Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
Opportunity Sites Zoned Greater Than 30 Units per Acre:															
OC-CC-01	1440 Harrison	008 -0626-024	12,797	0.29	150	180	44	52	Permitted	152	Central Business District	262	500	R-90 permitted in C-55.	Public parking lot
OC-CC	1450 Harrison	008 -0626-025	10,358	0.24	150	180	36	43	Permitted	69	Central Business District	119	500	-	Public warehouses
	-	-	23,155	0.53	150	180	80	95	-	221	-	381		-	-
OC-CC-02	301 12th St.; 285 12th St. (12th/Harrison)	002 -0063-006	60,000	1.38	150	180	207	248							
OC-CC		002-0069-003-01	15,000	0.34	150	180	52	62							
	-	-	75,000	1.72	150	180	258	310	Permitted	500	Central Business District	861	500	R-90 permitted in C-55.	Vacant/parking lot; vacant/underutilized buildings
OC-CC-03	20th/Castro/San Pablo (Greyhound)	003 -0039-002-02	4,369	0.1	150	180	15	18	Permitted	29	Central Business District	50	500	R-90 permitted in C-51.	Greyhound bus depot
OC-CC	-	003 -0039-003	65,003	1.49	150	180	224	268	Permitted	433	Central Business District	746	500	R-90 permitted in C-51.	Greyhound bus depot
	-	-	69,372	1.59	150	180	239	286	-	462	-	796		-	-
OC-CC-04	1314 Franklin St. (13th/14th/Webster/Franklin)	002 -0055-001	60,000	1.38	150	180	207	248	Permitted	400	Central Business District	689	500	R-90 permitted in C-55.	Vacant/underutilized buildings
OC-CC-05	1100 Broadway (vacant lot only)	002 -0051-006-02	22,003	0.51	150	180	77	92	Permitted	400	Central Business District	255	500	R-90 permitted in C-55.	vacant, commercial land
OC-CC-06	1225 Webster St	002 -0057-004-02	12,000	0.28	150	180	42	50	Permitted	400	Central Business District	140	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-07	1601 San Pablo Ave	003 -0065-002-00	10,951	0.25	150	180	38	45	Permitted	400	Central Business District	10	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-08	1431 Franklin St	008 -0621-008-07	20,974	0.48	150	180	72	86	Permitted	140	Central Business District	240	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-09	1425 Webster St	008 -0624-037-00	12,150	0.28	150	180	42	50	Permitted	81	Central Business District	140	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-10	1429 Alice St	008 -0626-017-00	11,550	0.27	150	180	41	49	Permitted	77	Central Business District	135	500	R-90 permitted in C-55.	commercial, parking lots
OC-CC-11	1600 Harrison St	008 -0626-030-01	11,550	0.27	150	180	41	49	Permitted	77	Central Business District	135	500	R-90 permitted in C-55.	commercial, garages (repair)
OC-CM-12	E. 11th St/2nd Av (SA)	019 -0025-002-05	65,484	1.5	150	180	225	270	Permitted	218	Urban Residential	251	167	R-80 permitted in S-2.	Vacant/parking lot; vacant/underutilized buildings. These are two separate sites on opposite corners

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
OC-CM	-	019 -0027-013-03	45,813	1.05	150	180	158	189	Permitted	153	Urban Residential	176	167	R-80 permitted in S-2.	
	-	-	111,297	2.56	150	180	384	461	-	371	-	427		-	-
OC-CM-13	610 Oak St	001 -0167-010-00	12,500	0.29	150	180	44	52	Permitted	42	Central Business District	145	500	-	commercial, garages (repair)
OC-CM-14	1329 Madison St	002 -0079-004-00	10,000	0.23	150	180	35	41	Permitted	77	Central Business District	115	500	R-80 permitted in S-2.	commercial, parking lots
OC-CT-15	6th/7th/Franklin	001 -0197-004	2,499	0.06	150	180	9	10	Interim CUP	6	Central Business District	29	500	Multiple zones, but R-70 permitted in C-40.	Vacant/parking lot
OC-CT	629 Franklin	001 -0197-005	7,500	0.17	150	180	26	31	Interim CUP	17	Central Business District	86	500	R-70 permitted in C-40	Vacant commercial land
OC-CT	-	001 -0197-006	12,500	0.29	150	180	43	52	Interim CUP	28	Central Business District	143	500	R-70 permitted in C-40	Vacant commercial land
	-	-	22,499	0.52	150	180	77	93	-	50	-	258		-	-
OC-CT-16	7th/8th/Broadway	001 -0195-003	3,699	0.08	150	180	12	14	Permitted	25	Central Business District	42	500	-	Vacant/parking lot
OC-CT	-	001 -0195-004-02	4,868	0.11	150	180	17	20	Permitted	32	Central Business District	56	500	R-90 density permitted in C-51	Vacant lot
OC-CT	-	001 -0195-008	3,704	0.09	150	180	14	16	Permitted	8	Central Business District	43	500	R-70 density permitted in C-40	Vacant commercial land
OC-CT	-	001 -0195-009	3,744	0.09	150	180	14	16	Permitted	8	Central Business District	43	500	R-70 density permitted in C-41	Vacant lot
OC-CT	-	001 -0195-010	3,747	0.09	150	180	14	16	Permitted	8	Central Business District	43	500	R-70 density permitted in C-42	Vacant commercial land
	-	-	19,762	0.45	150	180	68	81	-	82	-	227		-	-
OC-JLD-17	2nd St. near Clay St.	001 -0133-001	14,989	0.34	150	180	51	61	Interim CUP	0	Estuary Plan (Off Price Retail)	14	40	-	Vacant former industrial building. Numbers of units estimated based on preliminary development concepts for the site.
OC-JLD	-	001 -0133-002	9,993	0.23	150	180	35	41	Interim CUP	0	Estuary Plan (Off Price Retail)	9	40	-	
	-	-	24,982	0.57	150	180	86	103	-	0	-	23		-	
OC-JLD-18	Webster/Harrison/2nd/3rd	001 -0149-005	19,500	0.45	150	180	68	81	Permitted	65	Estuary Plan (Mixed Use District)	75	167	R-80 permitted in C-45.	Parking lot

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
OC-JLD-19	175 2nd St.	001 -0159-005	57,750	1.33	150	180	200	239	Interim CUP	0	Estuary Plan (Mixed Use District)	221	167	-	Vacant industrial building
OC-JLD-20	2nd & Harrison	001 -0149-007	30,000	0.69	150	180	104	124	Permitted	100	Estuary Plan (Mixed Use District)	115	167	R-80 permitted in C-45.	Warehouse
OC-JLD-21	431 Madison St	001 -0161-007-07	30,000	0.69	150	180	104	124	Permitted	100	Estuary Plan Area	115	167	R-80 permitted in C-46	commercial, discount house
OC-KC-22	1717 Webster St	008 -0624-007-00	15,000	0.34	150	180	51	61	Permitted	100	Central Business District	170	500	R-90 permitted in C-55.	commercial, garages (repair)
OC-KC-23	301 19th St	008 -0625-002-01	22,950	0.53	150	180	80	95	Permitted	153	Central Business District	265	500	R-90 permitted in C-55.	vacant, commercial land
OC-KC-24	1431 Jackson St	008 -0627-015-01	13,747	0.32	150	180	48	58	Permitted	92	Central Business District	160	500	R-90 permitted in C-55.	vacant
OC-KC-25	1975 Webster St	008 -0637-003-03	11,045	0.25	150	180	38	46	Permitted	74	Central Business District	127	500	R-90 permitted in C-55.	vacant, commercial land
OC-LGA-26	Lenox Ave	010 -0772-020-01	15,000	0.34	150	180	51	61	Permitted	19	Urban Residential	57	167	-	vacant
OC-LGA-27	350 Grand Ave	010 -0776-013-00	15,554	0.36	150	180	54	65	Permitted	35	Community Commercial	60	167	R-70 permitted in C-30.	commercial, service stations
OC-LGA-28	500 Grand Ave	010 -0780-015-08	11,457	0.26	150	180	39	47	Permitted	25	Community Commercial	43	167	R-70 permitted in C-30.	commercial, parking lots
OC-OO-29	8th & Washington	001 -0201-008	2,441	0.06	150	180	9	11	Permitted	8	Central Business District	28	500	R-80 permitted in C-52.	Vacant/parking lot
OC-OO	-	001 -0201-009	4,882	0.11	150	180	17	20	Permitted	16	Central Business District	56	500	R-80 permitted in C-52.	Parking lot
OC-OO	-	001 -0201-010	7,580	0.17	150	180	26	31	Permitted	25	Central Business District	87	500	R-80 permitted in C-52.	Public Agency
OC-OO	-	001 -0201-011	3,681	0.08	150	180	12	14	Permitted	12	Central Business District	42	500	R-80 permitted in C-52.	Parking lot
	-	-	18,584	0.43	150	180	65	77	-	62	-	213		-	-
OC-OO-30	MLK/7th/8th	001 -0211-012	4,534	0.1	150	180	15	18	Permitted	15	Central Business District	52	500	-	School
OC-OO	-	001 -0211-011	4,499	0.1	150	180	15	18	Permitted	15	Central Business District	52	500	-	School
OC-OO	-	001 -0211-015	24,032	0.55	150	180	83	99	Permitted	80	Central Business District	276	500	-	Church
	-	-	33,065	0.76	150	180	114	137	-	110	-	380		-	-
OC-OO-31	7th/8th/Clay	001 -0209-009	8,705	0.2	150	180	30	36	Permitted	58	Central Business District	100	500	R-90 permitted in C-51.	Parking lot

