

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/ Area or Specific Plan	Plan Designation
M1	080C048403004	936	Delano St	R-1		8.71	19,110	0.44	Res, Single Family Residence	1958	Y	N	1	4	3	2		Ashland/ Eden	Low and Medium Density Residential
M2	080C048403300	964	Delano St	R-1		8.71	28,729	0.66	Res, Single Family Residence	1951	Y	N	2	6	4	2	Merger potential for M2 and M5	Ashland/ Eden	Low and Medium Density Residential
M3	080C048402306	820	Elgin St	R-S	D-25	17.45	46,008	1.06	Res, Single Family Residence	1940	Y	N	1	18	14	13	Merger potential for M3 and M4	Ashland/ Eden	Medium Density Residential
M4	080C048402500	854	Elgin St	R-S	D-25	17.45	21,399	0.49	Res, Multi, 2-4 Single Family Homes	1923	Y	N	2	9	6	4	Merger potential for M3 and M4	Ashland/ Eden	Medium Density Residential
M5	080C048403600	928	Elgin St	R-S	D-25	17.45	39,533	0.91	Res, Single Family Residence	1948	Y	N	1	16	12	11	Merger potential for M2 and M5	Ashland/ Eden	Medium Density Residential
M6	080C048500504	887	Elgin St	R-S	D-25	17.45	10,096	0.23	Res, Single Family Residence	1967	Y	N	1	4	3	2	Merger potential for M6 and M7	Ashland/ Eden	High and Medium Density Residential
M7	080C048500604	895	Elgin St	R-S	D-25	17.45	10,654	0.24	Res, Single Family Residence	1930	Y	N	1	4	3	2	Merger potential for M6 and M7	Ashland/ Eden	High and Medium Density Residential
M8	080C048500802	925	Elgin St	R-S	D-25	17.45	14,032	0.32	Res, Single Family Residence	1932	Y	N	1	6	4	3		Ashland/ Eden	High and Medium Density Residential
M9	080D056301700		Dermody Ave	R-3/R-4		30.00	37,897	0.87	BART parking lot		Y	Y	0	26	20	20	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M10	080D056502900		Wagner St	R-3/R-4		30.00	84,071	1.93	BART parking lot		Y	Y	0	58	43	43	Flood Zone within 50 feet of parcel, watercourse near property. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M11	080D056503000		Wagner St	R-3/R-4		30.00	43,560	1.00	BART parking lot		Y	Y	0	30	23	23	Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M12	080D056803000		Wagner St	R-3/R-4		30.00	65,776	1.51	BART parking lot		Y	Y	0	45	34	34	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M13	080D056803100		Wagner St	R-S	D-15	30.00	78,844	1.81	BART parking lot		Y	Y	0	54	41	41	Creek/watercourse close to property. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential

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M14	080 005704000	16110	E 14th	ACBD	TA	50.00	55,500	1.27	Retail Sales		Y	N	0	64	48	48	Approved for 48 units	Ashland/ Eden	General Commercial or Medium High Density Residential
M15	080C047600100	16035	E 14th St	ACBD	TA	50.00	8,882	0.20	Commercial, Miscellaneous, Improved	1932	Y	N	0	10	8	8	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M16	080C047600200	16039	E 14th St	ACBD	TA	50.00	7,970	0.18	One story store	1947	Y	N	0	9	7	7	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M17	080C047600300	16043	E 14th St	ACBD	TA	50.00	6,390	0.16	Commercial, Miscellaneous, Improved	1930	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M18	080C047600501	16064	Ashland Ave	ACBD	TA	50.00	10,560	0.24	Four living units; e.g. fourplex or triplex w/SFR	1910	Y	N	4	12	9	5	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M19	080C047601101	16151	E 14th St	ACBD	TA	50.00	6,869	0.16	One story store	1942	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M20	080C047601103	16115	E 14th St	ACBD	TA	50.00	111,514	2.56	Mobile home park	1950	Y	N	44	128	96	52	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M21	080C047902200	16331	Kent	R-1		50.00	19,000	0.44	Single Family Residence	1947	Y	N	1	22	16	15	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential

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M22	080C047902301	16309	Kent	ACBD	TA	50.00	53,000	1.22	Residential, manufactured, mobile home park	1949	Y	N	16	61	46	30	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential		
M23	080C047902302	16325	Kent	R-1		50.00	10,080	0.23	Single Family Residence	1959	Y	N	1	12	9	8	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential		
M24	080C049500103	16021	Ashland Ave	ACBD	TA	50.00	81,881	1.88	Warehouse	1991	Y	Y	0	94	70	70	Flood Zone within 50 feet of parcel, close to creek and riparian area. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
M25	080C050002401	15951	E 14th St	ACBD	TA	50.00	16,783	0.39	One story store	1981	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
M26	080C050002500	15957	E 14th St	ACBD	TA	50.00	12,851	0.30	Miscellaneous improved commercial	1960	Y	Y	0	15	11	11	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
M27	080C050002600	15959	E 14th St	ACBD	TA	50.00	25,077	0.58	Mobile home park	1946	Y	Y	12	29	22	10	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
M28	080C050002700	15965	E 14th St	ACBD	TA	50.00	22,500	0.52	Multiple residential building of 5 or more units.	1940	Y	Y	11	26	19	8	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
M29	080C050002800	15995	E 14th St	ACBD	TA	50.00	4,297	0.10	One story store	1949	Y	Y	0	5	4	4	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
TOTAL - ASHLAND													99	801	601	502					

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CH1	414 002609801	694	Hampton Rd	R-S	SU	8.71	28,320	0.65	Res,Multi,2-4 Single Family Homes		Y	Y	2	6	4	2	Within 50 feet of a flood zone	Cherryland/Eden	Low and Medium Density Residential
CH2	429 001004100	310	Cherry Way	R-S	SU	8.71	19,957	0.46	Res,Single Family Residence	1940	Y	N	1	4	3	2	Merger potential with CH7	Cherryland/Eden	Low and Medium Density Residential
CH3	429 001400700	303	Medford Ave	R-S	SU	8.71	24,412	0.56	Res,Single Family Residence	1926	Y	N	1	5	4	3	Merger potential with CH4	Cherryland/Eden	Low and Medium Density Residential
CH4	429 001400802	323	Medford Ave	R-S	SU	8.71	37,757	0.87	Res,Multi,2-4 Single Family Homes	1957	Y	N	2	8	6	4	Merger potential with CH3	Cherryland/Eden	Low and Medium Density Residential
CH5	429 001403300	350	Cherry Way	R-S	SU	8.71	19,923	0.46	Res,Single Family Residence	1948	Y	N	1	4	3	2	Merger potential with CH6	Cherryland/Eden	Low and Medium Density Residential
CH6	429 001403400	342	Cherry Way	R-S	SU	8.71	19,849	0.46	Res,Single Family Residence	1947	Y	N	1	4	3	2	Merger potential with CH5	Cherryland/Eden	Low and Medium Density Residential
CH7	429 001403700	316	Cherry Way	R-S	SU	8.71	19,660	0.45	Res,Single Family Residence	1952	Y	N	1	4	3	2	Merger potential with CH2	Cherryland/Eden	Low and Medium Density Residential
CH8	429 001903500	567	Cherry Way	R-S	SU	8.71	27,823	0.64	Res,Multi,2-4 Single Family Homes	2005	Y	N	1	6	4	3		Cherryland/Eden	Low and Medium Density Residential
CH9	429 001904000	21065	Western Blvd	R-S	SU	8.71	17,130	0.39	Res,Single Family Residence	1940	Y	N	1	3	3	2		Cherryland/Eden	Low and Medium Density Residential
CH10	429 006402402	227	Willow Ave	R-S	D-35	12.45	16,682	0.38	Vacant,Res Land Zoned 4 Units		Y	N	0	5	4	4		Cherryland/Eden	Medium Density Residential
CH11	414 007609300	770	Grove Way	R-S	D-35	12.45	17,811	0.41	Res,Single Family Residence	1924	Y	N	1	5	4	3	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
CH12	414 007609400	752	Grove Way	R-S	D-35	12.45	20,366	0.47	Res,Multi,2-4 Single Family Homes		Y	N	2	6	4	2	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
CH13	414 007609500	730	Grove Way	R-S	D-35	12.45	19,848	0.46	Res,Single Family Residence	1920	Y	N	1	6	4	3	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
CH14	414 007609600	710	Grove Way	R-S	D-35	12.45	19,465	0.45	Res,Single Family Residence	1925	Y	N	1	6	4	3	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
CH15	429 001006100	140	Blossom Way	R-S	D-35	12.45	19,771	0.45	Res,Single Family Residence	1937	Y	N	2	6	4	2	Merger potential CH24 and 25	Cherryland/Eden	Medium Density Residential
CH16	429 001408700	296	Blossom Way	R-S	D-35	12.45	21,775	0.50	Res,Single Family Residence	1942	Y	N	1	6	5	4		Cherryland/Eden	Medium Density Residential

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CH17	429 002302000	396	Grove Way	R-S	D-35	12.45	19,215	0.44	Res,Single Family Residence	1928	Y	N	1	5	4	3		Cherryland/Eden	Medium Density Residential
CH18	431 001607500	22472	Meekland Ave	R-S	DV	12.45	8,264	0.19	Restaurant		Y	N	0	2	2	2		Cherryland/Eden	Low and Medium Density Residential
CH19	429 000502100	19635	Meekland Ave	R-S	D-3	14.52	19,467	0.45	Res,Single Family Residence	1950	Y	N	1	6	5	4		Cherryland/Eden	Medium Density Residential
CH20	429 000502200	19745	Meekland Ave	R-S	D-3	14.52	20,090	0.46	Single Family Residence	1942	Y	N	1	7	7	7	Entitled for 14-unit condo per TR-7925	Cherryland/Eden	Medium Density Residential
CH21	429 000502300	19755	Meekland Ave	R-S	D-3	14.52	21,523	0.49	Single Family Residence	1942	Y	N	2	7	7	7	Entitled for 14-unit condo per TR-7925	Cherryland/Eden	Medium Density Residential
CH22	429 001002300	19350	Meekland Ave	R-S	D-3	14.52	10,260	0.24	Industrial	1918	Y	N	1	3	3	2	Industrial uses, adjacent residential, potential RDA site	Cherryland/Eden	Low and Medium Density Residential
CH23	429 001002400	19356	Meekland Ave	R-S	D-3	14.52	7,925	0.18	Industrial	1946	Y	N	0	3	2	2	Industrial uses, adjacent residential, potential RDA site	Cherryland/Eden	Low and Medium Density Residential
CH24	429 001005800	19870	Meekland Ave	R-S	D-3	14.52	13,287	0.31	Res,Single Family Residence	1939	Y	N	1	4	3	2	Merger potential with CH15 and 25	Cherryland/Eden	Medium Density Residential
CH25	429 001006000	126	Blossom Way	R-S	D-3	14.52	19,761	0.45	Res,Single Family Residence	1937	Y	N	1	7	5	4	Merger potential with CH15 and 24	Cherryland/Eden	Medium Density Residential
CH26	429 003200200	20337	Meekland Ave	R-S	D-3	14.52	15,983	0.37	Res,Single Family Residence	1943	Y	N	1	5	4	3		Cherryland/Eden	Medium Density Residential
CH27	429 003200400	20449	Meekland Ave	R-S	D-3	14.52	15,744	0.36	Res,Single Family Residence	1953	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
CH28	429 003200500	20555	Meekland Ave	R-S	D-3	14.52	15,833	0.36	Res,Single Family Residence	1955	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
CH29	429 003200600	20661	Meekland Ave	R-S	D-3	14.52	16,444	0.38	Res,Single Family Residence	1943	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
CH30	429 003200700	20667	Meekland Ave	R-S	D-3	14.52	15,868	0.36	Res,Single Family Residence	1943	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
CH31	429 003200901		Meekland Av	R-S	D-3	14.52	8,578	0.20	Vacant,Res Land Zoned 4 Units	1975	Y	N	0	3	2	2	Merger potential with CH32	Cherryland/Eden	Medium Density Residential

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CH32	429 003201000	20987	Meekland Ave	R-S	D-3	14.52	14,282	0.33	Res, Single Family Residence		Y	N	1	5	4	3	Merger potential with CH31	Cherryland/Eden	Medium Density Residential
CH33	414 005102804		Locust St	R-S	DV	12.45	14,400	0.33	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State/County property, approximate lot size, Alquist-Priolo Study Area. Merger potential with CH34	Cherryland/Eden	Low and Medium Density Residential
CH34	414 005103002		Foothill Blvd	R-S	DV	21.78	20,576	0.47	Vacant, Public Agency, Exempt		Y	Y	0	10	8	8	Vacant State/County property, approximate lot size, Alquist-Priolo Study Area. Merger potential with CH33	Cherryland/Eden	Low and Medium Density Residential
CH35	414 005104800	20922	Locust St	R-S	DV	21.78	22,293	0.51	Single Family Residence	1910	Y	Y	1	11	8	7	Alquist-Priolo Study Area. Merger potential with CH36	Cherryland/Eden	Low and Medium Density Residential
CH36	414 005104900	20914	Locust St	R-S	DV	12.45	7,504	0.17	Single Family Residence	1925	Y	Y	1	2	2	1	Alquist-Priolo Study Area. Merger potential with CH35	Cherryland/Eden	Low and Medium Density Residential
CH37	414 008605700	21438	Locust St	R-S	DV	12.45	7,500	0.17	One story Commercial		Y	Y	0	2	2	2	Alquist-Priolo Study Area	Cherryland/Eden	Low and Medium Density Residential
CH38	414 008606300	21358	Locust St	R-S	DV	12.45	13,629	0.31	Multi-Family Residential, 2-4 SFRs	1900	Y	Y	1	4	3	2	Alquist-Priolo Study Area	Cherryland/Eden	Low and Medium Density Residential
CH39	429 005501404	410	Sunset Blvd	R-S	DV	12.45	14,300	0.33	Single family residential homes used as such	1938	Y	N	1	4	3	2		Cherryland/Eden	Medium Density Residential
CH40	429 005501700	384	Sunset Blvd	R-S	DV	12.45	17,800	0.41	Single family residential homes used as such	1947	Y	N	1	5	4	3	Merger potential with CH41 and 45	Cherryland/Eden	Medium Density Residential
CH41	429 005501900	360	Sunset Blvd	R-S	DV	12.45	18,450	0.42	Single family residential homes used as such	1934	Y	N	1	5	4	3	Merger potential with CH40 and 45	Cherryland/Eden	Medium Density Residential

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CH42	429 005502200	318	Sunset Blvd	R-S	DV	12.45	15,000	0.34	Single family residential homes used as such	1948	Y	N	1	4	3	2	Merger potential CH42-44	Cherryland/Eden	Medium Density Residential
CH43	429 005502800	21836	Princeton St	R-S	DV	21.78	20,000	0.46	Two, three or four single family homes	1943	Y	N	4	10	8	4	Merger potential CH42-44	Cherryland/Eden	Medium Density Residential
CH44	429 005502900	21806	Princeton St	R-S	DV	12.45	18,200	0.42	Single family residential homes used as such	1930	Y	N	1	5	4	3	Merger potential CH42-44	Cherryland/Eden	Medium Density Residential
CH45	429 005505100	366	Sunset Blvd	R-S	DV	21.78	30,945	0.71	Multiple residential building of 5 or more units.	1974	Y	N	8	15	12	4	Merger potential with CH40 and 41	Cherryland/Eden	Medium Density Residential
CH46	429 005902100	21823	Princeton St	R-S	DV	12.45	12,320	0.28	Single family residential homes used as such	1950	Y	N	1	4	3	2	Merger potential with CH47	Cherryland/Eden	Medium Density Residential
CH47	429 005902202	21837	Princeton St	R-S	DV	12.45	15,800	0.36	Multiple residential building of 5 or more units.	1963	Y	N	1	5	3	2	Merger potential with CH46	Cherryland/Eden	Medium Density Residential
CH48	429 006403502	122	Sunset Blvd	R-S	DV	21.78	20,860	0.48	Miscellaneous improved commercial	1947	Y	N	1	10	8	7	Merger potential with CH49	Cherryland/Eden	Medium Density Residential
CH49	429 006403600	130	Sunset Blvd	R-S	DV	21.78	19,100	0.44	Warehouse		Y	N	0	10	7	7	Need to survey to verify lot size. Merger potential with CH48	Cherryland/Eden	Medium Density Residential
CH50	429 006403800	148	Sunset Blvd	R-S	DV	12.45	12,850	0.29	Single family residential homes used as such	1928	Y	N	1	4	3	2	Merger potential with CH51	Cherryland/Eden	Medium Density Residential
CH51	429 006403900	152	Sunset Blvd	R-S	DV	12.45	16,600	0.38	Single family residential homes used as such	1932	Y	N	1	5	4	3	Merger potential with CH50	Cherryland/Eden	Medium Density Residential
CH52	429 006404700	145	Sunset Blvd	R-S	DV	12.45	17,370	0.40	Single family residential homes used as such	1923	Y	N	1	5	4	3	Merger potential with CH53	Cherryland/Eden	Medium Density Residential
CH53	429 006405402	22008	Meekland Ave	R-S	DV	21.78	44,431	1.02	Miscellaneous improved commercial		Y	N	0	22	17	17	Merger potential with CH52	Cherryland/Eden	High and Medium Density Residential
CH54	429 008602501	155	Poplar Ave	R-S	DV	12.45	13,818	0.32	Single family residential homes used as such	1925	Y	N	1	4	3	2		Cherryland/Eden	Medium Density Residential

