

**SITES INVENTORY AND ANALYSIS**  
**SITE 1**

Number	Item	Data
1.	Parcel numbers	241-010-022, 023, 029
2.	Size (acres)	0.81
3.	GP designation	West End Commercial
4.	Zoning designation	C (General Commercial)
5.	Vacant (Y/N)	N
6.	If not vacant, existing uses	Two 2-story office buildings, one 2-story residence
7.	Map attached (Y/N)	Y
8.	Environmental constraints	Site is irregularly shaped and relatively steep. Lots have a combined frontage of approximately 350' along Risa Road with a 20'-25' difference in grade between the southern and northern boundaries.
9.	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10.	Analysis of non-vacant and underutilized lands	Adjacent to existing multi family and a proposed 65 unit residential condominium project; realistic capacity factors in difficult site constraints
11.	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
12.	Distance to transit (miles)	0.65
13.	Distance to grocery store (miles)	0.45
14.	Realistic development capacity calculation accounting for site improvements & land use controls (dwelling units)	23
15.	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 1: Detailed analysis of parcels**

	<b>241-010-022</b>	<b>241-010-023</b>	<b>241-010-029</b>	<b>Total</b>
<b>Size (acres)</b>	0.26	0.26	0.29	<b>0.81</b>
<b>Existing uses</b>	Office	Office	Single family home	
<b>Status</b>	Operating business	Operating business	Occupied home	
<b>Maximum Units @ 35 du/ac</b>	9	9	10	<b>28</b>
<b>Maximum Realistic Units on Individual Lots</b>	5	5	5	<b>15</b>

<b>Potential for parcel consolidation</b>	<p>In 2005, the City Council created a Senior Housing Task Force to help it meet its goal of providing affordable senior housing in Lafayette. The task force evaluated all sites listed in the previous housing element’s inventory as well as sites that had been previously considered for higher density housing. Letters were mailed to the owners of all properties in the inventory enquiring if there was interest in having the properties considered for this higher density use. The property owners of all three parcels in Site 1 expressed interest in having their properties considered. Given owner interest and the City’s experience with lot consolidation on other parcels, such as The Woodbury, the Lafayette Mercantile, SRM’s acquisition on Second Street and others, this site could be developed within the planning period.</p> <p>This site can either be developed on its own or combined with the adjacent site (Site #2).</p>
<b>Methodology used to calculate realistic capacity</b>	<p>Site is irregularly shaped and relatively steep. Lots have a combined frontage of approximately 350’ along Risa Road with a 20’-25’ difference in grade between the southern and northern boundaries.</p> <p>The three APNs that make up this site have a maximum realistic capacity of 5 units per APN because of the significant site constraints. Although mathematically each site could have 9 or ten units developed on it, it is unlikely that this maximum buildout could be achieved.</p>
<b>Relocation Issues</b>	<p>Uses will have to be relocated if housing is built on this site.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE 2**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1.	Parcel numbers	241-010-024, 033, 034, 040
2.	Size (acres)	2.42
3.	GP designation	West End Commercial
4.	Zoning designation	P-1
5.	Vacant (Y/N)	Y
6.	If not vacant, existing uses	Old single storey motel buildings were demolished after project received approval.
7.	Map attached (Y/N)	Y
8.	Environmental constraints	Site has a gentle slope from north to south. The EBMUD aqueduct right-of-way lies to the south of this site.
9.	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10.	Analysis of non-vacant and underutilized lands	City originally approved an 80 unit project (The Woodbury) which was reduced to 56 at the developer's request. 18 affordable units to be provided off site in an existing apartment complex.
11.	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
12.	Distance to transit (miles)	0.58
13.	Distance to grocery store (miles)	0.35
14.	Realistic development capacity calculation (accounting for site improvements & land use controls)	Approved for 56 units, plus 18 units of affordable off-site.
15.	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**

**SITE 2: Detailed analysis of parcels**

	<b>241-010-024</b>	<b>241-010-033</b>	<b>241-010-034</b>	<b>241-010-040</b>	<b>Total</b>
<b>Size (acres)</b>	0.65	0.67	0.34	0.76	<b>2.42</b>
<b>Existing uses</b>	Former motel (closed down in 2008)	Former motel (closed down in 2008)	Former motel (closed down in 2008)	Former restaurant (closed down in 2008)	
<b>Status</b>	Three story motel building has been retained and the units are temporarily being rented out until building permits are issued for The Woodbury	Vacant; building demolished	Vacant; building demolished	Vacant; building demolished	
<b>Maximum Units @ 35 du/ac</b>	23	23	12	27	<b>85</b>
<b>Maximum Realistic Units on Individual Lots</b>	18	19	6	21	<b>64</b>

<b>Potential for parcel consolidation</b>	Single owner. All parcels were purchased by the developer of a proposed 65-unit residential condominium project in 2008. The project received approval in 2007.
<b>Methodology used to calculate realistic capacity</b>	<p>The number of units (56) is what was approved by the City Council. Note that the City originally approved an 80 unit project which was reduced to 56 at the developer's request.</p> <p>Each of the individual APNs included in this aggregated site are significant enough in size to generate a significant number of units individually. At 35 units to the acre, the mathematical capacity is a total of 85 units. Applying an 80% of maximum rule of thumb for the realistic capacity of each site, the range of units on individual APNs are from 10 to 21 units, for a total of 68 units. However, the issue of individual APN development is at this time moot, since a project on the entire site has been approved and the site is under single ownership.</p> <p>It should be noted that in addition to the 56 units approved on site, the developer has agreed to provide 18 units of affordable housing (5 very low, 5 lower and 8 moderate income) at another location (See Site E).</p>
<b>Relocation Issues</b>	None.

**SITES INVENTORY AND ANALYSIS**

**SITE # 3**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	241-050-006, 007, 017, 018
2	Size (acres)	0.95
3	GP designation	West End Commercial
4	Zoning designation	C (General Commercial)
5	Vacant (Y/N)	One building is boarded up
6	If not vacant, existing uses	Restaurant building, 2 office buildings
7	Map attached (Y/N)	Y
8	Environmental constraints	Flat site adjacent to existing multifamily residential complex.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	24
11	Analysis of non-vacant and underutilized lands	Several restaurants have operated for short periods of time and closed at this location. There have also been previous noise and nuisance complaints associated with the operation of a restaurant so close to a residential development. One building has been boarded up for many years. Realistic capacity assumes mixed use development, with ground floor retail facing Mt. Diablo. With mixed-use development on site, this reduces the maximum realistic capacity of housing units to 25.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.47
14	Distance to grocery store (miles)	0.25
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 3: Detailed analysis of parcels**

	<b>241-050-006</b>	<b>241-050-007</b>	<b>241-050-017</b>	<b>241-050-018</b>	<b>Total</b>
<b>Size (acres)</b>	0.16	0.14	0.20	0.45	<b>0.95</b>
<b>Existing uses</b>	None	Realty offices	Nail salon, offices	None	
<b>Status</b>	Vacant, boarded up, built in 1940	Operating business	Operating businesses, built in 1965	Restaurant, built in 1945	
<b>Maximum Units @ 35 du/ac</b>	6	5	7	16	<b>33</b>
<b>Maximum Realistic Units on Individual Lots</b>	3	2	4	11	<b>20</b>

<b>Potential for parcel consolidation</b>	<p>Although the parcels are under separate ownership, one of the four buildings on the site is vacant and has been boarded-up for several years. The site is flat, adjacent to a multi family development and within walking distance to BART – factors that make it attractive to mixed use or residential developers.</p>
<b>Methodology used to calculate realistic capacity</b>	<p>Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above). This is consistent with the direction set forth in the draft Downtown Specific Plan which presently requires commercial uses on the ground floor of buildings fronting Mt. Diablo Blvd. The capacity for residential in this configuration is therefore less than it would be were the site used completely for residential.</p> <p>Individual APNs for this site could be developed one at a time but the capacity would be difficult to achieve at maximum levels. This is principally the result of the smallness of the sites, which vary from 0.14 acres to 0.45 acres. Although the largest APN could conceivably carry more units, it still would be a very small development.</p>
<b>Relocation Issues</b>	<p>Potentially minor and potentially only temporary – some of the businesses can be worked into the ground floor commercial portion of the mixed use development.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE # 4**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	241-020-013, 014, 015, 008
2	Size (acres)	2.37
3	GP designation	West End Commercial
4	Zoning designation	C (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Auto repair, consultative services, restaurant
7	Map attached (Y/N)	Y
8	Environmental constraints	Flat site adjacent to the EBMUD aqueduct right of way
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	60
11	Analysis of non-vacant and underutilized lands	Realistic capacity assumes mixed use development. The City processed a study session in March 2009 for a mixed use project containing 46 residential units on one parcel of this site. In May 2010, City staff met again with the developer to review updated plans for a mixed use project. The current project calls for 66 units.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.25
14	Distance to grocery store (miles)	0.07
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**

