

CITY OF OAKLAND

TO: Paul McDougall, Housing Policy Manager, Department of Housing and Community Development

FROM: Darin Ranelletti, Deputy Director of Planning and Building Department 

PREPARED BY: Devan Reiff, Bureau of Planning
Maryann Sargent, Department of Housing & Community Development

DATE: October 22, 2014

RE: City of Oakland Response to CA HCD Review Letter dated September 12, 2014

This memo is in response to your September 12, 2014 letter to Rachel Flynn, Director of the Planning and Building Department. City of Oakland staff appreciates CA HCD's efforts to facilitate the timely adoption of the City of Oakland's 2015-23 Housing Element. Following are responses to the three items that were cited in your letter as areas that needed to be addressed to comply with State law and to fix calculation mistakes in the inventory of opportunity sites.

Item #1 (Inventory of Opportunity Sites):

Please see Attachment 1 at the end of this memo. This attachment is the City of Oakland's revised inventory of opportunity sites. This table will replace Table C-6 titled "Additional Opportunity Sites" in the final Housing Element document, Appendix C. Also, please see Attachment 2, this will replace Table 4-2 titled "Actual Housing Production, January 2014 to March 2014 and Balance of Units to be Provided" in the final Housing Element document in Chapter 4. Finally, staff will review the final Housing Element document to confirm that this updated Appendix C, Table C-6 and Chapter 4, Table 4-2 data are accurately reflected in the entire document.

Item #2 (Emergency Shelters):

Please see Attachment 3 at the end of this memo. This map indicates the City Council-approved locations for permitting emergency homeless shelters by-right. Chapter 6 in the final Housing Element document will be revised to reflect the changes made to Oakland Planning Code that was updated in July 2014 to comply with California State Law Senate Bill 2 to permit emergency shelters by-right in at least one zoning district. Additionally, language will be included that indicates where Oakland's zoning was modified to reflect changes per statutory requirements to streamline the approval process for the

establishment of future shelters. Finally, the following is the requested analysis requested in your letter and will also be included in Chapter 6.

The following table summarizes the approved locations for permitting emergency homeless shelters by-right (as illustrated in Attachment 3).

Area	Name	Acres	Zoning	Primary Land Use
1	MLK Jr Way North	20	RM-2, RU-3, CN-3, S-1	High density residential & commercial
2	San Pablo Ave. (53rd to 67th street)	42	CC-2, CN-3	High density residential & commercial
3	Pill Hill	36	S-1, CC-2, D-BV-4	Commercial
4	San Pablo Ave. (Grand Ave to I-580)	34	RU-5, CC-2	High density residential & commercial
5	3rd St. Corridor	80	CIX-1A, CIX-1B, CIX-1C, IG, M-30, C-40	Industrial
6	12th St. Corridor	37	CIX-2, CIX-2/ S-19, HBX-2	Industrial
7	MacArthur Blvd. (Fruitvale to High St)	68	RM-3, RM-4, RU-4, RU-5, CN-1, CN-2	High density residential & commercial
8	Coliseum Way Area	227	CIX-2, IG	Industrial

Emergency Shelters Permitted By-Right Areas:

1. That portion of Martin Luther King Jr. Way lying between 51st Street and the City of Oakland City Limits (Area 1):

Parcels in this 20-acre North Oakland area are zoned mainly for residential, commercial and medical uses (RM-2, RU-3, CN-3, S-1). The average parcel size is 0.3 acres. AC Transit bus stops for lines 12 and 18 service this portion of Martin Luther King Jr. Way, while the MacArthur BART station is located approximately a half mile to the south of this area. . Essential commercial and community care services include Children's Hospital facilities at 51st and Martin Luther King Jr. Way. and a therapeutic nursery school. Emergency shelters in this area would be more appropriate for serving families, due to its vicinity to many public-school facilities. There are no identified opportunity sites for new construction in this area, however, there might be capacity to reuse buildings. Neighborhoods around the area are zoned mainly for Mixed Residential Uses (RM-1, RM-2, RM-3).

2. That portion of San Pablo Avenue between 53rd Street and the City of Oakland City Limits (Area 2):

This 42-acre North Oakland area is a commercial and residential district, currently zoned for community commercial and neighborhood center uses (CC-2 and CN-3). There is an average parcel size of 0.2 acres. The area is served by AC Transit via the 72 bus line, and hosts a variety of commercial activities and core social services (i.e. the Golden Gate Branch Library, Greater

Gospel Church food pantry) along the San Pablo Ave corridor. The Aspire Berkeley Maynard Academy and the Golden Gate Playground are located within this zone, making the area suitable for homeless families. There are five identified opportunity sites for new construction in this segment ranging from surface lots to underutilized buildings. The surrounding neighborhoods are zoned for Mixed Residential Uses (RM-2, RM-3, RM-4) and Housing and Business Mix (HBX-2).

3. That portion of the area surrounding Webster Street, bounded by 29th Street to the south, the I-580 overpass to the north, Elm Street to the west and Webster Street (parcels fronting Webster Street) to the east (Area 3):

This 36-acre area lies in the “Pill Hill” neighborhood, a commercial and medically - zoned area (CC-2, S-1, D-BV-4). The average parcel size is 0.4 acres. It is very well-served by transit, with numerous AC Transit bus routes running along the Broadway corridor, which is a block away, and Telegraph Avenue, two blocks away. The segment’s north-western corner is a 0.7 mile, or 17-minute walk, from MacArthur BART station. This area is in close proximity to Downtown Oakland and is particularly well-located for medical care services with the Sutter/Alta Bates and Kaiser Permanente hospitals within a several minute walk. This zone would be appropriate to serve families in a transitional phase because of its proximity to West Lake Middle School, and with community care facilities such as the Oakland Early Head Start on Broadway. There are no identified opportunity sites for new construction in this segment, however, there might be capacity to reuse buildings. The neighborhoods bounding the area are zoned mainly for Retail and Community Commercial uses (D-BV, CC-2) as well as Urban Residential (RU-2).

4. That portion of San Pablo Avenue, lying between Grand Avenue and I-580 (Area 4):

This 34-acre West Oakland area is in a high-density residential and commercially-oriented zone (RU-5, CC-2). The average parcel size is 0.2 acres. It is centrally located along AC Transit bus lines on San Pablo Ave, Market Street and Martin Luther King Jr. Way. Two BART stations, 19th Street and 12th Street, are within 12 minutes and 15 minutes walking distance respectively from this area’s southern edge. This area is in close proximity to commercial areas and support services like the Society of St. Vincent de Paul. Emergency shelters in this zone would be appropriate for homeless families with children since there are three schools in the immediate vicinity and surrounding community care facilities focus on supporting children needs (i.e. YMCA of the East Bay, St. Mary’s Center Preschool, and , Oakland Head Start). Vacant parcels and underutilized buildings of large floor plates could be potential emergency shelter locations. There are two identified opportunity sites for new construction in this segment. The neighborhoods bounding the area are zoned mainly for Mixed Housing Type Residential Uses (RM-2, RM-4).

5. That area surrounding Third Street bounded by Martin Luther King Jr. Way to the east Fifth Street to the north, Embarcadero West to the south and Union Street to the west (Area 5):

This 80-acre West Oakland area along the Third Street industrial corridor is zoned for a variety of industrial uses (CIX-1, IG, M-30) and for Community Thoroughfare Commercial (C-40), with an average parcel size of 0.5 acres. It is near transit with West Oakland BART station being an 8-minute walk (0.4 miles) away from the area’s north-western corner and AC Transit serving 7th Street, two blocks away from its northern boundary (5th Street). The area is located relatively close to downtown social services like New Horizons West, St. Vincent’s Day Home, Thurgood Marshall Early Head Start and a food pantry on 10th Street and Adeline. Although some parcels are zoned for heavy industry, this area has opportunities for new shelters, due to the presence of large floor plate buildings, as well as surface parking and vacant lots. There is currently one identified opportunity site for new construction in this segment. The surrounding area is zoned mainly for Industrial Uses (IG, M-30, M-40).

6. That portion of E. 12th Street between 14th Avenue and 23rd Avenue (Area 6):
This 37-acre area in Central Oakland is zoned primarily for industrial uses (CIX-2, HBX-2) with an average parcel size of 0.4 acres. AC Transit buses service the area along 12th Street and International Blvd, a block away. Commercial and community services are located nearby including schools and Head Start facilities. There are no identified opportunity sites for new construction in this segment. However, due to the area's somewhat semi-industrial character, there are opportunities for adaptive reuse of buildings, to accommodate emergency shelters that could serve homeless families and single individuals. The surrounding uses are Urban Residential and Industrial.
7. That portion of MacArthur Boulevard between Fruitvale Avenue and High Street (Area 7):
Parcels in this 68-acre area of the Dimond and Laurel neighborhoods are zoned mainly for mixed housing type residential, urban residential and commercial uses (RM-3, RM-4, RU-4, RU-5, CN-1, CN-2). The average parcel size is 0.2 acres. This area extends along the MacArthur Boulevard transit corridor with many choices for public transportation. Other corridors in the area served by AC Transit include High Street, 35th Avenue, Coolidge Avenue, Lincoln Avenue and Fruitvale Avenue. Other services in this area that would support emergency shelters include schools, care facilities especially for youth, and a library. There are currently two identified opportunity sites in this segment; a vacant lot, and a one-story store with surface parking. Neighboring uses are mostly Residential Mixed Uses (RM-2, RM-3).
8. That area of Coliseum Way bounded by San Leandro Street to the north, I-880 to the south, 66th Avenue to the east and High Street to the west (Area 8): This area is East Oakland totals 227 acres. There is an average parcel size of 1.05 acres. Parcels in this area are zoned for industrial uses (CIX-2, IG) with a wide variety of businesses (generally of a heavy commercial or industrial character) being currently permitted, creating greater off-site impacts than in the other areas. The site's proximity to Coliseum and Fruitvale BART stations, San Leandro Street transit corridor and I-880, makes the entire site highly accessible by public transportation. Parcels on the western edge of the site are within a 0.5 mile distance or a 10-minute walk from Fruitvale BART station while parcels on the eastern edge of the site are within a 0.3-0.7 mile, or a 6-14 minute walk, from the Coliseum BART station. Commercial uses are located in the High Street and Coliseum Way retail nodes, and neighboring community services include Acts Full Gospel Christian Academy, Lion Creek Crossings Head Start program, and St. Elizabeth preschool and food pantry. Although there are no identified opportunity sites for new construction in this segment, many parcels currently serve as parking lots or are underutilized. In addition, there is an abundance of industrial buildings with large footprints that could be repurposed as emergency shelters. The neighboring uses are primarily industrial.

