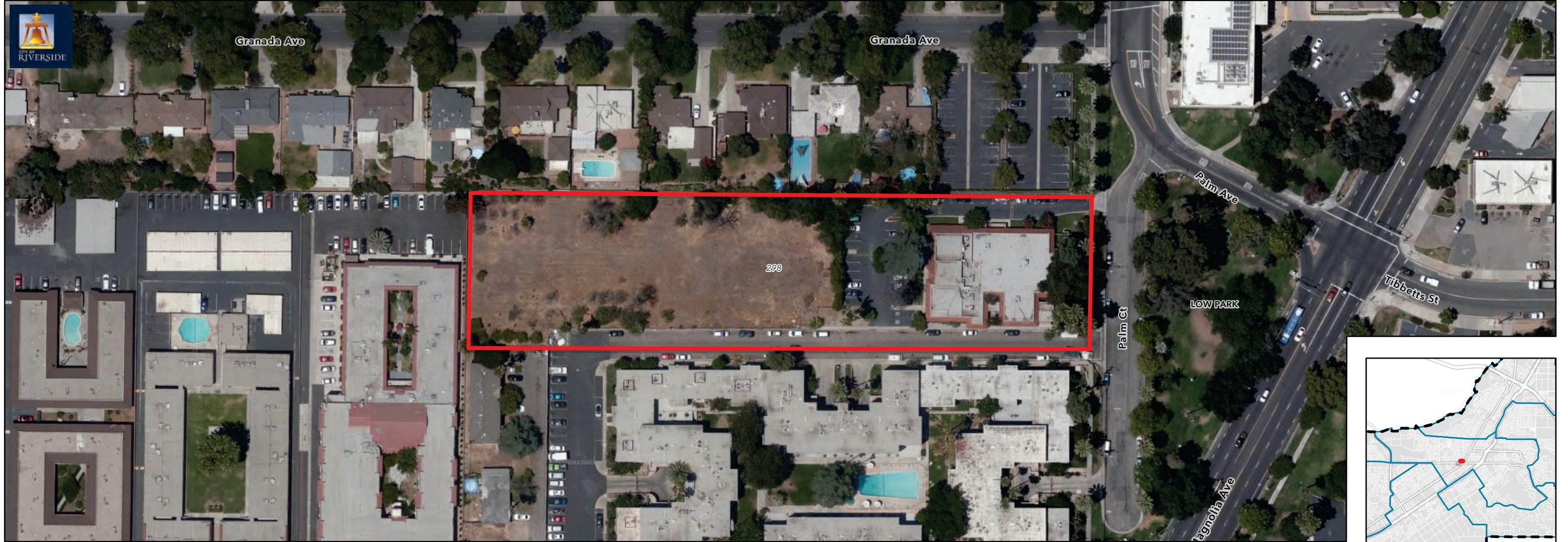


# OPPORTUNITY SITES



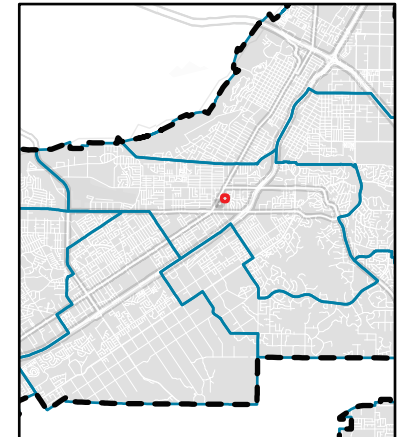
  City Boundary    
   Site in Focus    
   Opportunity Parcel

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
298	226210022	6939 Palm Ct	3	0	Non-Vacant	MED	HDR	O	Rezoned Residential	R-3-1500	25	58	Moderate Income	No	No								1	1		2	Y



