

Attachment A

Urban Reserve Development Inventory and Land Need September 11, 2023

Table A8. Housing Element Mixed Use Sites

Figure 7 Map ID	Project Name	Assessor Parcel Number (APN)	2023-2031 Housing Element Site	General Location	General Plan Designation	Density Range (Units/Acre)	Zoning
22	Old CVS	125283020	8	Northeast Corner of E. Monte Vista and Cernon Street	Mixed Use	18 to 65	DMU
22	Old CVS	125283030	9	377 E. Monte Vista Avenue	Mixed Use	18 to 65	DMU
22	Furniture Store	125283040	10	395 E. Monte Vista Aveune	Mixed Use	18 to 65	DMU
23	Glenbrook Shopping Center	126150020	11	120 S. Orchard Avenue	Mixed Use	10 to 40	MX
24	Old Theater on Marshall Rd	132210160	56	1201 Marshall Road	Mixed Use	10 to 40	MX
25	99 Cents Only Store Site	132210230	58	551 Peabody Road	Mixed Use	10 to 40	MX
26	Elmira Square Strip Mall	135421240	76	2018 Nut Tree Road	Mixed Use - Elmira Cap	10 to 40	MX

Note: ¹ All other nonvacant sites are in the DMU and MX zones, the assumed realistic capacity is 15 percent of the maximum allowed units (65 units per acre in DMU and 40 units per acre in MX). A because a mixture of commercial and residential uses is required in these zones and to account for the possibility that some sites will not redevelop.

Forecast

Realistic Capacity Modifier¹	Acreage	Total Development Capacity
0.15	0.61	6
0.15	1.34	14
0.15	2.11	21
0.15	4.24	26
0.15	1.59	10
0.15	2.22	14
0.15	3.11	19
Total Development Capacity		110

conservative 15 percent realistic capacity modifier is assumed