

**SITE 14: Overview**

<b>Address</b>	<b>N/A</b>	<b>919 MORAGA RD.</b>	
<b>Parcel Number</b>	<b>241-200-024</b>	<b>241-200-025</b>	<b>Total</b>
<b>Size (acres)</b>	0.25	0.43	<b>0.68</b>
<b>Existing uses</b>	Masonic Lodge, parking	Dentist and vet offices, parking	-
<b>Status</b>	Occupied	Operating business	-
<b>Year Built</b>	1948	1950	-

**SITE 14: Detailed Parcel Analysis**

<b>Item</b>	<b>Data</b>
<b>Parcel numbers</b>	241-200-024, 025
<b>Consolidated Site</b>	L
<b>Size (acres)</b>	0.68
<b>GP designation</b>	Administrative/Professional/Office
<b>Zoning designation</b>	MRO
<b>Vacant (Y/N)</b>	No
<b>If not vacant, existing uses</b>	Commercial building and parking Dentist and vet offices, parking
<b>Map attached (Y/N)</b>	Y
<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	Flat sites
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current

<b>Analysis of non-vacant and underutilized lands</b>	Older buildings with low FAR; although there are existing uses, experience elsewhere in Lafayette demonstrates that underdeveloped commercial sites are being redeveloped for housing (for example, Lafayette Lane/Corporate Terrace).
<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/a
<b>Distance to transit (miles)</b>	0.7 mi
<b>Distance to grocery store (miles)</b>	0.4 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	22 units (13 BMR units)
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	Experience elsewhere in Lafayette demonstrates that older commercial uses are being purchased and consolidated for housing.
<b>Methodology used to calculate realistic capacity</b>	Capacity assumed to be at 95% of zoned density based on existing trends.
<b>Relocation Issues</b>	Although the current tenant of 919 Moraga has a dentist office, there may also be two residential units. Existing commercial uses can potentially be incorporated into new development.



**SITE 15: Overview**

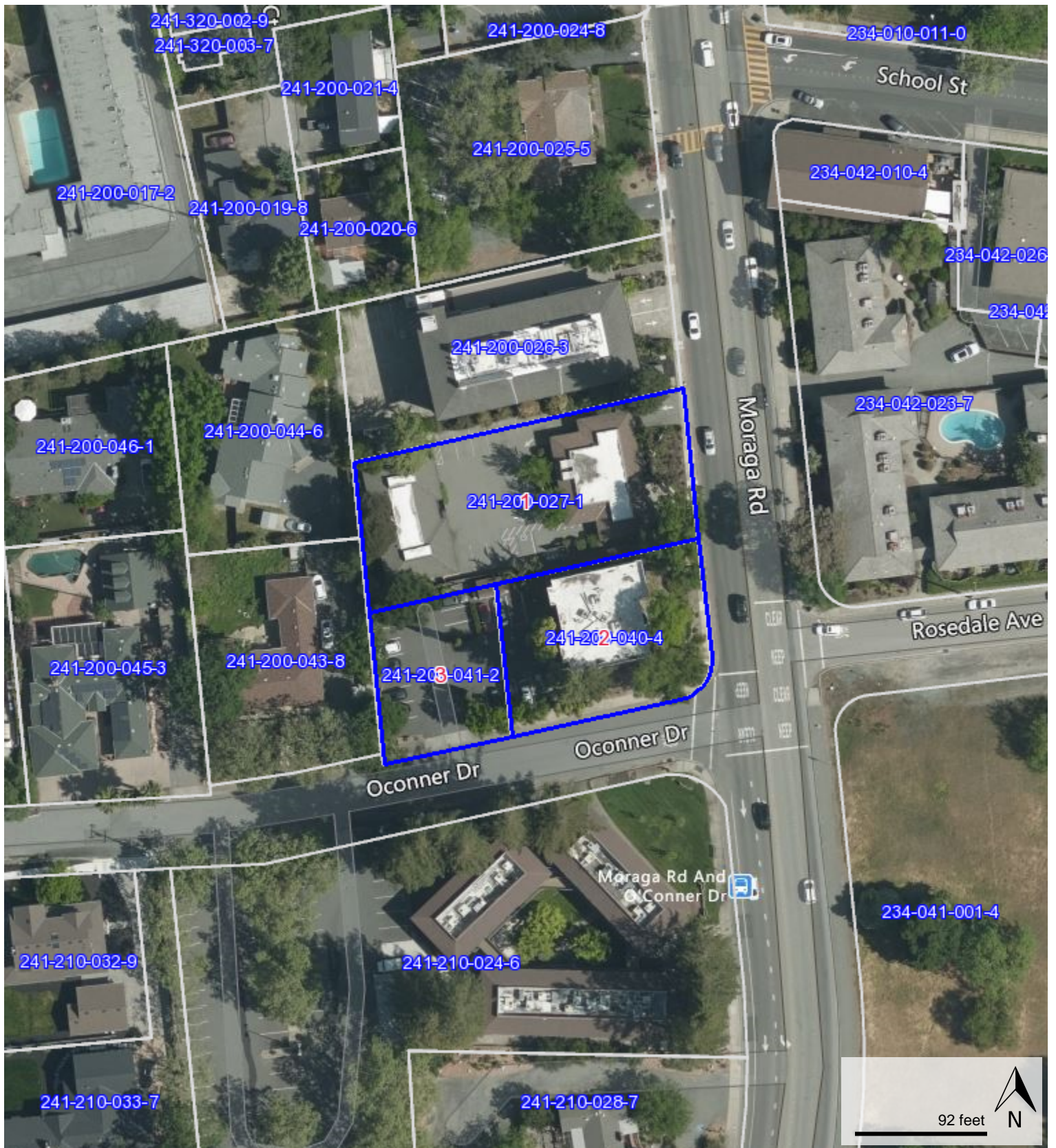
<b>Address</b>	<b>907 MORAGA RD</b>	<b>901 MORAGA RD</b>	<b>3530 O'CONNER DR</b>	
<b>Parcel Number</b>	<b>241-200-027</b>	<b>241-200-040</b>	<b>241-200-041</b>	<b>Total</b>
<b>Size (acres)</b>	0.36	0.21	0.14	<b>0.71</b>
<b>Existing uses</b>	Dental offices and parking	Offices and parking	Parking lot	-
<b>Status</b>	Operating businesses	Operating businesses	N/A	-
<b>Year Built</b>	1960	1980	N/A	-