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
OC-OO	-	001 -0209-010	2,470	0.06	150	180	9	11	Permitted	16	Central Business District	28	500	R-90 permitted in C-51.	Parking lot
OC-OO	-	001 -0209-011	7,500	0.17	150	180	26	31	Permitted	50	Central Business District	86	500	R-90 permitted in C-51.	Parking lot
OC-OO	-	001 -0209-014-01	14,952	0.34	150	180	51	61	Permitted	33	Central Business District	172	500	R-70 permitted in C-40	Restaurant
OC-OO	-	001 -0209-015	7,401	0.17	150	180	26	31	Permitted	16	Central Business District	85	500	R-70 permitted in C-41	One story store
	-	-	41,028	0.94	150	180	141	169	-	174	-	471		-	-
OC-OO-32	8th & Jefferson	001 -0211-004	2,672	0.06	150	180	9	11	Permitted	9	Central Business District	31	500	-	One story store
OC-OO	-	001 -0211-005	12,321	0.28	150	180	42	50	Permitted	41	Central Business District	141	500	-	One story store
OC-OO	-	001 -0211-006	5,004	0.11	150	180	17	20	Permitted	17	Central Business District	57	500	-	One story store
OC-OO	-	001 -0211-016	15,270	0.35	150	180	53	63	Permitted	51	Central Business District	175	500	-	Warehouse
	-	-	35,267	0.81	150	180	122	146	-	118	-	404	2000	-	
OC-OO-33	587 E 11th St	002 -0035-005-02	20,000	0.46	150	180	69	83	Permitted	22	Housing and Business Mix***	65	30	-	commercial, parking lots
OC-UT-34	20th/22nd/San Pablo	008 -0647-019-01	12,800	0.29	150	180	44	52	Permitted	85	Central Business District	147	500	R-90 permitted in C-51.	Lodgehall and/or clubhouse
OC-UT	-	008 -0647-020-01	18,526	0.43	150	180	65	77	Permitted	124	Central Business District	213	500	R-90 permitted in C-51.	Church
OC-UT	-	008 -0647-021-01	22,306	0.51	150	180	77	92	Permitted	149	Central Business District	256	500	R-90 permitted in C-51.	School
OC-UT	-	008 -0647-016	3,000	0.07	150	180	11	13	Permitted	20	Central Business District	34	500	R-90 permitted in C-51.	School
OC-UT	-	008 -0647-017	3,000	0.07	150	180	11	13	Permitted	20	Central Business District	34	500	R-90 permitted in C-51.	School
OC-UT	-	008 -0659-022	6,396	0.15	150	180	23	27	Permitted	43	Central Business District	73	500	R-90 permitted in C-51.	Vacant commercial land
OC-UT	-	008 -0659-023	6,593	0.15	150	180	23	27	Permitted	44	Central Business District	76	500	R-90 permitted in C-51.	Vacant commercial land
	-	-	72,621	1.67	150	180	251	301	-	484		833			
OC-UT-35	20th/21st/Telegraph	008 -0649-001-01	10,858	0.25	150	180	38	45	Permitted	72	Central Business District	125	500	R-90 permitted in C-55.	Office building
OC-UT	-	008 -0649-001-02	1,786	0.04	150	180	6	7	Permitted	12	Central Business District	21	500	R-90 permitted in C-55.	One story store

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SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
OC-UT	-	008 -0649-009	9,372	0.22	150	180	33	40	Permitted	62	Central Business District	108	500	R-90 permitted in C-55.	Parking lot
OC-UT	-	008 -0649-010	10,736	0.25	150	180	38	45	Permitted	72	Central Business District	123	500	R-90 permitted in C-55.	Parking lot
	-	-	32,752	0.75	150	180	113	135	-	218		377	2000		
OC-UT-36	22nd & Telegraph (495 22nd Street)	008 -0648-011-03	21,000	0.48	150	180	72	86	Permitted	140	Central Business District	241	500	R-90 permitted in C-55.	Vacant/underutilized buildings
OC-UT-37	585 22nd St	008 -0647-028-04	12,000	0.28	150	180	42	50	Permitted	80	Central Business District	140	500	R-90 permitted in C-51.	commercial, parking lots
OC-UT-38	2200 Telegraph Ave	008 -0658-009-01	17,041	0.39	150	180	59	70	Permitted	114	Central Business District	195	500	R-90 permitted in C-55.	commercial, service stations
OC-UT-39	2225 Telegraph Ave	008 -0659-002-01	15,893	0.36	150	180	54	65	Permitted	106	Central Business District	180	500	R-90 permitted in C-55.	commercial, service stations
OC-VSA-40	Webster St	008 -0667-005-03	11,745	0.27	45	65	11	15	Permitted	26	Detached Unit Residential	4	15	-	commercial, parking lots
OC-VSA-41	27th & Northgate (2633 Telegraph)	009 -0682-001-01	67,518	1.55	150	180	233	279	Permitted	454	Urban Residential	259	167	R-80 permitted in C-45.	parking structure, owned by Kaiser
OC-VSA	553 27th Street	009-0682-031-04	10,553	0.24	150	180	36	44	-	40	Urban Residential	40	167	R-80 permitted in C-45.	parking structure, owned by Kaiser
	-	-	78,071	1.8	150	180	269	323	-	494	-	299	334	-	-
OC-VSA-42	24th/Webster/Valdez	008 -0672-005	6,250	0.14	150	180	21	25	Interim CUP	14	Community Commercial	24	167	R-70 permitted in C-40	Vacant
OC-VSA	-	008 -0672-006	3,125	0.07	150	180	11	13	Interim CUP	7	Community Commercial	12	167	R-70 permitted in C-40	Duplex
OC-VSA	-	008 -0672-007-01	3,124	0.07	150	180	11	13	Interim CUP	7	Community Commercial	12	167	R-70 permitted in C-41	Parking lot
OC-VSA	-	008 -0672-007-02	6,250	0.14	150	180	21	25	Interim CUP	14	Community Commercial	24	167	R-70 permitted in C-42	Parking lot
OC-VSA	-	008 -0672-008	4,177	0.1	150	180	15	18	Interim CUP	9	Community Commercial	16	167	R-70 permitted in C-43	Parking lot
OC-VSA	-	008 -0672-014-01	7,706	0.18	150	180	27	32	Interim CUP	17	Community Commercial	30	167	R-70 permitted in C-44	One story store
OC-VSA	-	008 -0672-015	5,861	0.13	150	180	20	23	Interim CUP	13	Community Commercial	22	167	R-70 permitted in C-45	One story store
OC-VSA	-	008 -0672-018	6,245	0.14	150	180	21	25	Interim CUP	14	Community Commercial	24	167	R-70 permitted in C-46	One story store
OC-VSA	-	008 -0672-019	12,491	0.29	150	180	44	52	Interim CUP	28	Community Commercial	48	167	R-70 permitted in C-47	Misc. improved commercial
	-	-	55,229	1.27	150	180	191	229	-	123	-	212	1503	-	-

