

SITES INVENTORY AND ANALYSIS SAMPLE 1

Available Sites Inventory

In 2006, the Council of Governments approved the Regional Housing Needs Plan (RHNP). Model City was assigned a portion of the regional housing need for a total of 862 new housing units as follows:

117 very low-income units,
135 low-income units,
223 moderate-income units, and
387 above moderate-income units,

This section of the element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

The City's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, second units). However, the primary method for addressing the adequate sites requirement will be addressed through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned.

The City's evaluation of adequate sites begins with a listing of individual sites by zone and general plan designation. The sites suitability analysis will demonstrate these sites are currently available and unconstrained so as to provide realistic development opportunities prior to June 30, 2013 (the end of planning period). To demonstrate the realistic development viability of the sites, the analysis also discusses: (1) whether appropriate zoning is in place, (2) the applicable development standards and their impact on projected development capacity and affordability, (3) existing constraints including any known environmental issues, and the (4) availability of existing and planned public service capacity levels.

The City's land inventory was developed with the use of a combination of resources including the City's GIS database, updated Assessor's data, field surveys, and review of the City's Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located in: (1) the downtown area of the City, and (2) within specific plan areas which have been approved for development.

The inventory includes both small and large residentially and non-residentially zoned parcels and parcels which are substantially vacant or underutilized which could be developed for more intense residential uses.

The following sites inventory was developed in September 2007 and includes a site identification number which corresponds to the attached map¹, with APN, size, zoning, general plan designation, existing use, potential buildout capacity, and an indication of site constraints.

**Available Land Inventory Summary
Table A**

SITE	APN/ Location	Zone	Allowable Density	GP Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
1	Approved Cypress Lake Subdivision (Final Vesting Map being processed)	R-1	Approve @ 5/du/ac	Low Density Residential	25	125	Vacant	Upgrades conditioned as part of map approval	Mitigated
2	Approved Crystal Springs Subdivision (Final map being processed)	R-1	Approved @ 7 du/ac	Low Density Residential	18	126	Vacant	Upgrades conditioned as part of map approval	Mitigated
3	038-0100-002 thru 005	R-1	1-10 du/ac	Low Density Residential	28.5	142 @ 5 du/ac	Vacant	Max Capacity Increases Identified in the CIP	Wetlands can be mitigated
4	018-0323-001 thru 010	R-1	1-10 du/ac	Low Density Residential	6.0	30	Single- Family	Yes	No
5	002-01810-19	R-2	11-15 du/ac	Medium Density Residential	1.7	20	Vacant	Yes	Minor floodplain encroach
6	037-0400-027	R-2	11-15 du/ac	Medium Density Residential	0.75	7	Unoccupied duplex in disrepair	Max Capacity Increases Identified in the CIP	None
7	040-0080-002	R-2	11-15 du/ac	Medium Density Residential	2.1	25	Duplex & misc out- buildings	Max Capacity Increases Identified in the CIP	None
8	052-0340-009	R-2	11-15 du/ac	Medium Density Residential	1.9	22 @ 11 du/ac	Red- tagged Single- Family	Sufficient to serve proposed land use change	Adjacent to freeway. Possible noise and AQ issues.
9	056-0140-014	R-3	30 du/ac	High Density Residential	2.3	57 @ 25 du/ac	Vacant	Yes	None

¹ HCD note: Not provided as part of this sample.