Item #3 (Transitional and Supportive Housing):

The following program will be edited in the City of Oakland 2015-23 Housing Element (Chapter 7, Goal 3, Policy 3.1 Expedite and Simplify Permit Processes) to ensure compliance with State law (underlined sections added and strikethrough removed):

Action 3.1.2: Special Needs Housing

Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements. Continue to allow special needs housing and shelter by conditional use permit in specified residential and commercial zones.

Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.

Item #3 (continued) Updated Program Timeline

Table 7-1 Implementation Program

Actions ¹		Agency	Approximate Timeframe	Funding
Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups				
Policy 3.1:				
3.1.2	Special Needs Housing	Bureau of Planning	<u>Transitional and Supportive Housing review and update:</u> <u>By December 2015</u> <u>Allowing Emergency Shelters By-Right:</u> Ongoing, 2015-23	Permit Fees

Attachment 1

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
COL-1	Coliseum BART parking lot	041-4164-024-03	117,586	2.70	Community Commercial	S-15	Height Limit:7 5'	275	428	-	-	-	-	Surface Parking
COL-1-A	-	041-4164-031-02	114,395	2.63	Community Commercial	S-15	Height Limit:7 5'	275	416	-	-	-	-	Surface Parking
COL-1-B	-	041-4162-001-05	78,033	1.79	Community Commercial	S-15	Height Limit:7 5'	275	284	-	-	-	-	Surface Parking
COL-1-C	-	041-4166-031-02	59,317	1.36	Community Commercial	S-15	Height Limit:7 5'	275	216	-	-	-	-	Surface Parking
			369,331	8.48					1,343	-	-	300	300	
COL-2	7101-7135 International Blvd.	041 -4129-001-02	21,182	0.49	Community Commercial	CC-2	Height Limit:6 0'	375	56	-	-	-	-	Vacant storefront
COL-2-A	-	041 -4129-004-00	5,179	0.12	Community Commercial	CC-2	Height Limit:6 0'	375	14	-	-	-	-	One story store
			26,361	0.61					70	45	65	27	40	

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
COL-3	7025 International Blvd.	041 -4131-003-01	10,457	0.24	Urban Residential	RU-5	Height Limit:6 0'	375	28	45	65	11	16	Vacant Land
COL-4	7000-7016 International Blvd.	039 -3312-030-00	2,402	0.06	Urban Residential	RU-5	Height Limit:6 0'	375	6	-	-	-	-	Vacant Land
COL-4-A	-	039 -3312-033-01	11,539	0.26	Urban Residential	RU-5	Height Limit:6 0'	375	31	-	-	-	-	Two story store and surface parking
			13,941	0.32					37	45	65	14	21	
COL-5	5490 International Blvd	035 -2366-018-00	11,603	0.27	Neighborhood Center Mixed Use	CN-3	Height Limit:7 5'	275	42	40	60	11	16	Vacant Land
COL-6	6200 International Blvd	038 -3222-019-01	10,261	0.24	Urban Residential	RU-5	Height Limit:7 5'	275	37	45	65	11	16	Surface Parking
COL-7	5542 International Blvd	038 -3232-015-01	26,035	0.60	Mixed Housing Type	CN-3	Height Limit:6 0'	375	69	40	60	24	36	Surface Parking
COL-8	6415 International Blvd	041 -4050-021-00	11,892	0.27	Urban Residential	RU-5	Height Limit:6 0'	375	32	45	65	12	18	One-Story Store

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
COL-9	8001-8023 International Blvd.	041 -4202- 001-00	12,413	0.28	Urban Residential	RU-4	Height Limit:6 0'	375	33	-	-	-	-	Auto Center
COL-9-A	-	041 -4202- 002-00	9,428	0.22	Urban Residential	RU-4	Height Limit:6 0'	375	25	-	-	-	-	Vacant Land
COL-9-B	-	041 -4202- 003-00	7,835	0.18	Urban Residential	RU-4	Height Limit:6 0'	375	21	-	-	-	-	Vacant Land
			29,676	0.68					79	45	65	31	44	
COL-10	8000 International Blvd.	040 -3368- 023-01	14,864	0.34	Urban Residential	RU-5	Height Limit:6 0'	375	40	45	65	15	22	Vacant Land
COL-11	7915-7991 International Blvd.	041 -4198- 001-01	22,719	0.52	Urban Residential	RU-5	Height Limit:6 0'	375	61	-	-	-	-	Auto Repair
COL-11-A	-	041 -4198- 005-00	9,245	0.21	Urban Residential	RU-5	Height Limit:6 0'	375	25	-	-	-	-	Auto Repair
			31,964	0.73					85	45	65	33	47	

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
COL-12	7700-7744 International Blvd.	040 -3355- 056-00	3,580	0.08	Urban Residential	RU-5	Height Limit:6 0'	375	10	-	-	-	-	Vacant land and two story building with store on first floor
COL-12-A	-	040 -3355- 055-00	4,610	0.11	Urban Residential	RU-5	Height Limit:6 0'	375	12	-	-	-	-	Vacant Land
COL-12-B	-	040 -3355- 054-00	1,977	0.05	Urban Residential	RU-5	Height Limit:6 0'	375	5	-	-	-	-	Vacant Land
COL-12-C	-	040 -3355- 053-00	2,383	0.05	Urban Residential	RU-5	Height Limit:6 0'	375	6	-	-	-	-	Vacant Land
COL-12-D	-	040 -3355- 057-00	2,705	0.06	Urban Residential	RU-5	Height Limit:6 0'	375	7	-	-	-	-	Vacant Land
COL-12-E	-	040 -3355- 058-00	3,327	0.08	Urban Residential	RU-5	Height Limit:6 0'	375	9	-	-	-	-	Vacant Land
COL-12-F	-	040 -3355- 051-01	7,289	0.17	Urban Residential	RU-5	Height Limit:6 0'	375	19	-	-	-	-	Vacant Land

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
CO L-12-G	-	040 -3355-050-01	5,400	0.12	Urban Residential	RU-5	Height Limit:60'	375	14	-	-	-	-	Vacant Land
COL-12-H	-	040 -3355-049-01	2,730	0.06	Urban Residential	RU-5	Height Limit:60'	375	7	-	-	-	-	Vacant Land
			34,001	0.78					91	45	65	35	51	
DJL-13	1440 Harrison	008 -0626-024	12,797	0.29	Central Business District	CBD-C	5, Special Area A	90	142	-	-	-	-	Surface Parking Lot
DJL-13-A	1450 Harrison	008 -0626-025	10,358	0.24	Central Business District	CBD-C	5, Special Area A	90	115	-	-	-	-	Surface Parking Lot
			23,155	0.53					257	150	180	80	95	
DJL-14	301 12th St. (12th/Harrison)	002 -0063-006	59,592	1.37	Central Business District	CBD-C	6	90	662	-	-	-	-	One story public parking garage and Oakland Charter High School

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
DJL-14-A	285 12th St.	002-0069-003-01	15,000	0.34	Central Business District	CBD-X	5, Specia l Area	90	167	-	-	-	-	Empty fenced lot with a few outdoor play structures
			74,592	1.71					829	150	180	257	308	
DJL-15	20th/Castro/San Pablo (Greyhound)	003 -0039-002-02	4,369	0.10	Central Business District	CBD-X	4	90	49	-	-	-	-	Surface Parking Lot with one story Greyhound Station
DJL-15-A	-	003 -0039-003	65,003	1.49	Central Business District	CBD-X	4	90	722	-	-	-	-	Surface Parking Lot with one story Greyhound Station
			69,372	1.59					771	150	180	239	286	
DJL-16	1314 Franklin St. (13th/14th/Webster/Franklin)	002 -0055-001	59,582	1.37	Central Business District	CBD-C	7	90	662	150	180	206	247	One story public parking garage

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-17	1225 Webster St	002 -0057-004-02	12,000	0.28	Central Business District	CBD-C	7	90	133	150	180	42	50	Surface Parking Lot
DJL-18	1601 San Pablo Ave	003 -0065-002-00	11024	0.25	Central Business District	CBD-C	7	90	122	150	180	38	45	Surface parking lot with one small food joint at a corner
DJL-19	1431 Franklin St	008 -0621-008-07	20922	0.48	Central Business District	CBD-P	7	90	232	150	180	72	86	Surface parking lot
DJL-20	1425 Webster St	008 -0624-037-00	12165	0.28	Central Business District	CBD-C	7	90	135	150	180	42	50	Surface parking lot
DJL-21	1429 Alice St	008 -0626-017-00	11508	0.26	Central Business District	CBD-C	2, Special Area	200	58	150	180	39	47	Surface parking lot
DJL-22	1600 Harrison St	008 -0626-030-01	11719	0.27	Central Business District	CBD-C	5, Special Area	90	130	150	180	41	49	One story garage

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
DJL-23	1329 Madison St	002 -0079-004-00	10,009	0.23	Central Business District	CBD- P	2,Spec ial Area	200	50	150	180	35	41	Surface parking and play area in the rear side of a childcare center.
DJL-24	6th/7th/Franklin	001-0234-003-00	2,500	0.06	Central Business District	CBD- P/CH	4	90	28	-	-	-	-	Surface Parking
DJL-24-A	629 Franklin	001-0234-004-00	7,497	0.17	Central Business District	CBD- P/CH	4	90	83	-	-	-	-	Surface Parking Lot
DJL-24-B	-	001 -0234-005-00	12,505	0.29	Central Business District	CBD- X	4	90	139	-	-	-	-	Surface Parking Lot
			22,502	0.52					250	150	180	78	94	
DJL-25	7th/8th/Broadway	001 -0195-003	3,699	0.08	Central Business District	CBD- P	4	90	41	-	-	-	-	Surface Parking
DJL-25-A	-	001 -0195-004-02	4,868	0.11	Central Business District	CBD- P	4	90	54	-	-	-	-	Surface Parking

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-25-B	-	001 -0195-008	3,704	0.09	Central Business District	CBD-P	4	90	41	-	-	-	-	Surface Parking
DJL-25-C	-	001 -0195-009	3,744	0.09	Central Business District	CBD-P	4	90	42	-	-	-	-	Surface Parking
			16,015	0.37					178	150	180	56	67	
DJL-26	Webster/Harrison/2nd/3rd	001 -0149-005	19,513	0.45	Estuary Policy Plan Area	C-45	-	300	65	145	145	65	65	Surface Parking Lot
DJL-27	431 Madison St	001 -0161-007-07	30,035	0.69	Estuary Plan Area	C-45	-	300	100	145	145	100	100	Surface Parking Lot
DJL-28	1717 Webster St	008 -0624-007-00	15,000	0.34	Central Business District	CBD-C	7	90	167	150	180	51	61	Motor Service Center
DJL-29	301 19th St	008 -0625-002-01	22,950	0.53	Central Business District	CBD-C	6	90	255	150	180	80	95	Surface Parking Lot
DJL-30	1431 Jackson St	008 -0627-015-01	13,720	0.31	Central Business District	CBD-R	2,Special Area	200	69	150	180	47	56	Surface Parking Lot
DJL-31	1975 Webster St	008 -0637-003-03	11,045	0.25	Central Business District	CBD-C	7	90	123	150	180	38	45	Surface Parking Lot

