



**APPENDIX A - FULL
UNDERUTILIZED SITES LIST**

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
As Of April 30, 2013**

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
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B and 3rd Streets Underutilized Sites In P-D #2-86B

255 2 nd Street	P-D#2-86B	40	CASP: Retail with Offices	0.43	20	Commercial
233 B Street	P-D#2-86B	30	CASP: Retail with Offices	0.17	2	Commercial
247 3 rd and 301 B Streets	P-D#2-86B	30-40	CASP: Retail with Offices	0.34	4	Commercial
241 B Street	P-D#2-86B	40	CASP: Retail with Offices	0.24	2	Single-family
236 3 rd , 232 3 rd , 240 3 rd Streets, & 232 University Avenue	P-D#2-86B	40	CASP: Retail with Offices	0.44	11	Single-family
235-239 3 rd Street	P-D#2-86B	40	CASP: Retail with Offices	0.28	7	Duplex
Subtotal			46			

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Residential One and Two Family District (R-2) and Residential One and Two Family Conservation District (R-2CD) Underutilized Site						
642 E Street 070 182 03	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
637 E Street 070 181 18	R-2CD	5.75	Residential Low Density	0.19	1	Single Family
647 D Street 070 173 11	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
602 D Street 070 181 10	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
630 F Street 070 191 04	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
648 D Street 070 181 01	R-2CD	5.75	Residential Low Density	0.19	1	Single Family
617 E Street 070 181 14	R-2CD	5.75	Residential Low Density	0.13	1	Well Site -- City
635 C Street 070 171	R-2CD	5.75	Residential Low	0.13	1	Single Family

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11			Density			
619 6th Street 070 182 11	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
611 E Street 070 181 13	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
829 Douglass Avenue 070 031 20	R-2	5.75	Residential Low Density	0.19	1	Single Family
636 B Street 070 171 06	R-2CD	5.75	Residential Low Density	0.24	1	Single Family
613 F Street 070 182 13	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
612 D Street 070 181 08	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
626 B Street 070 171 05	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
607 E Street 070 181 12	R-2CD	5.75	Residential Low Density	0.13	1	Single Family

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620 B Street 070 171 04	R-2CD	5.75	Residential Low Density	0.18	1	Single Family
704 6th Street 070 194 01	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
524 E Street 070 183 03	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
526 B Street 070 172 01	R-2CD	5.75	Residential Low Density	2.20	1	DJUSD -- Office
646 F Street 070 191 01	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
642 F Street 070 191 02	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
643 F Street 070 182 20	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
636 F Street 070 191 03	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
639 E Street 070 181	R-2CD	5.75	Residential Low	0.19	1	Single Family

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19			Density			
532 C Street 070 174 05	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
650 E Street 070 182 02	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
637 F Street 070 182 21	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
232 I Street 070 312 03	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
213 J Street 070 312 10	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
518 J Street 070 343 05	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
620 D Street 070 181 05	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
818 Douglass Avenue 070 032 03	R-2	5.75	Residential Low Density	0.20	1	Single Family

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APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
612 C Street 070 173 03	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
630 E Street 070 182 04	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
815 Douglass Avenue 070 031 23	R-2	5.75	Residential Low Density	0.20	1	Single Family
648 C Street 070 173 10	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
625 F Street 070 182 16	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
620 F Street 070 191 06	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
631 E Street 070 181 17	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
651 C Street 070 171 08	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
622 E Street 070 182	R-2CD	5.75	Residential Low	0.13	1	Single Family

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05			Density			
646 C Street 070 173 09	R-2CD	5.75	Residential Low Density	0.13	1	Duplex
623 F Street 070 182 15	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
618 F Street 070 191 07	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
630 D Street 070 181 03	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
648 B Street 070 171 07	R-2CD	5.75	Residential Low Density	0.16	1	Single Family
910 Eureka Avenue 070 033 10	R-2	5.75	Residential Low Density	0.22	1	Single Family
645 C Street 070 171 09	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
618 E Street 070 182 06	R-2CD	5.75	Residential Low Density	0.13	1	Duplex

