

Appendix A

Parcel Listing of Potential Housing Sites

The maps and tables that follow are organized into the following categories:

Sites Allowing Residential Uses Greater Than 30 Units/Acre

- (1) Vacant Residential Sites Greater Than 30 units/acre
- (2) Vacant Mixed Use Sites Greater Than 30 units/acre
- (3) Underutilized Sites Greater Than 30 units/acre

Residential Sites by Type and Size

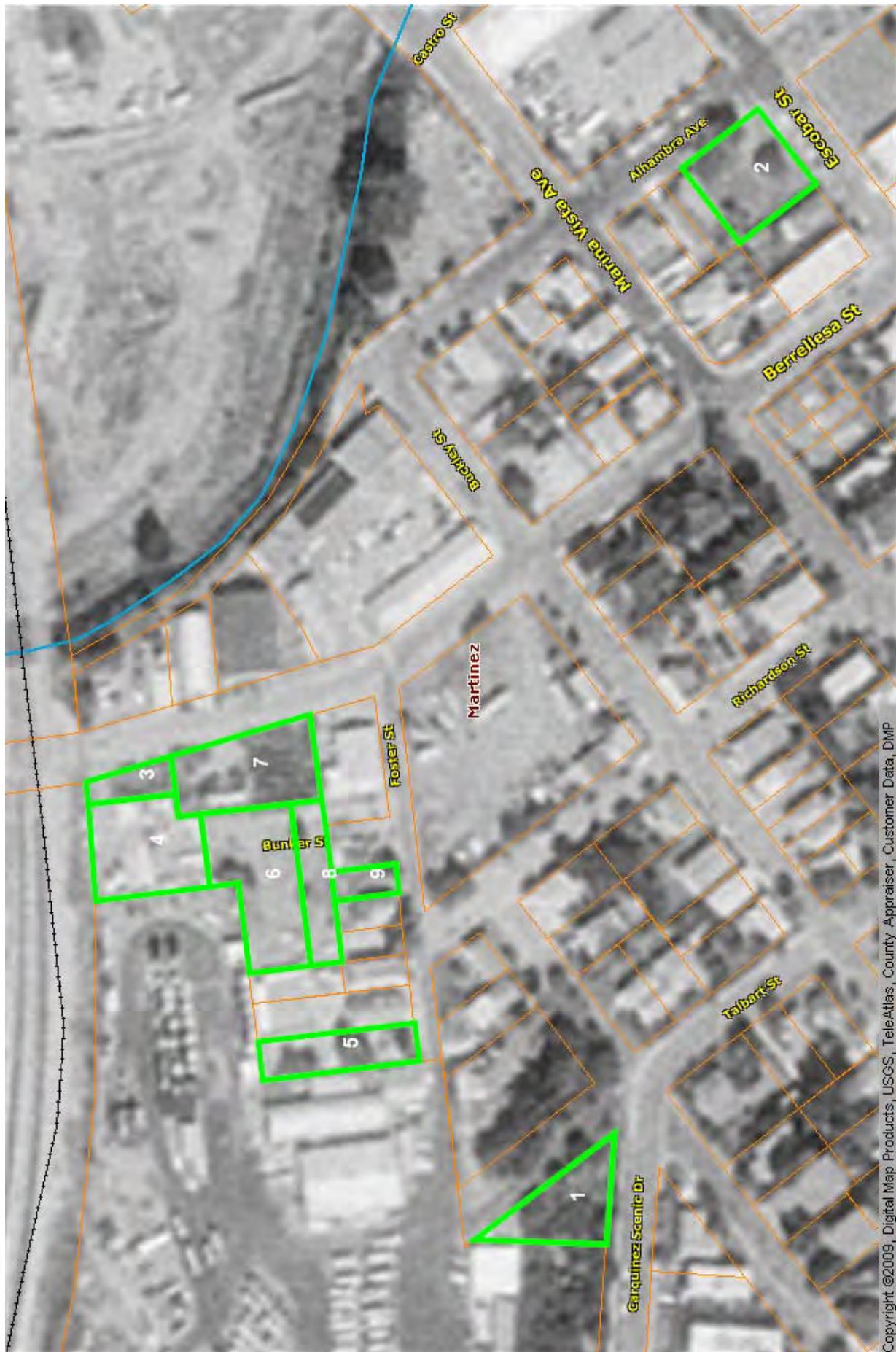
- (4) Vacant Mixed Use Sites
- (5) Underutilized Sites
- (6) Vacant Sites Large Lot
- (7) Vacant Sites Small Lot

The tables summarize parcel size and other pertinent site information, allowable units under the General Plan and under current Zoning, and existing conditions or factors that may affect site development. The “Potential Units” column provides the City staff’s “realistic unit potential” per State law requirements. The “realistic unit potential” under the Housing Element, current General Plan and current Zoning is shown below. The table demonstrates that the City has adequate sites at sufficient densities to meet the ABAG RHNA for the 2007-2014 planning period.

Summary of Residential Development Potential in Martinez (2007-2014) On Sites Currently Zoned for Residential Use

Site Conditions	Sites Greater than 30 Units/Acre	Sites Less than 30 Units/Acre	Total Units
Vacant Residential	60	538	598
Vacant Mixed Use	95	427	522
Underutilized Sites	284	86	370
Total	439	1,051	1,490

Recent experience with project approvals supports the “realistic unit potential” of the Housing Element. The following is an example demonstrating that the zoning is in place to achieve maximum densities and development standards do not preclude achievement of these densities. In 2009, the City approved construction of a 49-unit apartment project for seniors (55 years of age or older), with all rents restricted to affordable levels (all rents to be limited to 50% of Area Median Income, or less). The City approved a Use Permit to allow density and height above the 17 units/acre, two story/30' height limits normally permitted in the DS - Downtown Shoreline Zoning District, and a 10' front yard setback; and Design Review for building elevations and landscaping. The applicant also was granted a density bonus for affordable housing, pursuant to California Government Code Sections 65915-65918 (referred to as “State Density Bonus Law”) to allow 49 units per acre where a maximum of 35 units would normally be permitted, and related concessions and incentives to requirements for useable open space, maximum site coverage and subdivision map.



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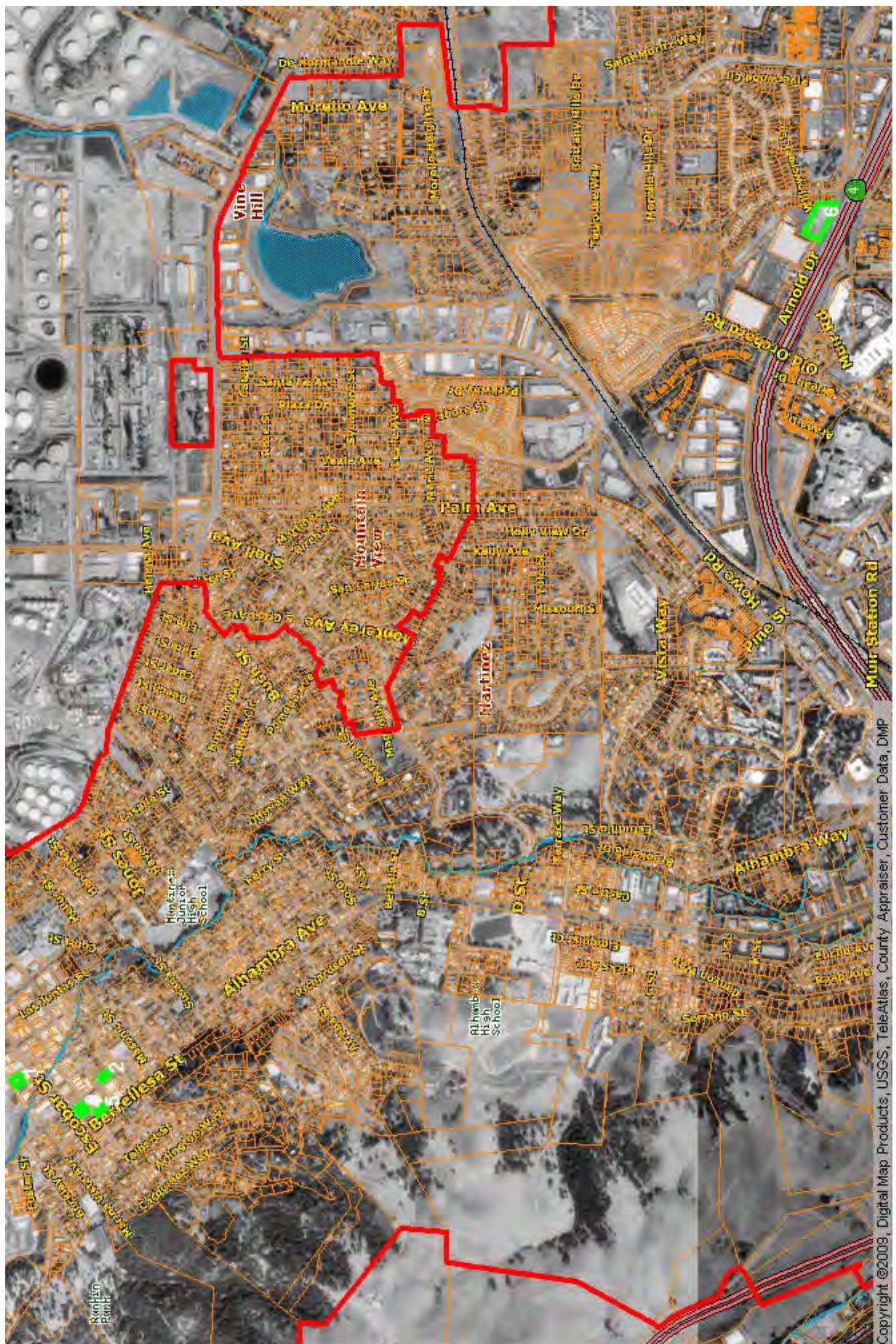


