

**IMPORTANT NOTES:**

Appendix G is for the California Department of Housing and Community Development (HCD) to evaluate the analysis performed for the residential and commercial infill site inventory. Please see Chapter III and Appendix C for a detailed explanation on the purpose of this site inventory, and the calculation methodology. After Housing Element certification and adoption, this Appendix will be removed from the Housing Element but kept on file at City Hall, available upon request. Only the assessor's parcel number and address of the sites will be recorded as per Table C.4 in Appendix C.

The visual condition of existing buildings was assessed through field verification on November 3, 2011 November 8, 2011 and December 14, 2011. The scale for visual condition ranges from poor – fair – satisfactory – good – excellent. Poor refers to buildings that are blighted and uninhabitable. Fair and satisfactory refer to buildings that have a declining external appearance to varying degrees, such as peeling paint or decaying wood panels. Good and excellent refer to buildings with a well-maintained and/or newer external appearance, to varying degrees.

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Units	Total Units possible based on density or FAR (whichever Density)	Income Category	Actual additional units after Visual Checks	
1 064-135-24	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	BRIDGEWAY AND OLIVE	6,000	Combined with 2015 Bridgeway. There is a three-story office building on the site that appears to look like former apartments. Conversion back into apartments would be fairly straightforward. There is a total of 8 potential apartment units, 4 on each lot.	Building is in good condition.	13.6	0	1975	2	29.0	Very Low/Low	4
2 064-135-26	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	2005 BRIDGEWAY	3,000	One story building with a store. The roof space could be reconfigured to accommodate a residential unit above the shop space.	Building is in good condition.	4.0	0	1920	1	14.5	Moderate	1
3 064-135-28	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	2015 BRIDGEWAY	6,000	Combined with Bridgeway and Olive site. There is a three-story office building on the site that appears to look like former apartments. Conversion back into apartments would be fairly straightforward. There is a total of 8 potential apartment units, 4 on each lot.	Building is in good condition.	10.0	0	NA	2	29.0	Very Low/Low	4
4 064-135-29	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	2007 BRIDGEWAY	6,000	A one-story restaurant with a partial two-story portion used for office, with parking access from the back. As the parcel is unlikely to have underutilized FAR, the office space on the second floor could be converted to a residential unit. There is adequate parking on the lot.	Building is in good condition.	12.6	0	1950	2	14.5	Moderate	1
5 064-141-01	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	1919 BRIDGEWAY	3,000	This is a one-storey retail building and can have an additional floor for residential use.	Building is in good condition.	4.4	0	1931	1	14.5	Moderate	1

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

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6 064-141-05	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	1901 BRIDGEWAY	6,000	Existing businesses at this address include: Integrated fitness, a coin laundry, and 7-eleven. This parcel will need to be reworked together with its parking lot on 1901 Bridgeway. The current buildings on both lots could be replaced by new buildings with ground-floor retail and residential units on the top.	Buildings are in satisfactory condition.	7.3	0	1966	2	14.5	Moderate	2
7 064-141-06	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	510 EASTERBY ST	6,000	Existing businesses at this address include: Integrated fitness, a coin laundry, and 7-eleven. This parcel will need to be reworked together with its parking lot on 1901 Bridgeway. The current buildings on both lots could be replaced by new buildings with ground-floor retail and residential units on the top.	Buildings are in satisfactory condition.	8.2	0	1966	2	14.5	Moderate	2
8 065-238-25	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	203 SECOND ST	3,300	One story building with a dry cleaner store. More than two-thirds of the property is vacant, and additional floors could be added to the building to accommodate residential units.	Building is in good condition.	13.5	0	1923	1	13.2	Moderate	1
9 065-238-41	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	217 SECOND ST	9,526	This site has infill potential. There is an existing 2-story building surrounded by parking spaces. There are also two existing units at the back and on the upper floor, and therefore only one more unit can be counted. New buildings up to 3 stories could be built adjoining the current building, and there can still be spaces reserved for parking either at the back or on the side. An example is the building just south of this site.	Building is in good condition.	14.5	2	1909	3	13.7	Moderate	1