**SITE 15: Detailed Analysis of Parcels**

<b>Item</b>	<b>Data</b>
<b>Parcel numbers</b>	241-200-027, 040
<b>Consolidated Site</b>	M
<b>Size (acres)</b>	0.57
<b>GP designation</b>	Administrative/Professional/Office
<b>Zoning designation</b>	MRO
<b>Vacant (Y/N)</b>	No
<b>If not vacant, existing uses</b>	Dental offices and parking Offices and parking
<b>Map attached (Y/N)</b>	Y
<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	Small site



<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current
<b>Analysis of non-vacant and underutilized lands</b>	
<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/a
<b>Distance to transit (miles)</b>	0.8 mi
<b>Distance to grocery store (miles)</b>	0.5 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	19 units (11 BMR units)
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	
<b>Methodology used to calculate realistic capacity</b>	
<b>Relocation Issues</b>	



**SITE 16: Overview**

Address	972 HOUGH AVE.	941 MORAGA RD.	943 MORAGA RD.	945 MORAGA RD.	949 MORAGA RD.	948 EAST ST.	
Parcel Number	243-180-016	243-210-013	243-210-014	243-210-015	243-210-016	243-210-004	Total
Size (acres)	1.06	0.12	0.35	0.1	0.17	0.46	2.26
Existing uses	Parking lot	Parking lot	Parking lot	Parking lot	Parking lot	Residential, 1	-
Status	N/A	N/A	N/A	N/A	N/A		-
Year Built	N/A	N/A	N/A	N/A	N/A	1949	-