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CH55	429 009102602	254	Poplar Ave	R-S	DV	12.45	11,349	0.26	Two, three or four single family homes	1938	Y	N	0	3	2	2	Merger potential with CH56	Cherryland/Eden	Medium Density Residential
CH56	429 009102700	248	Poplar Ave	R-S	DV	12.45	16,200	0.37	Single family residential homes used as such	1923	Y	N	1	5	3	2	Merger potential with CH55	Cherryland/Eden	Medium Density Residential
CH57	429 009104103	243	Poplar Ave	R-S	DV	21.78	24,697	0.57	Single family residential homes used as such	1930	Y	N	2	12	9	7	Merger potential with CH63	Cherryland/Eden	Medium Density Residential
CH58	429 009104400	263	Poplar Ave	R-S	DV	12.45	12,300	0.28	Two, three or four single family homes	1928	Y	N	1	4	3	2		Cherryland/Eden	Medium Density Residential
CH59	429 009105600	256	Laurel Ave	R-S	DV	21.78	22,200	0.51	Residential property converted to 5 or more units	1943	Y	N	6	11	8	2		Cherryland/Eden	High and Medium Density Residential
CH60	429 009106500	164	Laurel Ave	R-S	DV	12.45	12,349	0.28	Two, three or four single family homes	1926	Y	N	1	4	3	2		Cherryland/Eden	High and Medium Density Residential
CH61	429 009107300	171	Poplar Ave	R-S	DV	12.45	12,350	0.28	Triplex; double or duplex with single family home	1948	Y	N	1	4	3	2		Cherryland/Eden	Medium Density Residential
CH62	429 009107600	177	Poplar Ave	R-S	DV	12.45	12,350	0.28	Two, three or four single family homes	1927	Y	N	1	4	3	2		Cherryland/Eden	Medium Density Residential
CH63	429 009109900	247	Poplar Ave	R-S	DV	12.45	8,645	0.20	Single family residential homes used as such	1984	Y	N	0	2	2	2	Merger potential with CH57	Cherryland/Eden	Medium Density Residential
CH64	431 001200600	337	Laurel Ave	R-S	DV	21.78	22,233	0.51	Residential property converted to 5 or more units		Y	N	6	11	8	2	Merger potential CH64-66	Cherryland/Eden	High and Medium Density Residential
CH65	431 001202100	324	Smalley Ave	R-S	DV	21.78	20,448	0.47	Two, three or four single family homes	1952	Y	N	2	10	8	6	Merger potential CH64-66	Cherryland/Eden	High and Medium Density Residential
CH66	431 001202200	346	Smalley Ave	R-S	DV	21.78	20,448	0.47	Res., Multiple Family	1956	Y	N	3	10	8	5	Merger potential CH64-66	Cherryland/Eden	High and Medium Density Residential
CH67	431 001202600	368	Smalley Ave	R-S	DV	21.78	22,233	0.51	Multiple residential building of 5 or more units.	1988	Y	N	5	11	8	3		Cherryland/Eden	High and Medium Density Residential
CH68	431 001600500	169	Laurel Ave	R-S	DV	12.45	11,928	0.27	Single family residential homes used as such	1926	Y	N	1	3	3	2		Cherryland/Eden	High and Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH69	431 001601001	207	Laurel Ave	R-S	DV	21.78	23,928	0.55	Single family residential homes used as such	1920	Y	N	1	12	9	8		Cherryland/Eden	High and Medium Density Residential
CH70	431 001601400	261	Laurel Ave	R-S	DV	21.78	20,448	0.47	Res., Multiple Family	1952	Y	N	4	10	8	4	Merger potential CH70 and 71	Cherryland/Eden	High and Medium Density Residential
CH71	431 001601500	275	Laurel Ave	R-S	DV	21.78	20,448	0.47	Four living units; e.g. fourplex or triplex w/SFR	1965	Y	N	4	10	8	4	Merger potential CH70 and 71	Cherryland/Eden	High and Medium Density Residential
CH72	431 001603600	204	Smalley Ave	R-S	DV	12.45	20,448	0.47	Two, three or four single family homes	1961	Y	N	2	6	4	2		Cherryland/Eden	High and Medium Density Residential
CH73	431 001604500	22358	Meekland Ave	R-S	DV	12.45	10,359	0.24	One to five story office building		Y	N	0	3	2	2		Cherryland/Eden	High and Medium Density Residential
CH74	431 001605200	159	Smalley Ave	R-S	DV	21.78	19,400	0.45	Church		Y	N	0	10	7	7	Boundary adjustment to meet RS-D20 requirement	Cherryland/Eden	High and Medium Density Residential
CH75	414 005602101	21030	Mission Blvd	ACBD	TC	50.00	14,820	0.34	One story store	1953	Y	Y	0	17	13	13	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH76	414 005602301	21050	Mission Blvd	ACBD	TC	50.00	9,693	0.22	Commercial repair garage	1957	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH77	414 008100101	21070	Mission Blvd	ACBD	TC	50.00	9,250	0.21	Single family residential homes used as such	1923	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH78	414 008100200	21098	Mission Blvd	ACBD	TC	50.00	7,903	0.18	Vacant commercial land (may include misc. imps)		Y	Y	1	9	7	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH79	414 008100300	21106	Mission Blvd	ACBD	TC	50.00	10,987	0.25	One story store	1966	Y	Y	0	13	9	9	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH80	414 008100400	21120	Mission Blvd	ACBD	TC	50.00	7,405	0.17	One story store	1951	Y	Y	0	9	6	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

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CH81	414 008100500	21144	Mission Blvd	ACBD	TC	50.00	29,625	0.68	One to five story office building	1960	Y	Y	0	34	27	27	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH82	414 008100600	21172	Mission Blvd	ACBD	TC	50.00	24,169	0.55	Motel	1955	Y	Y	0	28	21	21	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH83	414 008100700	21180	Mission Blvd	ACBD	TA	50.00	13,470	0.31	Parking lot		Y	Y	0	15	12	12	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH84	414 008100800	21222	Mission Blvd	ACBD	TA	50.00	16,475	0.38	Miscellaneous improved commercial	1946	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH85	414 008100900	21286	Mission Blvd	ACBD	TA	50.00	9,861	0.23	One to five story office building	1926	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH86	414 008101000	21288	Mission Blvd	ACBD	TA	50.00	9,633	0.22	Single family residential homes used as such	1926	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH87	414 008101100	21308	Mission Blvd	ACBD	TA	50.00	8,712	0.20	One to five story office building	1953	Y	Y	2	10	8	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

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CH88	414 008101200	21328	Mission Blvd	ACBD	TA	50.00	8,276	0.19	One to five story office building		Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH89	414 008101300	21344	Mission Blvd	ACBD	TA	50.00	8,650	0.20	One to five story office building	1940	Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH90	414 008101400	21366	Mission Blvd	ACBD	TA	50.00	8,300	0.19	Residential Imps on Commercial Land	1928	Y	Y	1	10	7	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH91	414 008101500	21376	Mission Blvd	ACBD	TA	50.00	7,775	0.18	One story store	1942	Y	Y	0	9	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH92	414 008101600	21380	Mission Blvd	ACBD	TA	50.00	7,300	0.17	Triplex; double or duplex with single family home	1941	Y	Y	3	8	6	3	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
CH93	414 008101700	21390	Mission Blvd	ACBD	TA	50.00	6,759	0.16	Two, three or four single family homes	1940	Y	Y	2	8	6	4	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential		
TOTAL - CHERRYLAND													112	708	536	427					

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V1	085 530000904	5349	Crow Canyon Rd	P-D		2.18	155,117	3.56	Rur,Rural,Changing To Higher Use	1952	N	Y	0	8	6	6	Within 50 feet of a creek	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V2	084D116501500	18133	Lamson Rd	R-1	B-E-CSU-RV	4.36	54,450	1.25	Res,Single Family Residence		N	N	1	5	4	3		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V3	084D117300300	18724	Lamson Rd	R-1	B-E-CSU-RV	4.36	44,867	1.03	Res,Single Family With Second Unit	2000	N	N	1	4	3	2		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V4	084D116800800	18791	Lamson Rd	R-1	B-E-CSU-RV	4.36	35,284	0.81	Res,Single Family Residence	1946	N	N	1	4	3	2	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V5	084D116802404	18880	Walnut Rd	R-1	B-E-CSU-RV	4.36	29,621	0.68	Res,Single Family Residence	1948	N	N	1	3	2	1	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V6	084C088503304			R-1	B-E-CSU-RV	4.36	19,166	0.44	Vacant		N	N	0	2	1	1		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V7	084D116801000	18837	Lamson Rd	R-1	B-E-CSU-RV	4.36	46,174	1.06	Res,Single Family Residence	1950	N	N	1	5	3	2	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V8	084D116802300	18886	Walnut Rd	R-1	B-E-CSU-RV	4.36	46,174	1.06	Res,Single Family Residence	1946	N	N	1	5	3	2	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V9	084B047206400	18243	Lake Chabot Rd	R-1	CSU-RV	6.22	10,019	0.23	Res,Single Family Residence	2001	N	N	0	1	1	1		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V10	084C090501800	18471	Apricot Way	R-1	CSU-RV	6.22	43,560	1.00	Res,Multi,2-4 Single Family Homes	1940	N	N	3	6	5	2		Castro Valley/ Castro Valley	Suburban and Low Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V11	084C086000404	5067	Seaview Ave	R-1	CSU-RV	6.22	56,628	1.30	Res,Single Family Residence	1954	N	N	1	8	6	5		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V12	084C090505100	4652	Malabar Ave	R-1	CSU-RV	6.22	32,670	0.75	Res,Single Family Residence	1946	N	N	1	5	3	2		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V13	084C084001002	18534	Pepper St	R-1	CSU-RV	6.22	16,117	0.37	Res,Single Family Residence	1930	N	N	1	2	2	1		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V14	084A025000904	20396	John Dr	R-1	CSU-RV	6.22	69,260	1.59	Vacant,Res Land Zoned 4 Units		N	N	0	10	7	7	Merger potential with V15	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V15	084A025000903	20338	John Dr	R-1	CSU	6.22	130,244	2.99	Vacant,Res Land Zoned 4 Units	1906	N	N	0	19	14	14	Merger potential with V14	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V16	084D118000204	4619	Proctor Rd	R-1	B-E- CSU-RV	6.22	47,480	1.09	Res,Single Family Residence	1948	N	N	1	7	5	4		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V17	084D118002800	4635	Proctor Rd	R-1	B-E- CSU-RV	6.22	19,672	0.45	Res,Multi,2-4 Units,Boarding Use	1946	N	N	1	3	2	1	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V18	084D118000400	4643	Proctor Rd	R-1	B-E- CSU-RV	6.22	24,394	0.56	Res,Single Family Residence	1955	N	N	1	3	3	2	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V19	084D118000500	4651	Proctor Rd	R-1	B-E- CSU-RV	6.22	35,284	0.81	Res,Single Family Residence	1946	N	N	1	5	4	3	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V20	084D118000700	4659	Proctor Rd	R-1	B-E- CSU-RV	6.22	58,806	1.35	Res,Single Family Residence	1948	N	N	1	8	6	5	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V21	084D118000800		Proctor Rd	R-1	B-E- CSU-RV	6.22	84,942	1.95	Vacant,Res Land Zoned 4 Units		N	N	0	12	9	9	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V22	084D110000116		Brookdale Bl	R-1	CSU-RV	6.22	57,935	1.33	Vacant,Public Agencies,Exempt		N	N	0	8	6	6		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V23	084D118000600		Proctor Rd	R-1	B-E- CSU-RV	6.22	23,244	0.53	Vacant,Res Land Zoned 4 Units		N	N	0	3	2	2	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V24	084D118502200	4800	Sorani Way	R-1	B-E- CSU-RV	6.22	29,621	0.68	Res,Single Family Residence	1973	N	N	1	4	3	2	Possible merger with V24-V26	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V25	084D119000405	4806	Sorani Way	R-1	B-E- CSU-RV	6.22	25,265	0.58	Res,Single Family Residence	1973	N	N	1	4	3	2	Possible merger with V24-V26	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V26	084D119000502		Proctor Rd	R-1	B-E- CSU-RV	6.22	24,394	0.56	Vacant,Res Land Zoned 4 Units		N	N	0	3	3	3	Possible merger with V24-V26	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V27	084C063001109	3889	Castro Valley Blvd	CVCBD	S10	17.45	11,326	0.26	Service Stations	1964	Y	N	0	5	3	3	Possible to merge with V44 and V43	Castro Valley/ Castro Valley	Medium and High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

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V28	084C066100606	3970	Castro Valley Blvd	CVCBD	S10	17.45	104,544	2.40	Mobile home park	1984	Y	N	49	42	31	-18	49 unit mobile home site, higher density may be allowed subject to specific plan guidelines.	Castro Valley/ Castro Valley	Medium and High Density Residential
V29	415 016000100	21112	Oak St	R-S	DV	21.78	10,484	0.24	Vacant, Public Agency, Exempt		Y	Y	0	5	4	4	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V30	415 016000200	21120	Oak St	R-S	DV	21.78	9,740	0.22	Vacant, Public Agency, Exempt		Y	Y	0	5	4	4	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V31	415 016000300	21128	Oak St	R-S	DV	21.78	8,935	0.21	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V32	415 016000400	21134	Oak St	R-S	DV	21.78	8,373	0.19	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V33	415 016000500	21144	Oak St	R-S	DV	21.78	8,006	0.18	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V34	415 023001100	22447	Ruby St	R-S	D-20	21.78	7,500	0.17	Single Family Residence, Public Agency, Exempt		Y	Y	1	4	3	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V35	415 023001200	22459	Ruby St	R-S	D-20	21.78	7,500	0.17	Single Family Residence, Public Agency, Exempt		Y	Y	1	4	3	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family

2009 HOUSING ELEMENT SITES INVENTORY

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V36	415 023001300		Ruby St	R-S	D-20	21.78	14,363	0.33	Vacant, Public Agency, Exempt		Y	Y	0	7	5	5	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V37	415 023001600	22513	Ruby St	R-S	D-20	21.78	6,481	0.15	Vacant, Public Agency, Exempt		Y	Y	0	3	2	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V38	415 023001700		Ruby St	R-S	D-20	21.78	7,470	0.17	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V39	415 023001900		Ruby St	R-S	D-20	21.78	8,295	0.19	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V40	415 023002100	1432	A St	R-S	D-20	21.78	7,500	0.17	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V41	415 023002200	1424	A St	R-S	D-20	21.78	6,416	0.15	Vacant, Public Agency, Exempt		Y	Y	0	3	2	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V42	415 016002600	21457	Gary Dr	R-1	CSU-RV	21.78	8,450	0.19	Single Family Residence, Public Agency, Exempt		Y	N	1	4	3	2	State Property, 238 Study area, Alquist-Priolo Study Area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family

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V43	084C063000606	3937	Castro Valley Blvd	CVCBD	S10	21.78	95,396	2.19	Misc. industrial (improved); no other ind code	1998	Y	N	24	48	36	12	Mobile homes in the rear of property. Possible to merger with V27 and V44	Castro Valley/ Castro Valley	Medium and High Density Residential
V44	084C063001117	3913	Castro Valley Blvd	CVCBD	S10	21.78	233,046	5.35	Mobile home park	1958	Y	N	94	117	87	-7	94 unit mobile home site, higher density may be allowed subject to specific plan guidelines. Possible to merge with V27 and V43	Castro Valley/ Castro Valley	Medium and High Density Residential
V45	084C065000505	4026	Castro Valley Blvd	CVCBD	S10	21.78	53,100	1.22	Single family residential homes used as such	1956	Y	N	1	27	20	19	Possible to merge with V60	Castro Valley/ Castro Valley	Medium and High Density Residential
V46	084C065000204	4096	Castro Valley Blvd	CVCBD	S10	21.78	17,424	0.40	Public Agency, Exempt		Y	N	0	9	7	7	Possible to merge with V47	Castro Valley/ Castro Valley	Medium and High Density Residential
V47	084C065000100	21195	Center St	CVCBD	S10	21.78	54,450	1.25	Public Agency, Exempt		Y	N	0	27	20	20	Possible to merge with V46	Castro Valley/ Castro Valley	Medium and High Density Residential
V48	415 023001400		Ruby St	R-S	D-20	21.78	51,400	1.18	Pub,Public Agencies, Exempt		Y	Y	0	26	19	19	Within 50 feet of a flood zone. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V49	415 023001500		Ruby St	R-S	D-20	21.78	6,554	0.15	Pub,Public Agencies, Exempt		Y	Y	0	3	2	2	Within 50 feet of a flood zone. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V50	084A006001402			CVCBD	S08	30.00	24,829	0.57	BART parking lot		Y	N	0	17	13	13		Castro Valley/ Castro Valley	Medium and High Density Residential
V51	415 016001100	21320	Oak St	R-4		34.85	7,795	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V52	415 016001200	21338	Oak St	R-4		34.85	7,466	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V53	415 016001400	21406	Oak St	R-4		34.85	7,530	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V54	415 016001500	21420	Oak St	R-4		34.85	7,758	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V55	415 016001600	21408	Oak St	R-4		34.85	6,917	0.16	Residential building of 2 or more units, Public Agencies, Exempt		Y	N	2	6	4	2	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V56	415 016001800	21454	Oak St	R-4		34.85	7,426	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V57	415 016001900	21462	Oak St	R-4		34.85	7,405	0.17	Single Family Residence, Public Agency, Exempt	1940	Y	N	1	6	4	3	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V58	415 016002000	21484	Oak St	R-4		34.85	7,330	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V59	084C065000611	21767	Center St	CVCBD	S10	40.00	19,602	0.45	vacant residential land, zoned 4 units or less		Y	N	0	18	14	14		Castro Valley/ Castro Valley	Medium and High Density Residential
V60	415 021005001	1452	Crescent Ave.	R-S	D-15	29.04	70567	1.62	Vacant, Public Agency, Exempt		Y	N	0	47	35	35	State Property, 238 Study area	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V61	415 018006801		Grove Way	R-S	D-15	29.04	68825	1.58	Vacant, Public Agency, Exempt		Y	N	0	46	34	34	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
V62	415 018006901		Grove Way	R-S	D-15	29.04	129373	2.97	Vacant, Public Agency, Exempt		Y	N	0	86	65	65	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.		
V63	415 018007300	1459	Grove Way	R-S	D-15	29.04	35247	0.81	Single Family Residence, Public Agency, Exempt		Y	N	1	24	18	17	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.		
TOTAL - CASTRO VALLEY													194	795	597	403					

