Appendix A Parcel Listing of Potential Housing Sites

The maps and tables that follow are organized into the following categories: Sites Allowing Residential Uses Greater Than 30 Units/Acre

- (1) Vacant Residential Sites Greater Than 30 units/acre
- (2) Vacant Mixed Use Sites Greater Than 30 units/acre
- (3) Underutilized Sites Greater Than 30 units/acre

Residential Sites by Type and Size

- (4) Vacant Mixed Use Sites
- (5) Underutilized Sites
- (6) Vacant Sites Large Lot
- (7) Vacant Sites Small Lot

The tables summarize parcel size and other pertinent site information, allowable units under the General Plan and under current Zoning, and existing conditions or factors that may affect site development. The "Potential Units" column provides the City staff's "realistic unit potential" per State law requirements. The "realistic unit potential" under the Housing Element, current General Plan and current Zoning is shown below. The table demonstrates that the City has adequate sites at sufficient densities to meet the ABAG RHNA for the 2007-2014-2015-2023 planning period.

Summary of Residential Development Potential in Martinez (2007-2014 2015-2023) On Sites Currently Zoned for Residential Use

Site Conditions	Sites Greater than 30 Units/Acre	Sites Less than 30 Units/Acre Units	TOTAL UNITS
Vacant Residential	60	538 391	598 451
Vacant Mixed Use	95 30	427	522 457
Underutilized Sites	28 4 <u>235</u>	86 <u>13</u>	370 248
Total	4 39 <u>325</u>	1,051 <u>831</u>	1,490 1,156

Recent experience with project approvals supports the "realistic unit potential" of the Housing Element. The following is an example demonstrating that the zoning is in place to achieve maximum densities and development standards do not preclude achievement of these densities. In 2009, the City approved construction of a 49-unit apartment project ("Berrellesa Plams") for seniors (55 years of age or older), with all rents restricted to affordable levels (all rents to be limited to 50% of Area Median Income, or less). The City approved a Use Permit to allow density and height above the 17 units/acre, two story/30' height limits normally permitted in the DS - Downtown Shoreline Zoning District, and a 10' front yard setback; and Design Review for building elevations and landscaping. The applicant also was granted a density bonus for affordable housing, pursuant to California Government Code Sections 65915- 65918 (referred to as "State Density Bonus Law") to allow 49 units per acre where a maximum of 35 units would normally be permitted, and related concessions and incentives to requirements for useable open space, maximum site coverage and subdivision map. (Berrellesa Plams was completed in 2014.





VACANT RESIDENTIAL SITES Greater than 30 Units/Acre

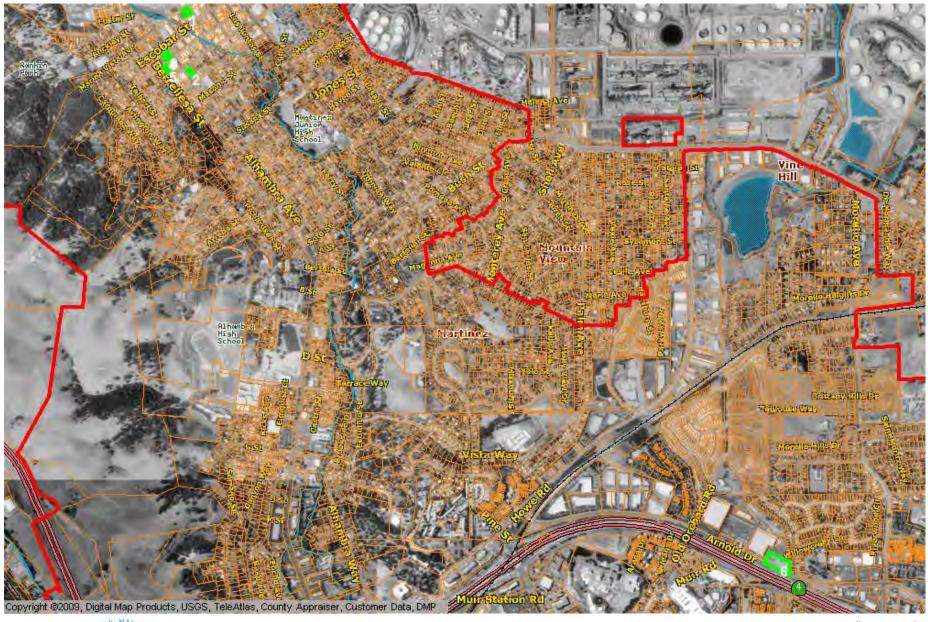
2015 - 2023 (No Change)

City of Martinez (November 2009)

Housing Element Sites Inventory - Summary of Housing Opportunity Sites

VACANT RESIDENTIAL SITES WITH SITES GREATER THAN 30 Units/Acre

Assessor Parcel Number	Street Address	Area	Zoning	GP Densit	ty (units/acre)	Potent	ial Units		Potential Si	te Constraints		Appropriateness for Residential Development /
(APN)		(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
3724000058 1	243 CARQUINEZ SCENIC DR	0.24	DS	17	35	4	. 8					DT SP, Residential Development. Downtown Overlay District. Also development opportunity if site is combine with adjacent sites.
3732340066 2	427 ESCOBAR ST	0.22	R-1.5	12	35	2	. 8	X	X			DTSP. Downtown Overlay District.
3732410018 3	BERRELLESA ST	0.62	DS	17	35	1	2		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410042 4	200 BERRELLESA ST	0.26	DS	17	35	4	. 9		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410067 5	FOSTER ST	0.16	DS	17	35	2	. 5		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410141 6	212 BUNKER ST	0.39	DS	17	35	6	13		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410166 7	211 BERRELLESA ST	0.3	DS	17	35	5	10		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410190 8	218 BUNKER ST	0.13	DS	17	35	2	. 4		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410208 9	FOSTER ST	0.05	DS	17	35	1	1		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.





VACANT MIXED USE SITES GREATER THAN 30 Units/Acre

Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (November 2009)

VACANT MIXED USE SITES WITH SITES GREATER THAN 30 Units/Acre

Definition: Sites that are currently designated for non-residential use that allow residential development or mixed use development (including residential)

Assessor Parcel Number	Street Address	Area	Zoning	Potenti	al Units		Potential S	Site Constraints		Appropriateness for Residential Development /		
(APN)		(acres)		Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments		
3731830034 1	500 ESTUDILLO ST	0.22	CC	6	10	X	Х			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC		
3732130012 2	WARD ST	0.11	CC	1	5	Х	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC		
3732220045 3	MAIN ST	0.11	CC	1	5	X	Х			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC		
3732220052 4	MAIN ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC		
3732250018 5	721 BERRELLESA ST	0.11	CC	1	5	X	Х			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC		
3771200148 6	1047 ARNOLD DR	1.5	M R 1.5/CC	0	65					Yes, General Plan = 20 to 43 units/acre, 43.56 units/acre with CUP in CC		
				TOTAL	-95		•		•			

2015 - 2023 Revised Total = 30





UNDERUTILIZED SITES GREATER THAN 30 Units/Acre

2015 - 2023 -49 (#12; Already Developed)

Housing Element Sites Inventory - Summary of Housing Opportunity Sites

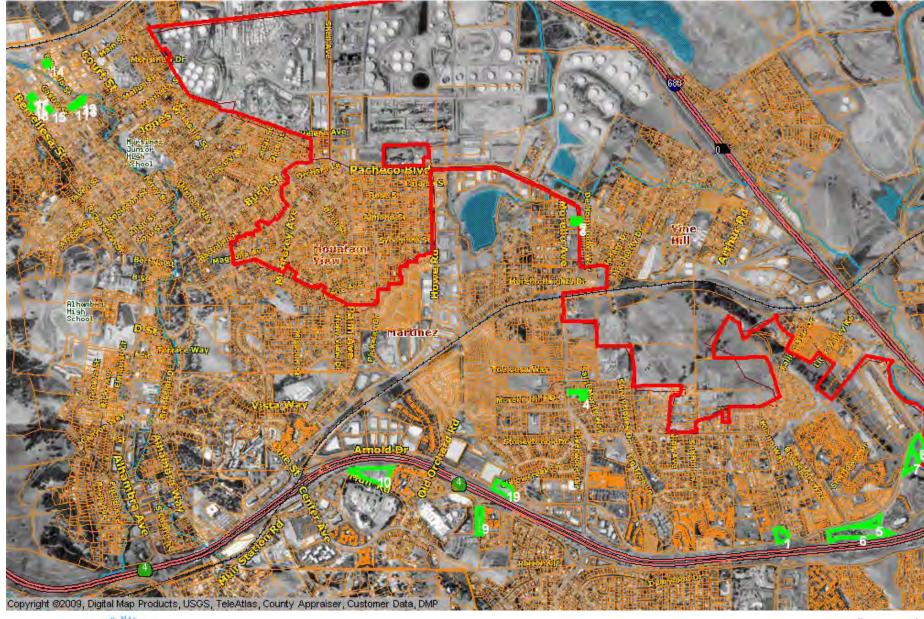
City of Martinez (November 2009)