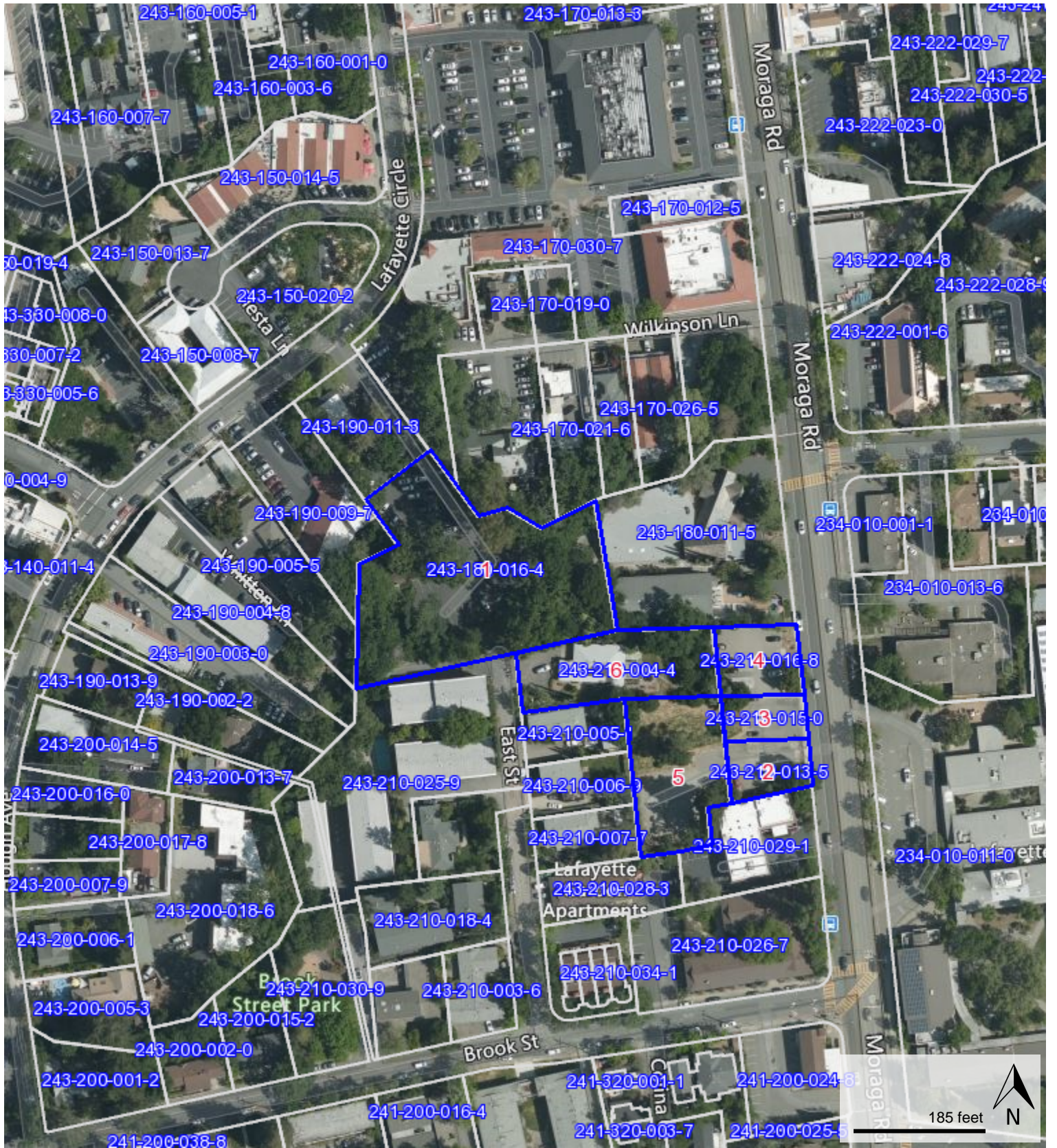
**SITE 16: Detailed Parcel Analysis**

Item	Data
Parcel numbers	243-180-016, 243-210-013, 014, 015, 016, 004
Consolidated Site	N
Size (acres)	2.26
GP designation	High Density Multifamily, Downtown Core, Administrative/Professional/Office
Zoning designation	MRA, MRO
Vacant (Y/N)	No
If not vacant, existing uses	Parking lot Residential, 1
Map attached (Y/N)	Y
Included in 5th Cycle Housing Element (Y/N)	Yes

<b>Environmental constraints</b>	Level site in rear bounded by creek; contains mature oak trees. Land slopes up towards Moraga Road.
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current
<b>Analysis of non-vacant and underutilized lands</b>	Realistic capacity takes advantage of changes in topography. Properties fronting Moraga Road are underutilized given zoning potential.
<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/a
<b>Distance to transit (miles)</b>	0.7 mi
<b>Distance to grocery store (miles)</b>	0.5 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	74 units (44 BMR units)
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	<p>Four of the contiguous parcels are in common ownership (243-210-013, 014, 015 and 016) by the City. The parcels are used for public parking though the City is looking to yield a higher number of affordable units on this site. The City has also been in 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>
<b>Methodology used to calculate realistic capacity</b>	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>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>
<b>Relocation Issues</b>	











<b>Environmental constraints</b>	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.
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current
<b>Analysis of non-vacant and underutilized lands</b>	Adjacent to existing multi family and a proposed 65 unit residential condominium project; realistic capacity factors in difficult site constraints.
<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/acre; proposed for 75 du/a
<b>Distance to transit (miles)</b>	0.9 mi
<b>Distance to grocery store (miles)</b>	0.6 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	Given owner interest and the City's experience with lot consolidation on other parcels, such as The Woodbury (56 units; merging of 4 lots), Woodbury Highlands (99 units; merging of 2 lots), and others, this site could be developed within the planning period.
<b>Methodology used to calculate realistic capacity</b>	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. 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.
<b>Relocation Issues</b>	Uses will have to be relocated if housing is built on this site.



