

DRAFT 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 - 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	63	48	48	Approved for 48 units	Ashland/Eden	General Commercial or Medium High Density Residential

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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.

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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

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Z1	411 006301700	1233	Bockman Rd	PD-2209		21.78	168,627	3.87	Vacant Commercial		Y	N	0	84	81	81	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

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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

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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													60	1371	1047	987				