1" = 135'

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VACANT RESIDENTIAL SITES Greater than 30 Units/Acre

Housing Element Sites Inventory - Summary of Housing Opportunity Sites									
City of Martinez (page 28, 2010)									
VACANT RESIDENTIAL SITES WITH SITES GREATER THAN 30 Units/Acre									
<i>Definition: Lots that are currently undeveloped (not include sites used for industrial or open space, but which are designed for residential and do not have built structures on them)</i>									
<i>(Definition: Lots that are currently undeveloped (not include sites used for industrial or open space, but which are designed for residential and do not have built structures on them))</i>									
Assessor Parcel Number / C/H/NU	Street Address	Area (acres)	Zoning	General Plan Land Use Designation	GP Density (units/acre)	Potential Units Max.	Potential Units Min.	Potential Site Constraints 100' x 150' Zone	Potential Site Constraints 100' x 150' Zone
372400038	243 CARLINEZ SCENIC DR	0.24	DS	D1SP; R 17-35	17	35	4		
373240066	427 ESCOBAR ST	0.22	R-1.5	D1SP; R 12-35	12	35	2		
373241008	3 BIRRELLS AVE	0.62	DS	D1SP; R 17-35	17	35	1		
373241042	209 BIRRELL USA ST	0.26	DS	D1SP; R 17-35	17	35	4		
373241007	5 FOSTER ST	0.16	DS	D1SP; R 17-35	17	35	2		
3732410141	6 212 BUNKER ST	0.39	DS	D1SP; R 17-35	17	35	6		
3732410166	7 214 BUNKER ST EAST	0.1	DS	D1SP; R 17-35	17	35	5		
3732410100	8 218 BUNKER ST	0.13	DS	D1SP; R 17-35	17	35	2		
3732410208	9 FOSTER ST	0.05	DS	D1SP; R 17-35	17	35	1		
TOTAL: 60									



1" = 1350'
N

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VACANT MIXED USE SITES GREATER THAN 30 UNITS/Acre

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Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez, June 26, 2010

VACANT MIXED USE SITES WITH SITES GREATER THAN 30 Units/Acre

Definition: Sites that are currently designated for nonresidential use that allow residential development or mixed use development (including residential)

Assessor Parcel Number (P/N)	Street Address	Area (acres)	Zoning	General Plan Land Use Designation	GP Density, units/acre	Potential Units Max.	100' Net Total Zoned Max.	100' Net Total Zoned Min.	Potential Site Constraints		Appropriateness for Residential Use Development / Other Comments
									Conflicting Constraints	Urbanization / Tax	
3734830084	1 500 ESTUDILLO ST	0.22	CC	DISP-C-RSS/R29-43	29	45	45	45	X	X	Yes, General Plan = 29 to 45 units/acre, 43.56 units/acre with CUP in CC.
3732230012	2 WARD ST	0.11	CC	DISP-C-RSS/R29-43	29	45	45	45	X	X	Yes, General Plan = 29 to 45 units/acre, 43.56 units/acre with CUP in CC.
3732230045	3 MAIN ST	0.11	CC	DISP-C-RSS/R29-43	29	45	45	45	X	X	Yes, General Plan = 29 to 45 units/acre, 43.56 units/acre with CUP in CC.
3732230052	4 MAIN ST	0.11	CC	DISP-C-RSS/R29-43	29	45	45	45	X	X	Yes, General Plan = 29 to 45 units/acre, 43.56 units/acre with CUP in CC.
3732230018	5 721 BIRRELLA ST	0.11	CC	DISP-C-RSS/R29-43	29	45	45	45	X	X	Yes, General Plan = 29 to 45 units/acre, 43.56 units/acre with CUP in CC.
3771206148	6 1047 ARNOLD DR	1.5	M.R.1.5/CC	IMPS/AP, M.R.C.	29	43	43	43	05	TOTAL	Yes, General Plan = 29 to 45 units/acre, 43.56 units/acre with CUP in CC.



UNDERUTILIZED SITES GREATER THAN 30 UNITS/Acre

1" = 145'

N
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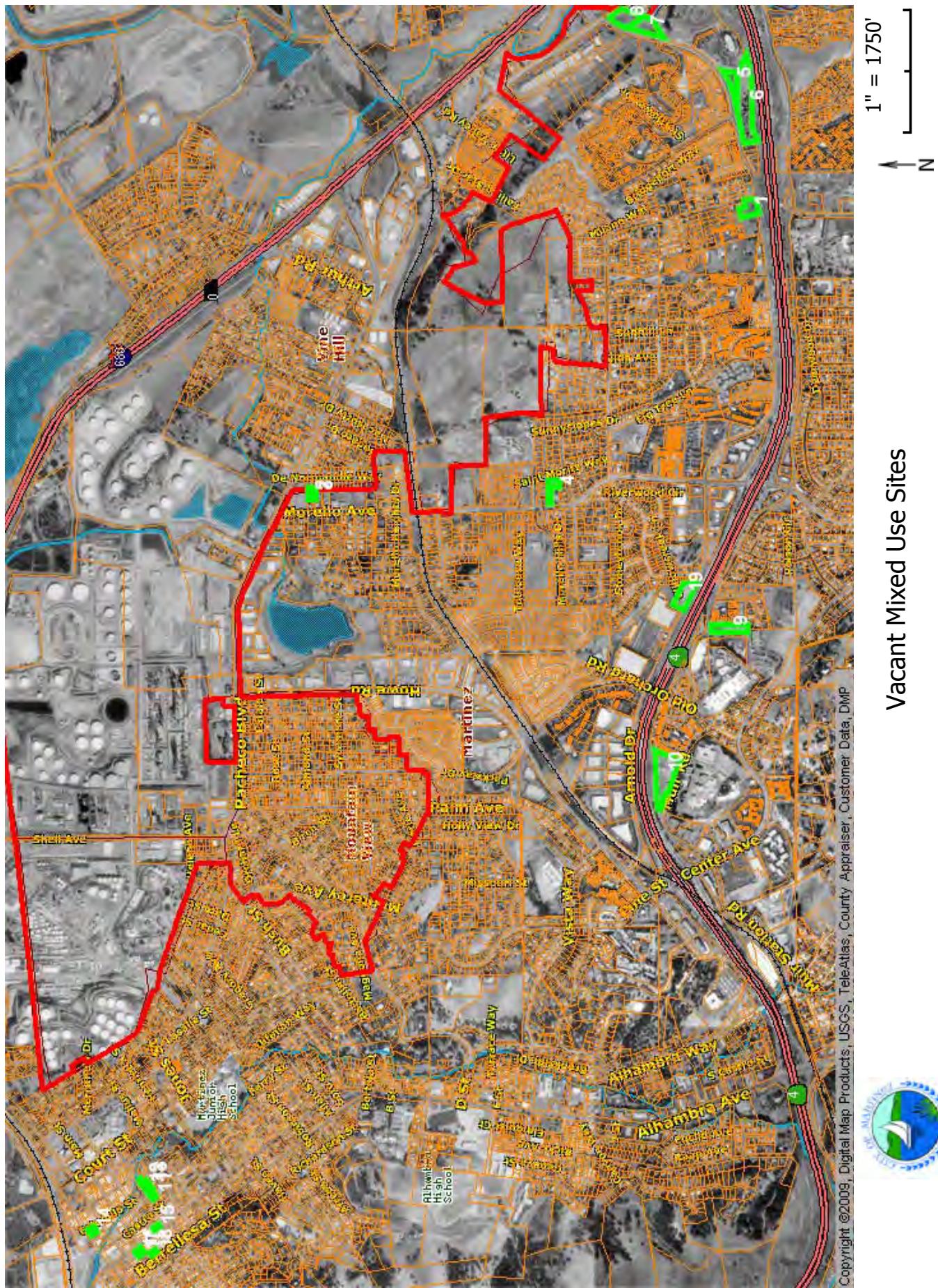
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Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Minneapolis (June 28, 2010)