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
DJL-32	8th & Washington	001 -0201-008	2,441	0.06	Central Business District	CBD-P/S-7	1	300	8	-	-	-	-	Surface Parking Lot
DJL-32-A	-	001 -0201-009	4,882	0.11	Central Business District	CBD-P/S-7	1	300	16	-	-	-	-	Surface Parking Lot
DJL-32-B	-	001 -0201-010	7,580	0.17	Central Business District	CBD-P/S-7	1	300	25	-	-	-	-	Surface Parking Lot
DJL-32-C	-	001 -0201-011	3,681	0.08	Central Business District	CBD-P/S-7	1	300	12	-	-	-	-	Surface Parking Lot
			18,584	0.42					62	145	145	61	61	
DJL-33	MLK/7th/8th	001 -0211-012	4,534	0.10	Central Business District	CBD-R	2	200	23	-	-	-	-	Surface Parking Lot
DJL-33-A	-	001 -0211-011	4,499	0.10	Central Business District	CBD-R	2	200	22	-	-	-	-	One Story structure
DJL-33-B	-	001 -0211-015	24,032	0.55	Central Business District	CBD-R	2	200	120	-	-	-	-	One Story Structure and vacant lot
			33,065	0.75					165	150	180	113	135	

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-34	7th/8th/Clay	001 -0209-009	8,705	0.20	Central Business District	CBD-X	2	200	44	-	-	-	-	Surface Parking
DJL-34-A	-	001 -0209-010	2,470	0.06	Central Business District	CBD-X	2	200	12	-	-	-	-	Surface Parking
DJL-34-B	-	001 -0209-011	7,500	0.17	Central Business District	CBD-X	2	200	38	-	-	-	-	Surface Parking
DJL-34-C	-	001 -0209-014-01	14,952	0.34	Central Business District	CBD-X	2	200	75	-	-	-	-	Restaurant and Parking Lot
DJL-34-D	-	001 -0209-015	7,401	0.17	Central Business District	CBD-X	2	200	37	-	-	-	-	One story stores
	-		41,028	0.94					205	150	180	141	169	
DJL-35	Jefferson b/t 8th & 9th St	001 -0211-004	2,672	0.06	Central Business District	CBD-R	2	200	13	-	-	-	-	Surface Parking
DJL-35-A	-	001 -0211-005	12,321	0.28	Central Business District	CBD-R	2	200	62	-	-	-	-	One story stores

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-35-B	-	001 -0211-006	5,004	0.11	Central Business District	CBD-R	2	200	25	-	-	-	-	Underutilized one story commercial building
DJL-35-C	-	001 -0211-016	15,270	0.35	Central Business District	CBD-R	2	200	76	-	-	-	-	Warehouse
			35,267	0.80					176	150	180	120	144	
DJL-36	587 E 11th St	002 -0035-005-02	19,925	0.46	Housing and Business Mix***	CBD-C	2	200	100	150	180	69	83	Surface Parking
DJL-37	644 22nd St	008 -0659-022	6,396	0.15	Central Business District	CBD-X	4	90	71	-	-	-	-	Surface Parking
DJL-37-A	2126 MLK Jr Way	008 -0659-023	6,953	0.16	Central Business District	CBD-X	2	200	35	-	-	-	-	Surface Parking
			13,349	0.31					106	150	180	47	56	
DJL-38	20th/21st/Telegraph	008 -0649-001-01	10,858	0.25	Central Business District	CBD-P	6	90	121	-	-	-	-	Office building and surface parking

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-38-A	-	008 -0649-001-02	1,786	0.04	Central Business District	CBD-P	6	90	20	-	-	-	-	Two story underutilized commercial
DJL-38-B	-	008 -0649-009	9,372	0.22	Central Business District	CBD-P	7	90	104	-	-	-	-	Surface Parking
DJL-38-C	-	008 -0649-010	10,736	0.25	Central Business District	CBD-P	6	90	119	-	-	-	-	Surface Parking
			32,752	0.76					364	150	180	114	137	
DJL-39	585 22nd St	008 -0647-028-04	16,753	0.38	Central Business District	CBD-R	1	300	56	145	145	56	56	Surface Parking
DJL-40	2200 Telegraph Ave	008 -0658-009-01	17,041	0.39	Central Business District	CBD-P	6	90	189	150	180	59	70	Gas station and surface parking
DJL-41	2225 Telegraph Ave	008 -0659-002-01	15,893	0.36	Central Business District	CBD-C	6	90	177	150	180	54	65	Valero Gas Station and Surface Parking

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-42	27th & Northgate (2633 Telegraph)	009 -0682-001-01	68,384	1.57	Urban Residential	RU-5	Height Limit: 90'	225	304	-	-	-	-	Two story parking garage
DJL-42-A	553 27th Street	009-0682-031-04	10,769	0.25	Urban Residential	RU-5	Height Limit:90'	225	48	-	-	-	-	Two story parking garage
			79,153	1.82					352	150	180	273	328	
DJL-43	2270 Broadway	008 -0656-002-01	20,126	0.46	Central Business District	D-BV-2	250	90	224	150	180	69	83	Surface Parking
DJL-44	2250 Telegraph Ave	008 -0658-006-02	11,429	0.26	Central Business District	CBD-P	6	90	127	150	180	39	47	Car Service Center
DJL-45	5th St (at Castro)	001 -0121-027-02	10,233	0.23	Mixed Housing Type	C-40		450	23	80	100	18	23	Surface Parking
DJL-46	1230 14th St	005 -0377-019-01	12,173	0.28	Mixed Housing Type	RM-4/ S-20		1 unit per 1,100 sf. of lot area	11	40	40	11	11	Vacant Land and underutilized buildings

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-47	1158 14th St	005 -0378-028-00	2,625	0.06	Mixed Housing Type	RM-4/ S-20		1 unit per 1,100 sf. of lot area	-	-	-	-	-	Vacant Land
DJL-47-A	-	005 -0378-029-00	2,625	0.06	Mixed Housing Type	RM-4/ S-20		1 unit per 1,100 sf. of lot area	-	-	-	-	-	Vacant Land
DJL-47-B	-	005 -0378-030-00	1,929	0.04	Mixed Housing Type	RM-4/ S-20		1 unit per 1,100 sf. of lot area	-	-	-	-	-	Vacant Land
DJL-47-C	-	005 -0378-031-00	1,929	0.04	Mixed Housing Type	RM-4/ S-20		1 unit per 1,100 sf. of lot area	-	-	-	-	-	Vacant Land

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
DJL-47-D	-	005 -0378-032-00	1,929	0.04	Mixed Housing Type	RM-4/ S-20		1 unit per 1,100 sf. of lot area	-	-	-	-	-	Vacant Land
DJL-47-E	-	005 -0378-033-00	1,929	0.04	Mixed Housing Type	RM-4/ S-20		1 unit per 1,100 sf. of lot area	-	-	-	-	-	Vacant Land
			12,966	0.28					12	40	40	11	11	
DJL-48	2703 Martin Luther King	009 -0691-003-01	12,606	0.29	Urban Residential	RU-4	Height Limit:3 5'	550	23	45	65	13	19	Auto Repair Garage
DJL-49	3314 San Pablo Ave	009 -0723-015-01	11,075	0.25	Urban Residential	RU-5	Height Limit:6 0'	375	30	40	60	10	15	Gas Station
DJL-50	2720 San Pablo Ave	009 -0692-015-02	14,229	0.33	Community Commercial	CC-2	Height Limit:6 0'	375	38	40	60	13	20	Vacant Land with temporary storage structures

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
*DJL-51	250 14th St (LMSP Site#3)	008-0626-018-00	7,621	0.17	Central Business District	CBD-P	2, Specia l Area	200	38	-	-	17	17	Parking Lot
*DJL-52	1225 Webster St (LMSP Site#9)	002-0057-004-02	12,197	0.28	Central Business District	CBD-C	7	90	136	-	-	28	28	Parking
*DJL-53	1314 Franklin St (LMSP Site#8)	002-0055-001-00	60,984	1.40	Central BusinessDistric t	CBD-C	7	90	678	-	-	384	384	Structured Parking Lot
*DJL-54 ¹	226 13th St (LMSP Site#6)	002-0077-001-00	59,728	1.37	Central BusinessDistric t	CBD-X	2, Specia l Area A	200	299	-	-	441	441	Parking Lot
*DJL-55	1309 Madison St (LMSP Site#5)	002-0079-005	16,635	0.38	Central BusinessDistric t	CBD-X	2, Specia l Area	200	83	-	-	72	72	Parking Lot
ETC-56	2901 68th Ave.	039 -3281-009-02	15,655	0.36	Community Commercial	CC-2	Height Limit:4 5'	450	35	40	60	14	22	Vacant Land and one story vacant building

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
ETC-57	6620 Foothill Blvd	039 -3279-013-02	15,006	0.34	Community Commercial	CC-2	Height Limit:4 5'	450	33	40	60	14	20	Vacant Land and one story vacant building
ETC-58	6403 Foothill Blvd	039 -3276-028-02	16,824	0.39	Urban Residential	RU-4	Height Limit:4 5'	450	37	40	60	16	23	Restaurant and Parking Lot
ETC-59	6001 Foothill Blvd	038 -3201-001	8,323	0.19	Urban Residential	CN-3	Height Limit:4 5'	450	18	40	60	8	11	Auto Repair Center
ETC-60	5833 Foothill Blvd	038 -3182-023	16,510	0.38	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	37	-	-	-	-	Vacant Land
ETC-60-A	-	038 -3182-022	6,547	0.15	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	15	-	-	-	-	Vacant Land
ETC-60-B	-	038 -3182-021	2,303	0.05	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	5	-	-	-	-	Vacant Land
ETC-60-C	-	038 -3182-006	4,572	0.10	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	10	-	-	-	-	Two Story building
			29,932	0.68					67	40	60	27	41	

