

Appendix B: Sites Inventory & Methodology

Contents

- Appendix B: Sites Inventory & Methodology 1
- Section B.1 Introduction2
 - B.1.1 Overview and Purpose.....2
 - B.1.2 Regional Housing Needs Allocation2
 - B.1.3 Data.....2
- Section B.2 Future Residential Development Potential3
 - B.2.1 Accessory Dwelling Units.....3
 - B.2.2 Entitled and Proposed Developments4
 - B.2.3 Assumptions7
 - B.2.4 Methodology12
 - B.2.5 Suitability of Nonvacant Sites.....23
- Section B.3 Adequacy of Residential Sites in Meeting RHNA30
 - B.3.1 Summary30
 - B.3.2 Housing Sites Maps – Rezoning32
 - B.3.3 Housing Sites Table.....42

Section B.1 Introduction

B.1.1 Overview and Purpose

California Government Code §65580-65589 states that the Housing Element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction’s fair share of regional housing needs across all income levels. Together with the anticipated accessory dwelling units (ADUs) and entitled or in process development projects, the sites inventory helps to inform whether the jurisdiction has adequate developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.

B.1.2 Regional Housing Needs Allocation

Every jurisdiction needs to identify sufficient land to accommodate housing for every economic segment of the community. To comply, a jurisdiction must demonstrate adequate capacity for development through appropriate development regulations and land use policies. Every jurisdiction is assigned a set number of housing units to accommodate through the Regional Housing Needs Allocation (RHNA), which projects the housing need for the whole region.

The Association of Bay Area Governments (ABAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its nine-county Bay Area region, which includes unincorporated Alameda County. The RHNA is distributed by income category. For the 2023-2031 Housing Element update, unincorporated Alameda County has 4,711 units to accommodate.

Table B-1: 6th Cycle RHNA

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
1,251 units	721 units	763 units	1,976 units	4,711 units

During the January 31, 2023 to January 31, 2031 planning period, the County must ensure the availability of adequate residential sites to accommodate these 4,711 units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within unincorporated Alameda County and identifies such sites for future residential development to fulfill the County’s share of regional housing needs.

B.1.3 Data

The sites inventory analysis used data provided by the County, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- County-level parcel GIS data, including General Plan land use designation, zoning districts, ownership, ages of buildings, improvement values, land values, existing number of units, etc.
- Alameda County Assessors data
- Business licenses
- ADU building permits issued
- Entitled projects and projects in the entitlement phase
- Prior Housing Element site inventories
- Annual Progress Reports to HCD during the 5th Cycle
- Zoning Code, General Plan, and Specific Plan allowed density per acre and minimum lot sizes
- Satellite imagery from Google and other services

County staff also relied on site visits.

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

Since 2018, there have been significant changes to state laws that have eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the number of ADU building permits issued, and overall production, has increased. Table B-2 shows the number of building permits issued for ADUs in unincorporated Alameda County from 2018 through 2022.

Table B-2: ADU Building Permits Issued (2018-2022)

Year	Permitted ADUs
2018	10
2019	21
2020	44
2021	47
2022	83
Total	205
Annual Average	41

There have been, on average, 41 ADU permits issued per year and 30.8 ADUs completed. The County anticipates maintaining the average of 41 ADUs per year over the planning period. As of September 2023, 61 building permits have been issued for ADUs in 2023 in Alameda County.

Alameda County last updated the code of ordinances regarding ADUs in 2017; since then, California has passed a number of related laws. Program 1.K will bring Alameda County into compliance with current state laws and help promote ADU construction in the unincorporated communities.

ABAG analyzed ADU affordability throughout the Bay Area to enable local governments to accurately assign projected ADUs to income categories. The ADU affordability assumptions identified by ABAG for communities with affirmatively furthering fair housing concerns were applied to ADUs projected over the planning period in Table B-3.

Table B-3: Affordability per ABAG ADU Survey

Income Level	Percent	ADU Projections
Very Low	30%	99
Low	30%	99
Moderate	30%	98
Above Moderate	10%	32
Total		328
<i>Source: ABAG, County of Alameda</i>		

B.2.2 Entitled and Proposed Developments

Since the RHNA projection period for the 2023-2031 Housing Element begins on June 30, 2022, housing developments that (1) were proposed or received entitlement after June 30, 2022; (2) were not issued a certificate of occupancy until July 1, 2022 or after; and (3) are anticipated to be completed before January 31, 2031 can be credited toward the RHNA. Table B-4 lists those projects that meet those criteria and can be credited toward the 6th Cycle RHNA.

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
1707 162 nd Ave, San Leandro	Building Permit Issued	Vacant	N/A	0.60	2.33	2		
Madrone Terrace Housing & Community Center.	Building Permit Issued	Commercial And Residential Uses	1939	2.45	0			79
16490 E 14th St, San Leandro	Entitlement approved –	Restaurant	1969	0.97R 0.25C	0.05		15	

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
	no Building Permit submitted							
The Lofts On E. 14th	Entitlement approved – no Building Permit submitted	Religious	1947 & 1965	1.14	0.23			36
173rd Av, San Lorenzo	Building Permits Approved	Vacant	-	0.19A 0.21B 0.31C	0	3		
Miramar View Estates	In Planning Review	Vacant	-	Varies	0	19		
166th Av, San Lorenzo	Building Permit pending	Vacant	-	0.44	0	1		
3621 Lorena Avenue	Building permit pending	Duplex	-	0.24A 0.26B 0.14C	1.19	17		
Boulevard Commons	Building permit pending	Previous Mobile Home Park		0.8	84C-625-1-3 – 0.18 84C-625-2-5 – 0	71		
4652 Malabar Ave, Castro Valley	Building Permit pending	Vacant	-	0.4	0	1		
18681 Brickell Way, Castro Valley	Building Permit issued	Vacant	-	0.2	0	2		
4562 Edwards Ln Castro Valley	In Planning review	Single Family Dwelling	1958	-	2.3	3		
4831 Proctor Rd, Castro Valley	Building Permit issued	Vacant	-	0.3	0	4		
4628 Gordon Rd, Castro Valley	Building Permit issued	Vacant	-	0.3	0.92	1		

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
4868 Proctor Rd, Castro Valley	Building Permit issued	Single Family Dwelling	1973	-	0	1		
4738 Proctor Rd Castro Valley	Entitlement approved – No Building Permits submitted	Single Family Dwelling	1956	-	0.57	10		
4683 Proctor Rd, Castro Valley	Building Permit issued	Vacant	-	0.4	0	1		
Jensen Rd, Castro Valley	Building Permit in review	Vacant	-	0.9	0	2		
Terrace View at Five Canyons	Entitlement approved	Vacant	-	-	0	25		
5427 Jensen Rd, Castro Valley	Building Permit pending	Vacant	-	0.06	0	2		
Village Green Mixed Use Multi-Family Housing	Building Permit pending	Vacant	-	0.05 Comm. 0.5 Res	412-39-1-3 – 0.09 412-39-4-2 – 2.9 412-39-2 – 0 412-42-113 – 0	138		
2219 Grove Way, Hayward	Building Permit pending	Vacant	-	0.11 duplex 0.05 Single Home	1.59	3		
Ruby Street Apartments	Building Permit pending	Vacant	-	0.62	0			72
21980 Redwood Rd, Hayward	Building Permit pending	Vacant	-	0.34	1.46	1		
24577 Karina St, Hayward	Building Permit pending	Vacant	-	0.45	0	1		

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
Clover Rd, Hayward	Building Permit pending	Vacant	-	0.06	0	1		
Fairview Ave, Hayward	Building Permit issued	Vacant	-	0.02	0	1		
24355 Israel Ct, Hayward	Building Permit pending	Vacant	-	0.33	0	1		
24366 Israel Ct, Hayward	Building Permit pending	Vacant	-	0.2	0	1		
145 Medford Ave, San Lorenzo	Building Permit pending	Vacant	-	0.25	1.08	1		
21855 Hathaway Ave Hayward	Planning Review pending	Single Family Dwelling	-	0.1	0.67		12	
3030 Mohr Ave 946-4634-1 Arroyo Lago Residential Project	Planning Review pending	Vacant	-	-	0	194		
<i>Totals Units</i>						507	27	187
						721		

B.2.3 Assumptions

Density

Table B-5 below describes densities throughout Urban Unincorporated Alameda County.

Table B-5: Density for Existing Zones that Allow Residential

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
Single-Family Subdivision	R-1	5,000	8.7
	R-1-B Combining	8,000 - 40,000	1.1-5
	R-1	5,000	8.7

Table B-5: Density for Existing Zones that Allow Residential

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
Hillside Development	R-1-B Combining	8,000 - 40,000	1.1-5
	R-1 - Hillside (CV GP)	5,000 - 40,000	4 - 8.7
	Fairview Specific Plan	5,000 - 1 acre	1 - 6.0
	Madison Area Specific Plan	5,000 - 40,000	1.1 - 8.7
Small-Lot Single Family	R-S	5,000	8.7
	R-S-D35	3,500	12.4
	R-S-DV	3,500	12.4
Two-Story Townhomes	R-S-D35	3,500	12.4
	R-S-DV	3,500	12.4
	R-S-D3	2,500 - 3,500	17.4
	R-S-D25	2,500	17.4
	R-2	2,500	17.4
Three-Story Townhomes	R-S-D25	2,500	17.4
	R-2	2,500	17.4
	R-S-D3	2,000 - 2,500	21.8
	R-S-D20	2,000	21.8
	R-S-DV	2,000	21.8
	R-3	2,000	21.8
Multi-Family Residential Medium Density	R-S-D20	2,000	21.8
	R-3	2,000	21.8
	R-S-DV	2,000	21.8
	R-S-D15	1,500	29
	R-S-D3	1,500 - 2,000	21.8 - 29.0
	Ashland Cherryland Central Business District (ACBD) - Residential/Commercial (RC)		15 - 25
	CVCBD Land Use Group D Subareas 4, 5, 6, 7, 11 Not allowed along Castro Valley Boulevard in Subareas 5, 6, 7 Subarea 7 Limitations: Allowed along side street frontage depending on factors such as specific use, design, adjacent uses, etc. Not allowed along Redwood.	2,500 2,000	17.4 21.8 20-40
Multi-Family Residential High Density	R-4	1,250 - 1,000	34.5 - 43.5
	CVCBD Land Use Group E, Subareas 8, 9. Subarea 9 Limitations: Allowed on parcels west of Redwood Road only		40-60

Table B-5: Density for Existing Zones that Allow Residential

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
	CVCBD Land Use Group E, Subareas 8, 9. Subarea 9 Limitations: Allowed on parcels west of Redwood Road only		40-60

R-1 Single Family Residential is Unincorporated Alameda County’s most common zoning type. R-1 has a maximum density of 8.7 dwelling units to the acre and has a minimum building site area (MBSA) of 5,000 sq. ft. R-1-HO stands for single family residential with a hillside overlay. These districts are common throughout the Castro Valley Hills. These districts have a maximum density that varies from 1.1 to 8.7 dwelling units per acre and the MBSA also varies from 5,000 sq. ft. to 1 acre.

R-S Suburban Residential District is common in the Cherryland Area. It has a density of 8.7 DU/Acre and a MBSA of 5,000 sq. ft. The RS District can be paired with many different combining districts including RS-D20, D15, D35 to name a few. These combining districts spell out the density. For example, RS-D15 allows one dwelling unit per every 1,500 sq. ft. and the RS-D35 allows one dwelling unit per every 3,500 sq. ft. The different types of RS-Districts allow for different housing types. RS, RS-D35, and RS-DV allow for small lot single family, there are several districts that allow two story town homes including RS-D35, DV, D3, D25, and R2.

R2 Two Family Residence District allows two homes per 5,000 sq. ft. with a density of 17.4 DU/acre. Certain types of zoning allow three story town homes including RS-D25, D3, D20, DV, R-2 and R-3. R-3 stands for Four Family Dwelling Districts which allows one dwelling unit per 2,000 sq. ft. and 21.8 DU/Acre.

In the multifamily residential medium family category there are multiple types of zoning districts that allow this type of construction, including RS-D20, DV, D15, D3, R-3, the Ashland Cherryland Business District, and the Castro Valley Central Business District (CVCBD) in the sub areas of 4, 5, 6, 7, and 11. In the CVCBD multi-family housing is not allowed along the boulevard for sub areas 5, 6, and 7, and for sub area 7 it is allowed along the side streets.

Table B-6: Medium and High Density developments since 2015 in Unincorporated Alameda County.

Project Name	Initial APN	Zone	Prior Use	Year Complete	Acres	Max Density, du/acre	Project Density, du/acre	Percent Achieved	Max Possible Units	Total Units
Madrone Terrace <i>Ashland</i>	80-57-41	Ashland Cherryland Central Business District - District Mixed Use (DMU)	Commercial	Under Construction	0.88	86	89 ¹	103%	75	79
Ashland Place <i>Ashland</i>	80C-479-26-1	PD at the time, now ACBD-CMU-C	Residential & Commercial	2016	2.21	43	38.4	89%	95	85
San Lorenzo Village Senior Apts <i>San Lorenzo</i>	412-34-37	San Lorenzo Village Specific Plan - Subarea 2	Public Facility (Post Office)	2017	1.37	27 ²	56.4	209%	19.66	77
San Lorenzo Townhomes <i>San Lorenzo</i>	411-92-56	PD-2209	Parking	2017	3.87	13.69	13.69	100%	53	53
Jamison Way Townhomes <i>Castro Valley</i>	84A-76-20-1	R-S-D-15	Residential (5 units)	2018	1.885	29	14.4	50%	54	27
Delaney Court <i>Castro Valley</i>	84A-16-33	CVCBD - SP - Subarea 11W	Residential (Unoccupied)	2020	1.13	40	17.9	45%	45	20
Bishop Ridge <i>Castro Valley</i>	80A-239-2	PD (PLN2013-214)	Vacant	2021	4.73	13.5	13.5	100%	56	56

¹ These are density bonus units

² Overall density: 19.66 units per acre for entire Specific Plan area; total Specific Plan area is 29.5 acres

Multi-family residential high density is allowed in R-4, and in CVCBD land use group E in sub areas 8 and 9. In sub area 9 this type of residential is only allowed on parcels west of Redwood Rd. Multi-family residential high density allows the density of 34.5 to 43.5 for R-4 properties and 40-60 for the land use group E parcels that are applicable. Much of this type of housing is located near the downtown portions of Castro Valley Blvd. The R-4 zoning district is rarer and is scattered through the unincorporated areas.

Table B-6 shows developments in Unincorporated Alameda County from the 5th Housing Element Cycle. There were 7 moderate- to high-density developments. The projects profiled demonstrate the demand for a variety of densities in new developments in Unincorporated Alameda County. Four of the developments, located in Castro Valley and San Lorenzo, have densities lower than 20 units per acre and are examples of Missing Middle housing. The recent

higher density projects, located in San Lorenzo and Ashland, show how developers can successfully build projects of more than 35 units per acre.

One site (Bishop Ridge development) was initially vacant; all other developments were underutilized non-vacant land. Those uses include parking, commercial buildings, and different forms of residences. As described later in this chapter, many nonvacant sites proposed as parts of the sites inventory have similar existing uses.

Given the limited number of residential developments that have been recently constructed in the Unincorporated Area and the wide range of densities allowed by zoning in the various unincorporated communities, the County has determined that data from recent projects does not provide adequate information across the range of allowed densities to make assumptions regarding the likely capacity of future developments. To estimate the realistic capacity for future residential development on sites inventory properties, the County assumed that each property will be developed at 70% of the maximum density allowed under existing or, in the case of parcels to be rezoned, proposed zoning regulations. The only exception to this assumption was single family homes, which were assumed to be developed at 100%. The assumption of 70% of full capacity accounts for additional zoning standards such as parking, open space, and setback requirements that may affect the number of units that can be accommodated on a parcel. The density percentages achieved in Tables B-6, B-7, and B-13 range from 17% to 495%, with a median of 99.5%. This shows the density assumption of 70% to be conservative.

In addition to recent local development projects in unincorporated Alameda County, Table B-7 identifies other development projects in the greater Bay Area that justify the use of a 70 percent realistic capacity assumption. In fact, the table below shows that a 70 percent realistic capacity assumption may indeed be a conservative assumption, given the high demand for housing throughout the Bay Area.

Finally, Table B-13, discussed further in the Development Trends and Market Analysis section, describes recent projects in neighboring San Leandro and Hayward. Achieved densities range from 17% to 495% for these projects, with a median of 82%. This is larger than assumed 70% achieved density for sites in the inventory.