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APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
640 C Street 070 173 08	R-2CD	5.75	Residential Low Density	0.13	1	Duplex
909 Douglass Avenue 070 031 16	R-2	5.75	Residential Low Density	0.23	1	Single Family
618 C Street 070 173 04	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
613 D Street 070 173 18	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
530 E Street 070 183 02	R-2CD	5.75	Residential Low Density	0.14	1	Duplex
626 D Street 070 181 04	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
520 C Street 070 174 02	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
915 Douglass Avenue 070 031 15	R-2	5.75	Residential Low Density	0.26	1	Single Family
637 C Street 070 171	R-2CD	5.75	Residential Low	0.13	1	Single Family

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10			Density			
616 E Street 070 182 07	R-2CD	5.75	Residential Low Density	0.13	1	Duplex
510 6th Street 070 184 01	R-2CD	5.75	Residential Low Density	0.14	1	Church
517 D Street 070 174 11	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
915 Eureka Avenue 070 032 15	R-2	5.75	Residential Low Density	0.25	1	Single Family
703 6th Street 070 191 20	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
824 Douglass Avenue 070 032 04	R-2	5.75	Residential Low Density	0.25	1	Single Family
628 C Street 070 173 06	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
621 6th Street 070 182 12	R-2CD	5.75	Residential Low Density	0.12	1	Single Family

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APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
815 Eureka Avenue 070 032 23	R-2	5.75	Residential Low Density	0.19	1	Single Family
816 Eureka Avenue 070 033 03	R-2	5.75	Residential Low Density	0.19	1	Single Family
629 C Street 070 171 12	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
617 D Street 070 173 17	R-2CD	5.75	Residential Low Density	0.13	1	Duplex
910 Douglass Avenue 070 032 27	R-2	5.75	Residential Low Density	0.22	1	Duplex
909 Eureka Avenue 070 032 16	R-2	5.75	Residential Low Density	0.22	1	Single Family
601 E Street 070 181 11	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
609 D Street 070 173 19	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
807 Douglass Avenue	R-2	5.75	Residential Low	0.19	1	Single Family

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070 031 24			Density			
613 C Street 070 171 15	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
606 C Street 070 173 02	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
601 D Street 070 173 20	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
616 B Street 070 171 03	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
600 6th Street 070 183 01	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
603 C Street 070 171 16	R-2CD	5.75	Residential Low Density	0.26	1	Single Family
531 F Street 070 183 15	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
602 C Street 070 173 01	R-2CD	5.75	Residential Low Density	0.13	1	Single Family

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901 Douglass Avenue 070 031 17	R-2	5.75	Residential Low Density	0.23	1	Single Family
513 F Street 070 183 11	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
533 E Street 070 184 13	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
516 E Street 070 183 05	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
514 J Street 070 343 06	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
539 E Street 070 184 14	R-2CD	5.75	Residential Low Density	0.14	1	Duplex
309 6th Street 070 171 02	R-2CD	5.75	Residential Low Density	0.16	1	Single Family
819 Eureka Avenue 070 032 22	R-2	5.75	Residential Low Density	0.19	1	Single Family
820 Eureka Avenue	R-2	5.75	Residential Low	0.19	1	Single Family

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070 033 04			Density			
301 6th Street 070 171 01	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
529 F Street 070 183 14	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
522 F Street 070 194 04	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
537 D Street 070 174 07	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
331 J Street 070 323 11	R-2CD	5.75	Residential Low Density	0.14	1	4 Units
335 I Street 070 324 09	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
327 J Street 070 323 15	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
331 I Street 070 324 08	R-2CD	5.75	Residential Low Density	0.12	1	Single Family

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528 D Street 070 184 02	R-2CD	5.75	Residential Low Density	0.28	1	Single Family
516 F Street 070 194 05	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
809 Eureka Avenue 070 032 24	R-2	5.75	Residential Low Density	0.19	1	Single Family
810 Eureka Avenue 070 033 02	R-2	5.75	Residential Low Density	0.19	1	Single Family
527 E Street 070 184 12	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
522 E Street 070 183 04	R-2CD	5.75	Residential Low Density	0.14	1	Duplex
536 C Street 070 174 06	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
519 F Street 070 183 12	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
533 D Street 070 174	R-2CD	5.75	Residential Low	0.14	1	Single Family