**SITE 4: Detailed analysis of parcels**

	<b>241-020-013</b>	<b>241-020-014</b>	<b>241-020-015</b>	<b>241-020-008</b>	<b>Total</b>
<b>Size (acres)</b>	1.17	0.30	0.18	0.72	<b>2.37</b>
<b>Existing uses</b>	Auto repair, salon, insurance services, etc. built in 1950	Offices	Offices	Restaurant built in 1938	
<b>Status</b>	Operating businesses	Operating businesses	Operating businesses	Operating business	
<b>Maximum Units @ 35 du/ac</b>	41	11	6	25	<b>83</b>
<b>Maximum Realistic Units on Individual Lots</b>	33	5	4	18	<b>60</b>

<b>Potential for parcel consolidation</b>	<p>The site is flat and within walking distance to BART – factors that make it attractive to mixed use or residential developers. In March 2009, a study session on parcel 241-020-013 was held by the Design Review Commission to consider a proposal for a ~75,000 sq. ft. three-story mixed use development over subterranean parking. The plans called for retail on the ground floor and approximately 46 residential units above. The proposal was well received by the Commission.</p> <p>Even if all the parcels are not consolidated, the two larger parcels (241-020-013 and 241-020-008) can be developed individually and can accommodate a total of about 60 residential units.</p> <p>In May 2010, the property owner of Parcel 241-020-013 met with staff to review revised plans for the mixed use project (multifamily residential, retail) Project to be scheduled for a study session with the Design Review Commission in the fall of 2010. As previously stated, this parcel is large enough that it can be developed independently; however, because it fronts on Mt Diablo Blvd. the number of units able to be achieved would be less than maximum because of the need to provide a mixed-use development. If the parcels are consolidated and developed as a whole, there is an opportunity for the existing restaurant to be incorporated into the new development. Given owner interest and the City’s experience with lot consolidation on other parcels, such as The Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.</p>
<b>Methodology used to calculate realistic capacity</b>	<p>Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above and in the rear of the site). This is consistent with the direction set forth in the draft Downtown Specific Plan which presently requires commercial uses on the ground floor of buildings fronting Mt. Diablo Blvd.</p>
<b>Relocation Issues</b>	<p>Potentially minor and potentially only temporary – some of the businesses like the restaurant can be worked into the ground floor commercial portion of the mixed use development.</p>



**SITES INVENTORY AND ANALYSIS**  
**SITE # 5**

Number	Item	Data
1	Parcel numbers	241-030-002, 003, 004, 031
2	Size (acres)	1.50
3	GP designation	West End Commercial
4	Zoning designation	C (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Building materials supply store and materials storage area, offices
7	Map attached (Y/N)	Y
8	Environmental constraints	Level in front, drops down in the rear. Adjacent to multi family and offices.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	40
11	Analysis of non-vacant and underutilized lands	Site is underutilized as it is located within walking distance to BART and services. Realistic capacity takes advantage of topography and assumes mixed use development
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.30
14	Distance to grocery store (miles)	0.07
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**

**SITE 5: Detailed analysis of parcels**

	<b>241-030-002</b>	<b>241-030-003</b>	<b>241-030-004</b>	<b>241-030-031</b>	<b>Total</b>
<b>Size (acres)</b>	1.00	0.12	0.16	0.22	<b>1.50</b>
<b>Existing uses</b>	Stone and yard supplies, built in 1946	Art gallery	Contractor's office/yard, built in 1949	Contractor's office/yard, built in 1947	
<b>Status</b>	Operating business	Operating business	Operating business	Operating business	
<b>Maximum Units @ 35 du/ac</b>	35	4	6	8	<b>53</b>
<b>Maximum Realistic Units on Individual Lots</b>	20	2	3	4	<b>29</b>

<p><b>Potential for parcel consolidation</b></p>	<p>Parcels 241-030-004 and 241-030-031 are in common ownership. The site is adjacent to a multifamily development and within walking distance to BART and grocery stores – factors that make it attractive to mixed use or residential developers. Given the City's experience with lot consolidation on other parcels, such as the Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.</p> <p>Individual APNs for this site could be developed one at a time but the capacity would be difficult to achieve at maximum levels. This is principally the result of the smallness of the sites, which vary from 0.12 acres to 1.00 acre. Although the largest APN could conceivably carry more units, it still would be a small development, especially given the City's goal of providing mixed-use developments along Mt. Diablo Blvd.</p>
<p><b>Methodology used to calculate realistic capacity</b></p>	<p>Realistic capacity takes advantage of the change in topography between the front of the site and the rear. There is about a ten foot drop in elevation between the front and rear of this site. Given the lot depth of the site, it would be possible to accommodate an additional story in the rear of the site.</p> <p>Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above and in the rear of the site). Individually, the smaller APNs could probably only achieve 50% of maximum capacity.</p>
<p><b>Relocation Issues</b></p>	<p>Uses will have to be relocated if housing is built on this site.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE # 6**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	243-040-035
2	Size (acres)	1.47
3	GP designation	Downtown Core
4	Zoning designation	P-1
5	Vacant (Y/N)	Y
6	If not vacant, existing uses	-
7	Map attached (Y/N)	Y
8	Environmental constraints	Level site adjacent to the BART station.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	69
11	Analysis of non-vacant and underutilized lands	KB Home owns which is governed by a development agreement. This is the remaining portion of a PUD approved for 69 units.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre across entire PUD site
13	Distance to transit (miles)	0.0
14	Distance to grocery store (miles)	0.25
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 6: Detailed analysis of parcels**

	<b>243-040-035</b>	<b>Total</b>
<b>Size (acres)</b>	1.47	<b>1.47</b>
<b>Existing uses</b>	Vacant land	
<b>Status</b>	Processing application	
<b>Maximum Units @ 35 du/ac</b>	51	<b>51</b>
<b>Maximum Realistic Units on Individual Lots</b>	82	<b>82</b>

<b>Potential for parcel consolidation</b>	Not applicable. Single parcel.
<b>Methodology used to calculate realistic capacity</b>	KB Home owns which is governed by a development agreement. This is the remaining portion of a PUD approved for 69 units
<b>Relocation Issues</b>	None. Parcel is vacant land.

**SITES INVENTORY AND ANALYSIS**  
**SITE # 7**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	243-150-017
2	Size (acres)	0.38
3	GP designation	Downtown Core
4	Zoning designation	SRB (Special Retail Business)
5	Vacant (Y/N)	Y
6	If not vacant, existing uses	-
7	Map attached (Y/N)	Y
8	Environmental constraints	Small level site. Located near apartments and offices; realistic capacity takes into consideration site conditions
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	10
11	Analysis of non-vacant and underutilized lands	-
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.19
14	Distance to grocery store (miles)	0.19
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 7: Detailed analysis of parcels**

	<b>243-150-017</b>	<b>Total</b>
<b>Size (acres)</b>	0.38	<b>0.38</b>
<b>Existing uses</b>	Vacant land	
<b>Status</b>	None	
<b>Maximum Units @ 35 du/ac</b>	13	<b>13</b>
<b>Maximum Realistic Units on Individual Lots</b>	10	<b>10</b>

<b>Potential for parcel consolidation</b>	Not applicable. Single parcel.
<b>Methodology used to calculate realistic capacity</b>	<p>The realistic capacity assumes an all-residential project. Considering the nature of the site and its size, the buildout assumes a maximum of about 80% of the mathematical capacity, or 10 units.</p> <p>Note that the property owner has acquired an adjacent parcel and has indicated via letter to HCD dated August 18, 2010 that he intends to build a mixed use project containing approximately 50 residential units.</p>
<b>Relocation Issues</b>	None. Parcel is vacant land.