Table B-7: Density and Capacity Project Examples

Project	City	Site Size (acres)	Allowed Density (max du/ac)	Units	Achieved Density (du/ac)	Affordable Units?	Percent Achieved
350 24th St.	Oakland	0.04	97 (450 sf/unit)	3	75	N	77%
711 Walker Ave.		0.21	54 (800 sf/unit)	14	66	N	122%
4429 Piedmont Ave.		0.17	79 (550 sf/unit)	10	58	N	73%
4395 Piedmont Ave.		0.30	79	26	89	N	113%
107 G St.	San Rafael	0.17	44	10	59	N	135%

Table B-7: Density and Capacity Project Examples

Project	City	Site Size (acres)	Allowed Density (max du/ac)	Units	Achieved Density (du/ac)	Affordable Units?	Percent Achieved
270 E Empire St.	Santa Clara	1.70	56	96	56	Y	100%
1309 Mission Rd.	South San Francisco	0.48	50	20	42	N	83%

B.2.4 Methodology

To identify adequate sites for the sites inventory, the County used a detailed process to select and screen parcels for development during the 8-year planning period. Each phase of the process is described below. Note that while staff compared the 6th cycle sites inventory to sites identified during the 4th and 5th cycles, there was no specific step in the process where staff explicitly added vacant or underimproved sites from the previous cycles to the latest sites inventory list.

1. Vacant Sites that Allow Residential

The County identified all vacant parcels that allow residential uses (see Table B-25). Staff initially identified vacant parcels as those with assessed land improvement values of zero and confirmed their vacancy with aerial imagery (primarily Google Maps) and firsthand local knowledge. Staff also used aerial imagery to locate additional vacant parcels not captured in the Assessors' data. All parcels smaller than 2500 square feet were removed from the process since this is the minimum lot size in most communities in unincorporated Alameda County.

As noted in Table B-25, approximately two thirds of identified vacant residential parcels are currently zoned for single family residential use. Exactly three identified vacant sites are currently zoned as mixed use. All identified sites have access to infrastructure and utilities.

Parcels were removed from consideration at this stage if:

- The parcel had an existing residence or has an approved permit for one;
- The parcel has a 30% slope or more;
- A creek or road took up a significant amount of space making development infeasible;
- Or there was no access to a road.

2. Nonvacant Sites that Allow Residential with Development Potential

The majority of residential land in unincorporated Alameda County is already developed, so nonvacant sites have also been included the sites inventory.

Staff began review of nonvacant sites by considering each parcel assessed with a land value greater than its improvement value. Parcels were generally removed from consideration at this stage if:

- There was local knowledge of a thriving business
- Existing buildings were well maintained and/or built after 1993 (less than 30 years of age);
- The existing business’s business license has been registered to the parcel’s address for more than a decade;
- Or the present land use has a recent or approved permit for significant improvements.

The following current uses were also removed from consideration:

- Parcels with auto-oriented businesses located in the Auto Overlay, defined in the Ashland Cherryland Business District Specific Plan;
- Rights-of-way, railways, waterway, or utilities;
- Gas stations;
- Chain restaurants;
- And other publicly owned parcels with no near-term redevelopment potential.

Staff specifically looked for parcels occupied by closed businesses; with very large parking lots in comparison to business size; or adjacent to residential development.

Nonvacant sites were then added to the initial list based on building age, local knowledge, and interest from property owners.

The majority of nonvacant sites found are currently mixed use or commercial, but 10 parcels were identified with existing residential use. These parcels have been included in the sites inventory with the intent that additional housing would be added adjacent to existing residences. They are listed in Table B-24.

3. Initial Categorization and Possible Consolidation

At this stage, all parcels were categorized using existing zoning descriptions into income categories using the following densities.

Table B-8: Densities used in Unit Projections

Density Allowed by Zone	Income Level
Generally < 20 dwelling units/acre	Above Moderate
Generally 20 – 29 dwelling units/acre	Moderate
≥ 30 dwelling units/acre	Low and Very Low
<i>Source: HCD, LWC</i>	

Per HCD guidance, sites accommodating lower-income housing are between 0.5 and 10 acres. All sites originally considered lower income, but whose lot size is smaller than 0.5 or larger than 10 acres, were categorized for moderate income housing.

Abutting sites with similar development potential were consolidated into groups. 34 different site groups are proposed through the sites inventory. 6 site groups are pipeline projects: G13 and G25 in Ashland; G10, G16, and G30 in Castro Valley; and G31 in San Lorenzo. They are

marked in Table B-9. These projects demonstrate site consolidation is possible in Unincorporated Alameda County.

As described in Table B-9, 31 site groups have 1 owner each. The remaining 3 site groups are described below.

- Group G7 consists of 4 lots in Fairview. One 3.39 acre lot has frontage (426-160-91). The other three lots do not have any frontage. They are 426-170-16 (.36 acres), 426-170-14-2 (.38 acres), and 426-170-13 (1.08 acres). The three lots without frontage are also owned by different members of the same family. All parcels are large enough to construct new units under the existing zoning (minimum 6,000 square feet per unit); however, development of the sites without frontage is only possible through pairing with that with frontage (426-160-91).
- Group G14 consists of 2 lots in Fairview. One .41 acre lot (416-180-61) has frontage, and the other .51 acre lot (416-180-10-3) does not have frontage. All parcels are large enough to host new units at the current zoning (minimum 5,000 square feet per unit). However, development of the sites without frontage is only possible through pairing with that with frontage (416-180-61).
- Group G15 consists of 3 lots in Fairview: one 1.38 acre vacant lot with frontage (416-180-1) and 3 additional lots that are .34-.35 acres in size without frontage (416-180-12; 416-180-14). All parcels are large enough to host new units at the current zoning (minimum 5,000 square feet per unit). However, development of the sites without frontage is only possible through pairing with that with frontage (416-180-1).

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
G1	426-50-10	Madeiras Ave, Hayward	Above Moderate	1	0.27	1	N	N
	426-50-11	Madeiras Ave, Hayward	Above Moderate	1	0.17		N	N
	426-50-12	25583 Madeiras Ave, Hayward	Above Moderate	1	0.65		N	N
G2	84A-240-2	20396 John Dr Castro Valley 94546	Above Moderate	1	0.13	1	Y	N
	84A-250-9-3	20338 John Dr Castro Valley 94546	Above Moderate	26	3.05		Y	N
	84A-250-9-4	20396 John Dr, Castro Valley	Above Moderate	12	1.53		Y	N
G3	429-50-5-2	576 Willow Ave, Hayward	Above Moderate	1	0.08	1	N	N
	429-50-6-1	Western Blvd, Hayward	Above Moderate	3	0.23		N	N
G4	84D-1275-16-1	Redwood Rd, Castro Valley	Above Moderate	3	0.47	1	N	N
	84D-1275-22	Redwood Rd, Castro Valley	Above Moderate	3	0.48		N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	84D-1275-23	Redwood Rd, Castro Valley	Above Moderate	3	0.54		N	N
	84D-1275-24	Redwood Rd, Castro Valley	Above Moderate	3	0.56		N	N
G5	84D-1250-14-2	Almond Rd, Castro Valley	Above Moderate	4	0.74	1	N	N
	84D-1250-15-4	Ewing Rd, Castro Valley	Above Moderate	5	0.86		N	N
G6	413-23-43-3	16600 Ashland Ave San Lorenzo 94580	Moderate	18	1.28	1	N	N
	413-23-67-4	205 Ano Ave San Lorenzo 94580	Above Moderate	8	0.59		N	N
	413-23-43-4	16550 Ashland Ave, San Lorenzo	Moderate	17	1.16		N	N
G7	426-170-16	East Ave, Hayward	Above Moderate	2	0.36	3	N	N
	426-170-14-2	East Ave, Hayward	Above Moderate	2	0.38		N	N
	426-170-13	East Ave, Hayward	Above Moderate	5	1.08		N	N
	426-160-91	Weir Dr, Hayward	Above Moderate	17	3.39		N	N
G8	417-220-11-1	D St, Hayward	Above Moderate	3	1.11	1	N	N
	417-220-12-1	3216 D St Hayward 94541	Above Moderate	7	2.50		N	N
G9	414-21-60	20095 Mission Blvd Hayward 94541	Low and Very Low	13	0.21	1	Y	N
	414-21-61	20097 Mission Blvd Hayward 94541	Low and Very Low	53	0.89		Y	N
	414-21-78	20095 Mission Blvd San Lorenzo 94580	Low and Very Low	51	0.84		Y	N
	414-21-79	20095 Mission Blvd Hayward 94541	Low and Very Low	19	0.32		Y	N
	414-21-80	20095 Mission Blvd Hayward 94541	Low and Very Low	11	0.19		Y	N
G10	85A-6000-10	5319 Hilltop Rd Castro Valley	Above Moderate	1	1.00	1	N	Y
	85A-6000-11	5289 Hilltop Rd Castro Valley	Above Moderate	1	1.81		N	Y
	85A-6000-12	5262 Hilltop Rd Castro Valley	Above Moderate	1	1.06		N	Y
	85A-6000-13	5276 Hilltop Rd Castro Valley	Above Moderate	1	1.00		N	Y
	85A-6000-14	5290 Hilltop Rd Castro Valley	Above Moderate	1	1.02		N	Y

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	85A-6000-15	5306 Hilltop Rd Castro Valley	Above Moderate	1	1.02		N	Y
	85A-6000-16	5318 Hilltop Rd Castro Valley	Above Moderate	1	1.83		N	Y
	85A-6000-17	5332 Hilltop Rd Castro Valley	Above Moderate	1	2.22		N	Y
	85A-6000-18	5346 Hilltop Rd Castro Valley	Above Moderate	1	2.59		N	Y
	85A-6000-19	5360 Hilltop Rd Castro Valle	Above Moderate	1	3.04		N	Y
	85A-6000-20	5376 Hilltop Rd Castro Valley	Above Moderate	1	3.09		N	Y
	85A-6000-21	5388 Hilltop Rd Castro Valley	Above Moderate	1	2.80		N	Y
	85A-6000-22	5402 Hilltop Rd Castro Valley	Above Moderate	1	2.73		N	Y
	85A-6000-23	5416 Hilltop Rd Castro Valley	Above Moderate	1	1.92		N	Y
	85A-6000-24	5430 Hilltop Rd Castro Valley	Above Moderate	1	2.39		N	Y
	85A-6000-25	5446 Hilltop Rd Castro Valley	Above Moderate	1	3.04		N	Y
	85A-6000-26	5458 Hilltop Rd Castro Valley	Above Moderate	1	3.28		N	Y
	85A-6000-27	5472 Hilltop Rd Castro Valley	Above Moderate	1	3.58		N	Y
	85A-6000-28	5486 Hilltop Rd Castro Valley	Above Moderate	1	1.32		N	Y
	85A-6000-3	Fairview Ave Castro Valley	Above Moderate	0	3.60		N	Y
	85A-6000-4	5499 Hilltop Rd Castro Valley	Above Moderate	1	2.88		N	Y
	85A-6000-5	5469 Hilltop Rd Castro Valley	Above Moderate	1	1.44		N	Y
	85A-6000-6	5439 Hilltop Rd Castro Valley	Above Moderate	1	3.69		N	Y
	85A-6000-7	5409 Hilltop Rd Castro Valley	Above Moderate	1	1.77		N	Y
	85A-6000-8	5379 Hilltop Rd Castro Valley	Above Moderate	1	1.00		N	Y
	85A-6000-9	5349 Hilltop Rd Castro Valley	Above Moderate	1	1.03		N	Y
G11	412-14-39-2	15776 Hesperian Blvd San Lorenzo 94580	Above Moderate	21	0.50	1	Y	N
	412-34-2-6	Hesperian Blvd San Lorenzo 94580	Above Moderate	5	0.12		Y	N
G12	417-210-100	Maud Ave, Hayward	Above Moderate	1	0.25	1	N	N
	417-210-101	Maud Ave, Hayward	Above Moderate	1	0.24		N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	417-210-95	Maud Ave, Hayward	Above Moderate	1	0.31		N	N
	417-210-96	Maud Ave, Hayward	Above Moderate	1	0.11		N	N
	417-210-97	Maud Ave, Hayward	Above Moderate	1	0.11		N	N
	417-210-98	Maud Ave, Hayward	Above Moderate	1	0.12		N	N
	417-210-99	Maud Ave, Hayward	Above Moderate	1	0.11		N	N
G13	80A-112-4-4	173rd Av, San Lorenzo	Above Moderate	1	0.10	1	N	Y
	80A-112-16-3	172nd Av San Lorenzo 94580	Above Moderate	0	0.05		N	Y
	80A-112-21	172nd Av San Lorenzo 94580	Above Moderate	0	0.04		N	Y
	80A-112-2-2	173rd Av, San Lorenzo	Above Moderate	1	0.08		N	Y
	80A-112-3-3	173rd Av, San Lorenzo	Above Moderate	0	0.08		N	Y
	80A-112-4-3	173rd Av, San Lorenzo	Above Moderate	0	0.08		N	Y
	80A-112-5-1	173rd Av, San Lorenzo	Above Moderate	0	0.07		N	Y
	80A-112-6-1	173rd Av, San Lorenzo	Above Moderate	0	0.03		N	Y
	80A-112-7-1	173rd Av, San Lorenzo	Above Moderate	1	0.00		N	Y
G14	416-180-61	22866 Mansfield Ave, Hayward	Above Moderate	2	0.41	2	N	N
	416-180-10-3	Kelly St, Hayward	Above Moderate	3	0.51		N	N
G15	416-180-12	Kelly St, Hayward	Above Moderate	2	0.35	3	N	N
	416-180-14	Kelly St, Hayward	Above Moderate	2	0.34		N	N
	416-180-1	Mansfield Ave, Hayward	Above Moderate	9	1.38		N	N
G16	80A-197-1-6	Page St, San Lorenzo	Above Moderate	8	1.35	1	N	Y
	80A-199-1-6	Miramonte Ave, San Lorenzo	Above Moderate	11	1.79		N	Y
G17	414-21-64-4	Hampton Rd, Hayward	Above Moderate	0	0.06	1	N	N
	414-21-83-1	924 Hampton Rd Hayward 94541	Above Moderate	1	0.10		N	N
	414-21-83-4	876 Hampton Rd, San Lorenzo	Above Moderate	5	0.49		N	N
	414-21-87-3	876 Hampton Rd, San Lorenzo	Above Moderate	0	0.08		N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
G18	84C-697-10-4	19521 Center St Castro Valley	Above Moderate	6	0.94	1	N	N
	84C-697-11-6	19539 Center St Castro Valley	Above Moderate	0	0.11		N	N
	84C-697-11-7	Center St Castro Valley	Above Moderate	2	0.35		N	N
	84C-697-11-9	19527 Center St Castro Valley	Above Moderate	4	0.61		N	N
G19	414-21-3	19687 Mission Blvd, Hayward	Low and Very Low	8	0.28	1	N	N
	414-21-4	19895 Mission Blvd, San Lorenzo	Low and Very Low	2	0.06		N	N
	414-21-6-1	Harmony Dr, Hayward	Low and Very Low	2	0.07		N	N
	414-21-85	968 Harmony Dr, Hayward	Low and Very Low	3	0.10		N	N
G20	84A-112-12-2	Castro Valley Blvd, Castro Valley	Low and Very Low	2	0.09	1	N	N
	84A-112-13	3180 Castro Valley Blvd, Castro Valley	Low and Very Low	19	0.68		N	N
G21	413-15-33-5	177 Lewelling Blvd San Lorenzo 94580	Mixed Income	191	3.17	1	Y	N
	413-15-34-3	85 Lewelling Blvd San Lorenzo 94580	Mixed Income	63	1.05		Y	N
G22	80-71-38	16404 E 14th St, San Leandro	Moderate	3	0.11	1	N	N
	80-71-46	16410 E 14th St San Leandro	Moderate	8	0.28		N	N
G23	80D-563-17	Dermody Ave San Lorenzo 94580	Mixed Income	36	0.88	1	Y	N
	80D-565-29	Wagner St San Lorenzo 94580	Mixed Income	83	1.99	1	Y	N
	80D-565-30	Wagner St San Lorenzo 94580	Mixed Income	49	1.17	1	Y	N
	80D-568-30	Wagner St San Lorenzo 94580	Mixed Income	66	1.57	1	Y	N
	80D-568-31	Wagner St San Lorenzo 94580	Mixed Income	67	1.60	1	Y	N
G24	84A-60-14-2	Wilbeam Ave Castro Valley 94546	Mixed Income	27	0.75	1	Y	N
	84A-64-12-9	21013 Redwood Rd Castro Valley 94546	Mixed Income	32	0.89		Y	N
	84A-68-9-8	21049 Redwood Rd Castro Valley 94546	Mixed Income	121	3.30		Y	N
	84A-68-9-9	21091 Redwood Rd Castro Valley 94546	Mixed Income	148	4.05		Y	N
	84A-72-8-5	21048 Wilbeam Ave Castro Valley 94546	Mixed Income	96	2.63		Y	N
G25	80-57-16-2	15910 E 14th St, San Leandro	Low and Very Low	12	0.22	1	N	Y