UNDERUTILIZED SITES WITH SITES GREATER THAN 30 Units/Acre

Assessor Parcel Nu	ımber	Street Address	Area	Zoning				Current Number Potential Units			Potential S	Site Constraints		Potential Reasons for Site Being Underutilized	Reasons Why Redevelopment to Make Better Use
(APN)			(acres)		Min.	Max.	of Units	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	location, site conditions, market factors, ownership, etc.	of the Site is Achievable
3724000066	1	211 FOSTER ST	6.1	DS	17	35	0	100	200		x			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacen sites.
3732410075	2	223 FOSTER ST	0.07	DS	17	35	0	1	2		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjaces sites.
3732410117	3	227 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacen sites.
3732410125	4	223 FOSTER ST	0.04	DS	17	35	0	1	1		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacer sites.
3732410133	5	221 FOSTER ST	0.14	DS	17	35	0	2	4		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacen sites.
3732410158	6	210 BERRELLESA ST	0.19	DS	17	35	0	3	6		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacen sites.
3732410216	7	231 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjaces sites.
3732420017	8	300 ALHAMBRA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420033	9	210 BERRELLESA ST	0.11	DS	17	35	0	1	3		X			Market Factors	
3732420041	10	209 BERRELLESA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420058	11	221 BERRELLESA ST	0.22	DS	17	35	0	3	7		X			Market Factors	
2722420016	12	201 BUCKLEVET	102	E)C	12	25		- 17	40		v			Madros Factors	Analisan annual for 40 usin mill annial denimber

RCD Site (Completed in 2014)

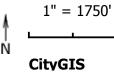
2015 - 2023 Revised Total = 235





Vacant Mixed Use Sites

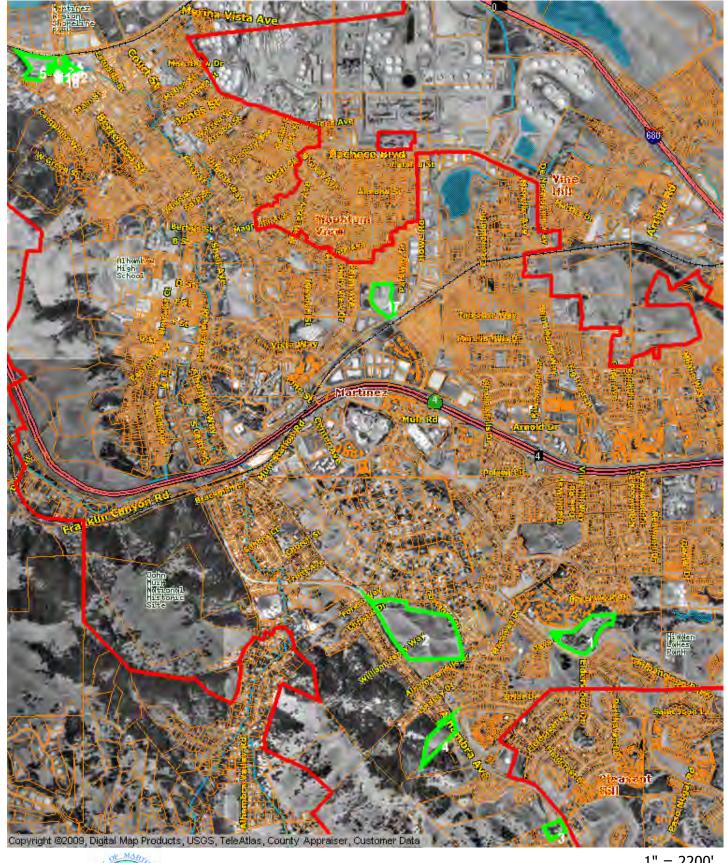
2015 - 2023 -65



_
Ţ
g
ĕ
D
Ì
∞

Housing	Elemen	nt Sites Inventor	ry - Sumr	nary of H	Iousing	Oppo	ortunity Sites				
City of Mar	rtinez (Nove	ember 2009)					-				
		TOP OFFICE		-							
		JSE SITES			}						
Definition: Sites 1	that are currently	y designated for non-residential i	use that allow resi	dential developmen	t or mixed use	development	(including residential)				
Assessor Parce	el Number	Street Address	Area	Zoning	Potentia		400 El 17	Potential Site		77	Appropriateness for Residential Development /
(APN)			(acres)		Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
1611400142	1	MILANO WAY	1.17	PA	1	30					General Plan = O (Professional and Administrative Office), which allows R-1.5.
1612120202	2	MORELLO AVE	0.24	R-B	0	0					No
1612120210	3	MORELLO AVE	0.24	R-B	0	0					No
1613010386	4	MORELLO AVE	0.58	A-1	1	1					Yes
1614000097	5	ARNOLD DR	0.87	M-R-1.5/PA	0	25					Yes, Residential Development is also possible if site is combined with adjacent site. General Plan = up to 29 units/acre.
1614000105	6	ARNOLD DR	4.22	M-R-1.5/PA	0	120					Yes, Residential Development is also possible if site is combined with adjacent site. General Plan = up to 29 units/acre.
1615100037	7	ARNOLD DR	1.59	R-1.5	0	46					Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 46 attached sfr units, no built. General Plan = up to 29 units/acre.
1615100045	8	ARNOLD DR	1.72	R-1.5	0	50					Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 46 attached sfr units, n built. General Plan = up to 29 units/acre.
1622800199	9	1301 ROMAN WAY	1.32	M-R-1.5/PA	0	38					Yes, General Plan = up to 29 units/acre.
1623100029	10	CENTER AVE	3.73	M-R-1.5/PA	0	100					Yes, General Plan = up to 29 units/acre.
3723910034	11	GREEN ST	0.13	PA	1	4	X	Х			Yes, General Plan = 12 to 35 units/acre.

Assessor Parcel Number	Street Address	Area Zoning Potentia		Potentia	l Units		Potential Site	Appropriateness for Residential Development /		
(APN)		(acres)		Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
3723920017 12	710 GREEN ST	0.21	PA	2	7	Х	х			Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 12 apartment units, not built. General Plan = 12 to 35 units/acre.
3723920074 13	915 ESTUDILLO ST	0.17	PA	2	6	X	X			Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 12 apartment units, not built. General Plan = 12 to 35 units/acre.
3731830034 14	500 ESTUDILLO ST	0.22	CC	6	10	Х	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732130012 15	WARD ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732220045 16	MAIN ST	0.11	CC	1	5	Х	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732220052 17	MAIN ST	0.11	CC	1	5	Х	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732250018 18	721 BERRELLESA ST	0.11	cc	1	5	Х	Х			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3 771200148 19	1047 ARNOLD DR	1.5	M-R-1.5/CC	0	65					Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC



MARRIA

Underutilized Sites

1" = 2200' N CitvGIS

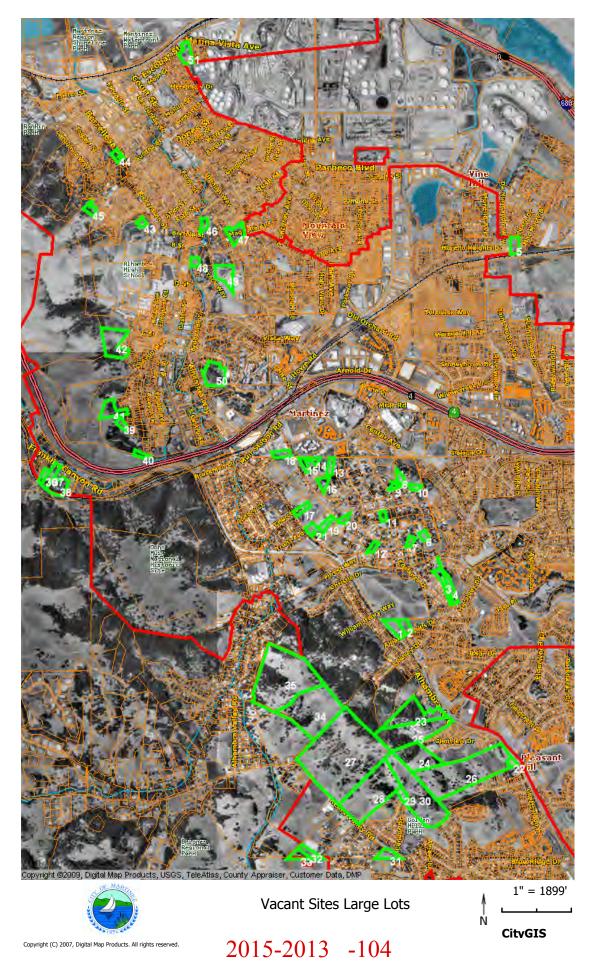
Copyright (C) 2007, Digital Map Products. All rights reserved.