VACANT UNDEVELOPED SITES WITH SITES GREATER THAN 30 UNITS/ACRE

Proposed Land Use Change Requested by Applicant												Reason Why Redevelopment is Made Better Use of the Site as Achievable											
Assessor Record Number, L/LINN		Street Address		General Use			Land Use Description			Recreational Use			Business Use Characteristics		Existing Use			Year Built		Potential Reasons for Site Being Underutilized			
				Area Zoning			Area of Use			Area of Use			Type of Recreational Use		Current Use			Type of Recreational Use		Current Use			Reasons Underutilized
				Area	Zone	Area	Area	Area	Area	Area	Area	Area	Type	Type	Area	Area	Area	Type	Type	Area	Area	Reason	
1	5734040056	2111 FISHER ST	61	DS	DSPB	R-17.35	17	3.5	0	100	201	X	unknown	unknown	Lodge/Inn	1946	High-Scale Peak Periods Company	Market Lease, Ownership	Significantly underutilized site. There is interest in redevelopment on the part of the property owner.				
2	573400075	2231 FISHER ST	007	DS	DSPB	R-17.35	17	3.5	0	1	2	X	unknown	unknown	Lodge/Inn	unknown	Market - Non conforming Use Lodge w/ Expand	Market Lease, Ownership	Site is identified for redevelopm				
3	57340117	2271 FISHER ST	005	DS	DSPB	R-17.35	17	3.5	0	1	X	unknown	unknown	Lodge/Inn	unknown	Market Lease, Ownership	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.					
4	57340125	2231 FISHER ST	004	DS	DSPB	R-17.35	17	3.5	0	1	X	unknown	unknown	Lodge/Inn	1895	Market Lease, Non conforming Use Lodge w/ Expand	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.					
5	57340135	2211 FISHER ST	014	DS	DSPB	R-17.35	17	3.5	0	2	4	X	unknown	unknown	Lodge/Inn	1900	Market Lease, Non conforming Use Lodge w/ Expand	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.				
6	57340158	2101 BURLISS ST	019	DS	DSPB	R-17.35	17	3.5	0	3	6	X	unknown	unknown	Commercial Office Building	1905	Market Lease, Non conforming Use Lodge w/ Expand	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.				
7	57340166	2111 BURLISS ST	005	DS	DSPB	R-17.35	17	3.5	0	1	X	unknown	unknown	Lodge/Inn	1906	Market Lease, Non conforming Use Lodge w/ Expand	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.					
8	573402017	2010 1/2 BURLISS ST	017	DS	DSPB	R-17.35	17	3.5	0	2	4	X	unknown	unknown	Lodge/Inn	1908	City of Monroe Government Yard	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.				
9	573402015	2101 BURLISS ST	011	DS	DSPB	R-17.35	17	3.5	0	1	X	unknown	unknown	Lodge/Inn	1906	Market Lease, Non conforming Use Lodge w/ Expand	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.					
10	57340141	2011 BURLISS ST	017	DS	DSPB	R-17.35	17	3.5	0	2	4	X	unknown	unknown	Lodge/Inn	1906	Market Lease, Non conforming Use Lodge w/ Expand	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.				
11	57340158	2211 BURLISS ST	022	DS	DSPB	R-17.35	17	3.5	0	3	6	X	unknown	unknown	Lodge/Inn	1908	Market Lease, Non conforming Use Lodge w/ Expand	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.				
12	57340166	2011 BURLISS ST	015	DS	DSPB	R-17.35	17	3.5	0	1	X	unknown	unknown	Commercial Office Building	1904	Commercial Office Building	Market Lease, Ownership	It's a dormitory profile if site is combined with other adjacent uses.					



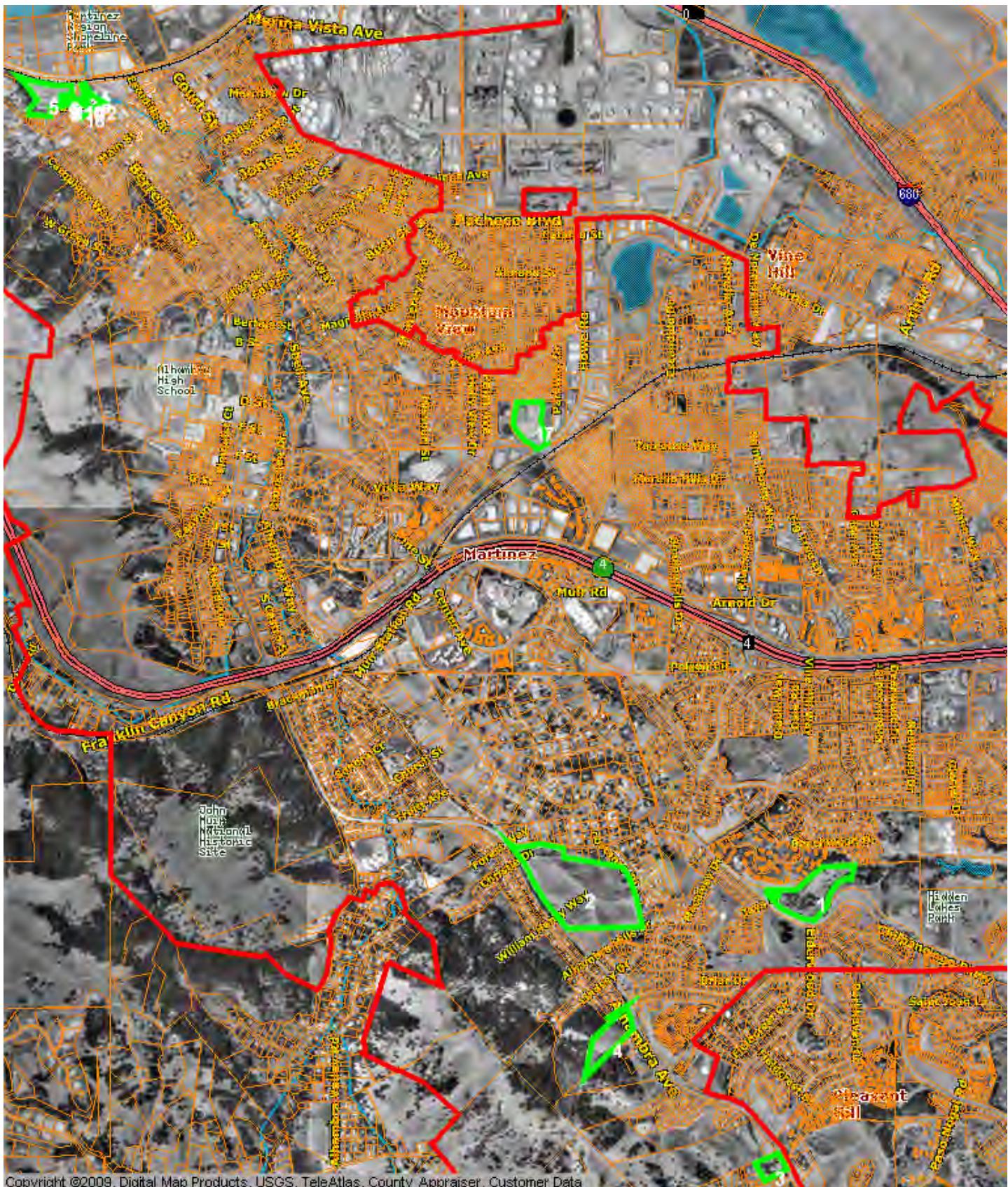
Housing Element Sites Inventory – Summary of Housing Opportunity Sites

City of Martinez, June 26, 2010

VACANT MIXED USE SITES

Definition: Sites that are currently designed for non-residential uses but allow residential development if revised zoning is adopted.

Assessor Parcel Number	Street Address	Area (acres)	Zoning	General Plan Land Use Designation	GP Density units/acre	Potential Units Max.	Min.	Job Inc. Based/acre	Dam Limitations - Era	Geological Constraints	Urban sprawl / tract	Appropriateness for Residential Development / Other Comments	
<i>(JPA) = Jointly Planned Area</i>													
161400102	1 MILANO WAY	1.17	PA	JMPS;P,O	1.2	35	3	30				General Plan = O (Professional and Administrative Office), which allows R-15	
161212020	2 MORELLO AVE	0.24	RB	R-O,G	0	6	0				No		
161212020	3 MORELLO AVE	0.24	RB	R-O,G	0	6	0				No		
161301366	4 MORELLO AVE	0.58	A-1	IMPSAP;R-O,G	0	6	1				Yes		
161400067	5 ARNOLD DR	0.87	M.R-1.5/PA	IMPSAP;M,R,O	1	29	0	25			Yes, Residential Development possible if site is combined with adjacent site. General Plan = up to 29 units/acre.		
161400065	6 ARNOLD DR	4.22	M.R-1.5/PA	IMPSAP;M,R,O	1	120	0	120			Yes, Residential Development possible if site is combined with adjacent site. General Plan = up to 29 units/acre.		
161510007	7 ARNOLD DR	1.59	R-1.5	IMPSAP;R-0.29	1	29	0	29			Yes, Residential Development possible if site is combined with adjacent site. Applicant approved for 46 attached sf units, not built. General Plan = up to 29 units/acre.		
161510005	8 ARNOLD DR	1.72	R-1.5	IMPSAP;R-0.29	1	29	0	29			Yes, Residential Development possible if site is combined with adjacent site. Applicant approved for 46 attached sf units, not built. General Plan = up to 29 units/acre.		
162300019	9 1301 ROMANNUY	1.32	M.R-1.5/PA	IMPSAP;HLSAP;M,R,O	1	29	0	29			Yes, General Plan = up to 29 units/acre.		
162300009	10 CENTER AVE	3.73	M.R-1.5/PA	IMPSAP;M,R,O	1	104	0	104			Yes, General Plan = up to 29 units/acre.		
372900044	11 GREEN ST	0.13	PA	DISP;R-12.35	1.2	35	1	4	X	X		Yes, General Plan = 12 to 35 units/acre.	
372900017	12 710 GREEN ST	0.21	PA	DISP;R-12.35	1.2	35	2	7	X	X		Yes, Residential Development possible if site is combined with adjacent site. Applicant approved for 12 apartment units, not built. General Plan = 12 to 35 units/acre.	
37290004	13 915 ESTUDILLO ST	0.17	PA	DISP;R-12.35	1.2	35	2	6	X	X		Yes, Residential Development possible if site is combined with adjacent site. Applicant approved for 12 apartment units, not built. General Plan = 12 to 35 units/acre.	
37183004	14 500 ESTUDILLO ST	0.22	CC	DISP;C-RSS;R-29-4.3	29	43	6	10	X	X		Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CIP in CC.	
373230012	15 WARD ST	0.11	CC	DISP;C-RSS;R-29-4.3	29	43	1	5	X	X		Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CIP in CC.	
373220045	16 MAIN ST	0.11	CC	DISP;C-RSS;R-29-4.3	29	43	1	5	X	X		Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CIP in CC.	
373220052	17 MAIN ST	0.11	CC	DISP;C-RSS;R-29-4.3	29	43	1	5	X	X		Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CIP in CC.	
373230018	18 721 BURRILLIA ST	0.11	CC	DISP;C-RSS;R-29-4.3	29	43	1	5	X	X		Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CIP in CC.	
37720018	19 1047 ARNOLD DR	1.5	M.R-1.5/CC	IMPSAP;M,R,C	29	43	0	65				Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CIP in CC.	
TOTAL												522	