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F1	417 011006300	22502	Woodroe Ave	R-1		6.00	134,944	3.10	Ins.Schools	1954	N	N	0	19	14	14		Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F2	417 008000504	22505	Woodroe Ave	R-1		6.00	40,605	0.93	Res,Sgl Family With Commercial Use	1976	N	N	2	6	4	2		Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F3	417 019006500	23031	Henry Ln	R-1		6.00	20,970	0.48	Res,Single Family Residence	1925	N	N	1	3	2	1	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F4	417 019006600	23039	Henry Ln	R-1		6.00	22,455	0.52	Res,Single Family Residence	1950	N	N	1	3	2	1	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F5	417 019010300	23047	Henry Ln	R-1		6.00	20,502	0.47	Res,Single Family Residence		N	N	1	3	2	1	23047 Henry lane parcels were merged in 2008. Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F6	417 019010400	23047	Henry Ln	R-1					Vacant		N	N	0			0	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F7	417 019006800	23063	Henry Ln	R-1		6.00	16,787	0.39	Res,Single Family Residence	1954	N	N	1	2	2	1	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F8	417 006007100	2700	Kelly St	R-1		6.00	29,374	0.67	Res,Single Family Residence	1947	N	Y	1	4	3	2	Within 50 feet of a creek. Lot merger potential F8 to F11	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F9	417 006007000	2658	Kelly St	R-1		6.00	19,744	0.45	Res,Single Family Residence	1928	N	Y	1	3	2	1	Within 50 feet of a creek. Lot merger potential F8 to F11	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F10	417 006007600	2600	Kelly St	R-1		6.00	26,203	0.60	Res,Single Family Residence	1979	N	Y	1	4	3	2	Within 50 feet of a creek. Lot merger potential F8 to F11	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F11	417 006007700	2598	Kelly St	R-1		6.00	53,444	1.23	Res,Single Family Residence	1922	N	N	1	7	6	5	Lot merger potential F8 to F11	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F12	417 021000500	2931	Kelly St	R-1		6.00	20,657	0.47	Res,Single Family Residence	1946	N	N	1	3	2	1		Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F13	417 021000700	2921	Kelly St	R-1		6.00	20,020	0.46	Res,Single Family Residence	1951	N	N	1	3	2	1		Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F14	416 018006200	22866	Mansfield Ave	R-1		6.00	14,224	0.33	Res,Single Family Residence	1954	N	N	1	2	1	0	May be possible to merger into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F15	416 018006100	22866	Mansfield Ave	R-1		6.00	17,832	0.41	Vacant,Res Land Zoned 4 Units		N	N	0	2	2	2	May be possible to merger into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F16	416 018000100		Mansfield Av	R-1		6.00	60,171	1.38	Vacant,Res Land Zoned 4 Units		N	N	0	8	6	6	May be possible to merger into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F17	416 020000200	23000	Mansfield Ave	R-1		6.00	37,563	0.86	Res,Single Family Residence	1979	N	N	1	5	4	3	May be possible to merger into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F18	416 020000100	23093	Mansfield Ave	R-1		6.00	87,875	2.02	Res,Single Family Residence	1975	N	N	1	12	9	8	May be possible to merger into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F19	416 020000300	23090	Mansfield Ave	R-1		6.00	30,369	0.70	Res, Single Family Residence	1944	N	N	1	4	3	2	May be possible to merge into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F20	416 020000400	23098	Mansfield Ave	R-1		6.00	60,370	1.39	Res, Single Family Residence	1927	N	N	1	8	6	5	May be possible to merge into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F21	417 022001201	3216	D St	R-1	B-E	3.50	106,860	2.45	Vacant, Res Land Zoned 4 Units	1937	N	N	1	9	6	5	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F22	417 022004100	23572	Maud Ave	R-1		5.00	27,660	0.63	Res, Single Family Residence	1948	N	N	1	3	2	1		Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
F23	417 022001104	3230	D St	R-1	B-E	3.50	44,744	1.03	Res, Single Family Residence	1960	N	N	1	4	3	2	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F24	417 024001204	3289	D St	R-1	B-E	3.50	81,458	1.87	Res, Single Family Residence		N	N	1	7	5	4	Possible o merge F24 and F29	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F25	417 022002500	23756	Maud Ave	R-1		6.00	24,015	0.55	Res, Single Family Residence	1953	N	N	1	3	2	1	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F26	417 022002400	23790	Maud Ave	R-1		6.00	32,464	0.75	Res, Single Family Residence	1927	N	N	1	4	3	2	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F27	417 024000100	3247	D St	R-1	B-E	3.50	130,644	3.00	Res, Single Family Residence	1925	N	N	1	10	8	7	Possible to merge F27 and F30	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F28	417 022002200	23830	Maud Ave	R-1		6.00	24,239	0.56	Res, Single Family Residence	1960	N	N	1	3	3	2	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F29	417 024000500	3291	D St	R-1	B-E	3.50	82,880	1.90	Res, Single Family Residence	1877	N	N	1	7	5	4	Possible o merge F24 and F29	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F30	417 025000100	3231	D St	R-1	B-E	3.50	35,399	0.81	Res, Single Family Residence	1953	N	N	1	3	2	1	Possible to merge F27 and F30	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F31	417 026000400		Fairview Av	R-1	B-E	3.50	330,441	7.59	Vacant, Res Land Zoned 4 Units		N	N	0	27	20	20	Possible to merge F31 and F32 to create a larger tract.	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F32	417 026000500		Fairview Av	R-1	B-E	3.50	531,419	12.20	Pub,Owned By Public Utility		N	N	0	43	32	32	Possible to merge F31 and F32 to create a larger tract.	Fairview/Fairview	R-1; 10,000 sq. ft. MBSA
F33	425 001000202	24717	Fairview Ave	R-1	B-E	2.18	156,083	3.58	Res,Single Family Residence	1940	N	N	1	8	6	5		Fairview/Fairview	R-1; 20,000 sq. ft. MBSA
F34	426 004002000	2663	Hidden Ln	R-1	B-E	3.50	256,782	5.89	Res,Multi,2-4 Single Family Homes	1951	N	Y	2	21	15	13	Within 50 feet of a creek	Fairview/Fairview	R-1; 10,000 sq. ft. MBSA
F35	426 010001000	1665	E St	R-1	B-E	5.00	34,060	0.78	Res,Single Family Residence		N	N	1	4	3	2		Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F36	425 002000507		Fairview Av	R-1	B-E	2.18	246,723	5.66	Vacant,Res Land Zoned 4 Units	1951	N	N	0	12	9	9	Possible to merge F36 and F41 to create a larger tract.	Fairview/Fairview	R-1; 20,000 sq. ft. MBSA
F37	426 010000600	1653	E St	R-1	B-E	5.00	42,930	0.99	Res,Single Family Residence	1951	N	N	1	5	4	3		Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F38	426 010000300	1615	E St	R-1	B-E	5.00	28,121	0.65	Res,Single Family Residence	1925	N	N	1	3	2	1		Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F39	426 012000800	1989	E St	R-1	B-E	5.00	65,268	1.50	Res,Single Family Residence		N	N	1	7	6	5		Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F40	426 012002200	2141	E St	R-1	B-E	5.00	70,451	1.62	Res,Multi,2 Units		N	N	2	8	6	4		Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F41	425 002000304	24867	Fairview Ave	R-1	B-E	2.18	181,220	4.16	Res,Single Family Residence	1912	N	N	1	9	7	6	Possible to merge F36 and F41 to create a larger tract.	Fairview/Fairview	R-1; 20,000 sq. ft. MBSA
F42	426 018001200	1859	East Ave	R-1	B-E	5.00	29,376	0.67	Res,Single Family Residence	1975	N	Y	1	3	3	2	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F43	426 017000100	1875	East Ave	R-1	B-E	5.00	52,858	1.21	Res,Single Family Residence	1930	N	Y	1	6	5	4	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/Fairview	R-1; 6,000 sq. ft. MBSA

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
F44	426 017000300	1907	East Ave	R-1	B-E	5.00	76,857	1.76	Res,Single Family Residence	1951	N	Y	1	9	7	6	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F45	426 017000400	1921	East Ave	R-1	B-E	5.00	52,460	1.20	Res,Single Family Residence	1964	N	Y	1	6	5	4	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F46	426 017005100	1947	East Ave	R-1	B-E	5.00	50,094	1.15	Res,Single Family Residence		N	N	1	6	4	3	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F47	426 017000900		East Ave	R-1	B-E	5.00	39,894	0.92	Vacant,Res Land Zoned 4 Units	1960	N	Y	0	5	3	3	Within 50 feet of a creek . Adjacent to F50, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F48	426 016000100	2085	East Ave	R-1	B-E	5.00	52,114	1.20	Res,Single Family Residence	1962	N	Y	1	6	4	3	Within 50 feet of a creek . Adjacent to F49, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F49	426 016000300	2091	East Ave	R-1	B-E	5.00	24,950	0.57	Res,Single Family Residence		N	Y	1	3	2	1	Within 50 feet of a creek . Adjacent to F48, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F50	426 017001300		East Ave	R-1	B-E	5.00	47,167	1.08	Vacant,Res Land Zoned 4 Units		N	Y	0	5	4	4	Within 50 feet of a creek . Adjacent to F47, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F51	426 017007300	24380	Peterson Ct	R-1	B-E	5.00	19,577	0.45	Vacant,Res Land Zoned 4 Units	1947	N	Y	0	2	2	2	Within 50 feet of a creek	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
F52	426 017002000	24696	2nd St	R-1	B-E	5.00	44,916	1.03	Res,Single Family Residence		N	Y	1	5	4	3	Within 50 feet of a creek	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA		
TOTAL - FAIRVIEW													45	357	268	223					

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA1	412 008707800	705	Bartlett Ave	R-S	DV	12.45	14,534	0.33	Single Family Residence	1922	Y	N	1	4	3	2		Hayward Acres/Eden	Medium Density Residential
HA2	412 009501401	441	Bartlett Ave	R-S	DV	12.45	13,054	0.30	Single family residential homes used as such	1930	Y	N	1	4	3	2		Hayward Acres/Eden	Medium Density Residential
HA3	412 009501700	509	Bartlett Ave	R-S	DV	21.78	26,862	0.62	Four living units; e.g. fourplex or triplex w/SFR	1953	Y	N	4	13	10	6	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA4	412 009501800	513	Bartlett Ave	R-S	DV	21.78	40,560	0.93	Multiple residential building of 5 or more units.	1959	Y	N	11	20	15	4	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA5	412 009501900	533	Bartlett Ave	R-S	DV	21.78	23,877	0.55	Single family res home with non-economic 2nd unit	1941	Y	N	2	12	9	7	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA6	412 009502000	553	Bartlett Ave	R-S	DV	12.45	16,808	0.39	Single family residential homes used as such	1942	Y	N	1	5	4	3	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA7	412 009502100	573	Bartlett Ave	R-S	DV	21.78	43,560	1.00	Church	1962	Y	N	1	22	16	15	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA8	429 006800300	21271	Hathaway Ave	R-S	DV	21.78	35,000	0.80	Multiple residential building of 5 or more units.	1967	Y	N	8	18	13	5	Lots HA8 through HA10 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA9	429 006800501	21341	Hathaway Ave	R-S	DV	21.78	21,000	0.48	Multiple residential building of 5 or more units.	1966	Y	N	6	11	8	2	Lots HA8 through HA10 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA10	429 006800900	265	Flint Ct	R-S	DV	21.78	50,000	1.15	Multiple residential building of 5 or more units.	1962	Y	N	6	25	19	13	Lots HA8 through HA10 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA11	429 006802100	21727	Hathaway Ave	R-S	DV	21.78	20,000	0.46	Residential property converted to 5 or more units	1964	Y	N	5	10	8	3		Hayward Acres/Eden	Medium Density Residential
HA12	429 007300300	21855	Hathaway Ave	R-S	DV	21.78	31,200	0.72	Single family residential homes used as such	1905	Y	N	1	16	12	11		Hayward Acres/Eden	Medium Density Residential
HA13	429 007304100	22029	Hathaway Ave	R-S	DV	21.78	23,800	0.55	Single family residential homes used as such	1914	Y	N	1	12	9	8		Hayward Acres/Eden	Medium Density Residential
HA14	429 007700400	22123	Hathaway Ave	R-S	DV	12.45	15,000	0.34	Single family residential homes used as such	1940	Y	N	1	4	3	2	Lots HA14 and 15 adjacent, possible to merge	Hayward Acres/Eden	Medium Density Residential
HA15	429 007700500	22147	Hathaway Ave	R-S	DV	12.45	15,000	0.34	Single family residential homes used as such	1920	Y	N	1	4	3	2	Lots HA14 and 15 adjacent, possible to merge	Hayward Acres/Eden	Medium Density Residential
HA16	429 007702700	22078	Arbor Ave	R-S	DV	21.78	63,598	1.46	Restricted residential income property	1918	Y	N	7	32	24	17	Senior Housing Proposed	Hayward Acres/Eden	Medium Density Residential
HA17	429 007702800	22070	Arbor Ave	R-S	DV	21.78	38,223	0.88	Vacant apartment land, capable of 5 or more units	1920	Y	N	1	19	14	13	Senior Housing Proposed	Hayward Acres/Eden	Medium Density Residential
HA18	432 000401302	755	W Sunset Blvd	R-S	DV	12.45	7,275	0.17	Multi-family Residential 2 units	1993	Y	N	0	2	2	2	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA19	432 000401402	759	W Sunset Blvd	R-S	DV	21.78	53,572	1.23	Multi-Family Residential, five or more units	1957	Y	N	13	27	20	7	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA20	432 000401504	781	W Sunset Blvd	R-S	DV	21.78	31,463	0.72	Multi-Family Residential, five or more units	1970	Y	N	9	16	12	3	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA21	432 000403604	704	Bartlett Ave	R-S	DV	21.78	35,500	0.81	Multi-Family Residential, converted to five or more units	1954	Y	N	11	18	13	2	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA22	432 000403703	696	Bartlett Ave	R-S	DV	21.78	74,500	1.71	Multi-Family Residential, five or more units	1958	Y	N	21	37	28	7	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA23	432 000404600	19700	Hesperial Blvd	R-S	DV	21.78	63,599	1.46	Hospital	1968	Y	N	0	32	24	24		Hayward Acres/Eden	Medium Density Residential
HA24	432 000800100	409	W Sunset Blvd	R-S	DV	21.78	27,000	0.62	Light industrial	1956	Y	N	2	14	10	8	Possible to merger HA24 and HA25. Could also merge with 310 Bartlett	Hayward Acres/Eden	Medium Density Residential
HA25	432 000800400	441	W Sunset Blvd	R-S	DV	21.78	37,750	0.87	Multiple residential building of 5 or more units.	1955	Y	N	10	19	14	4	Possible to merger HA24 and HA25. Could also merge with 310 Bartlett	Hayward Acres/Eden	Medium Density Residential
HA26	432 000800600	463	W Sunset Blvd	R-S	DV	21.78	40,837	0.94	Multiple residential building of 5 or more units.	1960	Y	N	11	20	15	4	Possible to merge with 370 Bartlett	Hayward Acres/Eden	Medium Density Residential
HA27	432 000801806	370	Bartlett Ave	R-S	DV	21.78	40,838	0.94	Multiple residential building of 5 or more units.	1964	Y	N	12	20	15	3	Possible to merge with 463 W Sunset	Hayward Acres/Eden	Medium Density Residential
HA28	432 000802100	310	Bartlett Ave	R-S	DV	21.78	25,160	0.58	Misc. industrial (improved); no other ind code	1920	Y	N	1	13	9	8	Could combine with 441 and 409 Sunset	Hayward Acres/Eden	Medium Density Residential
HA29	432 000802400	20555	Garden Ave	R-S	DV	21.78	20,347	0.47	Two, three or four single family homes	1924	Y	N	2	10	8	6	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA30	432 000802500	20563	Garden Ave	R-S	DV	21.78	22,000	0.51	Five or more single family res homes	1953	Y	N	6	11	8	2	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA31	432 000802602	20625	Garden Ave	R-S	DV	21.78	24,680	0.57	Four living units; e.g. triplex or triplex w/SFR	1963	Y	N	4	12	9	5	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA32	432 000802802	20789	Garden Ave	R-S	DV	21.78	36,896	0.85	Church	1972	Y	N	1	18	14	13	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA33	432 000803400	571	W Sunset Blvd	R-S	DV	12.45	16,870	0.39	Two, three or four single family homes	1925	Y	N	2	5	4	2	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA34	432 000803703	482	Bartlett Ave	R-S	DV	12.45	10,416	0.24	Triplex; double or duplex with single family home	1964	Y	N	0	3	2	2		Hayward Acres/Eden	Medium Density Residential
HA35	432 000804100	330	Bartlett Ave	R-S	DV	21.78	43,000	0.99	Res., Condominium	1962	Y	N	9	22	16	7		Hayward Acres/Eden	Medium Density Residential
HA36	432 001200100	410	W Sunset Blvd	R-S	DV	21.78	41,022	0.94	Single family residential homes used as such	1942	Y	N	1	21	15	14	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA37	432 001200902	21132	Garden Ave	R-S	DV	12.45	13,824	0.32	Single family residential homes used as such	1938	Y	N	1	4	3	2	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA38	432 001201004	21164	Garden Ave	R-S	DV	21.78	29,417	0.68	Double or duplex type - two units	1945	Y	N	2	15	11	9	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA39	432 001201103	21190	Garden Ave	R-S	DV	21.78	59,422	1.36	Res., Multiple Family	1963	Y	N	18	30	22	4	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA40	432 001201302	21266	Garden Ave	R-S	DV	21.78	20,350	0.47	Multiple residential building of 5 or more units.	1960	Y	N	5	10	8	3	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA41	432 001201502	21338	Garden Ave	R-S	DV	21.78	30,238	0.69	Residential property converted to 5 or more units	1945	Y	N	7	15	11	4	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA42	432 001202500	387	Lupine Way	R-S	DV	21.78	41,818	0.96	Multiple residential building of 5 or more units.	1960	Y	N	10	21	16	6	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA43	432 001601603	21155	Garden Ave	R-S	DV	21.78	24,867	0.57	Multi-Family Residential, 2-4 SFRs	1924	Y	N	3	12	9	6		Hayward Acres/Eden	Medium Density Residential
HA44	432 001601700	21233	Garden Ave	R-S	DV	21.78	20,500	0.47	Multi-family Residential 3 units	1963	Y	N	3	10	8	5	Possible to merge HA44 to HA46	Hayward Acres/Eden	Medium Density Residential
HA45	432 001601800	21247	Garden Ave	R-S	DV	21.78	41,000	0.94	Multi-Family Residential, five or more SFRs	1946	Y	N	5	21	15	10	Possible to merge HA44 to HA46	Hayward Acres/Eden	Medium Density Residential
HA46	432 001602000	21335	Garden Ave	R-S	DV	21.78	37,000	0.85	Multi-Family Residential, five or more units	1953	Y	N	11	19	14	3	Possible to merge HA44 to HA46	Hayward Acres/Eden	Medium Density Residential
HA47	432 001602402	21631	Garden Ave	R-S	DV	21.78	40,760	0.94	Multi-Family Residential, five or more units	1965	Y	N	12	20	15	3		Hayward Acres/Eden	Medium Density Residential
HA48	432 001603802	21134	Royal Ave	R-S	DV	21.78	41,060	0.94	Multi-Family Residential, five or more units	1956	Y	N	11	21	15	4	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
HA49	432 001604102	20962	Royal Ave	R-S	DV	21.78	40,760	0.94	Multi-Family Residential, five or more units	1958	Y	N	11	20	15	4	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
HA50	432 001604202	20930	Royal Ave	R-S	DV	21.78	40,760	0.94	Multi-Family Residential, converted to five or more units	1959	Y	N	11	20	15	4	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
HA51	432 001606600	21064	Royal Ave	R-S	DV	21.78	52,141	1.20	Multi-Family, Condominium		Y	N	17	26	20	3	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
HA52	432 002000300	20913	Royal Ave	R-S	DV	21.78	110,000	2.53	Multi-Family Residential, five or more units	1960	Y	N	24	55	41	17	Next to 21031 Royal	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
HA53	432 002000400	21031	Royal Ave	R-S	DV	21.78	20,500	0.47	Multi-Family Residential, five or more units	1939	Y	N	6	10	8	2	Next to 20913 Royal	Hayward Acres/Eden	Medium Density Residential		
HA54	432 002000600	21135	Royal Ave	R-S	DV	12.45	14,364	0.33	Single Family Residence	1935	Y	N	1	4	3	2		Hayward Acres/Eden	Medium Density Residential		
HA55	432 002002816	897	W A St	R-S	DV	21.78	35,667	0.82	Industrial	1980	Y	N	0	18	13	13		Hayward Acres/Eden	Medium Density Residential		
HA56	432 002003100	878	W Sunset Blvd	R-S	DV	21.78	20,250	0.46	Multi-Family Residential, converted to five or more units	1959	Y	N	5	10	8	3		Hayward Acres/Eden	Medium Density Residential		
HA57	432 002003402	830	W Sunset Blvd	R-S	DV	21.78	41,000	0.94	Multi-Family Residential, five or more units		Y	N	12	21	15	3	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential		
HA58	432 002003500	806	W Sunset Blvd	R-S	DV	21.78	41,060	0.94	Multi-Family Residential, converted to five or more units	1948	Y	N	5	21	15	10	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential		
HA59	432 002003602	790	W Sunset Blvd	R-S	DV	21.78	40,760	0.94	Multi-Family Residential, five or more units	1961	Y	N	11	20	15	4	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential		
HA60	432 002003702	766	W Sunset Blvd	R-S	DV	21.78	44,300	1.02	Multi-Family Residential, converted to five or more units	1965	Y	N	9	22	17	8	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential		
TOTAL - HAYWARD ACRES													344	994	745	372					