2015 - 2023 -122

-
a
Q
Ð
⋗
÷

Housing Elemen	t Sites Inventory	- Summ	ary of I	Iousing	Opport	unity Sites								
ity of Martinez (Nover		1	7											
INDERUTILIZED				1	l	<u> </u>	l		<u>}</u>			<u> </u>		
Definition: Sites that are currently	designated for residential use (or mi	ixed use with re	esidential compon	ient) but which a	ire developed at	densities significantly lowe.	r than those desig	nated and wh	ere redevelopment is a real }	option due to market condi	tions and/or condition of exi.	sting structures.		
	Street Address	Area	Zoning		ty (units/acre)	Current Number	Potentia		77 J. J. G		ite Constraints	L vv.	Potential Reasons for Site Being Underutilized	Reasons Why Redevelopment to Make Better Us
(APN)		(acres)		Min.	Max.	of Units	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	location, site conditions, market factors, ownership, etc.	of the Site is Achievable
1550400137 1	600 VINE HILL WAY	15.36	R-7.5	1	1	1	1	1					Ownership, Market Factors, Site Conditions (Slope), General Plan = Open Space, Possible Easements on-site	
1550600181 2	VINE HILL WAY	48.16	R-7.5	1	1	1	1	10					Market Factors, Site Conditions (Slope), General Plan = Open Space	
1640100275 3	6200 ALHAMBRA AVE	3.19	R-7.5	0	6	1	1	1					Market Factors, Ownership	This site may be part of the proposed Alhambra Highlands project.
3661500201 4	5808 ALHAMBRA AVE	9.64	R-7.5	1	1	1	1	4					Market Factors, Ownership, Site Conditions (Slope), General Plan = Open Space	
3724000066 5	211 FOSTER ST	6.1	DS	17	35	0	100	200		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410075 6	223 FOSTER ST	0.07	DS	17	35	0	1	2		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
7 32410117 7	227 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
8732410125 8	223 FOSTER ST	0.04	DS	17	35	0	1	1		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410133 9	221 FOSTER ST	0.14	DS	17	35	0	2	4		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410158 10	210 BERRELLESA ST	0.19	DS	17	35	0	3	6		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410216 11	231 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732420017 12	300 ALHAMBRA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420033 13	210 BERRELLESA ST	0.11	DS	17	35	0	1	3		X			Market Factors	
3732420041 14	209 BERRELLESA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420058 15	221 BERRELLESA ST	0.22	DS	17	35	0	3	7		X			Market Factors	
3732430016 16	301 BUCKLEY ST	1.03	DS										Market Factors	Applicant approved for 49 units with special density bonus.

Assessor Parcel Number	Street Address	Area	Zoning	GP Densi	tv (units/acre)	Current Number	Potentia	al Units		Potential Si	te Constraints		Potential Reasons for Site Being Underutilized	Reasons Why Redevelopment to Make Better Use
(APN)		(acres)		Min.	Max.	of Units	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	location, site conditions, market factors, ownership, etc.	of the Site is Achievable
		Ī												
17													Market Factors	
3700810121	1000 HOWE RD	2.18	18-1.3	- 0	2.9	- 0		70						Applicant approach for 60 units and line man



City of Martinez (November 2009)

VACANT SITES LARGE LOTS

Assessor Parcel Number Street Address

27 ALHAMBRA HILLS DR

37 ALHAMBRA HILLS DR

VINE HILL WAY

VINE HILL WAY

Housing Element Sites Inventory - Summary of Housing Opportunity Sites

Definition: Sites that are currently undeveloped (may include sites used for agriculture or open space, but which are designated for residential and do not have built structures on them)

GP Density (units/acre)

Max.

Min.

Potential Units

Min.

Potential Site Constraints

100 yr. Flood Zone | Dam Inundation Area | Geological Constraints | Unimproved Area

Appropriateness for Residential Development /

Other Comments

Slope Density

Slope Density

Slope Density

Slope Density

Area

3.33

2.1

3.15

2.85

R-7.5

R-7.5

R-7.5

(APN)

1550500076

1550500084

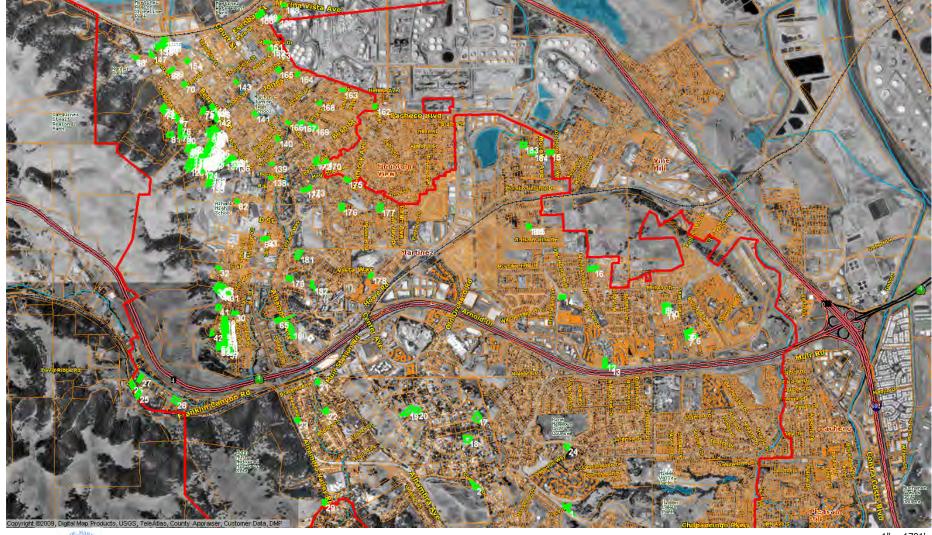
1550600140 **3**

1550600157 **4**

Assessor Parcel Number	Street Address	Area	Zoning	GP Densit	y (units/acre)	Potenti	al Units		Potential Site	Constraints		Appropriateness for Residential Development /
(APN)		(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
1621410032 13	UPTON RD	1.62	RR-40	0	6	1	1					
1621410073 14	HILLTOP DR	1.02	RR-40	0	6	1	1					
1621410099 15	HILLTOP RD	1.29	RR-40	0	6	1	1					
1 621420031 16	VENNER RD	1.93	RR-40	0	6	i	i					
1621500188 17	4811 PLEASANT HILL RD E	1.61	R-40	1	1	1	1	X				General Plan = Open Space
												General Plan = Open Space. Linked to the parcel to the
1622630091 18	MUIR STATION RD	1.94	R-40	1	1	1	1					north, site proposed for 82 units.
												General Plan = 1/2 Open Space, 1/2 Residential 0 to 6
1625500036 19	VENNER RD	1.61	R-40	1	1	1	1					units/acre.
1625500093 20	VENNER RD	1	RR-40	1	1	1	1					General Plan = Open Space
1625500127 21	PLEASANT HILL RD E	2.04	R-40	1	1	1	1					General Plan = Open Space
Ī												
1640100168 22	6190 ALHAMBRA AVE	1	R-7.5	3	5	3	5					Alhambra Hills Specific Plan
												*Part of the proposed Alhambra Highlands project
												which is pending tentative map. 112 SFR Units. General
1640100192 23	ALHAMBRA AVE	13.34	R-7.5	*	*	*	*					Plan = Open Space, Slope Density, Alhambra Hills SP.
<u> </u>												*Part of the proposed Alhambra Highlands project
												which is pending tentative map. 112 SFR Units. General
1640100218 24		14.2	R-10	*	*	*	*					Plan = Open Space, Alhambra Hills SP.
												*Part of the proposed Alhambra Highlands project
												which is pending tentative map. 112 SFR Units. General
1640100259 25	ALHAMBRA AVE	22.67	R-10	*	*	*	*					Plan = Open Space, Alhambra Hills SP.
												*Part of the proposed Alhambra Highlands project
												which is pending tentative map. 112 SFR Units. General
1640100267 26	6170 ALHAMBRA AVE	42.25	R-10	*	*	*	*					Plan = Open Space, Alhambra Hills SP.