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
OC-VSA-43	24th/27th/Valdez	008 -0671-024	3,000	0.07	150	180	11	13	Permitted	20	Urban Residential	12	167	-	Vacant/parking lot
OC-VSA	-	008 -0671-025	5,000	0.11	150	180	17	20	Permitted	33	Urban Residential	19	167	-	Vacant
OC-VSA	-	008 -0671-026	7,499	0.17	150	180	26	31	Permitted	50	Urban Residential	29	167	-	Vacant
OC-VSA	-	008 -0671-027-02	1,900	0.04	150	180	6	7	Permitted	13	Urban Residential	7	167	-	Vacant
OC-VSA	-	008 -0671-031-02	3,015	0.07	150	180	11	13	Permitted	20	Urban Residential	12	167	-	parking lot
OC-VSA	-	008 -0671-032-02	2,988	0.07	150	180	11	13	Permitted	20	Urban Residential	11	167	-	parking lot
OC-VSA	-	008 -0671-033-02	4,342	0.1	150	180	15	18	Permitted	29	Urban Residential	17	167	-	parking lot
OC-VSA	-	008 -0671-034-02	5,170	0.12	150	180	18	22	Permitted	34	Urban Residential	20	167	-	parking lot
OC-VSA	-	008 -0671-035-02	3,759	0.09	150	180	14	16	Permitted	25	Urban Residential	14	167	-	parking lot
OC-VSA	-	008 -0671-037-03	3,231	0.07	150	180	11	13	Permitted	22	Urban Residential	12	167	-	Vacant
OC-VSA	-	008 -0671-029-02	3,119	0.07	150	180	11	13	Permitted	21	Urban Residential	12	167	-	Vacant
OC-VSA	-	008 -0671-030-02	3,016	0.07	150	180	11	13	Permitted	20	Urban Residential	12	167	-	Vacant
OC-VSA	-	008 -0671-036-02	5,630	0.13	150	180	20	23	Permitted	38	Urban Residential	22	167	-	Vacant residential land
OC-VSA	-	008 -0671-023-03	43,297	0.99	150	180	149	178	Permitted	289	Urban Residential	166	167	-	Vacant residential land
OC-VSA	-	008 -0671-004-02	7,251	0.17	150	180	26	31	Permitted	48	Urban Residential	28	167	-	one to 5 story office building
	-	-	102,217	2.35	150	180	353	423	-	681	-	393	2505	-	-
OC-VSA-44	26th/27th/Broadway	009 -0685-018-06	45,489	1.04	150	180	156	187	Interim CUP	101	Community Commercial	174	167	R-70 permitted in C-40.	Auto dealership
OC-VSA-45	2270 Broadway	008 -0656-002-01	20,146	0.46	150	180	69	83	Permitted	134	Central Business District	230	500	R-90 permitted in C-55.	commercial, parking lots
OC-VSA-46	2250 Telegraph Ave	008 -0658-006-02	11,490	0.26	150	180	39	47	Permitted	77	Central Business District	130	500	R-90 permitted in C-55.	commercial, service stations
OC-VSA-47	2417 Broadway	008 -0674-003-01	24,965	0.57	150	180	86	103	Interim CUP	55	Community Commercial	95	167	R-70 permitted in C-40.	commercial, banks
OC-VSA-48	403 28th St	009 -0684-037-01	13,049	0.3	150	180	45	54	Interim CUP	29	Community Commercial	50	167	R-70 permitted in C-40.	commercial, garages (repair)
OC-VSA-49	2710 Broadway	009 -0685-018-04	13,874	0.32	150	180	48	58	Interim CUP	31	Community Commercial	53	167	R-70 permitted in C-40.	commercial, parking lots
OC-VSA-50	2855 Broadway	009 -0686-003-00	17,543	0.4	150	180	60	72	Interim CUP	39	Community Commercial	67	167	R-70 permitted in C-40.	vacant, commercial land
OC-VSA-51	2923 Telegraph Ave	009 -0698-002-01	18,527	0.43	150	180	65	77	Interim CUP	41	Community Commercial	72	167	R-70 permitted in C-40.	commercial, parking lots

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
OC-VSA-52	2910 Broadway	009 -0702-001-02	28,560	0.66	45	65	30	43	Permitted	63	Community Commercial	110	167	R-70 permitted in C-40.	commercial, supermarket
OC-VSA-53	3030 Broadway	009 -0704-016-01	10,361	0.24	45	65	11	16	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-54	3001 Broadway	009 -0705-004-00	42,210	0.97	45	65	44	63	Permitted	94	Community Commercial	162	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-55	3015 Broadway	009 -0705-005-00	10,149	0.23	45	65	10	15	Permitted	23	Community Commercial	38	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-56	3025 Broadway	009 -0705-006-00	15,551	0.36	45	65	16	23	Permitted	35	Community Commercial	60	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-57	3039 Broadway	009 -0705-007-00	15,246	0.35	45	65	16	23	Permitted	34	Community Commercial	58	167	R-70 permitted in C-40.	commercial, auto dealerships
OC-VSA-58	3401 Broadway	009 -0733-004-07	25,800	0.59	45	65	27	38	Permitted	57	Community Commercial	98	167	-	commercial, parking lots
OC-VSA-59	296 27th St	010 -0798-003-07	22,896	0.53	100	130	53	69	Interim CUP	153	Urban Residential	88	167	-	commercial, 1-story store
OC-VSA-60	550 29th St	009 -0698-002-03	10,757	0.25	100	130	76	98	Permitted	36	Urban Residential	42	167	-	commercial, parking lots
NO-61	5433 San Pablo Ave	013 -1184-001	20,160	0.46	40	60	6	8	Permitted	45	Mixed Housing Type	19	40	R-70 permitted in C-30.	Parking
NO-62	880 W Macarthur Blvd	012 -0959-021-01	15,997	0.37	-	-	38	38	Interim CUP	0	Urban Residential	62	167	-	vacant, commercial land
NO-63	731 W Macarthur Blvd	012 -0965-024-00	17,393	0.4	-	-	38	38	Interim CUP	0	Urban Residential	67	167	-	commercial, service stations
NO-64	398 W Macarthur Blvd	012 -0976-016-00	13,274	0.3	40	60	18	26	Permitted	29	Neighborhood Center	50	167	R-70 permitted in C-30.	commercial, service stations
NO-65	391 40th St	012 -0978-002-01	13,300	0.31	40	60	14	21	Permitted	30	Community Commercial	52	167	R-70 permitted in C-30.	Commercial, miscellaneous, improved
NO-66	3943 Broadway	012 -0982-002-04	20,478	0.47	45	65	10	15	Permitted	46	Community Commercial	78	167	R-70 permitted in C-40.	commercial, service stations
NO-67	230 W Macarthur Blvd	012 -0986-025-01	11,375	0.26	45	65	14	21	Permitted	25	Neighborhood Center	43	167	-	commercial, service stations
NO-68	4045 Broadway	012 -1000-007-01	13,242	0.3	45	65	10	15	Permitted	29	Community Commercial	50	167	R-70 permitted in C-40.	commercial, garages (repair)
NO-69	4366 Broadway	013 -1108-024-01	12,527	0.29	45	65	10	15	Permitted	28	Community Commercial	48	167	R-70 permitted in C-40.	commercial, 1-story store
NO-70	3881 MLK (39th & MLK)	012 -0963-001	5,643	0.13	40	60	5	8	Interim CUP	4	Neighborhood Center	22	167	R-50 permitted in C-10.	Vacant, privately owned
NO-71	3924 MLK (40th & MLK)	012 -0969-029;	5,499	0.13	40	60	-		Interim CUP	12	Community Commercial	22	167	R-70 permitted in C-30.	Vacant; BART-owned.
NO	645 40th St	012 -0969-030;	2,500	0.06	40	60	-		Interim CUP	6	Neighborhood Center	10	167	R-70 permitted in C-30.	Vacant, BART-owned