Underutilized Sites

1" = 2200'



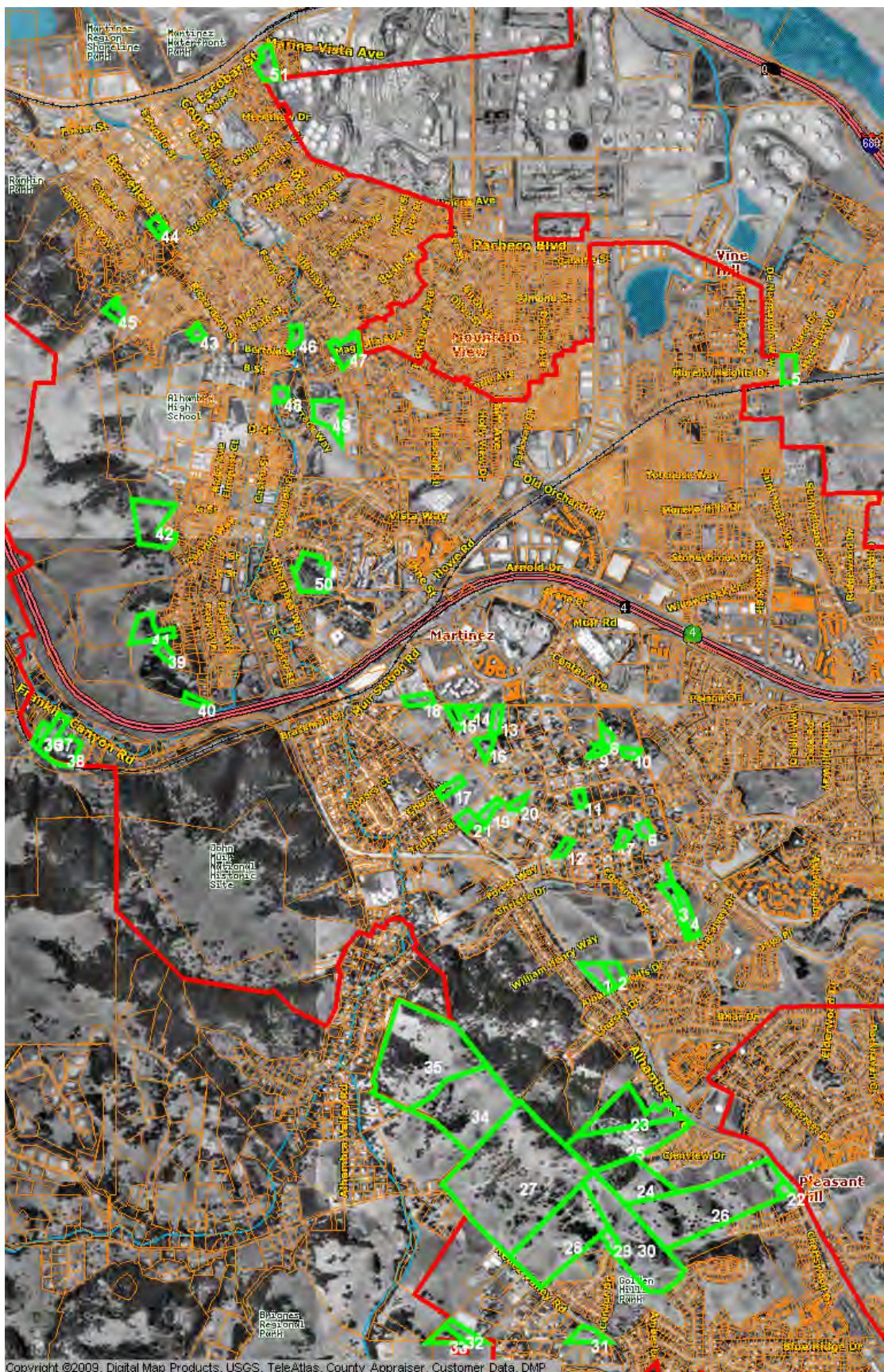
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Housing Element Sites Inventory - Summary of Housing Opportunity Sites												
City of Martinez (June 26, 2009)												
UNDERUTILIZED SITES												
<i>(Properties that are underutilized, regardless of ownership, are listed as underutilized properties. Properties that are underutilized due to zoning or other factors are listed as underutilized properties.)</i>												
Assessor Parcel Number (D/P/N)	Street Address	Nearest Zip Code	Zoning	General Plan Land Use Designation	Current Number of Units	Residential Units Allocated to Site	CFP Residential Allocation Unit Allocation	Current Occupied Units	Residential Units Allocated to Site	Existing Use	Residential Value	
35000137	1 600 VINE HILL WAY	9536	H-7.5	HILLSIDE/NSR	1	1	1	1	1	High - Housing, Single Family Use	Residential Residential, underutilized, no interest in site, available.	
35000181	2 VINE HILL WAY	9536	H-7.5	ABSD/CROSS/SPO	1	1	1	1	1	High - Housing, Single Family Use	Residential Residential, underutilized, no interest in site, available.	
35000275	3 630 ALUMINUM AVE	9536	H-7.5	ABSP/R-LG	0	0	0	0	0	High - Housing, Single Family Use	Residential Residential, underutilized, no interest in site, available.	
35019031	4 806 ALUMINUM AVE	9536	H-7.5	ABSP/SPO/POS	1	1	1	1	1	Single Family Residence	Residential Residential Residential, underutilized, no interest in site, available.	
37200066	5 211 FESTIVAL ST	9536	DS	DYSP/R-17.35	17	35	0	100	200	X	1984	Single Family Residence
37200075	6 223 FESTIVAL ST	907	DS	DYSP/R-17.35	17	35	0	1	2	X	1954	Single Family Residence
37200117	7 227 FESTIVAL ST	905	DS	DYSP/R-17.35	17	35	0	1	1	X	1946	Light Industrial
37200125	8 225 FESTIVAL ST	904	DS	DYSP/R-17.35	17	35	0	1	1	X	1995	Light Industrial
37200133	9 221 FESTIVAL ST	914	DS	DYSP/R-17.35	17	35	0	2	4	X	1900	Light Industrial
37200158	10 210 BURBULLIS ST	910	DS	DYSP/R-17.35	17	35	0	3	4	X	1945	Commercial Office Building
37200166	11 211 BURBULLIS ST	903	DS	DYSP/R-17.35	17	35	0	4	4	X	1906	Commercial Office Building
37200177	12 300 ALUMINUM ST	917	DS	DYSP/R-17.35	17	35	0	2	2	X	1938	Commercial Office Building
37200185	13 210 BURBULLIS ST	911	DS	DYSP/R-17.35	17	35	0	2	2	X	1946	Light Industrial
37200191	14 300 BURBULLIS ST	917	DS	DYSP/R-17.35	17	35	0	2	2	X	1946	Light Industrial
37200195	15 221 BURBULLIS ST	912	DS	DYSP/R-17.35	17	35	0	2	2	X	1948	Light Industrial
37200216	16 301 BURBULLIS ST	913	DS	DYSP/R-17.35	17	35	0	12	12	X	1944	Contractors/Industrial
37200221	17 1001 HORN RD	928	H-1.5	JMAP/R-29	10	25	0	2	2	X	1977	Contractors/Industrial

TOTAL 370



Vacant Sites Large Lots

1" = 1899'
N
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Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (June 28, 2010)