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z1	411 006301700	1233	Bockman Rd	PD-2209		21.78	168,627	3.87	Vacant Commercial		Y	N	28	84	81	53	Approved for 81 units residential and some commercial use per PD-2209	San Lorenzo/Eden	Medium and High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z2	412 003400205	15800	Hesperian Blvd.	C2		19.66	265,716	6.10	Shopping Center	1978	Y	N	0	120	90	90	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z3	412 003400607	15820	Hesperian Blvd.	C1		19.66	182,952	4.20	Shopping Center	1978	Y	N	0	83	62	62	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z4	412 003400606	15858	Hesperian Blvd.	C1		19.66	21,780	0.50	Shopping Center	1971	Y	N	0	10	7	7	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z5	412 003400908	15888	Hesperian Blvd.	C1		19.66	39,204	0.90	One story store	1963	Y	N	0	18	13	13	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z6	412 003400809	15888	Hesperian Blvd.	C1		19.66	26,136	0.60	Shopping Center		Y	N	0	12	9	9	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z7	412 003400807	15888	Hesperian Blvd.	C1		19.66	21,780	0.50	Service Stations	1969	Y	N	0	10	7	7	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z8	412 003400906	15890	Hesperian Blvd.	C1		19.66	30,492	0.70	Shopping Center	1954	Y	N	0	14	10	10	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z9	412 003401102	15918	Hesperian Blvd.	C1		19.66	60,984	1.40	Shopping Center	1954	Y	N	0	28	21	21	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z10	412 003401307	15960	Hesperian Blvd.	C1		19.66	17,424	0.40	Shopping Center	1980	Y	N	0	8	6	6	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2
Z11	412 003401309	429	Paseo Grande	C1		19.66	13,939	0.32	Shopping Center	1983	Y	Y	0	6	5	5	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/ San Lorenzo Village	Area 2

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z12	412 003109300	587	Paseo Grande	C1		19.66	26,136	0.60	Vacant commercial land (may include misc. imps)		Y	Y	0	12	9	9	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5A
Z13	412 003109200	507	Paseo Grande	C1		19.66	74,052	1.70	Shopping Center	1966	Y	Y	0	33	25	25	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5A
Z14	412 003902303	16010	Hesperian Blvd.	C1		19.66	16,988	0.39	Bank	1966	Y	Y	0	8	6	6	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 4
Z15	412 003902403	16020	Hesperian Blvd.	C1		19.66	41,382	0.95	Shopping Center	1960	Y	Y	0	19	14	14	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 4
Z16	412 003900103		Hesperian Blvd.	C1		19.66	67,954	1.56	Shopping Center		Y	Y	0	31	23	23	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5B
Z17	412 004211300	16015	Via Arriba	C1		19.66	71,003	1.63	Shopping Center		Y	Y	0	32	24	24	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5c
Z18	412 003902600	16090	Hesperian Blvd.	C1		19.66	48,787	1.12	Shopping Center	1960	Y	Y	0	22	17	17	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D
Z19	412 003900402	500	Via Mercado	C1		19.66	10,890	0.25	Shopping Center	1965	Y	Y	0	5	4	4	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D

2009 HOUSING ELEMENT SITES INVENTORY

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z20	412 003900300	520	Via Mercado	C1		19.66	12,197	0.28	Shopping Center	1965	Y	Y	0	6	4	4	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D
Z21	412 003900200	550	Via Mercado	C1		19.66	71,438	1.64	Shopping Center	1976	Y	Y	0	32	24	24	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D
Z22	412 008707102	19390	Hesperian Blvd	R-S	D-25	17.42	42,207	0.97	Com.Store,On e-Story	1931	Y	N	1	17	13	12		San Lorenzo/Eden	Medium Density Residential

TOTAL - SAN LORENZO

29 607 473 444

TOTAL ALL COMMUNITIES

823 4,263 3,220 2,371

2009 HOUSING ELEMENT SITES INVENTORY - HIGH DENSITY PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M9	080D056301700		Dermody Ave	R-3/R-4		30.00	37,897	0.87	BART parking lot		Y	Y	0	26	20	20	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M10	080D056502900		Wagner St	R-3/R-4		30.00	84,071	1.93	BART parking lot		Y	Y	0	58	43	43	Flood Zone within 50 feet of parcel, watercourse near property. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M11	080D056503000		Wagner St	R-3/R-4		30.00	43,560	1.00	BART parking lot		Y	Y	0	30	23	23	Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M12	080D056803000		Wagner St	R-3/R-4		30.00	65,776	1.51	BART parking lot		Y	Y	0	45	34	34	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M13	080D056803100		Wagner St	R-S	D-15	30.00	78,844	1.81	BART parking lot		Y	Y	0	54	41	41	Creek/watercourse close to property. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M14	080 005704000	16110	E 14th	ACBD	TA	50.00	55,500	1.27	Retail Sales		Y	N	0	64	48	48	Approved for 48 units	Ashland/ Eden	General Commercial or Medium High Density Residential
M15	080C047600100	16035	E 14th St	ACBD	TA	50.00	8,882	0.20	Commercial, Miscellaneous, Improved	1932	Y	N	0	10	8	8	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M16	080C047600200	16039	E 14th St	ACBD	TA	50.00	7,970	0.18	One story store	1947	Y	N	0	9	7	7	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M17	080C047600300	16043	E 14th St	ACBD	TA	50.00	6,390	0.16	Commercial, Miscellaneous, Improved	1930	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M18	080C047600501	16064	Ashland Ave	ACBD	TA	50.00	10,560	0.24	Four living units; e.g. fourplex or triplex w/SFR	1910	Y	N	4	12	9	5	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - HIGH DENSITY PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M19	080C047601101	16151	E 14th St	ACBD	TA	50.00	6,869	0.16	One story store	1942	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M20	080C047601103	16115	E 14th St	ACBD	TA	50.00	111,514	2.56	Mobile home park	1950	Y	N	44	128	96	52	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M21	080C047902200	16331	Kent	R-1		50.00	19,000	0.44	Single Family Residence	1947	Y	N	1	22	16	15	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential
M22	080C047902301	16309	Kent	ACBD	TA	50.00	53,000	1.22	Residential, manufactured, mobile home park	1949	Y	N	16	61	46	30	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential
M23	080C047902302	16325	Kent	R-1		50.00	10,080	0.23	Single Family Residence	1959	Y	N	1	12	9	8	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential
M24	080C049500103	16021	Ashland Ave	ACBD	TA	50.00	81,881	1.88	Warehouse	1991	Y	Y	0	94	70	70	Flood Zone within 50 feet of parcel, close to creek and riparian area. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M25	080C050002401	15951	E 14th St	ACBD	TA	50.00	16,783	0.39	One story store	1981	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M26	080C050002500	15957	E 14th St	ACBD	TA	50.00	12,851	0.30	Miscellaneous improved commercial	1960	Y	Y	0	15	11	11	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M27	080C050002600	15959	E 14th St	ACBD	TA	50.00	25,077	0.58	Mobile home park	1946	Y	Y	12	29	22	10	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - HIGH DENSITY PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
M28	080C050002700	15965	E 14th St	ACBD	TA	50.00	22,500	0.52	Multiple residential building of 5 or more units.	1940	Y	Y	11	26	19	8	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
M29	080C050002800	15995	E 14th St	ACBD	TA	50.00	4,297	0.10	One story store	1949	Y	Y	0	5	4	4	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential		
TOTAL - ASHLAND													89	734	551	462					

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH75	414 005602101	21030	Mission Blvd	ACBD	TC	50.00	14,820	0.34	One story store	1953	Y	Y	0	17	13	13	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH76	414 005602301	21050	Mission Blvd	ACBD	TC	50.00	9,693	0.22	Commercial repair garage	1957	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH77	414 008100101	21070	Mission Blvd	ACBD	TC	50.00	9,250	0.21	Single family residential homes used as such	1923	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH78	414 008100200	21098	Mission Blvd	ACBD	TC	50.00	7,903	0.18	Vacant commercial land (may include misc. imps)		Y	Y	1	9	7	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH79	414 008100300	21106	Mission Blvd	ACBD	TC	50.00	10,987	0.25	One story store	1966	Y	Y	0	13	9	9	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH80	414 008100400	21120	Mission Blvd	ACBD	TC	50.00	7,405	0.17	One story store	1951	Y	Y	0	9	6	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - HIGH DENSITY PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH81	414 008100500	21144	Mission Blvd	ACBD	TC	50.00	29,625	0.68	One to five story office building	1960	Y	Y	0	34	27	27	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH82	414 008100600	21172	Mission Blvd	ACBD	TC	50.00	24,169	0.55	Motel	1955	Y	Y	0	28	21	21	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH83	414 008100700	21180	Mission Blvd	ACBD	TA	50.00	13,470	0.31	Parking lot		Y	Y	0	15	12	12	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH84	414 008100800	21222	Mission Blvd	ACBD	TA	50.00	16,475	0.38	Miscellaneous improved commercial	1946	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH85	414 008100900	21286	Mission Blvd	ACBD	TA	50.00	9,861	0.23	One to five story office building	1926	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH86	414 008101000	21288	Mission Blvd	ACBD	TA	50.00	9,633	0.22	Single family residential homes used as such	1926	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH87	414 008101100	21308	Mission Blvd	ACBD	TA	50.00	8,712	0.20	One to five story office building	1953	Y	Y	2	10	8	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - HIGH DENSITY PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH88	414 008101200	21328	Mission Blvd	ACBD	TA	50.00	8,276	0.19	One to five story office building		Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH89	414 008101300	21344	Mission Blvd	ACBD	TA	50.00	8,650	0.20	One to five story office building	1940	Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH90	414 008101400	21366	Mission Blvd	ACBD	TA	50.00	8,300	0.19	Residential Imps on Commercial Land	1928	Y	Y	1	10	7	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH91	414 008101500	21376	Mission Blvd	ACBD	TA	50.00	7,775	0.18	One story store	1942	Y	Y	0	9	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH92	414 008101600	21380	Mission Blvd	ACBD	TA	50.00	7,300	0.17	Triplex; double or duplex with single family home	1941	Y	Y	3	8	6	3	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - HIGH DENSITY PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
CH93	414 008101700	21390	Mission Blvd	ACBD	TA	50.00	6,759	0.16	Two, three or four single family homes	1940	Y	Y	2	8	6	4	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential		
TOTAL - CHERRYLAND													11	251	190	179					

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V50	084A006001402			CVCBD	S08	30.00	24,829	0.57	BART parking lot		Y	N	0	17	13	13		Castro Valley/ Castro Valley	Medium and High Density Residential
V51	415 016001100	21320	Oak St	R-4		34.85	7,795	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V52	415 016001200	21338	Oak St	R-4		34.85	7,466	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V53	415 016001400	21406	Oak St	R-4		34.85	7,530	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V54	415 016001500	21420	Oak St	R-4		34.85	7,758	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V55	415 016001600	21408	Oak St	R-4		34.85	6,917	0.16	Residential building of 2 or more units, Public Agencies, Exempt		Y	N	2	6	4	2	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY - HIGH DENSITY PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
V56	415 016001800	21454	Oak St	R-4		34.85	7,426	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.		
V57	415 016001900	21462	Oak St	R-4		34.85	7,405	0.17	Single Family Residence, Public Agency, Exempt	1940	Y	N	1	6	4	3	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.		
V58	415 016002000	21484	Oak St	R-4		34.85	7,330	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.		
V59	084C065000611	21767	Center St	CVCBD	S10	40.00	19,602	0.45	vacant residential land, zoned 4 units or less		Y	N	0	18	14	14		Castro Valley/ Castro Valley	Medium and High Density Residential		
TOTAL - CASTRO VALLEY													3	83	62	59					

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M14	080 005704000	16110	E 14th	ACBD	TA	50.00	55,500	1.27	Retail Sales		Y	N	0	64	48	48	Approved for 48 units	Ashland/ Eden	General Commercial or Medium High Density Residential
M15	080C047600100	16035	E 14th St	ACBD	TA	50.00	8,882	0.20	Commercial, Miscellaneous, Improved	1932	Y	N	0	10	8	8	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M16	080C047600200	16039	E 14th St	ACBD	TA	50.00	7,970	0.18	One story store	1947	Y	N	0	9	7	7	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M17	080C047600300	16043	E 14th St	ACBD	TA	50.00	6,390	0.16	Commercial, Miscellaneous, Improved	1930	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M18	080C047600501	16064	Ashland Ave	ACBD	TA	50.00	10,560	0.24	Four living units; e.g. fourplex or triplex w/SFR	1910	Y	N	4	12	9	5	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M19	080C047601101	16151	E 14th St	ACBD	TA	50.00	6,869	0.16	One story store	1942	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M20	080C047601103	16115	E 14th St	ACBD	TA	50.00	111,514	2.56	Mobile home park	1950	Y	N	44	128	96	52	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M22	080C047902301	16309	Kent	ACBD	TA	50.00	53,000	1.22	Residential, manufactured, mobile home park	1949	Y	N	16	61	46	30	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential
M24	080C049500103	16021	Ashland Ave	ACBD	TA	50.00	81,881	1.88	Warehouse	1991	Y	Y	0	94	70	70	Flood Zone within 50 feet of parcel, close to creek and riparian area. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M25	080C050002401	15951	E 14th St	ACBD	TA	50.00	16,783	0.39	One story store	1981	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M26	080C050002500	15957	E 14th St	ACBD	TA	50.00	12,851	0.30	Miscellaneous improved commercial	1960	Y	Y	0	15	11	11	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M27	080C050002600	15959	E 14th St	ACBD	TA	50.00	25,077	0.58	Mobile home park	1946	Y	Y	12	29	22	10	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M28	080C050002700	15965	E 14th St	ACBD	TA	50.00	22,500	0.52	Multiple residential building of 5 or more units.	1940	Y	Y	11	26	19	8	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M29	080C050002800	15995	E 14th St	ACBD	TA	50.00	4,297	0.10	One story store	1949	Y	Y	0	5	4	4	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential

TOTAL - ASHLAND

424074 9.75

87

487

366

279

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH75	414 005602101	21030	Mission Blvd	ACBD	TC	50.00	14,820	0.34	One story store	1953	Y	Y	0	17	13	13	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/ Eden	General Commercial/ Medium/High Density Residential
CH76	414 005602301	21050	Mission Blvd	ACBD	TC	50.00	9,693	0.22	Commercial repair garage	1957	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/ Eden	General Commercial/ Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH77	414 008100101	21070	Mission Blvd	ACBD	TC	50.00	9,250	0.21	Single family residential homes used as such	1923	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH78	414 008100200	21098	Mission Blvd	ACBD	TC	50.00	7,903	0.18	Vacant commercial land (may include misc. imps)		Y	Y	1	9	7	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH79	414 008100300	21106	Mission Blvd	ACBD	TC	50.00	10,987	0.25	One story store	1966	Y	Y	0	13	9	9	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH80	414 008100400	21120	Mission Blvd	ACBD	TC	50.00	7,405	0.17	One story store	1951	Y	Y	0	9	6	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH81	414 008100500	21144	Mission Blvd	ACBD	TC	50.00	29,625	0.68	One to five story office building	1960	Y	Y	0	34	27	27	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH82	414 008100600	21172	Mission Blvd	ACBD	TC	50.00	24,169	0.55	Motel	1955	Y	Y	0	28	21	21	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH83	414 008100700	21180	Mission Blvd	ACBD	TA	50.00	13,470	0.31	Parking lot		Y	Y	0	15	12	12	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH84	414 008100800	21222	Mission Blvd	ACBD	TA	50.00	16,475	0.38	Miscellaneous improved commercial	1946	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH85	414 008100900	21286	Mission Blvd	ACBD	TA	50.00	9,861	0.23	One to five story office building	1926	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH86	414 008101000	21288	Mission Blvd	ACBD	TA	50.00	9,633	0.22	Single family residential homes used as such	1926	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH87	414 008101100	21308	Mission Blvd	ACBD	TA	50.00	8,712	0.20	One to five story office building	1953	Y	Y	2	10	8	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH88	414 008101200	21328	Mission Blvd	ACBD	TA	50.00	8,276	0.19	One to five story office building		Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH89	414 008101300	21344	Mission Blvd	ACBD	TA	50.00	8,650	0.20	One to five story office building	1940	Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH90	414 008101400	21366	Mission Blvd	ACBD	TA	50.00	8,300	0.19	Residential Imps on Commercial Land	1928	Y	Y	1	10	7	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH91	414 008101500	21376	Mission Blvd	ACBD	TA	50.00	7,775	0.18	One story store	1942	Y	Y	0	9	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH92	414 008101600	21380	Mission Blvd	ACBD	TA	50.00	7,300	0.17	Triplex; double or duplex with single family home	1941	Y	Y	3	8	6	3	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH93	414 008101700	21390	Mission Blvd	ACBD	TA	50.00	6,759	0.16	Two, three or four single family homes	1940	Y	Y	2	8	6	4	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
TOTAL - CHERRYLAND							219064	5.03					11	251	190	179			