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08			Density			
224 I Street 070 312 04	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
218 J Street 070 313 03	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
523 E Street 070 184 11	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
522 D Street 070 184 03	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
240 I Street 070 312 01	R-2CD	5.75	Residential Low Density	0.09	1	Single Family
812 Douglass Avenue 070 032 02	R-2	5.75	Residential Low Density	0.25	1	Single Family
901 Eureka Avenue 070 032 17	R-2	5.75	Residential Low Density	0.22	1	Single Family
517 E Street 070 184 10	R-2CD	5.75	Residential Low Density	0.14	1	Single Family

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512 E Street 070 183 06	R-2CD	5.75	Residential Low Density	0.14	1	Duplex
528 C Street 070 174 04	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
507 F Street 070 183 10	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
825 Eureka Avenue 070 032 21	R-2	5.75	Residential Low Density	0.19	1	Single Family
826 Eureka Avenue 070 033 05	R-2	5.75	Residential Low Density	0.19	1	Single Family
504 F Street 070 194 08	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
513 E Street 070 184 09	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
508 E Street 070 183 07	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
522 C Street 070 174	R-2CD	5.75	Residential Low	0.14	1	Single Family

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03			Density			
502 E Street 070 183 08	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
514 C Street 070 174 01	R-2CD	5.75	Residential Low Density	0.83	1	Church
509 5th Street 070 184 06	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
503 5th Street 070 184 05	R-2CD	5.75	Residential Low Density	0.15	1	Single Family
234 J Street 070 313 01	R-2CD	5.75	Residential Low Density	0.21	1	Group Living
217 J Street 070 312 11	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
830 Douglass Avenue 070 032 05	R-2	5.75	Residential Low Density	0.25	1	Single Family
410 K Street 070 332 06	R-2CD	5.75	Residential Low Density	0.14	1	Single Family

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421 J Street 070 322 15	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
411 K Street 070 331 08	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
404 K Street 070 332 07	R-2CD	5.75	Residential Low Density	0.28	1	Single Family
842 Douglass Avenue 070 032 07	R-2	5.75	Residential Low Density	0.22	1	Single Family
841 Eureka Avenue 070 032 18	R-2	5.75	Residential Low Density	0.22	1	Single Family
842 Eureka Avenue 070 033 08	R-2	5.75	Residential Low Density	0.22	1	Single Family
841 Douglass Avenue 070 031 18	R-2	5.75	Residential Low Density	0.23	1	Single Family
1114 5th Street 070 331 14	R-2CD	5.75	Residential Low Density	0.10	1	Single Family
214 J Street 070 313	R-2CD	5.75	Residential Low	0.14	1	Single Family

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04			Density			
220 I Street 070 312 05	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
1107 5th Street 070 343 08	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
1112 5th Street 070 331 15	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
429 K Street 070 331 12	R-2CD	5.75	Residential Low Density	0.07	1	Single Family
420 K Street 070 332 04	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
1012 5th Street 070 322 02	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
427 K Street 070 331 11	R-2CD	5.75	Residential Low Density	0.10	1	Single Family
436 I Street 070 322 01	R-2CD	5.75	Residential Low Density	0.14	1	Single Family

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421 K Street 070 331 10	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
437 I Street 070 321 08	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
416 K Street 070 332 05	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
425 J Street 070 322 14	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
417 K Street 070 331 09	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
433 I Street 070 321 07	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
414 J Street 070 331 03	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
1121 4th Street 070 331 07	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
418 I Street 070 322	R-2CD	5.75	Residential Low	0.14	1	Single Family

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05			Density			
1115 4th Street 070 331 06	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
409 J Street 070 322 10	R-2CD	5.75	Residential Low Density	0.14	1	Duplex
417 I Street 070 321 05	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
414 I Street 070 322 06	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
407 J Street 070 322 09	R-2CD	5.75	Residential Low Density	0.08	1	Single Family
405 I Street 070 321 04	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
402 I Street 070 322 07	R-2CD	5.75	Residential Low Density	0.28	1	Single Family
345 L Street 070 333 08	R-2CD	5.75	Residential Low Density	0.14	1	Church