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	80-86-3	15950 E 14th St, San Leandro	Low and Very Low	24	0.46	1	N	Y
G26	80B-300-8-1	16563 E 14th St, San Leandro	Moderate	4	0.14	1	N	N
	80B-300-8-2	16563 E 14th St, San Leandro	Moderate	3	0.12	1	N	N
G27	80-76-33	16550 E 14th St San Leandro	Low and Very Low	4	0.16	1	N	N
	80-76-34	16520 E 14th St San Leandro	Low and Very Low	4	0.12		N	N
	80-76-35	16500 E 14th St San Leandro	Low and Very Low	8	0.26		N	N
	80-76-36	1414 165th Ave San Leandro	Low and Very Low	6	0.20		N	N
G28	80C-479-1	16130 Ashland Ave San Lorenzo	Moderate	9	0.20	1	N	N
	80C-479-2	16140 Ashland Ave, San Lorenzo	Moderate	9	0.20	1	N	N
G29	80A-109-10	17144 E 14th St, Hayward	Moderate	3	0.11	1	N	N
	80A-109-21-1	17156 E 14th St, Hayward	Moderate	3	0.11	1	N	N
G30	84C-625-1-3	3765 Castro Valley Blvd Castro Valley	Above Moderate	51	1.60	1	N	Y
	84C-625-2-5	3789 Castro Valley Blvd Castro Valley	Above Moderate	20	0.65	1	N	Y
G31	412-39-1-3	Hesperian Blvd San Lorenzo	Above Moderate	138	1.54	1	N	Y
	412-39-2	Hesperian Blvd San Lorenzo	Above Moderate	-	0.16	1	N	Y
	412-39-3	Hesperian Blvd San Lorenzo	Above Moderate	-	0.28	1	N	Y
	412-39-4-2	Hesperian Blvd San Lorenzo	Above Moderate	-	0.25	1	N	Y
	412-42-112	596 Paseo Grande San Lorenzo	Above Moderate	-	0.21	1	N	Y
	412-42-113	Hesperian Blvd San Lorenzo	Above Moderate	-	1.63	1	N	Y
G32	414-41-30	967 Hampton Rd Hayward 94541	Low and Very Low	12	0.21	1	Y	N
	414-41-31	981 Hampton Rd Hayward 94541	Low and Very Low	11	0.19	1	N	N
	414-41-32	20513 Mission Blvd Hayward 94541	Low and Very Low	17	0.29	1	N	N
	414-41-33	20525 Mission Blvd Hayward 94541	Low and Very Low	18	0.30	1	Y	N
G33	412-31-92	507 Paseo Grande	Moderate	70	1.68	1	Y	N
	412-31-93	587 Paseo Grande San Lorenzo 94580	Moderate	23	0.55	1	Y	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
G34	412-14-36-2	15740 Hesperian Blvd San Lorenzo 94580	Above Moderate	10	0.24	1	Y	N
	412-14-37-3	5744 Peach Dr San Lorenzo 94580	Above Moderate	6	0.15		Y	N
	412-14-38-2	15772 Hesperian Blvd San Lorenzo 94580	Above Moderate	18	0.42		Y	N
		<i>Total Units</i>		1,918				
		<i>Total Above Moderate Income Units</i>		702				
		<i>Total Moderate Income Units</i>		892				
		<i>Total Low and Very Low Income Units</i>		324				

Two recent projects involving site consolidation in Unincorporated Alameda County are described in Table B-10. These example projects demonstrate that site consolidation involving multiple land owners is feasible in Unincorporated Alameda County.

Table B-10: Examples of Site Consolidation in Recent Projects

Project Address	# of parcels Consolidated	Previous use(s) of parcels	Initial # of owners	# of units	Project Status	Initial zoning
3621-3633 Lorena Avenue	4	Residential	4	13 units built	Approved April 2023	PD-2214 and RMX-CSU-RV
3544 Jamison Way	5	Residential	5	27 units built	Approved in 2017; it is built.	R-S-D-15

4. Selecting Sites to Rezone

Previously identified sites were not adequate to accommodate the RHNA. Based on local knowledge, the County prepared an initial list of potential rezone areas and parcels. Staff considered vacant and nonvacant land for rezoning. They included the following:

- Previously considered nonvacant parcels that were zoned General Commercial or a Castro Valley Business District Specific Plan designation not currently allowing residential uses
- In one case (parcel 413 001503302) a business owner’s property was previously mis-zoned as Public; the owner has expressed a desire to close his business and transition the parcel to residential use, requiring rezoning.

- Larger sites previously considered for projects, such as Cherryland Place. By increasing the density of allowable residential use, the County will commit to making these sites more viable
- Large parking lots
- Publicly held land, where agencies have notified the Alameda County Planning Department of their intent to sell it during the planning period.

Sites are proposed for zones that either match nearby residential uses or enable higher densities such that the lots can be used for lower income densities. Parcels proposed for rezoning were discussed at MAC meetings and on the Housing Element update website while the draft was being written. Sites will further be discussed throughout the public comment period. For more details on public engagement, see Appendix E.

On February 9, 2023, some landowners met with staff to discuss rezoning opportunities. The properties of owners who made clear that they were uninterested in developing housing on their land during the planning period (in the next 8 years from 2023 to 2031) were removed from the sites inventory.

Proposed rezones were further analyzed pursuant to the California Environmental Quality Act (CEQA).

Parcels proposed for rezone are listed in table B-23, and table B-11 below describes the categories parcels will be zoned to. In response to community concerns and to prevent making current land uses nonconforming, Housing Element rezonings will occur through a patchwork of overlays. Parcels previously zoned only for residential will have zoning changed to reflect an increase in allowed density. Some parcels, such as those in the Castro Valley Central Business District that already allowed residential uses, will have higher minimum densities than before.

Table B-11: Overlay Densities for rezonings

Name	Density (du/ac)	Community Used
HE-ACBD-CMU-C-86	43-86 du/ac	Ashland Cherryland Business District
HE-ACBD-R2-22	10-22 du/ac	Ashland Cherryland Business District
HE-AO-CMU-R-43	22-43 du/ac	Ashland Cherryland Business District
HE-BART-CVBD-S08-86	75-86 du/ac	Castro Valley Central Business District
HE-BART-CVBD-S09-86	75-86 du/ac	Castro Valley Central Business District
HE-BART-HDR / GC-86	75-86 du/ac	Eden Area General Plan
HE-C1-22	10-22 du/ac	Eden Area General Plan
HE-C1-43	22-43 du/ac	Eden Area General Plan
HE-CC-60	30-60 du/ac	Castro Valley General Plan

Table B-11: Overlay Densities for rezonings

Name	Density (du/ac)	Community Used
HE-CM-22	10-22 du/ac	Eden Area General Plan
HE-CN-22	10-22 du/ac	Castro Valley General Plan
HE-CN-43	22-43 du/ac	Eden Area General Plan
HE-CVBD-S02-40	30-40 du/ac	Castro Valley Central Business District
HE-CVBD-S05-40	30-40 du/ac	Castro Valley Central Business District
HE-CVBD-S07-60	41-60 du/ac	Castro Valley Central Business District
HE-CVBD-S09-60	41-60 du/ac	Castro Valley Central Business District
HE-CVBD-S10-60	30-60 du/ac	Castro Valley Central Business District
HE-DC -86	43-86 du/ac	Ashland Cherryland Business District
HE-DC-43	22-43 du/ac	Ashland Cherryland Business District
HE-DMU-86	43-86 du/ac	Ashland Cherryland Business District
HE-FASP C1-22	10-22 du/ac	Fairview Area Specific Plan
HE-FASP CN-22	10-22 du/ac	Fairview Area Specific Plan
HE-FASP-MDR-22	10-22 du/ac	Fairview Area Specific Plan
HE-HDR and P-86HDR	43-86 du/ac	Castro Valley General Plan
HE-HDR-86	43-86 du/ac	Eden Area General Plan
HE-MHDR-43	22-43 du/ac	Eden Area General Plan
HE-RSL-17	8-17 du/ac	Castro Valley General Plan
HE-SLZ-60	40-60 du/ac	San Lorenzo Village Specific Plan Area

5. Addition of Substantial Sites for Mixed Income Use

Further reflection by staff on the sites inventory revealed a need for more above moderate units in order to meet RHNA. After confirming with HCD staff that higher density sites can have units assigned to multiple income categories, staff identified the following sites proposed for rezones to be explicitly for mixed income uses.

Table B-12: Mixed Income sites

Site and Group name	APN	Unit Density After Rezoning	Address	Acreage
Crunch Fitness site (G21)	413-15-33-5	43-86 units per acre	177 Lewelling Blvd San Lorenzo 94580	3.17
	413-15-34-3		85 Lewelling Blvd San Lorenzo 94580	1.05
Bayfair BART Parking Lot (G23)	80D-563-17	75- 86 units per acre (existing zoning) & compliance with AB 2923	Dermody Ave San Lorenzo 94580	0.88
	80D-565-29		Wagner St San Lorenzo 94580	1.99
	80D-565-30		Wagner St San Lorenzo 94580	1.17
	80D-568-30		Wagner St San Lorenzo 94580	1.57
	80D-568-31		Wagner St San Lorenzo 94580	1.60
Castro Valley BART Parking Lot (G24)	84A-60-14-2	75-86 units per acre & compliance with AB 2923	Wilbeam Ave Castro Valley 94546	0.75
	84A-64-12-9		21013 Redwood Rd Castro Valley 94546	0.89
	84A-68-9-8		21049 Redwood Rd Castro Valley 94546	3.30
	84A-68-9-9		21091 Redwood Rd Castro Valley 94546	4.05
	84A-72-8-5		21048 Wilbeam Ave Castro Valley 94546	2.63
Lucky grocery store and parking lot in strip mall	84A-60-4-3	30-60 units per acre	3443 Castro Valley Blvd, Castro Valley	2.10

Units at these sites were apportioned in the following proportions: 30% Above Moderate Income units, 15% Moderate Income units, and 55% Low and Very Low Income units.

B.2.5 Suitability of Nonvacant Sites

Residential land in unincorporated Alameda County is generally already built out, so the sites inventory includes nonvacant sites. After proposed rezonings, nonvacant sites comprise greater than 50% of combined Low- and Very Low-Income RHNA. Therefore, the County has conducted an analysis to ensure that existing uses on nonvacant sites are not impediments to residential redevelopment during the planning period (2023-2031).

Current uses for nonvacant sites are listed in table B-24, and those that are proposed for rezone are included in table B-23.

Criteria for Nonvacant Sites

The following criteria were used in selecting nonvacant sites. Properties that meet these criteria have the corresponding number listed in the 'Criteria Met' column:

1. An improvement-to-land value ratio of less than 1: A parcel's improvement-to-land value ratio can identify properties that are potentially underutilized. A value ratio of less than 1.0 indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in more improvements that increase the overall value of the property and to densify housing.
2. Expressed interest in development: Developer or property owner interest in constructing housing on a particular site is a useful indicator that there is feasible development potential on a parcel.
3. A structure listed as 30 years or older: The age of a structure identifies sites that may be likely to develop. Structures over 30 years of age may no longer suit the needs of the uses on the site or may need improvements due to deterioration. The sites inventory has been compared with the most recent Historical Register. There is no overlap (none of the nonvacant sites in Tables B-23 or B-24 are also historic properties).

These criteria are used in tables B-24 (nonvacant sites) and B-23 (vacant and nonvacant sites proposed for rezoning). Sites in table B-23 that are vacant are marked with a 'v.'

County staff conducted analysis using assessors' data, specifically the age of existing structures on the properties and the ratio between built improvements and the value of the land, called the Improvement/Land or I/L ratio. Generally, any parcel with an I/L ratio less than 1 indicates an underutilization of land, while an I/L ratio of greater than 1 (and certainly if it's 2 or higher) indicates the improvements on the land, like buildings, are more valuable than the land and are unlikely to be demolished to make way for a new housing project. An I/L ratio of less than 1 would suggest an investment opportunity ripe for new development with housing as the likely project.

Of the nonvacant sites not proposed for rezones, only 12 sites in Table B-24 have I/L ratios greater than 1. The following are descriptions of each site with I/L ratios above 1 (those marked with an asterisk after the address and without a '1' in the Criteria column):

- 416-40-44: This site is actively pursuing development
- 426-130-11, 429-46-6: Excess land on residential sites can be developed into additional units through existing zoning and potential lot splitting. See Program 1A: Rezone Sites to Meet RHNA for details on expedited lot splitting.
- 84C-697-11-6, 84C-697-11-9: structures appear to be unoccupied and abandoned-looking residences. 'Improvements' in I/L refer to abandoned-looking buildings
- 80-31-32-2, 414-76-24, 414-81-3, 429-64-32: 50% or more of the lot zoned for mixed use is paved, suggesting that it is underutilized and could be replaced with housing.

- 414-21-2-2: buildings on this parcel are held through different leases. The projected number of units refer to approximately 1 acre of the 1.84 lot; the remaining .84 acres are held by a national fast-food chain. The relevant acre of the lot is comprised of older (30+ years) buildings and more than 50% of it is paved, suggesting that it is underutilized and could be replaced with housing.
- 80-76-36: this parcel is in group G27. It is owned by the same person as adjacent lots in sites group G27, which do have I/L ratios of less than 1.

Development Trends and Market Analysis

Non-vacant sites in the unincorporated area are a unique challenge that may not exist in incorporated cities. Many long-time residents view parcels occupied by tax-generating businesses as the necessary economic engine if incorporation as a new city were to occur. These commercial locations comprise about 69% of nonvacant sites listed, including nonvacant sites proposed for rezones. Commercially zoned properties located along major thoroughfares in urban unincorporated communities are viewed by some residents as in finite supply and as something to be maintained if at all possible to protect the opportunity for incorporation, should the prospects of becoming a city improve.

In July 2023 the Local Agency Formation Commission (LAFCO) of Alameda County released a draft report analyzing the feasibility of incorporating Castro Valley and other parts of Urban Unincorporated Alameda County. The report explains that, at current taxation rates with existing residential and business communities, no configuration of incorporation would have a fully balanced budget and reasonable annual reserves in funding. Nevertheless, possible incorporation was considered when looking at non-vacant sites, especially those with commercial uses.

About 78% of the nonvacant sites identified in the County's sites inventory are located in business districts. This requires the County to consider the viability of these sites to convert to housing. The County has a track record over the 5th Housing Element cycle of developing housing, particularly affordable housing, on nonvacant sites. Given programs to facilitate the development of housing in the Housing Element, however, staff anticipates a higher number of sites transitioning to partial or full residential use.

Tables B-6, B-7 and B-13 show recently entitled and constructed projects in Unincorporated Alameda County, the greater Bay Area region, and neighboring Hayward and San Leandro, respectively. Each table shows the percentage of density allowable by zoning achieved by the project. Achieved densities range from 17% to 495%, with a median of 99.5%. This shows the density assumption in sites inventory unit projection of 70% to be conservative.

Table B-6 and B-10 also describe previous uses. Proposed nonvacant sites (listed in tables B-23 and B-24) have similar uses as those of the previous projects. Previous uses include: agricultural, auto sales and repairs, occupied and unoccupied residential, educational and community places, commercial uses, offices, and parking lots and paved lots. Therefore, there

is a history of similar conversions to residential in the Central Alameda region and documented, decreasing interest in maintaining the previous uses of these sites.

Some identified nonvacant sites have existing residential units, but these are low intensity developed parcels where additional units could be added without demolishing the existing units or where existing residential units could be demolished for a project with a larger number of units. Identifying these parcels as potential housing sites does not mean existing units will be demolished (e.g., some parcels can accommodate additional units through lot splitting while retaining existing structures/units).

Despite the desire of some residents to maintain retail, analysis and the experiences of the Alameda County Office of Economic and Civic Development agree that, with the exception of parts of Castro Valley, there is an over-supply of retail and commercial spaces and very little demand.

With a low demand for retail, mixed use projects generally have to rely on the housing portion of the project to subsidize the ground floor retail. The experiences of developers who spoke with Planning Department staff agree with this sentiment, citing existing requirements for the construction of commercial ground floor uses as barriers to housing construction. Without demand for new retail and commercial spaces, it is onerous to successfully fill required commercial spaces. See Appendix E for further details on engagement.

The COVID-19 pandemic and access to retail shopping, the growing prevalence of online shopping, and COVID-related restrictions on store operations have accelerated the demise of certain retail businesses. This is especially true for local small businesses, which have fewer financial resources to adapt than larger national chains do. Due in part to this, many nonvacant commercial sites available in the County do not represent likely new projects.