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
ETC-61	6600 Foothill Blvd	039 -3279-015-03	13,750	0.32	Community Commercial	CC-2	Height Limit:4 5'	450	31	40	60	13	19	Gas Station
ETC-62	7301 Bancroft Ave	040 -3334-015-01	11,361	0.26	Community Commercial	CC-2	Height Limit:4 5'	450	25	-	-	-	-	Restaurant
ETC-62-A	-	040 -3334-016-01	2,309	0.05	Community Commercial	CC-2	Height Limit:4 5'	450	5	-	-	-	-	Restaurant
ETC-62-B	-	040 -3334-004-02	1,735	0.04	Community Commercial	CC-2	Height Limit:4 5'	450	4	-	-	-	-	Restaurant
			15,405	0.35					34	40	60	14	21	
ETC-63	10451 MacArthur Blvd.	047-5576-007-03	22,508	0.52	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	50	14	28	7	15	Vacant Land
ETC-64	9601 MacArthur Blvd.	046-5489-001-01	10,845	0.25	Neighborhood Center Mixed Use	RU-4	Height Limit:4 5'	450	24	14	28	4	7	Vacant Land
ETC-65	9547 MacArthur Blvd.	046-5488-016-01	7,727	0.18	Urban Residential	RU-4	Height Limit:4 5'	450	17	-	-	-	-	Vacant Land

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
ETC-65-A	-	046-5488-015-01	3,680	0.08	Urban Residential	RU-4	Height Limit:4 5'	450	8	-	-	-	-	Vacant Land
			11,407	0.26					25	14	28	4	7	
ETC-66	8201-8237 MacArthur Blvd.	043-4620-001-01	15,065	0.35	Urban Residential	RU-4	Height Limit:4 5'	450	33	-	-	-	-	Vacant Land
ETC-66-A	-	043-4620-001-02	5,024	0.12	Urban Residential	RU-5	Height Limit:4 5'	450	11	-	-	-	-	Vacant Land
ETC-66-B	-	043-4621-001-00	5,023	0.12	Urban Residential	RU-4	Height Limit:4 5'	450	11	-	-	-	-	One Story Vacant Building
			25,112	0.59					56	14	28	8	17	
ETC-67	7951-7985 MacArthur Blvd.	040-3407-001-00	6,320	0.15	Urban Residential	RU-4	Height Limit:4 5'	450	14					Vacant Land
ETC-67-A	-	040-3407-002-00	8,893	0.20	Urban Residential	RU-4	Height Limit:4 5'	450	20	-	-	-	-	Vacant Land
			15,213	0.35					34	14	28	5	10	
ETC-68	7823 MacArthur Blvd.	040-3403-002-00	18,410	0.42	Housing and Business Mix	CN-3	Height Limit:4 5'	450	41	14	28	6	12	Vacant Land

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
ETC-69	7506-7540 MacArtur Blvd.	040A-3409- 012-00	14,935	0.34	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	33	-		-	-	Vacant Land
ETC-69-A	-	040A-3409- 013-00	3,285	0.08	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	7	-	-	-	-	One Story Store
ETC-69-B	-	040A-3409- 014-02	9,940	0.23	Neighborhood Center Mixed Use	CN-3	Height Limit6 0'	375	27	-	-	-	-	One Story Store and Surface Parking
			28,160	0.65					67	14	28	9	18	
FDA-70	2777 Foothill Blvd.	025 -0733- 008-02	20,634	0.47	Urban Residential	RU-5	Height Limit:4 5'	450	46	14	28	7	13	Vacant Land
FDA-71	2345 International Blvd	020 -0105- 004-00	20,592	0.47	Urban Residential	CN-3	Height Limit:6 0'	375	55	100	115	47	54	Automobil e Sale
FDA-72	2424 International Blvd	020 -0154- 006-00	10,917	0.25	Urban Residential	CN-3	Height Limit:4 5'	450	24	40	60	10	15	Surface Parking
FDA-73	3815 Foothill	033 -2138- 053-01	6,094	0.14	Urban Residential	RU-5	Height Limit:4 5'	450	14	40	60	6	8	Vacant Land

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
FDA-74	3615 Foothill	033 -2134-002-01	11,957	0.27	Urban Residential	RU-5	Height Limit:4 5'	450	27	40	60	11	16	One Story Store and Surface Parking
FDA-75	1750 35th Ave.	033 -2128-003-00	5,991	0.14	Urban Residential	RU-5	Height Limit:4 5'	450	13	40	60	6	8	Vacant Land
FDA-76	3600 Foothill Blvd.	032 -2084-051	10,659	0.24	Urban Residential	RU-5	Height Limit:4 5'	450	24	40	60	10	14	Vacant Land
FDA-77	3755 Foothill Blvd.	033 -2135-031-00	8,700	0.20	Urban Residential	RU-4	Height Limit:4 5'	450	19	40	60	8	12	Auto Service
FDA-78	3938 Fruitvale Avenue	032 -2087-018-00	4,780	0.11	Urban Residential	RU-5	Height Limit:4 5'	450	11	40	60	4	7	Two story store and parking
FDA-79	3009 Foothill Blvd.	025 -0726-008-00	7,030	0.16	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	19	40	60	6	10	Auto Repair Garage
FDA-80	3002 Foothill Blvd.	026 -0747-015-03	2,875	0.07	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	8	40	60	3	4	Two Story building

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
FDA-81	3111 International Blvd	025 -0689-001-01	26,837	0.62	Neighborhood Center Mixed Use	CN-2	Height Limit:7 5'	275	98	14	28	9	17	Fast food restaurant and surface parking
FDA-82	3053 International Blvd	025 -0690-008-01	12,556	0.29	Community Commercial	CC-2	Height Limit:7 5'	275	46	14	28	4	8	Surface Parking
FDA-83	2956 International Blvd	025 -0720-007-02	26,720	0.61	Mixed Housing Type	RM-4	-	1 unit per 1,100 sf. of lot area	24	40	40	24	24	Surface Parking
FDA-84	2120 Montana St	026 -0834-022-01	13,732	0.32	Neighborhood Center Mixed Use	CN-3	Height Limit:3 5'	550	25	40	60	13	19	Gas station
FDA-85	2411 Macarthur Blvd	028 -0906-027-01	18,170	0.42	Urban Residential	CN-1	Height Limit:4 5'	450	40	14	28	6	12	One Story Store and Surface Parking
FDA-86	4134 Foothill Blvd	032 -2079-018-00	12,387	0.28	Urban Residential	RU-5	Height Limit:4 5'	450	28	40	60	11	17	Parking Lot

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
FDA-87	3609 International Blvd	033 -2177-001-01	10,979	0.25	Urban Residential	CN-2	Height Limit:7 5'	275	40	40	60	10	15	Service Stations
FDA-88	2055 Macarthur Blvd	026 -0835-006-01	12,885	0.30	Neighborhood Center Mixed Use	CN-1	Height Limit:4 5'	450	29	14	28	4	8	Restaurant
FDA-89	4323 International Blvd	034 -2251-002-01	17,766	0.41	Community Commercial	CC-2	Height Limit:7 5'	275	65	40	60	16	25	Miscellaneous improved commercial
FDA-90	5490 Foothill	035 -2376-001	5,832	0.13	Urban Residential	RU-4	Height Limit:4 5'	450	13	40	60	5	8	Surface Parking
FDA-91	5310 & 5308 Fairfax; 5319 & 5323 Foothill Blvd	035 -2389-013	2,700	0.06	Neighborhood Center Mixed Use	CN-3	Height Limit:3 5'	550	5	-	-	-	-	Two Story building with store on 1st floor
FDA-91-A	-	035 -2389-014	3,300	0.08	Neighborhood Center Mixed Use	CN-3	Height Limit:3 5'	550	6	-	-	-	-	Vacant Land
FDA-91-B	-	035 -2389-015	4,799	0.11	Neighborhood Center Mixed Use	CN-3	Height Limit:3 5'	550	9	-	-	-	-	Vacant Land

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
FDA-91-C	-	035 -2389-016	4,799	0.11	Neighborhood Center Mixed Use	CN-3	Height Limit:3 5'	550	9	-	-	-	-	One Story Store
			15,598	0.36					28	40	60	14	22	
FDA-92	4825 Foothill	035 -2385-001	15,700	0.36	Urban Residential	RU-5	Height Limit:4 5'	450	35	40	60	14	22	Auto Repair
FDA-93	4529 Foothill	035 -2401-001-01	19,634	0.45	Urban Residential	RU-5	Height Limit:4 5'	450	44	40	60	18	27	Vacant Land
FDA-94	4280 Foothill Blvd	035 -2351-005-02	18,524	0.43	Community Commercial	CC-2	Height Limit:6 0'	375	49	40	60	17	26	Gas Station
FDA-95	4265 Foothill Blvd	035 -2352-008-01	26,422	0.61	Community Commercial	CC-2	Height Limit:6 0'	375	70	40	60	24	37	Gas Station
FDA-96	1435 High St	035 -2353-026-01	13,930	0.32	Community Commercial	CC-1	Height Limit:7 5'	275	51	40	60	13	19	Fast Food Restaurant and surface parking

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
FDA-97	4610 International Blvd	035 -2359-022-01	14,598	0.34	Urban Residential	CC-2	Height Limit:7 5'	275	53	40	60	14	20	Restaurant and surface parking
FDA-98	5130 International Blvd	035 -2363-029-00	12,273	0.28	Urban Residential	RU-5	Height Limit:6 0'	375	33	40	60	11	17	Auto Service Center
FDA-99	5216 International Blvd	035 -2364-022-01	22,528	0.52	Urban Residential	RU-5	Height Limit:7 5'	275	82	40	60	21	31	U-Haul Rental Lot
FDA-100	5232 International Blvd	035 -2364-024-00	20,906	0.48	Detached Unit Residential	RU-5	Height Limit:7 5'	275	76	40	60	19	29	U-Haul Rental Lot
FDA-101	5330 Foothill Blvd	035 -2378-006-00	11,268	0.26	Neighborhood Center Mixed Use	CN-3	Height Limit:3 5'	550	20	40	60	10	16	Auto Service Center
MA-102	2923 Telegraph Ave	009 -0698-002-01	18,527	0.43	Community Commercial	CC-2	Height Limit:6 0'	375	49	115	115	49	49	Surface Parking
MA-103	880 W Macarthur Blvd	012 -0959-021-01	15,997	0.37	Urban Residential	RU-5	Height Limit:6 0'	375	43	-	-	38	38	Vacant Lot