Assessor Parcel Number	Street Address	Area	Zoning	GP Densit	y (units/acre)	Potenti	al Units		Potential Site	e Constraints		Appropriateness for Residential Development /
(APN)		(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
1641500168 27	RELIEZ VALLEY RD	84.3	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP. *Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General
1641500226 28	RELIEZ VALLEY RD	33.71	R-10	*	*	*	*					Plan = Open Space, Alhambra Hills SP, 3 Possible Remote Homesites.
1641500291 29	HORIZON DR	3.94	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
1641500309 30	RELIEZ VALLEY RD	26.78	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
3651500302 31	835 CORTE BRIONES	3	ECD-R-40	1	1	1	1					General Plan = Open Space
3651500765 32	854 CARTER ACRES LN	2.25	ECD-R-100	1	1	1	1					General Plan – Open Space
3651500773 33	CARTER ACRES LN	2.25	ECD-R-100	1	1	1	1					General Plan = Open Space
3660100078 34	RELIEZ VALLEY RD	31.16	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
3660600077 35	SEQUOIA WAY	45.8	RR-40	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
3670300080 36	PERRIN WAY	1.29	ECD-RR-40	1	1	1	1					Well Water, Septic, Possible Access issues.
3670300122 37	FRANKLIN CANYON RD	3.1	ECD-RR-40	1	1	1	1					Well Water, Septic.
3670300254 38	FRANKLIN CANYON RD	4.46	ECD-RR-40	1	1	1	1					Well Water, Septic, Possible Access issues.
3701200010 39		1.29	ECD-RR-40	0	0	0	0					Environmentally Sensitive Land - Franklin Hills SP, Possible Access issues, Slope Density.
3701200051 40	CANYON WAY	1.02	ECD-RR-40	0	0	0	0					Environmentally Sensitive Land - Franklin Hills SP, Possible Access issues.

Assessor Parcel Number	Street Address	Area	Zoning	GP Densit	y (units/acre)	Potenti	al Units		Potential Site	Constraints		Appropriateness for Residential Development /
(APN)		(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
3701300091 41	WALLIN ST	4.46	ECD-RR-40	0	0	0	0			,		Environmentally Sensitive Land - Franklin Hills SP, No Access.
3701400024 42	GLENDORA DR	9.53	ECD-RR-40	1	1	1	1					Environmentally Sensitive Land - Franklin Hills SP, Access issues - access would be through a former slide area.
3721820276 43	ILENE ST	1.01	R-10	1	1	1	1				X	Environmentally Sensitive Land - Franklin Hills SP, Possible Access issues, Utility Problems.
3723750059 44	HENRIETTA ST	1.03	ECD-R-40	1	1	1	1					General Plan = Open Space - Central Martinez GP, Lot is very steep - Slope Density.
3724100643 45	PROSPECT AVE	1.71	ECD-R-6.0	1	1	1	1				X	General Plan = Open Space - Central Martinez GP, No Access, Steep Lot - Slope Density. General Plan = Open Space - Central Martinez GP,
3741820082 46	A ST	1.38	M-R-6.0/RF	1	1	1 _36	5 48	X				Access issues Rear of lot has grade, Property on the Creek, Vacant Opportunity Site from the 2005 Housing Element.
3750720165 47	6212 SHELL AVE	4.3	R-6.0	1	7	14	18					Central Martinez GP: Group 1 - up to 7 units. This lot has development possibilities, Vacant Opportunity Site from the 2005 Housing Element.
3750900056 48	C ST	1.18	R-40	1	7	1 31	7	X				Central Martinez GP: Group 1 - up to 7 units. Possible Access issues. Property on the Creek, Vacant Opportunity Site from the 2005 Housing Element.
3760100119 49	SHELL AVE	5.61	R-3.5	i	10 SFR or 12 MF	1	21					Applicant approved for 20 Townhomes and 1 SFR, however developer proposing to change project to 46 condos.
3761600141 50	BROOKSIDE DR	7.27	R-40	1	1	1	1					General Plan = Open Space or Group 1, Steep Lot.
3780210187 51	MARINA VISTA	3.37	R-6.0	7	17	7	25					Downtown Martinez SP - Grandview Residential 7-17 units/acre. DMSP Opportunity. Site List. Has 25 SFR Potential.



CONTRACTOR OF THE PARTY OF THE

Vacant Sites Small Lots

CityGIS

2015 - 2023 - 43

Housing	g Eleme	nt Sites Inventory -	Summar	ry of Ho	using O ₁	portuni	ty Sites				! ! !		
City of Ma	rtinez (Noi	ember 2009)											
NACANT	CITEC CA	MALLIOTS								}			
		MALL LOTS ly undeveloped (may include sites used)	for agriculture or a	then stace but wh	ich are designate	d for residential a	and do not hav	e huilt structur	es on them)		<u> </u>		
									1	D 16:			A CONTRACTOR OF THE CONTRACTOR
(APN)	cel Number	Street Address	Area (acres)	Zoning	Min.	ty (units/acre) Max.	Min.	ial Units Max.	100 yr. Flood Zone	Dam Inundation Area	te Constraints Geological Constraints	Unimproved Areas	Appropriateness for Residential Development / Other Comments
1550400145	1	777 MORELLO AVE	0.32	R-7.5	1	1	1	1					HLSAP
1550600066	2	VINE HILL WAY	0.51	RR-20	0	6	1	1					OLD AHSP
1330000000		VIIILL WIII	0.51	144-20			·						OLD THE
													JM PKWY SP, Applicant completed entitlement process for
1610401018	3	1900 LA VERANDA PL	0.15	R-6.0	0	6	1	1					10 SFR, has built half of the project.
													JM PKWY SP, Applicant completed entitlement process for
1610401026	4	1904 LA VERANDA PL	0.13	R-6.0	0	6	1	1					10 SFR, has built half of the project.
													JM PKWY SP, Applicant completed entitlement process for
1610401034	5	1908 I A VERANDA PL	0.14	R 6.0	- 0	6	1	1					10 SFR, has built half of the project.
													IM DKWV SD Applicant completed entitlement process for
1610401075	6	1911 LA VERANDA PL	0.16	R 6.0	0	6	1	1					JM PKWY SP, Applicant completed entitlement process for 10 SFR, has built half of the project.
1610401109	7	1901 LA VERANDA PL	0.15	R-6.0		6	ı	ı					JM PKWY SP, Applicant completed entitlement process for 10 SFR, has built half of the project.
1610600494		FORSYTHIA WAY	0.11	R-7.5		6							JM PKWY SP, Applicant approved for 1 SFR.
1010000424	8	I OKOT ITHA WAT	0.11	K-7.5			·						J
1610600502	9	FORSYTHIA WAY	0.12	R-7.5	U	6	1	1					JM PKWY SP, Applicant approved for 1 SFR.
1610600510	10	FORSYTHIA WAY	0.73	R-7.5	0	6	1	3					JM PKWY SP
1610600528	-11	FORSYTHIA WAY	0.11	R-7.5	6	6	1	1					JM PKWY SP, Applicant approved for 1 SFR.
1611000181	12	FIG TREE LN	0.5	R-2.5	19	25	1	6 😛					JMPASP, No Site Access.
			1										
1611000256	13	FIG TREE LN	0.51	R-2.5	19	25	1	8					JMPASP
			1										
1611200195	14	420 MORELLO AVE	0.27	R-10	o o		1	1					JMPASP
1011200173		IS MORLEO AVE	V.21	10-10		0	<u> </u>	 					y
	15			_	_								INDCAD N. C'. A
1612120244	13	MORELLO AVE	0.39	R-10	0	6	0	0					JMPSAP, No Site Access.