Further, there is little expectation of office uses in the urban unincorporated area. The Eden Area and Castro Valley have not historically been strong office markets compared to other areas of Alameda County, like Oakland and Fremont.

One exception to the above market constraints is unincorporated Castro Valley, which is attracting food-centered businesses that are moving into renovated spaces and feeding off the success of the CV Marketplace. The focus on high quality food and unique dining experiences is likely to be successful in Castro Valley, and the nonvacant sites located there tend to be outside the downtown core or at large catalyst sites such as the BART station and other large sites that seem ripe for redevelopment during the 6th Cycle. Staff see the sites in the Castro Valley business district as a more successful location for mixed use development because of the areas continued commercial success and agree that the active commercial district ultimately makes downtown Castro Valley an attractive place to live.

Table B-13: Development on Vacant and Nonvacant Sites in the Central Alameda County

	Name	APN/Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
City: Hayward	Parcel Group 3 - La Vista Residential	28816 Mission Blvd	7 (28.5 total)	Agricultural (Barns)	176	174	12	Y	2021 Approved	24.8	207%
	Legacy at Hayward	28168 Mission Blvd	1.8	Auto (Accessories)	97	0	Unknown	Unknown	2022 Completed	54	-
	Mission Crossings	25501 Mission Blvd	7.3 (9.6 total)	Auto (Sales)	140	0	Unknown	Unknown	2022 Completed	19	-
	Alta Mira	28925 Mission Blvd	1.9	BART Parking	152	152	Unknown	Unknown	Completed 2016	80	-
	Bellera	1200 A St.	1.5	Commercial (bank)	157	0	110	N	2021 Under Construction	102	93%
	Mission Village	411 Industrial Parkway	5.7 for housing	Commercial (former bowling alley)	72	0	35	N	2017 Approved	18	51%
	Mission Terraces	28870 Mission Blvd	0.91	Commercial (labor union building)	110	110	100	Y	2021 Approved	120.8	121%
	Maple and Main	428-61-61-4	3.93	Education Campus (Everest College)	314	19	Unknown	Y	2022 Approved	79.8	-
	Mirza-True Life	29212 Mission Blvd	11.37 for housing	Light industrial (gas station)	189	0	100	N	2019 Approved	16.62	17%
	Lincoln Landing	22301 Foothill Blvd	11.5	Offices	476	0	110	N	2017 Approved	41.3	38%
	Mission Seniors	29312 Mission Blvd	5.58	Residential (SFH, other vacant buildings)	203	0	100	Y	2017 Approved	41.6	42%

Table B-13: Development on Vacant and Nonvacant Sites in the Central Alameda County

	Name	APN/Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
	Abode	2595 Depot Road	3.1	Residential (supportive housing)	125	125	Unknown	Y	Expected Completion 2023	40	-
	Parcel Group 8	21502 Foothill Blvd	1.56	vacant	96	96	38.4	Y	2022 Approved	61.5	160%
	Mission Paradise	28000 Mission Blvd	1.9	vacant	76	75	100	Y	2018 Approved	42.1	42%
	Hayward Mission Family Apartments	29497-29553 Mission Blvd	2.21	Vacant	140	140	221	Y	2019 Approved	63.3	29%
	Pimental Place	22634 Second St.	0.87	Vacant	57	57	110	N	2021 Approved	65.5	60%
	SOHAY	29504 Dixon Street	21.6	Vacant	472	20	Unknown	Unknown	2021 Completed	25	-
	Cadence	28850 Dixon St	2.9	Parking	206	0	65	Unknown	Completed 2017	71	109%
City: San Leandro	Centra Callan	1188 E. 14th St.	1.6	Commercial	196	0	100	Y	Construction	122	122%
	903 Manor Boulevard	903 Manor Boulevard	2.3	Commercial (former bowling alley)	39	6	24	Unknown	Approved 2020	17	71%
	E. 14th St. Housing	110 E. 14th St.	1.12	Commercial (furniture warehouse)	221	221	40	N	Approved	198	495%
	Alvarado-Antonio	899 Alvarado St.	5.72	Community nonprofit (music conservatory)	687	0	100	Y	Permit Review	100	100%
	Washington Ave. Apts.	15101 Washington Ave.	1	Vacant	72	72	Unknown	N	Expected Completion 2023	60.5	-

Table B-13: Development on Vacant and Nonvacant Sites in the Central Alameda County

	Name	APN/Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
	Loro Landing	1604 San Leandro Blvd.	0.46	Vacant	62	62	100	N	Completed	135	135%

Programs

To incentivize housing construction over the planning period and beyond, the Community Development Agency of Alameda County currently offers or will implement the following programs and policies:

- Incentives for development:
 - Program 2.B Small Lot Consolidation
 - Program 4.H: Housing Opportunities for Persons with Disabilities
- Fast-tracking Permits:
 - Program 1.F: Online Permitting and Streamlining
 - Program 3.A: Streamline Parking Requirements
 - Program 3.B: Planning Commission Streamlining Subcommittee
 - Program 3.D: SB 35 Processing and Permit Streamlining
 - Program 7.B: Environmental Review Streamlining
- Assembling parcels:
 - Program 1.A: Rezone Sites to Meet RHNA
 - Program 1.B: San Lorenzo Village Specific Plan Priority Development Area Grant
 - Program 1.G: Lower-Income Sites Modifications to Address Shortfall
 - Program 2.B: Small Lot Consolidation
- Rezoning Programs:
 - Program 1.C: Facilitate Housing at Bay Fair and Castro Valley BART Sites
 - Program 1.M: Facilitating Sheriff's Radio Facility Development
 - Program 1.H: General Plan Consistency
 - Program 1.I: Monitor and Facilitate Pipeline Housing Projects
 - Program 1.J: Rezone 5th Cycle Lower-Income Housing Sites
 - Program 1.L: Update Castro Valley Business District Specific Plan

These programs are discussed further in the main body of the element. As described throughout this section, nonvacant sites proposed for residential uses are generally underutilized, and the county has a variety of programs to encourage their development as housing. Based on local market trends and recent examples of similar uses redeveloping as housing in neighboring jurisdictions, nonvacant uses are likely to discontinue during the planning period and help meet RHNA.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

B.3.1 Summary

The following table summarizes the County's methods for satisfying its RHNA (Table B-14). Based on ADU projections, entitled projects, and available sites, the County has a shortfall in all income categories. However, given the County's rezoning of the parcels in table B-23 in accordance with Program 1.A: Rezone Sites to Meet RHNA, the County has a surplus in all income categories as shown in table B-15.

Table B-14: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,251	721	763	1,976	4,711
ADUs	See Very Low	99	99	98	32	328
Entitled/Proposed Projects (new net units) ¹	0	0	187	27	522	736
Sum of ADUs and Entitled/Proposed Projects	See Very Low	99	286	125	554	1,064
Remaining RHNA	See Very Low	1,152	435	638	1,422	3,647
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
Surplus / (Shortfall)	See Very Low/Low	(1,229)		(327)	(782)	(2,338)

¹: Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction.

Source: County of Alameda

Table B-15: Residential Development Potential and RHNA – WITH POTENTIAL REZONING

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,251	721	763	1,976	4,711
ADUs	See Very Low	99	99	98	32	328
Entitled/Proposed Projects (new net units) ¹	0	0	187	27	522	736
Sum of ADUs and Entitled/Proposed Projects	See Very Low	99	286	125	554	1,064
Remaining RHNA	See Very Low	1,152	435	638	1,422	3,647
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
Rezoning	-	1,427		440	794	2,661
Total Proposed Units	See Very Low/Low	2,170		876	1,988	5,034
Surplus / (Shortfall)	See Very Low/Low	198		113	12	323

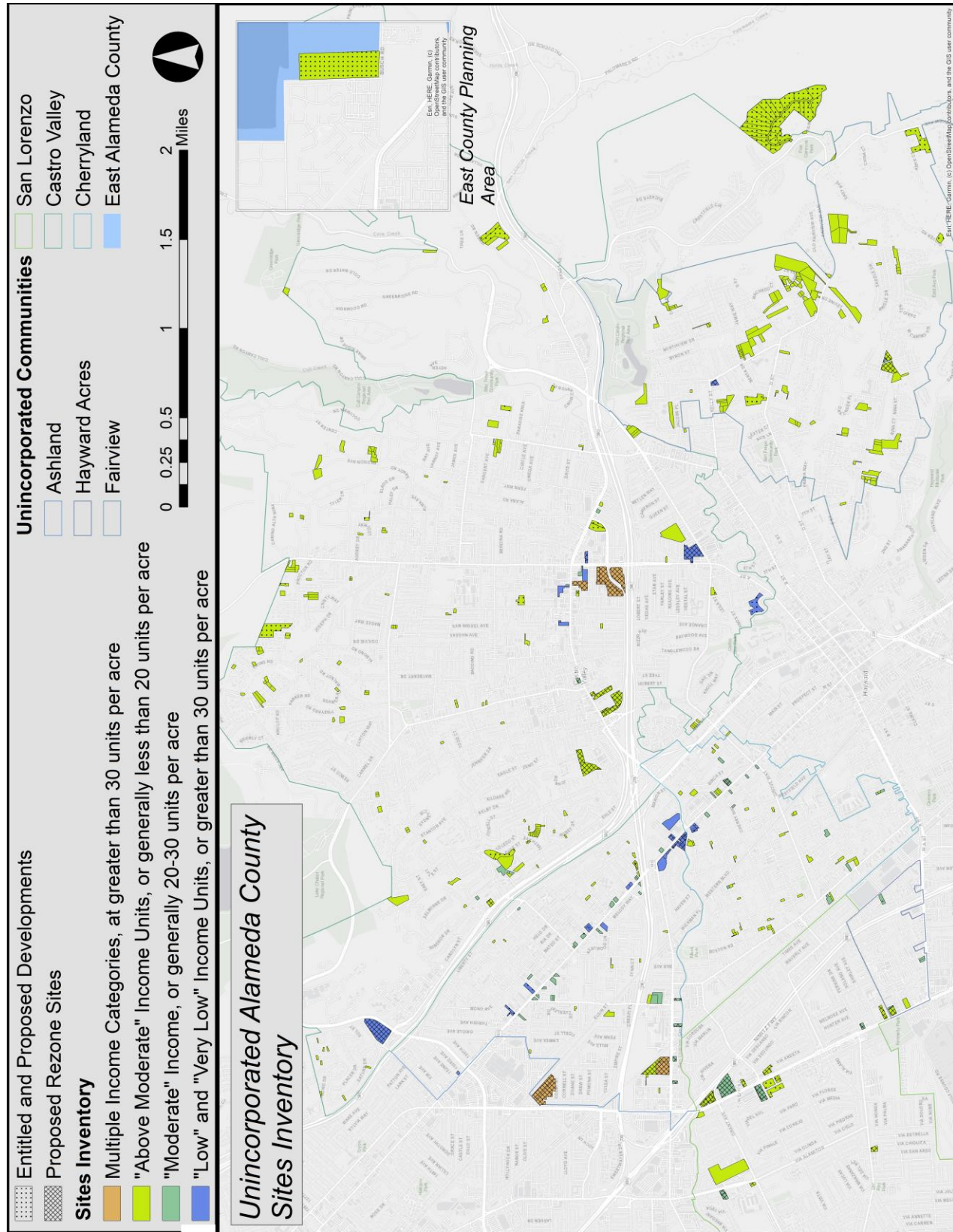
¹: Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction.

Source: County of Alameda

B.3.2 Housing Sites Maps – Rezoning

Figure B-1 shows the location of every site proposed for rezones. The following pages include more in-depth considerations of larger sites proposed for rezoning.

Figure B-1. Unincorporated Alameda County Sites Inventory



Sheriff Radio

Background and Description:

This site is a single parcel near Foothill Boulevard and Fairmount Drive. There are currently 5 different structures and 1.75 acres of pavement for parking.

Key Considerations and Feasibility for Site Development:

Alameda County CDA staff were alerted that the County Sheriff Department will be leaving their existing radio dispatch facility at this location by approximately 2030; planning staff intend to initiate the planning process before the property is vacated.

This site is on the same parcel as Hillcrest Park. It's within .5 miles of 4 bus routes and .1 miles of a highway on-ramp. The site is in a neighborhood rated Moderate Resource in the 2023 HCD/TCAC Opportunity Map.



Figure B-2. Sheriff Radio Site

<i>Table B-16</i>	
APNs	080A015301200
Address	2000 150 th Ave, San Leandro, 94578
Current General or Specific Plan Designation	Public Facilities
Current Zoning Designation	Public Facilities
Proposed Rezoning	HE-HDR and P-86 (Housing Element Overlay, High Density Residential and Park, 86 units per acre)
New units/acre range	43-86 units per acre
Unit Capacity	301 units
Lot size	7.08 acres total; 5.6 acres available for housing
Site Constraints	The Alameda County General Services Agency has committed to selling the property by 2028; see Program 1.M: Facilitating Sheriff's Radio Facility Development regarding creating a specific plan for the site before 2028.

Former Cherryland Place

Background and Description:

This site consists of five parcels at the corner of Mission Boulevard and Hampton/Mattox Road in the Cherryland neighborhood. These sites were previously under contract to become a commercial and community space with 56 market-rate rental units. That project was unable to proceed, and the parcels continue to stay in the ownership of the county as legacy sites from the former Redevelopment Agency.

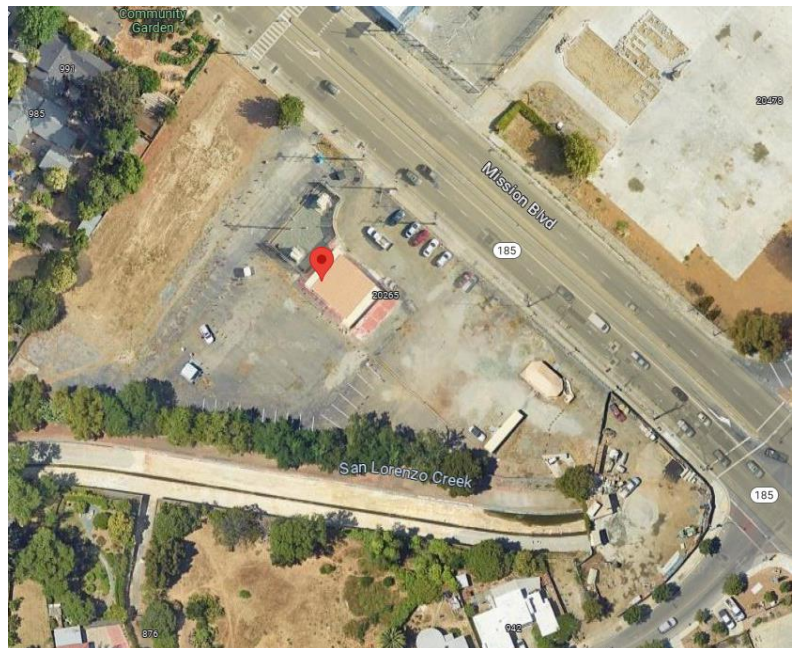


Figure B-3. Former Cherryland Place

Key Considerations and Feasibility for Site Development:

Two bus lines pass by this site, and it is .5 miles from entrances for highways 580 and 238. A community garden is located nearby. The site is rated Low Resource in the 2023 HCD/TCAC Opportunity Map. These parcels are among those proposed for rezoning to a higher density of units. Staff anticipate that this, coupled with the requirement to allow 100% residential housing in mixed-use zones, will allow for a financially viable project.