**SITE 30: Overview**

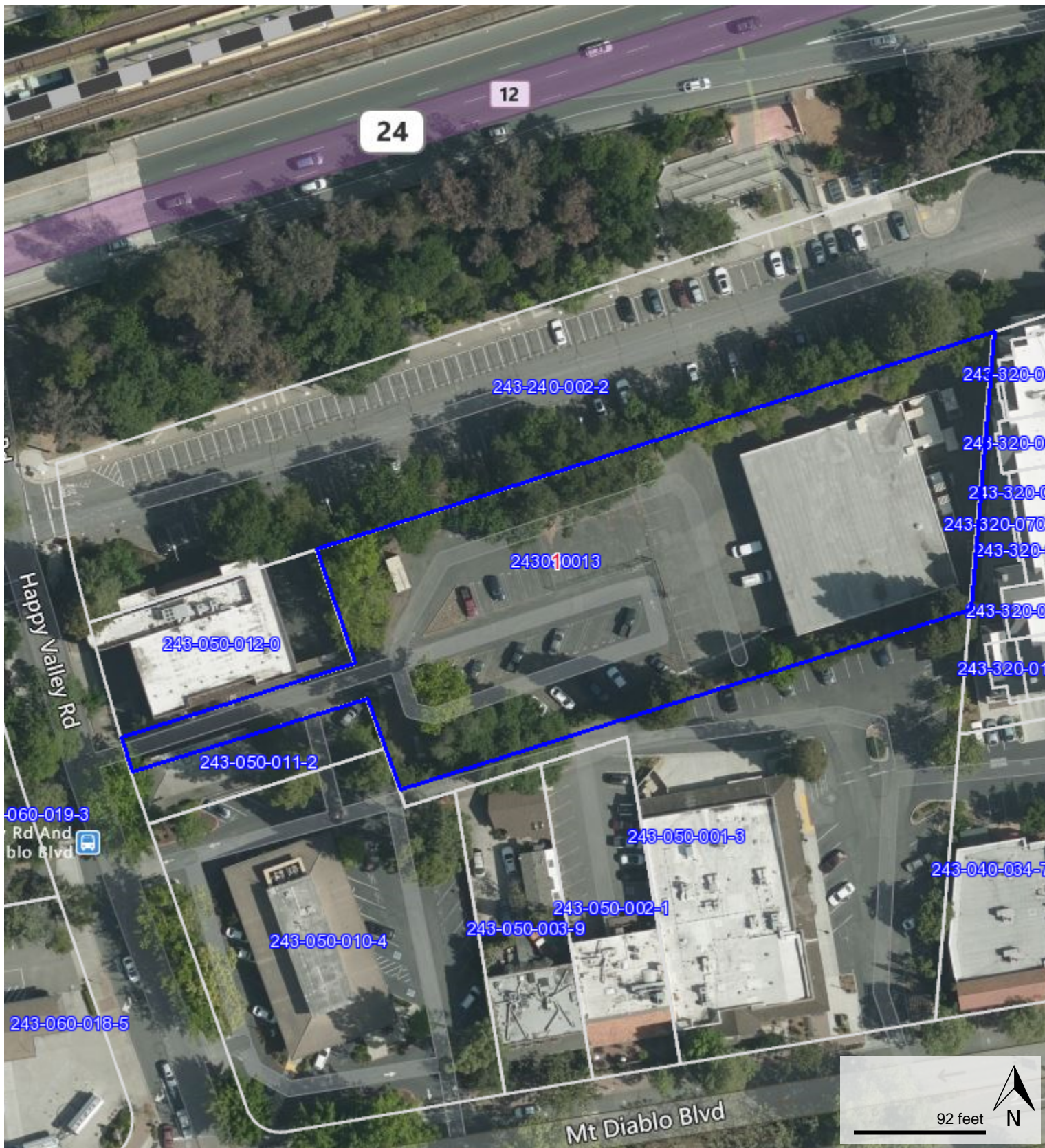
<b>Address</b>	<b>N/A</b>
<b>Parcel number</b>	<b>243-050-013</b>
<b>Size (acres)</b>	1.28
<b>Existing uses</b>	Utility station
<b>Status</b>	
<b>Year built</b>	N/A

**SITE 30: Detailed Parcel Analysis**

<b>Item</b>	<b>Data</b>
<b>Parcel numbers</b>	243-050-013
<b>Consolidated Site</b>	N/A
<b>Size (acres)</b>	1.28
<b>GP designation</b>	Downtown Core
<b>Zoning designation</b>	X
<b>Vacant (Y/N)</b>	No
<b>If not vacant, existing uses</b>	Utility station
<b>Map attached (Y/N)</b>	Y
<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	Grade change; narrow access into site
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current
<b>Analysis of non-vacant and underutilized lands</b>	

<b>Identification of zoning appropriate for housing for lower-income households?</b>	
<b>Distance to transit (miles)</b>	0.1 mi
<b>Distance to grocery store (miles)</b>	0.1 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	
<b>Methodology used to calculate realistic capacity</b>	
<b>Relocation Issues</b>	





**SITE 31: Overview**

<b>Address</b>	<b>1007 OAK HILL RD</b>	<b>1001 OAK HILL RD</b>	<b>N/A</b>	<b>1009 OAK HILL RD</b>	<b>-</b>
<b>Parcel Number</b>	<b>243-030-020</b>	<b>243-030-033</b>	<b>243-030-038</b>	<b>243-030-041</b>	<b>Total</b>
<b>Size (acres)</b>	0.34	0.19	0.2	0.4	<b>1.14</b>
<b>Existing uses</b>	Offices	Retail	Parking lot	Retail	-
<b>Status</b>					-
<b>Year Built</b>	1950	1961	N/A	1981	-

**SITE 31: Detailed Parcel Analysis**

<b>Item</b>	<b>Data</b>
<b>Parcel numbers</b>	243-030-020, 033, 038, 041
<b>Consolidated Site</b>	T
<b>Size (acres)</b>	2.11
<b>GP designation</b>	Downtown Core
<b>Zoning designation</b>	SRB
<b>Vacant (Y/N)</b>	No
<b>If not vacant, existing uses</b>	
<b>Map attached (Y/N)</b>	Y
<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current

<b>Analysis of non-vacant and underutilized lands</b>	
<b>Identification of zoning appropriate for housing for lower-income households?</b>	
<b>Distance to transit (miles)</b>	0.3 mi
<b>Distance to grocery store (miles)</b>	0.2 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	80 units (48 BMR units); this is the development currently proposed for the site
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	Parcels have already been acquired into common ownership with an active development proposal under entitlement review
<b>Methodology used to calculate realistic capacity</b>	Based upon active development proposal
<b>Relocation Issues</b>	The proposal includes commercial space for retail uses on the ground floor; other businesses will need to relocate