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10 065-267-37	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	107 SECOND ST	9,900	One story offices with ground floor parking. To add residential units, both buildings could be reconfigured and a new structure up to three stories would be built, with ground-floor commercial and upper floor residential. As an example, the building next door has parking spaces and commercial on the ground floor partially sunk into the site.	Buildings are in satisfactory condition.	10.1	0	1967	4	17.6	Moderate	4
11 064-166-04	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	302 CALEDONIA ST	8,625	Offices with a parking lot taking up about one-third of the lot. There are 6 suites and 4 suites are currently empty. These suites could be converted into apartments, or a new building with first-floor parking could be built on the same lot to add units.	Building is in excellent condition.	0.0	0	1981	5	25.3	Very Low/Low	4
12 064-167-27	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	333 CALEDONIA ST	12,000	2 warehouses on site with operational businesses. Both warehouses could be reconfigured to make way for a new three-story building with parking on the ground floor. If warehouses are not reconfigured, a new building with less units could still be erected on the Litho St side of the lot.	Buildings are in satisfactory condition.	11.5	0	1946	8	29.0	Very Low/Low	8
13 065-052-03	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	209 CALEDONIA ST	3,000	Both floors currently have a commercial use. The upper floor could be converted to a residential apartment. There is adequate street parking.	Building is in excellent condition.	4.4	0	1894	2	29.0	Very Low/Low	2
14 065-052-23	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	201 CALEDONIA ST	4,200	There is one existing two-storey building on the lot, more than half of the lot is currently garden space. One more building could be added to create another unit.	Building is in satisfactory condition.	3.1	1	1912	2	20.7	Very Low/Low	1
15 065-053-05	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	326 PINE ST	3,185	Both floors currently have a commercial use. The upper floor could be converted to a residential apartment. There is adequate parking at the back of the lot.	Building is in good condition.	3.8	0	1920	2	27.4	Very Low/Low	2

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16 065-055-02	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	1103 BRIDGEWAY	4,320	Currently a gas station, which means it could be a brownfield and could require clean-up. The site is entirely flat and could easily support redevelopment.	Building is in good condition.	0.0	0	1958	2	20.2	Very Low/Low	2
17 065-055-03	Underutilized	CR	Commercial	Mixed Residential & Commercial	2 du/1,500 sf	JOHNSON ST	6,000	Currently a gas station, which means it could be a brownfield and could require clean-up. The site is entirely flat and could easily support redevelopment.	Building is in good condition.	3.4	0	1958	4	29.0	Very Low/Low	4
18 065-055-06	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	42 CALEDONIA ST	4,000	The site has a one story building with the potential for 2 residential units to be built on top. Adding residential floors would be in keeping with the current street character. Parking for the new unit would require coordination with adjacent property.	Building is in good condition.	2.5	0	1925	2	21.8	Very Low/Low	2
19 065-056-02	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/1,500 sf	41 CALEDONIA ST	3,500	1-story restaurant. There is potential for more units to be built on top of existing buildings or at the back of the property. Parking for the new unit would require coordination with adjacent property.	Building is in good condition.	2.9	1	1927	2	24.9	Very Low/Low	1
20 064-274-03	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	5,700	Vacant triangular lot.	Site is currently vacant.	25.3	0	NA	1	7.6	Above Moderate	1
21 064-276-23	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	3 WOLFBACK RIDGE ROAD	29,947	Vacant site. On Approved list for new Single Family Development, no Building Permit issued yet.	Site is currently vacant.	41.0	0	NA	1	1.5	Above Moderate	1
22 200-240-10	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK TERRACE ROAD	20,273	Vacant site.	Site is currently vacant.	61.7	0	NA	1	2.1	Above Moderate	1
23 200-240-23	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK TERRACE ROAD	9,851	Vacant site.	Site is currently vacant.	54.6	0	NA	1	4.4	Above Moderate	1
24 200-310-01	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	13,407	Vacant site.	Site is currently vacant.	35.4	0	NA	1	3.2	Above Moderate	1

47 units  
Mixed Use

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25	200-310-03	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	7,643	Vacant site.	Site is currently vacant.	16.9	0	NA	1	5.7	Above Moderate	1
26	200-310-04	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	6,610	Vacant site.	Site is currently vacant.	36.1	0	NA	1	6.6	Above Moderate	1
27	200-310-05	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	30,032	Vacant site.	Site is currently vacant.	39.0	0	NA	1	1.5	Above Moderate	1
28	200-310-06	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	29,166	Vacant site.	Site is currently vacant.	46.6	0	NA	1	1.5	Above Moderate	1
29	200-310-08	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	24,287	Vacant site.	Site is currently vacant.	52.4	0	NA	1	1.8	Above Moderate	1
30	200-310-09	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	17,874	Vacant site.	Site is currently vacant.	49.5	0	NA	1	2.4	Above Moderate	1
31	200-310-12	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	CLOUDVIEW TRAIL	33,792	Vacant site.	Site is currently vacant.	59.6	0	NA	1	1.3	Above Moderate	1
32	200-310-16	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/parcel	WOLFBACK RIDGE ROAD	14,469	Vacant site.	Site is currently vacant.	41.7	0	NA	1	3.0	Above Moderate	1
33	064-242-10	Vacant	R-1-8	Residential	Low Density Residential	1 unit/parcel	GEORGE LANE	9,546	Vacant site.	Site is currently vacant.	36.8	0	NA	1	4.6	Above Moderate	1
34	064-204-03	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	PLATT AVE	6,624	Vacant site.	Site is currently vacant.	54.4	0	NA	1	6.6	Above Moderate	1
35	064-204-35	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	CAZNEAU AVE	5,969	Vacant site on a slope.	Site is currently vacant.	57.4	0	NA	1	7.3	Above Moderate	1

