunity, with ground floor waterfront commercial and related amenities
F45	1101	014-132-12	SE corner Irwin and Second (700 Irwin)	0.57 DMU	T5N 50/70	vacant office bldg	NA 6	57 50	Private	Flooding	Available	5		45	No	This is a completely vacant 26,000 SF office building, currently fenced off and closed. Has been discussed as a possible housing site and was identified as such in the Downtown Precise Plan. Waterfront site, with opportunities for shoreline amenities
F46	1101	014-123-27	SE corner Irwin and 4th St (523-525 4th)	0.51 DMU	T5N 50/70	Office bldgs	NA 7	72 60	Private	None	Available	6	5	49	No	Adjacent early 1960s offices. Recently sold. Owner has expressed interest in residential/ mixed use development. Application likely during planning period. 0.81 acre site.

Income	Categor	١
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10	Census	APN	Address / costion	Aroa	CD dos	Zoning	Evicting Use		Theoretical		Pub/Priv	Constraints		Mod	Above Mod	Previously	Comments
שו	# Tract	014-123-28	Address/Location	Area 0.3		Zoning	Existing Use	AC	capacity	capacity	PUD/PNV	Constraints	structure			Counteur	Comments
F4	7 1101	014-123-06	s/side 4th b/w Grand and Irwin	0.3	3	T4N 40/50		NA	13	3 1	.2 Public	None	Available	12		No	City-owned property, used for storage.
F4	8 1101	014-151-11	b/w 179 and 209 Third St	0.55	5 DMU	T5N40/60	Overflow parking lot	NA	25	5 2	20 Private	Flooding	Available	20		No	Spillover parking lot, east of Montecito Plaza Shopping Center. Primarily used during peak periods. Waterfront site.
F4:	9 1101	014-093-10	NW corner Mary and Third (402 3rd St)	0.32	2 DMU	T5N 40/60	Peet's coffee	NA	13	3 1	.0 Private	None	Available	1	9	No	
_	1									4=6	_			F07 3	00 603		

Subtotal 1560 587 280 693