τ
تو
ō
P
D
N

March Marc													
1		Street Address	Area	Zoning					100 El I 7			Thintmal Ann	Appropriateness for Residential Development /
CONTROL 17 MIJSTAND 0:01 0:00.00 0 0 0 0 0 0 0 0	(APIN)		(acres)		IVIII.	Max.	IVIII.	Max.	100 yr. 1100a Zone	Dam Inunaation Area	Geologicai Constraints	Onimprovea Areas	Other Comments
CONTROL 17 MIJSTAND 0:01 0:00.00 0 0 0 0 0 0 0 0													
CONTROL 17 MIJSTAND 0:01 0:00.00 0 0 0 0 0 0 0 0	46												n man n v. a.
19	1613730165	315 GLENWOOD CT	0.67	R-10	0	6	1	1					JMPSAP, No Site Access.
19													
19	47												
	1620510063	MILDEN RD	0.91	RR-40	0	6	1	1					Slope
	40												
	1620900090 18		0.8	RR-40	0	6	1	1					Stope
			0.04	DD 40	0								C IN -O C C
1623910916 24 TEASANT HILLERD 0.19 R-10 4 6 1 1 X Near A Carek	1621310109	VENNER RD	0.86	RR-40	0	6	1	1					General Plan = Open Space, Stope.
1623910916 24 TEASANT HILLERD 0.19 R-10 4 6 1 1 X Near A Carek													
1623910916 24 TEASANT HILLERD 0.19 R-10 4 6 1 1 X Near A Carek	1/21210122 20		0.44	DD 40			_						Concerl Blon = Once Spage N- A Sl
162501010 22 TAHOE DR	1021310133		0.44	KK-40	0	6	0	0					General Plan – Open Space, INO Access, Slope.
162501010 22 TAHOE DR													
162501010 22 TAHOE DR	1/2/100001/	DI CACANTELIII I E DIN	0.10	D 40	0				37				
162501003 23	1621900016 21	PLEASANT HILL E KD	0.19	K-10	0	0	1	1	Λ				
162501003 23													
162501003 23	1622010104 22	TALLOE IND	0.20	P 40	0	6	1	1	v				Near A Creek
1624000194 24 VINE HILL WAY 0.3 R.10 0 0 1 1 1 1 1 1 1	1022010104	TAHOLDK	0.29	K-40		0	1	1	Λ				Iven II Creek.
1624000194 24 VINE HILL WAY 0.3 R.10 0 0 1 1 1 1 1 1 1													
1624000194 24 VINE HILL WAY 0.3 R.10 0 0 1 1 1 1 1 1 1	1622510103 23	HAAG RD	0.27	PR 20	0	6	1	1	v				
3670300155 25 PERRIN WAY 0.35 ECD/RR-40 1 1 1 1 1	1022310103 ==	TIMO RD	0.27	KK-20		0		1	A				
3670300155 25 PERRIN WAY 0.35 ECD/RR-40 1 1 1 1 1													
3670300155 25 PERRIN WAY 0.35 ECD/RR-40 1 1 1 1 1	1624000194 24	VINE HILL WAV	0.3	P 10	0	6	1	1					HI SAP
26 DERRIN RD 0.34 ECD/RR-40 1 1 1 1 General Plan = Open Space, Well Water, Septic.	1024000194 24	VINE HILL WAT	0.5	K-10	0	0	1	1					111.5711
26 DERRIN RD 0.34 ECD/RR-40 1 1 1 1 General Plan = Open Space, Well Water, Septic.													
26 DERRIN RD 0.34 ECD/RR-40 1 1 1 1 General Plan = Open Space, Well Water, Septic.	3670300155 25	DERRIN WAV	0.35	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic, No Access.
27 1925 FRANKLIN CANYON R 0.38 ECD/RR-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670410055 28 FRANKLIN CANYON RD 0.65 ECD/RR-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670700040 29 ALHAMBRA VALLEY RD 0.38 ECD/R-100 1 1 1 1 1 General Plan = Open Space, Slope. 3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 1 CMGP GROUP 1	5070500155	I Elder v Will	0.55	EGD/ Rit-40				-					
27 1925 FRANKLIN CANYON R 0.38 ECD/RR-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670410055 28 FRANKLIN CANYON RD 0.65 ECD/RR-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670700040 29 ALHAMBRA VALLEY RD 0.38 ECD/R-100 1 1 1 1 1 General Plan = Open Space, Slope. 3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 1 CMGP GROUP 1													
27 1925 FRANKLIN CANYON R 0.38 ECD/RR-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670410055 28 FRANKLIN CANYON RD 0.65 ECD/RR-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670700040 29 ALHAMBRA VALLEY RD 0.38 ECD/R-100 1 1 1 1 1 General Plan = Open Space, Slope. 3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 1 CMGP GROUP 1	3670300205 26	PERRIN RD	0.34	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic.
28 FRANKLIN CANYON RD 0.65 ECD/R-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670700040 29 ALHAMBRA VALLEY RD 0.58 ECD/R-100 1 1 1 1 1 CMGP GROUP 1 3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 CMGP GROUP 1													1 1 , , , , 1
28 FRANKLIN CANYON RD 0.65 ECD/R-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670700040 29 ALHAMBRA VALLEY RD 0.58 ECD/R-100 1 1 1 1 1 CMGP GROUP 1 3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 CMGP GROUP 1													
28 FRANKLIN CANYON RD 0.65 ECD/R-40 1 1 1 1 1 General Plan = Open Space, Well Water, Septic. 3670700040 29 ALHAMBRA VALLEY RD 0.58 ECD/R-100 1 1 1 1 1 CMGP GROUP 1 3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 CMGP GROUP 1	3670300239 27	1925 FRANKLIN CANYON R	0.38	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic.
3670700040 29 ALHAMBRA VALLEY RD 0.38 ECD/R-100 1 1 1 1 1													
3670700040 29 ALHAMBRA VALLEY RD 0.38 ECD/R-100 1 1 1 1 1													
3670700040 29 ALHAMBRA VALLEY RD 0.38 ECD/R-100 1 1 1 1 1	3670410053 28	FRANKLIN CANYON RD	0.65	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic.
3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 CMGP GROUP 1 3700930203 31 SERRANO ST 0.11 R-6.0 1 7 1 1 1 CMGP GROUP 1													
3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 CMGP GROUP 1 3700930203 31 SERRANO ST 0.11 R-6.0 1 7 1 1 1 CMGP GROUP 1													
3700630183 30 CANYON WAY 0.22 R-6.0 1 7 1 1 CMGP GROUP 1 3700930203 31 SERRANO ST 0.11 R-6.0 1 7 1 1 1 CMGP GROUP 1	3670700040 29	ALHAMBRA VALLEY RD	0.38	ECD/R-100	1	1	1	1					General Plan = Open Space, Slope.
3700230203 31 SERRANO ST 0.11 R-6.0 1 7 1 1 1 CMGP GROUP1													
3700230203 31 SERRANO ST 0.11 R-6.0 1 7 1 1 1 CMGP GROUP1													
3700230203 31 SERRANO ST 0.11 R-6.0 1 7 1 1 1 CMGP GROUP1	3700630183 30	CANYON WAY	0.22	R-6.0	1	7	1	1					CMGP GROUP 1
20													
20													
3700940038 32 3600 SUNRISE CT 0.14 R-6.0 1 7 1 1 1 CMGP GROUP 1	37 00930203 31	SERRANO ST	0.11	R-6.0	1	7	1	1					CMGP GROUP 1
3700940038 32 3600 SUNRISE CT 0.14 R-6.0 1 7 1 1													
3700940038 32 3600 SUNRISE CT 0.14 R-6.0 1 7 1 1 1 CMGP GROUP 1													
	3700940038 32	3600 SUNRISE CT	0.14	R-6.0	1	7	1	1					CMGP GROUP1

Assessor Parcel Number	Street Address	Area	Zoning	GP Densit	v (units/acre)	Potenti	al Units		Potential Sit	te Constraints		Appropriateness for Residential Development /
(APN)		(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone		Geological Constraints	Unimproved Areas	Other Comments
3700940285 33	SERRANO ST	0.11	K-6.0	I	/	1	1			X		CMGP GROUP I, Slide Area.
37 00940293 34	GLENDORA DR	0.09	R-6.0	1	7	i	i			X		CMGP GROUP 1, Slide Area.
37 00940319 35	GLENDORA DR	0.13	R-6.0	1	/	I	I			X		CMGP GROUP I, Slide Area.
3 700950011 36	GLENDORA DR	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
37 00950029 37	GLENDORA DR	0.15	R-6.0	1	7	i	1			X		CMGP GROUP 1, Slide Area.
37 00950037 38	GLENDORA DR	0.15	R-6.0	1	/	1	- 1			X		CMGP GROUP 1, Slide Area.
3700950045 39	GLENDORA DR	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
40										_		area anarma ari
3 700950052 40	GLENDORA DR	0.15	R-6.0	- 1	7	1	- 1			X		CMGP GROUP 1, Slide Area.
3700950144 41	WALLEN DE		n co									CMCD CDOUD4
3700950144 41	WALLEN RD	0.3	R-6.0	1	7	1	1					CMGP GROUP 1
37 01010146 42	ST MARYS CT	0.16	R-6.0	1	-							CMGP GROUP 1
5701010140	or Marking Cr	0.10	K=0.0		,	1	1					ONO OR OF I
3701020012 43	ST MARYS ST	0.25	R-6.0	1	7	1	1			X		CMGP GROUP 1
5701020012	01 MIRTO 01	0.23	14-0.0	,	/	- 1	1			Α		
3701020020 44	ST MARYS ST	0.23	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020038 45	ST MARYS ST	0.24	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020046 46	ST MARYS ST	0.23	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020053 47	ST MARYS ST	0.21	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020061 48	ST MARYS ST	0.19	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020079 49	ST MARYS ST	0.18	R-6.0	1	7	1	1			X		CMGP GROUP 1