**SITE 32: Overview**

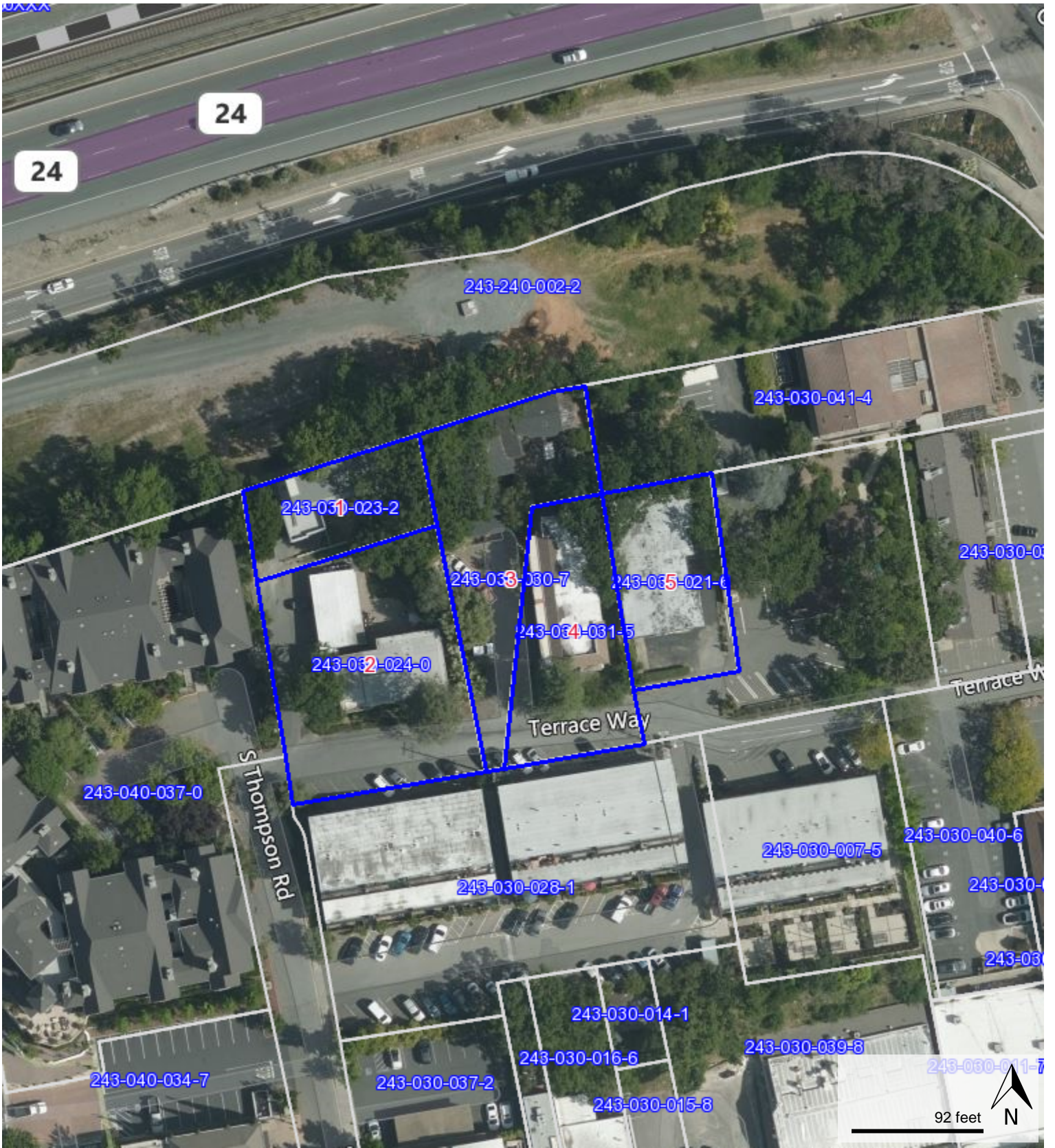
<b>Address</b>	<b>3578 TERRACE WAY</b>	<b>1000 S THOMPSON RD</b>	<b>3576 TERRACE WAY</b>	<b>3574 TERRACE WAY</b>	<b>3572 TERRACE WAY</b>	<b>-</b>
<b>Parcel Number</b>	<b>243-030-023</b>	<b>243-030-024</b>	<b>243-030-030</b>	<b>243-030-031</b>	<b>243-030-021</b>	<b>Total</b>
<b>Size (acres)</b>	0.11	0.34	0.21	0.19	0.13	<b>0.98</b>
<b>Existing uses</b>	Commercial; residential, 11	Residential, 4	Residential, 3	Residential, 4	Residential, 6	-
<b>Status</b>	Unknown occupancy	Unknown occupancy	Unknown occupancy	Unknown occupancy	Unknown occupancy	-
<b>Year Built</b>	2004	1950	1953	1961	1963	-

**SITE 32: Detailed Parcel Analysis**

<b>Item</b>	<b>Data</b>
<b>Parcel numbers</b>	243-030-023, 024, 030,031, 021
<b>Consolidated Site</b>	T
<b>Size (acres)</b>	2.11
<b>GP designation</b>	Downtown Core
<b>Zoning designation</b>	SRB
<b>Vacant (Y/N)</b>	No
<b>If not vacant, existing uses</b>	Commercial Residential, 11 Offices Retail Parking lot