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
MA-104	731 W Macarthur Blvd	012 -0965-024-00	17,535	0.40	Urban Residential	RU-5	Height Limit:6 0'	375	47	-	-	38	38	Gas station
MA-105	398 W Macarthur Blvd	012 -0976-016-00	13,175	0.30	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	35	40	60	12	18	Gas Station
MA-106	391 40th St	012 -0978-002-01	11,130	0.26	Urban Residential	RU-5	Height Limit:6 0'	375	30	40	60	10	16	Surface Parking Lot
MA-107	3943 Broadway	012 -0982-002-04	20,778	0.48	Community Commercial	CC-2	Height Limit:6 0'	375	55	45	65	22	31	Gas Station
MA-108	230 W Macarthur Blvd	012 -0986-025-01	11,614	0.27	Neighborhood Center Mixed Use	CN-2/D-KP-3	Height Limit:3 5'	550	21	45	65	12	18	Gas Station
MA-109	4045 Broadway	012 -1000-007-01	13,230	0.30	Community Commercial	CC-2	Height Limit:6 0'	375	35	45	65	14	20	U-Haul Rental & Auto Service Center

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
MA-1110	4366 Broadway	013 -1108-024-01	12,516	0.29	Community Commercial	CC-2	Height Limit:4 5'	450	28	45	65	13	19	Auto Parts One Story Store & Surface Parking
MA-111	3881 MLK (39th & MLK)	012 -0963-001	6,382	0.15	Community Commercial	CN-3	Height Limit:6 0'	375	17	45	65	7	10	Vacant Lot
MA-112	3924 MLK (40th & MLK)	012 -0969-029;	5,499	0.13	Community Commercial	S-15	Height Limit:6 0'	375	15	-	-	-	-	Vacant Lot
MA-112-A	645 40th St	012 -0969-030;	2,500	0.06	Community Commercial	S-15	Height Limit:6 0'	375	7	-	-	-	-	Vacant Lot
MA-112-B	-	012 -0969-41-02	2,310	0.05	Community Commercial	S-15	Height Limit:6 0'	375	6	-	-	-	-	Vacant Lot
			10,309	0.24					27	40	60	10	14	
MA-113	5131 Shattuck Ave	014 -1216-031-02	22,395	0.51	Neighborhood Center Mixed Use	CN-4	Height Limit:4 5'	450	50	14	28	7	14	Gas Station
MA-114	5504 Telegraph Ave	014 -1224-010-01	26,875	0.62	Community Commercial	CC-2	Height Limit:4 5'	450	60	14	28	9	17	Gas Station

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
OPDA-115	350 Grand Ave	010 -0776-013-00	15,292	0.35	Neighborhood Center Mixed Use	CN-2/S-12	Height Limit:5 0'	450	34	90	90	32	32	Gas Station
OPDA-116	550 29th St	009 -0698-002-03	10,757	0.25	Urban Residential	RU-5		1 unit per 800 sf	13	40	40	10	10	Vacant Land
OPDA-117	5433 San Pablo Ave	013 -1184-001	20,034	0.46	Community Commercial	CC-2	Height Limit:6 0'	375	53	40	60	18	28	Vacant Land
OPDA-118	6101 San Pablo Ave	016 -1459-004	12,927	0.30	Community Commercial	CC-2	Height Limit:6 0'	375	34	40	60	12	18	Auto Service Center
OPDA-119	5714 San Pablo Ave	015 -1305-018-01	14,130	0.32	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	38	40	60	13	19	Surface Parking
OPDA-120	6100 San Pablo Ave	016 -1442-039-01	15,137	0.35	Community Commercial	CC-2	Height Limit:6 0'	375	40	40	60	14	21	One Story Store
OPD-121	6211 San Pablo Ave	016 -1455-020-00	13,529	0.31	Community Commercial	CC-2	Height Limit:7 5'	275	49	40	60	12	19	Gas station
OPDA-122	10605 Foothill Blvd	047 -5594-001-00	13,878	0.32	Community Commercial	CC-1	Height Limit:6 0'	375	37	40	60	13	19	Open Space

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
OPDA-123	2240 Mountain Blvd	048D-7244-021-06	14,060	0.32	Neighborhood Center Mixed Use	CN-4	Height Limit:4 5'	450	31	40	60	13	19	Gas Station
OPDA-124	6125 Merced Ave	048F-7352-012-01	17,968	0.41	Neighborhood Center Mixed Use	CN-1	Height Limit:4 5'	450	40	-	-	-	-	Surface Parking
OPDA-124-A	-	048F-7352-014-01	5,998	0.14	Neighborhood Center Mixed Use	CN-1	Height Limit:4 5'	450	13	-	-	-	-	Surface Parking
			23,966	0.55					53	14	28	8	15	
OPDA-125	3374 Grand Ave	011 -0836-001-01	14,809	0.34	Neighborhood Center Mixed Use	CN-2	Height Limit:4 5'	450	33	40	60	14	20	Gas Station
OPDA-126	100 Macarthur Blvd	010 -0812-008-01	15,780	0.36	Urban Residential	CN-4	Height Limit:3 5'	550	29	40	60	14	22	Gas Station
			113,140	2.60					377	100	130	260	338	
PPDA-127	610 Oak St	001 -0167-010-00	12,500	0.29	Central Business District	CBD-X	4	90	139	150	180	44	52	Garage and surface parking
PPDA-128	Lenox Ave	010 -0772-020-01	14,978	0.34	Urban Residential	RU-2/S-12	-	800	19	40	55	14	19	Surface Parking Lot

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
PPDA-129	500 Grand Ave	010 -0780-015-08	11,707	0.27	Neighborhood Center Mixed Use	CN-2/S-12	Height Limit:4 5'	450	26	90	90	24	24	Surface Parking Lot
PPDA-130	Webster St	008 -0667-005-03	11,745	0.27	Central Business District	D-BV-2	Height Limit: 250'	90	131	45	65	12	18	Surface Parking Lot
PPDA-131	24th/Webster/Valdez	008 -0672-005	6,250	0.14	Central Business District	D-BV-1	Height Limit: 45'	450	14	-	-	-	-	Surface Parking
PPDA-131-A	-	008 -0672-007-01	3,125	0.07	Central Business District	D-BV-2	Height Limit:8 5'	375	8	-	-	-	-	Surface Parking
PPDA-131-B	-	008 -0672-008	4,177	0.10	Central Business District	D-BV-2	Height Limit:8 5'	375	11	-	-	-	-	Surface Parking
PPDA-131-C	2406 Webster	008 -0672-014-01	7,706	0.18	Central Business District	D-BV-2	Height Limit:8 5'	375	21	-	-	-	-	One story store
PPDA-131-D	372 24th St	008 -0672-015	5,861	0.13	Central Business District	D-BV-2	Height Limit:8 5'	375	16	-	-	-	-	Hertz Car Rental
PPDA-131-E	-	008 -0672-018	6,245	0.14	Central Business District	D-BV-2	Height Limit:8 5'	375	17	-	-	-	-	One story electronics store

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
PPDA-131-F	-	008 -0672-019	12,491	0.29	Central Business District	D-BV-1	Height Limit:45'	450	28	-	-	-	-	Two story bike store and AVIS Car Rental
			45,855	1.05					114	100	105	105	110	
PPDA-132	24th/27th/Valdez	008 -0671-024	3,000	0.07	Central Business District	D-BV-1	Height Limit:45'	450	7	-	-	-	-	Surface Parking
PPDA-132-A	-	008 -0671-025	5,000	0.11	Central Business District	D-BV-1	Height Limit:45'	450	11	-	-	-	-	Surface Parking
PPDA-132-B	-	008 -0671-026	7,499	0.17	Central Business District	D-BV-1	Height Limit:45'	450	17	-	-	-	-	Surface Parking
PPDA-132-C	-	008 -0671-027-02	1,900	0.04	Central Business District	D-BV-1	Height Limit:45'	450	4	-	-	-	-	Surface Parking
PPDA-132-D	-	008 -0671-031-02	3,015	0.07	Central Business District	D-BV-1	Height Limit:45'	450	7	-	-	-	-	Surface Parking
PPDA-132-E	-	008 -0671-032-02	2,988	0.07	Central Business District	D-BV-1	Height Limit:45'	450	7	-	-	-	-	Surface Parking

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
PPDA-132-F	-	008 -0671-033-02	4,342	0.10	Central Business District	D-BV-1	Height Limit: 45'	450	10	-	-	-	-	Surface Parking
PPDA-132-G	-	008 -0671-034-02	5,170	0.12	Central Business District	D-BV-1	Height Limit: 45'	450	11	-	-	-	-	Surface Parking
PPDA-132-H	-	008 -0671-035-02	3,760	0.09	Central Business District	D-BV-1	Height Limit: 45'	450	8	-	-	-	-	Surface Parking
PPDA-132-I	-	008 -0671-037-03	3,232	0.07	Central Business District	D-BV-1	Height Limit: 45'	450	7	-	-	-	-	Surface Parking
PPDA-132-J	-	008 -0671-029-02	3,120	0.07	Central Business District	D-BV-1	Height Limit: 45'	450	7	-	-	-	-	Surface Parking
PPDA-132-K	-	008 -0671-030-02	3,016	0.07	Central Business District	D-BV-1	Height Limit: 45'	450	7	-	-	-	-	Surface Parking
PPDA-132-L	-	008 -0671-036-02	5,630	0.13	Central Business District	D-BV-1	Height Limit: 45'	450	13	-	-	-	-	Surface Parking
PPDA-132-M	-	008 -0671-023-03	43,297	0.99	Central Business District	D-BV-1	Height Limit: 45'	450	96	-	-	-	-	Acura Car Dealership

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
PPDA-132-N	-	008 -0671-004-02	7,251	0.17	Central Business District	D-BV-1	Height Limit: 45'	450	16	-	-	-	-	Two story office
			102,220	2.34					227	90	90	211	211	
PPDA-133	26th/27th/Broadway 2630 Broadway	009 -0685-018-06	47,686	1.09	Central Business District	D-BV-1	Height Limit: 45'	450	106	90	90	99	99	Car Dealership
PPDA-134	2417 Broadway	008 -0674-003-01	29,583	0.68	Central Business District	D-BV-1	Height Limit: 45'	450	66	90	90	61	61	Surface Parking and two story commercial building
PPDA-135	403 28th St	009 -0684-037-01	13,049	0.30	Community Commercial	D-BV-4	Height Limit: 85'	275	47	150	150	45	45	Vacant land and two story underutilized building
PPDA-136	2710 Broadway	009 -0685-018-04	12,731	0.29	Community Commercial	D-BV-3	Height Limit: 85'	275	46	150	150	44	44	Surface Parking
PPDA-137	2855 Broadway	009 -0686-003-00	17,196	0.39	Community Commercial	D-BV-3	Height Limit: 85'	275	63	150	150	59	59	Surface Parking