Assessor Parcel Number	Street Address	Area	Zoning	GP Density	(units/acre)	Potenti	al Units		Potential Sit	e Constraints		Appropriateness for Residential Development /
(APN)		(acres)	5	Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
				Ĭ								
3701020087 50	ST MARYS ST	0.14	R-6.0	1	7	1	1			X		CMGP GROUP 1
			1									
3701100061 51	CT MADVC CT	0.15	B (0	1	7	4	1			V		CMGP GROUP 1
3/01100061	ST MARYS ST	0.15	R-6.0	1	/	1	1			X		CMOI GROUI I
			1									
3701100079 52	ST MARYS ST	0.17	R-6.0	1	7	1	1			X		CMGP GROUP 1
			1									
3701100087 53	ST MARYS ST	0.24	R-6.0	1	7	1	1			X		CMGP GROUP 1
			1									
3701100186 54	ST MARVS ST	0.24	P 6 0	4	7	-1	4			v		CMGP GROUP 1
5701100100	ST MARYS ST	0.24	R-6.0		/	1	1			X		Chief GROULI
3701100194 55	ST MARYS ST	0.23	R-6.0	1	7	1	1			X		CMGP GROUP 1
			1									
3701100202 56	ST MARYS ST	0.22	R-6.0	1	7	1	1			X		CMGP GROUP 1
			1									
3701100376 57	CT MADVC CT	0.59	R-6.0	1	7	1	1			X		CMGP GROUP 1
5/011003/0	ST MARYS ST	0.39	K-0.0	,	,	1	1			Α		CMOI GROOT I
			1									
3701100384 58	ST MARYS ST	0.43	R-6.0	1	7	1	1			X		CMGP GROUP 1
			1									
3701100392 59	ST MARYS ST	0.37	R-6.0	1	7	1	1			X		CMGP GROUP 1
			1									
3701100400 60	ST MARYS ST	0.29	R-6.0	1	7	1	1			X		CMGP GROUP 1
5701100400	51 WAK15 51	0.27	K-0.0		,		1			A		
3701100418 61	ST MARYS ST	0.26	R-6.0	1	7	1	1			X		CMGP GROUP 1
			=7									
3702200035 62												
3702200035	C ST	0.13	R-6.0	1	7	1	1					CMGP GROUP 1
3702510110 63	CASTRO ST	0.1	R-3.5	1	7	1	1	X				CMGP GROUP 1
					,		1					
3702510169 64	3115 ALHAMBRA AVE	0.12	R-3.5	1	10SFR/12MF	1	1	X				CMGP MIXED USE - Commercial and Group 2 Residential.
			7									
3702800289 65												
3702800289	ALHAMBRA WAY	0.29	R-6.0	1	7	1	1	X				CMGP GROUP 1, Flag Lot.
							1					DESCRIPTION OF THE PROPERTY OF
3720320013 66	CARQUINEZ SCENIC DR	0.09	R-2.5	12	35	1	1 _2					DTSP-DN, Potential for MF units if the lot is combined with adjacent lot, Slope. Downtown Overlay District.
5720520015	CARQUINEZ SCENIC DR	0.09	IX-2.3	12	35	1	-2					adjacent 105,010pc. Downtown Ovenay District.

Assessor Parce	el Number	Street Address	Area	Zoning	GP Densit	y (units/acre)	Potenti	al Units		Potential Sit	e Constraints		Appropriateness for Residential Development /
(APN)			(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
3720320104	67	CARQUINEZ SCENIC DR	0.11	R-2.5	12	35	1	1 4					DTSP-DN, Potential for MF units if the lot is combined with adjacent lot, Slope. Downtown Overlay District.
3720620016	68	513 TALBART ST	0.12	R-2.5	12	35	1	4					DTSP-DN, Applicant received approvals to develop 7 townhome units with adjacent lot. Downtown Overlay District.
3720620040	69	518 RICHARDSON ST	0.08	R-2.5	12	35	1	3					DTSP-DN, Applicant received approvals to develop 7 townhome units with adjacent lot. Downtown Overlay District.
3720920010	70	225 WARD ST	0.22	R-3.5	1	10SFR/12MF	1	4					CMGP GROUP 2 -Downtown Overlay District.
3721020208	71	GREEN ST	0.21	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721020323	72	W GREEN ST	0.18	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721020331	73	W GREEN ST	0.17	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721110132	74	THOMAS DR	0.19	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721110140	75	THOMAS DR	0.12	ECD/R-40	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210296	76	HILLSIDE DR	0.13	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210445	77	1081 HILLSIDE DR	0.13	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210494	78	GREEN ST	0.41	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210510	79	HILLSIDE DR	0.36	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210544	80	HILLSIDE DR	0.3	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721220014	81	GREEN ST	0.4	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721510034	82	ALVARADO TERRACE	0.22	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
3721510042	83	ALVARADO TERRACE	0.22	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.

Assessor Parcel Number	Street Address	Area	Zoning	GP Density	(unite acre)	Potent:	al Units		Potential Cit	e Constraints		Appropriateness for Pasidential Davelonment /
(APN)	Succe Address	(acres)	Zomig	Min.	(unus/acre) Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Appropriateness for Residential Development / Other Comments
1 9		[22703]						j 1000 E2011		Janes Community	,	5 53
3721510059 84	ALVARADO TERRACE	0.16	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
			_ /27 0.0		,							, .
3721510067 85	ALVARADO TERRACE	0.23	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
3721520025 86	PARK W ST	0.32	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Steep Lot.
3721520272 87	PARK ST	0.27	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Steep Lot.
				T								
3721530172 88	PARK ST	0.12	ECD/R-6.0	1 1	0SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
											_	avan anavna a
3721530362 89	PARK ST	0.11	ECD/R-6.0	1 1	OSFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721530370 90	DARK CT	0.4	ECD /P < 0	4.	OCED /403 C						37	CMCD CROUD 2 Steep Lot
3721530370 90	PARK ST	0.1	ECD/R-6.0	1 1	0SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721530388 91	PARK ST	0.1	ECD/R-6.0	1 1	0SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3,21330300		J.1	LCD/ K=0.0	1	12WH	1	1				A	Shoot speed for
3721530420 92	PROSPECT AVE	0.29	ECD/R-6.0	1 1	OSFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
			32,11,00		,							- 7 - 111 E
3721540031 93	PARK ST	0.13	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540049 94	PARK ST	0.12	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
				T								
3721540056 95	PARK ST	0.12	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540064 96												
3721540064	PARK W ST	0.12	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540080 97	DADL W.CT	0.24	ECD/P (c)								37	Conord Blan = Open Space/Street I -
3721540080 97	PARK W ST	0.24	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540098 98	PARK W ST	0.24	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
5/21540070	1711CK W 01	0.24	±СD/ К-0.0	1	1	1	1				Δ	Open opines, otter Lott
3721540106 99	PARK W ST	0.23	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
			- /22 0.0	1	•							A A COMP TO
3721540114 100	PARK W ST	0.21	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
4			, , , , , ,		-							