**Available Land Inventory Summary (continued)
Table A**

SITE	APN/ Location	Zone	Allowable Density	GP Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
10	058-0240-034	R-3	30 du/ac	High Density Residential	7.0	140 @ 28 du/ac	Nursery/ Garden Center	Sufficient to serve proposed land use change	Possible toxic/ pesticides
11	072-0021-006	R-3	30 du/ac	High Density Residential	2.0	56 @ 28 du/ac	Vacant	Yes	None
12	Lot "A" of the Quail Hollow Specific Plan.	SP- HDR	30 du/ac	Specific Plan	10.5	294 @ 28 du/ac	Vacant	Yes	Mitigated Floodplain and Toxics
13	*58 parcels along the Elm Street Corridor between 1st and 6 th Streets	MU (AHO)	Up to 45 du/ac	Commercial	25.5	142 @ 35% of projected buildout	Vacant and existing retail	Yes	Some asbestos from older building
14	Second Units					40 units			
	TOTAL					1226 units			

* A site-by-site description of each of the 58 parcels most suitable for residential development located along the Elm Street corridor is provided in Appendix II. A complete listing of parcels located within this specific area is provided in Appendix III². Unit capacity is 35 percent of anticipated buildout of these sites, at densities ranging between at 25 and 30 units per/ac, lot assembly assumption based upon ownership, project proposals, and program incentives (see Program 3).

Key Sites for Housing (Particularly to accommodate low- and moderate- income regional housing need)

1. Vacant Sites – There is a potential for 113 units (28 dwelling units per acre) on Sites 9 and 11 which are zoned for multifamily development.
2. Lot A - As listed in Table “A”, Lot A of the recently approved Quail Hollow Specific Plan, Site 12, provides one of most feasible and realistic development opportunities for housing affordable to lower-income households in the near term. Environmental assessment is complete and the City recently adopted a Specific Plan, which designates the 10.5 acre site for high density residential development.

Multifamily development is permitted by right on Lot “A” and can be approved with a staff level site plan review application. As indicated in the Table, the site has the potential to accommodate the development 294 new multifamily units, resulting in a density yield of just over 28 dwelling units per acre.

² HCD Note: Not included as part of this sample

To assist in streamlining the review and approval process, the adopted Specific Plan also includes multifamily design and parking standards. The administrative site plan approval process is described in detail in the governmental constraints section of the element.

3. Non Vacant Sites - Sites 8 and 10 provide opportunities for residential development on sites which are underutilized or in current use. Site 8 contains an abandoned single-family unit tagged for demolition by the City's code enforcement on 1.9 acres of land. It has the potential to provide an additional 22 units at a density of 11 dwelling units per acre.

Site 10 identifies a 7 acre parcel currently occupied by a nursery/garden center. This site has recently undergone a zone change from commercial to R-3 after it was acquired by Pacific Housing Development. The Developer is currently in negotiations to partner with a non-profit housing developer to construct 121 multifamily units affordable to low- and very low-income households on 4 acres.

4. Elm Street –The Elm Street Corridor is one of the City's oldest commercial districts. This 6-block area was originally developed in the early 1960s with relatively low intensity, single-story commercial/retail uses.

Today, the Elm Street corridor is essentially built-out; however, a large percentage of the tenant spaces are vacant, making the area a good candidate for residential redevelopment and recycling. Also, the land within this 6-block area is controlled by just four property owners, and infrastructure (water delivery and sewage treatment) serving this area has excess capacity. The combination of these factors further makes the sites along the corridor viable candidates for new and more intensive residential development.

The Elm Street corridor was recently rezoned to mixed-use, with an affordable housing overlay designation, which allows sites to be developed with stand-alone residential uses and densities of up to 50 dwelling units per acre, provided the development proposal includes an affordable housing component. City planning staff is in the final stages of a consensus-building process with housing developers (for-and non-profit), lending institutions, property and business owners, and local housing advocates. A long-term economic and land-use development strategy including a conceptual land-use plan, development standards, and design standards is being developed. The land-use plan and design standards will be adopted by the City Council within six months of housing element adoption (see Program 2).

As stated above, this area of Elm Street is semi-blighted with few existing commercial tenants and in need of an economic stimulus to jumpstart a renaissance to the downtown core. Because recycling of this scale is a new and untested strategy, the City lacks completed projects which demonstrate residential development viability.