Table B-17

APNs	414 002106100, 414 002107900, 414 002108000, 414 002107800, 414 00210600
Address	20095 Mission Blvd, Hayward, 94580 20097 Mission Blvd, Hayward, 94541
Current General or Specific Plan Designation	General Commercial with Medium High Density Residential overlay
Current Zoning Designation	District Mixed Use
Proposed Rezoning	HE-GC-HDR-86 (Housing Element Overlay, General Commercial, High Density Residential up to 86 units per acre)
New units/acre range	43-86 units per acre
Unit Capacity	147 units
Lot size	2.23 acres total

Site Constraints	There is a small PG&E facility (3,974 square feet) located in between 414 002106100 and 414 002107800. It is highlighted in green with a large black arrow pointing at it in the small map below, figure B-4. Former Cherryland Place is outlined in orange.
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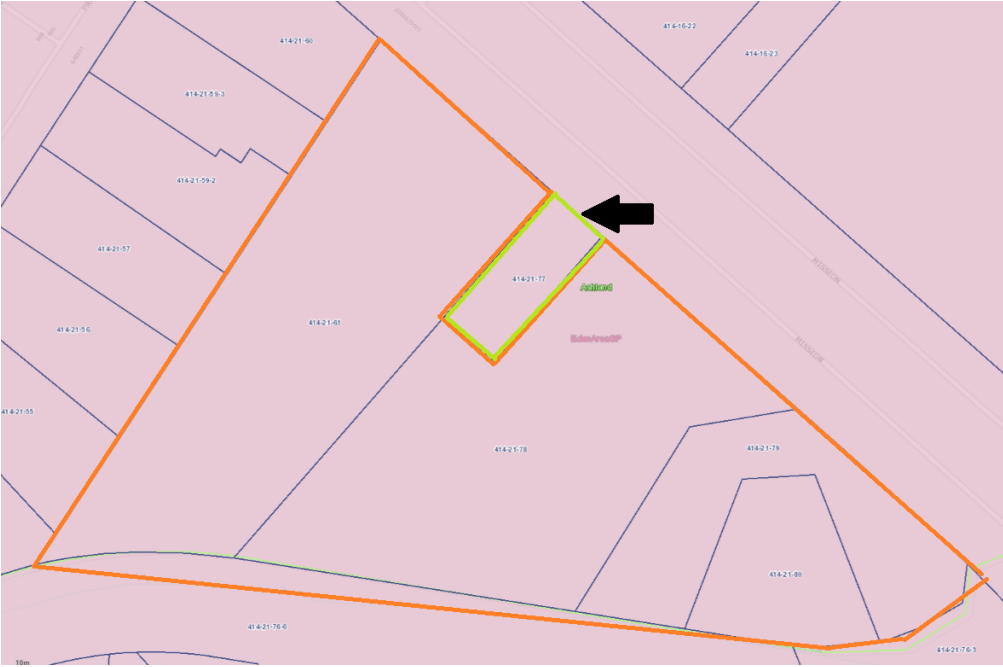


Figure B-4. Cherryland Place parcel map

Castro Valley Lucky's Parking Lot

Background and Description:

This parcel is occupied by Lucky Grocery store and part of its parking lot. It is located on the south side of Castro Valley Boulevard near Redwood Road.

Key Considerations and Feasibility for Site Development:

The site is 0.4 miles from Bart and 0.1 miles from AC Transit. The site is in downtown Castro Valley and is directly adjacent to goods and services. One consideration is that to develop this site a parking garage may have to be built to accommodate the Lucky's store. The site is in a neighborhood rated Moderate Resource in the 2023 HCD/TCAC Opportunity Map.



Figure B-5. Lucky's Parking Lot

Table B-18

APN	84A-60-4-3
Address	3443 Castro Valley Blvd.
Current General or Specific Plan Designation	<i>Castro Valley Central Business District CBD-5 Core Pedestrian Retail</i>
Current Zoning Designation	<i>Castro Valley Central Business District Sub Area 7 Intensive Retail Core</i>
Proposed Rezoning	<i>HE-CVBD-S07-60 (Housing Element Overlay, CV CBD Sub Area 7, 60 units per acre</i>
New units/acre range	41-60 du/acre
Unit Capacity	96
Lot size	2.1 acres
Site Constraints	May need to save a portion for parking.

Castro Valley BART Station

Background and Description:

Castro Valley BART Opened on May 10, 1997, it served as an extension to the Dublin/Pleasanton station. It has 11.62 acres of surface parking.

Key Considerations and Feasibility for Site Development:

This site is directly adjacent to BART and AC Transit. This site is also very close to downtown only 0.19 miles away. Which would enable inhabitants to be able to access goods and services very easily and efficiently. The general plan of this site CBD-TOD-R&O stands for transit-oriented development and this is exactly what we see happening here.

For housing to be developed a parking structure will need to be created for BART to accommodate their need for parking. The site is in a neighborhood rated Moderate Resource in the 2023 HCD/TCAC Opportunity Map.

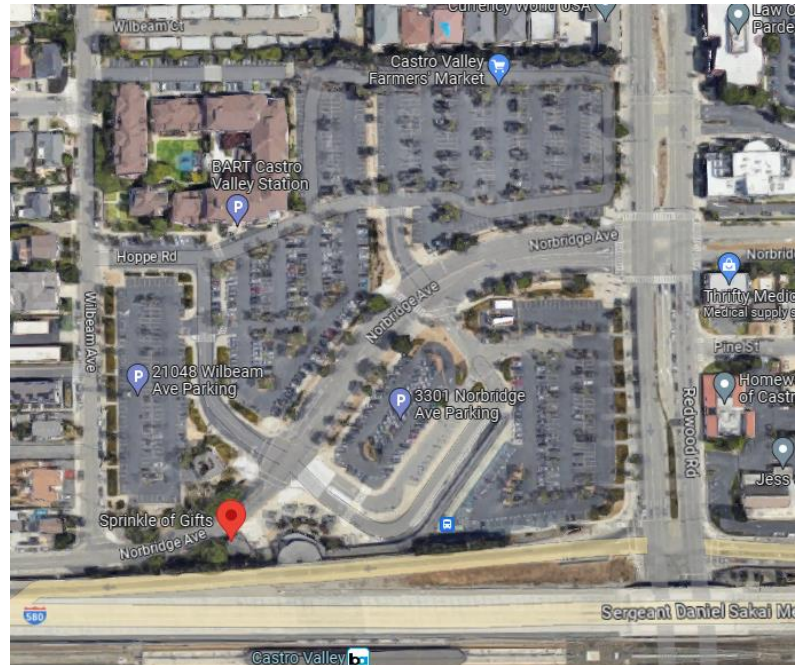


Figure B-6. Castro Valley BART Station

Table B-19

APNs	84A-68-9-9, 84A-68-9-8, 84A-72-8-5, 84A-64-12-9, 84A-60-14
Address	21091, 21049, 21013 Redwood Rd. 21048 Wilbeam
Current General or Specific Plan Designation	<i>Castro Valley General Plan Central Business District Transit Oriented Development-R&O</i>
Current Zoning Designation	<i>Castro Valley Central Business District, Sub Area 8 and Sub Area 9</i>
Proposed Rezoning	HE-BART-CVBD-S08-86 and HE-BART-CVBD-S09-86 (Housing Element Overlay at BART site, CVCBD Sub Area 8 or 9, up to 86 units per acre)
New units/acre range	75-86 units per acre
Unit Capacity	476
Lot size	11.62 acres; 5.69 acres for housing
Site Constraints	The site will need to accommodate future parking needs.

Bay Fair BART Station

Background and Description:

The site consists of four properties that are currently used as parking for BART patrons. The four parcels border single-family homes and are adjacent to the City of San Leandro, particularly the northern half of the station.

Key Considerations and Feasibility for Site Development:

The Bay Fair BART station parking is accessible via a major arterial road, Hesperian Blvd. AB 2923, encourages transit-oriented development at a density of 75 units per acre. The site is nearby the Bayfair Shopping Mall, a former major shopping mall for residents of the Eden Area and the center of significant redevelopment attention in San Leandro. Groceries stores, gas stations, restaurants and more are located within 1 mile of the subject site. The BART Station itself is located directly east of the site.

Staff from BART, San Leandro, Alameda County, and other relevant agencies have already begun meeting and considering possible steps forward in order to facilitate the development of both halves of the station.

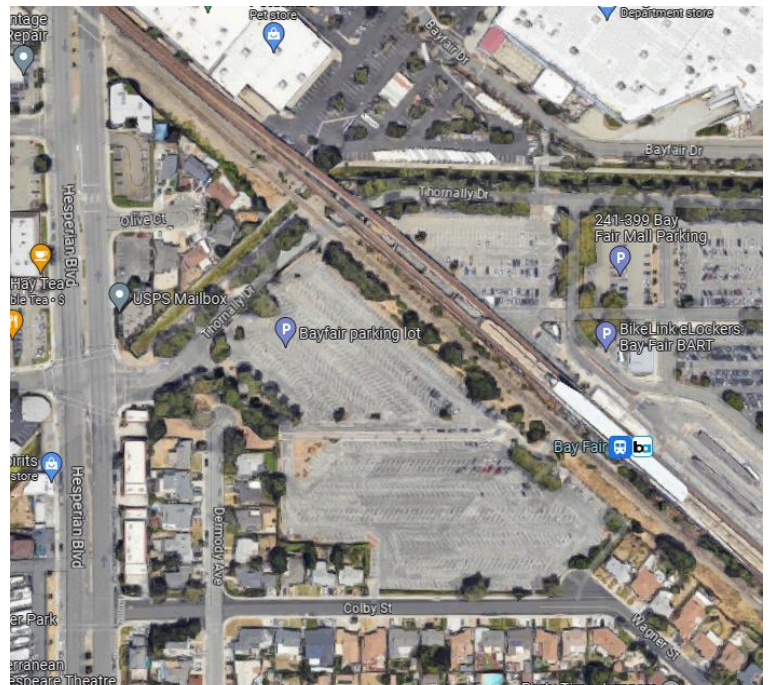


Figure B-7. Bay Fair BART Station

Table B-20	
APNs	80D-565-29, 80D-568-31, 80D-568-30, 80D-565-30
Address	Wagner Street, San Lorenzo, 94580
Current General or Specific Plan Designation	<i>Eden Area General Plan – High Density Residential</i>
Current Zoning Designation	Suburban Residential, 1,500 square feet minimum building site area
Proposed Rezoning	HE-BART-HDR / GC-86 (Housing Element Overlay at BART site, High Density Residential with General Commercial secondary use, 86 units per acre)
New units/acre range	75-86 units per acre
Unit Capacity	301
Lot size	7.02 acres; 3.44 acres for housing

Site Constraints	The site will need to accommodate future parking needs.
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Crunch Fitness

Background and Description:

The site consists of two properties owned by the same developer on the north side of Lewelling Boulevard in Ashland. The existing building is occupied by a Crunch Fitness and a restaurant store, and the remainder of the lots are paved for parking.

Key Considerations and Feasibility for Site Development:

The site is less than .5 miles from nearby grocery stores and adjacent to a local high school and other neighborhoods. Initial conversations with the property owners demonstrated interest in developing housing. The owners of 165 Lewelling Blvd, located behind the gym, is also interested in redeveloping into housing.



Figure B-8. Crunch Fitness

Table B-21	
APNs	413-0015-033-05, 413-0015-034-03
Address	1177 Lewelling Blvd and 85 Lewelling Blvd San Lorenzo 94580
Current General or Specific Plan Designation	<i>Eden Area General Plan, General Commercial</i>
Current Zoning Designation	<i>Ashland Cherryland Business District Specific Plan – District Commercial</i>
Proposed Rezoning	HE-DC-86 (Housing Element Overlay, District Commercial, 86 units per acre)
New units/acre range	43-86 units/acre min
Unit Capacity	254
Lot size (or portion of property proposed for development)	4.22 acres
Site Constraints	The site will need to accommodate future parking needs.

B.3.3 Housing Sites Table

The following 3 tables describe the sites inventory in full. Table B-23 describes all sites proposed for rezoning. Table B-24 describes all nonvacant sites. Table B-25 below shows details about all vacant properties included in the sites inventory.

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
20396 John Dr Castro Valley 94546	84A-240-2	G2	0.13	Vacant (back of lot)	Above Moderate	1	Residential Small Lot	RSL-CSU-RV	HE-RSL-17	v, 1, 3
20338 John Dr Castro Valley 94546 ¹	84A-250- 9-3	G2	3.05	Vacant	Above Moderate	26	Residential Small Lot	RSL-CSU-RV	HE-RSL-17	v, 1
20396 John Dr Castro Valley 94546 ¹	84A-250- 9-4	G2	1.53	Vacant	Above Moderate	12	Residential Small Lot	RSL	HE-RSL-17	v, 1
15776 Hesperian Blvd San Lorenzo 94580	412-14- 39-2	G11	0.5	Parking	Above Moderate	21	SLVSP	SLVSP-C2	HE-SLZ-60	1
Hesperian Blvd San Lorenzo 94580	412-34-2- 6	G11	0.12	Parking	Above Moderate	5	SLVSP	SLVSP-C2	HE-SLZ-60	1
15740 Hesperian Blvd San Lorenzo 94580	412-14- 36-2	G34	0.24	Parking	Above Moderate	10	SLVSP	SLVSP-C2	HE-SLZ-60	3
5744 Peach Dr San Lorenzo 94580	412-14- 37-3	G34	0.15	Parking	Above Moderate	6	SLVSP	SLVSP-C2	HE-SLZ-60	1
15772 Hesperian Blvd San Lorenzo 94580	412-14- 38-2	G34	0.42	Commercial (Tool rental)	Above Moderate	18	SLVSP	SLVSP-C2	HE-SLZ-60	1
15787 Washington Ave San Lorenzo 94580	411-24-5		0.36	Auto	Above Moderate	5	GC	C1	HE-C1-22	1, 3
1294 Bockman Rd San Lorenzo 94580	411-91-2		0.65	Vacant	Above Moderate	10	GC-MDR	PD-1209	HE-CM-22	v, 1
Peach Dr San Lorenzo 94580	412-14- 35-3		0.34	Parking	Above Moderate	14	SLVSP	SLVSP-C2	HE-SLZ-60	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
Peach Dr San Lorenzo 94580	412-14-77		0.41	Parking	Above Moderate	17	SLVSP	SLVSP-C2	HE-SLZ-60	1
15800 Hesperian Blvd San Lorenzo 94580	412-34-39		0.53	Commercial	Above Moderate	22	GC	SLVSP-C1	HE-SLZ-60	1, 3
16020 Hesperian Blvd San Lorenzo 94580 ¹	412-39-24-3		0.98	Commercial	Above Moderate	41	GC	SLVSP-C1	HE-SLZ-60	3
19390 Hesperian Blvd Hayward 94541	412-87-71-2		0.97	Vacant	Above Moderate	14	C1	RS-D25/C1	HE-C1-22	v, 1, 2
165 Lewelling Blvd San Lorenzo 94580	413-15-33-2		2.39	Light Industrial	Above Moderate	36	PUB	ACBD-P	HE-ACBD-R2-22	1, 3
East Ave Hayward 94541	425-170-2		0.8	Vacant	Above Moderate	6	FASP	C1	HE-FASP C1-22	v, 1
2637 East Ave Hayward 94541	426-140-9-2		2.39	Commercial	Above Moderate	36	CN	CN	HE-FASP CN-22	1, 3
19510 Hesperian Blvd Hayward 94541	432-4-28-6		0.89	Commercial (Restaurant)	Above Moderate	13	GC	C1	HE-C1-22	1, 3
16290 Foothill Blvd San Leandro 94578	80A-188-2-7		0.71	Vacant	Above Moderate	10	CNM and RLM	PD	HE-CN-22	v, 1
166th Av San Lorenzo 94580	80A-209-4		0.09	Vacant	Above Moderate	1	RH	R1	HE-RSL-17	v, 1
2625 Castro Valley Blvd Castro Valley 94546	84A-12-2-2		1.69	Auto (Repair)	Above Moderate	33	CBD - CD-2	CVBD-S02	HE-CVBD-S02-40	1, 3
2659 Castro Valley Blvd Castro Valley 94546	84A-12-3		0.3	Auto (Sales)	Above Moderate	5	CBD-3	CVBD-S02	HE-CVBD-S02-40	1, 3
20860 Wilbeam Ave Castro Valley 94546	84A-60-13-3		0.32	Parking	Above Moderate	13	CBD-5	CVBD-S07	HE-CVBD-S07-60	1
2515 Castro Valley Blvd Castro Valley 94546	84A-7-4		0.28	Commercial (Vet office)	Above Moderate	5	CBD - CD-2	CVBD-S02	HE-CVBD-S02-40	3

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
2610 Norbridge Ave Castro Valley 94546	84A-7-5		2.63	Commercial (Car Dispatch)	Above Moderate	73	CBD - CD-2	CVBD-S02	HE-CVBD-S02-40	1
2495 Castro Valley Blvd Castro Valley 94546	84A-7-6		1.36	Commercial (Lumber)	Above Moderate	26	CBD-CD-2	CVBD-S02	HE-CVBD-S02-40	1, 3
20095 Mission Blvd Hayward 94541	414-21-60	G9	0.21	Paved lot	Low and Very Low	13	GC	DMU	HE-DMU-86	1, 2
20097 Mission Blvd Hayward 94541	414-21-61	G9	0.89	Paved lot	Low and Very Low	53	GC	DMU	HE-DMU-86	1, 2
20095 Mission Blvd San Lorenzo 94580	414-21-78	G9	0.84	Paved lot	Low and Very Low	51	GC	DMU	HE-DMU-86	1, 2
20095 Mission Blvd Hayward 94541	414-21-79	G9	0.32	Paved lot	Low and Very Low	19	GC	DMU	HE-DMU-86	1, 2
20095 Mission Blvd Hayward 94541	414-21-80	G9	0.19	Paved lot	Low and Very Low	11	GC	DMU	HE-DMU-86	1, 2
967 Hampton Rd Hayward 94541	414-41-30	G32	0.21	Residential (Excess land on residential lot)	Low and Very Low	12	GC	RS	HE-HDR-86	1, 3
20525 Mission Blvd Hayward 94541	414-41-33	G32	0.3	Commercial	Low and Very Low	18	GC-MHDR	ACBD-DMU	HE-DMU-86	1
20102 Mission Blvd Hayward 94541	414-16-22		0.52	Commercial (Restaurant)	Low and Very Low	31	GC	DMU	HE-DMU-86	1, 3
2889 Kelly St Hayward 94541	416-180-20		0.65	Church	Low and Very Low	26	FASP	FASP-R1	HE-FASP-MDR-22	1, 2, 3
2490 Grove Way Hayward 94546	416-30-14-3		4.19	Parking	Low and Very Low	260	CC	D20	HE-CC-60	3
2000 150th Ave San Leandro 94578	80A-153-12		7.08	Public facility	Low and Very Low	301	PF	RS	HE-HDR and P-86HDR	2
20910 Redwood Rd Castro Valley 94546	84C-618-5-8		0.68	Commercial (Restaurant)	Low and Very Low	28	CBD-TOD-O	CVBD-S09	HE-CVBD-S09-60	1, 3