<b>Map attached (Y/N)</b>	Y
<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	Grade changes from Terrace Way to EBMUD right-of-way and CA-24.
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current
<b>Analysis of non-vacant and underutilized lands</b>	Variety of small buildings on each site, low FAR and, once aggregated, a substantial site. Site is underdeveloped. Buildings are older, dating from 1950s and 1960s. Although sites are owned by a few different owners, a developer immediately to the east has aggregated similar sites into a single site. Proximity to BART makes this an attractive development site.
<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/a; proposed zoning for 75 du/a
<b>Distance to transit (miles)</b>	0.3 mi
<b>Distance to grocery store (miles)</b>	0.2 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	69 units (41 BMR)
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	Two lots have the same owner. All lots are small and constrained as individual parcels, thus limiting the potential for development on any one parcel.
<b>Methodology used to calculate realistic capacity</b>	Development would include replacement units for existing residential uses and considers high-density housing.
<b>Relocation Issues</b>	The site contains 11 residential units; tenants would need to be temporarily relocated





**SITE 33: Overview**

Address	3601 HAPPY VALLEY RD	3603 HAPPY VALLEY RD	
Parcel Number	243-060-002-9	243-060-019-3	Total
Size (acres)	0.27	0.35	0.62
Existing uses	Residential, 8	Residential	-
Status	Occupancy unknown	Occupancy unknown	-
Year Built	1964	1964	-

**SITE 33: Detailed Parcel Analysis**

Item	Data
Parcel numbers	243-060-002-9, 243-060-019-3
Consolidated Site	U
Size (acres)	0.62
GP designation	Downtown Core
Zoning designation	SRB
Vacant (Y/N)	No
If not vacant, existing uses	Residential
Map attached (Y/N)	Y
Included in 5th Cycle Housing Element (Y/N)	No
Environmental constraints	Significant grade change from west of site down towards Happy Valley Rd; existing residential units
Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)	Yes - current

<b>Analysis of non-vacant and underutilized lands</b>	The existing residential units are within aging structures and surface parking that are underutilized given the development potential for the site and its proximity to BART and grocery stores.
<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/a; proposed zoning for 75 du/a
<b>Distance to transit (miles)</b>	0.2 mi
<b>Distance to grocery store (miles)</b>	0.2 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	44 units (26 BMR units)
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	The lots are owned by the same party, both over 0.25 acres in size, and currently share a driveway on a steep sloped site. Existing structures on the site span the property lines.
<b>Methodology used to calculate realistic capacity</b>	Development of high density housing possible with rezoning, includes replacement units for existing housing.
<b>Relocation Issues</b>	Current tenants would need to be relocated temporarily.







**SITE 34: Overview**

Address	1010 OAK HILL RD	1014 OAK HILL RD	1018 OAK HILL RD	1024 OAK HILL RD	N/A	N/A	
Parcel Number	243-020-007	243-020-030	243-020-010	243-020-011	243-020-031	243-020-039	<b>Total</b>
Size (acres)	0.17	0.11	0.48	0.03	0.12	1.32 (of 4.09 acres)	<b>0.91</b>
Existing uses	Real estate office	Small retail space and parking	Restaurant and parking lot	Small retail space	Parking lot	Retail space and parking	-
Status	Operating business	Operating business	Operating business	Operating business	N/A	Operating business	-
Year Built	1930	1950	1930	1926	N/A	1963	-