Rather, the City has proactively worked with groups, individuals, and financial institutions to develop a long-term economic and land-use development strategy. To assist in addressing the housing needs during the current planning period, particularly housing affordable to lower-income households, the City is committed to aggressively implementing Program 2 (land-use plan) and Program 3 (Elm Street Recycling/Redevelopment). Specifically, Program 3 commits the City to:

- (1) providing fiscal and regulatory incentives,
- (2) developing a promotional and public education tool,
- (3) track and monitor new development, and
- (4) implement a contingency strategy should monitoring reveal that residential development along the corridor is not occurring in sufficient quantities and affordability to address the City's RHNA (e.g., offer greater incentives).

The sites most likely for residential development within the Elm Street corridor are identified in Appendix II. The sites identified are generally vacant, parking lots, or are businesses which are terminating their leases. Sites I, L and Q are strip malls containing only a few operating businesses. The owner of these properties has indicated an interest in redevelopment and those businesses currently in operation have been involved in the planning process. A complete listing of the parcels located within this corridor is located in Appendix III.

ZONING APPROPRIATE TO ACCOMMODATE HOUSING FOR LOWER-INCOME HOUSEHOLDS

The City recognizes that the higher density residential and mixed-use districts (R-3, SP-HDR, and MU) provide the potential for lower construction costs because of economies of scale created and are therefore most suitable for development of housing affordable to very low- and low-income households. Those sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower-income households allow densities of at least 20 du/acre. Per Government Code Section 65583.2(c)(3)(B) the City's zoning is consistent with 20 du/acre standard for suburban jurisdictions and therefore considered appropriate to accommodate housing for lower-income households.

REALISTIC DEVELOPMENT CAPACITY

As indicated in Table "A" the City will be relying primarily on multifamily zoned sites, which allow development at 30 dwelling units per acre (R-3 zoning and specific plan areas), to accommodate its share of the regional housing need for lower-income units. In addition, sites located along the Elm Street corridor, which allow up to 45 dwelling units per acre, are also an important part of the City's inventory of suitable sites. The following analysis demonstrates the development capacity projections for those high density sites identified in Table "A" are realistic.

First, the City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking and open space requirements), to determine approximate density and unit yields. As an example, using a typical site plan design for a multi-story medium sized multifamily project on an interior lot, the imposition of the 20 foot front yard requirement, 45-foot building height requirement, the 1.5 parking space per unit parking requirement, and the 30 percent open space requirement allowed for maximum density to be achieved.

The City also reviewed actual built yields of small and large scale high density projects approved and constructed in the last 5 years. The results of this review revealed that smaller projects (1-10 units) were developed at 20-24 dwelling units per acre, while medium and larger size projects (16+ units) were built-out in the 26-32 dwelling unit per acre range. Higher density development for the medium and larger projects is likely the result of the City providing fiscal and regulatory incentives for projects that comply with the City’s 80 percent of the maximum density requirement for all sites zoned at 15 dwelling units or greater (see program 7).

Projects approved and built-out at greater than 30 dwelling units per acre were the result of the application of density bonuses pursuant to Government Code Section 65915.

**Sample of Buildout Capacities
Table “B”**

NAME	ACREAGE	ZONE	MAX ALLOWED DWELLING UNITS	APPROVED/ CONSTRUCTED UNITS	RESULTING DU per/ac
Colorado Way Apts	0.85	R-3	25	16	18
El Camino Highlands	1.2	R-3	36	30	25
Chatham Apt	3.3	R -3	99	88	26
Allendale Hollow Apts	2.5	R-3	75	70	28
Greenbriar Ridge Apts	4.5	R-3	135	144	32

SECOND UNITS

Consistent with Chapter 1062, Statutes of 2002 (AB 1866), the City amended its second-unit ordinance and permitting process to allow second units by right in all single-family residential zones. However, permit approval is subject to a planning staff level review of the site and building plans to ensure compliance with height, setbacks, maximum floor area, and parking requirements. Depending on workload, the administrative plan check process can be completed within four weeks. A summary of these standards is as follows:

- 1) Attached accessory dwelling units must not exceed 30 percent of the existing living area of the existing dwelling or 1,000 square feet, whichever is less.
- (2) A detached accessory unit shall not exceed 1,200 square feet.
- (3) Accessory dwelling units shall meet all setback, height, and building coverage requirements of the underlying zoning district as determined in the City's zoning ordinance.
- (4) A paved area that can accommodate one additional off-street parking space shall be provided for each lot containing an second-unit. As defined, paved area can be a combination of garage space, carport, and/or driveway.