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
NO	-	012 -0969-41-02	2,310	0.05	40	60	-		Interim CUP	5	Neighborhood Center	8	167	R-70 permitted in C-30.	Vacant, BART-owned
			10,309	0.24	40	60	10	14		23	-	40		-	-
NO-72	6101 San Pablo Ave	016 -1459-004	13,047	0.3	40	60	6	8	Permitted	29	Mixed Housing Type	12	40	R-70 permitted in C-30.	Split evenly between commercial and residential zoning
NO-73	4425 Piedmont Ave	013 -1128-008-00	15,000	0.34	45	65	10	15	Permitted	33	Community Commercial	57	167	R-70 permitted in C-40.	Commercial, miscellaneous, improved
NO-74	313 51st St	013 -1136-004-02	19,301	0.44	45	65	10	15	Permitted	43	Community Commercial	73	167	R-70 permitted in C-40.	vacant, commercial land
NO-75	5131 Shattuck Ave	014 -1216-031-02	20,755	0.48	14	28	6	12	Permitted	46	Neighborhood Center	80	167	-	commercial, service stations
NO-76	5504 Telegraph Ave	014 -1224-010-01	16,962	0.39	14	28	6	12	Permitted	38	Neighborhood Center	65	167	-	commercial, service stations
NO-77	5211 Broadway	014 -1240-009-01	18,199	0.42	40	60	14	21	Permitted	40	Community Commercial	70	167	R-70 permitted in C-30.	commercial, restaurant
NO-78	6029 College Ave	014 -1268-002-00	11,926	0.27	14	28	7	15	Permitted	27	Neighborhood Center	45	167	-	commercial, service stations
NO-79	5714 San Pablo Ave	015 -1305-018-01	14,579	0.33	23	-	90	90	Permitted	32	Neighborhood Center	55	167	-	commercial, parking lots
NO-80	6407 Telegraph Ave	016 -1424-022-05	13,500	0.31	14	28	6	12	Permitted	30	Neighborhood Center	52	167	-	commercial, service stations
NO-81	6100 San Pablo Ave	016 -1442-039-01	15,137	0.35	40	60	14	21	Permitted	34	Community Commercial	58	167	R-70 permitted in C-30.	commercial, 1-story store
NO-82	6211 San Pablo Ave	016 -1455-020-00	13,580	0.31	40	60	14	21	Permitted	30	Community Commercial	52	167	R-70 permitted in C-30.	commercial, service stations
NO-83	6201 Claremont Ave	048A-7070-007-01	11,685	0.27	14	28	7	15	Permitted	26	Neighborhood Center	45	167	-	commercial, service stations
WO-84	2948 17th St	003 -0055-024-01	11,531	0.26	40	60	15	23	Permitted	26	Mixed Housing Type	10	40	-	vacant
WO-85	800 W Grand Ave	003 -0019-003-00	29,704	0.68	100	130	161	210	Permitted	66	Community Commercial	114	167	R-70 permitted in C-30.	vacant, commercial land
WO-86	7th St. b/t Mandela & Kirkham	004 -0069-002-01	50,809	1.17	51	-	60	60	Requires CUP	113	Neighborhood Center Mixed Use	195	167	-	Parking lot Units based on transit village concept plans
WO-87	7th St. b/t Mandela & Kirkham	004 -0069-001	23,432	0.54	74	-	40	40	Requires CUP	52	Neighborhood Center Mixed Use	90	167	-	Gas station / Parking lot Units based on transit village concept plans
WO	-	004 -0069-002-02	9,165	0.21	74	-	40	40	Requires CUP	20	-	35	167	-	vacant industrial land

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
	-	-	32,597	0.75	74	-	40	40	-	72	-	125		-	-
WO-88	7th St. b/t Chester & Center	004 -0079-010	2,583	0.06	45	-	30	30	Permitted	1	Mixed Housing Type	2	40		vacant
WO	-	004 -0079-011	9,165	0.21	45	-	30	30	Permitted	20	Neighborhood Center Mixed Use	35	167	R-70 permitted in S-15	vacant commercial land
WO	-	004 -0079-012	1,448	0.03	45	-	30	30	Permitted	3	Mixed Housing Type	1	40		one story store
WO	-	004 -0079-013	4,392	0.1	45	-	30	30	Permitted	10	Mixed Housing Type	4	40		one story store
WO	-	004 -0079-014	2,526	0.06	45	-	30	30	Permitted	6	Neighborhood Center Mixed Use	10	167	R-70 permitted in S-18	vacant lot
WO	-	004 -0079-015	13,892	0.32	45	-	30	30	Permitted	31	Neighborhood Center Mixed Use	53	167	R-70 permitted in S-19	vacant commercial land
WO	1484 7th street	004 -0079-017-01	8,661	0.2	45	-	30	30	Permitted	19	Neighborhood Center Mixed Use	33	167	R-70 permitted in S-21	store on first floor
	-	-	42,667	0.98	45	-	30	30	-	90	-	140		-	
WO-89	7th St. b/t Henry & Chester	004 -0095-014	12,422	0.29	66	-	30	30	Permitted	28	Neighborhood Center Mixed Use	48	167	R-70 permitted in S-15	parking lot
WO	-	004 -0095-015	2,471	0.06	66	-	30	30	Permitted	5	Neighborhood Center Mixed Use	10	167	R-70 permitted in S-16	vacant
WO	-	004 -0095-016	2,656	0.06	66	-	30	30	Permitted	6	Neighborhood Center Mixed Use	10	167	R-70 permitted in S-17	vacant
WO	-	004 -0095-017	2,774	0.06	66	-	30	30	Permitted	6	Neighborhood Center Mixed Use	10	167	R-70 permitted in S-18	vacant
	-	-	20,323	0.47	66	-	30	30	-	45	-	78		-	
WO-90	7th St. b/t Campbell & Peralta	006 -0003-017	5,006	0.11	51	-	10	10	Requires CUP	1	Mixed Housing Type	4	40		vacant
WO	-	006 -0003-018	5,666	0.13	51	-	10	10	Requires CUP	13	Community Commercial	22	167		store on first floor
WO	-	006 -0003-019	10,136	0.23	51	-	10	10	Requires CUP	23	Mixed Housing Type	9	40		Vacant
WO	-	006 -0003-020	1,090	0.03	51	-	10	10	-	2	Community Commercial	5	167		store on first floor
WO	-	006 -0003-021	5,374	0.12	51	-	10	10	Requires CUP	12	Community Commercial	20	167		vacant
	-	-	27,272	0.63	51	-	10	10	-	51	-	60		-	