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36 064-213-22	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	CAZNEAU AVE	5,406	Vacant site on a slope.	Site is currently vacant.	71.2	0	NA	1	8.1	Above Moderate	1
37 064-243-22	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	GEORGE LANE	5,058	Vacant site.	Site is currently vacant.	56.4	0	NA	1	8.6	Above Moderate	1
38 065-222-05	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/parcel	105 CRESCENT AVE	5,040	Was approved by the City in 2011 for a new single-family residence, but no Building Permit has been applied for yet.	Site is currently vacant.	40.0	0	1961	1	8.6	Above Moderate	1
39 064-321-01	Vacant	R-2-5	Residential	Medium Density Residential	1 du/5,000 sf	BUTTE STREET	82,730	This site is vacant.	Site is currently vacant.	30.0	0	NA	16	8.4	Above Moderate	16
40 064-062-14	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	175 TOMALES ST	6,000	One house on corner lot with space in backyard. Adequate driveway space for parking and street parking.	Building is in good condition.	16.5	1	1931	2	14.5	Moderate	1
41 064-062-15	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	163 TOMALES ST	6,000	Has space at the back for another unit.	Building is in good condition.	15.4	1	1915	2	14.5	Moderate	1
42 064-062-19	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/1,500 sf	TOMALES STREET	3,000	Has a small road running through it to neighboring house. This site is owned by the City of Sausalito.	Site is currently vacant. There appears to be a garden currently on the site.	19.0	0	NA	2	29.0	Very Low/Low	2
43 064-131-07	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	OLIVE STREET	5,240	Site is currently vacant and has development potential.	Site is currently vacant.	22.0	0	NA	2	16.6	Moderate	2
44 064-135-03	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	510 SPRING ST	6,000	Garage in front and house at the back, has potential for another building to be placed in the middle of the site.	Garage and house are in fair condition.	11.4	1	1914	2	14.5	Moderate	1
45 064-135-06	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/1,500 sf	522 SPRING ST	3,000	This is a substandard lot. There is potential for an additional building to be built behind the existing building. There is adequate street parking.	Building is in good condition.	14.4	1	1930	2	29.0	Very Low/Low	1

19 units  
R-1

16 units  
R-2-5

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46 064-135-23	Underutilized	R-2-2.5	Residential	Medium High Density Residential	2 du/ 2,500 sf	511 OLIVE STREET	6,000	There is currently one unit on the site and an additional house or ADU may be built behind the existing building.	Building is in satisfactory condition.	17.8	1	1914	2	14.5	Moderate	1
47 064-136-03	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	155 WOODWARD AVE	8,220	This site has a single two-story house in good condition with an undeveloped backyard.	Building is in good condition.	17.9	1	1945	3	15.9	Moderate	2
48 064-137-03	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	107 PEARL ST	3,500	This is a substandard lot. There is potential for an additional building to be built behind the existing building for a second unit on the lot. Street parking is adequate, or parking in the driveway is possible.	Building is in good condition.	14.6	1	1930	2	24.9	Very Low/Low	1
49 064-138-02	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	254 WOODWARD AVE	6,240	Only one house on the property, large yard space. An additional unit is possible. Street parking is available, or the driveway could be expanded.	Building is in excellent condition.	33.9	1	0	2	14.0	Moderate	1
50 064-141-10	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	530 EASTERBY ST	3,000	This is a substandard lot. There is potential for an additional building or extension to be built behind the existing building.	Building is in excellent condition.	8.0	1	1991	2	29.0	Very Low/Low	1
51 064-141-13	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	523 SPRING ST	22,592	There are 4 houses on Spring St (5 units), 1 house on Pearl St (1 unit), and parking spaces on Pearl St for the Spring St houses. The site is large and can support reconfiguration to add an additional building or two for a total of three additional units.	Buildings are in good condition.	9.5	6	0	9	17.4	Moderate	3
52 064-141-17	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	511 SPRING ST	6,000	Currently empty yard and parking garage only.	Garage is in satisfactory condition.	9.9	0	0	2	14.5	Moderate	2
53 064-141-18	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	518 EASTERBY ST	3,000	This is a substandard lot. There is potential for an additional building or extension to be built behind the existing building.	Building is in excellent condition.	14.2	1	1955	2	29.0	Very Low/Low	1
54 064-142-29	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	EASTERBY ST	5,000	The site is vacant and has direct road access.	Site is currently vacant.	19.0	0	NA	2	17.4	Moderate	2