**SITES INVENTORY AND ANALYSIS**  
**SITE # 8**

Number	Item	Data
1	Parcel numbers	243-180-016, 243-210-013,014,015,016,004
2	Size (acres)	2.26
3	GP designation	High density multi family residential, Downtown Core, Administrative/Professional Office
4	Zoning designation	MRA/MRO/RB ((Multiple family residential/Professional office, Retail Business District)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Parking lot for a church, single story doctor and insurance offices, two residences (1 vacant)
7	Map attached (Y/N)	Y
8	Environmental constraints	Level site in rear bounded by creek; contains mature oak trees. Land slopes up towards Moraga Road.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	58
11	Analysis of non-vacant and underutilized lands	Realistic capacity takes advantage of changes in topography. Properties fronting Moraga Road are underutilized given zoning potential.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.22
14	Distance to grocery store (miles)	0.35
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**  
**SITE 8: Detailed analysis of parcels**

	<b>243-180-016</b>	<b>243-210-013</b>	<b>243-210-014</b>	<b>243-210-015</b>	<b>243-210-016</b>	<b>243-210-004</b>	<b>Total</b>
<b>Size (acres)</b>	1.06	0.12	0.35	0.10	0.17	0.46	<b>2.26</b>
<b>Existing uses</b>	Parking lot	Office, built in 1950	Vacant house	Parking lot	Office, built in 1947	House, built in 1949	
<b>Status</b>							
<b>Maximum Units @ 35 du/ac</b>	37	4	12	4	6	16	<b>79</b>
<b>Maximum Realistic Units on Individual Lots</b>	28	2	6	2	3	8	<b>49</b>

<p><b>Potential for parcel consolidation</b></p>	<p>Four of the contiguous parcels are in common ownership (243-210-013, 014, 015 and 016) and the City recently acquired them. The parcels will be initially used for public parking while the City works with the church on a joint development project. The City is in ongoing contact with the church to determine if it would be willing to participate in a joint project that would permit higher density housing on the parking lot and provide convenient parking for the church.</p> <p>The site is adjacent to multifamily development and within walking distance to BART and grocery stores – factors that make it attractive to mixed use or residential developers. Note that the site can be broken up and viewed as two separate development sites – (1) church parking lot, (2) properties fronting Moraga Road.</p>
<p><b>Methodology used to calculate realistic capacity</b></p>	<p>Realistic capacity takes advantage of the change in topography between the front of the site and the rear. There is about a twenty foot drop in elevation between the parcels fronting Moraga Road and the church’s parking lot. This would allow for additional floors for either parking or residential use to be accommodated in the rear of the site.</p> <p>Individually, the smaller APNs would be difficult to develop at more than about 50% of maximum, while the larger parcels could potentially be developed closer to 80%. Because the site fronts Moraga Road, the realistic capacity assumes mixed use development (commercial on ground floor fronting the street, housing above and in the rear of the site)</p>
<p><b>Relocation Issues</b></p>	<p>As part of the acquisition of the four parcels, the City will relocate the existing uses.</p>



**SITES INVENTORY AND ANALYSIS**  
**SITE # 9**

Number	Item	Data
1	Parcel numbers	234-041-001
2	Size (acres)	2.38
3	GP designation	Administrative, professional office & high density multi family residential
4	Zoning designation	MRO (Multiple family residential/Professional office)
5	Vacant (Y/N)	Y
6	If not vacant, existing uses	-
7	Map attached (Y/N)	Y
8	Environmental constraints	Flat site; bounded on three sides by roads and fourth by creek. Southern end of the downtown; realistic capacity takes creek setback requirements and access issues into consideration
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	66
11	Analysis of non-vacant and underutilized lands	-
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.54
14	Distance to grocery store (miles)	0.45
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**  
**SITE 9: Detailed analysis of parcels**

	<b>234-041-001</b>	<b>Total</b>
<b>Size (acres)</b>	2.38	<b>2.38</b>
<b>Existing uses</b>	Vacant land	
<b>Status</b>	None	
<b>Maximum Units @ 35 du/ac</b>	83	<b>83</b>
<b>Maximum Realistic Units on Individual Lots</b>	60	<b>60</b>

<b>Potential for parcel consolidation</b>	Not applicable. Single parcel.
<b>Methodology used to calculate realistic capacity</b>	Realistic capacity takes creek setback requirements and access issues into consideration and assumes an all-residential project. While the maximum capacity for this site mathematically could be as high as 83 units, given the site constraints the maximum realistic capacity would be likely less than 80% of maximum, or 66 units.
<b>Relocation Issues</b>	None – parcel is vacant

**SITES INVENTORY AND ANALYSIS**  
**SITE # 10**

Number	Item	Data
1	Parcel numbers	243-222-013 <sup>1</sup> ,014,015,016,017
2	Size (acres)	0.96
3	GP designation	Downtown Core
4	Zoning designation	RB (Retail Business district) and R-6 (single family residential)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Movie theater (vacant for 3 years), parking lots, vacant parcel
7	Map attached (Y/N)	Y
8	Environmental constraints	Site bounded by creek on south side. Existing senior housing project south of creek.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	26
11	Analysis of non-vacant and underutilized lands	Realistic capacity assumes mixed use development and takes into account site constraints. Properties are underutilized given zoning potential.  In 2008, this site was evaluated by Eden Housing, Inc. who deemed it to be suitable for multifamily development. Preliminary plans for an independent living senior housing project were prepared and submitted to the Senior Housing Task Force for review. Eden however was unable to come to terms with the property owner on the asking price.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.35
14	Distance to grocery store (miles)	0.12
15	Income category	Moderate and Above

<sup>1</sup> While the parcel in question is zoned single family, its historical use is that of a commercial parking lot. The parcel is accessed from Golden Gate Way – a commercial street. The owner of the parcel has leased the 21 spaces to nearby businesses. It is flanked on the east, west and north by commercially zoned properties. If redeveloped, it will most likely be rezoned commercial

**SITES INVENTORY AND ANALYSIS**

**SITE 10: Detailed analysis of parcels**

	<b>243-222-013</b>	<b>243-222-014</b>	<b>243-222-015</b>	<b>243-222-016</b>	<b>243-222-017</b>	<b>Total</b>
<b>Size (acres)</b>	0.31	0.13	0.13	0.12	0.27	<b>0.96</b>
<b>Existing uses</b>	Parking lot	Vacant	Vacant	Parking lot	Movie theater (closed for 3 years), built in 1941	
<b>Status</b>						
<b>Maximum Units @ 35 du/ac</b>	11	5	5	4	9	<b>34</b>
<b>Maximum Realistic Units on Individual Lots</b>	4	2	2	2	4	<b>14</b>

<b>Potential for parcel consolidation</b>	<p>Parcels 243-222-013 and 243-222-014 are in common ownership as are Parcels 243-222-015 and 243-222-016. The owner of the movie theater has expressed an interest in developing a mixed use project (housing over commercial) on the site and has contacted owners of the other parcel to determine their interest in selling the lots.</p> <p>In 2008, this site was evaluated by Eden Housing, Inc. who deemed it to be suitable for multifamily development. Preliminary plans for a 45 unit independent living senior housing project were prepared and submitted it to the Senior Housing Task Force for review. Eden however was unable to come to terms with the property owner on the asking price.</p>
<b>Methodology used to calculate realistic capacity</b>	<p>Realistic capacity takes the narrow depths of parcels into consideration and assumes a mixed use development (housing over commercial). This is based in part on Eden Housing’s extensive site review as part of its efforts to discern the viability of this site for senior housing and the fact that non-senior housing units are larger in area than senior housing units.</p> <p>The individual APNs would be very difficult to develop individually for housing because of the site constraints, including the lot shapes and the fact there is a creek running behind the property. Although mathematically there could be as many as 34 units, it is unlikely that more than 26 units could be built.</p>
<b>Relocation Issues</b>	<p>Two of the lots are vacant, and another includes a vacant movie theatre whose prospects for re-use are marginal at best. Parking in the two operating lots would have to be relocated or accommodated on site.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE # 11**

Number	Item	Data
1	Parcel numbers	243-232-010,011,012,013
2	Size (acres)	0.73
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Small businesses, parking lots
7	Map attached (Y/N)	Y
8	Environmental constraints	Flat site, narrow depth of lots -- multi family to the west, creek to the rear.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	19
11	Analysis of non-vacant and underutilized lands	Realistic capacity assumes mixed use development. Properties are underutilized given zoning potential.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.52
14	Distance to grocery store (miles)	0.28
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**