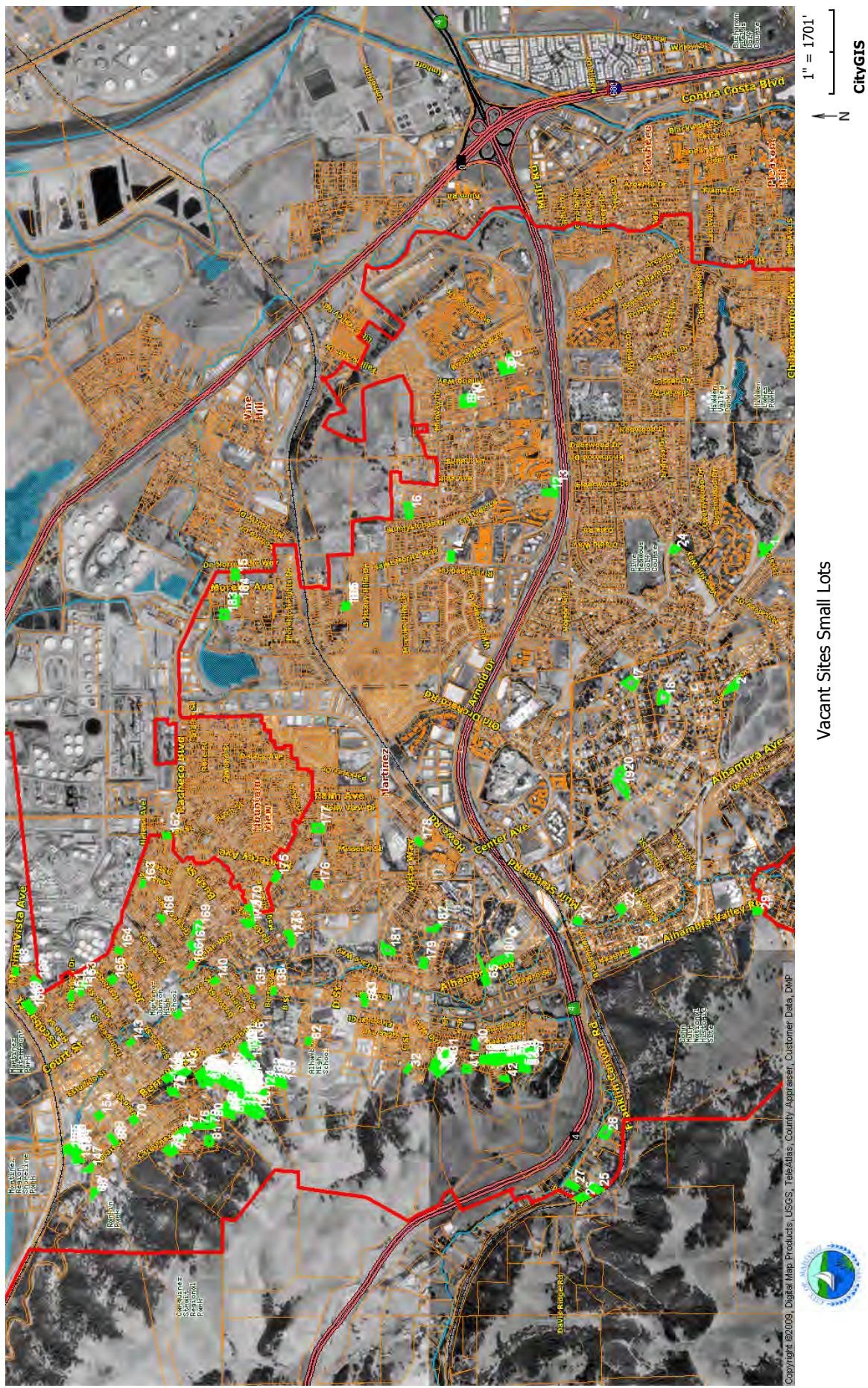
VACANT SITES / LARGE LOTS

Definition: Sites that are currently undeveloped (may include sites used for agriculture or open space, but which are designated for residential and do not have built structures on them)

Assessor Parcel Number / ID#IN	Street Address	Area (acres)	Zoning	General Plan Land Use Designation	GP Density (units/acre)	Potential Units Min.	100' x 100' Zoned Mec.	Appropriateness for Residential Development /		Other Comments
								Potential Site Constraints	100' x 100' Zoned Constraints	
1554500076	1 27 ALHAMBRA HILLS DR	3.33	R-7.5	AHSAP;OS;SDO	1	1	1			Slope Density
1554500034	2 37 ALHAMBRA HILLS DR	2.1	R-7.5	AHSAP;OS;SDO	1	1	1			Slope Density
1554600141	3 VINE HILL WAY	3.15	R-7.5	AHSAP;OS;SDO	1	1	1			Slope Density
1554600137	4 VINE HILL WAY	2.85	R-7.5	AHSAP;OS;SDO	1	4	1			Slope Density
1612230076	5	2.82	R-6.0	JMPSAP;R-LG	0	6	1			Site has no access.
1620400042	6 MILDEN RD	1.28	RR-40	R-LG	0	6	1			
1620400075	7 HAMPTON RD	1	RR-40	R-LG	0	6	1			Possible site access issues
1620600047	8 4891 KENDALL CT	1.37	RR-40	R-LG	0	6	1			
1620600154	9 NORTHRIDGE RD	1.05	RR-40	R-LG	0	6	1			
1620600151	10 KENDALL CT	1.04	RR-40	R-LG	0	6	1			
1620600089	11 3036 LESTER RD	1.03	RR-40	R-LG	0	6	1			
1620600081	12 3026 HAMPTON RD	1.15	RR-40	R-LG	0	6	1			
1621410032	13 UPTON RD	1.62	RR-40	R-LG	0	6	1			
1621410073	14 HILLTOP DR	1.02	RR-40	R-LG	0	6	1			
1621410090	15 HILLTOP RD	1.29	RR-40	R-LG	0	6	1			
1621420031	16 VENNER RD	1.03	RR-40	R-LG	0	6	1			
1621501088	17 4811 PLEASANT HILL RD E	1.61	R-40	SDO; PROS	1	6	1	X		General Plan = Open Space

Assessor Parcel Number / D/PIN	Street Address	Area (acre)	Zoning	General Plan Land Use Designation	GP Density (units/acre)	Potential Units Min.	Potential Units Max.	Potential Site Constraints			Appropriateness for Residential Development / Other Comments
								100% Buildable	100% Vacant	Unplanned Areas	
1622530001	18 MUIR STATION RD	1.94	R-40	JMPS,AP,OS	1	1	1				General Plan = Open Space. Linked to the parcel to the north, site proposed for 82 units.
1622500006	19 VENNER RD	1.61	R-40	R&G,PIPOS	1	1	1				General Plan = 1/2 Open Space, 1/2 Residential lot to 6 units/acre.
1622500005	20 VENNER RD	1	RK-40	PIOS	1	1	1				General Plan = Open Space
162500127	21 PLEASANT HILL RD E	2.04	R-40	SDO,PIPOS	1	1	1				General Plan = Open Space
16401010168	22 6190 ALHAMBRA AVE	1	R-7.5	AHSAP,SDO	3	5	3				Alhambra Hills Specific Area Plan
16401010102	23 ALHAMBRA AVE	1.34	R-7.5	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Slope, Density, Alhambra Hill SP.
164010248	24	14.2	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
164010259	25 ALHAMBRA AVE	22.67	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
164010247	26 6170 ALHAMBRA AVE	42.25	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
1641500168	27 RELIEZ VALLEY RD	84.3	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
164150226	28 RELIEZ VALLEY RD	33.71	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
164150201	29 HORIZON DR	3.94	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
164150349	30 RELIEZ VALLEY RD	26.78	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
365150342	31 835 CORTE BRONES	3	ECDR-40	CUL	1	1	1				General Plan = Open Space
365150715	32 854 CARTER ACRES LN	2.25	ECDR-L40	CUL	1	1	1				General Plan = Open Space
365150773	33 CARTER ACRES LN	2.25	ECDR-100	CUL	1	1	1				General Plan = Open Space
366010078	34 RELIEZ VALLEY RD	31.16	R-10	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
366000077	35 SEQUOIA WAY	45.8	R-40	AHSAP,SDO,PIPOS	*	*	*				*Part of the proposed Alhambra Highlands project which is pending tentative map, 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
367030000	36 PLATINUM WAY	1.29	ECDR-L40	CUL	1	1	1				Well Water, Septic, Possible Access Issues
367030122	37 FRANKLIN CANYON RD	3.1	ECDR-R40	CUL	1	1	1				Well Water, Septic