A check of city building permit records dating back to 2000 indicates that 4-6 building permits for second units were issued annually. Considering this track record, in concert with local housing needs and development trends, and adoption of new incentives, the City is projecting that 40 second units will be approved during the current planning period. As provided for in Government Code Section 65583.1, the City is applying second units towards its adequate sites requirement (See Table "A").

During the spring and summer of 2007 planning staff conducted a phone survey of property owners with second units. A series of questions were asked to determine the approximate age and condition of the second units along with rent levels. Based on the responses from 67 owners, the survey revealed for following: (1) nine units are occupied by a parents or grandparents and rent is not being charged, (2) two are unoccupied, (3) the rents of 10 units are affordable to lower-income households, and (4) the rents of the remaining 46 units are affordable to moderate-income households.

To encourage and facilitate second-unit development commensurate with the projected second-unit capacity, the City will proactively implement Program 10 (Second-Units). This program requires the City to promote second-unit development opportunities, monitor second-unit development, and annually evaluate the City's second-unit ordinance. In addition, planning department staff is currently working with local developers and architects to develop "stock" or pre-approved plans and permit packages. The intent is to adopt pre-approved plans that would allow an applicant to select from 5 distinct designs, elevations, and floor plans that comply with the above listed requirements. This will further streamline and expedite permit approval. The City is scheduled to complete the design selection process within six months of adoption of the housing element. Final approval is expected to be acted upon by the City Council within one year of adoption of the element.

CONCLUSIONS

As demonstrated in Table “C” the City has sufficient sites zoned appropriately to accommodate the RHNA of 862 units. A total of 729 units can be accommodated on sites zoned for high density development and which are considered suitable for affordable housing development.

**Comparison of Regional Growth Need and Residential Sites
Table “C”**

Income Group	Total RHNA	Minimum Density Guidelines	Site Inventory Capacity
Very Low	117	20 units/acre	Vacant (Sites 9,11) =113 Lot A =294 Site 10 = 140 Second Units = 7 Elm Street = 142
Low	135		74 + remaining capacity described above Second Units = 33
Moderate	223	≥15 units/acre	423
Above Moderate	387	<15 units/acre	1,226
Total	862		

POTENTIAL DEVELOPMENT CONSTRAINTS

Sites identified for residential development in the City were analyzed to determine their relationship to public facilities, services and existing or potential physical constraints to potential development.

Public Facilities and Services: The short- and long-term development viability of the vacant and redevelopable sites in the inventory is directly linked to the availability and capacity of public facilities and services. Total capacity for water and sewer facilities to accommodate the City's share of the regional housing need is addressed in the Public Facilities Plan (PFP). The PFP describes current service levels and defines how services will be expanded to meet the demands of future urbanization. The City's Master Utility Service Plan (MUSP) was updated in 2006. This 5-year plan indicates that existing and planned water treatment facility, delivery systems, and existing and planned sewer treatment capacity are sufficient to serve the City's current population and projected growth.

Water: The City's water delivery system consists of a conjunctive or combined system, using both surface and groundwater resources. The current system, which includes a recently upgraded treatment facility, has enough capacity to serve the City's planned growth and more.