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V27	084C063001109	3889	Castro Valley Blvd	CVCBD	S10	17.45	11,326	0.26	Service Stations	1964	Y	N	0	5	3	3	Possible to merge with V44 and V43	Castro Valley/ Castro Valley	Medium and High Density Residential
V28	084C066100606	3970	Castro Valley Blvd	CVCBD	S10	17.45	104,544	2.40	Mobile home park	1984	Y	N	49	42	31	-18	49 unit mobile home site, higher density may be allowed subject to specific plan guidelines.	Castro Valley/ Castro Valley	Medium and High Density Residential
V43	084C063000606	3937	Castro Valley Blvd	CVCBD	S10	21.78	95,396	2.19	Misc. industrial (improved); no other ind code	1998	Y	N	24	48	36	12	Mobile homes in the rear of property. Possible to merger with V27 and V44	Castro Valley/ Castro Valley	Medium and High Density Residential
V44	084C063001117	3913	Castro Valley Blvd	CVCBD	S10	21.78	233,046	5.35	Mobile home park	1958	Y	N	94	117	87	-7	94 unit mobile home site, higher density may be allowed subject to specific plan guidelines. Possible to merge with V27 and V43	Castro Valley/ Castro Valley	Medium and High Density Residential
V45	084C065000505	4026	Castro Valley Blvd	CVCBD	S10	21.78	53,100	1.22	Single family residential homes used as such	1956	Y	N	1	27	20	19	Possible to merge with V60	Castro Valley/ Castro Valley	Medium and High Density Residential
V46	084C065000204	4096	Castro Valley Blvd	CVCBD	S10	21.78	17,424	0.40	Public Agency, Exempt		Y	N	0	9	7	7	Possible to merge with V47	Castro Valley/ Castro Valley	Medium and High Density Residential
V47	084C065000100	21195	Center St	CVCBD	S10	21.78	54,450	1.25	Public Agency, Exempt		Y	N	0	27	20	20	Possible to merge with V46	Castro Valley/ Castro Valley	Medium and High Density Residential
V50	084A006001402			CVCBD	S08	30.00	24,829	0.57	BART parking lot		Y	N	0	17	13	13		Castro Valley/ Castro Valley	Medium and High Density Residential
V59	084C065000611	21767	Center St	CVCBD	S10	40.00	19,602	0.45	vacant residential land, zoned 4 units or less		Y	N	0	18	14	14		Castro Valley/ Castro Valley	Medium and High Density Residential
TOTAL - CASTRO VALLEY							613717	14.09					168	308	231	63			

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z1	411 006301700	1233	Bockman Rd	PD-2209		21.78	168,627	3.87	Vacant Commercial		Y	N	28	84	81	53	Approved for 81 units residential and some commercial use per PD-2209	San Lorenzo/Eden	Medium and High Density Residential
Z2	412 003400205	15800	Hesperian Blvd.	C2		19.66	265,716	6.10	Shopping Center	1978	Y	N	0	120	90	90	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z3	412 003400607	15820	Hesperian Blvd.	C1		19.66	182,952	4.20	Shopping Center	1978	Y	N	0	83	62	62	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z4	412 003400606	15858	Hesperian Blvd.	C1		19.66	21,780	0.50	Shopping Center	1971	Y	N	0	10	7	7	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z5	412 003400908	15888	Hesperian Blvd.	C1		19.66	39,204	0.90	One story store	1963	Y	N	0	18	13	13	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z6	412 003400809	15888	Hesperian Blvd.	C1		19.66	26,136	0.60	Shopping Center		Y	N	0	12	9	9	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z7	412 003400807	15888	Hesperian Blvd.	C1		19.66	21,780	0.50	Service Stations	1969	Y	N	0	10	7	7	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z8	412 003400906	15890	Hesperian Blvd.	C1		19.66	30,492	0.70	Shopping Center	1954	Y	N	0	14	10	10	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z9	412 003401102	15918	Hesperian Blvd.	C1		19.66	60,984	1.40	Shopping Center	1954	Y	N	0	28	21	21	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z10	412 003401307	15960	Hesperian Blvd.	C1		19.66	17,424	0.40	Shopping Center	1980	Y	N	0	8	6	6	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 2
Z11	412 003401309	429	Paseo Grande	C1		19.66	13,939	0.32	Shopping Center	1983	Y	Y	0	6	5	5	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 2
Z12	412 003109300	587	Paseo Grande	C1		19.66	26,136	0.60	Vacant commercial land (may include misc. imps)		Y	Y	0	12	9	9	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 5A
Z13	412 003109200	507	Paseo Grande	C1		19.66	74,052	1.70	Shopping Center	1966	Y	Y	0	33	25	25	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 5A
Z14	412 003902303	16010	Hesperian Blvd.	C1		19.66	16,988	0.39	Bank	1966	Y	Y	0	8	6	6	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 4
Z15	412 003902403	16020	Hesperian Blvd.	C1		19.66	41,382	0.95	Shopping Center	1960	Y	Y	0	19	14	14	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 4
Z16	412 003900103		Hesperian Blvd.	C1		19.66	67,954	1.56	Shopping Center		Y	Y	0	31	23	23	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 5B
Z17	412 004211300	16015	Via Arriba	C1		19.66	71,003	1.63	Shopping Center		Y	Y	0	32	24	24	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/Village	Area 5c

2009 HOUSING ELEMENT SITES INVENTORY - MIXED USE PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation		
Z18	412 003902600	16090	Hesperian Blvd.	C1		19.66	48,787	1.12	Shopping Center	1960	Y	Y	0	22	17	17	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D		
Z19	412 003900402	500	Via Mercado	C1		19.66	10,890	0.25	Shopping Center	1965	Y	Y	0	5	4	4	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D		
Z20	412 003900300	520	Via Mercado	C1		19.66	12,197	0.28	Shopping Center	1965	Y	Y	0	6	4	4	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D		
Z21	412 003900200	550	Via Mercado	C1		19.66	71,438	1.64	Shopping Center	1976	Y	Y	0	32	24	24	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D		
TOTAL - SAN LORENZO													28	590	461	433					
TOTAL ALL COMMUNITIES													294	1,637	1,247	953					

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community Area or Specific Plan	Plan Designation
CH31	429 00320090 1		Meekland Av	R-S	D-3	14.52	8,578	0.20	Vacant, Res Land Zoned 4 Units	1975	Y	N	0	3	2	2	Merger potential with CH32	Cherryland/Eden	Medium Density Residential
CH33	414 00510280 4		Locust St	R-S	DV	12.45	14,400	0.33	Public Agency, Exempt		Y	Y	0	8	6	6	Vacant State/County property, approximate lot size, Alquist-Priolo Study Area. Merger potential with CH34	Cherryland/Eden	Low and Medium Density Residential
CH34	414 00510300 2		Foothill Blvd	R-S	DV	21.78	20,576	0.47	Public Agency, Exempt		Y	Y	0	10	8	8	Vacant State/County property, approximate lot size, Alquist-Priolo Study Area. Merger potential with CH33	Cherryland/Eden	Low and Medium Density Residential
V6	084C0885 03304			R-1	B-E-CSU-RV	4.36	19,166	0.44	Vacant		N	N	0	2	1	1		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V14	084A0250 00904	20396	John Dr	R-1	CSU-RV	6.22	69,260	1.59	Vacant, Res Land Zoned 4 Units		N	N	0	10	7	7	Merger potential with V15	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V15	084A0250 00903	20338	John Dr	R-1	CSU	6.22	#####	2.99	Vacant, Res Land Zoned 4 Units	1906	N	N	0	19	14	14	Merger potential with V14	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V21	084D1180 00800		Proctor Rd	R-1	B-E-CSU-RV	6.22	84,942	1.95	Vacant, Res Land Zoned 4 Units		N	N	0	12	9	9	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community Area or Specific Plan	Plan Designation
V22	084D110000116		Brookdale Bl	R-1	CSU-RV	6.22	57,935	1.33	Vacant, Public Agencies, Exempt		N	N	0	8	6	6		Castro Valley/ Castro Valley	Suburban and Low Density Residential
V23	084D118000600		Proctor Rd	R-1	B-E-CSU-RV	6.22	23,244	0.53	Vacant, Res Land Zoned 4 Units		N	N	0	3	2	2	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V26	084D119000502		Proctor Rd	R-1	B-E-CSU-RV	6.22	24,394	0.56	Vacant, Res Land Zoned 4 Units		N	N	0	3	3	3	Possible merger with V24-V26	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V29	415016000100	21112	Oak St	R-S	DV	21.78	10,484	0.24	Vacant, Public Agency, Exempt		Y	Y	0	5	4	4	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium
V30	415016000200	21120	Oak St	R-S	DV	21.78	9,740	0.22	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 - V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V31	415016000300	21128	Oak St	R-S	DV	21.78	8,935	0.21	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 - V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community Area or Specific Plan	Plan Designation
V32	415 016000400	21134	Oak St	R-S	DV	21.78	8,373	0.19	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 - V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V33	415 016000500	21144	Oak St	R-S	DV	21.78	8,006	0.18	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 - V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V36	415 023001300		Ruby St	R-S	D-20	21.78	14,363	0.33	Vacant, Public Agency, Exempt		Y	Y	0	7	5	5	State Property, 238 Study area, within creek buffer. Lot merger possible V34	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium
V37	415 023001600	22513	Ruby St	R-S	D-20	21.78	6,481	0.15	Vacant, Public Agency, Exempt		Y	Y	0	3	2	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium
V38	415 023001700		Ruby St	R-S	D-20	21.78	7,470	0.17	Vacant, Public Agency, Exempt		Y	Y	0	3	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community Area or Specific Plan	Plan Designation
V39	415023001900		Ruby St	R-S	D-20	21.78	8,295	0.19	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium
V40	415023002100	1432	A St	R-S	D-20	21.78	7,500	0.17	Vacant, Public Agency, Exempt		Y	Y	0	3	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V41	415023002200	1424	A St	R-S	D-20	21.78	6,416	0.15	Vacant, Public Agency, Exempt		Y	Y	0	3	2	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V48	415023001400		Ruby St	R-S	D-20	21.78	51,400	1.18	Pub, Public Agencies, Exempt		Y	Y	0	26	19	19	Within 50 feet of a flood zone. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V49	415023001500		Ruby St	R-S	D-20	21.78	6,554	0.15	Pub, Public Agencies, Exempt		Y	Y	0	3	2	2	Within 50 feet of a flood zone. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Suburban and Low Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community Area or Specific Plan	Plan Designation
V50	084A006001402			CVCBD	S08	30.00	24,829	0.57	BART parking lot		Y	N	0	17	13	13		Castro Valley/ Castro Valley	Medium and High Density Residential
V51	415016001100	21320	Oak St	R-4		34.85	7,795	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V52	415016001200	21338	Oak St	R-4		34.85	7,466	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V53	415016001400	21406	Oak St	R-4		34.85	7,530	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Mereger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V54	415016001500	21420	Oak St	R-4		34.85	7,758	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Mereger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community Area or Specific Plan	Plan Designation
V56	415 016001800	21454	Oak St	R-4		34.85	7,426	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V58	415 016002000	21484	Oak St	R-4		34.85	7,330	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V59	084C065000611	21767	Center St	CVCBD	S10	40.00	19,602	0.45	Vacant residential land, zoned 4 units or less		Y	N	0	18	14	14		Castro Valley/ Castro Valley	Medium and High Density Residential
V60	415 021005001	1452	Crescent Ave.	R-S	D-15	29.04	70567	1.62	Vacant, Public Agency, Exempt		Y	N	0	47	35	35	State Property, 238 Study area	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V61	415 018006801		Grove Way	R-S	D-15	29.04	68825	1.58	Vacant, Public Agency, Exempt		Y	N	0	46	34	34	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V62	415 01800690 1		Grove Way	R-S	D-15	29.04	129373	2.97	Vacant, Public Agency, Exempt		Y	N	0	86	65	65	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
F15	416 01800610 0	22866	Mansfield Ave	R-1		6.00	17,832	0.41	Vacant, Res Land Zoned 4 Units		N	N	0	2	2	2	May be possible to merger into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F16	416 01800010 0		Mansfield Av	R-1		6.00	60,171	1.38	Vacant, Res Land Zoned 4 Units		N	N	0	8	6	6	May be possible to merger into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F31	417 02600040 0		Fairview Av	R-1	B-E	3.50	#####	7.59	Vacant, Res Land Zoned 4 Units		N	N	0	27	20	20	Possible to merge F31 and F32 to create a larger tract.	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F36	425 00200050 7		Fairview Av	R-1	B-E	2.18	#####	5.66	Vacant, Res Land Zoned 4 Units	1951	N	N	0	12	9	9	Possible to merge F36 and F41 to create a larger tract.	Fairview/ Fairview	R-1; 20,000 sq. ft. MBSA
F47	426 01700090 0		East Ave	R-1	B-E	5.00	39,894	0.92	Vacant, Res Land Zoned 4 Units	1960	N	Y	0	5	3	3	Within 50 feet of a creek . Adjacent to F50, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA

2009 HOUSING ELEMENT SITES INVENTORY - VACANT PARCELS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F50	426017001300		East Ave	R-1	B-E	5.00	47,167	1.08	Vacant, Res Land Zoned 4 Units		N	Y	0	5	4	4	Within 50 feet of a creek . Adjacent to F47, possible to merge.	Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F51	426017007300	24380	Peterson Ct	R-1	B-E	5.00	19,577	0.45	Vacant, Res Land Zoned 4 Units	1947	N	Y	0	2	2	2	Within 50 feet of a creek	Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
TOTAL - CAPACITY VACANT, UNIMPROVED PARCELS													0	462	351	351			

2009 HOUSING ELEMENT SITES INVENTORY - PARCELS THAT CAN ACCOMODATE 20 OR MORE UNITS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M9	080D056301700		Dermody Ave	R-3/R-4		30.00	37,897	0.87	BART parking lot		Y	Y	0	26	20	20	Flood Zone within 50 feet of parcel. Merger Potential with M9 -	Ashland/Eden	Medium Density Residential
M10	080D056502900		Wagner St	R-3/R-4		30.00	84,071	1.93	BART parking lot		Y	Y	0	58	43	43	Flood Zone within 50 feet of parcel, watercourse near property. Merger Potential with M9 - M13	Ashland/Eden	Medium Density Residential
M11	080D056503000		Wagner St	R-3/R-4		30.00	43,560	1.00	BART parking lot		Y	Y	0	30	23	23	Potential with M9 - M13	Ashland/Eden	Medium Density Residential
M12	080D056803000		Wagner St	R-3/R-4		30.00	65,776	1.51	BART parking lot		Y	Y	0	45	34	34	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/Eden	Medium Density Residential
M13	080D056803100		Wagner St	R-S	D-15	30.00	78,844	1.81	BART parking lot		Y	Y	0	54	41	41	Creek/watercourse close to property. Merger Potential with M9 -	Ashland/Eden	Medium Density Residential
M14	080 005704000	16110	E 14th	ACBD	TA	50.00	55,500	1.27	Retail Sales		Y	N	0	63	48	48	Approved for 48 units	Ashland/Eden	General Commercial or Medium High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - PARCELS THAT CAN ACCOMODATE 20 OR MORE UNITS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M20	080C047601103	16115	E 14th St	ACBD	TA	50.00	111,514	2.56	Mobile home park	1950	Y	N	44	128	96	52	Merger potential M15-20	Ashland/Eden	General Commercial or Medium High Density Residential
M22	080C047902301	16309	Kent	ACBD	TA	50.00	53,000	1.22	Residential, manufactured, mobile home park	1949	Y	N	16	61	46	30	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/Eden	General Commercial or Medium High Density Residential
M24	080C049500103	16021	Ashland Ave	ACBD	TA	50.00	81,881	1.88	Warehouse	1991	Y	Y	0	94	70	70	Flood Zone within 50 feet of parcel, close to creek and riparian area. Lot merger potential M24-M29	Ashland/Eden	General Commercial or Medium High Density Residential
V47	084C065000100	21195	Center St	CVCBD	S10	21.78	54,450	1.25	Public Agency, Exempt		Y	N	0	27	20	20	Possible to merge with V46	Castro Valley/ Castro Valley	Medium and High Density Residential
V60	415 021005001	1452	Crescent Ave.	R-S	D-15	29.04	70567	1.62	Vacant, Public Agency, Exempt		Y	N	0	47	35	35	State Property, 238 Study area	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V61	415 018006801		Grove Way	R-S	D-15	29.04	68825	1.58	Vacant, Public Agency, Exempt		Y	N	0	46	34	34	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY - PARCELS THAT CAN ACCOMODATE 20 OR MORE UNITS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V62	415 018006901		Grove Way	R-S	D-15	29.04	129373	2.97	Vacant, Public Agency, Exempt		Y	N	0	86	65	65	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
CH81	414 008100500	21144	Mission Blvd	ACBD	TC	50.00	29,625	0.68	One to five story office building	1960	Y	Y	0	34	26	26	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/ Eden	General Commercial/ Medium/High Density Residential
CH82	414 008100600	21172	Mission Blvd	ACBD	TC	50.00	24,169	0.55	Motel	1955	Y	Y	0	28	21	21	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/ Eden	General Commercial/ Medium/High Density Residential
F31	417 026000400		Fairview Av	R-1	B-E	3.50	330,441	7.59	Vacant, Res Land Zoned 4 Units		N	N	0	27	20	20	Possible to merge F31 and F32 to create a larger tract.	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F32	417 026000500		Fairview Av	R-1	B-E	3.50	531,419	12.20	Pub, Owned By Public Utility		N	N	0	43	32	32	Possible to merge F31 and F32 to create a larger tract.	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
HA23	432 000404600	19700	Hesperial Blvd	R-S	DV	21.78	63,599	1.46	Hospital	1968	Y	N	0	31	24	24		Hayward Acres/ Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - PARCELS THAT CAN ACCOMODATE 20 OR MORE UNITS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z1	411 006301700	1233	Bockman Rd	PD-2209		21.78	168,627	3.87	Vacant Commercial		Y	N	28	84	81	53	Approved for 81 units residential and some commercial use per PD-2209	San Lorenzo/Eden	Medium and High Density Residential
Z2	412 003400205	15800	Hesperian Blvd.	C2		19.66	265,716	6.10	Shopping Center	1978	Y	N	0	120	90	90	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z3	412 003400607	15820	Hesperian Blvd.	C1		19.66	182,952	4.20	Shopping Center	1978	Y	N	0	83	62	62	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2
Z9	412 003401102	15918	Hesperian Blvd.	C1		19.66	60,984	1.40	Shopping Center	1954	Y	N	0	28	21	21	Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 2