Assessor Parcel Number	C A J J	T 4	7	GP Density (units/a) D-4	ential Units	1	D-+	te Constraints		Annualistance for Booklandial Doubleman /
(APN)	Street Address	Area (acres)	Zoning	Min. Max	Min.	_	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Appropriateness for Residential Development / Other Comments
(21114)		(acres)		IVIII.	111111	21200.	100 yr. 1 100ti 25m	Dum Immutation 2 Irca	Geological Constituints	Chimprovea 2 treas	Other Comments
3721540122 101	DADIC W. CT	0.44	ECD /D CO	1						X	General Plan = Open Space/Steep Lot.
3/21340122	PARK W ST	0.14	ECD/R-6.0	1	1	1 1	1			Λ	денетат - Орен эрасе/ меер пот.
3721550055 102	WIA DREAM OF		D (0	140000 (CMCD CDOUD 2 Cours I or
3721550055 102	WARREN ST	0.09	R-6.0	1 10SFR/1	ZMF	1 1	1			X	CMGP GROUP 2, Steep Lot.
400				4							CMCD CDCUDA C I .
3721550063 103	WARREN ST	0.1	R-6.0	1 10SFR/1	2MF	1 1	 			X	CMGP GROUP 2, Steep Lot.
3721550071 104	W/A DDCN LOT	0.00	D (0	140CED /	N (T					v	CMCD CDOUD 2 Cours I or
3721550071 104	WARREN ST	0.09	R-6.0	1 10SFR/1	ZMF	1 1	 			X	CMGP GROUP 2, Steep Lot.
3721550089 105	WADDEN OF	0.24	D (0	140000 /	22.01					v	CMCD CDOUD 2 Store Let
3721550089 105	WARREN ST	0.21	R-6.0	1 10SFR/1	ZIVII	1 1	 			X	CMGP GROUP 2, Steep Lot.
2724550007 400	WADDEN OF	0.22	D (0	140000 /	22.01					v	CMCD CDOUD 2 Store Let
3721550097 106	WARREN ST	0.23	R-6.0	1 10SFR/1	2MF	1 1	 			X	CMGP GROUP 2, Steep Lot.
3721550139 107	W/A DDCN LOT	0.47	D (0	140CED /	N (T					v	CMCD CPOUD 2 Steep Let
3721550139 107	WARREN ST	0.17	R-6.0	1 10SFR/1	ZMF	1 1				X	CMGP GROUP 2, Steep Lot.
3721550147 108	W/A D D F/N I C'T'	0.10	D (0	1	7	1 1				v	CMCD CROUD 1 Stoop Lot
3721550147 108	WARREN ST	0.18	R-6.0	1	-1	1 1	1			X	CMGP GROUP 1, Steep Lot.
3721550154 109	WARREN ST	0.19	R-6.0	1	7	1 1				v	CMGP GROUP 1, Steep Lot.
3/21330134	WARREN 51	0.19	K-0.0	1	-1	1 1	1			X	CMOF GROOF 1, steep Lot.
3721550162 110	WARREN ST	0.23	ECD/R-6.0	1	1	1 1				X	General Plan = Open Space, Slope.
572155010E	WHIGHT	0.23	LCD/IC-0.0	-	1	1 1	1			A	очень там орен ориес, ооре.
3721550170 111	WARREN ST	0.15	ECD/R-6.0	1	1	1 1				X	General Plan = Open Space, Slope.
		V.13	202/R-0.0	1	1	1	t			Α	a transport
3721550188 112	WARREN ST	0.18	ECD/R-6.0	1	1	1 1				X	General Plan = Open Space, Slope.
			- /				i				I I / 'F'
3721550196 113	WARREN ST	0.22	ECD/R-6.0	1	1	1 1				X	General Plan = Open Space, Slope.
		1	, , , , ,		İ		İ				
3721550204 114	WARREN ST	0.21	ECD/R-6.0	1	1	1 1				X	General Plan = Open Space, Slope.
				i							
3721550212 115	WARREN ST	0.22	ECD/R-6.0	1	1	1 1				X	General Plan = Open Space, Slope.
				İ			1				
3721560021 116	HILMER AVE	0.13	R-6.0	1	7	1 1				X	CMGP GROUP 1
							1				
3721560047 117	WARREN ST	0.15	R-6.0	1	7	1 1				X	CMGP GROUP 1, Slope.
			0.0	ı.	- 1						, , , , , , , , , , , , , , , , , , ,

Assessor Parcel Number Street Address

WARREN ST

WARREN ST

WARREN ST

WARREN ST

WARREN ST

104 WARREN ST

(APN)

3721560054 **118**

3721610115 **120**

3721610123 **121**

3721610131 **122**

123

3721610149

3721610107

119

721630048	124	ARREBA ST	0.16	R-6.0	1 10SFR/12MF	1 1			CMGP GROUP 2, Steep Lot.
721640013	125	WARREN ST	0.17	R-6.0	1 7	1 1		X	CMGP GROUP 1, Slope.
721640070	126	10 ARREBA ST	0.49	R-6.0	1 7	1 1			CMGP GROUP 1, Steep Lot.
									·
721640088	127	ARREBA ST	0.5	R-6.0	1 7				CMGP GROUP 1, Steep Lot.
21040088	121	ARREDA SI	0.5	K-0.0	1	1 1			CMOF GROUP 1, Steep Lot.
721640096	128	ARREBA ST	0.28	R-6.0	1 7	1 1			CMGP GROUP 1, Steep Lot.
721740136	129	ILENE ST	0.13	R-3.5	1 10SFR/12MF	1 1			CMGP GROUP 2
721740169	130	ROBINSON ST	0.16	R-3.5	1 10SFR/12MF	1 1			CMGP GROUP 2
721750010	131	ILENE ST	0.15	R-3.5	1 10SFR/12MF	1 1			CMGP GROUP 2
721730010		HEAVE OF	0.13	10-3.3	1001 K/ 12M				GMOT ONCOT 2
	132								
721820193	132	DUNCAN DR	0.23	R-10	0 1	1 1			FHSAP / ESL, Steep Lot.
721820201	133	DUNCAN DR	0.23	R-10	0 1	1 1			FHSAP / ESL, Steep Lot.
721820219	134	DUNCAN DR	0.23	R-10	0 1	1 1			FHSAP / ESL, Steep Lot.

GP Density (units/acre)

Max.

10SFR/12MI

10SFR/12MF

10SFR/12MF

10SFR/12MF

10SFR/12MF

Min.

Area

(acres)

0.28

0.12

0.12

0.28

0.14

0.11

Zoning

R-6.0

R-3.5

R-3.5

R-3.5

R-3.5

R-3.5

Potential Units

Max.

Min.

Potential Site Constraints

100 yr. Flood Zone Dam Inundation Area Geological Constraints Unimproved Areas

Appropriateness for Residential Development /

Other Comments

CMGP GROUP 1, Slope.