However, it should be noted that the water supply conditions are ever-changing in region. As a result, the City is developing long-term surface water system strategies and improvements that will allow for the delivery of potable water to new growth areas and beyond. For example, using funds from a 2006 Infrastructure Bank grant program, the City is currently completing the extension of water transmission lines and reservoirs (water tanks) to serve the recently adopted Quail Hollow Specific Plan area, the location of Lot "A", as identified in the inventory. The City's Public Utilities Department is also midway through a 2-year, City-wide, system capacity evaluation. Upon completion the City will create a list of priority projects and apply for additional Infrastructure Bank funds.

Sewer: The 2006 Regional Wastewater (Sewer) Treatment Master Plan addresses service area needs-based ultimate build-out, through 2025. Under this master plan, expansion of treatment facilities will be constructed in phases based on the expected population growth rate. Again, at present, the City has adequate sewer capacity to serve existing development as well as new residential development needed to serve projected increases in population.

Flooding: Flooding caused by river overtopping, levee failure, or heavy rainfall could cause possible damage to property in and around the City. Normally, water is contained within the rivers, creeks, canals, and adjacent levee systems. During past severe winter storms, the local levee systems carried a record volume of water due to heavy rainfall of long duration. Although these storms caused minor localized flooding in areas with low elevations, the major levee systems that protect the City from disaster withstood the record water flows.

In response to these flood events the U.S. Army Corps of Engineers (“COE”) has conducted hydrology studies of the local river and creek levee and drainage system.

The study, released in September 2006, indicates those areas of the City at lower elevations are only protected against a 90-year flood event. The latest floodplain information is plotted on the attached sites inventory map. As indicated, all the sites included in the inventory, with the exception of Lot “A”, are not subject to significant flood related impacts. However, the flood assessment analysis done as part of the specific planning process determined that with minor flood treatment mitigation the projected residential unit capacity projections can be achieved without adding significant cost to the future units.

Environmental: To determine whether any significant environmental features exist that would impact or preclude future development of the identified site City staff conducted an assessment of existing on-site conditions. This assessment revealed that a portion of Lot “A” was once subject to seasonal wetlands and toxics. However, a detailed risk assessment analysis was conducted concurrently with the preparation of the Quail Hollow EIR. The resulting clean-up recommendations described in the EIR have now been fully implemented. Using a grant from Cal/EPA along with funds from the City, the hazardous waste remediation is now complete, thereby allowing future development of Lot “A” to occur this planning period.

In addition, those areas of the City located adjacent to rivers and major creeks, are also known areas of potential cultural and archaeological resources. As required, the City’s Master Environmental Assessment and Mitigation (MEAM) Plan, developers must coordinate with the City, State, and other local agencies (e.g. Native American Heritage Association, etc) to identify and mitigate all environmental impacts, including cultural and archaeological impacts.

Also, the MEAM allows developers to mitigate for wetlands or habitat impacts through participation in a County-wide habitat conservation plan and by obtaining approvals from the appropriate State and federal permitting agencies. A habitat mitigation fee is required for residential and commercial uses within the new specific plan area. The fee is based on nature of the habitat lost (i.e., federally protected vs. seasonal non-critical wetlands) in concert with the acreage impacted. The fee is described in greater detail in the development fee impact analysis of this element.

Noise: The Noise Element of the General Plan identifies major freeways, railroads, and various regional airports as the three major noise sources in the City. However, the City applies standard mitigation measures to reduce noise exposure. Developers could mitigate potential noise problems to acceptable levels through site planning and construction modifications. Noise exposure is mitigated at marginal costs incurred through better construction techniques, changes in building orientation and site design layout, soundwalls and the use of noise-reducing or noise-eliminating building materials.

Conclusion: All identified environmental constraints have been mitigated to a level allowing development all sites in the inventory to occur within the current planning period.

Appendix II Elm Street Sites Inventory

Unit capacity projections assume lot assemblage and densities of 25-40 du/ac, lot assembly assumption based upon ownership, project proposals, and program incentives (see Program 3).