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336 K Street 070 333 01	R-2CD	5.75	Residential High Density	0.14	1	Single Family
334 I Street 070 323 01	R-2CD	5.75	Residential Low Density	0.28	1	Single Family
327 I Street 070 324 07	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
1207 3rd Street 070 333 04	R-2CD	5.75	Residential Low Density	0.28	1	Single Family
320 I Street 070 323 03	R-2CD	5.75	Residential Low Density	0.25	1	Single Family
323 I Street 070 324 06	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
319 I Street 070 324 05	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
1021 3rd Street 070 323 07	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
1015 3rd Street 070	R-2CD	5.75	Residential Low	0.14	1	Single Family

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
As Of April 30, 2013**

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
323 06			Density			
315 I Street 070 324 04	R-2CD	5.75	Residential Low Density	0.12	1	Single Family
223 J Street 070 312 12	R-2CD	5.75	Residential Low Density	0.14	1	Single Family
221 K Street 070 313 07	R-2CD	5.75	Residential Low Density	0.41	1	4 Units
642 D Street 070 181 02	R-2CD	5.75	Residential Low Density	0.19	1	Single Family
641 D Street 070 173 12	R-2CD	5.75	Residential Low Density	0.13	1	Single Family
705 6th Street 070 191 21	R-2CD	5.75	Residential Low Density	0.11	1	Single Family
Residential Garden Apartment (R-3) Underutilized Sites						
731 G Street 070 164 02	R-3	24.00	Residential High Density	0.15	1	Duplex
619 7th Street 070 165	R-3	24.00	Residential High	0.13	1	Single Family

FULL UNDERUTILIZED SITES LIST

Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna) As Of April 30, 2013

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
19			Density			
521 7th Street 070 165 10	R-3	24.00	Residential High Density	0.19	1	Single Family
519 10th Street 070 142 10	R-3	24.00	Residential High Density	0.15	1	Duplex
1005 H Street 070 145 05	R-3	24.00	Residential High Density	0.18	1	Duplex
515 10th Street 070 142 11	R-3	24.00	Residential High Density	0.15	1	Single Family
721 7th Street 070 164 04	R-3	24.00	Residential High Density	0.26	1	Single Family
511 7th Street 070 165 07	R-3	24.00	Residential High Density	0.20	1	Commercial
821 9th Street 070 146 10	R-3	24.00	Residential High Density	0.11	1	Single Family
1101 H Street 070 144 04	R-3	24.00	Residential High Density	0.15	1	Duplex

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
As Of April 30, 2013**

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
813 10th Street 070 145 06	R-3	24.00	Residential High Density	0.13	1	Duplex
813 9th Street 070 146 08	R-3	24.00	Residential High Density	0.14	1	Duplex
806 11th Street 070 145 03	R-3	24.00	Residential High Density	0.17	1	Single Family
830 B Street 070 151 04	R-3	24.00	Residential High Density	0.13	1	Duplex
405 7th Street 070 152 11	R-3	24.00	Residential High Density	0.56	1	Single Family
425 7th Street 070 152 09	R-3	24.00	Residential High Density	0.28	1	Single Family
511 7th Street 070 165 06	R-3	24.00	Residential High Density	0.23	1	Single Family
619 E 8th Street 070 161 17	R-3	24.00	Residential High Density	0.17	1	Single Family
615 10th Street 070	R-3	24.00	Residential High	0.15	1	Single Family

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Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna) As Of April 30, 2013

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
142 08			Density			
812 10th Street 070 146 04	R-3	24.00	Residential High Density	0.13	1	Duplex
614 E 8th Street 070 165 14	R-3	24.00	Residential High Density	0.11	1	Single Family
907 H Street 070 146 12	R-3	24.00	Residential High Density	0.14	1	Single Family
812 11th Street 070 145 04	R-3	24.00	Residential High Density	0.18	1	Duplex
618 E 8th Street 070 165 15	R-3	24.00	Residential High Density	0.11	1	Single Family
516 E 8th Street 070 165 08	R-3	24.00	Residential High Density	0.43	1	Single Family
717 D Street 070 152 08	R-3	24.00	Residential High Density	0.18	1	Single Family
420 9th Street 070 151 10	R-3	24.00	Residential High Density	0.16	1	Duplex