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55 064-142-30	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	515 EASTERBY ST	5,460	May have some room for a smaller ADU behind the existing building.	Building is in good condition.	15.9	1	1920	2	16.0	Moderate	1
56 064-163-06	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	BONITA STREET	6,491	There is an easement with stairs going lengthwise through the site. The remaining area is able to support 2 units on the site.	Site is currently vacant.	29.0	0	NA	2	13.4	Moderate	2
57 064-163-07	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	417 BONITA ST	8,640	Single house plus terraced decks at the back. There is space for two more units at the back.	Building is in good condition.	30.1	1	1943	3	15.1	Moderate	2
58 064-181-01	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	21 GORDON ST	12,675	Single house plus terraced gardens up the slope at the back. Additional units could be created in the terraced areas.	Building is in excellent condition.	35.6	1	1951	5	17.2	Moderate	4
59 064-181-24	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	812 SPRING ST	6,048	Has space at the back for another unit.	Building is in good condition.	27.8	1	1920	2	14.4	Moderate	1
60 064-182-06	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	38 GORDON ST	9,600	Single-story house with a lawn. This lot could support another small structure, or have another story added. Part of the site is an easement for driveway access.	Building is in excellent condition.	16.9	1	1960	3	13.6	Moderate	2
61 064-192-02	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	141 WOODWARD AVE	5916	Another building could be built adjacent to the existing 1-story unit, or another floor could be added to the unit. Adequate street parking.	Building is in good condition.	12.4	1	1954	2	14.7	Moderate	1
62 064-201-01	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/1,500 sf	35 MARIE ST	4,056	This is a substandard lot. This property has some room for an additional building at the back of the site. Additional parking spaces on site are also possible.	Building is in fair condition.	14.2	1	1969	2	21.5	Very Low/Low	1
63 064-342-07	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/2,500 sf	20 BUCHANAN DR	6,000	The existing 1-story building could be reconfigured for 2 units.	The existing building is in fair condition.	7.9	1	1956	2	14.5	Moderate	1



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64	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	11 TOMALES ST	6,000	There is potential for an additional building to be built behind or in front of the existing building. It is also possible that the existing building could be reconfigured and a new house with two units built in its place.	The existing building is in fair condition.	8.8	1	1955	2	14.5	Moderate	1
65	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	211 WEST ST	3,600	This is a substandard lot. This building appears to be vacant and is in a dilapidated condition. Considered to have zero existing units.	Building is in a poor condition.	26.7	0	1941	2	24.2	Very Low/Low	2
66	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	209 FOURTH ST	3,300	This is a substandard lot. This building appears to be vacant and is in a dilapidated condition. Considered to have zero existing units.	Building is in a poor condition.	19.9	0	1930	2	26.4	Very Low/Low	2
67	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	37-39 CRESCENT AVE	8,512	Was approved by City in 2009 for 2 new detached residences, but no Building Permit has been issued yet as of 2011.	Site is currently vacant.	71.0	0		3	15.4	Moderate	2
68	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	MAIN STREET THROUGH TO CRESCENT AVE	5,330	Site is currently vacant and has development potential.	Site is currently vacant.	28.0	0	NA	2	16.3	Moderate	2
69	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	107 FOURTH ST	3,300	This is a substandard lot. There is potential for an additional building to be built between the existing building and the garage.	The garage is in satisfactory condition and the house is in good condition.	9.1	1	1957	2	26.4	Very Low/Low	1
70	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	110 FOURTH ST	5,500	This lot has a one story building. There is space at the back for another building, or an additional floor may be built, or the existing building could be reconfigured for two units.	Building is in satisfactory condition.	31.6	1	1952	2	15.8	Moderate	1
71	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	115 SOUTH STREET	6,000	On Approved List for a new Duplex/Condo, No Building Permit issued yet.	Site is currently vacant.	54.0	0		2	14.5	Moderate	2

