

# OPPORTUNITY SITES



  City Boundary    
 ■ Site in Focus    
   Opportunity Parcel

Scale: 1:1,200

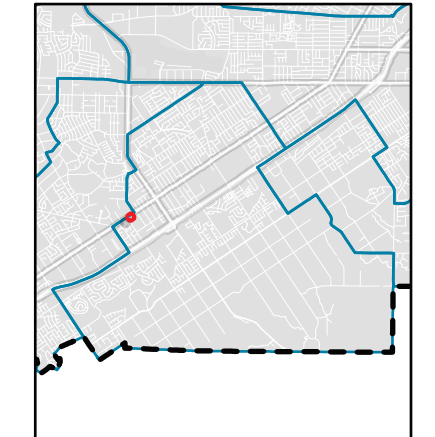
Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
393	233180014	3198 Jackson St	5	1926	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	53	Moderate Income	No	Yes							1		1	1	3	Y
443	233180017	3176 Jackson St	5	1919	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	29	Moderate Income	No	Yes	Y						1			1	1	Y

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Scale: 1:1,200 N



Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
385	234080006	9856 Magnolia Ave	5	0	Non-Vacant	RESX	MU-V	CR	Rezoned Residential	MU-U-TA	45	16	Moderate Income	No	No					Y						0	Y
421	234080040	9878 Magnolia Ave	5	1987	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	45	27	Lower Income	No	No						Y	1				1	Y

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Scale: 1:3,600

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	
412	234150046	3510 Van Buren Blvd	5	0	Non-Vacant	SFRD	MU-V	MU-V	No Zone Change	MU-V	20	55	Moderate Income	No	Yes		Y									0	Y	
416	234140019	None	5	0	Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V	20	67	Moderate Income	No	Yes		Y									0	Y	
417	234150040	3570 Van Buren Blvd	5	1959	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	20	10	Moderate Income	No	Yes							1		1	1	3	Y	
435	234150041	3564 Van Buren Blvd	5	0	Non-Vacant	MED	MU-V	MU-V	No Zone Change	MU-V	20	16	Moderate Income	No	Yes										1	1	2	Y

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383	233180010	3284 Jackson St	5	1928	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	27	Moderate Income	No	Yes							1			1	2	Y

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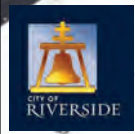


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438	233180004	3324 Jackson St	5	1954	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes							1			1	2	Y

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381	145280047	9781 Magnolia Ave	5	1980	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	38	Lower Income	No	No	Y						1				1	Y
404	145280031	9777 Magnolia Ave	5	1980	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	26	Lower Income	No	No	Y						1				1	Y
463	145280030	9741 Magnolia Ave	5	1978	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	25	Lower Income	No	No				Y			1				1	Y

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429	145280001	9707 Magnolia Ave	5	1960	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	50	Lower Income	No	No				Y			1				1	Y
447	145280002	3840 Myers St	5	1939	Non-Vacant	OFF	MHDR	O	Rezoned Residential	MU-U-TA	45	20	Moderate Income	No	No				Y			1				1	Y

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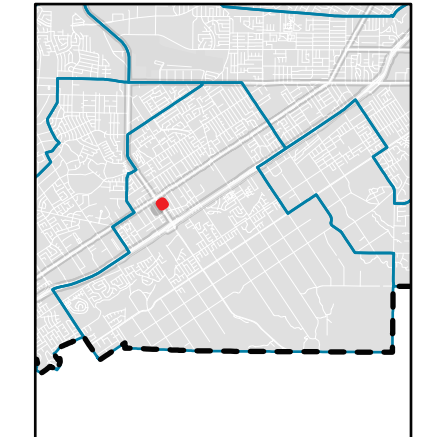
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400	234112041	3736 Van Buren Blvd	5	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	7	Moderate Income	No	No	Y										0	Y
405	234112043	3736 Van Buren Blvd	5	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No								1	1		2	Y
420	234112042	3732 Van Buren Blvd	5	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	8	Moderate Income	No	No								1	1		2	Y
456	234112063	None	5	1987	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No	No					Y			1			1	Y
459	234112040	3722 Van Buren Blvd	5	1960	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V-TA	30	7	Moderate Income	No	No					Y			1			1	Y



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391	233022051		5	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V-TA	30	19	Lower Income	No	No	Y										0	Y	
392	233022014		5	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V-TA	30	16	Lower Income	No	No								1	1		2	Y	
407	233022080	3729 Van Buren Blvd	5	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No					Y					1	1	1	Y
415	233022018	None	5	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	2	Moderate Income	No	No										1	1	2	Y
431	233022070	3693 Van Buren Blvd	5	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-V-TA	30	4	Moderate Income	No	No										1	1	2	Y
460	233022074	3689 Van Buren Blvd	5	0	Non-Vacant	SFRD	MU-V	CR	Rezoned Residential	MU-V-TA	30	11	Moderate Income	No	No										1	1	2	Y



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378	191312002	None	5	0	Non-Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	30	12	Moderate Income	No	Yes										1	1	2	Y
419	191312020	3881 Van Buren Blvd	5	1959	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	21	Lower Income	No	Yes	Y							1			1	1	Y
426	191312010	None	5	0	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	12	Moderate Income	No	Yes										1	1	2	Y
440	191312008	None	5	0	Vacant	UDEV	MU-V	O	Rezoned Residential	MU-V-TA	30	8	Moderate Income	No	No								1	1		2	Y	
445	191312009	9431 Miller St	5	0	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No								1	1		2	Y	
449	191312021	3839 Van Buren Blvd	5	1939	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V-TA	30	42	Lower Income	No	Yes								1		1	1	3	Y
457	191312003	9426 Hayes St	5	1952	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-V-TA	30	12	Moderate Income	No	No								1	1		2	Y	

# OPPORTUNITY SITES



  City Boundary    
   Site in Focus    
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Scale: 1:2,400

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	
379	233040024	9262 Magnolia Ave - Unit B&C	5	0	Non-Vacant	OFF	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes	Y										0	Y	
380	233040023	9216 Magnolia Ave	5	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	67	Lower Income	No	Yes								1			1	2	Y
406	233040028	3751 Everest Ave	5	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	16	Lower Income	No	No									1	1	2	Y	
413	233040022	9204 Magnolia Ave	5	1959	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U	30	19	Lower Income	No	Yes								1			1	2	Y
418	233040027	3763 Everest Ave	5	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	8	Moderate Income	No	No									1	1	2	Y	
423	233040025	9292 Magnolia Ave	5	1964	Non-Vacant	OFF	MU-V	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No					Y			1			1	Y	
430	233040029	None	5	0	Vacant	UDEV	MDR	CR	Rezoned Residential	MU-V-TA	30	10	Moderate Income	No	No									1	1	2	Y	
442	233040030	3733 Everest Ave	5	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	13	Moderate Income	No	No										1	1	2	Y
444	233040026	3771 Everest Ave	5	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	45	31	Lower Income	No	No										1	1	2	Y