2009 HOUSING ELEMENT SITES INVENTORY - PARCELS THAT CAN ACCOMODATE 20 OR MORE UNITS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Z13	412 003109200	507	Paseo Grande	C1		19.66	74,052	1.70	Shopping Center	1966	Y	Y	0	33	25	25	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5A
Z16	412 003900103		Hesperian Blvd.	C1		19.66	67,954	1.56	Shopping Center		Y	Y	0	31	23	23	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5B
Z17	412 004211300	16015	Via Arriba	C1		19.66	71,003	1.63	Shopping Center		Y	Y	0	32	24	24	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5c

2009 HOUSING ELEMENT SITES INVENTORY - PARCELS THAT CAN ACCOMODATE 20 OR MORE UNITS

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation	
Z21	412 003900200	550	Via Mercado	C1		19.66	71,438	1.64	Shopping Center	1976	Y	Y	0	32	24	24	Airport influence area; Density as allowed per the San Lorenzo Village Center Specific Plan	San Lorenzo/San Lorenzo Village	Area 5D	
TOTAL - CAPACITY													88	1371	1047	959				

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M2	080C048403300	964	Delano St	R-1		8.71	28,729	0.66	Res, Single Family Residence	1951	Y	N	2	6	4	2	Merger potential for M2 and M5	Ashland/ Eden	Low and Medium Density Residential
M5	080C048403600	928	Elgin St	R-S	D-25	17.45	39,533	0.91	Res, Single Family Residence	1948	Y	N	1	16	12	11	Merger potential for M2 and M5	Ashland/ Eden	Medium Density Residential
Merged Estimate						17.45	68,262	1.57					3	27	21	18	Assumes RS-D-25 density		

M3	080C048402306	820	Elgin St	R-S	D-25	17.45	46,008	1.06	Res, Single Family Residence	1940	Y	N	1	18	14	13	Merger potential for M3 and M4	Ashland/ Eden	Medium Density Residential
M4	080C048402500	854	Elgin St	R-S	D-25	17.45	21,399	0.49	Res, Multi, 2-4 Single Family Homes	1923	Y	N	2	9	6	4	Merger potential for M3 and M4	Ashland/ Eden	Medium Density Residential
Merged Estimate						17.45	67,407	1.55					3	27	20	17			

M6	080C048500504	887	Elgin St	R-S	D-25	17.45	10,096	0.23	Res, Single Family Residence	1967	Y	N	1	4	3	2	Merger potential for M6 and M7	Ashland/ Eden	High and Medium Density Residential
M7	080C048500604	895	Elgin St	R-S	D-25	17.45	10,654	0.24	Res, Single Family Residence	1930	Y	N	1	4	3	2	Merger potential for M6 and M7	Ashland/ Eden	High and Medium Density Residential
Merged Estimate						17.45	20,750	0.48					2	8	6	4			

M9	080D056301700		Dermody Ave	R-3/R-4		30.00	37,897	0.87	BART parking lot		Y	Y	0	26	20	20	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M10	080D056502900		Wagner St	R-3/R-4		30.00	84,071	1.93	BART parking lot		Y	Y	0	58	43	43	Flood Zone within 50 feet of parcel, watercourse near property. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M11	080D056503000		Wagner St	R-3/R-4		30.00	43,560	1.00	BART parking lot		Y	Y	0	30	23	23	Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
M12	080D056803000		Wagner St	R-3/R-4		30.00	65,776	1.51	BART parking lot		Y	Y	0	45	34	34	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M13	080D056803100		Wagner St	R-S	D-15	30.00	78,844	1.81	BART parking lot		Y	Y	0	54	41	41	Creek/watercourse close to property. Merger Potential with M9 - M13	Ashland/ Eden	Medium Density Residential
Merged Estimate						30.00	310,147	7.12					0	214	160	160			

M15	080C047600100	16035	E 14th St	ACBD	TA	50.00	8,882	0.20	Commercial, Miscellaneous, Improved	1932	Y	N	0	10	8	8	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M16	080C047600200	16039	E 14th St	ACBD	TA	50.00	7,970	0.18	One story store	1947	Y	N	0	9	7	7	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M17	080C047600300	16043	E 14th St	ACBD	TA	50.00	6,390	0.16	Commercial, Miscellaneous, Improved	1930	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M18	080C047600501	16064	Ashland Ave	ACBD	TA	50.00	10,560	0.24	Four living units; e.g. fourplex or triplex w/SFR	1910	Y	N	4	12	9	5	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M19	080C047601101	16151	E 14th St	ACBD	TA	50.00	6,869	0.16	One story store	1942	Y	N	0	8	6	6	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
M20	080C047601103	16115	E 14th St	ACBD	TA	50.00	111,514	2.56	Mobile home park	1950	Y	N	44	128	96	52	Merger potential M15-20	Ashland/ Eden	General Commercial or Medium High Density Residential
Merged Estimate						50.00	152,185	3.51					48	175	132	84			

M21	080C047902200	16331	Kent	R-1		50.00	19,000	0.44	Single Family Residence	1947	Y	N	1	22	16	15	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential
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2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M22	080C047902301	16309	Kent	ACBD	TA	50.00	53,000	1.22	Residential, manufactured, mobile home park	1949	Y	N	16	61	46	30	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential
M23	080C047902302	16325	Kent	R-1		50.00	10,080	0.23	Single Family Residence	1959	Y	N	1	12	9	8	50 du/acre, mixed use per ACBDSP, potential RDA site	Ashland/ Eden	General Commercial or Medium High Density Residential
Merged Estimate						50.00	82,080	1.88					18	94	71	53			

M24	080C049500103	16021	Ashland Ave	ACBD	TA	50.00	81,881	1.88	Warehouse	1991	Y	Y	0	94	70	70	Flood Zone within 50 feet of parcel, close to creek and riparian area. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M25	080C050002401	15951	E 14th St	ACBD	TA	50.00	16,783	0.39	One story store	1981	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M26	080C050002500	15957	E 14th St	ACBD	TA	50.00	12,851	0.30	Miscellaneous improved commercial	1960	Y	Y	0	15	11	11	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M27	080C050002600	15959	E 14th St	ACBD	TA	50.00	25,077	0.58	Mobile home park	1946	Y	Y	12	29	22	10	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M28	080C050002700	15965	E 14th St	ACBD	TA	50.00	22,500	0.52	Multiple residential building of 5 or more units.	1940	Y	Y	11	26	19	8	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential
M29	080C050002800	15995	E 14th St	ACBD	TA	50.00	4,297	0.10	One story store	1949	Y	Y	0	5	4	4	Flood Zone within 50 feet of parcel. Lot merger potential M24-M29	Ashland/ Eden	General Commercial or Medium High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Merged Estimate						50.00	163,389	3.75					23	188	141	118			

CH2	429 001004100	310	Cherry Way	R-S	SU	8.71	19,957	0.46	Res, Single Family Residence	1940	Y	N	1	4	3	2	Merger potential with CH7	Cherryland/Eden	Low and Medium Density Residential
CH7	429 001403700	316	Cherry Way	R-S	SU	8.71	19,660	0.45	Res, Single Family Residence	1952	Y	N	1	4	3	2	Merger potential with CH2	Cherryland/Eden	Low and Medium Density Residential
Merged Estimate						8.71	39,617	0.91					2	8	6	4			

CH3	429 001400700	303	Medford Ave	R-S	SU	8.71	24,412	0.56	Res, Single Family Residence	1926	Y	N	1	5	4	3	Merger potential with CH4	Cherryland/Eden	Low and Medium Density Residential
CH4	429 001400802	323	Medford Ave	R-S	SU	8.71	37,757	0.87	Res, Multi, 2-4 Single Family Homes	1957	Y	N	2	8	6	4	Merger potential with CH3	Cherryland/Eden	Low and Medium Density Residential
Merged Estimate						8.71	62,169	1.43					3	12	9	6			

CH5	429 001403300	350	Cherry Way	R-S	SU	8.71	19,923	0.46	Res, Single Family Residence	1948	Y	N	1	4	3	2	Merger potential with CH6	Cherryland/Eden	Low and Medium Density Residential
CH6	429 001403400	342	Cherry Way	R-S	SU	8.71	19,849	0.46	Res, Single Family Residence	1947	Y	N	1	4	3	2	Merger potential with CH5	Cherryland/Eden	Low and Medium Density Residential
Merged Estimate (M3 and M4)						8.71	39,772	0.91					2	8	6	4			

CH11	414 007609300	770	Grove Way	R-S	D-35	12.45	17,811	0.41	Res, Single Family Residence	1924	Y	N	1	5	4	3	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
CH12	414 007609400	752	Grove Way	R-S	D-35	12.45	20,366	0.47	Res, Multi, 2-4 Single Family Homes		Y	N	2	6	4	2	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
CH13	414 007609500	730	Grove Way	R-S	D-35	12.45	19,848	0.46	Res, Single Family Residence	1920	Y	N	1	6	4	3	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
CH14	414 007609600	710	Grove Way	R-S	D-35	12.45	19,465	0.45	Res, Single Family Residence	1925	Y	N	1	6	4	3	Merger potential CH11-14	Cherryland/Eden	Medium Density Residential
Merged Estimate						12.45	77,490	1.78					5	22	17	12			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH20	429 000502200	19745	Meekland Ave	R-S	D-3	14.52	20,090	0.46	Single Family Residence	1942	Y	N	1	7	5	4	Entitled for 14-unit condo per TR-7925	Cherryland/Eden	Medium Density Residential
CH21	429 000502300	19755	Meekland Ave	R-S	D-3	14.52	21,523	0.49	Single Family Residence	1942	Y	N	2	7	5	3	Entitled for 14-unit condo per TR-7925	Cherryland/Eden	Medium Density Residential
Merged Estimate						14.52	41,613	0.96					3	14	10	7			

CH22	429 001002300	19350	Meekland Ave	R-S	D-3	14.52	10,260	0.24	Industrial	1918	Y	N	1	3	3	2	Industrial uses, adjacent residential, potential RDA site	Cherryland/Eden	Low and Medium Density Residential
CH23	429 001002400	19356	Meekland Ave	R-S	D-3	14.52	7,925	0.18	Industrial	1946	Y	N	0	3	2	2	Industrial uses, adjacent residential, potential RDA site	Cherryland/Eden	Low and Medium Density Residential
Merged Estimate						14.52	18,185	0.42					1	6	5	4			

CH15	429 001006100	140	Blossom Way	R-S	D-35	12.45	19,771	0.45	Res, Single Family Residence	1937	Y	N	2	6	4	2	Merger potential CH24 and 25	Cherryland/Eden	Medium Density Residential
CH24	429 001005800	19870	Meekland Ave	R-S	D-3	14.52	13,287	0.31	Res, Single Family Residence	1939	Y	N	1	4	3	2	Merger potential with CH15 and 25	Cherryland/Eden	Medium Density Residential
CH25	429 001006000	126	Blossom Way	R-S	D-3	14.52	19,761	0.45	Res, Single Family Residence	1937	Y	N	1	7	5	4	Merger potential with CH15 and 24	Cherryland/Eden	Medium Density Residential
Merged Estimate						14.52	52,819	1.21					2	18	13	11	Assumes RS-D-3 Density		

CH27	429 003200400	20449	Meekland Ave	R-S	D-3	14.52	15,744	0.36	Res, Single Family Residence	1953	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
CH28	429 003200500	20555	Meekland Ave	R-S	D-3	14.52	15,833	0.36	Res, Single Family Residence	1955	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
CH29	429 003200600	20661	Meekland Ave	R-S	D-3	14.52	16,444	0.38	Res, Single Family Residence	1943	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
CH30	429 003200700	20667	Meekland Ave	R-S	D-3	14.52	15,868	0.36	Res, Single Family Residence	1943	Y	N	1	5	4	3	Merger Potential CH 27-30	Cherryland/Eden	Medium Density Residential
Merged Estimate						14.52	63,889	1.47					4	21	16	12			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH31	429 003200901		Meekland Av	R-S	D-3	14.52	8,578	0.20	Vacant, Res Land Zoned 4 Units	1975	Y	N	0	3	2	2	Merger potential with CH32	Cherryland/Eden	Medium Density Residential
CH32	429 003201000	20987	Meekland Ave	R-S	D-3	14.52	14,282	0.33	Res, Single Family Residence		Y	N	1	5	4	3	Merger potential with CH31	Cherryland/Eden	Medium Density Residential
Merged Estimate						14.52	22,860	0.52					1	8	6	5			

CH33	414 005102804		Locust St	R-S	DV	12.45	14,400	0.33	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State/County property, approximate lot size, Alquist-Priolo Study Area. Merger potential with CH34	Cherryland/Eden	Low and Medium Density Residential
CH34	414 005103002		Foothill Blvd	R-S	DV	21.78	20,576	0.47	Vacant, Public Agency, Exempt		Y	Y	0	10	8	8	Vacant State/County property, approximate lot size, Alquist-Priolo Study Area. Merger potential with CH33	Cherryland/Eden	Low and Medium Density Residential
Merged Estimate						21.78	34,976	0.80					0	17	13	13			

CH35	414 005104800	20922	Locust St	R-S	DV	21.78	22,293	0.51	Single Family Residence	1910	Y	Y	1	11	8	7	Alquist-Priolo Study Area. Merger potential with CH36	Cherryland/Eden	Low and Medium Density Residential
CH36	414 005104900	20914	Locust St	R-S	DV	12.45	7,504	0.17	Single Family Residence	1925	Y	Y	1	2	2	1	Alquist-Priolo Study Area. Merger potential with CH35	Cherryland/Eden	Low and Medium Density Residential
Merged Estimate						21.78	29,797	0.68					2	15	11	9			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH40	429 005501700	384	Sunset Blvd	R-S	DV	12.45	17,800	0.41	Single family residential homes used as such	1947	Y	N	1	5	4	3	45	Cherryland/Eden	Medium Density Residential
CH41	429 005501900	360	Sunset Blvd	R-S	DV	12.45	18,450	0.42	Single family residential homes used as such	1934	Y	N	1	5	4	3	45	Cherryland/Eden	Medium Density Residential
CH45	429 005505100	366	Sunset Blvd	R-S	DV	21.78	30,945	0.71	Multiple residential building of 5 or more units.	1974	Y	N	8	15	12	4	41	Cherryland/Eden	Medium Density Residential
Merged Estimate						21.78	67,195	1.54					9	34	25	16			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH42	429 005502200	318	Sunset Blvd	R-S	DV	12.45	15,000	0.34	Single family residential homes used as such	1948	Y	N	1	4	3	2	Merger potential CH42-44	Cherryland/Eden	Medium Density Residential
CH43	429 005502800	21836	Princeton St	R-S	DV	21.78	20,000	0.46	Two, three or four single family homes	1943	Y	N	4	10	8	4	Merger potential CH42-44	Cherryland/Eden	Medium Density Residential
CH44	429 005502900	21806	Princeton St	R-S	DV	12.45	18,200	0.42	Single family residential homes used as such	1930	Y	N	1	5	4	3	Merger potential CH42-44	Cherryland/Eden	Medium Density Residential
Merged Estimate (M3 and M4)						21.78	53,200	1					5	27	20	15			

CH46	429 005902100	21823	Princeton St	R-S	DV	12.45	12,320	0.28	Single family residential homes used as such	1950	Y	N	1	4	3	2	Merger potential with CH47	Cherryland/Eden	Medium Density Residential
CH47	429 005902202	21837	Princeton St	R-S	DV	12.45	15,800	0.36	Multiple residential building of 5 or more units.	1963	Y	N	1	5	3	2	Merger potential with CH46	Cherryland/Eden	Medium Density Residential
Merged Estimate						21.78	28,120	0.65					2	14	11	9			

CH48	429 006403502	122	Sunset Blvd	R-S	DV	21.78	20,860	0.48	Miscellaneous improved commercial	1947	Y	N	1	10	8	7	Merger potential with CH49	Cherryland/Eden	Medium Density Residential
CH49	429 006403600	130	Sunset Blvd	R-S	DV	21.78	19,100	0.44	Warehouse		Y	N	0	10	7	7	Need to survey to verify lot size. Merger potential with CH48	Cherryland/Eden	Medium Density Residential
Merged Estimate						21.78	39,960	0.92					1	20	15	14			

CH50	429 006403800	148	Sunset Blvd	R-S	DV	12.45	12,850	0.29	Single family residential homes used as such	1928	Y	N	1	4	3	2	Merger potential with CH51	Cherryland/Eden	Medium Density Residential
CH51	429 006403900	152	Sunset Blvd	R-S	DV	12.45	16,600	0.38	Single family residential homes used as such	1932	Y	N	1	5	4	3	Merger potential with CH50	Cherryland/Eden	Medium Density Residential
Merged Estimate						21.78	29,450	0.68					2	15	11	9			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH52	429 006404700	145	Sunset Blvd	R-S	DV	12.45	17,370	0.40	Single family residential homes used as such	1923	Y	N	1	5	4	3	Merger potential with CH53	Cherryland/Eden	Medium Density Residential
CH53	429 006405402	22008	Meekland Ave	R-S	DV	21.78	44,431	1.02	Miscellaneous improved commercial		Y	N	0	22	17	17	Merger potential with CH52	Cherryland/Eden	High and Medium Density Residential
Merged Estimate						21.78	61,801	1.42					1	31	23	22			

CH55	429 009102602	254	Poplar Ave	R-S	DV	12.45	11,349	0.26	Two, three or four single family homes	1938	Y	N	0	3	2	2	Merger potential with CH56	Cherryland/Eden	Medium Density Residential
CH56	429 009102700	248	Poplar Ave	R-S	DV	12.45	16,200	0.37	Single family residential homes used as such	1923	Y	N	1	5	3	2	Merger potential with CH55	Cherryland/Eden	Medium Density Residential
Merged Estimate						21.78	27,549	0.63					1	14	10	9			

CH57	429 009104103	243	Poplar Ave	R-S	DV	21.78	24,697	0.57	Single family residential homes used as such	1930	Y	N	2	12	9	7	Merger potential with CH63	Cherryland/Eden	Medium Density Residential
CH63	429 009109900	247	Poplar Ave	R-S	DV	12.45	8,645	0.20	Single family residential homes used as such	1984	Y	N	0	2	2	2	Merger potential with CH57	Cherryland/Eden	Medium Density Residential
Merged Estimate						21.78	33,342	0.77					2	17	13	11			