**SITE 11: Detailed analysis of parcels**

	<b>243-232-010</b>	<b>243-232-011</b>	<b>243-232-012</b>	<b>243-232-013</b>	<b>Total</b>
<b>Size (acres)</b>	0.09	0.15	0.21	0.28	<b>0.73</b>
<b>Existing uses</b>	Retail	Parking lot	Pool supplies, built in 1941	Parking lot	
<b>Status</b>	Operating business		Operating business		
<b>Maximum Units @ 35 du/ac</b>	3	5	7	10	<b>26</b>
<b>Maximum Realistic Units on Individual Lots</b>	2	3	4	5	<b>13</b>

<p><b>Potential for parcel consolidation</b></p>	<p>The Lafayette Library and Learning Center opened in November 2009. Since its opening, the level of pedestrian activity along Golden Gate Way has increased tremendously. As anticipated, the City is receiving more inquiries about development opportunities (housing and retail) along this street. The draft Downtown Specific Plan envisions that the Library “will be a hub of community activities seven days a week and into the evenings; therefore, uses that take advantage of and create relationships with these activities will be the focus of this area. These include restaurants, stores, offices, senior housing, family housing, and additional civic uses.”</p> <p>The potential for lot consolidation for this particular site is challenging because each parcel is in separate ownership. But given the site’s location adjacent to the Library, elementary and middle schools and the draft Specific Plan’s vision for Golden Gate Way as a retail and residential street, the City believes that it should be listed as a potential site in this inventory. Further, given developer interest, the intensification of development trends in this area, and the City’s experience with lot consolidation on other parcels, such as the Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.</p>
<p><b>Methodology used to calculate realistic capacity</b></p>	<p>Realistic capacity takes the narrow depths of parcels into consideration and assumes a mixed use development (housing over commercial)</p> <p>Individually it would be extremely difficult to develop these parcels for housing because of their small sizes. Assuming a realistic development capacity of approximately 50% of mathematical, the most any individual APN could achieve is probably 5 units. However, as consolidated, these APNs could collectively provide about 19 units.</p>
<p><b>Relocation Issues</b></p>	<p>Potentially minor and potentially only temporary - the businesses can be worked into the ground floor commercial portion of the mixed use development.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE # 12**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	243-221-002.003,012,020
2	Size (acres)	0.80
3	GP designation	Downtown Core
4	Zoning designation	RB (Retail Business)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Two eating establishments, dry cleaners, offices, excess City right of way
7	Map attached (Y/N)	Y
8	Environmental constraints	Change in topography between Golden Gate Way and Mt. Diablo Blvd. New library building to the east.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	20
11	Analysis of non-vacant and underutilized lands	Site is underutilized as it is located within walking distance to BART and services. Realistic capacity takes advantage of topography and assumes mixed use development
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.41
14	Distance to grocery store (miles)	0.16
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 12: Detailed analysis of parcels**

	<b>243-221-002</b>	<b>243-221-003</b>	<b>243-221-012</b>	<b>243-221-020</b>	<b>Total</b>
<b>Size (acres)</b>	0.14	0.22	0.19	0.25	<b>0.80</b>
<b>Existing uses</b>	Restaurant, built in 1950	Cleaners	Offices	Fast food	
<b>Status</b>	Operating business	Operating business	Operating businesses	Operating business	
<b>Maximum Units @ 35 du/ac</b>	5	8	7	9	<b>28</b>
<b>Maximum Realistic Units on Individual Lots</b>	2	4	3	4	<b>13</b>

<p><b>Potential for parcel consolidation</b></p>	<p>Parcels 243-221-002 and 243-221-003 are in common ownership. The Lafayette Library and Learning Center opened in November 2009. Since its opening, the level of pedestrian activity along Golden Gate Way has increased tremendously. As anticipated, the City is receiving more inquiries about development opportunities (housing and retail) along this street. The draft Downtown Specific Plan envisions that the Library “will be a hub of community activities seven days a week and into the evenings; therefore, uses that take advantage of and create relationships with these activities will be the focus of this area. These include restaurants, stores, offices, senior housing, family housing, and additional civic uses.”</p> <p>The property owner of Parcel 243-221-012 has expressed an interest to work with the City to revitalize this block. If the parcels are consolidated and developed as a whole, there is an opportunity for the existing businesses to be incorporated into the new development. Given owner interest and the City’s experience with lot consolidation on other parcels, such as the Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.</p>
<p><b>Methodology used to calculate realistic capacity</b></p>	<p>Realistic capacity of 20 units takes advantage of topography and assumes mixed use development (housing over commercial). Development of individual APNs would be difficult because of the small size of individual lots. Assuming a realistic capacity at 50% of maximum, the greatest number of units that could be generated is 14 total, or between 2 and 4 individually.</p>
<p><b>Relocation Issues</b></p>	<p>Although there are existing uses on these individual lots, they are relatively small uses surrounded by significant parking areas, making them underutilized sites. As noted above, there are opportunities for the existing uses to be incorporated into the new development, so whatever relocation that is needed would be temporary.</p>



**SITES INVENTORY AND ANALYSIS**  
**SITE # 13**

Number	Item	Data
1	Parcel numbers	243-231-009,010,021,022
2	Size (acres)	1.48
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Auto repair shops, stationery store
7	Map attached (Y/N)	Y
8	Environmental constraints	Change in topography between Golden Gate Way and Mt. Diablo Blvd. Upper portion on Mt. Diablo Blvd. is flat.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	36
11	Analysis of non-vacant and underutilized lands	Realistic capacity assumes mixed use development. Properties are underutilized given zoning potential.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.48
14	Distance to grocery store (miles)	0.23
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**

**SITE 13: Detailed analysis of parcels**

	<b>243-231-009</b>	<b>243-231-010</b>	<b>243-231-021</b>	<b>243-231-022</b>	<b>Total</b>
<b>Size (acres)</b>	0.10	0.16	0.46	0.76	<b>1.48</b>
<b>Existing uses</b>	Duplex	Offices	Auto repair	Retail	
<b>Status</b>		Operating business	Operating business	Operating business	
<b>Maximum Units @ 35 du/ac</b>	4	6	16	27	<b>52</b>
<b>Maximum Realistic Units on Individual Lots</b>	2	3	13	22	<b>40</b>

<p><b>Potential for parcel consolidation</b></p>	<p>City staff has had initial meetings with the owner of parcel 243-231-021 to discuss the possibility of a mixed use development. City staff has also met with the owner of the auto repair business to discuss the Downtown Specific Plan’s goal of encouraging retail and housing on Golden Gate Way and his plans to relocate to another part of the Downtown.</p> <p>The Lafayette Library and Learning Center opened in November 2009. Since its opening, the level of pedestrian activity along Golden Gate Way has increased tremendously. As anticipated, the City is receiving more inquiries about development opportunities (housing and retail) along this street. The draft Downtown Specific Plan envisions that the Library “will be a hub of community activities seven days a week and into the evenings; therefore, uses that take advantage of and create relationships with these activities will be the focus of this area. These include restaurants, stores, offices, senior housing, family housing, and additional civic uses.”</p> <p>Given developer and owner interest, the intensification of development trends in this area, and the City’s experience with lot consolidation on other parcels, such as the Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.</p>
<p><b>Methodology used to calculate realistic capacity</b></p>	<p>Realistic capacity of 36 units takes advantage of topography and assumes mixed use development (housing over commercial), as well as consolidated lots. Individual APNs – especially the larger ones – could be developed as stand-alone sites but the smaller parcels would produce few units.</p>
<p><b>Relocation Issues</b></p>	<p>Consistent with the draft Downtown Specific Plan, the retail uses can be accommodated within the new development while the auto repair uses will need to be relocated.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE # 14**

Number	Item	Data
1	Parcel numbers	243-011-016,030,042,056
2	Size (acres)	0.96
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	Y
6	If not vacant, existing uses	Boarded up buildings, fourplex
7	Map attached (Y/N)	Y
8	Environmental constraints	Slight change in topography. Adjacent to multi family; realistic capacity assumes mixed use development. Right-of-Way reduces effective site capacity.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	25
11	Analysis of non-vacant and underutilized lands	-
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.57
14	Distance to grocery store (miles)	0.32
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 14: Detailed analysis of parcels**

	<b>243-011-016</b>	<b>243-011-030</b>	<b>243-011-042</b>	<b>243-011-056</b>	<b>Total</b>
<b>Size (acres)</b>	0.11	0.27	0.17	0.41	<b>0.96</b>
<b>Existing uses</b>	Multifamily	Parking lot	Boarded up buildings	Parking lot	
<b>Status</b>					
<b>Maximum Units @ 35 du/ac</b>	4	9	6	14	<b>33</b>
<b>Maximum Realistic Units on Individual Lots</b>	2	5	3	7	<b>17</b>

