

Attachment B: PARCEL-SPECIFIC INVENTORY OF VACANT AND UNDERUTILIZED LANDS												
APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Coastal	Anticipated Level of Environmental Review	Rezoning Required	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing	Potential Development Constraints
008-172-09	251 SO FRANKLIN ST	CG	CG	24	1.06	Yes	Infill	No	Vacant	Low	Yes	No known constraints
018-150-61	1190 S MAIN ST	CH	CH	24	1.95	Yes	MND	No	Vacant	Low	Yes	No known constraints
018-150-58	No Address Boatyard Dr	RVH	RVH	24	1.32	Yes	Cat Ex	No	Vacant	Low	Yes	No known constraints
018-440-58	1151 S Main Street	CH	CH	24	2.60	Yes	Infill	Permitted for 72 Moderate & 8 Very Low Income Units	Vacant	Mod	Yes	80 unit multifamily project has been permitted with 8 units affordable to very low income households. Remaining units are for moderate income.
018-090-02	700 RIVER DR	CO	CO	24	2.45	Yes	MND	No	Vacant	Low	Yes	Approximately half of the parcel may be constrained by biological resources.
018-090-16	700 RIVER DR	CO	CO	24	2.77	Yes	MND	No	Vacant	Low	Yes	Approx. 0.6 acre is roadway/sidewalk associated with healthcare facility. Approx 1.25 acres unencumbered, some may have biological constraints.
008-010-31	1020 GLASS BEACH DR	RH	RH	15	3.30	Yes	EIR	Not feasible	Vacant	Low	Yes	Parcel is constrained by rare plant communities and the prior subdivision requires a 100 foot geotech setback from the river bluff edge. Parcel is not developable.
008-010-33	1080 GLASS BEACH DR	RL	RL	6	3.00	Yes	MND	Not Feasible	Vacant	above Mod	Yes	Parcel is heavily constrained by rare plant communities. About 10% of site is developable.
018-210-29	860 HAZELWOOD ST	RH	RH	15	2.98	Yes	Infill	Permitted for 48 units of Low Income Senior	1 SFH	above Mod	Yes	This site has been permitted for a 49 units very low income affordable senior project
018-440-50	200 W OCEAN VIEW DR	RM	RM	12	1.01	Yes	Infill	Maybe	Vacant	Mod	Yes	No known constraints
018-440-38	350 W OCEAN VIEW DR	RM	RM	12	0.93	Yes	infill	Maybe	Vacant	Mod	Yes	No known constraints
018-440-49	250 W OCEAN VIEW DR	RM	RM	12	0.74	Yes	Infill	Maybe	Vacant	Mod	Yes	No known constraints
018-150-55	100 E Ocean View Dr.	RVH	RVH	24	0.69	Yes	Infill	No	Vacant	Mod	Yes	No known constraints
NA	441 South Street	RVH	RVH	24	NA	Yes	Infill	Developed	Developed	Low	Yes	Parcel has been subdivided and developed with 69 units of very low income affordable housing.
018-340-03	601 CYPRESS ST	RVH/OS	RVH/OS	24	9.08	Yes	MND	Not Feasible	Vacant	Low	Yes	About 2/3 of the parcel is dedicated as open space with steep slopes, riparian and wetland vegetation leaving about
008-350-60	920 STEWART ST	RVH	RVH	24	3.51	Yes	MND	Not Feasible	Vacant	Low	Yes	Parcel is constrained by rare plant communities and has a required geological setback from the river bluff edge
018-150-59	No Address Boatyard Dr	RVH	RVH	24	5.86	Yes	MND	No	Vacant	Low	Yes	Parcel has some steep slopes toward river. A small mobile home park is located on a portion of the parcel. About 2 acres of the site is developable
018-113-03	970 CHESTNUT ST	RH	RH	15	2.14	No	Infill	No	Vacant	Low	Yes	No known constraints
008-290-73	1329 CEDAR ST	RL	RL	6	1.97	No	Infill	Developed	Developed	above Mod	Yes	Developed with Single Family Home.
008-302-28	1328 CEDAR ST	RL	RL	6	0.57	No	Cat Ex	Subdivided & Developed	Developed	above Mod	Yes	Subdivided and developed with three single family homes.
008-290-34	1325 CEDAR ST	RL	RL	6	0.57	No	Cat Ex	Developed	Developed	above Mod	Yes	Developed with Single Family Home.
018-100-74	485 SO LINCOLN ST	RL	RL	6	0.92	No	Cat Ex	Maybe	Vacant	above Mod	Yes	No known constraints. Developed with industrial shop use.
018-113-01	552 S Lincoln St	RM	RM	12	3.68		Infill	Maybe	1 SFH	Mod	Yes	No known constraints. The single family home is in fair condition. This parcel can be subdivided into six parcels and accommodate 12 units. The existing unit could remain as part of that subdivision.
020-520-22	1600 OAK ST	RL	RL	6	5.10		MND/EIR	Not Feasible	Vacant	above Mod	Yes	Parcel is wooded with an environmentally sensitive tree community (bishop pine forest)
Total All Sites					60							

Unconstrained and Undeveloped Parcels by Zoning

	Acres	Units
Parcels with zoning of 24 units/acre	8.2	198
Parcels with zoning of up to 15 units/acre	2.1	32
Parcels with zoning of 12 units per acre.	6.4	76
Parcels with zoning of 6 units or more	0.9	6
Total	17.7	311