# OPPORTUNITY SITES



  City Boundary    
   Site in Focus    
   Opportunity Parcel

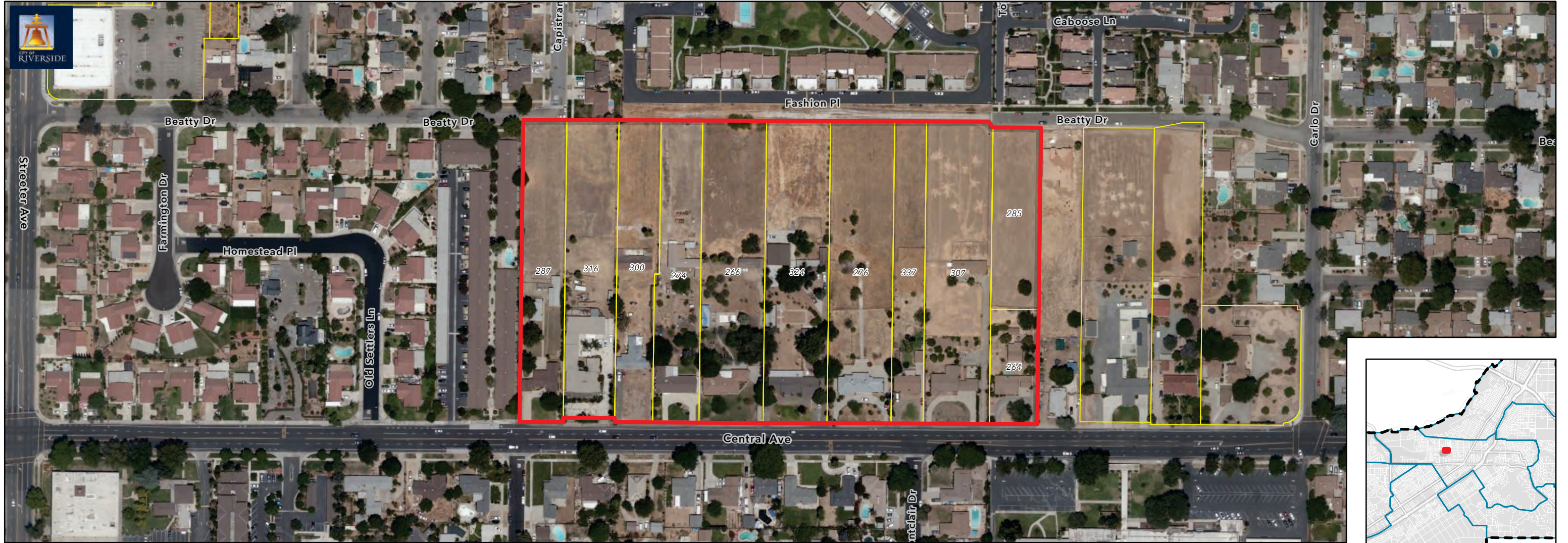
Scale: 1:1,200

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
296	225221032	6790 Brockton Ave	3	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	20	26	Moderate Income	No	No	Y						1				1	Y





# OPPORTUNITY SITES



  City Boundary    
 ■ Site in Focus    
   Opportunity Parcel

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
264	226100008	4995 Central Ave	3	1949	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	20	9	Moderate Income	No	No							1			1	2	Y
266	226100002	5081 Central Ave	3	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No	Y						1				1	Y
274	226100001	5095 Central Ave	3	1948	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No	No	Y						1				1	Y
276	226100004	5035 Central Ave	3	1950	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No	Y						1				1	Y
285	226100023	None	3	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-2500	20	17	Moderate Income	No	No							1		1	2	Y	
287	226112022	5139 Central Ave	3	1956	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	24	Moderate Income	No	No	Y						1				1	Y
300	226112024	5109 Central Ave	3	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	22	Moderate Income	No	No	Y						1				1	Y
307	226100022	5015 Central Ave	3	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	38	Moderate Income	No	No							1			1	2	Y
316	226112025	5127 Central Ave	3	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	29	Moderate Income	No	No	Y						1				1	Y
324	226100003	5055 Central Ave	3	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	36	Moderate Income	No	No							1			1	2	Y
337	226100005	5029 Central Ave	3	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	17	Moderate Income	No	No							1			1	2	Y



# OPPORTUNITY SITES



  City Boundary    
 ■ Site in Focus    
   Opportunity Parcel

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
277	225134003	6370 Magnolia Ave	3	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	117	Lower Income	No	No				Y			1				1	Y



# OPPORTUNITY SITES

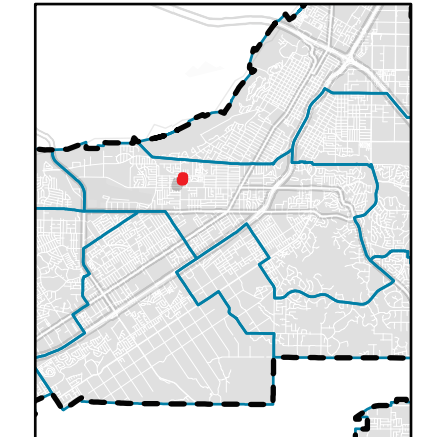


City Boundary    
 ■ Site in Focus    
  Opportunity Parcel

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
284	225133008	6391 Magnolia Ave - Unit B	3	1964	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No	Y						1				1	Y
306	225133006	3978 Merrill Ave	3	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	45	7	Moderate Income	No	No					Y		1				1	Y
320	225133007	None	3	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	45	8	Moderate Income	No	No								1	1		2	Y

# OPPORTUNITY SITES



  City Boundary    
   Site in Focus    
   Opportunity Parcel

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
262	226081025	6476 Streeter Ave	3	0	Non-Vacant	POW	MDR	R-1-7000	Residential Upzone	R-3-1500	25	62	Moderate Income	No	No								1		1	2	Y
267	226081026	None	3	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No									1	1	2	Y
270	226081021		3	0	Vacant		MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No									1	1	2	Y
289	226081011	5238 Dewey Ave	3	1922	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	14	Moderate Income	No	No							1			1	2	Y
309	226081024	5260 Dewey Ave	3	1939	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	10	Moderate Income	No	No							1			1	2	Y
335	226081006		3	0	Vacant		MDR	R-1-7000	Residential Upzone	R-3-1500	25	3	Moderate Income	No	No									1	1	2	Y



# OPPORTUNITY SITES



  City Boundary    
  Site in Focus    
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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
268	225041014	6079 Nogales St	3	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	5	Moderate Income	No	No									1	1	2	Y
271	225041017	6123 Nogales St	3	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No									1	1	2	Y
272	225041013	6065 Nogales St	3	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No	Y										0	Y
305	225041003		3	0	Non-Vacant		MU-N	O	Rezoned Residential	R-4	35	96	Lower Income	No	No	Y										0	Y
312	225041016	6109 Nogales St	3	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No									1	1	2	Y
331	225041015	6093 Nogales St	3	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No									1	1	2	Y