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
As Of April 30, 2013**

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
840 B Street 070 151 05	R-3	24.00	Residential High Density	0.10	1	Single Family
822 B Street 070 151 03	R-3	24.00	Residential High Density	0.13	1	Single Family
308 9th Street 070 151 06	R-3	24.00	Residential High Density	0.23	1	Single Family
820 B Street 070 151 02	R-3	24.00	Residential High Density	0.17	1	Single Family
508 E 8th Street 070 165 02	R-3	24.00	Residential High Density	0.14	1	Single Family
610 E 8th Street 070 165 13	R-3	24.00	Residential High Density	0.11	1	Single Family
615 E 8th Street 070 161 18	R-3	24.00	Residential High Density	0.11	1	Duplex
324 E 8th Street 070 152 05	R-3	24.00	Residential High Density	0.47	1	Single Family
415 7th Street 070 152	R-3	24.00	Residential High	0.21	1	Single Family

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Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna) As Of April 30, 2013

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
10			Density			
Downtown Underutilized Sites – Mixed Use (M-U) And Central Commercial (C-C)						
417 G Street 070 215 12	Central Commercial	30.00	Retail with Offices	0.18	1	Commercial
512 5th Street 070 211 07	Core Area Infill	30.00	Public and Semi-public	0.14	1	Single Family
500 5th Street 070 211 06	Core Area Infill	30.00	Public and Semi-public	0.14	1	City Owned
920 3rd Street 070 311 03	Commercial Service	30.00	General Commercial	0.65	1	Commercial
802 2nd Street 070 252 06	Central Commercial	30.00	Retail Stores	0.40	1	Commercial
413 E Street 070 211 12	Mixed Use	30.00	Core Area Infill	0.14	1	Open Space – Private
830 4th Street 070 218 07	Central Commercial	30.00	Retail with Offices	0.53	1	Commercial

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
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APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
300 E Street 070 214 01	Central Commercial	30.00	Retail with Offices	0.35	1	Commercial
904 4th Street 070 324 01	Mixed Use	30.00	General Commercial	0.53	1	Commercial
230 A Street 070 064 01	Planned Development #2-86C	30.00	Residential Low Density	0.35	1	20 - 49 Units
220 E Street 070 242 04	Central Commercial	30.00	Retail Stores	0.77	1	City Owned
216 F Street 070 251 03	Central Commercial	30.00	Retail Stores	0.13	1	Commercial
211 G Street 070 251 10	Central Commercial	30.00	Retail Stores	0.13	1	Commercial
212 F Street 070 251 04	Central Commercial	30.00	Retail Stores	0.13	1	Commercial
205 G Street 070 251 09	Central Commercial	30.00	Retail Stores	0.13	1	Commercial
524 2nd Street 070 244	Central Commercial	30.00	Retail Stores	0.28	1	Commercial

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Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna) As Of April 30, 2013

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
10						
304 G Street 070 218 02	Central Commercial	30.00	Retail with Offices	0.10	1	Commercial
304 F Street 070 216 01	Central Commercial	30.00	Retail with Offices	0.39	1	Commercial
314 F Street 070 216 02	Central Commercial	30.00	Retail with Offices	0.13	1	Commercial
407 G Street 070 215 10	Central Commercial	30.00	Retail with Offices	0.23	1	Commercial
337 G Street 070 216 05	Central Commercial	30.00	Retail with Offices	0.26	1	Commercial
330 G Street 070 218 04	Central Commercial	30.00	Retail with Offices	0.24	1	Commercial
612 4th Street 070 214 03	Central Commercial	30.00	Retail with Offices	0.28	1	Commercial
331 G Street 070 216	Central Commercial	30.00	Retail with Offices	0.13	1	Vacant