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
PPDA-138	2910 Broadway	009 -0702-001-02	29,017	0.67	Community Commercial	D-BV-3/N	Height Limit: 85'	275	106	45	65	30	44	Surface Parking
PPDA-139	3030 Broadway	009 -0704-016-01	10,354	0.24	Community Commercial	D-BV-3	Height Limit:45'	450	23	45	65	11	16	Enterprise Car Rental
PPDA-140	3025 Broadway	009 -0705-006-00	15,560	0.36	Community Commercial	D-BV-3/N	Height Limit: 85'/135'	275	57	45	65	16	23	Car Dealership
PPDA-141	3401 Broadway	009 -0733-004-07	27,978	0.64	Community Commercial	D-BV-3/N	Height Limit: 135'/200'	200	140	45	65	29	42	Surface Parking
PPDA-142	296 27th St	010 -0798-003-07	19,130	0.44	Community Commercial	D-BV-3	Height Limit: 85'	275	70	150	150	66	66	One story Store
PPDA-143	5211 Broadway	014 -1240-009-01	18,223	0.42	Community Commercial	CC-2	Height Limit:45'	450	40	40	60	17	25	Fast Food and Surface Parking
PPDA-144	6029 College Ave	014 -1268-002-00	11,864	0.27	Neighborhood Center Mixed Use	CN-1	Height Limit:35'	550	22	14	28	4	8	Gas Station

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
PPDA-145	6407 Telegraph Ave	016 -1424-022-05	13,445	0.31	Neighborhood Center Mixed Use	CN-2	Height Limit:4 5'	450	30	14	28	4	9	Gas Station
PPDA-146	6201 Claremont Ave	048A-7070-007-01	10,987	0.25	Neighborhood Center Mixed Use	CN-1	Height Limit:3 5'	550	20	14	28	4	7	Gas Station
PPDA-147	825 E 12th St	019 -0034-003-00	14,736	0.34	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	33	20	30	7	10	Auto Service
PPDA-148	1035 E 12th St	019 -0036-005-02	10,425	0.24	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	23	20	30	5	7	Vacant Land
PPDA-149	1111 E 12th St	019 -0037-001-01	15,625	0.36	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	35	20	30	7	11	Service Station
PPDA-150	1118 E 12th St	020 -0118-013-00	10,500	0.24	Neighborhood Center Mixed Use	CN-3/S-7	Height Limit:3 5'	550	19	14	28	3	7	Auto Center
PPDA-151	2956 Lakeshore Ave	023 -0419-001-02	27,422	0.63	Neighborhood Center Mixed Use	CN-3/S-12	Height Limit:3 5'	550	50	40	60	25	38	Vacant Land
PPDA-152	Lake Shore Ave at Boden	023 -0415-001-00	12,295	0.28	Urban Residential	RU-3		450	27	90	90	25	25	Vacant Land

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
PPDA-153	4255 Macarthur Blvd	030 -1981-133-00	10,481	0.24	Detached Unit Residential	CN-2	Height Limit:4 5'	450	23	14	28	3	7	Vacant Land
PPDA-154	9525 International Blvd	044 -4968-003-01	28,509	0.65	Mixed Housing Type	CN-3	Height Limit:6 0'	375	76	45	65	29	42	Underutilized building
PPDA-155	1424 94th Ave	046 -5423-002-02	10,275	0.24	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	27	45	65	11	16	Surface Parking
PPDA-156	10400 International Blvd	047 -5509-039-01	10,400	0.24	Community Commercial	CN-3	Height Limit:6 0'	375	28	45	65	11	16	Surface Parking
PPDA-157	10507-10511 International Blvd.	045 -5194-001-00	10,000	0.23	Community Commercial	CC-2	Height Limit:6 0'	375	27	45	65	10	15	One story store
PPDA-158	10102 International Blvd.	047 -5516-017-01	11,072	0.25	Community Commercial	CC-2	Height Limit:6 0'	375	30	45	65	11	16	Auto sales and Repair
PPDA-159	9945-9959 International Blvd.	044 -4972-006-05	10,393	0.24	Community Commercial	CC-2	Height Limit:6 0'	375	28	45	65	11	16	Surface Parking
PPDA-160	9000-9012 International Blvd.	046 -5421-012-01	10,071	0.23	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	27	-	-	-	-	Vacant Land with a food truck

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
PPDA-160-A	-	046 -5421-010-00	3,780	0.09	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	10	-	-	-	-	One story hair salon
			13,851	0.32					37	45	65	14	21	
PPDA-161	8700 International Blvd.	043 -4580-013-00	10,378	0.24	Urban Residential	RU-5	Height Limit:6 0'	375	28	45	65	11	16	Car Wash
			23,351	0.53					62	45	65	24	34	
PPDA-162	8332 International Blvd.	043 -4551-011-01	12,890	0.30	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	34	45	65	14	20	Auto Repair Center
PPDA-163	606 Clara St	044 -5014-006-03	9,119	0.21	Community Commercial	RM-4		1 unit per 1,100 sf. of lot area;	8	14	28	3	6	Vacant Land
PPDA-164	9418 Edes Av	044 -5014-005-00	17,414	0.40	Community Commercial	RM-4		1 unit per 1,100 sf. of lot area;	16	14	28	6	11	Vacant Land

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
PPDA-165	3600 Park Blvd	023 -0476-021-01	16,137	0.37	Urban Residential	CN-4	Height Limit:35'	550	29	40	60	15	22	Closed Gas Station
PPDA-166	1100 8th Ave. (at E. 11th St.)	019 -0034-010	29,787	0.68	Housing and Business Mix	HBX-2		930	32	20	30	14	20	One Story Building
*PPDA-167	601 Webster St (LMSP Site#31)	001-0191-007-01	60,984	1.40	Central BusinessDistrict	CBD-P/CH	Height Area 4	90	678	-	-	329	329	Developed Two Story Building
*PPDA-168	726 Harrison St (LMSP Site#28)	001-0185-014-00, 001- 0185-026-00	14,995	0.34	Central BusinessDistrict	CBD-X	Height Area 6	90	167	-	-	30	30	Parking
*PPDA-169	157 11th St (LMSP Site#18)	002-0083-006-00	5,747	0.13	Central BusinessDistrict	CBD-X	Height Area 5	90	64	-	-	13	13	Parking Lot
*PPDA-170	149 11th St (LMSP Site#19)	002-0085-001-00	14,991	0.34	Central BusinessDistrict	CBD-X	Height Area 4	90	167	-	-	-	-	
*PPDA-170-A	138 10TH St (LMSP Site#19)	002-0085-006-00	5,475	0.13	Central BusinessDistrict	CBD-X	Height Area 4	90	61	-	-	-	-	
*PPDA-170-B	128 10th St (LMSP Site#19)	002-0085-005-00	3,650	0.08	Central BusinessDistrict	CBD-X	Height Area 4	90	41	-	-	-	-	
*PPDA-170-C	102 10th St (LMSP Site#19)	002-0085-004-00	15,353	0.35	Central BusinessDistrict	CBD-X	Height Area 4	90	171	-	-	-	-	
			39,469	0.91					439	-	-	298	298	Developed One Story Building

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
*PPDA-171	963 Oak St (LMSP Site#22)	002-0085-011-00	7,596	0.17	Central BusinessDistrict	CBD-X	Height Area 4	90	84	-	-	-	-	
*PPDA-171-A	113 10TH St (LMSP Site#22)	002-0085-010-00	7,583	0.17	Central BusinessDistrict	CBD-X	Height Area 4	90	84	-	-	-	-	
*PPDA-171-B	125 10th St (LMSP Site#2)	002-0085-009-00	5,000	0.11	Central BusinessDistrict	CBD-X	Height Area 4	90	56	-	-	-	-	
			20,179	0.46					224	-	-	137	137	Developed One Story Building
*PPDA-172	800 Madison St (LMSP Site = BART Station)	001-0171-001-00	60,984	1.40	Central BusinessDistrict	CBD-X	Height Area 4	90	678	-	-	142	142	BART Admin
*PPDA-173	51 9th St (LMSP Site = BART Parking)	001-0169-001-00	60,984	1.40	Central BusinessDistrict	CBD-X	Height Area 4	90	678	-	-	384	384	BART Parking
*PPDA-174	107 8th St (LMSP Site = MTC/ABAG)	001-0171-002-00	60,984	1.40	Central BusinessDistrict	CBD-X	Height Area 4	90	678	-	-	220	220	MTC/ABAG Office
*PPDA-175	91 8th St (LMSP Site#38)	001-0169-002-00	5,000	0.11	Central BusinessDistrict	CBD-R	Height Area 4	90	56	-	-	-	-	
*PPDA-175-A	77 8th St (LMSP Site#38)	001-0169-003-00	4,997	0.11	Central BusinessDistrict	CBD-R	Height Area 4	90	56	-	-	-	-	
			9,997	0.22					111	-	-	30	30	Developed 1-2 Story
*PPDA-176	52 9th St (LMSP Site#21)	002-0093-006-01	6,592	0.15	Central BusinessDistrict	CBD-R	Height Area 4	90	73	-	-	-	-	One Story Building

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
*PPDA-176-A	Fallon St (LMSP Site#21)	002-0093-005-00	10,376	0.24	Central BusinessDistrict	CBD-R	Height Area 4	90	115	-	-	-	-	Parking
			16,968	0.39					189	-	-	114	114	
*PPDA-177 ¹	1105 2nd Ave (LMSP Site#44)	019-0027-013-03	45,813	1.05	Institutional	S-2/S-4		300	153	-	-	357	357	Vacant
*PPDA-178	229 International Blvd (LMSP Site#46)	020-0127-006-03	20,338	0.47	Urban Residential	RU-5	Height Limit:7 5'	275	74	-	-	51	51	Parking and One Story Building
*PPDA-179	1225 4th Ave (LMSP Site#47)	020-0126-014-01	86,321	1.98	Institutional	RU-5	Height Limit:9 0'	225	384	-	-	203	203	Parking and One Story Building
WO-180	800 W Grand Ave	003 -0019-003-00	19,484	0.45	Community Commercial	CC-2	Height Limit:6 0'	375	52	-	-	-	-	Vacant Lot
WO-180-A	-	003 -0019-004-00	8,125	0.17	Community Commercial	CC-2	Height Limit:6 0'	375	22	-	-	-	-	Vacant Lot
			27,609	0.62					74	100	115	62	71	
WO-181	7th St. b/t Mandela & Kirkham	004 -0069-002-01	41,485	0.95	Community Commercial	S-15W	Height Limit:9 0'	225	184	51	51	48	48	Vacant Lot