CH64	431 001200600	337	Laurel Ave	R-S	DV	21.78	22,233	0.51	Residential property converted to 5 or more units		Y	N	6	11	8	2	Merger potential CH64-66	Cherryland/Eden	High and Medium Density Residential
CH65	431 001202100	324	Smalley Ave	R-S	DV	21.78	20,448	0.47	Two, three or four single family homes	1952	Y	N	2	10	8	6	Merger potential CH64-66	Cherryland/Eden	High and Medium Density Residential
CH66	431 001202200	346	Smalley Ave	R-S	DV	21.78	20,448	0.47	Res., Multiple Family	1956	Y	N	3	10	8	5	Merger potential CH64-66	Cherryland/Eden	High and Medium Density Residential
Merged Estimate						21.78	40,896	0.94					5	20	15	10			

CH70	431 001601400	261	Laurel Ave	R-S	DV	21.78	20,448	0.47	Res., Multiple Family	1952	Y	N	4	10	8	4	Merger potential CH70 and 71	Cherryland/Eden	High and Medium Density Residential
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2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH71	431 001601500	275	Laurel Ave	R-S	DV	21.78	20,448	0.47	Four living units; e.g. fourplex or triplex w/SFR	1965	Y	N	4	10	8	4	Merger potential CH70 and 71	Cherryland/Eden	High and Medium Density Residential
Merged Estimate						21.78	40,896	0.94					8	20	15	7			

CH75	414 005602101	21030	Mission Blvd	ACBD	TC	50.00	14,820	0.34	One story store	1953	Y	Y	0	17	13	13	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH76	414 005602301	21050	Mission Blvd	ACBD	TC	50.00	9,693	0.22	Commercial repair garage	1957	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH77	414 008100101	21070	Mission Blvd	ACBD	TC	50.00	9,250	0.21	Single family residential homes used as such	1923	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH78	414 008100200	21098	Mission Blvd	ACBD	TC	50.00	7,903	0.18	Vacant commercial land (may include misc. imps)		Y	Y	1	9	7	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH79	414 008100300	21106	Mission Blvd	ACBD	TC	50.00	10,987	0.25	One story store	1966	Y	Y	0	13	9	9	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH80	414 008100400	21120	Mission Blvd	ACBD	TC	50.00	7,405	0.17	One story store	1951	Y	Y	0	9	6	6	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH81	414 008100500	21144	Mission Blvd	ACBD	TC	50.00	29,625	0.68	One to five story office building	1960	Y	Y	0	34	26	26	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH82	414 008100600	21172	Mission Blvd	ACBD	TC	50.00	24,169	0.55	Motel	1955	Y	Y	0	28	21	21	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH83	414 008100700	21180	Mission Blvd	ACBD	TA	50.00	13,470	0.31	Parking lot		Y	Y	0	15	12	12	Flood Zone within 50 feet of parcel. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH84	414 008100800	21222	Mission Blvd	ACBD	TA	50.00	16,475	0.38	Miscellaneous improved commercial	1946	Y	Y	0	19	14	14	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH85	414 008100900	21286	Mission Blvd	ACBD	TA	50.00	9,861	0.23	One to five story office building	1926	Y	Y	0	11	8	8	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH86	414 008101000	21288	Mission Blvd	ACBD	TA	50.00	9,633	0.22	Single family residential homes used as such	1926	Y	Y	1	11	8	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH87	414 008101100	21308	Mission Blvd	ACBD	TA	50.00	8,712	0.20	One to five story office building	1953	Y	Y	2	10	8	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH88	414 008101200	21328	Mission Blvd	ACBD	TA	50.00	8,276	0.19	One to five story office building		Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
CH89	414 008101300	21344	Mission Blvd	ACBD	TA	50.00	8,650	0.20	One to five story office building	1940	Y	Y	0	10	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH90	414 008101400	21366	Mission Blvd	ACBD	TA	50.00	8,300	0.19	Residential Imps on Commercial Land	1928	Y	Y	1	10	7	6	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH91	414 008101500	21376	Mission Blvd	ACBD	TA	50.00	7,775	0.18	One story store	1942	Y	Y	0	9	7	7	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH92	414 008101600	21380	Mission Blvd	ACBD	TA	50.00	7,300	0.17	Triplex; double or duplex with single family home	1941	Y	Y	3	8	6	3	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential
CH93	414 008101700	21390	Mission Blvd	ACBD	TA	50.00	6,759	0.16	Two, three or four single family homes	1940	Y	Y	2	8	6	4	Flood Zone within 50 feet of parcel, close to creek and riparian area, Alquist-Priolo study area. Merger potential sites CH75-93	Cherryland/Eden	General Commercial/Medium/High Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
Merged Estimate						50.00	219,064	5					5	251	189	184	Such a large merger is not probable, but smaller mergers may be. Requires further analysis		

V4	084D116800800	18791	Lamson Rd	R-1	B-E-CSU-RV	4.36	35,284	0.81	Res,Single Family Residence	1946	N	N	1	4	3	2	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
V5	084D116802404	18880	Walnut Rd	R-1	B-E-CSU-RV	4.36	29,621	0.68	Res,Single Family Residence	1948	N	N	1	3	2	1	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
V7	084D116801000	18837	Lamson Rd	R-1	B-E-CSU-RV	4.36	46,174	1.06	Res,Single Family Residence	1950	N	N	1	5	3	2	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
V8	084D116802300	18886	Walnut Rd	R-1	B-E-CSU-RV	4.36	46,174	1.06	Res,Single Family Residence	1946	N	N	1	5	3	2	Merger potential with V4, V5, V7 and V8	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
Merged Estimate						4.36	157,253	3.61					4	16	12	8			

V14	084A025000904	20396	John Dr	R-1	CSU-RV	6.22	69,260	1.59	Vacant,Res Land Zoned 4 Units		N	N	0	10	7	7	Merger potential with V15	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
V15	084A025000903	20338	John Dr	R-1	CSU	6.22	130,244	2.99	Vacant,Res Land Zoned 4 Units	1906	N	N	0	19	14	14	Merger potential with V14	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
Merged Estimate (M3 and M4)						6.22	199,504	4.58					0	28	21	21			

V17	084D118002800	4635	Proctor Rd	R-1	B-E-CSU-RV	6.22	19,672	0.45	Res,Multi,2-4 Units,Boarding Use	1946	N	N	1	3	2	1	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
V18	084D118000400	4643	Proctor Rd	R-1	B-E-CSU-RV	6.22	24,394	0.56	Res,Single Family Residence	1955	N	N	1	3	3	2	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
V19	084D118000500	4651	Proctor Rd	R-1	B-E-CSU-RV	6.22	35,284	0.81	Res,Single Family Residence	1946	N	N	1	5	4	3	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential
V20	084D118000700	4659	Proctor Rd	R-1	B-E-CSU-RV	6.22	58,806	1.35	Res,Single Family Residence	1948	N	N	1	8	6	5	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Desnity Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V21	084D118000800		Proctor Rd	R-1	B-E-CSU-RV	6.22	84,942	1.95	Vacant, Res Land Zoned 4 Units		N	N	0	12	9	9	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V23	084D118000600		Proctor Rd	R-1	B-E-CSU-RV	6.22	23,244	0.53	Vacant, Res Land Zoned 4 Units		N	N	0	3	2	2	Possible merger with V17 to V21 and V23	Castro Valley/ Castro Valley	Suburban and Low Density Residential
Merged Estimate						6.22	246,342	5.66					0	35	26	26			

V24	084D118502200	4800	Sorani Way	R-1	B-E-CSU-RV	6.22	29,621	0.68	Res, Single Family Residence	1973	N	N	1	4	3	2	Possible merger with V24-V26	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V25	084D119000405	4806	Sorani Way	R-1	B-E-CSU-RV	6.22	25,265	0.58	Res, Single Family Residence	1973	N	N	1	4	3	2	Possible merger with V24-V26	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V26	084D119000502		Proctor Rd	R-1	B-E-CSU-RV	6.22	24,394	0.56	Vacant, Res Land Zoned 4 Units		N	N	0	3	3	3	Possible merger with V24-V26	Castro Valley/ Castro Valley	Suburban and Low Density Residential
Merged Estimate						6.22	79,280	1.82					1	11	8	7			

V29	415 016000100	21112	Oak St	R-S	DV	21.78	10,484	0.24	Vacant, Public Agency, Exempt		Y	Y	0	5	4	4	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V30	415 016000200	21120	Oak St	R-S	DV	21.78	9,740	0.22	Vacant, Public Agency, Exempt		Y	Y	0	5	4	4	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V31	415 016000300	21128	Oak St	R-S	DV	21.78	8,935	0.21	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V32	415 016000400	21134	Oak St	R-S	DV	21.78	8,373	0.19	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V33	415 016000500	21144	Oak St	R-S	DV	21.78	8,006	0.18	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	Vacant State property, Alquist-Priolo Study area. Lot merger possible for sites V29 -V33	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
Merged Estimate						21.78	45,538	1.05					0	23	17	17			

V34	415 023001100	22447	Ruby St	R-S	D-20	21.78	7,500	0.17	Single Family Residence, Public Agency, Exempt		Y	Y	1	4	3	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V35	415 023001200	22459	Ruby St	R-S	D-20	21.78	7,500	0.17	Single Family Residence, Public Agency, Exempt		Y	Y	1	4	3	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V36	415 023001300		Ruby St	R-S	D-20	21.78	14,363	0.33	Vacant, Public Agency, Exempt		Y	Y	0	7	5	5	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V37	415 023001600	22513	Ruby St	R-S	D-20	21.78	6,481	0.15	Vacant, Public Agency, Exempt		Y	Y	0	3	2	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V38	415 023001700		Ruby St	R-S	D-20	21.78	7,470	0.17	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V39	415 023001900		Ruby St	R-S	D-20	21.78	8,295	0.19	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V40	415 023002100	1432	A St	R-S	D-20	21.78	7,500	0.17	Vacant, Public Agency, Exempt		Y	Y	0	4	3	3	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V41	415 023002200	1424	A St	R-S	D-20	21.78	6,416	0.15	Vacant, Public Agency, Exempt		Y	Y	0	3	2	2	State Property, 238 Study area, within creek buffer. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multi-family
V48	415 023001400		Ruby St	R-S	D-20	21.78	51,400	1.18	Pub,Public Agencies, Exempt		Y	Y	0	26	19	19	Within 50 feet of a flood zone. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Suburban and Low Density Residential
V49	415 023001500		Ruby St	R-S	D-20	21.78	6,554	0.15	Pub,Public Agencies, Exempt		Y	Y	0	3	2	2	Within 50 feet of a flood zone. Lot merger possible V34 to V41, V48 and V49.	Castro Valley/ Castro Valley	Suburban and Low Density Residential
Merged Estimate						21.78	123,479	3					0	62	46	46			

V43	084C063000606	3937	Castro Valley Blvd	CVCBD	S10	21.78	95,396	2.19	Misc. industrial (improved); no other ind code	1998	Y	N	24	48	36	12	Mobile homes in the rear of property. Possible to merger with V27 and V44	Castro Valley/ Castro Valley	Medium and High Density Residential
V44	084C063001117	3913	Castro Valley Blvd	CVCBD	S10	21.78	233,046	5.35	Mobile home park	1958	Y	N	94	117	87	-7	94 unit mobile home site, higher density may be allowed subject to specific plan guidelines. Possible to merge with V27 and V43	Castro Valley/ Castro Valley	Medium and High Density Residential
V27	084C063001109	3889	Castro Valley Blvd	CVCBD	S10	17.45	11,326	0.26	Service Stations	1964	Y	N	0	5	3	3	Possible to merge with V44 and V43	Castro Valley/ Castro Valley	Medium and High Density Residential
Merged Estimate						21.78	339,768	7.80					118	170	127	9	Higher densities possible per specific plan.		

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V46	084C065000204	4096	Castro Valley Blvd	CVCBD	S10	21.78	17,424	0.40	Public Agency, Exempt		Y	N	0	9	7	7	Possible to merge with V47	Castro Valley/ Castro Valley	Medium and High Density Residential
V47	084C065000100	21195	Center St	CVCBD	S10	21.78	54,450	1.25	Public Agency, Exempt		Y	N	0	27	20	20	Possible to merge with V46	Castro Valley/ Castro Valley	Medium and High Density Residential
Merged Estimate						21.78	71,874	1.65					0	36	27	27			

V51	415 016001100	21320	Oak St	R-4		34.85	7,795	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V52	415 016001200	21338	Oak St	R-4		34.85	7,466	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
Merged Estimate						34.85	15,261	0.35					0	12	9	9			

V53	415 016001400	21406	Oak St	R-4		34.85	7,530	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Mereger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V54	415 016001500	21420	Oak St	R-4		34.85	7,758	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Mereger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V55	415 016001600	21408	Oak St	R-4		34.85	6,917	0.16	Residential building of 2 or more units, Public Agencies, Exempt		Y	N	2	6	4	2	State Property, 238 Study area. Mereger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
Merged Estimate						34.85	22,205	1					2	18	13	11			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V42	415 016002600	21457	Gary Dr	R-1	CSU-RV	21.78	8,450	0.19	Single Family Residence, Public Agency, Exempt		Y	N	1	4	3	2	State Property, 238 Study area, Alquist-Priolo Study Area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed: Residential, Medium Density Multifamily
V56	415 016001800	21454	Oak St	R-4		34.85	7,426	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V57	415 016001900	21462	Oak St	R-4		34.85	7,405	0.17	Single Family Residence, Public Agency, Exempt	1940	Y	N	1	6	4	3	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V58	415 016002000	21484	Oak St	R-4		34.85	7,330	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
Merged Estimate						34.85	30,611	0.70					2	24	18	16	Assumes R-4 density		

V45	084C065000505	4026	Castro Valley Blvd	CVCBD	S10	21.78	53,100	1.22	Single family residential homes used as such	1956	Y	N	1	27	20	19	Possible to merge with V60	Castro Valley/ Castro Valley	Medium and High Density Residential
V60	415 021005001	1452	Crescent Ave.	R-S	D-15	29.04	70567	1.62	Vacant, Public Agency, Exempt		Y	N	0	47	35	35	State Property, 238 Study area	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
Merged Estimate						29.04	123,667	2.84					1	82	62	61	Assumes higher density for 4026 Castro Valley Blvd as allowed in the Specific Plan.		

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V61	415 018006801		Grove Way	R-S	D-15	29.04	68825	1.58	Vacant, Public Agency, Exempt		Y	N	0	46	34	34	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V62	415 018006901		Grove Way	R-S	D-15	29.04	129373	2.97	Vacant, Public Agency, Exempt		Y	N	0	86	65	65	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V63	415 018007300	1459	Grove Way	R-S	D-15	29.04	35247	0.81	Single Family Residence, Public Agency, Exempt		Y	N	1	24	18	17	State Property, 238 Study area. Lot merger possible V61 - V63	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
Merged Estimate						29.04	233,445	5					1	156	117	116			

F3	417 019006500	23031	Henry Ln	R-1		6.00	20,970	0.48	Res, Single Family Residence	1925	N	N	1	3	2	1	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F4	417 019006600	23039	Henry Ln	R-1		6.00	22,455	0.52	Res, Single Family Residence	1950	N	N	1	3	2	1	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F5	417 019010300	23047	Henry Ln	R-1		6.00	20,502	0.47	Res, Single Family Residence		N	N	1	3	2	1	23047 Henry lane parcels were merged in 2008. Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F6	417 019010400	23047	Henry Ln	R-1					Vacant		N	N	0			0	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F7	417 019006800	23063	Henry Ln	R-1		6.00	16,787	0.39	Res, Single Family Residence	1954	N	N	1	2	2	1	Potential to merge all Henry lane parcels	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
Merged Estimate						6.00	80,714	1.85					1	11	8	7			

F8	417 006007100	2700	Kelly St	R-1		6.00	29,374	0.67	Res, Single Family Residence	1947	N	Y	1	4	3	2	Within 50 feet of a creek. Lot merger potential F8 to F11	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
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2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F9	417 006007000	2658	Kelly St	R-1		6.00	19,744	0.45	Res,Single Family Residence	1928	N	Y	1	3	2	1	Within 50 feet of a creek. Lot merger potential F8 to F11	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA
F10	417 006007600	2600	Kelly St	R-1		6.00	26,203	0.60	Res,Single Family Residence	1979	N	Y	1	4	3	2	Within 50 feet of a creek. Lot merger potential F8 to F11	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA
F11	417 006007700	2598	Kelly St	R-1		6.00	53,444	1.23	Res,Single Family Residence	1922	N	N	1	7	6	5	Lot merger potential F8 to F11	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA
Merged Estimate						6.00	128,765	2.96					4	18	13	9			

F14	416 018006200	22866	Mansfield Ave	R-1		6.00	14,224	0.33	Res,Single Family Residence	1954	N	N	1	2	1	0	May be possible to merger into single Mansfield development.	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA
F15	416 018006100	22866	Mansfield Ave	R-1		6.00	17,832	0.41	Vacant,Res Land Zoned 4 Units		N	N	0	2	2	2	May be possible to merger into single Mansfield development.	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA
F16	416 018000100		Mansfield Av	R-1		6.00	60,171	1.38	Vacant,Res Land Zoned 4 Units		N	N	0	8	6	6	May be possible to merger into single Mansfield development.	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA
F17	416 020000200	23000	Mansfield Ave	R-1		6.00	37,563	0.86	Res,Single Family Residence	1979	N	N	1	5	4	3	May be possible to merger into single Mansfield development.	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA
F18	416 020000100	23093	Mansfield Ave	R-1		6.00	87,875	2.02	Res,Single Family Residence	1975	N	N	1	12	9	8	May be possible to merger into single Mansfield development.	Fairview/Fairview	R-1; 5,000 sq. ft. MBSA

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F19	416 020000300	23090	Mansfield Ave	R-1		6.00	30,369	0.70	Res, Single Family Residence	1944	N	N	1	4	3	2	May be possible to merge into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F20	416 020000400	23098	Mansfield Ave	R-1		6.00	60,370	1.39	Res, Single Family Residence	1927	N	N	1	8	6	5	May be possible to merge into single Mansfield development.	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
Merged Estimate						6.00	308,404	7.08					5	42	32	27			