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
WO-91	5th St. @ Mandela (SE corner)	000O-0390-010-07	163,500	3.75	35	35	131	131	Requires CUP	363	Community Commercial	626	167	2348.4375	Vacant / parking Numbers of units estimated based on preliminary development concepts for the site.
WO-92	7th St. b/w Willow and Campbell	006 -0017-022-00	4,985	0.11	51	-	10	10	Requires CUP	11	Community Commercial	18	167	-	Vacant
WO	-	006 -0017-021-00	5,944	0.14	51	-	10	10	Requires CUP	13	Mixed Housing Type	6	40	-	vacant
WO	-	006 -0017-020-00	5,933	0.14	51	-	10	10	Requires CUP	13	Mixed Housing Type	6	40	-	one story store
WO	-	006 -0017-019-00	5,718	0.13	51	-	10	10	Requires CUP	13	Community Commercial	22	167	-	vacant
WO	-	006 -0017-018-00	6,319	0.15	51	-	10	10	Requires CUP	14	Community Commercial	25	167	-	vacant
	-	-	28,899	0.66	51	-	10	10	-	64	-	76		-	
WO-93	355 Mandela Parkway	004 -0073-008-00	7,448	0.17	67		130	130	Requires CUP	17	Business Mix	0	0	S-15	Vacant
WO-94	1395 7th Street	004 -0069-004	22,475	0.52	67	-	130	130	Requires CUP	50	Neighborhood Center	87	167	-	Parking lot
WO-95	5th St (at Castro)	001 -0121-027-02	10,219	0.23	45	65	19	27	Permitted	23	Mixed Housing Type	9	40	-	vacant, commercial land
WO-96	1115 Adeline St	004 -0033-007-00	10,448	0.24	40	60	10	23	Permitted	23	Mixed Housing Type	10	40	-	vacant, commercial land
WO-97	1230 14th St	005 -0377-019-01	12,000	0.28	40	60	15	23	Permitted	27	Mixed Housing Type	11	40	-	commercial, service stations
WO-98	1158 14th St	005 -0378-017-01	12,968	0.3	40	60	15	23	Permitted	29	Mixed Housing Type	12	40	-	vacant, residential land zoned 4 units
WO-99	905 W Grand Ave	005 -0411-001-05	16,875	0.39	100	130	161	210	Permitted	38	Community Commercial	65	167	R-70 permitted in C-30.	commercial, garages (repair)
WO-100	2703 Martin Luther King	009 -0691-003-01	12,625	0.29	100	130	104	136	Interim CUP	28	Community Commercial	48	167	R-70 permitted in C-40.	commercial, garages (repair)
WO-101	3314 San Pablo Ave	009 -0723-015-01	10,990	0.25	40	60	14	21	Permitted	24	Community Commercial	42	167	R-70 permitted in C-30.	commercial, service stations
WO-102	2720 San Pablo Ave	009 -0692-015-02	12,376	0.28	40	60	14	21	Permitted	28	Community Commercial	47	167	R-70 permitted in C-30.	vacant, commercial land
SA-103	2777 Foothill Blvd.	025 -0733-008-02	20,634	0.47	46	60	7	10	-	46	Urban Residential	79	167	Urban residential	One story institutional building on larger, corner lot
SA-104	2345 International Blvd	020 -0105-004-00	20,250	0.46	100	130	257	335	Permitted	45	Neighborhood Center	77	167	-	Commercial, miscellaneous, improved

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
SA-105	2424 International Blvd	020 -0154-006-00	10,975	0.25	40	60	7	10	Interim CUP	24	Neighborhood Center	42	167	-	commercial, restaurant
SA-106	825 E 12th St	019 -0034-003-00	14,785	0.34	20	30	14	21	Requires CUP	33	Neighborhood Center	57	167	-	commercial, garages (repair)
SA-107	1035 E 12th St	019 -0036-005-02	10,500	0.24	20	30	14	21	Requires CUP	23	Neighborhood Center	40	167	-	light industrial
SA-108	1111 E 12th St	019 -0037-001-01	15,625	0.36	20	30	14	21	Requires CUP	35	Neighborhood Center	60	167	-	commercial, garages (repair)
SA-109	1601 International Blvd	020 -0113-001-00	10,500	0.24	14	28	6	12	Permitted	23	Neighborhood Center	40	167	-	vacant, commercial land
SA-110	1118 E 12th St	020 -0118-013-00	10,500	0.24	20	30	14	21	Requires CUP	23	Neighborhood Center	40	167	-	Commercial, miscellaneous, improved
SA-111	2956 Lakeshore Ave	023 -0419-001-02	27,460	0.63	40	60	15	23	Permitted	61	Community Commercial	105	167	-	Commercial, miscellaneous, improved
SA-112	1951 23rd Avenue	021 -0248-008-01	8,950	0.21	6	30	2	4	CUP	6	Mixed Housing Type	8	40	Mixed Housing Type	Corner of E 20th and 23rd, odd shape parcel, small billboard at corner, former auto repair use with potential clean up
SA-113	2057 23rd Avenue	021 -0252-001-00	3,466	0.08	2	30	2	4	-	2	Mixed Housing Type	3	40	Mixed Housing Type	Corner lot, vacant, near multiple bus stops, residential behind and across as well as commercial
SA-114	2533 23rd Avenue and E. 26th	022 -0351-061-00	9,375	0.22	6	30	4	6	CUP	6	Mixed Housing Type	9	40	Mixed Housing Type	Corner lot (E. 26th, 23rd Avenue and 22nd Avenue?), steep topography, fairly large, surrounded by residential
SA-115	Lake Shore Ave at Boden	023 -0415-001-00	12,010	0.28	100	130	76	98	Permitted	40	Urban Residential	47	167	R-80	parking, playground for Catholic Church
FV-116	3815 Foothill	033 -2138-053-01	6,094	0.14	40	60	6	8	Permitted	14	Urban Residential	23	167	R-70 permitted in C-30.	Vacant
FV-117	3615 Foothill	033 -2134-002-01	12,087	0.28	40	60	11	17	Permitted	11	Neighborhood Center Mixed Use	19	167	R-70 permitted in C-30.	Existing market no longer in use; neighbor (3615) interested in developing
FV-118	1750 35th Ave.	033 -2128-003-00	5,990	0.14	40	60	6	8	Permitted	13	Urban Residential	23	167	R-70 permitted in C-30.	Through lot, vacant

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Additional Housing Opportunity Sites

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					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
FV-119	3600 Foothill Blvd.	032 -2084-051	6,541	0.15	14	60	5	7	Permitted	15	Urban Residential	25	167	Urban residential	Two sites across 36th Avenue, one small (3566 36th) and one large (3614 36th). Residential behind with commercial across Foothill
FV-120	3755 Foothill Blvd.	033 -2135-031-00	8700	0.2	40	60	6	8	Permitted	19	Urban Residential	33	167	Urban residential	-
FV-121	3938 Fruitvale Avenue	032 -2087-018-00	4,840	0.11	40	60	6	8	Permitted	11	Urban Residential	19	167	R-70 permitted in C-30.	Building and parking lot
FV-122	3009 Foothill Blvd.	025 -0726-008-00	7,250	0.17	40	60	6	8	Permitted	16	Community Commercial	28	167	-	Auto repair garage with vacant lot next door
FV-123	3002 Foothill Blvd.	026 -0747-015-03	2806	0.06	40	60	7	10	Interim CUP	6	Community Commercial	11	167	R-70 permitted in C-30.	2 story apartment complex; boarded up windows
FV-124	3111 International Blvd	025 -0689-001-01	27,273	0.63	14	28	6	12	Permitted	61	Neighborhood Center	105	167	-	commercial, restaurant
FV-125	3053 International Blvd	025 -0690-008-01	12,432	0.29	14	28	6	12	Permitted	28	Neighborhood Center	48	167	-	commercial, parking lots
FV-126	2956 International Blvd	025 -0720-007-02	24,700	0.57	40	60	6	8	Permitted	55	Community Commercial	23	167	R-70 permitted in C-40.	commercial, parking lots
FV-127	2120 Montana St	026 -0834-022-01	14,034	0.32	40	60	14	20	Permitted	9	Mixed Housing Type	13	40	-	commercial, service stations
FV-128	2411 Macarthur Blvd	028 -0906-027-01	17,778	0.41	14	28	7	15	Permitted	40	Neighborhood Center	68	167	-	commercial, 1-story store
FV-129	4255 Macarthur Blvd	030 -1981-133-00	10,350	0.24	14	28	7	15	Permitted	23	Neighborhood Center	40	167	-	commercial, service stations
FV-130	4134 Foothill Blvd	032 -2079-018-00	13,720	0.31	40	60	18	27	Permitted	30	Community Commercial	52	167	R-70 permitted in C-30.	commercial, parking lots
FV-131	3609 International Blvd	033 -2177-001-01	10,995	0.25	40	60	6	8	Permitted	24	Neighborhood Center	42	167	-	commercial, service stations
FV-132	2055 Macarthur Blvd	026 -0835-006-01	12,885	0.3	14	28	7	15	Permitted	29	Neighborhood Center	50	167	-	commercial, restaurant
CE-133	4251 International Blvd	033 -2153-004-01	15,625	0.36	40	60	18	27	Permitted	35	Community Commercial	60	167	R-70 permitted in C-40.	commercial, service stations
CE-134	4323 International Blvd	034 -2251-002-01	17,823	0.41	40	60	18	27	Permitted	40	Community Commercial	68	167	R-70 permitted in C-40.	Commercial, miscellaneous, improved
CE-135	Coliseum BART parking lot	041-4166-031-02	60,403												
CE		041-4164-024-03	117,586												