<b>Potential for parcel consolidation</b>	<p>Parcels 243-011-056 and 243-011-042 are in common ownership and are for sale. Site is adjacent to existing multi family and is across the street from Site #15 which is owned by a housing developer.</p> <p>In January 2010, Parcels 243-011-056 and 243-011-042 were listed for sale. The City has since received a number of inquiries from developers proposing a mixed use project (housing over commercial). No application for development has been submitted to date. Note that these two parcels can be development independent of the two smaller parcels.</p>
<b>Methodology used to calculate realistic capacity</b>	<p>Because the site fronts Mt. Diablo Blvd., the realistic capacity of 25 units assumes mixed use development (commercial on ground floor, housing above), and lot consolidation. Smaller individual APNs would likely not produce the number of units needed for a viable development, except perhaps the largest one, at 0.41 acres.</p>
<b>Relocation Issues</b>	<p>If APN 243-011-016 is included in the development, the tenants of the four units will have to be relocated.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE # 16**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	233-040-006,007,035,026,027
2	Size (acres)	1.77 (includes private road right of way)
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Auto related businesses, consignment store
7	Map attached (Y/N)	Y
8	Environmental constraints	Linear, rectangular site; significant rise in topography from south to north and can be used to increase the number of units. Multifamily to the west.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	36
11	Analysis of non-vacant and underutilized lands	Realistic capacity assumes mixed use development. Properties are underutilized given zoning potential.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.60
14	Distance to grocery store (miles)	0.40
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**  
**SITE 16: Detailed analysis of parcels**

	<b>233-040-006</b>	<b>233-040-007</b>	<b>233-040-026</b>	<b>233-040-027</b>	<b>233-040-035</b>	<b>Total</b>
<b>Size (gross acres)</b>	0.32	0.67	0.21	0.15	0.42	<b>1.77</b>
<b>Size (net of ROW)</b>	0.26	0.54	0.17	0.12	0.34	<b>1.42</b>
<b>Existing uses</b>	Auto services	Auto services	Auto repair	Auto repair, built in 1948	Commercial	
<b>Status</b>	Operating businesses	Operating businesses	Operating businesses	Operating businesses	Operating businesses	
<b>Maximum Units @ 35 du/ac</b>	9	19	6	4	12	<b>50</b>
<b>Maximum Realistic Units on Individual Lots</b>	5	13	3	2	6	<b>29</b>

<b>Potential for parcel consolidation</b>	<p>Parcels 233-040-035, 26 and 27 as well as Site #17 are in common ownership. City staff met with the property owner in March 2010 and was informed that sale of these properties would be considered in a few years when the leases on the existing businesses expires.</p> <p>Site is adjacent to existing multi family.</p>
<b>Methodology used to calculate realistic capacity</b>	<p>Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above) and land area net of private road right of way, which accounts for approximately 20% of each APNs' area. The calculations above for individual APNs show the development potential on the net acreage.</p>
<b>Relocation Issues</b>	<p>Uses will have to be relocated if housing is built on this site.</p>

**SITES INVENTORY AND ANALYSIS**  
**SITE # 17**

Number	Item	Data
1	Parcel numbers	233-040-024,039
2	Size (acres)	1.29 (includes private road right of way)
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Auto sales showroom (closed), auto related services
7	Map attached (Y/N)	Y
8	Environmental constraints	Level site.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	21
11	Analysis of non-vacant and underutilized lands	Major business on site (auto sales) has closed. Adjacent to proposed multi family (Eden Housing); realistic capacity assumes mixed use development.  In 2008, this site was evaluated by Eden Housing, Inc. who deemed it to be suitable for multifamily development. Eden however was unable to come to terms with the property owner on the asking price.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.60
14	Distance to grocery store (miles)	0.40
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 17: Detailed analysis of parcels**

	<b>233-040-024</b>	<b>233-040-039</b>	<b>Total</b>
<b>Size (gross acres)</b>	1.09	0.20	<b>1.29</b>
<b>Size (net of ROW)</b>	0.87	0.16	<b>1.03</b>
<b>Existing uses</b>	Vacant building fronting Mt. Diablo Blvd., temporary building in the rear has auto uses, built in 1944	Vacant building	
<b>Status</b>	Operating business		
<b>Maximum Units @ 35 du/ac</b>	30	6	<b>36</b>
<b>Maximum Realistic Units on Individual Lots</b>	20	3	<b>23</b>

<b>Potential for parcel consolidation</b>	Both parcels in common ownership. Property owner was willing to sell the site to Eden Housing in 2008. Eden, however, was unable to come to terms with the property owner on the asking price. City staff met with the property owner in March 2010 and was informed that sale of these properties would be considered in a few years when the leases on the existing businesses expires.
<b>Methodology used to calculate realistic capacity</b>	Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above) and land area net of private road right of way, which accounts for approximately 20% of each APNs' area. The calculations above for individual APNs show the development potential on the net acreage.
<b>Relocation Issues</b>	Site is expected to be sold and developed after existing leases expire.



**SITES INVENTORY AND ANALYSIS**  
**SITE # 19**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	233-021-011,012,017
2	Size (acres)	0.60
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Two vacant lots, multifamily
7	Map attached (Y/N)	Y
8	Environmental constraints	Hilly site. Adjacent to residential; realistic capacity takes into consideration site conditions
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	16
11	Analysis of non-vacant and underutilized lands	Property is underutilized given zoning potential.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.87
14	Distance to grocery store (miles)	0.60
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 19: Detailed analysis of parcels**

	<b>233-021-011</b>	<b>233-021-012</b>	<b>233-021-017</b>	<b>Total</b>
<b>Size (acres)</b>	0.19	0.20	0.21	<b>0.60</b>
<b>Existing uses</b>	Vacant	Vacant	4 units, built in 1942	
<b>Status</b>			Occupied	
<b>Maximum Units @ 35 du/ac</b>	7	7	7	<b>21</b>
<b>Maximum Realistic Units on Individual Lots</b>	3	4	4	<b>11</b>

<b>Potential for parcel consolidation</b>	Two parcels 233-021-011 and 233-021-012 are in common ownership and can be developed independent of the third parcel. They are for sale and being marketed with plans for a 15-unit condominium project. If the parcels are consolidated and developed as a whole, there is an opportunity for the existing units to be incorporated into the new development.
<b>Methodology used to calculate realistic capacity</b>	The realistic capacity assumes an all-residential project, with 16 units on the aggregated site. Individual APNs for this site could be developed one at a time but the capacity would be difficult to achieve at maximum levels. This is principally the result of the smallness of the sites, which average 0.20 acres. Based on a 50% of maximum capacity ratio, the sites individually could only carry a total of about 11 units, perhaps even less.
<b>Relocation Issues</b>	If the parcels are consolidated and developed as a whole, there is an opportunity for the existing units to be incorporated into the new development.

**SITES INVENTORY AND ANALYSIS**  
**SITE # 20**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	233-022-003,004,005,006
2	Size (acres)	0.80
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Auto repair, offices, residence
7	Map attached (Y/N)	Y
8	Environmental constraints	Level site. Realistic capacity assumes mixed use development
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	20
11	Analysis of non-vacant and underutilized lands	Property is underutilized given zoning potential.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.92
14	Distance to grocery store (miles)	0.73
15	Income category	Moderate and Above

**SITES INVENTORY AND ANALYSIS**  
**SITE 20: Detailed analysis of parcels**

	<b>233-022-003</b>	<b>233-022-004</b>	<b>233-022-005</b>	<b>233-022-006</b>	<b>Total</b>
<b>Size (acres)</b>	0.22	0.20	0.28	0.10	<b>0.80</b>
<b>Existing uses</b>	Auto repair	Auto repair	Offices	Single family, built in 1934	
<b>Status</b>	Operating business	Operating business	Operating business	Occupied	
<b>Maximum Units @ 35 du/ac</b>	8	7	10	4	<b>28</b>
<b>Maximum Realistic Units on Individual Lots</b>	4	4	5	2	<b>14</b>

<b>Potential for parcel consolidation</b>	Site is adjacent to existing multi family and has sufficient width and depth to accommodate a mixed use development with commercial use on the ground floor and housing above.
<b>Methodology used to calculate realistic capacity</b>	<p>There is a significant grade change between the lots fronting Mt. Diablo and those of at the rear of the site; most of the residential bulk would be located towards the back of the site above Mt. Diablo. Given the change in grade between the commercial portion (auto use) of the site and the residential portion, there should be no impacts because the grade change provides a reasonable buffer.</p> <p>Based on the limited size of each individual lot – and in conjunction with the topography of the sites -- the likelihood of achieving full build-out is not possible. Lot consolidation – along with appropriate incorporation of certain current uses – will achieve a reasonable development size.</p>
<b>Relocation Issues</b>	Auto related businesses are a permitted and desired use in this zoning district and therefore the existing uses can be incorporated into a new development with housing on the upper floors and in the rear of the site.