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
177 Lewelling Blvd San Lorenzo 94580	413-15-33-5	G21	3.17	Commercial	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>191</u> 57 28 106	GC	ACBD-DC	HE-DC -86	3
85 Lewelling Blvd San Lorenzo 94580	413-15-34-3	G21	1.05	Commercial	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>63</u> 18 9 36	GC	ACBD-DC	HE-DC -86	1
Dermody Ave San Leandro 94578 ¹	80D-563-17	G23	0.88	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>36</u> 10 5 21	HDR-GC	RS-D15	HE-BART- HDR / GC-86	1
Wagner St San Lorenzo 94580 ¹	80D-565-29	G23	1.99	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>83</u> 24 12 47	HDR-GC	RS-D15	HE-BART- HDR / GC-86	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
Wagner St San Lorenzo 94580 ¹	80D-565-30	G23	1.17	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>49</u> 14 7 28	HDR-GC	RS-D15	HE-BART-HDR / GC-86	1
Wagner St San Lorenzo 94580 ¹	80D-568-30	G23	1.57	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>66</u> 19 9 38	HDR-GC	RS-D15	HE-BART-HDR / GC-86	1
Wagner St San Lorenzo 94580 ¹	80D-568-31	G23	1.6	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>67</u> 20 10 37	HDR-GC	RS-D15	HE-BART-HDR / GC-86	1
Wilbeam Ave Castro Valley 94546 ¹	84A-60-14-2	G24	0.75	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>27</u> 8 4 15	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE-BART-CVBD-S08-86	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
21013 Redwood Rd Castro Valley 94546	84A-64-12-9	G24	0.89	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>32</u> 9 4 19	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE-BART-CVBD-S08-86	1
21049 Redwood Rd Castro Valley 94546	84A-68-9-8	G24	3.3	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>121</u> 36 18 67	CBD-TOD-O	CVCBD-CVBD-S09	HE-BART-CVBD-S09-86	1
21091 Redwood Rd Castro Valley 94546	84A-68-9-9w	G24	4.05	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>148</u> 44 22 82	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE-BART-CVBD-S08-86	1
21048 Wilbeam Ave Castro Valley 94546	84A-72-8-5	G24	2.63	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>96</u> 28 14 54	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE-BART-CVBD-S08-86	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
3443 Castro Valley Blvd Castro Valley 94546	84A-60-4-3		2.1	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	96 28 14 54	CBD-5	CVBD-S07	HE-CVBD-S07-60	1, 3
507 Paseo Grande San Lorenzo 94580 ¹	412-31-92	G33	1.68	Commercial	Moderate	70	SLVSP	SLZSP-C1	HE-SLZ-60	1
587 Paseo Grande San Lorenzo 94580 ¹	412-31-93	G33	0.55	Commercial	Moderate	23	SLVSP	SLZSP-C1	HE-SLZ-60	1
15600 Lorenzo Ave San Lorenzo 94580	411-21-5-2		0.61	Residential (Excess land on residential lot)	Moderate	18	MDR	R3	HE-MHDR-43	3
15601 Washington Ave San Lorenzo 94580	411-21-5-4		0.4	Commercial	Moderate	11	GC	C1	HE-C1-43	1
15800 Hesperian Blvd San Lorenzo 94580	412-34-36		4.99	Parking	Moderate	73	SLVSP	SLZSP-C1	HE-SLZ-60	3
18600 Hesperian Blvd Hayward 94541	412-87-79-2		0.45	Vacant	Moderate	13	GC	C1	HE-C1-43	v, 1
221 E Lewelling Blvd San Lorenzo 94580	413-63-6-3		0.31	Commercial	Moderate	9	GC	CN	HE-CN-43	3
75 E Lewelling Blvd San Lorenzo 94580	413-67-5-2		0.5	Parking	Moderate	14	GC	CN	HE-CN-43	1
98 Lewelling Blvd San Lorenzo 94580	413-70-6-4		0.33	Broken Pavement	Moderate	9	GC	DC	HE-DC-43	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category ²	Criteria Met
268 Lewelling Blvd San Lorenzo 94580	413-93-2-2		0.27	Commercial (Empty Building)	Moderate	8	GC	DC	HE-DC-43	3
21180 Mission Blvd Hayward 94541 ¹	414-81-7		0.31	Commercial	Moderate	9	MDR	AO-CMU-R	HE-AO-CMU-R-43	1
21222 Mission Blvd Hayward 94541 ¹	414-81-8		0.38	Commercial	Moderate	11	MDR	AO-CMU-R	HE-AO-CMU-R-43	1, 3
2701 East Ave Hayward 94541	425-170-1		0.25	Vacant	Moderate	5	FASP	PD-1656	HE-MDR-29	v, 1
770 Bartlett Ave Hayward 94541	432-4-30-2		0.2	Residential (Excess land on residential lot)	Moderate	5	MDR	RS-DV	HE-MHDR-43	1, 3
2746 Castro Valley Blvd Castro Valley 94546	84A-160-7-1		0.33	Commercial (Florist)	Moderate	6	CBD - CD-2	CVCBD-CVBD-S05	HE-CVBD-S05-40	1, 3
Unit Count						Total	2,661			
						Above Moderate	794			
						Moderate	440			
						Low and Very Low	1,427			
Notes										
1: These parcels were listed in the 5 th Cycle Sites Inventory.										
2: Rezone categories are described in table B-11.										

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
205 Ano Ave San Lorenzo 94580	413-23-67-4	G6	0.59	Residential (Excess land on residential lot)	Above Moderate	8	MDR	ACBD-R2	1, 3	22	15.4
16600 Ashland Ave San Lorenzo 94580	413-23-43-3	G6	1.28	Residential (Excess land on residential lot)	Moderate	18	MDR	ACBD-R2	1, 3	22	15.4
D St, Hayward	417-220-11-1	G8	1.11	vacant	Above Moderate	3	FASP	R1-BE	1	4.356	3.0492
3216 D St Hayward 94541	417-220-12-1	G8	2.5	Residential (Excess land on residential lot)	Above Moderate	7	FASP	R1	1, 3	4.356	3.0492
19539 Center St Castro Valley 94546*	84C-697-11-6	G18	0.11	Residential (unoccupied)	Above Moderate	0	R1	R1	3	8	5.6
19527 Center St Castro Valley 94546*	84C-697-11-9	G18	0.61	Residential (unoccupied)	Above Moderate	4	R1	R1	3	8	5.6
19521 Center St Castro Valley 94546	84C-697-10-4	G18	0.94	Residential (unoccupied)	Above Moderate	6	R1	R1	1, 3	8	5.6
Center St Castro Valley 94546	84C-697-11-7	G18	0.35	Residential (unoccupied)	Above Moderate	2	R1	R1	1	8	5.6
19687 Mission Blvd Hayward 94541	414-21-3	G19	0.28	Auto (Sales)	Low and Very Low	8	GC	CMU-C	1, 3	43	30.1
19895 Mission Blvd San Lorenzo 94580	414-21-4	G19	0.06	Auto (Sales)	Low and Very Low	2	GC	CMU-C	1	43	30.1
Harmony Dr Hayward 94541	414-21-6-1	G19	0.07	Auto (Sales)	Low and Very Low	2	GC	CMU-C	1	43	30.1

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
968 Harmony Dr Hayward 94541	414-21-85	G19	0.1	Auto (Sales)	Low and Very Low	3	GC	CMU-C	1	43	30.1
3180 Castro Valley Blvd, Castro Valley	84A-112-13	G20	0.68	Grocery	Low and Very Low	19	CVGP-CBD-5	CBD-5	1, 3	40	28
16404 E 14th St San Leandro 94578	80-71-38	G22	0.11	Commercial (Retail)	Moderate	3	GC	CMU-C	1, 3	43	30.1
16410 E 14th St San Leandro 94578	80-71-46	G22	0.28	Auto (Sales)	Moderate	8	GC	CMU-C	1, 3	43	30.1
16563 E 14th St San Leandro 94578	80B-300-8-1	G26	0.14	Nonresidential structure	Above Moderate	4	GC	CMU-C	1	43	30.1
16563 E 14th St San Leandro 94578	80B-300-8-2	G26	0.12	Commercial	Above Moderate	3	GC	CMU-C	1, 3	43	30.1
16500 E 14th St San Leandro 94578	80-76-35	G27	0.26	Auto (Sales)	Low and Very Low	8	GC	CMU-C	1, 3	43	30.1
16130 Ashland Ave San Lorenzo 94580	80C-479-1	G28	0.2	Parking	Above Moderate	9	GC	DMU	1	43	30.1
16140 Ashland Ave San Lorenzo 94580	80C-479-2	G28	0.2	Paved (drive way)	Above Moderate	9	GC	DMU	1	43	30.1
17144 E 14th St Hayward 94541	80A-109-10	G29	0.11	Commercial	Moderate	3	GC	CMU-C	1, 3	43	30.1
17156 E 14th St Hayward 94541	80A-109-21-1	G29	0.11	Commercial	Moderate	3	GC	CMU-C	1	43	30.1
981 Hampton Rd Hayward 94541	414-41-31	G32	0.19	Parking	Low and Very Low	11	GC	DMU	1, 3	86	60.2

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
20513 Mission Blvd Hayward 94541	414-41-32	G32	0.29	Parking (Car Rental)	Low and Very Low	17	GC	DMU	1, 3	86	60.2
D St Hayward 94541	426-20-3		0.46	Nonresidential structure	Above Moderate	2	FASP	R1	1	8.712	6.0984
Fairview Ave Hayward 94542	425-20-5-7		4.11	Agriculture	Above Moderate	6	FASP	R1	1	2.178	1.5246
122 Sunset Blvd Hayward 94541	429-64-35-2		0.47	Residential (Unoccupied)	Above Moderate	4	MDR	RS	1, 3	22	15.4
130 Sunset Blvd Hayward 94541	429-64-36		0.44	Vacant (Storage)	Above Moderate	6	MDR	RS	1, 3	22	15.4
15715 Hesperian Blvd San Lorenzo 94580	412-14-34-2		0.63	Vacant (construction staging)	Above Moderate	5	LDR	PD-1468	1	9	6.3
19356 Meekland Ave Hayward 94541	429-10-24		0.18	Light industrial	Above Moderate	3	LMDR	RS	1, 3	12	8.4
1875 East Ave Hayward 94541	426-170-1		1.21	Residential (Excess land on residential lot)	Above Moderate	5	FASP	FASP-R1-BE-6000	1, 3	7.26	5.082
21098 Mission Blvd Hayward 94541	414-81-2		0.18	Vacant (Storage)	Above Moderate	2	MDR	CMU-R	1	22	15.4
21106 Mission Blvd Hayward 94541*	414-81-3		0.25	Vacant (Storage)	Above Moderate	3	MDR-GC	AO-CMU-R	3	22	15.4
21120 Mission Blvd Hayward 94541	414-81-4		0.17	Vacant (storage)	Above Moderate	1	MDR-GC	AO-CMU-R	1, 3	22	15.4
21235 Meekland Ave Hayward 94541*	429-46-6		0.31	Residential (Excess land on residential lot)	Above Moderate	3	MDR	RS-D3	3	22	15.4

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
2246 East Ave Hayward 94541*	426-130-11		1.58	Residential (Excess land on residential lot)	Above Moderate	3	FASP	FASP-R1-BE-6000	3	7.26	5.082
22538 Bayview Ave Hayward 94541	417-50-99		1.7	Residential (Excess land on residential lot)	Above Moderate	6	FASP	R1	1, 3	8.712	6.0984
23420 Maud Ave Hayward	417-210-72		2.49	SFH	Above Moderate	3		FASP-R1	1	4.356	3.0492
23932 Madeiros Ave Hayward 94541	426-10-60		0.82	Residential (Excess land on residential lot)	Above Moderate	3	FASP	R1-BE	1, 3	7.26	5.082
24694 Fairview Ave Hayward 94542	417-261-10		2.98	Residential (Excess land on residential lot)	Above Moderate	6	FASP	FASP-R1-BE-6000	1, 3	4.356	3.0492
25270 2nd St Hayward 94541	426-140-21		1.66	Residential (Excess land on residential lot)	Above Moderate	7	FASP	FASP-R1-BE-6000	1, 3	7.26	5.082
2652 Vergil Ct 94546*	416-40-44		5.4	Closed School	Above Moderate	32	S	SCV-CSU-RV	2	8.5	5.95
3849 Castro Valley Blvd Castro Valley 94546	84C-627-1		0.24	Office	Above Moderate	10	CBD-RMU	CVBD-S10	1, 3	60	42
879 Grant Ave San Lorenzo 94580*	412-22-7-2		9.9	Vacant field behind school (3.76 acre)	Above Moderate	57	MDR	R1	Relevant land: v	22	15.4
Lamson Rd Castro Valley 94546	84D-1173-24		0.24	Residential (Excess land on residential lot)	Above Moderate	1	RH	R1	1	8.712	6.0984
1050 Mattox Rd Hayward 94541	414-46-57-2		2.8	Parking	Low and Very Low	62	GC	DMU	1, 3	86	60.2

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
15350 E 14th St San Leandro*	80-31-32-2		0.6501377	Commercial	Low and Very Low	19	EAGP-GC-MHDR	BC	3	43	30.1
16611 E 14th St San Leandro 94578	80B-300-11		0.65	Auto (sales)	Low and Very Low	19	GC	CMU-C	1, 3	43	30.1
17000 E 14th St, San Lorenzo	80A-108-11-1		0.28	Auto Sales	Low and Very Low	8	EAGP-GC-MHDR	CMU-C	1	43	30.1
17066 E 14th St, Hayward	80A-108-9		0.22	Auto Sales	Low and Very Low	7	EAGP-GC-MHDR	CMU-C	1	43	30.1
18551 Mission Blvd San Lorenzo 94580*	414-21-2-2		1.84	Commercial	Low and Very Low	30	GC-MHDR	ACBD-CMU-C	3	43	30.1
20634 Patio Dr Castro Valley 94546	84A-80-16-8		1	Parking	Low and Very Low	42	CBD-5	CVBD-S07	1, 3	60	42
20871 Redwood Rd Castro Valley 94546	84A-64-27-2		1.25	Commercial (Retail)	Low and Very Low	52	CBD-5	CVBD-S07	1, 3	60	42
E 14th St San Lorenzo 94580	80A-102-35-2		0.34	Auto (Sales)	Moderate	10	GC	CMU-C	1	43	30.1
E 14th St San Lorenzo 94580	80B-302-7-1		0.12	Parking	Moderate	3	GC	CMU-C	1, Identified on HCD Affordable Housing Opportunities Sites Map	43	30.1
1475 162nd Ave San Leandro	80-57-38-5		0.25	Commercial	Moderate	5	MDR	RS	1	29.04	20.328
16035 E 14th St San Leandro 94578	80C-476-1		0.2	Commercial	Moderate	12	GC	DMU	1	86	60.2
16043 E 14th St, San Leandro ¹	80C-476-3		0.16	Commercial	Moderate	9	GC	DMU	1, 3	86	60.2

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
16151 E 14th St San Leandro 94578	80C-476-11-1		0.16	Commercial	Moderate	9	GC	DMU	1, 3	86	60.2
16233 E 14th St San Leandro 94578	80C-479-4		0.49	Commercial (Retail)	Moderate	14	GC	DMU	1, 3	43	30.1
16265 E 14th St San Leandro 94578	80C-479-6-2		0.22	Auto (Repair)	Moderate	13	GC	DMU	1, 3	86	60.2
17043 Melody Way San Lorenzo 94580	80B-306-5-1		0.11	Residential	Moderate	3	MDHR	CMU-C	1	43	30.1
19648 Mission Blvd Hayward 94541	414-11-5		0.32	Commercial	Moderate	9	GC	CMU-C	1, 3	43	30.1
20857 Redwood Rd Castro Valley 94546	84A-64-25-2		0.43	Commercial	Moderate	9	CBD-5	CVBD-S07	1, 3	60	42
20925 Mission Blvd Hayward 94541	414-61-33		0.34	Commercial	Moderate	10	GC	DMU	1, 3	43	30.1
21050 Mission Blvd Hayward 94541	414-56-23-1		0.21	Commercial	Moderate	3	MDR	DMU	1, 3	22	15.4
21123 Meekland Ave Hayward 94541	429-46-4		0.74	Light Industrial	Moderate	11	MDR	RS	1	22	15.4
21177 Mission Blvd Hayward 94541*	414-76-24		0.15	Office	Moderate	4	GC-MHDR	ACBD-AO-CMU-C	3	43	30.1
21391 Mission Blvd, Hayward	414-76-49		0.1445243	Commercial	Moderate	4	GC-MHDR	CMU-C	1	43	30.1
719 W A St Hayward 94541	432-20-9-2		0.26	Parking	Moderate	7	GC	PD	1	43	30.1

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
21495 Mission Blvd Hayward 94541	414-76-57		0.19	Commercial	Moderate	5	GC	CMU-C	1, 3	43	30.1
21780 Meekland Ave Hayward 94541*	429-64-32		0.41	Commercial	Moderate	6	MDR	C1	3	22	15.4
3410 Castro Valley Blvd Castro Valley 94546	84A-80-19-1		0.09	Commercial	Moderate	3	CBD-5	CVBD-S07	1, 3	60	42
727 W A St San Lorenzo 94580	432-20-10-2		0.23	Commercial	Moderate	6	GC	PD-1487	1, 3	43	30.1
					Unit Count	<i>Total Units</i>	771				
						<i>Above Moderate</i>	194				
						<i>Moderate</i>	187				
						<i>Low and Very Low</i>	390				

Notes

*: These sites have Improvement-to-Land-Value ratios of greater than 1 and are discussed in section B.2.5 Suitability of Nonvacant Sites

1: These parcels were listed in the 5th Cycle Sites Inventory.