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
CE		041-4164-031-02	114,395												
CE		041-4162-001-05	78,033												
			370,417	8.5	-	-	300	300	Interim CUP	0	Community Commercial	1336	167	Zoned M-20; Coliseum Concept Plan	BART Parking lot. Units based on transit village concept plans.
CE-136	7101-7135 International Blvd.	041 -4129-001-02	21,182	0.49	45	65	23	33	Permitted	47	Community Commercial	81	167	R-70 permitted in C-40.	Vacant storefront
CE	-	041 -4129-004-00	5,179	1.19	45	65	23	33	Permitted	12	Community Commercial	199	167	R-70 permitted in C-40.	one story store
	-	-	26,361	1.68	45	65	23	33	-	59	-	280		-	-
CE-137	7025 International Blvd.	041 -4131-003-01	10,150	0.23	45	65	10	15	Permitted	23	Urban Residential	59	167	R-70 permitted in C-40.	Vacant
CE-138	7000-7016 International Blvd.	039 -3312-030-00	2,402	0.06	45	65	14	21	Permitted	5	Urban Residential	9	167	R-70 permitted in C-40.	Auto repair
CE	-	039 -3312-033-01	11,539	0.26	45	65	14	21	Permitted	26	Urban Residential	44	167	R-70 permitted in C-40.	One story store
	-	-	13,941	0.32	45	65	14	21	-	31	-	53		-	
CE-139	5318 Fairfax	035 -2389-012	19,200	0.44	40	60	18	26	Permitted	43	Neighborhood Center Mixed-Use	74	167	R-70 permitted in C-30.	Parking lot
CE-140	2901 68th Ave.	039 -3281-009-02	16,500	0.38	40	60	15	23	Permitted	37	Community Commercial	63	167	Multiple zones, but R-70 permitted in C-30.	-
CE-141	6620 Foothill	039 -3279-013-02	15,000	0.34	40	60	14	21	Permitted	33	Community Commercial	58	167	R-70 permitted in C-30.	underutilized buildings
CE-142	6403 Foothill	039 -3276-028-02	14,715	0.34	40	60	14	20	Permitted	33	Urban Residential	56	167	R-70 permitted in C-30.	Vacant lot
CE-143	6001 Foothill	038 -3201-001	8,600	0.2	40	60	8	12	Permitted	19	Urban Residential	33	167	R-70 permitted in C-30.	Parking lot
CE-144	5833 Foothill	038 -3182-023	16,509	0.38	40	60	27	40	Permitted	37	Neighborhood Center Mixed Use	63	167	R-70 permitted in C-30.	Demo of old bowling alley has occurred and site grading work
CE	-	038 -3182-022	6,546	0.15	40	60	27	40	Permitted	15	Neighborhood Center Mixed Use	25	167	R-70 permitted in C-30.	Vacant
CE	-	038 -3182-021	2,303	0.05	40	60	27	40	Permitted	5	Neighborhood Center Mixed Use	9	167	R-70 permitted in C-30.	Vacant
CE	-	038 -3182-006	4,572	0.1	40	60	27	40	Permitted	10	Neighborhood Center Mixed Use	18	167	R-70 permitted in C-30.	office
	-	-	29,930	0.69	40	60	27	40	-	67	-	115		-	-

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
CE-145	5490 Foothill	035 -2376-001	6,013	0.14	40	60	6	8	Permitted	13	Urban Residential	23	167	R-70 permitted in C-30.	Commercial/Mixed-Use
CE-146	5310 & 5308 Fairfax; 5319 & 5323 Foothill Blvd	035 -2389-013	2,700	0.06	40	60	19	28	Permitted	6	Neighborhood Center Mixed Use	10	167	R-70 permitted in C-30.	Vacant lot
CE	-	035 -2389-014	3,299	0.08	40	60	19	28	Permitted	7	Neighborhood Center Mixed Use	13	167	R-70 permitted in C-30.	vacant commercial land
CE	-	035 -2389-015	4,799	0.11	40	60	19	28	Permitted	11	Neighborhood Center Mixed Use	18	167	R-70 permitted in C-30.	parking lot
CE	-	035 -2389-016	4,799	0.11	40	60	19	28	Permitted	11	Neighborhood Center Mixed Use	18	167	R-70 permitted in C-30.	one story store
	-	-	15,597	0.36	40	60	19	28	-	35	-	59		-	-
CE-147	4825 Foothill	035 -2385-001	15,750	0.36	40	60	14	22	Permitted	35	Urban Residential	60	167	R-70 permitted in C-30.	Non conforming auto use. Excellent site for housing.
CE-148	4529 Foothill	035 -2401-001-01	19,680	0.45	40	60	18	27	Permitted	44	Urban Residential	75	167	R-70 permitted in C-30.	Housing. *OUSD considering this site for school expansion.
CE-149	4280 Foothill Blvd	035 -2351-005-02	18,518	0.43	40	60	18	27	Permitted	41	Community Commercial	72	167	R-70 permitted in C-30.	commercial, service stations
CE-150	4265 Foothill Blvd	035 -2352-008-01	26,310	0.6	40	60	18	27	Permitted	58	Community Commercial	100	167	R-70 permitted in C-30.	commercial, service stations
CE-151	1435 High St	035 -2353-026-01	14,000	0.32	40	60	18	27	Permitted	31	Community Commercial	53	167	R-70 permitted in C-40.	commercial, restaurant
CE-152	4610 International Blvd	035 -2359-022-01	12,587	0.29	40	60	18	27	Permitted	28	Community Commercial	48	167	-	commercial, restaurant
CE-153	5130 International Blvd	035 -2363-029-00	12,316	0.28	40	60	14	22	Permitted	27	Community Commercial	47	167	R-70 permitted in C-40.	commercial, parking lots
CE-154	5216 International Blvd	035 -2364-022-01	22,528	0.52	40	60	14	22	Permitted	50	Community Commercial	87	167	R-70 permitted in C-40.	vacant, commercial land
CE-155	5232 International Blvd	035 -2364-024-00	20,906	0.48	40	60	14	22	Permitted	46	Community Commercial	80	167	R-70 permitted in C-40.	commercial, parking lots
CE-156	5490 International Blvd	035 -2366-018-00	13,100	0.3	40	60	19	28	Permitted	29	Community Commercial	50	167	R-70 permitted in C-40.	vacant, commercial land
CE-157	5330 Foothill Blvd	035 -2378-006-00	11,250	0.26	40	60	19	28	Permitted	25	Community Commercial	43	167	R-70 permitted in C-40.	vacant, commercial land
CE-158	6200 International Blvd	038 -3222-019-01	10,000	0.23	45	65	23	33	Permitted	22	Community Commercial	38	167	R-70 permitted in C-40.	commercial, parking lots
CE-159	5542 International Blvd	038 -3232-015-01	21,728	0.5	40	60	19	28	Permitted	48	Community Commercial	83	167	R-70 permitted in C-40.	commercial, parking lots