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
As Of April 30, 2013**

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
06						
815 3rd Street 070 218 08	Central Commercial	30.00	Retail with Offices	0.53	1	Commercial
335 F Street 070 214 04	Central Commercial	30.00	Retail with Offices	0.14	1	Commercial
325 G Street 070 216 07	Central Commercial	30.00	Retail with Offices	0.13	1	Commercial
330 E Street 070 214 02	Central Commercial	30.00	Retail with Offices	0.14	1	Commercial
338 F Street 070 216 03	Central Commercial	30.00	Retail with Offices	0.13	1	Vacant
240 G Street 070 252 15	Central Commercial	30.00	Retail Stores	0.70	1	Commercial
302 G Street 070 218 01	Central Commercial	30.00	Retail Stores	0.13	1	Commercial
239 F Street 070 242 08	Central Commercial	30.00	Retail Stores	0.28	1	Commercial

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Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna) As Of April 30, 2013

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
217 F Street 070 242 07	Central Commercial	30.00	Retail Stores	0.20	1	Commercial
231 E Street 070 241 11	Central Commercial	30.00	Retail Stores	0.27	1	Commercial
305 D Street 070 203 09	Mixed Use	30.00	Retail with Offices	0.14	1	Commercial
239 E Street 070 241 12	Central Commercial	30.00	Retail with Offices	0.14	1	Commercial
232 E Street 070 242 03	Central Commercial	30.00	Retail with Offices	0.14	1	Commercial
707 2nd Street 070 251 06	Central Commercial	30.00	Retail Stores	0.06	1	Commercial
703 2nd Street 070 251 07	Central Commercial	30.00	Retail Stores	0.07	1	Commercial
702 2nd Street 070 254 01	Central Commercial	30.00	Retail Stores	0.14	1	Commercial
630 2nd Street 070 243	Central Commercial	30.00	Retail Stores	0.16	1	Commercial

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As Of April 30, 2013**

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
09						
322 C Street 070 203 03	Mixed use	30.00	Retail with Offices	0.14	1	Vacant
901 3rd Street 070 324 02	Mixed use	30.00	Retail with Offices	0.53	1	Commercial
511 G Street 070 194 10	Central Commercial	30.00	Retail with Offices	0.13	1	Vacant
909 5th Street 070 341 04	Commercial Service	30.00	General Commercial	0.28	1	Commercial
517 Rowe Place 070 341 03	Commercial Service	30.00	General Commercial	0.28	1	Commercial
912 5th Street 070 321 10	Mixed Use	30.00	General Commercial	0.53	1	Commercial
907 4th Street 070 321 11	Mixed Use	30.00	General Commercial	0.53	1	Commercial
826 2nd Street 070 252	Central Commercial	30.00	Retail Stores	0.88	1	Commercial

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Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna) As Of April 30, 2013

APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
22						
110 F Street 070 254 07	Central Commercial	30.00	Retail Stores	0.25	1	Commercial
227 E Street 070 241 10	Central Commercial	30.00	Retail Stores	0.13	1	Commercial
315 G Street 070 216 08	Central Commercial	30.00	Retail with Offices	0.19	1	Commercial
232 University Avenue 070 065 03	Planned Development #2-86C	30.00	Residential Low Density	0.08	1	Duplex
204 F Street 070 251 05	Central Commercial	30.00	Retail Stores	0.13	1	Commercial
327 D Street 070 203 14	Mixed Use	30.00	Retails with Offices	0.14	1	Duplex
321 D Street 070 203 13	Mixed Use	30.00	Retails with Offices	0.14	1	Duplex
236 3rd Street 070 065	Mixed Use	30.00	Retail with Offices	0.09	1	Single Family

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
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APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
02						
320 G Street 070 218 03	Central Commercial	30.00	Retail with Offices	0.38	1	City Parking Lot
321 F Street 070 214 05	Central Commercial	30.00	Retail with Offices	0.97	1	City Parking Lot
307 D Street 070 203 10	Mixed Use	30.00	Retail with Offices	0.14	1	Single Family
317 D Street 070 203 12	Mixed Use	30.00	Retail with Offices	0.14	1	Duplex
385 B Street 070 073 15	Planned Development #2-86C	30.00	Residential Low Density	0.17	1	Single Family
359 B Street 070 073 13	Planned Development #2-86C	30.00	Residential Low Density	0.17	1	Single Family
371 B Street 070 073 14	Planned Development #2-86C	30.00	Residential Low Density	0.17	1	Duplex
417 G Street 070 215 12	Central Commercial	30.00	Retail with Offices	0.18	1	Commercial

