

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
1	209270017		1	0	Non-Vacant		NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	6	Moderate Income	No	No		Y									0	Y
41	209270017		1	0	Non-Vacant		NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No		Y									0	Y
77	209270021	None	1	0	Non-Vacant	UDEV	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	2	Moderate Income	No	No	Y										0	Y
100	209270017		1	0	Non-Vacant		NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No	Y	Y									0	Y
105	209270019	None	1	0	Non-Vacant	UDEV	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No	Y										0	Y
129	209270020	2876 Main St	1	1929	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	6	Moderate Income	No	No	Y						1				1	Y

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111	209116015	2468 Main St	1	1951	Non-Vacant	LIND	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	23	Moderate Income	No	No							1			1	2	Y

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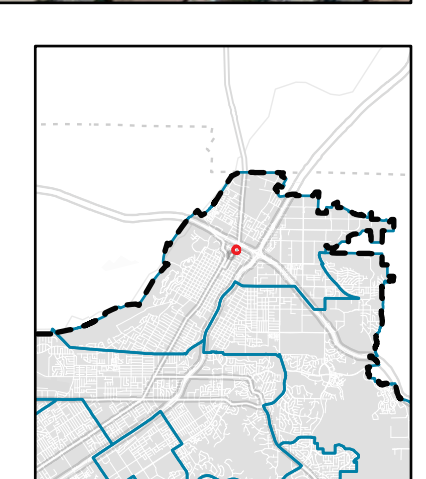


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Scale: 1:4,800

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	
2	209270007	2879 Main St	1	0	Non-Vacant	LIND	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	7	Moderate Income	No	No			Y								1	1	Y
11	209270032	2810 Market St	1	0	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	19	Moderate Income	No	No	Y											0	Y
28	209270005	None	1	0	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No									1	1	2	Y	
49	209151018	None	1	0	Non-Vacant	UDEV	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	12	Moderate Income	No	No	Y											0	Y
51	209270002	2775 Main St	1	0	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	5	Moderate Income	No	No			Y									1	Y
64	209151017	None	1	0	Vacant	UDEV	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	0	Moderate Income	No	No									1	1	2	Y	
71	209151004	2525 Main St	1	1924	Non-Vacant	LIND	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	133	Moderate Income	No	No							1				1	2	Y
117	209270004	2805 Main St	1	1951	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	3	Moderate Income	No	No							1		1	1	3	Y	
120	209270001	2727 Main St	1	0	Non-Vacant	LIND	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	59	Moderate Income	No	No			Y								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
35	209115003	2350 Main St	1	1947	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	2	Moderate Income	No	No							1		1	1	3	Y
50	209115013	2376 Main St	1	1955	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	8	Moderate Income	No	No							1		1	1	3	Y
90	209115004	2360 Main St	1	0	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No									1	1	2	Y
96	209115002	2342 Main St	1	1947	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	2	Moderate Income	No	No							1			1	2	Y
104	209115001	None	1	0	Vacant	UDEV	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No									1	1	2	Y

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8	209114010	None	1	0	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	3	Moderate Income	No	No	Y										0	Y
16	209114008	2391 Main St	1	0	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	6	Moderate Income	No	No									1	1	2	Y
18	209114009	2359 Main St	1	1946	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No							1			1	2	Y
123	209091012	None	1	0	Vacant	UDEV	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	5	Moderate Income	No	No	Y										0	Y
127	209114011	None	1	0	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	3	Moderate Income	No	No	Y										0	Y
143	209114012	2309 Main St	1	1964	Non-Vacant	RET	NSP-MU-N	NSP-MU-N	No Zone Change	NSP-MU-N	21	3	Moderate Income	No	No							1			1	2	Y

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4	206142036	None	1	0	Non-Vacant	SFRD	NSP-MDR	NSP-MDR	No Zone Change	NSP-MDR	8	0	Above Moderate Income	No	No	Y										0	Y
15	206142023	3164 Knoll Way	1	0	Vacant	SFRD	NSP-MDR	NSP-MDR	No Zone Change	NSP-MDR	8	2	Above Moderate Income	No	No	Y								1		2	Y
42	206142025	3191 Strong St	1	1958	Non-Vacant	SFRD	NSP-MDR	NSP-MDR	No Zone Change	NSP-MDR	8	3	Above Moderate Income	No	No	Y						1				1	Y
57	206142037	None	1	0	Vacant	SFRD	NSP-MDR	NSP-MDR	No Zone Change	NSP-MDR	8	0	Above Moderate Income	No	No	Y								1		2	Y
101	206142038	None	1	0	Non-Vacant	SFRD	NSP-MDR	NSP-MDR	No Zone Change	NSP-MDR	8	2	Above Moderate Income	No	No			Y						1		1	Y

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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
39	206132035	1391 W La Cadena Dr	1	0	Non-Vacant	MFR	NSP-FMU	NSP-FMU	No Zone Change	NSP-FMU	37	48	Lower Income	No	No			Y						1		1	Y
46	206132036	None	1	0	Vacant	UDEV	NSP-FMU	NSP-FMU	No Zone Change	NSP-FMU	37	55	Lower Income	No	No	Y								1		2	Y
55	206143008	1549 W La Cadena Dr	1	0	Vacant	LIND	NSP-FMU	NSP-FMU	No Zone Change	NSP-FMU	37	4	Moderate Income	No	No	Y										0	Y
107	206132037	1535 W La Cadena Dr	1	0	Vacant	UDEV	NSP-FMU	NSP-FMU	No Zone Change	NSP-FMU	37	44	Lower Income	No	No	Y								1		2	Y

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12	210030019	1767 Columbia Ave	1	1947	Non-Vacant	SFRD	I	R-1-7000	Residential Upzone	MU-V	20	22	Moderate Income	No	No							1		1	1	3	Y

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142	206080029	1190 Orange St	1	1955	Non-Vacant	SFRD	NSP-MHDR	NSP-MHDR	No Zone Change	NSP-MHDR	11	1	Above Moderate Income	No	No			Y				1				1	Y

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44	206080015	1164 Orange St	1	1930	Non-Vacant	SFRD	NSP-MHDR	NSP-MHDR	No Zone Change	NSP-MHDR	11	3	Above Moderate Income	No	No			Y				1				1	Y
59	206080016	1174 Orange St	1	1918	Non-Vacant	SFRD	NSP-MHDR	NSP-MHDR	No Zone Change	NSP-MHDR	11	2	Above Moderate Income	No	No			Y				1				1	Y