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
CE-160	6600 Foothill Blvd	039 -3279-015-03	13,750	0.32	40	60	14	20	Permitted	31	Community Commercial	53	167	R-70 permitted in C-30.	commercial, service stations
CE-161	6415 International Blvd	041 -4050-021-00	10,397	0.24	45	65	23	33	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	commercial, 1-story store
EH-162	9507 Edes (Armistice Powell)	045 -5292-005	31,767	0.73	-	-	6	6	Rezone or subdivide	8	Detached Unit Residential	1	15	Zoning density cannot be greater than GP density, currently 1 unit unless amended or subdivided	
EH-163	7301 Bancroft Ave	040 -3334-015-01	11,443	0.26	40	-	60	60	Permitted	14	Urban Residential	43	167	-	commercial, restaurant
EH-164	9525 International Blvd	044 -4968-003-01	28,180	0.65	45	65	11	16	Permitted	63	Community Commercial	108	167	R-70 permitted in C-40.	commercial, banks
EH-165	1424 94th Ave	046 -5423-002-02	10,378	0.24	45	65	14	21	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	commercial, 1-story store
EH-166	10400 International Blvd	047 -5509-039-01	10,993	0.25	45	65	10	15	Permitted	24	Community Commercial	42	167	R-70 permitted in C-40.	commercial, parking lots
EH-167	10507-10511 International Blvd.	045 -5194-001-00	10,000	0.23	45	65	10	15	Permitted	22	Community Commercial	38	167	R-70 permitted in C-40.	Pawn shop / parking lot
EH-168	10102 International Blvd.	047 -5516-017-01	11,062	0.25	45	65	11	17	Permitted	24	Community Commercial	42	167	R-70 permitted in C-40.	Auto repair and tire sales
EH-169	9945-9959 International Blvd.	044 -4972-006-05	10,500	0.24	45	65	11	16	Permitted	23	Community Commercial	40	167	R-70 permitted in C-40.	Parking lot
EH-170	9000-9012 International Blvd.	046 -5421-012-01	10,071	0.23	45	65	14	21	Permitted	22	Neighborhood Center Mixed-Use	39	167	R-70 permitted in C-40.	Vacant
EH	-	046 -5421-010-00	3,780	0.09	45	65	14	21	Permitted	8	Neighborhood Center Mixed-Use	14	167	R-70 permitted in C-40.	Misc. improved commercial
	-	-	13,851	0.32	45	65	14	21	-	31	-	53		-	-
EH-171	8700 International Blvd.	043 -4580-013-00	10,228	0.23	45	65	11	15	Permitted	22	Urban Residential	39	167	R-70 permitted in C-40.	Car wash
EH-172	8603-8629 International Blvd.	042 -4252-001-00	5,713	0.13	45	65	19	27	Permitted	13	Urban Residential	22	167	R-70 permitted in C-40.	store on first floor
EH	-	042 -4252-002-00	5,709	0.13	45	65	19	27	Permitted	13	Urban Residential	22	167	R-70 permitted in C-40.	one story store
EH	-	042 -4252-003-02	2,593	0.06	45	65	19	27	Permitted	6	Urban Residential	10	167	R-70 permitted in C-40.	one story store
EH	-	042 -4252-004-02	2,592	0.06	45	65	19	27	Permitted	6	Urban Residential	10	167	R-70 permitted in C-40.	one story store
EH	-	042 -4252-005-02	1,993	0.05	45	65	19	27	Permitted	4	Urban Residential	8	167	R-70 permitted in C-40.	vacant commercial land

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
EH	-	042 -4252-006-00	4,029	0.09	45	65	19	27	Permitted	9	Urban Residential	15	167	R-70 permitted in C-40.	one story store
	-	-	22,629	0.52	45	65	19	27	-	50	-	87	1002	-	-
EH-173	8332 International Blvd.	043 -4551-011-01	12,632	0.29	45	65	13	19	Permitted	28	Neighborhood Center Mixed-Use	48	167	R-70 permitted in C-40.	Auto repair
EH-174	8001-8023 International Blvd.	041 -4202-001-00	12,413	0.28	45	65	31	45	Permitted	28	Urban Residential	48	167	R-70 permitted in C-40.	Vacant
EH	-	041 -4202-002-00	9,428	0.22	45	65	31	45	Permitted	21	Urban Residential	36	167	R-70 permitted in C-40.	vacant commercial land
EH	-	041 -4202-003-00	7,835	0.18	45	65	31	45	Permitted	17	Urban Residential	30	167	R-70 permitted in C-40.	vacant commercial land
	-	-	29,676	0.68	45	65	31	45	-	66	-	114		-	-
EH-175	8000 International Blvd.	040 -3368-023-01	25,004	0.57	45	65	26	37	Permitted	55	Urban Residential	96	167	Split zone. R-70 density permitted in C 40 zone. Allowable units calculated using res .density for C-40, per Planning Code	Vacant
EH-176	7915-7991 International Blvd.	041 -4198-001-01	22,719	0.52	45	65	33	48	Permitted	50	Urban Residential	87	167	R-70 permitted in C-40.	Auto repair
EH	-	041 -4198-005-00	9,245	0.21	45	65	33	48	Permitted	21	Urban Residential	35	167	R-70 permitted in C-40.	auto repair
	-	-	31,964	0.73	45	65	33	48	-	71	-	122		-	-
EH-177	7700-7744 International Blvd.	040 -3355-056-00	25,004	0.57	45	65	26	37	Permitted	56	Urban Residential	96	167	R-70 permitted in C-40.	Mostly vacant
EH-178	10605 Foothill Blvd	047 -5594-001-00	14,200	0.33	40	60	14	21	Permitted	32	Community Commercial	55	167	R-70 permitted in C-30.	commercial, shopping center
EH-179	606 Clara St	044 -5014-006-03	8,897	0.2	14	28	13	26	Requires CUP	2	Detached Unit Residential	3	15	R-50 permitted in C-10.	Vacant
EH-180	9418 Edes Av	044 -5014-005-00	17,414	0.4	14	28	13	26	Requires CUP	2	Detached Unit Residential	6	15	R-50 permitted in C-10.	Commercial building and parking lot
NH-181	2240 Mountain Blvd	048D-7244-021-06	14,000	0.32	40	60	18	26	Permitted	31	Neighborhood Center	53	167	R-70 permitted in C-30.	commercial, service stations
NH-182	6125 Merced Ave	048F-7352-012-01	15,695	0.36	14	28	7	15	Permitted	35	Neighborhood Center	60	167	R-70 permitted in C-27	parking lot for supermarket
LH-183	4276 Macarthur Blvd	030 -1981-150-00	10,837	0.25	14	28	7	15	Permitted	24	Neighborhood Center	42	167	-	commercial, service stations

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
LH-184	3600 Park Blvd	023 -0476-021-01	16,240	0.37	40	60	8	12	Permitted	36	Urban Residential	62	167	R-70 permitted in C-30.	commercial, service stations
LH-185	3374 Grand Ave	011 -0836-001-01	15,062	0.35	40	60	14	21	Permitted	33	Community Commercial	58	167	R-70 permitted in C-30.	commercial, service stations
LH-186	100 Macarthur Blvd	010 -0812-008-01	15,780	0.36	40	60	14	21	Permitted	35	Community Commercial	60	167	R-70 permitted in C-30.	commercial, service stations
Totals							8,672	10,150				21,214			
Opportunity Sites Zoned Less Than 30 Units per Acre:															
EH-190	10451 MacArthur Blvd.	047 -5576-007-03	23,000	0.53	14	28	7	15	Permitted	51	Community Commercial	88	167	R-70 permitted in C-28.	Vacant
EH-191	9601 MacArthur Blvd.	046 -5489-001-01	10,757	0.25	14	28	3	7	Requires CUP	7	Neighborhood Center Mixed-Use	41	167		Vacant
EH-192	9439-9547 MacArthur Blvd.	046 -5488-016-01	7,727	0.18	14	28	20	40	Requires CUP	5	Urban Residential	30	167	CUP required for more than 2 units in R-50	Vacant
EH	-	046 -5488-013-00	4,307	0.1	14	28	20	40	Requires CUP	1	Urban Residential	17	167	CUP required for more than 2 units in R-51	Church
EH	-	046 -5488-014-00	4,636	0.11	14	28	20	40	Requires CUP	1	Urban Residential	18	167	CUP required for more than 2 units in R-52	vacant
EH	-	046 -5488-011-00	3,740	0.09	14	28	20	40	Requires CUP	1	Urban Residential	14	167	CUP required for more than 2 units in R-53	vacant
	-	-	20,410	0.47	14	28	20	40	-	8	-		668	-	-
EH-193	8201-8237 MacArthur Blvd.	043 -4620-001-01	15,065	0.35	14	28	13	26	Requires CUP	4	Urban Residential	58	167	Multiple zones, but R-50 permitted in C-10.	Mostly vacant
EH	-	043 -4620-001-02	5,024	0.12	14	28	13	26	Requires CUP	1	Urban Residential	19	167	R-50 permitted in C-10.	vacant
EH	-	043 -4621-001-00	5,023	0.12	14	28	13	26	Requires CUP	1	Urban Residential	19	167		one story store
	-	-	25,112	0.58	14	28	13	26	-	6	-		501	-	-