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Madeiras Ave, Hayward	94541	426-50-10	FASP-R1-BE 10000		0.27		Above Moderate	1	G1	7.26	5.082
Madeiras Ave, Hayward	94541	426-50-11	FASP-R1-BE 10000		0.17		Above Moderate	1	G1	7.26	5.082
25583 Madeiras Ave, Hayward	94541	426-50-12	FASP-R1-BE 10000		0.65		Above Moderate	1	G1	7.26	5.082
576 Willow Ave, Hayward	94541	429-50-5-2	RS-D35	MDR	0.08		Above Moderate	1	G3	22	15.4
Western Blvd, Hayward	94541	429-50-6-1	RS-D35	MDR	0.23		Above Moderate	3	G3	22	15.4
Redwood Rd, Castro Valley	94546	84D-1275-16-1	R1-BE-CSU-RV- HO	RH	0.47		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-22	R1-BE-CSU-RV- HO	RH	0.48		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-23	R1-BE-CSU-RV- HO	RH	0.54		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-24	R1-BE-CSU-RV- HO	RH	0.56		Above Moderate	3	G4	8.712	6.0984
Almond Rd, Castro Valley	94546	84D-1250-14-2	R1-BE-CSU-RV- HO	RH	0.74		Above Moderate	4	G5	8.712	6.0984
Ewing Rd, Castro Valley	94546	84D-1250-15-4	R1-BE-CSU-RV- HO	RH	0.86		Above Moderate	5	G5	8.712	6.0984
16550 Ashland Ave, San Lorenzo	94580	413-23-43-4	ACBD-R2	MDR	1.16		Moderate	17	G6	22	15.4
Weir Dr, Hayward	94541	426-160-91	FASP-R1-BE		3.39		Above Moderate	17	G7	7.26	5.082
East Ave, Hayward	94541	426-170-13	FASP-R1-BE		1.08	Yes	Above Moderate	5	G7	7.26	5.082
East Ave, Hayward	94541	426-170-14-2	FASP-R1-BE		0.38		Above Moderate	2	G7	7.26	5.082

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
East Ave, Hayward	94541	426-170-16	FASP-R1-BE		0.36		Above Moderate	2	G7	7.26	5.082
Maud Ave, Hayward	94541	417-210-100	FASP-R1		0.25		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-101	FASP-R1-BE		0.24		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-95	FASP-R1		0.31		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-96	FASP-R1		0.11		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-97	FASP-R1		0.11		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-98	FASP-R1		0.12		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-99	FASP-R1		0.11		Above Moderate	1	G12	4.356	3.0492
Kelly St, Hayward	94541	416-180-10-3	FASP-R1		0.51	Yes	Above Moderate	3	G14	8.712	6.0984
22866 Mansfield Ave, Hayward	94541	416-180-61	FASP-R1		0.41	Yes	Above Moderate	2	G14	8.712	6.0984
Mansfield Ave, Hayward	94541	416-180-1	FASP-R1		1.38		Above Moderate	9	G15	8.712	6.0984
Kelly St, Hayward	94541	416-180-12	FASP-R1		0.35		Above Moderate	2	G15	8.712	6.0984
Kelly St, Hayward	94541	416-180-14	FASP-R1		0.34		Above Moderate	2	G15	8.712	6.0984
Hampton Rd, Hayward	94541	414-21-64-4	PD-2226	LMDR	0.06		Above Moderate	0	G17	12	8.4
924 Hampton Rd Hayward 94541	94541	414-21-83-1	PD-2226	LMDR	0.10		Above Moderate	1	G17	12	8.4

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
876 Hampton Rd, San Lorenzo	94580	414-21-83-4	PD-2226	LMDR	0.49		Above Moderate	5	G17	12	8.4
876 Hampton Rd, San Lorenzo	94580	414-21-87-3	PD-2226	LMDR	0.08		Above Moderate	0	G17	12	8.4
Castro Valley Blvd, Castro Valley	94546	84A-112-12-2	CVGP-CBD-5	CBD-5	0.09		Low and Very Low	2	G20	40	28
Alden Rd, San Lorenzo	94580	413-51-54	RS-SU	LMDR	0.14		Above Moderate	1		12	8.4
Alden Rd, San Lorenzo	94580	413-51-55	RS-SU	LMDR	0.14		Above Moderate	1		12	8.4
Almond Rd, Castro Valley	94546	84D-1162-1-12	R1-BE-CSU-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
Almond Rd, Castro Valley	94546	84D-1250-79	R1-BE-CSU-RV-HO	RH	0.36		Above Moderate	2		8.712	6.0984
Almond Rd, Castro Valley	94546	84D-1250-80	R1-BE-CSU-RV-HO	RH	0.38		Above Moderate	2		8.712	6.0984
Audrey Dr, Castro Valley	94546	84C-905-98	R1-CSU-RV-HO	RH	0.20		Above Moderate	1		8	5.6
Aurelia Way, San Leandro	94578	79-10-17	R1-HO	RH	0.13		Above Moderate	1		8	5.6
Aurelia Way, San Leandro	94578	79-10-20	R1-HO	RH	0.12		Above Moderate	1		8	5.6
Bains Ct, Castro Valley	94546	84C-885-29-5	MASP-R1-BE-CSU-RV	RR	0.25		Above Moderate	1		2	1.4
Bains Ct, Castro Valley	94546	84C-885-30-3	MASP-R1-BE-CSU-RV	RR	0.26		Above Moderate	1		2	1.4
Bains Ct, Castro Valley	94546	84C-885-31-3	R1-BE-CSU-RV	RR	0.31		Above Moderate	1		2	1.4
Bains Ct, Castro Valley	94546	84C-885-32-2	R1-BE-CSU-RV	RR	0.26		Above Moderate	1		2	1.4

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Bains Ct, Castro Valley	94546	84C-885-34-2	MASP-R1-B40-CSU-RV	RR	0.56		Above Moderate	1		2	1.4
Bayview Ave, Hayward	94541	417-299-31	FASP-R1		0.14		Above Moderate	1		8.712	6.0984
Birch St, Hayward	94541	414-51-25	R1	LMDR	0.23		Above Moderate	1		12	8.4
Birch St, Hayward	94541	414-56-11	R1	LMDR	0.62		Above Moderate	5		12	8.4
Blossom Way, Hayward	94541	414-76-17	RS-D35	MDR	0.19		Above Moderate	2		22	15.4
Blossom Way, Hayward	94541	429-10-70-1	RS-D35	MDR	0.16		Above Moderate	2		22	15.4
Cambrian Dr, San Lorenzo	94580	80A-174-1-4	R1-RV-HO	RH	2.60		Above Moderate	15		8.712	6.0984
Canyon Dr, Hayward	94541	417-151-5-2	PD-2037-B40	RR	2.47		Above Moderate	1		1.089	0.7623
Carol Pl, Hayward	94541	417-200-29	FASP-R1		0.27		Above Moderate	1		8.712	6.0984
Cherry Way, Hayward	94541	429-10-83	RS-SU	LMDR	0.16		Above Moderate	1		12	8.4
Clover Rd, Hayward	94542	425-50-22-1	FASP-R1-L-BE		2.68		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-50-23-3	FASP-R1-L-BE		3.02		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-50-24-3	FASP-R1-L-BE		2.11		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-50-25-2	FASP-R1-L-BE		2.57		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-80-12	FASP-R1-L-BE		1.20		Above Moderate	1		1	0.7

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Common Rd, Castro Valley	94546	84C-895-40	MASP-R1-B40-CSU-RV	RR	0.83		Above Moderate	1		2	1.4
Concord Ave, San Lorenzo	94580	414-41-61	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4
D St, Hayward	94541	417-240-1-2	FASP-R1-BE		1.45		Above Moderate	4		4.356	3.0492
D St, Hayward	94541	417-240-5-3	FASP-R1-BE		1.05		Above Moderate	3		4.356	3.0492
D St, Hayward	94541	417-240-6-1	FASP-R1-BE		1.67		Above Moderate	1		4.356	3.0492
E St, Hayward	94541	426-120-17	FASP-R1-BE		0.68		Above Moderate	3		7.26	5.082
East Ave, Hayward	94541	425-90-44	FASP-R1-BE		0.25		Above Moderate	1		7.26	5.082
East Ave, Hayward	94541	425-90-45	FASP-R1-BE		0.25		Above Moderate	1		7.26	5.082
East Ave, Hayward	94541	425-90-46-2	FASP-R1-BE		1.41		Above Moderate	4		7.26	5.082
East Ave, Hayward	94541	426-170-9	FASP-R1-BE		0.92	Yes	Above Moderate	4		7.26	5.082
East Ave, Hayward	94541	426-180-51	FASP-R1-BE		0.32		Above Moderate	1		7.26	5.082
Ehle St, San Lorenzo	94580	80A-205-6-2	RSL-RV	RSL	0.08		Above Moderate	1		8	5.6
Ewing Rd, Castro Valley	94546	84D-1250-34-4	R1-BE-CSU-RV-HO	RH	0.20		Above Moderate	1		8.712	6.0984
Ewing Rd, Castro Valley	94546	84D-1255-39	R1-BE-CSU-RV-HO	RH	0.25		Above Moderate	1		8.712	6.0984
Fairview Ave, Castro Valley	94542	85A-6100-13-4	R1-L-BE	RH	0.25		Above Moderate	1		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Fairview Ave, Hayward	94542	417-260-4	FASP-R1-BE10		7.58	Yes	Above Moderate	23		4.356	3.0492
Fairview Ave, Hayward	94542	417-270-3	FASP-R1-BE		1.11		Above Moderate	3		4.356	3.0492
Fairview Ave, Hayward	94542	417-270-9	FASP-R1-BE		2.43		Above Moderate	7		4.356	3.0492
Fairview Ave, Hayward	94542	425-10-6	FASP-R1-BE		0.74		Above Moderate	1		2.178	1.5246
Grove Way, Hayward	94541	414-71-76	R1	MDR	0.18		Above Moderate	1		10	7
Grove Way, Hayward	94541	428-16-9	R1	LMDR	0.19		Above Moderate	1		12	8.4
Grove Way, Hayward	94541	429-23-62	RS-D35	MDR	0.31		Above Moderate	2		12	8.4
Haviland Ave, Hayward	94541	429-28-81-1	RS-D35	MDR	0.53		Above Moderate	4		12	8.4
Howe Dr, San Leandro	94578	79-5-16	R1-HO	RH	0.16		Above Moderate	1		8	5.6
Jensen Rd, Castro Valley	94546	85-5475-2	PD-1489	RR	0.28		Above Moderate	1		1.089	0.7623
Jensen Rd, Castro Valley	94546	85-5475-3	PD-1489	RR	0.31		Above Moderate	1		1.089	0.7623
Kelly St, Hayward	94541	417-140-50-1	FASP-R1		0.20		Above Moderate	1		8.712	6.0984
Kelly St, Hayward	94541	417-140-51-2	FASP-R1		0.20		Above Moderate	1		8.712	6.0984
Kelly St, Hayward	94541	417-140-52-2	FASP-R1		0.21		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-211-25	R1-RV-HO	RH	0.11		Above Moderate	1		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Lomita Dr, San Lorenzo	94580	80A-215-14-4	R1-RV-HO	RH	0.22		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-10	R1-RV-HO	RH	0.19		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-11	R1-RV-HO	RH	0.20		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-12	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-13	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-14	R1-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-15-1	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-7	R1-RV-HO	RH	0.12		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-8	R1-RV-HO	RH	0.14		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-9	R1-RV-HO	RH	0.16		Above Moderate	1		8.712	6.0984
Lone Oak Pl, Castro Valley	94546	84C-810-36	PD-1376	R1	0.11		Above Moderate	1		8.712	6.0984
Los Banos St, Hayward	94541	80A-118-10-6	R1	LDR	0.08		Above Moderate	1		9	6.3
Lux Ave, Castro Valley	94546	84B-568-27	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
Madeiras Ave, Hayward	94541	426-10-64	FASP-R1		0.16		Above Moderate	1		8.712	6.0984
Madison Ave, Castro Valley	94546	84C-885-33-4	R1-BE-CSU-RV	RR	0.42	Yes	Above Moderate	1		2	1.4

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Massachusetts St, Castro Valley	94546	84B-510-24	R1-CSU-RV-HO	RH	0.14		Above Moderate	1		8	5.6
Meekland Ave, Hayward	94541	429-10-28	RS-SU	LMDR	0.21		Above Moderate	1		12	8.4
Meekland Ave, Hayward	94541	429-10-30	RS-SU	LMDR	0.21		Above Moderate	1		12	8.4
Midland Rd, San Leandro	94578	79-3-9	R1-HO	RH	0.16		Above Moderate	1		8	5.6
Miramonte Ave, San Lorenzo	94580	80A-199-1-5	PD-1762	RMN	2.83		Above Moderate	11		11	n/a
Miramonte Ave, San Lorenzo	94580	80A-204-2-7	RS-D20	RLM	0.80		Above Moderate	9		21.78	15.246
Moreland Dr, Castro Valley	94546	84D-1212-1-3	R1-CSU-RV-HO	RH	0.12		Above Moderate	1		8	5.6
President Dr, San Lorenzo	94580	80A-221-40	R1-RV-HO	RH	0.25		Above Moderate	1		8.712	6.0984
Proctor Rd, Castro Valley	94546	84C-965-5-8	R1-CSU-RV-HO	RH	0.14		Above Moderate	1		8	5.6
Proctor Rd, Castro Valley	94546	84D-1190-5-2	R1-BE-CSU-RV-HO	RH	0.49	Yes	Above Moderate	3		8.712	6.0984
Prosperity Way, San Lorenzo	94580	80A-191-54	R1-RV-HO	RH	0.65		Above Moderate	3		8.712	6.0984
Ralston Way, Hayward	94541	417-80-1-2	FASP-R1		2.22		Above Moderate	1		8.712	6.0984
Reamer Rd, Castro Valley	94546	84D-1158-8-2	R1-BE-CSU-RV-HO	RH	0.21		Above Moderate	1		8.712	6.0984
Robey Dr, San Lorenzo	94580	80A-221-24	R1-RV-HO	RH	0.11		Above Moderate	1		8.712	6.0984
Saratoga St, San Lorenzo	94580	80A-202-12-19	RS-D20	RLM	0.23		Above Moderate	3		21.78	15.246