F21	417 022001201	3216	D St	R-1	B-E	3.50	106,860	2.45	Vacant, Res Land Zoned 4 Units	1937	N	N	1	9	6	5	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F23	417 022001104	3230	D St	R-1	B-E	3.50	44,744	1.03	Res, Single Family Residence	1960	N	N	1	4	3	2	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F25	417 022002500	23756	Maud Ave	R-1		6.00	24,015	0.55	Res, Single Family Residence	1953	N	N	1	3	2	1	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F26	417 022002400	23790	Maud Ave	R-1		6.00	32,464	0.75	Res, Single Family Residence	1927	N	N	1	4	3	2	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
F28	417 022002200	23830	Maud Ave	R-1		6.00	24,239	0.56	Res, Single Family Residence	1960	N	N	1	3	3	2	Possible to merge F21, F23, F25, F26 and F28	Fairview/ Fairview	R-1; 5,000 sq. ft. MBSA
Merged Estimate						6.00	232,322	5.33					2	32	24	22	Assumes higher 6 du/ac		

F24	417 024001204	3289	D St	R-1	B-E	3.50	81,458	1.87	Res, Single Family Residence		N	N	1	7	5	4	Possible o merge F24 and F29	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
F29	417 024000500	3291	D St	R-1	B-E	3.50	82,880	1.90	Res, Single Family Residence	1877	N	N	1	7	5	4	Possible o merge F24 and F29	Fairview/ Fairview	R-1; 10,000 sq. ft. MBSA
Merged Estimate (M3 and M4)						3.50	164,338	3.77					2	13	10	8			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F27	417 024000100	3247	D St	R-1	B-E	3.50	130,644	3.00	Res, Single Family Residence	1925	N	N	1	10	8	7	Possible to merge F27 and F30	Fairview/Fairview	R-1; 10,000 sq. ft. MBSA
F30	417 025000100	3231	D St	R-1	B-E	3.50	35,399	0.81	Res, Single Family Residence	1953	N	N	1	3	2	1	Possible to merge F27 and F30	Fairview/Fairview	R-1; 10,000 sq. ft. MBSA
Merged Estimate (M3 and M4)						3.50	166,043	3.81					2	13	10	8			

F31	417 026000400		Fairview Av	R-1	B-E	3.50	330,441	7.59	Vacant, Res Land Zoned 4 Units		N	N	0	27	20	20	Possible to merge F31 and F32 to create a larger tract.	Fairview/Fairview	R-1; 10,000 sq. ft. MBSA
F32	417 026000500		Fairview Av	R-1	B-E	3.50	531,419	12.20	Pub, Owned By Public Utility		N	N	0	43	32	32	Possible to merge F31 and F32 to create a larger tract.	Fairview/Fairview	R-1; 10,000 sq. ft. MBSA
Merged Estimate						3.50	861,860	19.79					0	69	52	52			

F36	425 002000507		Fairview Av	R-1	B-E	2.18	246,723	5.66	Vacant, Res Land Zoned 4 Units	1951	N	N	0	12	9	9	Possible to merge F36 and F41 to create a larger tract.	Fairview/Fairview	R-1; 20,000 sq. ft. MBSA
F41	425 002000304	24867	Fairview Ave	R-1	B-E	2.18	181,220	4.16	Res, Single Family Residence	1912	N	N	1	9	7	6	Possible to merge F36 and F41 to create a larger tract.	Fairview/Fairview	R-1; 20,000 sq. ft. MBSA
Merged Estimate						2.18	427,943	9.82					1	21	16	15			

F42	426 018001200	1859	East Ave	R-1	B-E	5.00	29,376	0.67	Res, Single Family Residence	1975	N	Y	1	3	3	2	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
F43	426 017000100	1875	East Ave	R-1	B-E	5.00	52,858	1.21	Res, Single Family Residence	1930	N	Y	1	6	5	4	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/Fairview	R-1; 6,000 sq. ft. MBSA

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F44	426 017000300	1907	East Ave	R-1	B-E	5.00	76,857	1.76	Res,Single Family Residence	1951	N	Y	1	9	7	6	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
F45	426 017000400	1921	East Ave	R-1	B-E	5.00	52,460	1.20	Res,Single Family Residence	1964	N	Y	1	6	5	4	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
F46	426 017005100	1947	East Ave	R-1	B-E	5.00	50,094	1.15	Res,Single Family Residence		N	N	1	6	4	3	Within 50 feet of a creek. May be possible to merge F42 to F46 and F51 to create a single larger tract.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
F51	426 017007300	24380	Peterson Ct	R-1	B-E	5.00	19,577	0.45	Vacant,Res Land Zoned 4 Units	1947	N	Y	0	2	2	2	Within 50 feet of a creek	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
Merged Estimate						5.00	281,222	6.46					5	32	24	19			

F48	426 016000100	2085	East Ave	R-1	B-E	5.00	52,114	1.20	Res,Single Family Residence	1962	N	Y	1	6	4	3	Within 50 feet of a creek . Adjacent to F49, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
F49	426 016000300	2091	East Ave	R-1	B-E	5.00	24,950	0.57	Res,Single Family Residence		N	Y	1	3	2	1	Within 50 feet of a creek . Adjacent to F48, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
Merged Estimate						5.00	77,064	1.77					2	9	7	5			

F47	426 017000900		East Ave	R-1	B-E	5.00	39,894	0.92	Vacant,Res Land Zoned 4 Units	1960	N	Y	0	5	3	3	Within 50 feet of a creek . Adjacent to F50, possible to merge.	Fairview/ Fairview	R-1; 6,000 sq. ft. MBSA
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2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
F50	426 017001300		East Ave	R-1	B-E	5.00	47,167	1.08	Vacant, Res Land Zoned 4 Units		N	Y	0	5	4	4	Within 50 feet of a creek . Adjacent to F47, possible to merge.	Fairview/Fairview	R-1; 6,000 sq. ft. MBSA
Merged Estimate						8.71	87,061	2.00					0	17	13	13			

HA3	412 009501700	509	Bartlett Ave	R-S	DV	21.78	26,862	0.62	Four living units; e.g. fourplex or triplex w/SFR	1953	Y	N	4	13	10	6	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA4	412 009501800	513	Bartlett Ave	R-S	DV	21.78	40,560	0.93	Multiple residential building of 5 or more units.	1959	Y	N	11	20	15	4	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA5	412 009501900	533	Bartlett Ave	R-S	DV	21.78	23,877	0.55	Single family res home with non-economic 2nd unit	1941	Y	N	2	12	9	7	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA6	412 009502000	553	Bartlett Ave	R-S	DV	12.45	16,808	0.39	Single family residential homes used as such	1942	Y	N	1	5	4	3	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA7	412 009502100	573	Bartlett Ave	R-S	DV	21.78	43,560	1.00	Church	1962	Y	N	1	22	16	15	Lots HA3 through HA7 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	151,667	3.48					19	76	57	38			

HA8	429 006800300	21271	Hathaway Ave	R-S	DV	21.78	35,000	0.80	Multiple residential building of 5 or more units.	1967	Y	N	8	18	13	5	Lots HA8 through HA10 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA9	429 006800501	21341	Hathaway Ave	R-S	DV	21.78	21,000	0.48	Multiple residential building of 5 or more units.	1966	Y	N	6	11	8	2	Lots HA8 through HA10 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA10	429 006800900	265	Flint Ct	R-S	DV	21.78	50,000	1.15	Multiple residential building of 5 or more units.	1962	Y	N	6	25	19	13	Lots HA8 through HA10 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	106,000	2.43					20	53	40	20			

HA14	429 007700400	22123	Hathaway Ave	R-S	DV	12.45	15,000	0.34	Single family residential homes used as such	1940	Y	N	1	4	3	2	Lots HA14 and 15 adjacent, possible to merge	Hayward Acres/Eden	Medium Density Residential
HA15	429 007700500	22147	Hathaway Ave	R-S	DV	12.45	15,000	0.34	Single family residential homes used as such	1920	Y	N	1	4	3	2	Lots HA14 and 15 adjacent, possible to merge	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	30,000	0.69					2	15	11	9			

HA16	429 007702700	22078	Arbor Ave	R-S	DV	21.78	63,598	1.46	Restricted residential income property	1918	Y	N	7	32	24	17	Senior Housing Proposed	Hayward Acres/Eden	Medium Density Residential
HA17	429 007702800	22070	Arbor Ave	R-S	DV	21.78	38,223	0.88	Vacant apartment land, capable of 5 or more units	1920	Y	N	1	19	14	13	Senior Housing Proposed	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	101,821	2.34					8	51	38	30			

HA18	432 000401302	755	W Sunset Blvd	R-S	DV	12.45	7,275	0.17	Multi-family Residential 2 units	1993	Y	N	0	2	2	2	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA19	432 000401402	759	W Sunset Blvd	R-S	DV	21.78	53,572	1.23	Multi-Family Residential, five or more units	1957	Y	N	13	27	20	7	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA20	432 000401504	781	W Sunset Blvd	R-S	DV	21.78	31,463	0.72	Multi-Family Residential, five or more units	1970	Y	N	9	16	12	3	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA21	432 000403604	704	Bartlett Ave	R-S	DV	21.78	35,500	0.81	Multi-Family Residential, converted to five or more units	1954	Y	N	11	18	13	2	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
HA22	432 000403703	696	Bartlett Ave	R-S	DV	21.78	74,500	1.71	Multi-Family Residential, five or more units	1958	Y	N	21	37	28	7	Lots HA18 through HA22 are adjacent, possible to merge.	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	202,310	4.64					54	101	76	22			

HA24	432 000800100	409	W Sunset Blvd	R-S	DV	21.78	27,000	0.62	Light industrial	1956	Y	N	2	14	10	8	Possible to merge HA24 and HA25. Could also merge with 310 Bartlett	Hayward Acres/Eden	Medium Density Residential
HA25	432 000800400	441	W Sunset Blvd	R-S	DV	21.78	37,750	0.87	Multiple residential building of 5 or more units.	1955	Y	N	10	19	14	4	Possible to merge HA24 and HA25. Could also merge with 310 Bartlett	Hayward Acres/Eden	Medium Density Residential
HA28	432 000802100	310	Bartlett Ave	R-S	DV	21.78	25,160	0.58	Misc. industrial (improved); no other ind code	1920	Y	N	1	13	9	8	Could combine with 441 and 409 Sunset	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	89,910	2					13	45	34	21			

HA26	432 000800600	463	W Sunset Blvd	R-S	DV	21.78	40,837	0.94	Multiple residential building of 5 or more units.	1960	Y	N	11	20	15	4	Possible to merge with 370 Bartlett	Hayward Acres/Eden	Medium Density Residential
HA27	432 000801806	370	Bartlett Ave	R-S	DV	21.78	40,838	0.94	Multiple residential building of 5 or more units.	1964	Y	N	12	20	15	3	Possible to merge with 463 W Sunset	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	81,675	1.88					23	41	31	8			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA29	432 000802400	20555	Garden Ave	R-S	DV	21.78	20,347	0.47	Two, three or four single family homes	1924	Y	N	2	10	8	6	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA30	432 000802500	20563	Garden Ave	R-S	DV	21.78	22,000	0.51	Five or more single family res homes	1953	Y	N	6	11	8	2	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA31	432 000802602	20625	Garden Ave	R-S	DV	21.78	24,680	0.57	Four living units; e.g. fourplex or triplex w/SFR	1963	Y	N	4	12	9	5	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA32	432 000802802	20789	Garden Ave	R-S	DV	21.78	36,896	0.85	Church	1972	Y	N	1	18	14	13	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA33	432 000803400	571	W Sunset Blvd	R-S	DV	12.45	16,870	0.39	Two, three or four single family homes	1925	Y	N	2	5	4	2	Sites HA 29 through 33 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	120,793	3					15	60	45	30			

HA36	432 001200100	410	W Sunset Blvd	R-S	DV	21.78	41,022	0.94	Single family residential homes used as such	1942	Y	N	1	21	15	14	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA37	432 001200902	21132	Garden Ave	R-S	DV	12.45	13,824	0.32	Single family residential homes used as such	1938	Y	N	1	4	3	2	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA38	432 001201004	21164	Garden Ave	R-S	DV	21.78	29,417	0.68	Double or duplex type - two units	1945	Y	N	2	15	11	9	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA39	432 001201103	21190	Garden Ave	R-S	DV	21.78	59,422	1.36	Res., Multiple Family	1963	Y	N	18	30	22	4	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA40	432 001201302	21266	Garden Ave	R-S	DV	21.78	20,350	0.47	Multiple residential building of 5 or more units.	1960	Y	N	5	10	8	3	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
HA41	432 001201502	21338	Garden Ave	R-S	DV	21.78	30,238	0.69	Residential property converted to 5 or more units	1945	Y	N	7	15	11	4	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA42	432 001202500	387	Lupine Way	R-S	DV	21.78	41,818	0.96	Multiple residential building of 5 or more units.	1960	Y	N	10	21	16	6	Sites HA36 through 42 are all adjacent, possible to merge into single tract.	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	236,091	5.42					44	118	89	45			

HA44	432 001601700	21233	Garden Ave	R-S	DV	21.78	20,500	0.47	Multi-family Residential 3 units	1963	Y	N	3	10	8	5	Possible to merge HA44 to HA46	Hayward Acres/Eden	Medium Density Residential
HA45	432 001601800	21247	Garden Ave	R-S	DV	21.78	41,000	0.94	Multi-Family Residential, five or more SFRs	1946	Y	N	5	21	15	10	Possible to merge HA44 to HA46	Hayward Acres/Eden	Medium Density Residential
HA46	432 001602000	21335	Garden Ave	R-S	DV	21.78	37,000	0.85	Multi-Family Residential, five or more units	1953	Y	N	11	19	14	3	Possible to merge HA44 to HA46	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	98,500	2.26					19	49	37	18			

HA48	432 001603802	21134	Royal Ave	R-S	DV	21.78	41,060	0.94	Multi-Family Residential, five or more units	1956	Y	N	11	21	15	4	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
HA49	432 001604102	20962	Royal Ave	R-S	DV	21.78	40,760	0.94	Multi-Family Residential, five or more units	1958	Y	N	11	20	15	4	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
HA50	432 001604202	20930	Royal Ave	R-S	DV	21.78	40,760	0.94	Multi-Family Residential, converted to five or more units	1959	Y	N	11	20	15	4	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
HA51	432 001606600	21064	Royal Ave	R-S	DV	21.78	52,141	1.20	Multi-Family, Condominium		Y	N	17	26	20	3	Possible to merge HA48 to HA51	Hayward Acres/Eden	Medium Density Residential
Merged Estimate (M3 and M4)						21.78	174,721	4.01					50	87	66	16			

2009 HOUSING ELEMENT SITES INVENTORY - LOTS WITH MERGER POTENTIAL

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
HA52	432 002000300	20913	Royal Ave	R-S	DV	21.78	110,000	2.53	Multi-Family Residential, five or more units	1960	Y	N	24	55	41	17	Next to 21031 Royal	Hayward Acres/Eden	Medium Density Residential
HA53	432 002000400	21031	Royal Ave	R-S	DV	21.78	20,500	0.47	Multi-Family Residential, five or more units	1939	Y	N	6	10	8	2	Next to 20913 Royal	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	130,500	3.00					30	65	49	19			

HA57	432 002003402	830	W Sunset Blvd	R-S	DV	21.78	41,000	0.94	Multi-Family Residential, five or more units		Y	N	12	21	15	3	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential
HA58	432 002003500	806	W Sunset Blvd	R-S	DV	21.78	41,060	0.94	Multi-Family Residential, converted to five or more units	1948	Y	N	5	21	15	10	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential
HA59	432 002003602	790	W Sunset Blvd	R-S	DV	21.78	40,760	0.94	Multi-Family Residential, five or more units	1961	Y	N	11	20	15	4	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential
HA60	432 002003702	766	W Sunset Blvd	R-S	DV	21.78	44,300	1.02	Multi-Family Residential, converted to five or more units	1965	Y	N	9	22	17	8	Lot configuration suggests potential to merge lots HA57 to HA60	Hayward Acres/Eden	Medium Density Residential
Merged Estimate						21.78	167,120	4					37	84	63	26			

2009 HOUSING ELEMENT SITES INVENTORY - R-4 (MULTIFAMILY) SITES

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
M9	080D056301700		Dermody Ave	R-3/R-4		30.00	37,897	0.87	BART parking lot		Y	Y	0	26	20	20	Flood Zone within 50 feet of parcel. Merger Potential with M9 -	Ashland/Eden	Medium Density Residential
M10	080D056502900		Wagner St	R-3/R-4		30.00	84,071	1.93	BART parking lot		Y	Y	0	58	43	43	Flood Zone within 50 feet of parcel, watercourse near property. Merger Potential with M9 - M13	Ashland/Eden	Medium Density Residential
M11	080D056503000		Wagner St	R-3/R-4		30.00	43,560	1.00	BART parking lot		Y	Y	0	30	23	23	Potential with M9 - M13	Ashland/Eden	Medium Density Residential
M12	080D056803000		Wagner St	R-3/R-4		30.00	65,776	1.51	BART parking lot		Y	Y	0	45	34	34	Flood Zone within 50 feet of parcel. Merger Potential with M9 - M13	Ashland/Eden	Medium Density Residential
V51	415 016001100	21320	Oak St	R-4		34.85	7,795	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY - R-4 (MULTIFAMILY) SITES

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V52	415 016001200	21338	Oak St	R-4		34.85	7,466	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V51 and V52	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V53	415 016001400	21406	Oak St	R-4		34.85	7,530	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V54	415 016001500	21420	Oak St	R-4		34.85	7,758	0.18	Vacant, Public Agency, Exempt		Y	N	0	6	5	5	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V55	415 016001600	21408	Oak St	R-4		34.85	6,917	0.16	Residential building of 2 or more units, Public Agencies, Exempt		Y	N	2	6	4	2	State Property, 238 Study area. Merger potential V53 to V55	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V56	415 016001800	21454	Oak St	R-4		34.85	7,426	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.

2009 HOUSING ELEMENT SITES INVENTORY - R-4 (MULTIFAMILY) SITES

Map ID	APN	Street Number	Street Name	Zone	Sub-zone	Allowable Density	Square Feet	Lot Acres	Existing Use	Year Built	Redev. Area	Env. Const.	Existing Units (A)	Maximum Capacity	Realistic Capacity (B)	Net Yield (B-A)	Notes	Community/Area or Specific Plan	Plan Designation
V57	415 016001900	21462	Oak St	R-4		34.85	7,405	0.17	Single Family Residence, Public Agency, Exempt	1940	Y	N	1	6	4	3	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
V58	415 016002000	21484	Oak St	R-4		34.85	7,330	0.17	Vacant, Public Agency, Exempt		Y	N	0	6	4	4	State Property, 238 Study area. Lot merger potential V42 and V56 to V58	Castro Valley/ Castro Valley	Unspecified in current General Plan. Proposed GP: Medium Density Multifamily.
TOTAL - CAPACITY							290,931	6.68					3	207	155	152			