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
EH-194	7951-7985 MacArthur Blvd.	040 -3407-001-00	15,265	0.35	14	28	5	10	Requires CUP	10	Urban Residential	59	167	Multiple zones, R-50 permitted in C-10.	Vacant
EH-195	7823 MacArthur Blvd.	040 -3403-002-00	18,500	0.42	14	28	6	12	Permitted	41	Neighborhood Center Mixed-Use	71	167	R-70 permitted in C-28.	Vacant
EH-196	7526-7540 MacArthur Blvd.	040A-3409-001-13	46,945	1.08	14	28	21	42	Requires CUP	12	Detached Unit Residential	16	15	R-50 permitted in C-20.	Vacant
EH	-	040A-3409-012-00	14,934	0.34	14	28	21	42	Requires CUP	10	Neighborhood Center Mixed-Use	57	167	R-50 permitted in C-20.	one story store
EH	-	040A-3409-013-00	3,284	0.08	14	28	21	42	Requires CUP	2	Neighborhood Center Mixed-Use	13	167	R-50 permitted in C-20.	one story store
	-	-	65,163	1.5	14	28	21	42	-	24	-		349	-	-
SA-189	1100 8th Ave. (at E. 11th St.)	019 -0034-010	30,000	0.69	20	30	14	21	Requires CUP	38	Housing and Business Mix	28	40	Density cannot exceed GP density.. Maximum 28 units allowed.	Code compliance issues, open storage. Blighted
WO-187	5th St. b/t Chester & Mandela	004 -0077-003	98,977	2.27	23	-	90	90	Permitted	220	Neighborhood Center Mixed Use	379	167	R-70 permitted in C-35.	BART station parking lot Units based on transit village concept plans
WO-188	-	004 -0097-009	5,033	0.12	24	-	12	12	Permitted	11	Neighborhood Center Mixed Use	19	167	-	store on first floor
WO	-	004 -0097-010	5,079	0.12	24	-	12	12	Permitted	11	Neighborhood Center Mixed Use	19	167	-	industrial
WO	-	004 -0097-011	2,773	0.06	24	-	12	12	Permitted	6	Neighborhood Center Mixed Use	11	167	-	store on first floor
WO	-	004 -0097-012	2,092	0.05	24	-	12	12	Permitted	5	Neighborhood Center Mixed Use	8	167	-	store on first floor
WO	-	004 -0097-013	2,092	0.05	24	-	12	12	Permitted	5	Neighborhood Center Mixed Use	8	167	-	vacant
WO	-	004 -0097-014	2,093	0.05	24	-	12	12	Permitted	5	Neighborhood Center Mixed Use	8	167	-	vacant
WO	-	004 -0097-015	3,238	0.07	24	-	12	12	Permitted	7	Neighborhood Center Mixed Use	12	167	-	vacant
WO	-	004 -0097-016	3,312	0.08	24	-	12	12	Permitted	1	Mixed Housing Type	3	40	-	store on first floor
	-	-	25,712	0.6	25	-	12	12	-	51			1209		-

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
EH-190	10451 MacArthur Blvd.	047 -5576-007-03	23,000	0.53	14	28	7	15	Permitted	51	Community Commercial	88	167	R-70 permitted in C-28.	Vacant
EH-191	9601 MacArthur Blvd.	046 -5489-001-01	10,757	0.25	14	28	3	7	Requires CUP	7	Neighborhood Center Mixed-Use	41	167		Vacant
EH-192	9439-9547 MacArthur Blvd.	046 -5488-016-01	7,727	0.18	14	28	20	40	Requires CUP	5	Urban Residential	30	167	CUP required for more than 2 units in R-50	Vacant
EH	-	046 -5488-013-00	4,307	0.1	14	28	20	40	Requires CUP	1	Urban Residential	17	167	CUP required for more than 2 units in R-51	Church
EH	-	046 -5488-014-00	4,636	0.11	14	28	20	40	Requires CUP	1	Urban Residential	18	167	CUP required for more than 2 units in R-52	vacant
EH	-	046 -5488-011-00	3,740	0.09	14	28	20	40	Requires CUP	1	Urban Residential	14	167	CUP required for more than 2 units in R-53	vacant
	-	-	20,410	0.47	14	28	20	40	-	8	-	79		-	-
EH-193	8201-8237 MacArthur Blvd.	043 -4620-001-01	15,065	0.35	14	28	13	26	Requires CUP	4	Urban Residential	58	167	Multiple zones, but R-50 permitted in C-10.	Mostly vacant
EH	-	043 -4620-001-02	5,024	0.12	14	28	13	26	Requires CUP	1	Urban Residential	19	167	R-50 permitted in C-10.	vacant
EH	-	043 -4621-001-00	5,023	0.12	14	28	13	26	Requires CUP	1	Urban Residential	19	167		one story store
	-	-	25,112	0.58	14	28	13	26	-	6	-	96		-	-
EH-194	7951-7985 MacArthur Blvd.	040 -3407-001-00	15,265	0.35	14	28	5	10	Requires CUP	10	Urban Residential	59	167	Multiple zones, R-50 permitted in C-10.	Vacant
EH-195	7823 MacArthur Blvd.	040 -3403-002-00	18,500	0.42	14	28	6	12	Permitted	41	Neighborhood Center Mixed-Use	71	167	R-70 permitted in C-28.	Vacant
EH-196	7526-7540 MacArthur Blvd.	040A-3409-001-13	46,945	1.08	14	28	21	42	Requires CUP	12	Detached Unit Residential	16	15	R-50 permitted in C-20.	Vacant
EH	-	040A-3409-012-00	14,934	0.34	14	28	21	42	Requires CUP	10	Neighborhood Center Mixed-Use	57	167	R-50 permitted in C-20.	one story store
EH	-	040A-3409-013-00	3,284	0.08	14	28	21	42	Requires CUP	2	Neighborhood Center Mixed-Use	13	167	R-50 permitted in C-20.	one story store
	-	-	65,163	1.5	14	28	21	42	-	24	-	86		-	-

Table C-9
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		ESTIMATED BUILD-OUT (High and Low Estimates)					CURRENT ZONING	GENERAL PLAN			COMMENTS	
					Est. Density (units per acre)		Estimated # of Units			Max # of Units		Max # of Units			
Site #	Location	APN	SqFt	Acres	Low	High	Low	High	Permits Needed?	per Zoning	GP Land Use Type	under General Plan	General Plan Units per Acre (Net)	Zoning Explanation	Existing Uses/Comment
SA-189	1100 8th Ave. (at E. 11th St.)	019 -0034-010	30,000	0.69	20	30	14	21	Requires CUP	38	Housing and Business Mix	28	40	Density cannot exceed GP density.. Maximum 28 units allowed.	Code compliance issues, open storage. Blighted
WO-187	5th St. b/t Chester & Mandela	004 -0077-003	98,977	2.27	23	-	90	90	Permitted	220	Neighborhood Center Mixed Use	379	167	R-70 permitted in C-35.	BART station parking lot Units based on transit village concept plans
WO-188	-	004 -0097-009	5,033	0.12	24	-	12	12	Permitted	11	Neighborhood Center Mixed Use	19	167	-	store on first floor
WO	-	004 -0097-010	5,079	0.12	24	-	12	12	Permitted	11	Neighborhood Center Mixed Use	19	167	-	industrial
WO	-	004 -0097-011	2,773	0.06	24	-	12	12	Permitted	6	Neighborhood Center Mixed Use	11	167	-	store on first floor
WO	-	004 -0097-012	2,092	0.05	24	-	12	12	Permitted	5	Neighborhood Center Mixed Use	8	167	-	store on first floor
WO	-	004 -0097-013	2,092	0.05	24	-	12	12	Permitted	5	Neighborhood Center Mixed Use	8	167	-	vacant
WO	-	004 -0097-014	2,093	0.05	24	-	12	12	Permitted	5	Neighborhood Center Mixed Use	8	167	-	vacant
WO	-	004 -0097-015	3,238	0.07	24	-	12	12	Permitted	7	Neighborhood Center Mixed Use	12	167	-	vacant
WO	-	004 -0097-016	3,312	0.08	24	-	12	12	Permitted	1	Mixed Housing Type	3	40	-	store on first floor
	-	-	25,712	0.6	25	-	12	12	-	51		88	167		-
	Totals						**191**	**275**				**1015**			