Assessor Parcel Number [CIPN]	Street Address	Area [distr]	Zoning	General Plan Land Use Designation	GP Density [units/acre]	Potential Units Min.	Potential Units Max.	Appropriateness for Residential Development /		
								100 yr. Flood Zone	Geological Constraint	Unpermitted Area
3670300254	38 FRANKLIN CANYON RD	4.46	ECD:RR:40	CUL	1	1	1			Well Water/Sprink. Possible Access issues.
3704200010	39	1.29	ECD:RR:40	CMSAP:FFIS:ESI	0	0	0			Environmentally Sensitive Land - HHS, Possible Access issues/Sips/Denish
3704200051	40 CANYON WAY	1.02	ECD:RR:40	CMSAP:FFIS:ESI	0	0	0			Environmentally Sensitive Land - HHS, Possible Access issues.
3704300091	41 WALLIN ST	4.46	ECD:RR:40	CMSAP:FFIS:ESI	0	0	0			Environmentally Sensitive Land - HHS, No Access.
3704400024	42 GLENDORA DR	9.53	ECD:RR:40	CMSAP:FFIS:ESI	1	1	1			Environmentally Sensitive Land - HHS, Access issues - access would be through a fence-side area.
3724820276	43 BENE ST	1.01	R:40	CMSAP:FFIS:ESI	1	1	1			Environmentally Sensitive Land - HHS, Possible Access issues, Utility problems.
3723700450	44 HENRIETTA ST	1.03	ECD:R:40	CMSAP:OS/P&R	1	1	1			General Plan = Open Space - Central Martinez/SAP, Lot is very steep - SIPS Density.
3724106643	45 PROSPECT AVE	1.71	ECD:R:6.0	CMSAP:OS/P&R	1	1	1			General Plan = Open Space - Central Martinez/SAP, No Access, Steep Lot - Slope Density.
3744820082	46 AST	1.38	M.R.G.O./RE	CMSAP:OS/P&R	1	1	1			General Plan = Open Space - Central Martinez/SAP, Access issues/Rear of lot has grade, Property on the Creek, Vacant Opportunity Site from the 2016 Housing Element.
3754700165	47 612 SHELL AVE	4.5	R:6.0	CMSAP:GROUP 1	7	14	18			Central Martinez/SAP, Group 1 - up to 7 units. This lot has development possibilities, Vacant Opportunity Site from the 2015 Housing Element.
3750900056	48 C ST	1.18	R:40	CMSAP:GROUP 1	7	31	41	X		Central Martinez/SAP, Group 1 - up to 7 units. Possible Access issues. Property on the Creek, Vacant Opportunity Site from the 2015 Housing Element.
3760100119	49 SHELL AVE	5.61	R:3.5	CMSAP: GROUP 4; OS/PER	1	20	1	21		Central Martinez/SAP, Group 4 - up to 20 MF. Applicants approved for 20 Townhomes and 1 SF, however developer proposes to change project to 46 condos.
3761600141	50 BROOKSIDE DR	7.27	R:40	CMSAP: GROUP 1	1	7	1			General Plan = Open Space or Group 1, Steep Lot.
3780201087	51 MARINA VISTA	3.37	R:4.0	DNSP:R:7.17	7	17	7	25		DNSP, Grandview Residential 7.17 units/acre, DNSP Opportunity, Site 1st fls 25 SFR Potential.



Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (page 28, 30/0)

VACANT SITES SMALL LOTS

Definition: Sites that are currently undeveloped (may include sites used for agriculture or open, but which are designated for residential and do not have built structures on them)

Assessor Parcel Number (D/P/N)	Street Address	Area (acres)	Zoning	General Plan Land Use Designation	GP Density units/acre	Potential Units Min.	Max.	Potential Site Constraints			Appropriateness for Residential Development / Other Comments
								100% Residential Zone	Dow Immobilization Area	Geological Constraint	
3 155400145	777 MORELLO AVE	0.32	R-7.5	HISAP; OSR; GSR	1	1	1				HISAP
4 155400066	VINE HILL WAY	0.51	RR-20	MRSP; OS; SDO	0	6	1				OLD MISAP
5 1610401018	1901 LA VERNANDA PL	0.15	R-6.0	IMPSAP; RLC-G	0	1	1				IMPSAP Applicant completed entitlement process for 10 SR, has built half of the project.
6 1610401026	1904 LA VERNANDA PL	0.13	R-6.0	IMPSAP; RLC-G	0	6	1				IMPSAP Applicant completed entitlement process for 10 SR, has built half of the project.
7 1610401034	1908 LA VERNANDA PL	0.14	R-6.0	IMPSAP; RLC-G	0	6	1				IMPSAP Applicant completed entitlement process for 10 SR, has built half of the project.
8 1610401075	1911 LA VERNANDA PL	0.16	R-6.0	IMPSAP; RLC-G	0	6	1				IMPSAP Applicant completed entitlement process for 10 SR, has built half of the project.
9 1610401109	1901 LA VERNANDA PL	0.15	R-6.0	IMPSAP; RLC-G	0	6	1				IMPSAP Applicant completed entitlement process for 6.1 10 SR, has built half of the project.
10 1610600434	FORSYTHIA WAY	0.11	R-7.5	IMPSAP; RLC-G	0	6	1				IMPSAP Applicant approved for 1 SR.
11 1610600502	FORSYTHIA WAY	0.12	R-7.5	IMPSAP; RLC-G	0	6	1				IMPSAP Applicant approved for 1 SR.
12 1610600510	FORSYTHIA WAY	0.73	R-7.5	IMPSAP; RLC-G	0	6	1				IMPSAP
13 1610600528	FORSYTHIA WAY	0.11	R-7.5	IMPSAP; RLC-G	0	6	1				IMPSAP Applicant approved for 1 SR.
14 1611000181	FIG TREE LN	0.5	R-2.5	IMSP; R 19.25	14	25	1				IMPSAP No Site Access.
15 1611000236	FIG TREE LN	0.51	R-2.5	IMSP; R 19.25	14	25	1				IMPSAP
16 1611201935	420 MORELLO AVE	0.27	R-10	IMSP; R 19.25	0	6	1				IMPSAP
17 1612120244	MORELLO AVE	0.59	R-10	R 0.6	0	0	0				No Site Access.
18 161730105	315 GLENWOOD CT	0.67	R-10	IMSP; RLC-G	0	1	1				IMPSAP No Site Access.
19 1625100053	MILDEN RD	0.91	RR-40	R 0.6	0	1	1				Slope

Assessor Parcel Number	Street Address	Area (approx.)	Zoning	General Plan (approx.)	GP Density (approx.)	Potential Units Msc.	Aff.	Msc.	NOx / Total Pm2.5 Contribution	Dust Emission / Area Contribution	Potential Site Constraints	
											Universal Area	Universal Area
1623900100	18	0.8	RR-40	R-16	0	0	1	1				Slope
1623101019	19	0.86	RR-40	R-16/PGCOS	0	0	1	1				General Plan = Open Space, Slope.
1623101033	20	0.44	RR-40	R-16/PGCOS	0	0	0	0				General Plan = Open Space, No Access, Slope.
1623900106	21	0.19	R-10	R-16	0	0	1	1				
1623010104	22	0.29	R-40	R-16	0	0	1	1				Near A Creek.
1622510105	23	0.27	RR-20	R-16	0	0	1	1				
1624001014	24	0.3	R-10	HISAP-R-0.5; SDO	0	0	1	1				HISAP
3673010155	25	0.35	ECD/RR-40	CUL	0	0	1	1				General Plan = Open Space, Well Water, Septic, No Access.
3673010205	26	0.34	ECD/RR-40	CUL	0	0	1	1				General Plan = Open Space, Well Water, Septic.
3673010239	27	1925 FRANKLIN CANYON RD	0.38	ECD/RR-40	CUL	0	1	1				General Plan = Open Space, Well Water, Septic.
3670410053	28	FRANKLIN CANYON RD	0.65	ECD/RR-40	CUL	0	1	1				General Plan = Open Space, Well Water, Septic.
3670700040	29	ALHAMBRA VALLEY RD	0.38	ECD/R-100	CUL	0	1	1				General Plan = Open Space, Well Water, Septic.
3700631133	30	CANYON WAY	0.22	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1
3700930203	31	SERRANO ST	0.11	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1
3700940038	32	3600 SUNRISE CT	0.14	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1
3700940225	33	SERRANO ST	0.11	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1, Side Area.
3700940235	34	GLENDORA DR	0.09	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1, Side Area.
3700940319	35	GLENDORA DR	0.13	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1, Side Area.
3700950011	36	GLENDORA DR	0.15	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1, Side Area.
3700950020	37	GLENDORA DR	0.15	Reg.D	CMSAP Group 1	0	1	1				CMSAP GROUP 1, Side Area.

Assessor Parcel Number /HIN	Street Address	Area (approx.)	Zoning	General Plan Land Use Designation	GP Density (units/acre)	Potential Units Max.	Min.	HOA/Other Zoning	Date Inspected/Year	Potential Site Constraints		Appropriateness for Residential Development / Other Comments
										Confidential/Protected	Unpermitted	
3700950037	38 GLEN DORA DR	0.15	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1, Side Area.
3700950045	39 GLEN DORA DR	0.15	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1, Side Area.
3700950052	40 GLEN DORA DR	0.15	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1, Side Area.
3700950144	41 WALLEN RD	0.3	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701010146	42 ST MARYS ST	0.16	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020012	43 ST MARYS ST	0.25	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020020	44 ST MARYS ST	0.23	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020038	45 ST MARYS ST	0.24	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020046	46 ST MARYS ST	0.23	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020053	47 ST MARYS ST	0.21	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020061	48 ST MARYS ST	0.19	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020079	49 ST MARYS ST	0.18	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701020087	50 ST MARYS ST	0.14	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701100061	51 ST MARYS ST	0.15	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701100079	52 ST MARYS ST	0.17	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701100087	53 ST MARYS ST	0.24	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701100136	54 ST MARYS ST	0.24	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701100134	55 ST MARYS ST	0.23	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701100202	56 ST MARYS ST	0.22	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1
3701100376	57 ST MARYS ST	0.59	R<0	CMSAP Group 1	1	1	1			X		CMSAP GROUP 1