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
WO-182	1395 7th St.	004 -0069-001	23,432	0.54	Community Commercial	S-15W	Height Limit:1 60'	225	104	-	-	-	-	Vacant Lot
WO-182-A	533 Kirham St.	004 -0069-002-02	9,165	0.21	Community Commercial	S-15W	Height Limit:1 60'	225	41	-	-	-	-	Vacant Lot
			32,597	0.75					145	74	74	56	56	
WO-183	715 Center St.	004 -0079-012	1,448	0.03	Community Commercial	S-15W	Height Limit:5 5'	375	4	-	-	-	-	Vacant Land
WO-183-A	1452 7th St.	004 -0079-013	4,392	0.10	Community Commercial	S-15W	Height Limit:5 5'	375	12	-	-	-	-	Vacant Land and Store
WO-183-B	1462 7th St.	004 -0079-014	2,526	0.06	Community Commercial	S-15W	Height Limit:5 5'	375	7	-	-	-	-	Surface Parking
WO-183-C	1470 7th St.	004 -0079-015	13,893	0.32	Community Commercial	S-15W	Height Limit:5 5'	375	37	-	-	-	-	Surface Parking
WO-183-D	1484 7th street	004 -0079-017-01	8,661	0.20	Community Commercial	S-15W	Height Limit:5 5'	375	23	-	-	-	-	Surface Parking and One Story Store
			30,920	0.71					82	36	36	26	26	

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Site# Location APN			Sq. Ft Acres			Zone Height Area Sq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
WO-184	1520 7th St.	004 -0095-014	12,422	0.29	Community Commercial	CC-2	Height Limit:6 0'	375	33	-	-	-	-	Surface Parking
WO-184-A	1528 7th St.	004 -0095-015	2,471	0.06	Community Commercial	CC-2	Height Limit:6 0'	375	7	-	-	-	-	Surface Parking
WO-184-B	1534 7th St.	004 -0095-016	2,656	0.06	Community Commercial	CC-2	Height Limit:6 0'	375	7	-	-	-	-	Surface Parking
WO-184-C	1546 7th St.	004 -0095-017	2,774	0.06	Community Commercial	CC-2	Height Limit:6 0'	375	7	-	-	-	-	Surface Parking
			20,323	0.47					54	65	65	31	31	
WO-185	707 Peralta St.	006 -0003-018	5,666	0.13	Community Commercial	CC- 2/S-7	Height Limit:3 5'	550	10	-	-	-	-	Three Story building with store on 1st floor
WO-185-A	1620 7th St.	006 -0003-019	10,136	0.23	Community Commercial	CC- 2/S-7	Height Limit:3 5'	550	18	-	-	-	-	Vacant Land
WO-185-B	1626 7th St.	006 -0003-020	1,090	0.03	Community Commercial	CC- 2/S-7	Height Limit:3 5'	550	2	-	-	-	-	Two Story Office Suite and Retail

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										DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
WO-185-C	1632 7th St.	006 -0003-021	5,374	0.12	Community Commercial	CC-2/S-7	Height Limit:3 5'	550	10	-	-	-	-	Two Story Office Suite and Retail
WO-185-D	718 Campbell St.	006 -0003-023	4,406	0.10	Mixed Housing Type	RM-2		2 units on lots 4,000 sf or greater	2	-	-	-	-	Vacant Land
			26,672	0.61					42	51	51	31	31	
WO-186	5th St. @ Mandela (SE corner)	018-0390-010-07	172,255	3.95	Community Commercial	S-15W	Height Limit:1 40'	225	766	35	35	138	138	Underutilized building and surface parking
WO-187	7th St. b/w Willow and Campbell	006 -0017-022-00	4,985	0.11	Community Commercial	CC-2	Height Limit:4 5'	450	11	-	-	-	-	Vacant Land
WO-187-A	-	006 -0017-021-00	5,944	0.14	Community Commercial	CC-2	Height Limit:4 5'	450	13	-	-	-	-	Vacant Land

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
WO-187-B	-	006 -0017-020-00	5,933	0.14	Community Commercial	CC-2	Height Limit:4 5'	450	13	-	-	-	-	Two story underutilized office building
WO-187-C	-	006 -0017-019-00	5,718	0.13	Community Commercial	CC-2	Height Limit:4 5'	450	13	-	-	-	-	Vacant Land
WO-187-D	-	006 -0017-018-00	6,319	0.15	Community Commercial	CC-2	Height Limit:4 5'	450	14	-	-	-	-	Vacant Land
			28,899	0.67					64	51	51	34	34	
WO-188	355 Mandela Parkway	004 -0073-008-00	7,511	0.17	Community Commercial	S-15W	Height Limit:6 0'	375	20	67	67	11	11	Vacant Land with temporary storage structures
WO-189	5th St. & 7th St. b/t Chester & Mandela	004-0077-003	98,977	2.27	Community Commercial	S-15W	Height Limit:6 0'	375	264	23	23	52	52	Surface Parking
WO-190	7th St. b/t Henry & Peralta)	004-0097-009	5,033	0.12	Community Commercial	CC-2	Height Limit:4 5'	450	11	-	-	-	-	Two story building

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site# Location APN			Sq. Ft Acres			Zone Height Area Sq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
WO-190-A	-	004-0097-010	5,079	0.12	Community Commercial	CC-2	Height Limit:4 5'	450	11	-	-	-	-	Commerci al building
WO-190-B	-	004-0097-011	2,773	0.06	Community Commercial	CC-2	Height Limit:4 5'	450	6	-	-	-	-	Two story building
WO-190-C	-	004-0097-012	2,092	0.05	Community Commercial	CC-2	Height Limit:4 5'	450	5	-	-	-	-	Two Story Building
WO-190-D	-	004-0097-013	2,092	0.05	Community Commercial	CC-2	Height Limit:4 5'	450	5	-	-	-	-	Vacant Land
WO-190-E	-	004-0097-014	2,093	0.05	Community Commercial	CC-2	Height Limit:4 5'	450	5	-	-	-	-	Vacant Land
WO-190-F	-	004-0097-015	3,238	0.07	Community Commercial	CC-2	Height Limit:4 5'	450	7	-	-	-	-	Vacant Land
			22,400	0.52					50	24	24	12	12	
**CO-200	7318 International Blvd	040-3317-032	3,688	0.08	Community Commercial	CC-2	Height Limit:7 5'	275	13	40	60	3	5	Vacant land

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
**DJL-201	1260 M L King Jr Way	002-0027-006-03	140	0.00	Central Business District	CBD-C	Height Area 4	90	2	-	-	-	-	Structured Parking
**DJL-201-A		002-0027-006-05	78,055	1.79	Central Business District	CBD-C	Height Area 4	90	867	-	-	-	-	Structured Parking
			78,195	1.79					869	45	65	81	117	
**DJL-202	William St.	008-0716-054	54,867	1.26	Central Business District	CBD-R	Height Area 4	90	610	-	-	-	-	Vacant land
**DJL-202-A	20th St.	008-0716-056	73,877	1.70	Central Business District	CBD-R	Height Area 4	90	821	-	-	-	-	Vacant land
			128,744	2.96					1,430	150	180	444	533	
**DJL-203	524 16th St	008-0620-009-03	6,439	0.15	Central Business District	CBD-C	Height Area 7	90	72	150	180	23	27	Structured Parking
**DJL-204	1111 Franklin	002-0051-013-01	37,920	0.87	Central Business District	CBD-C	Height Area 7	90	421	150	180	131	157	Structured Parking
**DJL-205	9th St	002-0101-001	13,406	0.31	Central Business District	CBD-P/CH	Height Area 4	90	149	150	180	47	56	Structured Parking

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
**ETC-206	5859 Foothill Blvd.	038-3182-001	2,644	0.06	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	6	-	-	-	-	Vacant Land
**ETC-206-A	5835 Foothill Blvd.	038-3182-024	2,543	0.06	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	6	-	-	-	-	Vacant Land
**ETC-206-B	5847 Foothill Blvd	038-3182-025	3,781	0.09	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	8	-	-	-	-	Vacant Land
**ETC-206-C	5851 Foothill Blvd	038-3182-026	2,247	0.05	Neighborhood Center Mixed Use	CN-3	Height Limit:4 5'	450	5	-	-	-	-	Vacant Land
			11,215	0.26					25	40	60	10	16	
**ETC-207	73rd Ave & Foothill Blvd	039-3291-020	53,155	1.22	Community Commercial	CC-1	Height Limit:6 0'	375	142	40	60	49	73	Vacant Land
**ETC-208	8280 MacArthur Blvd.	043A-4644-026	6,722	0.15	Urban Residential	RU-4	Height Limit:4 5'	450	15	-	-	-	-	Underutiliz ed residential building
**ETC-208-A	8296 MacArthur Blvd	043A-4644-028	6,368	0.15	Urban Residential	RU-4	Height Limit:4 5'	450	14	-	-	-	-	Underutiliz ed residential building

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
			13,090	0.30					29	14	28	4	8	
**FDA-209	3614 Foothill Blvd.	032-2084-050	5,015	0.12	Urban Residential	RU-5	Height Limit:4 5'	450	11	-	-	-	-	Vacant Land
**FDA-209-A	3566 Foothill Blvd	032-2115-037-01	6,474	0.15	Urban Residential	RU-5	Height Limit:4 5'	450	14	-	-	-	-	Vacant Land
**FDA-209-B	3550 Foothill Blvd	032-2115-038-01	11,375	0.26	Urban Residential	RU-5	Height Limit:4 5'	450	25	-	-	-	-	Vacant Land
			22,864	0.98					94	40	60	39	59	
**FDA-210	2759 Foothill Blvd	025-0733-008-03	2,092	0.05	Urban Residential	RU-5	Height Limit:4 5'	450	5	40	60	2	3	Vacant Land
**FDA-211	3050 International Blvd	025-0719-007-01	32,484	0.75	Community Commercial	CC-2	Height Limit:7 5'	275	118	40	60	30	45	Vacant Land
**FDA-212	3229 San Leandro St	033-2186-003-01	9,138	0.21	Housing and BusinessMix	HBX-1		1,000	9	-	-	-	-	Vacant Land
**FDA-212-A	3301 San Leandro St	033-2187-003-01	14,546	0.33	Housing and BusinessMix	HBX-1		1,000	15	-	-	-	-	Vacant Land
			23,684	0.54					24	40	40	22	22	