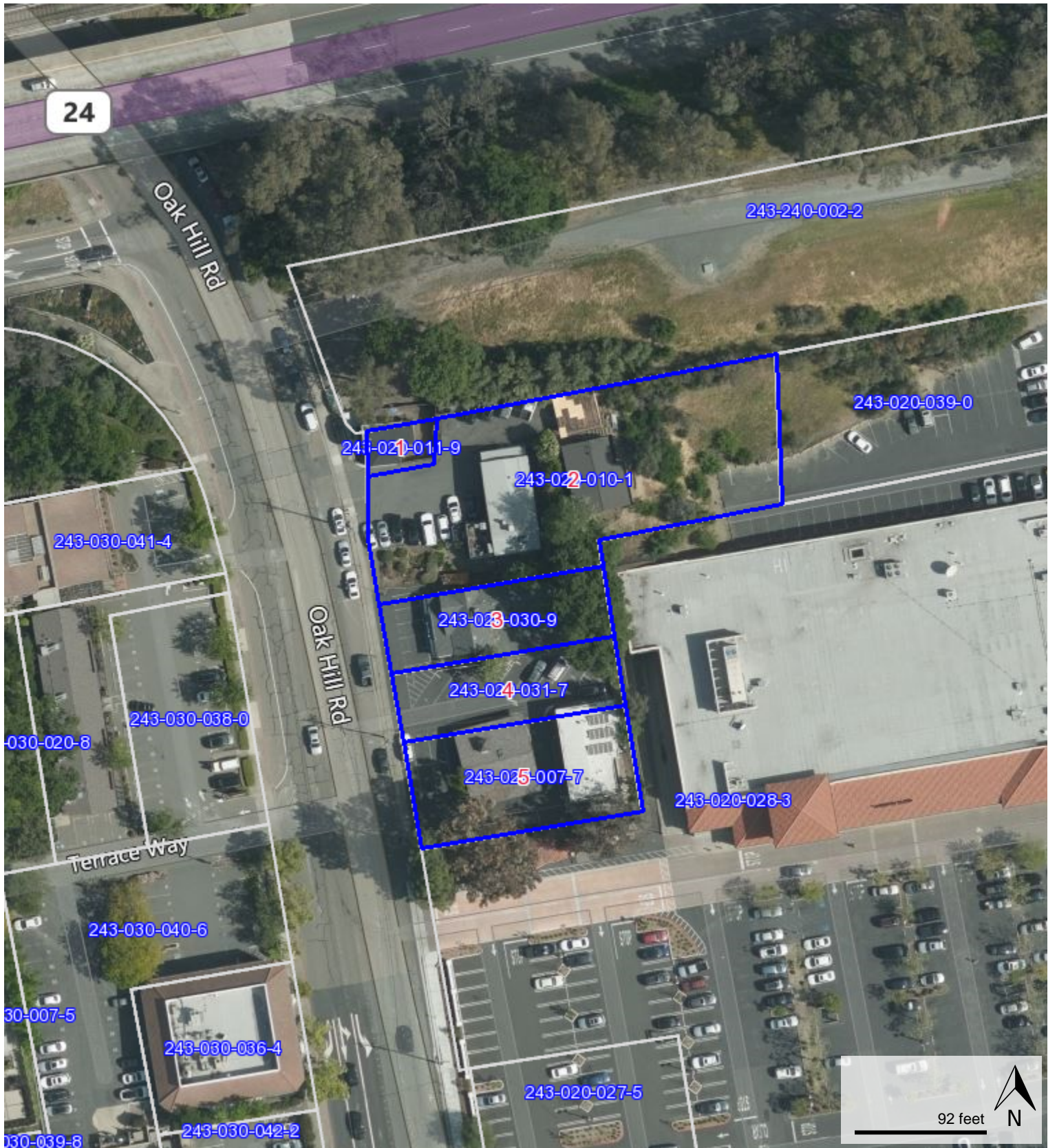
**SITE 34: Detailed Parcel Analysis**

Item	Data
Parcel numbers	243-020-007, 030, 010, 011, 031, 039
Consolidated Site	V
Size (acres)	0.91
GP designation	Downtown Core
Zoning designation	RB
Vacant (Y/N)	No
If not vacant, existing uses	Real estate office Small retail and parking Restaurant and parking Small retail space Parking lot Retail space and parking
Map attached (Y/N)	Y

<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	Site slopes down approximately 15 feet from the northwest to the southeastern portion of the parcels. EBMUD aqueduct and Highway 24 located to the north of the site.
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current
<b>Analysis of non-vacant and underutilized lands</b>	The site contains a series of small aging buildings on small lots that would not meet their maximum development potential if redeveloped individually. The property owner of the shopping center to the east has identified the small department store on the western edge of the property as underutilized and expressed interest in redeveloping a portion of the site with housing. The entire northern side of the site is bounded by the East Bay Municipal Utility District aqueduct, which has a public access easement for a trail connecting various recreational assets within the City.
<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/a; proposed zoning for 75 du/a
<b>Distance to transit (miles)</b>	0.4 mi
<b>Distance to grocery store (miles)</b>	0.1 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	152 units (90 BMR units)
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	Two of the largest parcels in this site share an owner that operates the Lafayette Center shopping plaza. The remaining parcels are held in common ownership by a single property owner. Increased density of 75 du/a presents a greater redevelopment opportunity for the site given the limited development potential on small individual lots.
<b>Methodology used to calculate realistic capacity</b>	Realistic yield assumes ground floor commercial on parcel 243-020-039.

**Relocation Issues**

Some businesses could be accommodated in new ground floor retail space.