**SITES INVENTORY AND ANALYSIS**  
**SITE # 21**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	233-131-020,022
2	Size (acres)	2.16
3	GP designation	Low density multifamily
4	Zoning designation	MRA (Multiple family residential)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	One single family residence
7	Map attached (Y/N)	Y
8	Environmental constraints	Hilly site located between single family and multi family developments
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	18
11	Analysis of non-vacant and underutilized lands	Approved for 18 multi family condos.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned to 17 du/acre
13	Distance to transit (miles)	1.52
14	Distance to grocery store (miles)	1.27
15	Income category	Low, moderate, above moderate per development agreement

**SITES INVENTORY AND ANALYSIS**  
**SITE 21: Detailed analysis of parcels**

	<b>233-131-020</b>	<b>233-131-022</b>	<b>Total</b>
<b>Size (acres)</b>	0.50	1.66	<b>2.16</b>
<b>Existing uses</b>	Single family	Vacant	
<b>Status</b>	Occupied		
<b>Maximum Units @ 17 du/ac</b>	9	28	<b>37</b>
<b>Maximum Realistic Units on Individual Lots</b>	2	20	<b>22</b>

<b>Potential for parcel consolidation</b>	Both parcels are in common ownership. In 2008, the City Council approved an 18-unit residential condominium project on the site.
<b>Methodology used to calculate realistic capacity</b>	Realistic capacity reflects approved project.
<b>Relocation Issues</b>	Residential use will have to be relocated.

**SITES INVENTORY AND ANALYSIS**  
**SITE – A (Lennox)**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	243-070-011
2	Size (acres)	0.32
3	GP designation	West End Commercial
4	Zoning designation	C (General Commercial)
5	Vacant (Y/N)	Y
6	If not vacant, existing uses	Vacant building (former residence used as office)
7	Map attached (Y/N)	Y
8	Environmental constraints	Flat site flanked by residential uses on two sides and commercial uses on the other two sides.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	8
11	Analysis of non-vacant and underutilized lands	Site contains one single family home that was converted to offices.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.30
14	Distance to grocery store (miles)	0.06
15	Income category	Above moderate

**SITES INVENTORY AND ANALYSIS**  
**SITE - A: Detailed analysis of parcels**

	<b>243-070-011</b>	<b>Total</b>
<b>Size (acres)</b>	0.32	<b>0.32</b>
<b>Existing uses</b>	Vacant residence used as office	
<b>Status</b>	Vacant	
<b>Maximum Units @ 35 du/ac</b>	11	<b>11</b>
<b>Maximum Realistic Units</b>	8	<b>8</b>

<b>Potential for parcel consolidation</b>	Single parcel. Property for sale.
<b>Methodology used to calculate realistic capacity</b>	Application filed for an 8 unit condo project
<b>Relocation Issues</b>	None



**SITES INVENTORY AND ANALYSIS**  
**SITE – B (Lincoln Building)**

Number	Item	Data
1	Parcel numbers	243-232-027 & 243-232-028
2	Size (acres)	1.47
3	GP designation	East End Commercial
4	Zoning designation	C-1 (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Apartment building where many of the apartments have been illegally converted to general personal services like hair salons and nail salons.
7	Map attached (Y/N)	Y
8	Environmental constraints	Creek borders site on the south side.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	40
11	Analysis of non-vacant and underutilized lands	Property was acquired a few years ago with the intent of redevelopment. City has met with property owner to discuss preliminary plans for a mixed use (housing over retail) project.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.50
14	Distance to grocery store (miles)	0.20
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**  
**SITE - B: Detailed analysis of parcels**

	<b>243-202-027</b>	<b>243-232-028</b>	<b>Total</b>
<b>Size (acres)</b>	1.06	0.41	<b>1.47</b>
<b>Existing uses</b>	Mostly general personal services, a few apartments	Parking lot	-
<b>Status</b>	Occupied; month to month rents		
<b>Maximum Units @ 35 du/ac</b>	-	-	<b>51</b>
<b>Maximum Realistic Units</b>	-	-	<b>40</b>

<b>Potential for parcel consolidation</b>	Parcels are under same ownership.
<b>Methodology used to calculate realistic capacity</b>	The realistic capacity reflects a mixed use project with housing over ground floor commercial uses. It also accounts for creek setback requirements.
<b>Relocation Issues</b>	Uses will have to be relocated if housing is built on this site.

**SITES INVENTORY AND ANALYSIS**  
**SITE – E (Redwood Creek/Palo Verde Apartments)**

Number	Item	Data
1	Parcel numbers	214-050-004
2	Size (acres)	1.17
3	GP designation	West End Commercial
4	Zoning designation	C (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Apartment building with 41 units
7	Map attached (Y/N)	Y
8	Environmental constraints	The site is located off the main boulevard. A creek borders the southern edge of the parcel.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	18
11	Analysis of non-vacant and underutilized lands	As a condition of approval, the developers of the Woodbury condominium project purchased this apartment building and are required to income restrict 18 units as follows: 5 very low, 5 lower, and 8 moderate-income.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.50
14	Distance to grocery store (miles)	0.10
15	Income category	Very low, low, moderate

**SITES INVENTORY AND ANALYSIS**  
**SITE - E: Detailed analysis of parcels**

	<b>214-050-004</b>	<b>Total</b>
<b>Size (acres)</b>	1.17	<b>1.17</b>
<b>Existing uses</b>	Apartment building	
<b>Status</b>	Occupied	
<b>Maximum Units @ 35 du/ac</b>	41	<b>41</b>
<b>Maximum Realistic Units</b>	18	<b>18</b>

<b>Potential for parcel consolidation</b>	Single parcel.
<b>Methodology used to calculate realistic capacity</b>	Existing market rate apartment building will have 18 units income restricted per terms of the Woodbury agreement.
<b>Relocation Issues</b>	Property owner is required to handle potential relocations.

**SITES INVENTORY AND ANALYSIS**

**SITE – F (Bollinger Canyon)**

<b>Number</b>	<b>Item</b>	<b>Data</b>
1	Parcel numbers	237-160-033, 034, 035, 060, 061, 237-420-006, 007
2	Size (acres)	160.8
3	GP designation	Rural Residential Single Family
4	Zoning designation	LR-10 (Low Density Residential - 10)
5	Vacant (Y/N)	Y
6	If not vacant, existing uses	-
7	Map attached (Y/N)	Y
8	Environmental constraints	Rolling hills with a few relatively level areas where the homes can be clustered. The eastern portion of the property is extremely steep. Access to the property is from St. Mary's Road and Driftwood Drive.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	N
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	32
11	Analysis of non-vacant and underutilized lands	Lots are vacant
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for .1 du/acre
13	Distance to transit (miles)	4.10
14	Distance to grocery store (miles)	1.90
15	Income category	Above moderate

**SITES INVENTORY AND ANALYSIS**  
**SITE - F: Detailed analysis of parcels**

	<b>237-160-033</b>	<b>237-160-034</b>	<b>237-160-035</b>	<b>237-160-060</b>	<b>237-160-061</b>	<b>237-420-006</b>	<b>237-420-007</b>	<b>Total</b>
<b>Size (acres)</b>	3.8	18.1	14.9	24.4	71.6	7.1	20.9	<b>160.8</b>
<b>Existing uses</b>	Open space	Open space	Open space	Open space	Open space	Open space	Open space	<b>Open space</b>
<b>Status</b>	vacant	vacant	vacant	vacant	vacant	vacant	vacant	<b>vacant</b>
<b>Maximum Units @ .1 du/ac</b>	1	1	1	2	7	1	2	<b>15</b>
<b>Maximum Realistic Units</b>	1	3	2	6	15	1	4	<b>32</b>

<b>Potential for parcel consolidation</b>	Parcels are under same ownership.
<b>Methodology used to calculate realistic capacity</b>	The realistic capacity reflects rezoning to LR-5 (.2 du/ac), lot consolidation, clustered development, and secondary dwelling units based on slope, vegetation, access, and off-site visibility. The City and the property owner have had discussions on development of this property at a density of 1 unit in 5 acres.
<b>Relocation Issues</b>	Lots are vacant.