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APN/ Location	Zone	Allowable Density (DU per net acre)	GP Designation	Lot Size in Acres	Realistic Unit Capacity (net increase)	Existing Use
Commercial Neighborhood (C-N)						
Davis Manor -- 1660-1800 East 8 th Street 070 520 02 through 05	Community Retail	30.00	Neighborhood Retail	6.21	23 – 39	Neighborhood shopping center
Westlake Shopping Center -- 1260 Lake Blvd. 036 380 07 and 036 380 08	Planned Development#10-81	30.00	Neighborhood retail	6.63	12	Neighborhood shopping center
Oakshade Shopping Center -- 403-417 Mace Blvd & 4615 Cowell Blvd. 069 530 01	Planned Development #16-80	30.00	Neighborhood Retail	11.88	59-71	Neighborhood shopping center
Mace and Alhambra -- 4699 Alhambra Drive 071 100 17	Planned Development #1-04	30.00	Neighborhood Retail	7.43	34-43	Neighborhood shopping center
University Mall -- 705-885 Russell Blvd 034 253 07	Planned Development #2-97	30.00	Community Commercial	8.25	45-66	Neighborhood shopping center

Notes:

**Locations Of Available Underutilized Sites To Meet Unmet Regional Housing Needs Allocation (Rhna)
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The underutilized sites have **Adequate Infrastructure Capacity** and no significant **Environment Constraints**.
 The actual density for an underutilized lot of record in the R-2 district may exceed 5.75 DU per net acre. Note 6 on page 77 of the General Plan states that duplexes, where proposed on an existing lot of record and under applicable regulations in the R-2 zoning district, may be permitted even if said units result in a density on the individual lot of record that exceeds the density range of the underlying Residential Low Density designation in the General Plan.
Realistic Unit Capacity is based on a conservative estimate that at least one unit can be added to each site in the R-2, R-3, and Downtown.
 There are 231 total housing units zoned and available in the C-N district, and a very conservative estimate of 20% units is projected to be built during the next eight years, 46 units.
 There are 65 total parcels zoned for and available for redevelopment with more units in the M-U and C-C districts; a conservative estimate of one unit per parcel through the eight years cycle is projected.
 There are 36 lots in the R-3 district, and a conservative estimate of two units per parcel is projected during the next eight years cycle because the lots would permit at least two apartment units each.
 There are 184 lots in the R-2 district, and a very conservative estimate of 20% units is projected to be built during the next eight years.

Commercial Neighborhood (C-N) Additional Details

	Davis Manor	Westlake Shopping Center	University Mall	Oakshade Shopping Center	Mace and Alhambra
Zoning	Community Retail	Planned Development#10-81	Planned Development #2-97	Planned Development #16-80	Planned Development #1-04
General Plan Land Use	Neighborhood Retail	Neighborhood Retail	Community Commercial	Neighborhood Retail	Neighborhood Retail
Residential Use Permitted by Zoning	Yes	Yes	Yes	Yes	Yes

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(Yes or No)						
Limits to Residential Use by Zoning	Restricted to 2 nd story	12 units	Restricted to 2 nd story	Restricted to 1st story		Restricted to 1st story
Limiting Restriction by the General Plan	FAR – GP 65% residential use limited to 49%	Zoning	FAR – GP 65% residential use limited to 15%	FAR – GP 65% residential use limited to 49%		FAR – GP 65% residential use limited to 49%
Theoretical Potential No. of Residential Units (1,000 sf/unit) with 950 sf/unit for open space and parking	39 units	12 units	66 units	71 units		43 units
Total Possible Units			231			

Notes:

This portion of the table shows how the estimated units that could be built on the underutilized C-N districts are derived. Each site is fully entitled to accommodate the units identified, and details as shown above. The sites are within urbanized area of the City, and there are no environmental or other constraints to preclude their immediate redevelopment. The rationale for their development with residential units is provided in the narrative describing section.