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										DENSITY (units/acre)		# OF UNITS		
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
**PPDA-213	9409 International Blvd	044-4967-002	6,364	0.15	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	17	-	-	-	-	Two Storey Commerci al Building
**PPDA-213-A	9415 International Blvd	044-4967-003	5,183	0.12	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	14	-	-	-	-	Two Storey Commerci al Building
**PPDA-213-B	1361 95th Avenue	044-4967-004-02	3,151	0.07	Mixed Housing Type	CN-3	Height Limit:6 0'	375	8	-	-	-	-	Vacant land
**PPDA-213-C	9423 International Blvd	044-4967-004-03	5,041	0.12	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	13	-	-	-	-	Vacant land
**PPDA-213-D	9431 International Blvd	044-4967-005	2,519	0.06	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	7	-	-	-	-	One Story Underutiliz ed Building
**PPDA-213-E	9437 International Blvd	044-4967-007-01	5,040	0.12	Neighborhood Center Mixed Use	CN-3	Height Limit:6 0'	375	13	-	-	-	-	One Story Underutiliz ed Building
**PPDA-213-F	95th Avenue	044-4967-009	1,711	0.04	Mixed Housing Type	CN-3	Height Limit:6 0'	375	5	-	-	-	-	Surface Parking Lot
			29,009	0.68					77	45	65	31	44	
TOTALS									24,470			10,169	11,656	

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Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	

OPPORTUNITY SITES ZONED UNDER 30 UNITS PER ACRE

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMAT ED # OF UNITS						EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit							
DJL-195	1115 Adeline St	004 -0033-007-00	10,418	0.24	Mixed Housing Type	RM-2/S-20		1 unit per 2,500 sf. of lot area	4	n/a	n/a	n/a	n/a		Vacant Land
ETC-196	7526-7540 MacArthur Blvd.	040A-3409-001-13	46,945	1.08	Mixed Housing Type Residential	RM-3		1 unit per 1,500 sf. of lot area	31	n/a	n/a	n/a	n/a		Vacant Land
OPDA-197	2533 23rd Avenue and E. 26th	022 -0351-061-00	9,375	0.22	Mixed Housing Type	RM-2		1 unit per 2,500 sf. of lot area	4	n/a	n/a	n/a	n/a		Vacant Land

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Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
PPDA-198	1951 23rd Avenue	021 -0248-008-01	9,113	0.21	Urban Residential	RM-3/C		1 unit per 1,500 sf. of lot area	6	n/a	n/a	n/a	n/a	Vacant Land with a temporary structure
PPDA-199	2057 23rd Avenue	021 -0252-001-00	3,450	0.08	Urban Residential	RM-3/C		1 unit on lots less than 4,000 sf	1	n/a	n/a	n/a	n/a	Vacant Land
WO-200	2948 17th St	003 -0055-024-01	11,528	0.26	Community Commercial	RM-3/S-20		1 unit per 1,500 sf. Of	8	n/a	n/a	n/a	n/a	Vacant Land
WO-201	7th St. b/t Chester & Center	004 -0079-010	2,583	0.06	Community Commercial	RM-2		1 unit on lot less than 4,000 sq.ft	1	n/a	n/a	n/a	n/a	Vacant Land and one story store

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Response to CA HCD Letter dated September 12, 2014

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
Site#LocationAPN			Sq. FtAcres			ZoneHeight AreaSq.ft. per unit				DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
WO-201-A	-	004 -0079-011	2,204	0.05	Community Commercial	RM-2		1 unit on lot less than 4,000 sq.ft	1	n/a	n/a	n/a	n/a	Vacant Land
			4,787	0.11					2	n/a	n/a	n/a	n/a	
WO-202	7th St. b/t Campbell & Peralta	006 -0003-017	5,006	0.11	Community Commercial	RM-2		1 unit per 2,500 sf. of lot area	2	n/a	n/a	n/a	n/a	Vacant Land
WO-203	-	004-0097-016	3,312	0.08	Mixed Housing Type	RM-2		1 unit on lots less than 4,000 sf.	1	n/a	n/a	n/a	n/a	Two story building
**WO-219	8th St	004-0007-001-01	12,594	0.29	Urban Residential	RM-1		1 primary unit per lot	1	n/a	n/a	n/a	n/a	One story building and parking lot

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										DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit						
**WO-220	1606 Chestnut St	005-0387-014	1,510	0.03	Urban Residential	RM-2/S-20		1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater .For 3 or more units, 1 unit per 2,500 sf of lot area	1	n/a	n/a	n/a	n/a	Vacant land

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
**WO-220-A	1608 Chestnut St	005-0387-015	1,510	0.03	Urban Residential	RM-2/S-20		1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater .For 3 or more units, 1 unit per 2,500 sf of lot area	1	n/a	n/a	n/a	n/a	Vacant land
			3,020	0.06					2	n/a	n/a	n/a	n/a	

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SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			MAX # OF UNITS PER ZONING	ESTIMATED BUILD-OUT				EXISTING USE
										DENSITY (units/acre)		# OF UNITS		
										Low	High	Low	High	
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		Low	High	Low	High	
**FDA-221	Derby Street	025-0720-002-01	9,034	0.21	Community Commercial	RM-4		For 1 — 4 units, 1 unit per 1,100 sf of lot area; only on lots 4,000 sf or greater	8	n/a	n/a	n/a	n/a	Surface Parking Lot
TOTALS			128,582	2.95					70					

* Based on Appendix A: Lake Merritt Station Area Plan Development Potential, Lake Merritt Station Area Plan - Final Version dated July 2014

**Based on Oakland Redevelopment Successor Agency's ("ORSA") Long Range Property Management Plan

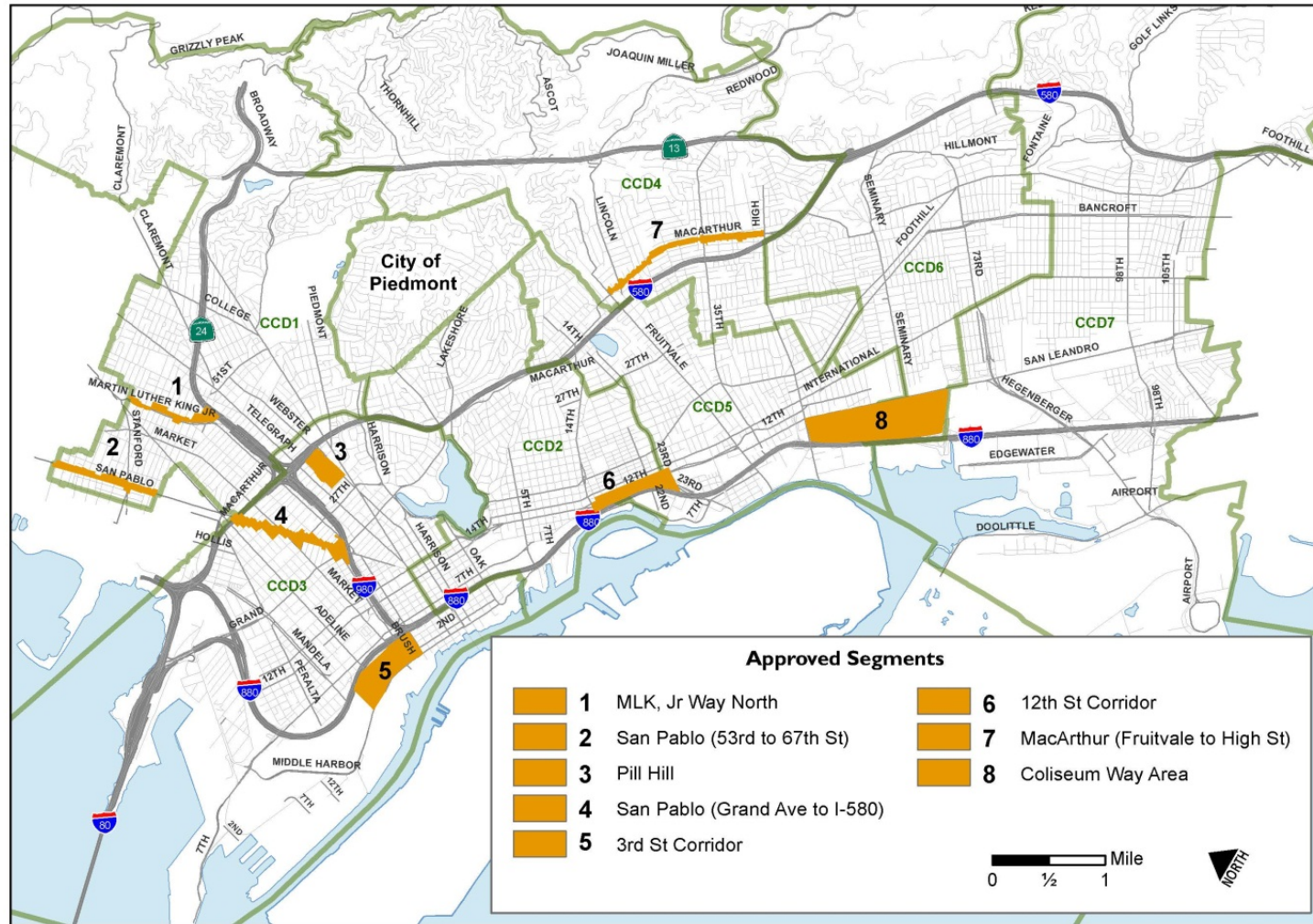
¹Number of Units according to Zoning proposed for the Lake Merritt Station Area Plan (proposed for adoption Fall 2014)

Attachment 2:

Table 4-2
REVISED October 21, 2014
Actual Housing Production, January 2014 to March 2014 and Balance of Units to be Provided

	Total Units	Units by Affordability Category				
		Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Oakland's Regional Housing Needs Allocation	14,765	1,029	1,030	2,075	2,815	7,816
Group 1: Units Constructed 1/1/14 to 3/27/14 (Permits Issued after 1/1/14)						
C-1: Private Sector Market Rate (includes private sector affordable units)-complete	61					61
Group 1 Subtotal	61					61
Group 2: Units Receiving Planning Approvals						
C-2: Private Sector Market Rate units-approved	4,188					4,188
C-3: Publicly Subsidized Affordable-funded and in pre-development	221	54	99	47	17	4
Group 2 Subtotal	4,409	54	99	47	17	4,192
Group 3: Units Planned						
C-4: Publicly Subsidized Affordable-site acquisition	221			187	2	32
C-5: Private Sector Market Rate--in planning pre-development ¹	3,247			72		3,175
Group 3 Subtotal	3,468			259	2	3,207
Total Units C-1 to C-5 (completed, under construction, approved, pre-development):	7,938	54	99	306	19	7,460
Total Sites Needed Given RHNA Requirement -- Surplus/(Deficit):	(6,827)	(975)	(931)	(1,769)	(2,796)	(356)
Sites Needed to comply with Affordable Requirements -- Surplus/(Deficit):	(6,471)					
C-6: Opportunity Sites ² (Units with > 30 dua)	10,169					
C-6: Opportunity Sites (Units with < 30 dua)	70					

Attachment 3:



City Council Approved Locations for Permitting Emergency Homeless Shelters By-Right

Planning and Building Department
July 2014