50 units  
R-2-2.5

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Units	Total Units possible based on density or FAR (whichever Density)	Income Category	Actual additional units after Visual Checks	
72 064-151-02	Vacant	R-3	Residential	High Density Residential	1 du/1,500 sf	1757 BRIDGEWAY	17,932	The existing buildings on the site are blighted and therefore the site may be considered vacant (per HCD direction).	Current buildings blighted, therefore site considered vacant.	22.0	0	NA	11	26.7	Very Low/Low	11
73 064-151-06	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	1733 BRIDGEWAY	7,470	Has a house on the lot, three units currently on the site. Has roadway access. An additional unit could be built in front over the current parking spaces.	Building is in satisfactory condition.	32.4	3	0	4	23.3	Very Low/Low	1
74 064-151-16	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	412 NAPA ST	10,000	The existing building on this site is near the rear end of the site. Additional buildings can be built on the undeveloped portion near the front and middle of the site.	Building is in good condition.	32.0	1	1950	6	26.1	Very Low/Low	5
75 064-167-03	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	408 LOCUST ST	3,000	There is potential for an additional building to be built behind the existing building.	Building is in excellent condition.	21.4	1	1951	2	29.0	Very Low/Low	1
76 064-167-21	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	411 LITHO ST	6,000	Single house plus lawn at the back. There is existing access to the backpart of the lot.	Existing building is in good condition.	14.3	2	1963	4	29.0	Very Low/Low	2
77 065-052-26	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	419 LOCUST ST	8,053	There are 3 meters and 3 mailboxes on this property.	Buildings are in fair condition.	13.8	3	NA	5	27.0	Very Low/Low	2
78 065-056-07	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	416 JOHNSON ST	6,000	One story building in front and 2 stories at the back, with driveway and backyard. A new building could be built at the back for 2 units, and include parking spaces for existing units. Next door is a good example of infill at the rear of the lot (420, 422 Johnson St).	Building is in good condition.	9.8	2	0	4	29.0	Very Low/Low	2
79 065-063-07	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	925 BRIDGEWAY	8,050	There is one building on the lot with three existing units. The undeveloped portion of the lot is in front of the existing building.	Building is in fair condition.	35.1	3	1922	5	27.1	Very Low/Low	2
80 065-063-08	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	911 BRIDGEWAY	8,000	This site appears to have four existing units and therefore has potential for only one more unit under the maximum density allowed.	Building is in fair condition.	34.5	4	1925	5	27.2	Very Low/Low	1

Housing Element

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Units	Total Units possible based on density or FAR (whichever Density)	Income Category	Actual additional units after Visual Checks	
81 065-071-22	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	30 EXCELSIOR LN	11,000	This site has a five unit apartment building on the lot. There is space for two units to be built in a single building, with a carport on the ground floor.	Building is in good condition.	21.7	5	1955	7	27.7	Very Low/Low	2
82 065-072-12	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	10 READE LN	7,980	There are 4 meters for the property, indicating that there are 4 units. Only one more unit can be added under the maximum density. Part of the lot is underutilized, and access or parking for the additional unit could come off of Reade Lane.	Building is in good condition.	20.3	4	0	5	27.3	Very Low/Low	1
83 065-235-46	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	303 SECOND ST	3,300	There is potential for an additional building to be built behind the existing building for a second unit on the lot.	Building is in good condition.	25.9	1	1926	2	26.4	Very Low/Low	1
84 065-238-15	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	214 THIRD ST	7,500	Combined with a strip of land at the back of this lot, which is under the same owner, this lot would add up to a 8,250 sf lot. Half of the lot is currently used for parking only and can be built on to add two residential units, inclusive of parking.	Existing building is in good condition.	13.0	3	1970	5	29.0	Very Low/Low	2
85 065-241-10	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	210 RICHARDSON ST	4,800	The back of the lot is not easily visible from the street, however Google Earth aerials shows that more than half the lot is a vacant backyard. It is possible to put another structure on the back of the lot.	Building is in excellent condition.	20.3	1	1965	3	27.2	Very Low/Low	2
86 065-241-12	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	214 RICHARDSON ST	3,840	There is potential for an additional building to be built closer to Richardson St where the garden currently is. There is adequate space on the site for parking.	Building is in excellent condition.	24.3	1	1986	2	22.7	Very Low/Low	1
87 065-267-41	Underutilized	R-3	Residential	High Density Residential	1 du/1,500 sf	104 THIRD ST	6,573	Two single-story buildings on property with a backyard. Constructing new units with more stories would be in keeping with the street character.	Building is in good condition.	9.2	2	0	4	26.5	Very Low/Low	2

38 units  
R-3  
Total 170