CMGP GROUP 2

CMGP GROUP 2

CMGP GROUP 2

CMGP GROUP 2

CMGP GROUP 2

X

τ
9
Q
Φ
Þ
7
٠.
~

. 5 .5.	0			on n	7 1 7 1				D			
Assessor Parcel Number (APN)	Street Address	Area (acres)	Zoning	GP Density Min.	y (units/acre) Max.	Min.	ial Units Max.	100 yr. Flood Zone	Dam Inundation Area	e Constraints Geological Constraints	Unimproved Areas	Appropriateness for Residential Development / Other Comments
[21117]		(ueres)		111111.	1110.	211111.	1116.	100 yr. 1 100a 20nc	Dam Innatation 2 frea	Geological Constraints	Chimproved 2 treas	Other Comments
3721820227 135	DUNCAN DR	0.23	R-10	0	1	1	1					FHSAP / ESL, Steep Lot.
3/2102022/	DUNCAN DR	0.23	K-10		1	1	1					FIISAL / ESE, Steep Est.
3721820268 136	ILENE ST	0.57	D 10	0	1	1	1					FHSAP / ESL, Steep Lot.
3/21820208	ILENE 51	0.57	R-10		1	1	1					FIISAL / ESE, Steep Est.
3721820284 137	H ENTE CE	0.65	n 2 5	1	400FD /403 FF							CMGP GROUP 2, Steep Lot.
3721820284 137	ILENE ST	0.65	R-3.5		10SFR/12MF	1	1					Cinor GROUT 2, Steep Lot.
3722110222 138	2403 ALHAMBRA AVE	0.08	R-3.5	1	10SFR/12MF	1	1	X				CMGP GROUP 2
3/22110222	2403 ALFIANDKA AVE	0.06	K-3.3	1	103FK/ 12MI	1	1	Λ				CMOT GROUT 2
ĺ							1					
3722430067 139	2135 ALHAMBRA AVE	0.09	R-3.5	1	10SFR/12MF	1		X				CMGP GROUP 2. Downtown Overlay District.
3722430007	2133 ALTIAMBICA AVE	0.02	K-3.3		1031 K/ 12MI			A				Civil GROUT 2. Bowinown Overlay District.
3722730102 140	725 ALLEN CT	0.16	R-3.5	1	10SFR/12MF	1	2	X				CMGP GROUP 2
3/22/30102	723 ALLEN CI	0.10	K-3.3		103FK/ 12MI	1		Λ				CMOT GROUT 2
3723130104 141	1515 ESTUDILLO ST	0.17	R-3.5	1	10SFR/12MF	1	1	X				CMGP GROUP 2
3/23130104	1313 E310DILEO 31	0.17	K=3.3		1031 K/ 12MI	1	1	A				GMOT GMOCT 2
3723230011 142		0.26	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2, Steep Lot.
3723230011		0.20	K-3.3		1031 K/ 12MI		1					emor oroti 2, steep Lot.
							3					
3723660027 143	1124 FERRY ST	0.11	R-2.5	12	35	1	J	X	X			DMSP (Downtown neighborhood). Downtown Overlay District.
3723000027	1124 I ERRI 31	0.11	IC=2.3	12	33	1	4	A	A			District
3723750026 144	BERRELLESA ST	0.13	ECD/R-40	1	1	1	1					General Plan = Open Space, Steep Lot.
V												a cracket
3723760058 145	BERRELLESA ST	0.13	ECD/R-40	1	1	1	1					General Plan = Open Space, Steep Lot.
3723760066 146	BERRELLESA ST	0.08	ECD/R-40	1	1	1	1					General Plan = Open Space, Steep Lot.
												· · ·
												DT SP, Residential Development possible if site is combined
3724000058 147	243 CARQUINEZ SCENIC DE	0.24	DS	17	35	4	8					with adjacent site. Downtown Overlay District.
												·
							1					
3730610312 148	LAFAYETTE ST	0.05	R-6.0	7	17	1						DTSP, S <mark>lope.</mark>
3730610320 149	LAFAYETTE ST	0.11	R-6.0	7	17	1	1					DTSP, Slope.
3730610411 150	1280 ESCOBAR ST	0.13	R-6.0	7	17	1	1					DTSP, Slope.
ĺ												
3730810094 151	HIGHLAND AVE	0.13	R-6.0	7	17	1	1					DTSP, Slope.
-	-									•		•

-
a
õ
-
ط
N
~

Assessor Parcel Number		T-											
	l Number	Street Address	Area	Zoning	GP Densit			al Units	100 El 1 7		te Constraints	II	Appropriateness for Residential Development /
(APN)			(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
3730810136	152	1003 GRANDVIEW DR	0.12	R-6.0	7	17	1	1					DTSP, Slope.
3730810177	153	MELLUS ST	0.07	R-6.0	7	17	1	1					DTSP, Slope.
3730010177			0.07	10.0			•	·					7,7-4
													Paren P
3732340066	154	427 ESCOBAR ST	0.22	R-1.5	12	35	2	8	X	X			DTSP. Downtown Overlay District.
													DT SP, Residential Development possible if site is combined
3732410018	155	BERRELLESA ST	0.62	DS	17	35	1	2		X			with adjacent site.
													DT SP, Residential Development possible if site is combined
3732410042	156	200 BERRELLESA ST	0.26	DS	17	35	4	9		X			with adjacent site.
													DECORD 11 21D 1 31 21 21
2722440047	457	ECCTED CT	0.46	DC	17	25							DT SP, Residential Development possible if site is combined with adjacent site.
3732410067	157	FOSTER ST	0.16	DS	1/	35	2	5		X			with adjacent site.
													DT SP, Residential Development possible if site is combined
3732410141	158	212 BUNKER ST	0.39	DS	17	35	6	13		X			with adjacent site.
													DT SP, Residential Development possible if site is combined
3732410166	159	211 BERRELLESA ST	0.3	DS	17	35	5	10		X			with adjacent site.
				Ì	ì								
													DT CD D - 14 - c1 D - 1 11 - 16 - i 1 - 4
3732410190	160	218 BUNKER ST	0.13	DS	17	35	2	4		X			DT SP, Residential Development possible if site is combined with adjacent site.
3732410190		216 BUNKER 31	0.13	DS	17	33		+		Λ			with adjacent site.
	404				4.5								DT SP, Residential Development possible if site is combined
3732410208	161	FOSTER ST	0.05	DS	1/	35	1	1		X			with adjacent site.
3740130012	162	PACHECO BLVD	0.17	R-3.5	1	10SFR/12MF	1	2					CMGP GROUP 2, Slope.
													CMGP GROUP 2, County Assessor has records revered with
3740230200	163	BEECH ST	0.11	R-3.5	1	10SFR/12MF	1	1					adjacent lot.
3740430016	164	AZALEA AVE	0.14	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2, Slope.
5. 10130010			0.14	10-5.5	,	1001 K/ 12MI	·	1					5 5 2, oope
								1					
	165	WITT T CANT CHE						'					TATION OF
3740520113	165	WILLOW ST	0.22	R-3.5	7	17	1	-3					DTSP, Slope.
3741340040	166	910 BROWN ST	0.11	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2, Applicant received approvals for 1 SFR.
	·												
3741530038	167	1930 PINE ST	0.21	R-6.0	1	7	1	1					CMGP GROUP 1
3741550143	168	I A SALLE ST	0.1	D 2 F	-1	40CED /423 ff		4					CMOR OROUB 2
3141330143		im onlin 81	0.1	R-3.5		10SFR/12MI	1	1					CMGP GROUP 2

·······································
a
Q
P
Ъ
N
"

Assessor Parcel Number	Street Address	Area	Zoning		ty (units/acre)		al Units	100 51 15		e Constraints	**	Appropriateness for Residential Development /
(APN)		(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments
3741710150 169	VALENTE CIRCLE	0.48	R-6.0	1	7	1	1					CMGP GROUP 1, Slope.
3750610374 170	PINE ST	0.06	R-6.0	1	7	1	1					CMGP GROUP 1, Flag Lot.
												. 0
3750710075 171	BARTOLINI DR	0.16	R-6.0	1	7	1	1					CMGP GROUP 1, Slope.
3/30/100/3	BARTOLINI DR	0.10	K-0.0		/	1	1					ener ander 1,510pc.
470												arran anarina at
3750710083 172	BARTOLINI DR	0.15	R-6.0	1	7	1	1					CMGP GROUP 1, Slope.
4=0												
3750810156 173	HARBOR VIEW DR	0.14	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3750810164 174	HARBOR VIEW DR	0.27	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3751110218 175	BUNDROS CT	0.24	R-6.0	1	7	1	1					CMGP GROUP 1
3760310544 176	JAMES ST	0.5	R-6.0	1	7	1	3					CMGP GROUP 1
3700310311	J.11112.01	0.5	10.0			•	Ť					
3760420103 177	WAYON HAVO CH	0.55	D (0	1	-		2					CMGP GROUP 1
3/60420103	WYOMING ST	0.55	R-6.0	1	/	1	3					CMGP GROUP I
450												
3 761210115 178	VISTA WAY	0.15	R-6.0	0	6	i	ı					JM PKWY SP
3761720212 179	ESTUDILLO ST	0.3	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3762000168 180	ALHAMBRA WAY	0.98	R-6.0	1	7	1	6	X				CMGP GROUP 1, Applicant approved for 6 SFR.
3762320012 181	VISTA WAY	0.66	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
37 62410268 182	SHADY GLEN	0.2	R-6.0	1	7	1						CMGP GROUP 1, Flag Lot, Steep Lot.
			0.0			·	i					, o , mr
3770300246 183	17 DODINGDALE DD	0.44	D 10	0								
5770300246	17 ROBINSDALE RD	0.44	R-10	0	6	1	1					
19/												
3770500100 184	MORELLO AVE	0.26	R-10	0	6	1	1					No Access
3770700676 185		0.12	R-6.0	0	6	1	1					Slope
-												

Assessor Parcel Number	Street Address	et Address Area Zoning GP Density (units/acre			y (units/acre)	Potenti	al Units	Potential Site Constraints				Appropriateness for Residential Development /	
(APN)		(acres)		Min.	Max.	Min.	Max.	100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Other Comments	
		Ī											
3770700866 186	123 ST LAURENT CT	0.15	R-6.0	0	6	1	1					Slope	
3780330159 187	DINEEN ST	0.16	R-2.5	1	7SFR/14MF	1	1					CMGP GROUP 3, Slope.	
							1						
3780330233 188	MILLER AVE	0.11	R-2.5	1	7SFR/14MF	1	2	•				CMGP GROUP 3	