Assessor Parcel Number / CIPNU	Street Address	Area (area)	Zoning	General Plan Land Use Designation	GP Density units/acre	Potential Units		Potential Site Constraints		Appropriateness for Residential Development / Other Comments
						Mfr.	Mfr.	100% Total ZONE Days Imprudent Area	Configurable Contract	
370110334	58 ST MARYNS ST	0.43	R<6.0	CMSAP Group 1	7	1	1	X	X	CMSAP GROUP 1
370110332	59 ST MARYNS ST	0.37	R<6.0	CMSAP Group 1	7	1	1	X	X	CMSAP GROUP 1
370110440	60 ST MARYNS ST	0.29	R<6.0	CMSAP Group 1	7	1	1	X	X	CMSAP GROUP 1
370110448	61 ST MARYNS ST	0.26	R<6.0	CMSAP Group 1	7	1	1	X	X	CMSAP GROUP 1
370220005	62 C ST	0.13	R<6.0	CMSAP Group 1	7	1	1			CMSAP GROUP 1
370250110	63 GASTRO ST	0.1	R 3.5	CMSAP Group 2	10USR/12MF	1	1	X	X	CMSAP GROUP 2
370280289	64 3115 ALHAMBRA AVE	0.12	R 4.5	CMSAP; MUb	10USR/12MF	1	1	X	X	CMSAP MIXED USE - Commercial and Group 2 Residential
370250119	65 ALHAMBRA WAY	0.29	R<6.0	CMSAP Group 1	7	1	1	X	X	CMSAP GROUP 1, Flag Lot
372030013	66 CAROLINE/SCENIC DR	0.09	R 2.5	DTSP; R 12.35	12	35	1	3		DTS-P-DN; Potential for MF units if the lot is combined with adjacent lot, Slope: Downtown Overlay District
372030014	67 CAROLINE/SCENIC DR	0.11	R 2.5	DTSP; R 12.35	12	35	1	4		DTS-P-DN; Potential for MF units if the lot is combined with adjacent lot, Slope: Downtown Overlay District
372060016	68 515 TABARK ST	0.12	R 2.5	DTSP; R 12.35	12	35	1	4		DTS-P-DN; Applicant received approvals to develop 7 townhome units with adjacent lot, Downtown Overlay District
372060240	69 518 RICHARDSON ST	0.08	R 2.5	DTSP; R 12.35	12	35	1	3		DTS-P-DN; Applicant received approvals to develop 7 townhome units with adjacent lot, Downtown Overlay District
372090010	70 225 WARD ST	0.22	R 3.5	CMSAP Group 2	10USR/12MF	1	4			CMSAP GROUP 2 - Downtown Overlay District
372102028	71 GREEN ST	0.21	R<6.0	CMSAP Group 1	7	1	1			CMSAP GROUP 1, Steep Lot
372102033	72 W GREEN ST	0.18	R<6.0	CMSAP Group 1	7	1	1			CMSAP GROUP 1, Steep Lot
372110131	73 W GREEN ST	0.17	R<6.0	CMSAP Group 1	7	1	1			CMSAP GROUP 1, Steep Lot
372110132	74 THOMAS DR	0.19	R<6.0	CMSAP Group 1	7	1	1			CMSAP GROUP 1, Steep Lot
372110140	75 THOMAS DR	0.12	ECD/R=40	CMSAP Group 1	7	1	1			CMSAP GROUP 1, Steep Lot
372120236	76 HILLSIDE DR	0.13	R<6.0	CMSAP Group 1	7	1	1			CMSAP GROUP 1, Steep Lot
372120445	77 1081 HILLSIDE DR	0.13	R<6.0	CMSAP Group 1	7	1	1			CMSAP GROUP 1, Steep Lot

Assessor Parcel Number	Street Address	Area (DPA)	Zoning	General Plan	GP Density (units/acre)	Potential Units			Potential Site Constraints			Appropriateness for Residential Development / Other Consideration	
						Land Use Designations	Misc.	Min.	Max.	(HO) - % of Total Zoned	Dw. fraction of zoning	Conc. limit of zoning	Unzoned area
3721210404	78 GREEN ST	0.41	R-6.0	CMSAP Group 1		7	1						
3721210510	79 HILLSIDE DR	0.36	R-6.0	CMSAP Group 1	1	7	1						CMSAP GROUP 1, Steep Lot.
3721210544	80 HILLSIDE DR	0.3	R-6.0	CMSAP Group 1	1	7	1						CMSAP GROUP 1, Steep Lot.
3721230014	81 GREEN ST	0.4	R-6.0	CMSAP Group 1	1	7	1						CMSAP GROUP 1, Steep Int.
3721510004	82 ALVARADO TERRACE	0.22	ECD/R-6.0C	CMSAP Group 1	1	7	1						CMSAP GROUP 1, Steep Lot.
3721510042	83 ALVARADO TERRACE	0.22	ECD/R-6.0	CMSAP Group 1	1	7	1						CMSAP GROUP 1, Steep Int.
3721510059	84 ALVARADO TERRACE	0.16	ECD/R-6.0	CMSAP Group 1	1	7	1						CMSAP Open Space, Steep Lot.
3721510077	85 ALVARADO TERRACE	0.23	ECD/R-6.0	CMSAP Group 1	1	7	1						X
3721520025	86 PARK ST	0.32	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721520272	87 PARK ST	0.27	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721530172	88 PARK ST	0.12	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721530362	89 PARK ST	0.11	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721530370	90 PARK ST	0.1	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721530388	91 PARK ST	0.1	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721530420	92 PROSPECT AVE	0.29	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721540031	93 PARK ST	0.13	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721540049	94 PARK ST	0.12	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721540056	95 PARK ST	0.12	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721540054	96 PARK ST	0.12	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X
3721540080	97 PARK ST	0.24	ECD/R-6.0	CMSAP Group 2	10USR/12MF	1	1						X

Assessor Parcel Number	Street Address	Area	Zoning	General Plan Land Use Designation	GP Density (units/acre)	Potential Units	Potential Site Constraints			Appropriateness for Residential Development / Other Comments	
							Min.	Max.	UBC - Final Zoning	Dam Foundation - Freq.	Unpermitted Area
3721540098	78 PARK W ST	0.24	ECD/R6/LC	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721540136	79 PARK W ST	0.23	ECD/R6/LC	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721540144	80 PARK W ST	0.21	ECD/R6/LC	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721540122	81 PARK W ST	0.14	ECD/R6/LC	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721550055	82 WARREN ST	0.09	R6/LD	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721550033	83 WARREN ST	0.1	R6/LD	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721550071	84 WARREN ST	0.09	R6/LD	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721550080	85 WARREN ST	0.21	R6/LD	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721550077	86 WARREN ST	0.23	R6/LD	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721550139	87 WARREN ST	0.17	R6/LD	CMSAP Group 2	10USR/12MF	1				X	CMSAP GROUP 2, Steep Lot.
3721550147	88 WARREN ST	0.18	R6/LD	CMSAP Group 1	7	1				X	CMSAP GROUP 1, Steep Lot.
3721550154	89 WARREN ST	0.19	R6/LD	CMSAP Group 1	7	1				X	CMSAP GROUP 1, Steep Lot.
3721550112	90 WARREN ST	0.23	ECD/R6/LC	CMSAP Group 1	7	1				X	CMSAP GROUP 1, Steep Lot.
3721550170	91 WARREN ST	0.15	ECD/R6/LC	CMSAP Group 1	7	1				X	CMSAP GROUP 1, Steep Lot.
3721550188	92 WARREN ST	0.18	ECD/R6/LC	CMSAP OS/PER	1	1				X	CMSAP Open Space, Slope.
3721550196	93 WARREN ST	0.22	ECD/R6/LC	CMSAP OS/PER	1	1				X	CMSAP Open Space, Slope.
3721550204	94 WARREN ST	0.21	ECD/R6/LC	CMSAP OS/PER	1	1				X	CMSAP Open Space, Slope.
3721550212	95 WARREN ST	0.22	ECD/R6/LC	CMSAP OS/PER	1	1				X	CMSAP Open Space, Slope.
3721560021	96 HILMER AVE	0.13	R6/LD	CMSAP Group 1	7	1				X	CMSAP GROUP 1
3721560047	97 WARREN ST	0.15	R6/LD	CMSAP Group 1	7	1				X	CMSAP GROUP 1, Slope.

Assessor Parcel Number / D/P/N	Street Address	Area	Zoning	General Plan Land Use Designation	GP Density (units/acre)	Potential Units Max.	Min.	100 yr. Flood Zone	Dam Inundation Area	Confidential Constraints	Appropriateness for Residential Development / Other Comments	
											Urban	Rural
3721500154 98	WARREN ST	0.28	R-6.0	CMSAP Group 1	1	7	1				X	CMSAP GROUP 1, Slope.
372160107 99	WARREN ST	0.12	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
372160115 100	WARREN ST	0.12	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
3721610123 101	WARREN ST	0.28	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
3721610131 102	WARREN ST	0.14	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
3721610149 103	104 WARREN ST	0.11	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
3721630048 104	ARREBA ST	0.16	R-6.0	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2, Steep Lot.
3721640013 105	WARREN ST	0.17	R-6.0	CMSAP Group 1	10SHR/12MF	1					X	CMSAP GROUP 1, Slope.
3721640070 106	10 ARREBA ST	0.49	R-6.0	CMSAP Group 1	10SHR/12MF	1					X	CMSAP GROUP 1, Steep Lot.
3721640058 107	ARREBA ST	0.5	R-6.0	CMSAP Group 1	10SHR/12MF	1					X	CMSAP GROUP 1, Steep Lot.
3721640096 108	ARREBA ST	0.28	R-6.0	CMSAP Group 1	10SHR/12MF	1					X	CMSAP GROUP 1, Steep Lot.
3721740136 109	ILLINE ST	0.13	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
3721740159 110	ROBISONSON ST	0.16	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
3721830100 111	ILLINE ST	0.15	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2
3721830105 112	DUNCAN DR	0.23	R-10	CMSAP; FHIS; ISL	10SHR/12MF	1					X	CMSAP; FHIS / ISL, Steep Lot.
3721830201 113	DUNCAN DR	0.23	R-10	CMSAP; FHIS; ISL	10SHR/12MF	1					X	CMSAP; FHIS / ISL, Steep Lot.
3721830219 114	DUNCAN DR	0.23	R-10	CMSAP; FHIS; ISL	10SHR/12MF	1					X	CMSAP; FHIS / ISL, Steep Lot.
3721830227 115	DUNCAN DR	0.23	R-10	CMSAP; FHIS; ISL	10SHR/12MF	1					X	CMSAP; FHIS / ISL, Steep Lot.
3721830268 116	ILINE ST	0.57	R-10	CMSAP; FHIS; ISL	10SHR/12MF	1					X	CMSAP; FHIS / ISL, Steep Lot.
3721830284 117	ILINE ST	0.65	R-3.5	CMSAP Group 2	10SHR/12MF	1					X	CMSAP GROUP 2, Steep Lot.