Individual lot assembly scenarios illustrated in shaded and non-shaded rows

Sites	APN/ Location	Zone	Allowable Density	GP Designation	Sq./ft.	Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
A	020-0060-020	MU (AHO)	1-45 du/ac	Commercial	6,534		Vacant Comm. Building	Yes	No
	020-0060-021	MU AHO	1-45 du/ac	Commercial	9,583		Vacant Office Building.	Yes	No
	020-0060-022	MU (AHO)	1-45 du/ac	Commercial	19,235	24	Parking Lot	Yes	No
B	020-0060-023	MU (AHO)	1-45 du/ac	Commercial	19,600	17	Vacant Fire Damaged Building	Yes	No
C	020-0060-028	(AHO)	1-45 du/ac	Commercial	12,800		Vacant Comm.	Yes	No
	020-0060-029	MU (AHO)	1-45 du/ac	Commercial	6,534		Going out of Business	Yes	No
	020-0060-030	MU (AHO)	1-45 du/ac	Commercial	6,534	17	Vacant Comm. Building	Yes	No
D	020-0060-032	MU (AHO)	1-45 du/ac	Commercial	26,532	18	Parking Lot	Yes	No
E	020-0060-044	MU (AHO)	1-45 du/ac	Commercial	9,920		Vacant	Yes	No
	020-0060-045	MU (AHO)	1-45 du/ac	Commercial	7,480	11	Parking Lot	Yes	No
F	020-0070-001	MU (AHO)	1-45 du/ac	Commercial	13,280	10	Vacant Office Building	Yes	No
G	020-0060-044	MU (AHO)	1-45 du/ac	Commercial	9,920		Vacant	Yes	No
	020-0060-045	MU (AHO)	1-45 du/ac	Commercial	7,480	11	Parking Lot	Yes	No
H	020-0070-007	MU (AHO)	1-45 du/ac	Commercial	10,454		Arcade	Yes	No
	020-0070-008	MU (AHO)	1-45 du/ac	Commercial	6,400		Arcade	Yes	No
	020-0060-009	MU (AHO)	1-45 du/ac	Commercial	6,534		Restaurant going out of business	Yes	No
	020-0070-010	MU (AHO)	1-45 du/ac	Commercial	12,850	24	Florist going out of business	Yes	No

Appendix II Elm Street Sites Inventory

Site	APN/ Location	Zone	Allowable Density	GP Designation	Sq./ft.	Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
I	020-0070-014	MU (AHO)	1-45 du/ac	Commercial	24,219		Vacant	Yes	No
	020-0070-015	MU (AHO)	1-45 du/ac	Commercial	26,640		Furniture Storage	Yes	No
	020-0070-016	MU (AHO)	1-45 du/ac	Commercial	10,454	35	Elm St. Property Manage Office	Yes	No
J	020-0080-009	MU (AHO)	1-45 du/ac	Commercial	15,562		Vacant Comm. Building	Yes	No
	020-0080-010	MU (AHO)	1-45 du/ac	Commercial	12,800	19	Vacant	Yes	No
K	020-0080-011	MU (AHO)	1-45 du/ac	Commercial	8,276		Vacant Office Building	Yes	No
	020-0080-012	MU (AHO)	1-45 du/ac	Commercial	9,583		Vacant Movie Theater	Yes	No
	020-0080-013	MU (AHO)	1-45 du/ac	Commercial	6,534	16	Vacant Restaurant	Yes	No
L	020-0080-26	MU (AHO)	1-45 du/ac	Commercial	6,534		Real Estate Office	Yes	No
	020-0080-027	MU (AHO)	1-45 du/ac	Commercial	6,534		Record/ Book Store	Yes	No
	020-0080-028	MU (AHO)	1-45 du/ac	Commercial	6,534		Restaurant	Yes	No
	020-0080-029	MU (AHO)	1-45 du/ac	Commercial	6,534	18	Pawn Shop	Yes	No
M	020-0080-032	MU (AHO)	1-45 du/ac	Commercial	13,280		Vacant Bank Building	Yes	No
	020-0080-033	MU (AHO)	1-45 du/ac	Commercial	10,454		Snack bar	Yes	No
	020-0080-034	MU (AHO)	1-45 du/ac	Commercial	6,413		Vacant Comm. Building	Yes	No
	020-0080-035	MU (AHO)	1-45 du/ac	Commercial	9,920	27	Vacant Comm. Building	Yes	No