**SITE 35: Overview**

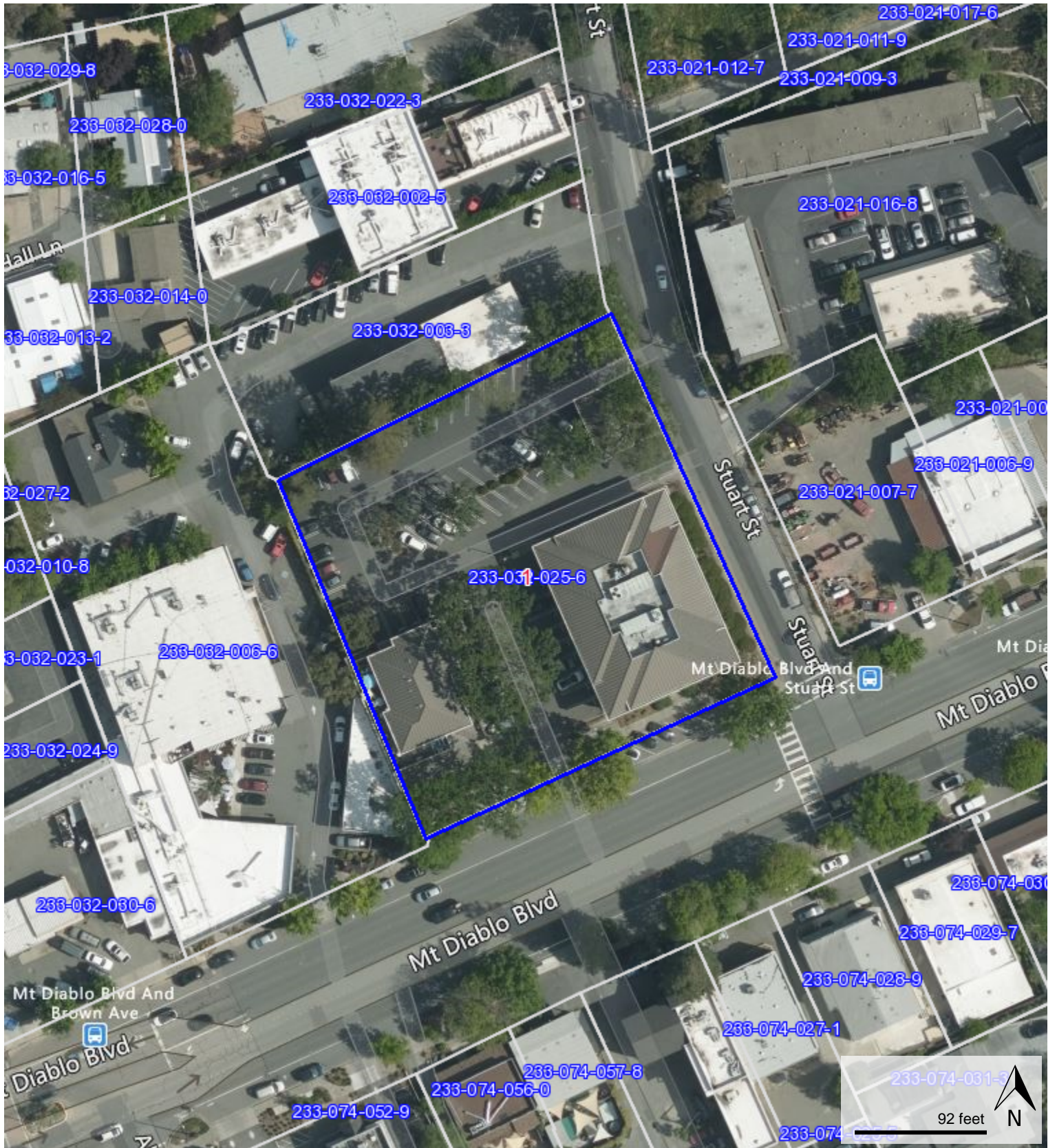
<b>Address</b>	<b>3396 MT DIABLO BLVD</b>
<b>Parcel Number</b>	<b>233-032-025</b>
<b>Size (acres)</b>	1.04
<b>Existing uses</b>	Veterinary and real estate offices
<b>Status</b>	Operating businesses
<b>Year Built</b>	1988

**SITE 35: Detailed Parcel Analysis**

<b>Item</b>	<b>Data</b>
<b>Parcel numbers</b>	233-032-025
<b>Consolidated Site</b>	N/A
<b>Size (acres)</b>	1.04
<b>GP designation</b>	East End Commercial
<b>Zoning designation</b>	C-1
<b>Vacant (Y/N)</b>	No
<b>If not vacant, existing uses</b>	Veterinary and real estate offices
<b>Map attached (Y/N)</b>	Y
<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	Slight slope
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current
<b>Analysis of non-vacant and underutilized lands</b>	Similar existing uses have been present on recently redeveloped lots, including West End (13 units; 2 BMR) which had a real estate office on the site.

<b>Identification of zoning appropriate for housing for lower-income households?</b>	Zoned for 35 du/a; proposed zoning for 50 du/a
<b>Distance to transit (miles)</b>	1 mi
<b>Distance to grocery store (miles)</b>	0.6 mi
<b>Realistic development capacity calculation accounting for site improvements &amp; land use controls</b>	46 units (28 BMR units)
<b>Income category</b>	LI, MOD, AMOD
<b>Potential for parcel consolidation</b>	N/A
<b>Methodology used to calculate realistic capacity</b>	Realistic capacity assumes ground floor retail along Mt. Diablo Blvd.
<b>Relocation Issues</b>	Some of the businesses can be relocated to ground floor retail space.







**SITE 36: Overview**

<b>Address</b>	<b>3406 MT DIABLO BLVD</b>	<b>1041 STUART ST</b>	<b>-</b>
<b>Parcel Number</b>	<b>233-032-006</b>	<b>233-032-003</b>	<b>Total</b>
<b>Size (acres)</b>	1.02	0.38	<b>1.4</b>
<b>Existing uses</b>	Restaurant, office building, and parking	Warehouse and parking	-
<b>Status</b>	Operating businesses		-
<b>Year Built</b>	1947	1949	-

**SITE 36: Detailed Parcel Analysis**

<b>Item</b>	<b>Data</b>
<b>Parcel numbers</b>	233-032-006, 003
<b>Consolidated Site</b>	W
<b>Size (acres)</b>	1.4
<b>GP designation</b>	East End Commercial
<b>Zoning designation</b>	C-1
<b>Vacant (Y/N)</b>	No
<b>If not vacant, existing uses</b>	Restaurant, office building, parking Warehouse and parking
<b>Map attached (Y/N)</b>	Y
<b>Included in 5th Cycle Housing Element (Y/N)</b>	No
<b>Environmental constraints</b>	L-shaped parcel with slight grade change
<b>Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)</b>	Yes - current