Assessor Parcel Number (APN)	Street Address	Area (acres)	Zoning	General Plan Land Use Designation	GP Density units/acre)	Potential Units			Potential Site Constraints			Appropriateness for Residential Development / Other Comments
						Maz.	Max.	Min.	100 yr. Flood Zone	Dam Imprudent Area	Geological Constraint	
372210222												
118	2405 ALHAMBRA AVE	0.08	R-3.5	CMSAP Group 2	10USR/12MF	1	1		X			CMSAP GROUP 2
119	2105 ALHAMBRA AVE	0.09	R-3.5	CMSAP Group 2	10USR/12MF	1	2		X			GMSAP GROUP 2, Downtown Overlay District
372240007												
120	725 ALIENS CT	0.16	R-3.5	CMSAP Group 2	10USR/12MF	1	2		X			CMSAP GROUP 2
121	1515 ESTUDILO ST	0.17	R-3.5	CMSAP Group 2	10USR/12MF	1	1		X			CMSAP GROUP 2
372323001												
122		0.26	R-3.5	CMSAP Group 2	10USR/12MF	1	1					CMSAP GROUP 2, Steep Lot
372360007												
123	1124 FERN ST	0.11	R-2.5	DISP-R/12.35	15	35	1	4	X	X		DISP DN (Downtown Neighborhood), Downtown Overlay District
124	BIRRELLS ST	0.13	ECD/R-40	CMSAP, OS/F&R		1	1					CMSAP Open Space, Steep Lot
372370026												
125	BIRRELLS ST	0.13	ECD/R-40	CMSAP, OS/F&R		1	1					CMSAP Open Space, Steep Lot
372370038												
126	BIRRELLS ST	0.08	ECD/R-40	CMSAP, OS/F&R		1	1					CMSAP Open Space, Steep Lot
372370056												
127	243 CAROLINEZ SCENIC DR	0.24	DS	DISP-R/17.35	17	35	4	4				DISP DS, Residential Development possible if site is combined with adjacent site, Downtown Overlay District
372400008												
128	LAFAYETTE ST	0.05	R-6.0	DISP R-7.17	2	17	1	2				DISP-GRADVIEW, Slope
373460152												
129	LAFAYETTE ST	0.11	R-6.0	DISP R-7.17	2	17	1	2				DISP-GRADVIEW, Slope
373460153												
130	1280 ESCOBAR ST	0.13	R-6.0	DISP R-7.17	2	17	1	2				DISP-GRADVIEW, Slope
373460141												
131	HIGHLAND AVE	0.13	R-6.0	DISP R-7.17	2	17	1	2				DISP-GRADVIEW, Slope
373460130												
132	1003 GRANDVIEW DR	0.12	R-6.0	DISP R-7.17	2	17	1	2				DISP-GRADVIEW, Slope
373480004												
133	MELLUS ST	0.07	R-4.5	DISP R-12.35	12	35	2	8	X	X		DISP-DS, Residential Development possible if site is combined with adjacent site.
373480177												
134	427 ESCOBAR ST	0.22	R-4.5	DISP R-12.35	12	35	2	8	X	X		DISP-DS, Residential Development possible if site is combined with adjacent site.
373240006												
135	BIRRELLS ST	0.02	DS	DISP R-17.35	17	35	1	2		X		DISP-DS, Residential Development possible if site is combined with adjacent site.
373240008												
136	200 BIRRELLS EAST	0.26	DS	DISP R-17.35	17	35	4	3		X		DISP-DS, Residential Development possible if site is combined with adjacent site.
373240012												
137	COSTER ST	0.16	DS	DISP R-7.35	17	35	2	3		X		DISP-DS, Residential Development possible if site is combined with adjacent site.
373240007												

Assessor Parcel Number (HPN)	Street Address	Area (area)	Zoning	General Plan Land Use Designation	GP Density (units/acre)	Potential Units Max.	Mic.	100' x 150' Zone Min.	Dam Inundation Area Confidential/Contract Uninformed Areas	Potential Site Constraints	Appropriateness for Residential Development / Other Comments
3732410141	138 212 BUNKER ST	0.39	DS	DTSP/R-17.35	17	35	6	13	X		DTSP-DS, Residential Development possible if site is combined with adjacent site.
3732410166	139 211 BERNELLIA ST	0.3	DS	DTSP/R-17.35	17	35	5	10	X		DTSP-DS, Residential Development possible if site is combined with adjacent site.
3732410181	140 218 BUNKER ST	0.13	DS	DTSP/R-17.35	17	35	2	4	X		DTSP-DS, Residential Development possible if site is combined with adjacent site.
3732410208	141 FOSTER ST	0.05	DS	DTSP/R-17.35	17	35	1	1	X		DTSP-DS, Residential Development possible if site is combined with adjacent site.
3740130012	142 PACHECO BLVD	0.17	R-3.5	CMSAP Group 2	10USR/12MF	1	2				CMSAP GROUP 2, Slope.
3740130030	143 BLEECH ST	0.11	R-3.5	CMSAP Group 2	10USR/12MF	1	1				CMSAP GROUP 2, County Assessor has records recorded with adjacent lot.
3740130036	144 VALLEA AVE	0.14	R-3.5	CMSAP Group 2	10USR/12MF	1	1				CMSAP GROUP 2, Slope.
3740130040	145 WILLOW ST	0.22	R-3.5	DTSP/R-7.17	4	17	1	3			DTSP-GRAD/NEW/Slope.
3741430040	146 910 BROWN ST	0.11	R-3.5	CMSAP Group 2	10USR/12MF	1	1				CMSAP GROUP 2, Applicant received approvals for 1 SFIR.
3741530038	147 1930 PINE ST	0.21	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1.
3741550143	148 LA SALLE ST	0.1	R-3.5	CMSAP Group 2	10USR/12MF	1	1				CMSAP GROUP 2.
3741701050	149 VALENTE CRCLIE	0.48	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1.
3750610374	150 PINE ST	0.06	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1, Filing Lot.
3750710075	151 BARTOLINI DR	0.16	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1, Filing Lot.
3750710083	152 BARTOLINI DR	0.15	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1, Slope.
3750810156	153 HARBOR VIEW DR	0.14	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1, Slope/Lot.
3750810154	154 HARBORVIEW DR	0.27	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1, Slope/Lot.
3751110248	155 BLUNDROS CT	0.24	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1.
3760310544	156 JAMES ST	0.5	R-6.0	CMSAP Group 1	1	7	1	1			CMSAP GROUP 1.
3760420105	157 WYOMING ST	0.55	R-6.0	R-14.6	1	6	1	1			

Assessor Parcel Number		Street Address	Area (a/cr.)	Zoning	General Plan Land Use Designation	GP Density units/acre)	Potential Units Max.	Min.	100 yr. Flood Zone Moc.	Dam Inundation Area Moc.	Potential Site Constraints Geological/Constraints	Unpermitted Areas	Appropriateness for Residential Development / Other Comments
376210115	158	VISTA WAY	0.15	R<0	IMSAPI, R0.6	6	1	1					IMSAPI
376232922	159	ESTUDILLO ST	0.3	R<0	CMSAP Group 1	7	1	1					CMSAP GROUP 1, Steep Lot.
376200138	160	ALHAMBRA WAY	0.98	R<0	IMSAPI, R0.6, OS	6	1	6	X				IMSAPI, Partial Open Space, Applicant approved for 6 SFR.
376232002	161	VISTA WAY	0.66	R<0	CMSAP Group 1	7	1	1					CMSAP GROUP 1, Steep Lot.
376241028	162	SHADY GLEN	0.2	R<0	CMSAP Group 1	7	1	1					CMSAP GROUP 1, Eleg. Lot, Steep Lot.
377310246	163	17 ROBINSDALE RD	0.44	R(10)	R 14.6	6	1	1					
377450130	164	MORELLO AVE	0.26	R(10)	R 14.6	6	1	1					No Access
377470676	165		0.12	R<0	IMSAPI, R0.6	6	1	1					IMSAPI, Slope.
377470846	166	123 ST ALBERT CT	0.15	R<0	IMSAPI, R0.6	6	1	1					IMSAPI, Slope.
3784330159	167	DINEEN ST	0.16	R 2.5	CMSAP Group 3	7SFR/4MF	1	1					CMSAP GROUP 3, Slope.
3784320233	168	MILLER AVE	0.11	R 2.5	CMSAP Group 3	7SFR/4MF	1	2					CMSAP GROUP 3