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SITE	APN/ Location	Zone	Allowable Density	GP Designation	Sq./ft.	Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
N	020-0080-022	MU (AHO)	1-45 du/ac	Commercial	6,534		Vacant Comm. Building	Yes	No
	020-0080-023	MU (AHO)	1-45 du/ac	Commercial	4,792		Vacant Jewelry Store	Yes	No
	020-0080-024	MU (AHO)	1-45 du/ac	Commercial	4,000		Trophy Shop	Yes	No
	020-0080-025	MU (AHO)	1-45 du/ac	Commercial	26,640	28	Barber Shop	Yes	No
O	020-0080-032	MU (AHO)	1-45 du/ac	Commercial	9,583		Bar	Yes	No
	020-0080-033	MU (AHO)	1-45 du/ac	Commercial	6,534		Vacant Comm. Building	Yes	No
	020-0080-034	MU (AHO)	1-45 du/ac	Commercial	6,534	20	Vacant Comm. Building	Yes	No
P	020-0080-029	MU (AHO)	1-45 du/ac	Commercial	9,920	10	Bar	Yes	No
Q	020-0090-002	MU (AHO)	1-45 du/ac	Commercial	6,545		Tackle Shop	Yes	No
	020-0090-003	MU (AHO)	1-45 du/ac	Commercial	9,383		Vacant Comm. Building	Yes	No
	020-0090-004	MU (AHO)	1-45 du/ac	Commercial	6,545		Vacant Comm. Building	Yes	No
	020-0090-005	MU (AHO)	1-45 du/ac	Commercial	6,545		Trading Card Business	Yes	No
	020-0090-006	MU (AHO)	1-45 du/ac	Commercial	6,545	25	Vacant Comm. Building	Yes	No
R	020-0100-002	MU (AHO)	1-45 du/ac	Commercial	5,663		Vacant Comm. Building	Yes	No
	020-0100-003	MU (AHO)	1-45 du/ac	Commercial	15,582		Vacant Comm. Building	Yes	No
	020-0100-004	MU (AHO)	1-45 du/ac	Commercial	8,276		Parking Lot	Yes	No
	020-0100-005	MU (AHO)	1-45 du/ac	Commercial	7,841	30	Vacant office	Yes	No

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SITE	APN/ Location	Zone	Allowable Density	GP Designation	Sq./ft.	Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
S	020-0110-011	MU (AHO)	1-45 du/ac	Commercial	8,276		Transit Authority Office	Yes	No
	020-0110-012	MU (AHO)	1-45 du/ac	Commercial	5,527		Vacant	Yes	No
	020-0110-013	MU (AHO)	1-45 du/ac	Commercial	5,663		CPA Office	Yes	No
	020-0110-014	MU (AHO)	1-45 du/ac	Commercial	7,841	18	Vacant	Yes	No
T	020-0120-002	MU (AHO)	1-45 du/ac	Commercial	7,841		Vacant	Yes	No
	020-0120-003	MU (AHO)	1-45 du/ac	Commercial	6,534		Transit Authority Prop.	Yes	No
	020-0120-004	MU (AHO)	1-45 du/ac	Commercial	6,098		Vacant City Office	Yes	No
	020-0120-005	MU (AHO)	1-45 du/ac	Commercial	18,300		Vacant Office Building	Yes	No
	020-0120-007	MU (AHO)	1-45 du/ac	Commercial	7,405		City Parking Lot	Yes	No
	020-0120-008	MU (AHO)	1-45 du/ac	Commercial	7,405	40	Vacant	Yes	No
TOTAL UNITS						407			