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Saturn Dr, San Leandro	94578	79-6-28-4	R1-HO	RH	0.18		Above Moderate	1		8	5.6
Saturn Dr, San Lorenzo	94580	80-8-4-1	R1-HO	RH	0.19		Above Moderate	1		8	5.6
Shadow Ridge Dr, Castro Valley	94546	85-1600-2-75	R1-BE-CSU-RV-HO	RH	0.64		Above Moderate	3		8.712	6.0984
Standish Ave, Hayward	94541	413-51-14-1	RS-SU	LMDR	0.18		Above Moderate	1		12	8.4
Stanton Ave, Castro Valley	94546	84B-375-4-2	R1-BE-RV-HO	RH	0.15		Above Moderate	1		8	5.6
Sydney Way, Castro Valley	94546	84B-396-61-1	R1-BE-CSU-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
Tracy St, San Lorenzo	94580	413-11-22	ACBD-R1	LDR	0.14		Above Moderate	1		9	6.3
Upland Rd, San Leandro	94578	79-2-20	R1-HO	RH	0.09		Above Moderate	1		8	5.6
Vineyard Rd, Castro Valley	94546	84D-1107-71	R1-BE-CSU-RV-HO	RH	0.58		Above Moderate	3		8.712	6.0984
Vineyard Rd, Castro Valley	94546	84D-1155-35	R1-BE-CSU-RV-HO	RH	0.28		Above Moderate	1		8.712	6.0984
Walnut Rd, Castro Valley	94546	84D-1168-26	R1-BE-CSU-RV-HO	RH	0.22		Above Moderate	1		8.712	6.0984
Walnut Rd, Castro Valley	94546	84D-1168-7-2	R1-BE-CSU-RV-HO	RH	0.15		Above Moderate	1		8.712	6.0984
Western Blvd, Hayward	94541	414-66-72	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4
Wilma Way, Hayward	94541	426-120-18	FASP-R1-BE		0.33		Above Moderate	2		7.26	5.082
1440 172nd Ave, Hayward	94541	80A-112-22-1	EAGP-LDR	LDR	0.08		Above Moderate	1		9	6.3

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
145 Medford Ave, San Lorenzo	94580	429-10-94	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4
14625 Midland Rd, San Leandro	94578	79-4-11-2	R1-HO	RH	0.15		Above Moderate	1		8	5.6
1500 173rd Ave, San Lorenzo	94580	80A-117-9-7	R1	LDR	0.21		Above Moderate	1		9	6.3
1505 167th Ave, San Leandro	94578	80-78-18	R3-BE	MDR	0.24		Above Moderate	3		22	15.4
1515 168th Ave, San Leandro	94578	80A-100-7-1	R2-BE	MDR	0.19		Above Moderate	2		22	15.4
15536 Tracy St San Lorenzo 94580	94580	413-15-41	AC-P	LDR	0.18		Above Moderate	1		9	6.3
16239 Ashland Ave, San Lorenzo	94580	80C-495-337	R1	MDR	0.15		Above Moderate	1		10	7
162nd Av, San Lorenzo	94580	80-63-29-4	RS-D15	MDR	0.08		Above Moderate	1		29.04	20.328
16485 Kent Ave, San Lorenzo	94580	80C-484-115	RS-D25	MDR	0.23		Above Moderate	1		22	15.4
16661 Kent Ave, San Lorenzo	94580	80C-486-13-4	R1	LDR	0.11		Above Moderate	1		9	6.3
16674 Winding Blvd, San Leandro	94578	80A-212-35	R1-RV-HO	RH	0.08		Above Moderate	1		8.712	6.0984
16881 Robey Dr, San Leandro	94578	80A-220-12	R1-RV-HO	RH	0.12		Above Moderate	1		8.712	6.0984
17124 Los Banos St, Hayward	94541	80A-120-29	R1	LDR	0.10		Above Moderate	1		9	6.3
17823 Madison Ave, Castro Valley	94546	84C-955-9-8	MASP-R1-B40-CSU-RV	RR	1.53		Above Moderate	1		2	1.4
18134 Knight Dr, Castro Valley	94546	84D-1108-50	R1-BE-CSU-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
1831 East Ave, Hayward	94541	426-180-48	FASP-R1-BE		0.20		Above Moderate	1		7.26	5.082
18338 Carlton Ave, Castro Valley	94546	84B-472-67	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
18348 Carlton Ave, Castro Valley	94546	84B-472-68	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
18351 Carlton Ave, Castro Valley	94546	84B-405-43	R1-CSU-RV-HO	RH	0.45		Above Moderate	2		8	5.6
19065 Standish Ave, Hayward	94541	413-51-60	RS-SU	LMDR	0.12		Above Moderate	1		12	8.4
19271 Santa Maria Ave	94546	84B-570-123-3	R1-CSU-RV	R1	0.25		Above Moderate	1		8.712	6.0984
19388 Lake Chabot Rd, Castro Valley	94546	84B-529-88	R1-CSU-RV	R1	0.20		Above Moderate	1		8	5.6
19388 Lake Chabot Rd, Castro Valley	94546	84B-529-89	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
19430 Center St Castro Valley	94546	84C-1061-18	RSL-CSU-RV	RSL	1.34		Above Moderate	8		9	6.3
19515 Center St, Castro Valley	94546	84C-697-25	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
19628 Lake Chabot Rd, Castro Valley	94546	84B-553-1-4	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
19672 Lake Chabot Rd, Castro Valley	94546	84B-553-16	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
2000 Strang Ave, San Leandro	94578	80A-187-1	R1-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
20109 San Miguel Ave, Castro Valley	94546	84A-120-16	RMX-D25	RMX	0.48		Above Moderate	5		17.424	12.1968
20646 Center St, Castro Valley	94546	84C-1053-107	R1-CSU-RV	R1	0.19		Above Moderate	1		8	5.6

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
20940 Francis St, Castro Valley	94546	84A-51-53	CVCBD-CVBD-S11W	CBD-R-1	0.23		Above Moderate	1		10	7
21347 Locust St, Hayward	94541	414-86-95	R2-BE	LMDR	0.20		Above Moderate	1		12	8.4
21406 Oak St, Hayward	94546	415-160-14	R4	RLM	0.17	Yes	Above Moderate	2		22	15.4
21407 Locust St, Hayward	94541	414-86-72	R2-BE	LMDR	0.19		Above Moderate	1		12	8.4
21408 Oak St, Hayward	94546	415-160-16	R4	RLM	0.17		Above Moderate	2		22	15.4
21420 Oak St, Hayward	94546	415-160-15	R4	RLM	0.17	Yes	Above Moderate	2		22	15.4
21454 Oak St, Hayward	94546	415-160-18	R4	RLM	0.17	Yes	Above Moderate	2		22	15.4
2149 167th Ave, San Lorenzo	94580	80A-215-12-1	R1-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
22653 Woodroe Ave, Hayward	94541	417-70-59	FASP-R1		0.12		Above Moderate	1		8.712	6.0984
227 Willow Ave, Hayward	94541	429-64-24-2	RS-D35	MDR	0.38	Yes	Above Moderate	3		12	8.4
22888 Valley View Dr, Hayward	94541	417-140-48-3	FASP-R1-BE1AC		0.52		Above Moderate	1		1	0.7
23470 Maud Ave, Hayward	94541	417-220-40	FASP-R1-BE		0.88		Above Moderate	1		4.356	3.0492
23730 Maud Ave, Hayward	94541	417-220-42	FASP-R1-BE		0.54		Above Moderate	1		4.356	3.0492
239 Blossom Way, Hayward	94541	429-32-12-2	RS-D35	MDR	0.23		Above Moderate	3		22	15.4
24065 Quinn Ln, Hayward	94541	426-100-130	FASP-R1-BE		0.27		Above Moderate	1		7.26	5.082

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
24082 Madeiros Ave, Hayward	94541	426-50-64	FASP-R1-BE		0.27		Above Moderate	1		4.356	3.0492
24351 Arendal Ct, Hayward	94541	426-110-84	FASP-R1-BE		0.22		Above Moderate	1		7.26	5.082
24391 Israel Ct, Hayward	94541	426-180-44	FASP-R1-BE		0.51		Above Moderate	1		7.26	5.082
24412 Karina St, Hayward	94542	417-261-31	FASP-R1-BE		0.30		Above Moderate	1		4.356	3.0492
24426 Karina St, Hayward	94542	417-261-30	FASP-R1-BE		0.44		Above Moderate	1		4.356	3.0492
24438 Karina St, Hayward	94542	417-261-29	FASP-R1-BE		0.26		Above Moderate	1		4.356	3.0492
24443 Karina St, Hayward	94542	417-261-32	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24466 Karina St, Hayward	94542	417-261-27	FASP-R1-BE		0.23		Above Moderate	1		4.356	3.0492
24485 Karina St, Hayward	94542	417-261-52	FASP-R1-BE		0.28		Above Moderate	1		4.356	3.0492
24545 Karina St, Hayward	94542	417-261-54	FASP-R1-BE		0.29		Above Moderate	1		4.356	3.0492
24552 Karina Ct, Hayward	94542	417-261-46	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24579 Karina Ct, Hayward	94542	417-261-39	FASP-R1-BE		0.32		Above Moderate	1		4.356	3.0492
24580 Karina Ct, Hayward	94542	417-261-45	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24590 Karina St, Hayward	94542	417-261-17	FASP-R1-BE		0.44		Above Moderate	1		4.356	3.0492
24611 Karina St, Hayward	94542	417-261-56	FASP-R1-BE		0.28		Above Moderate	1		4.356	3.0492

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
24636 Karina Ct, Hayward	94542	417-261-43	FASP-R1-BE		0.31		Above Moderate	1		4.356	3.0492
24830 Fairview Ave Hayward	94542	417-270-6	R1-BE		3.10		Above Moderate	9		4.356	3.0492
25024 Fairview Ave, Hayward	94542	417-270-29	R1-BE	RR	0.25		Above Moderate	1		2	1.4
2754 Sydney Way, Castro Valley	94546	84B-396-66-5	R1-BE-CSU-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
2760 Somerset Ave, Castro Valley	94546	84B-525-61	R1-CSU-RV	R1	0.13		Above Moderate	1		8	5.6
3093 Grove Way, Castro Valley	94546	417-10-17-2	PD-1408	RSL	0.46		Above Moderate	5		17.424	12.1968
3115 Grove Way, Castro Valley	94546	417-10-16-2	PD-1408	RSL	0.42		Above Moderate	3		17.424	12.1968
3129 Grove Way, Castro Valley	94546	417-10-15-2	PD-2166	RSL	0.93		Above Moderate	11		17.424	12.1968
3143 Grove Way, Castro Valley	94546	417-10-14-5	PD-2166	RSL	0.25		Above Moderate	3		17.424	12.1968
320 Medford Ave, San Lorenzo	94580	413-39-28-3	RS-SU	LMDR	0.12		Above Moderate	1		12	8.4
3203 Carol Pl, Hayward	94541	417-200-28	FASP-R1		0.17		Above Moderate	1		8.712	6.0984
3232 Hollow Ln, Hayward	94541	417-140-11	FASP-R1		0.54		Above Moderate	1		8.712	6.0984
3450 Bridle Dr, Hayward	94541	425-90-14	FASP-R1-BE		0.22		Above Moderate	1		7.26	5.082
346 Smalley Ave, Hayward	94541	431-12-138	RS-DV	MDR	0.11		Above Moderate	1		22	15.4
3588 Sarita St, Hayward	94542	417-261-33	FASP-R1-BE		0.23		Above Moderate	1		4.356	3.0492

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
3606 Sarita St, Hayward	94542	417-261-51	FASP-R1-BE		0.26		Above Moderate	1		4.356	3.0492
396 Medford Ave, Hayward	94541	413-39-81	RS-SU	LMDR	0.22		Above Moderate	1		12	8.4
4175 Seven Hills Rd, Castro Valley	94546	84D-1342-83	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
4177 Seven Hills Rd, Castro Valley	94546	84D-1342-84	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
4179 Seven Hills Rd, Castro Valley	94546	84D-1342-85	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
4622 Crow Canyon Rd, Castro Valley	94552	84C-1067-9-1	R1-BE-CSU-RV	RR	0.30		Above Moderate	1		2	1.4
4652 Malabar Ave, Castro Valley	94546	84C-905-119	R1-CSU-RV-HO	RH	0.24		Above Moderate	1		8	5.6
4663 Proctor Rd, Castro Valley	94546	84D-1403-4-14	R1-BE-CSU-RV-HO	RH	0.27		Above Moderate	1		8.712	6.0984
4666 James Ave, Castro Valley	94546	84C-810-25	R1-CSU-RV	R1	0.11		Above Moderate	1		8	5.6
4674 Ewing Rd, Castro Valley	94546	84D-1255-41	R1-BE-CSU-RV-HO	RH	0.24		Above Moderate	1		8.712	6.0984
4683 Ewing Rd, Castro Valley	94546	84D-1250-20-3	R1-BE-CSU-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
4701 Ewing Rd, Castro Valley	94546	84D-1250-21-3	R1-BE-CSU-RV-HO	RH	0.33		Above Moderate	2		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-21	R1-BE-CSU-RV-HO	RH	0.27		Above Moderate	1		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-22	R1-BE-CSU-RV-HO	RH	0.29		Above Moderate	1		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-23	R1-BE-CSU-RV-HO	RH	0.36		Above Moderate	2		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
4829 Proctor Rd, Castro Valley	94546	84D-1190-20	R1-BE-CSU-RV-HO	RH	0.23		Above Moderate	1		8.712	6.0984
4837 Proctor Rd, Castro Valley	94546	84D-1190-18	R1-BE-CSU-RV-HO	RH	0.52		Above Moderate	3		8.712	6.0984
4838 Proctor Rd, Castro Valley	94546	84D-1270-33-2	R1-BE-CSU-RV-HO	RH	0.44		Above Moderate	2		8.712	6.0984
4915 Proctor Rd, Castro Valley	94546	84D-1196-14-6	R1-CSU-RV-HO	RH	0.18		Above Moderate	1		8	5.6
4980 Jensen Rd, Castro Valley	94552	85-5450-54	PD-1566	R1	0.52		Above Moderate	3		12.44571	8.712
5202 Proctor Rd, Castro Valley	94546	84C-965-5-5	R1-CSU-RV-HO	RH	0.15		Above Moderate	1		8	5.6
5231 Canyon Hill Ct, Castro Valley	94546	84C-910-12	MASP-R1-B40	RR	0.97		Above Moderate	1		2	1.4
5300 Proctor Rd, Castro Valley	94546	84C-960-72	R1-CSU-RV-HO	RH	0.27		Above Moderate	1		8	5.6
5427 Jensen Rd, Castro Valley	94552	85A-6436-3	PD-1876	RR	0.90		Above Moderate	1		1.089	0.7623
5427 Jensen Rd, Castro Valley	94552	85A-6436-5	PD-1876	RR	0.92		Above Moderate	1		1.089	0.7623
6132 Greenridge Rd, Castro Valley	94552	85-1613-1	R1-BE-CSU-RV-HO	RH	0.68		Above Moderate	2		8.712	6.0984
764 Galway Dr, San Lorenzo	94580	80D-566-36-1	PD-1997	LDR	0.89		Above Moderate	10		15	10.5
Coelho Dr San Leandro	94578	80C-500-8	R1	LDR	0.12		Above Moderate	1		9	6.3
Cherry Way, Hayward	94541	414-76-3	R2	LMDR	0.14		Moderate	2		22	15.4
Liberty St, San Lorenzo	94580	80-69-4-1	RS-D15	MDR	0.11		Moderate	2		29.04	20.328
Miramonte Ave, San Lorenzo	94580	80A-202-12-13	RS-D20	RLM	0.21		Moderate	3		21.78	15.246

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Miramonte Ave, San Lorenzo	94580	80A-202-12-18	RS-D20	RLM	0.13		Moderate	2		21.78	15.246
Ocean View Dr, Hayward	94541	414-81-67	R3-BE	LMDR	0.35		Moderate	5		21.78	15.246
16222 Lindview Dr, San Leandro	94578	80A-188-6	RS-D20	RLM	0.20		Moderate	3		21.78	15.246
16432 Saratoga St, San Leandro	94578	80A-200-3-3	RMF-D3	RMN	1.05		Moderate	21		29	20.3
16790 E 14th St San Leandro	94578	80A-100-32-5	EAGP-GC-MHDR	GC	0.40		Moderate	12		43	30.1
21789 Princeton St, Hayward	94541	429-59-19-1	RS-D3	MDR	0.53		Moderate	8		22	15.4
346 Smalley Ave, Hayward	94541	431-12-137	RS-DV	MDR	0.21		Moderate	3		22	15.4
346 Smalley Ave, Hayward	94541	431-12-139	RS-DV	MDR	0.14		Moderate	2		22	15.4
398 Medford Ave, Hayward	94541	413-39-82	RS-SU	LMDR	0.14		Moderate	2		22	15.4
							Unit Count	Total Units	538		
								Above Moderate	454		
								Moderate	82		
								Low and Very Low	2		