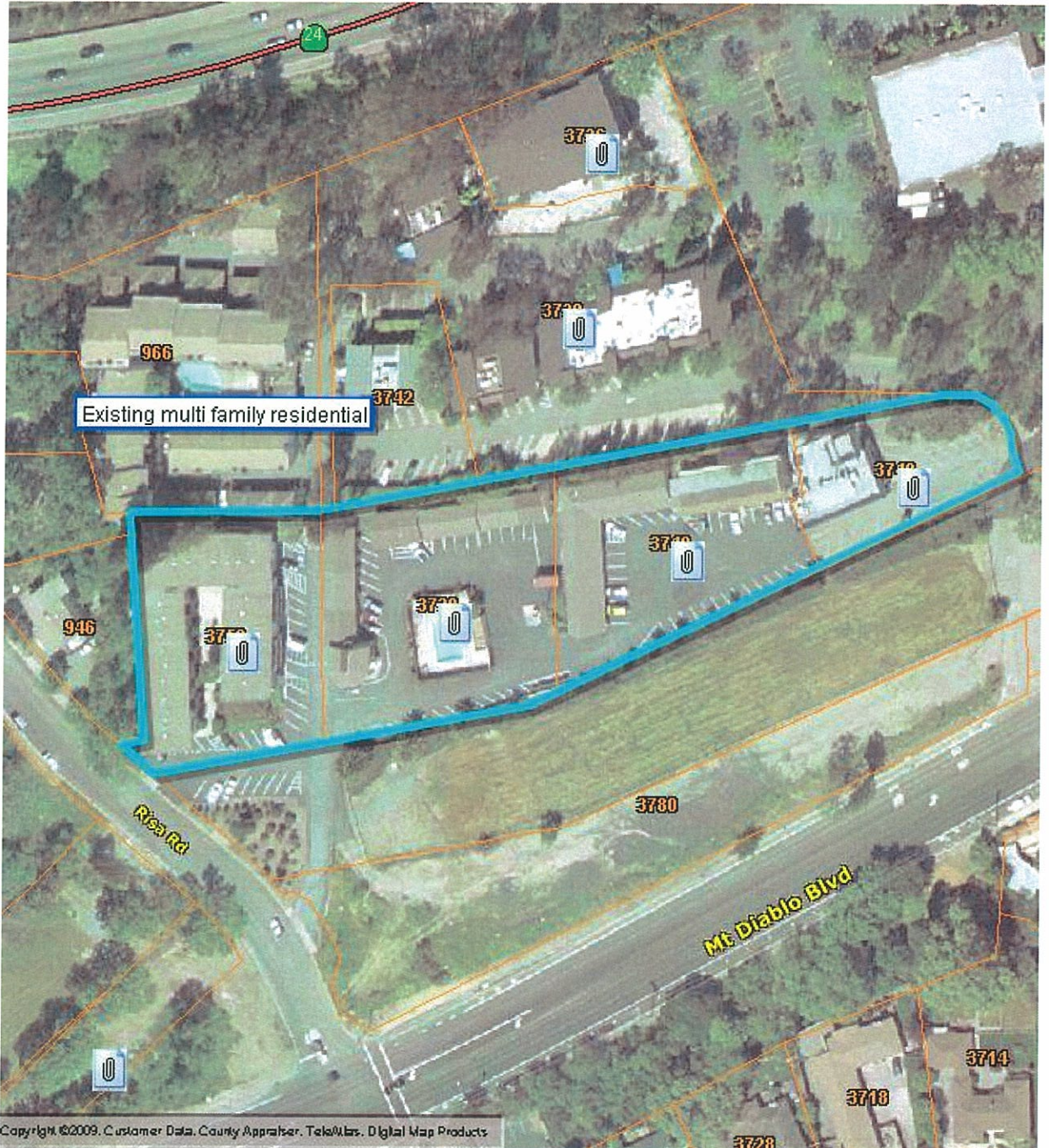
Site 1

241-010-022, 023, 029



132 ft

CityGIS



## Site 2

241-010-024, 033, 034, 040

127 ft  
N CityGIS

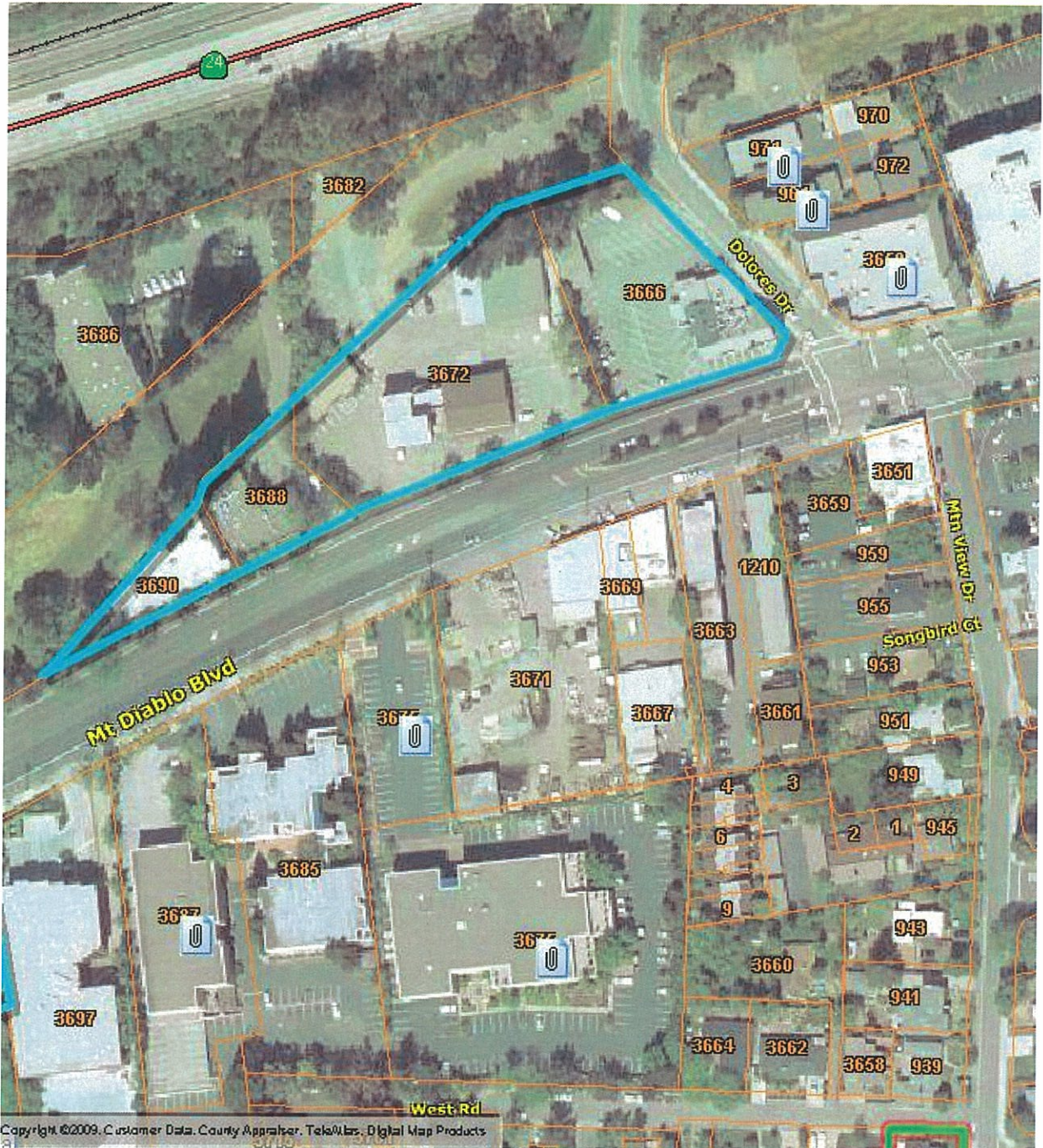




Site 3

241-050-006,007,017,018


 179 ft  
**CityGIS**



Site 4

241-020-008,013,014,015



CityGIS

158 ft



Site 5

241-030-002,003,004,031



CityGIS

167 ft



Site 6

243-040-035



CityGIS

150 ft



Site 7  
243-150-017

115 ft  
CityGIS



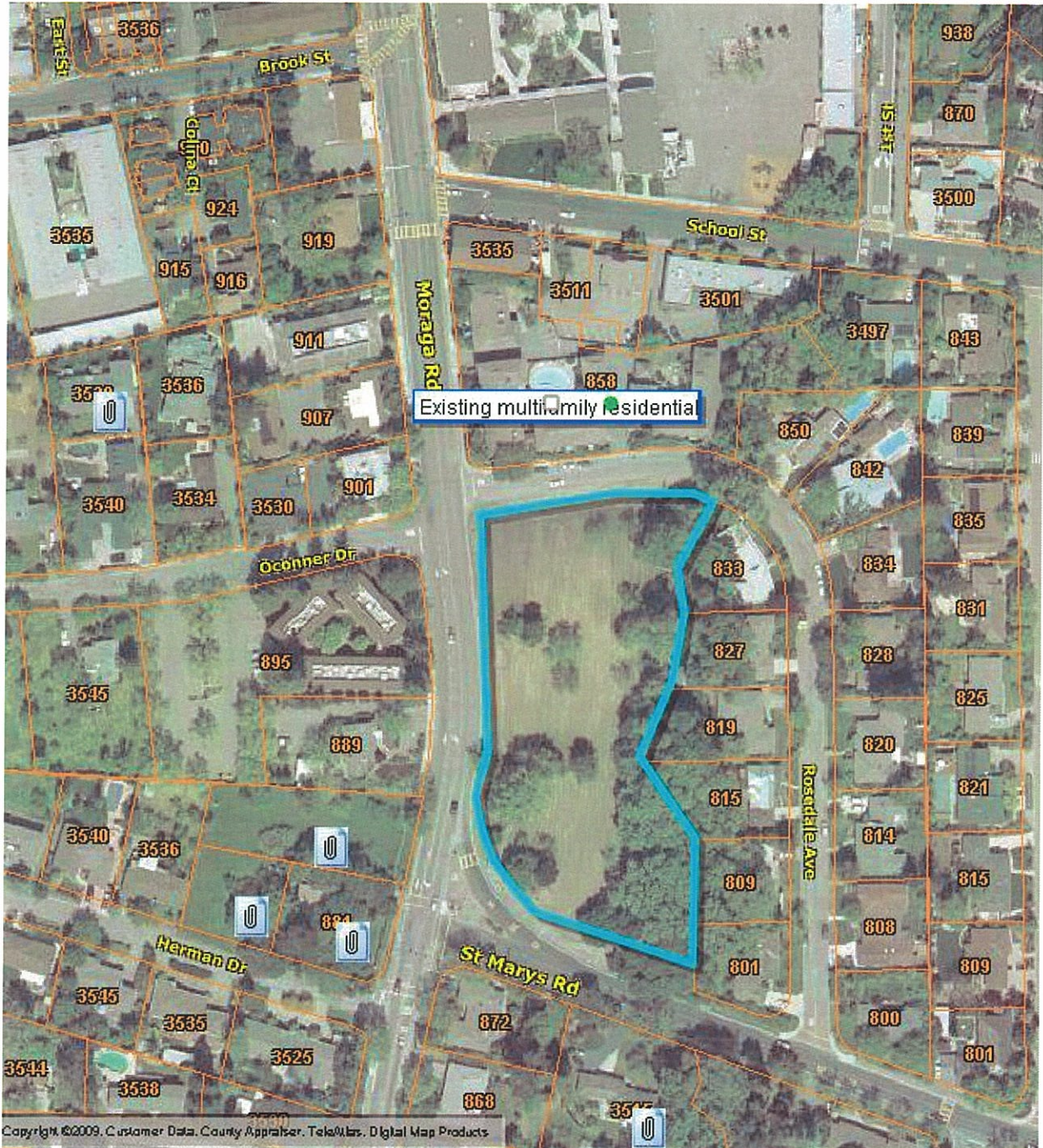
### Site 8

243-180-016, 243-210-004, 013, 014, 015, 016



**CityGIS**

140 ft



Site 9  
234-041-001





Site 10

243-222-013,014,015,016.017



CityGIS





Site 11

243-232-010,011,012,013



CityGIS



Site 12

243-221-002,003,012,020



CityGIS

117 ft



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### Site 13

243-231-009,010,021,022

145 ft

N

**CityGIS**



Site 14

243-011-016,030,042,056



CityGIS

118 ft



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### Site 16

233-040-006,007,026,027,035

118 ft  
CityGIS



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Site 17

233-040-024,039



118 ft

CityGIS



Site 19

233-021-011,012,017

118 ft  
CityGIS





Site 20

233-022-003,004,005,006



98 ft

CityGIS





Site 21

233-131-020-022



CityGIS

163 ft



## Site A – Lennox

APN: 243-070-011



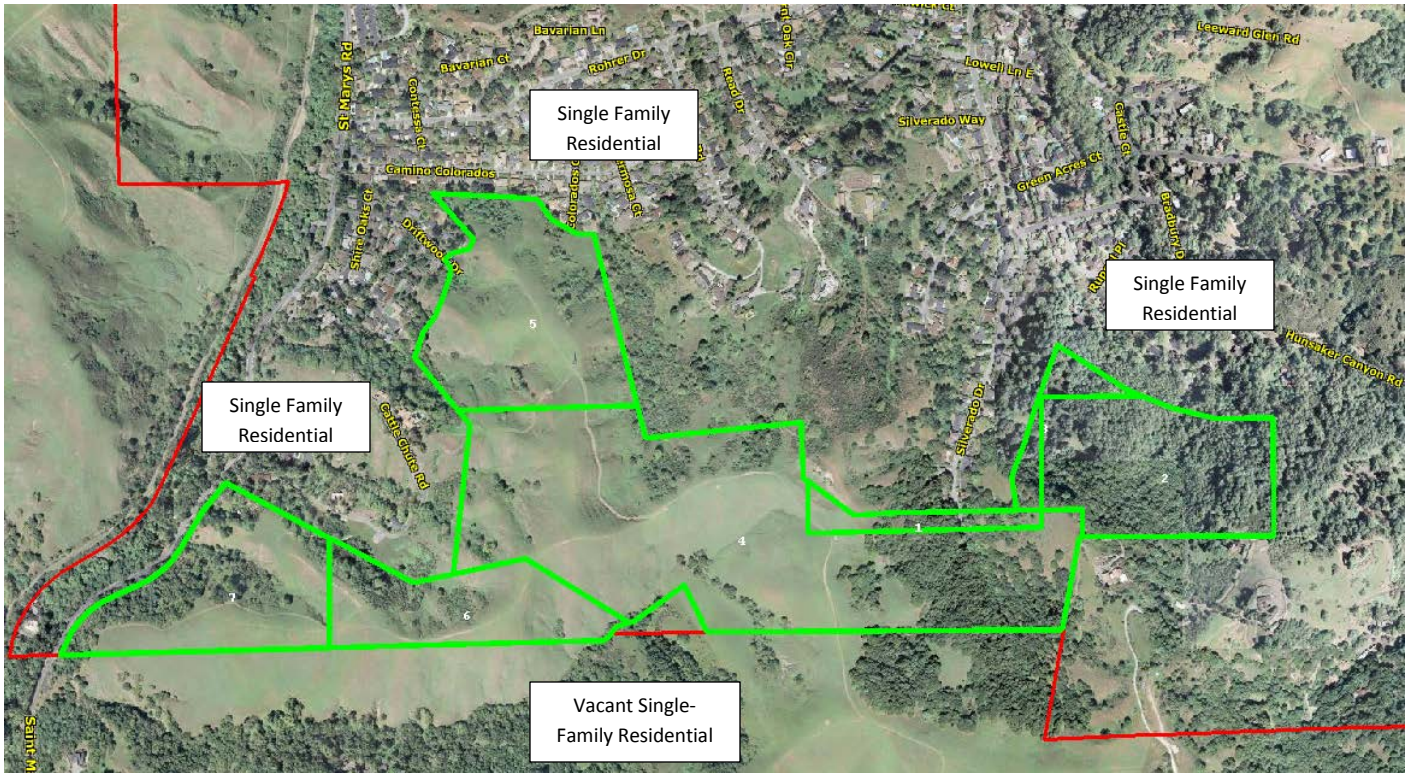
## Site B – Lincoln Building

APNs: 243-232-027 & 028



# Site E – Palo Verde

APN: 241-050-004



## Site F – Bollinger

APNs: 237-160-033, 034, 035, 060 & 061,  
237-420-006 & 007