

# Appendices

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## Appendix A. Residential Opportunity Sites

### Mt. Diablo Blvd, north side properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-1	<b>G&amp;M Sands property</b>								
	1902 Mt. Diablo Blvd. APN: 178-040-079	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.92 acres	n/a	None	17 units (18 du/ac)	10,000 sq. ft. one-story retail building (built in 1988) with 40,000 sq. ft. of surface parking and landscaping
	<b>Subtotal</b>				<b>0.92 acres</b>	<b>n/a</b>	<b>None</b>	<b>17 units (18 du/ac)</b>	
	<b>Norton property</b>								
	1920-1930 Mt. Diablo Blvd. APN: 178-040-060	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.70 acres	n/a	None	13 units (18 du/ac)	9,750 sq. ft. one-story retail building (built in 1991) with 20,700 sq. ft. of surface parking and landscaping
	<b>Subtotal</b>				<b>0.70 acres</b>	<b>n/a</b>	<b>None</b>	<b>13 units (18 du/ac)</b>	
	<b>Kronick property</b>								
	1936-1946 Mt. Diablo Blvd. APN: 178-040-066	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	1.26 acres	n/a	None	23 units (18 du/ac)	18,700 sq. ft. one-story retail building (built in 1951) and a 6,300 sq. ft. two-story commercial building (built in 1966) with 37,500 sq. ft. of surface parking
	1948-1950 Mt. Diablo Blvd. APN: 178-040-036	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units (18 du/ac)	2,200 sq. ft. one-story retail building (built in 1963)
	1952-1954 Mt. Diablo Blvd. APN: 178-040-037	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.08 acres	n/a	1 unit	0 units (18 du/ac)	5,700 sq. ft. two-story retail building with upstairs apartment (built in 1955)
	1960 Mt. Diablo Blvd. APN: 178-030-005	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units (18 du/ac)	3,600 sq. ft. one-story retail building (built in 1946)
	<b>Subtotal</b>				<b>1.56 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>27 units (18 du/ac)</b>	

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-1 (cont.)	<b>Rajeski property</b>								
	2008-2040 Mt. Diablo Blvd APN: 178-030-004	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.80 acres	n/a	None	14 units (18 du/ac)	9,100 sq. ft. one-story auto repair and auto sales building (built in 1955), with 25,600 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.80 acres</b>	<b>n/a</b>	<b>None</b>	<b>14 units (18 du/ac)</b>	
	<b>West End property</b>								
	2042 Mt. Diablo Blvd APN: 178-030-003	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.80 acres	n/a	None	14 units (18 du/ac)	9,100 sq. ft. one-story retail building (built in 1955) and a 1,950 sq. ft. one-story commercial building (built in 1965) with 23,600 sq. ft. of surface parking and vacant land
	<b>Subtotal</b>				<b>0.80 acres</b>	<b>n/a</b>	<b>None</b>	<b>14 units (18 du/ac)</b>	
	<b>Fisher property</b>								
	2044-2066 Mt. Diablo Blvd APN: 178-030-006	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	1.45 acres	n/a	None	26 units (18 du/ac)	15,100 sq. ft. one-story retail building (built in 1992) with 48,100 sq. ft. of surface parking and landscaping
	<b>Subtotal</b>				<b>1.45 acres</b>	<b>n/a</b>	<b>None</b>	<b>26 units (18 du/ac)</b>	
	<b>Doherty property</b>								
	2074-2076 Mt. Diablo Blvd APN: 178-020-009	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.36 acres	n/a	None	6 units (18 du/ac)	2,700 sq. ft. retail building (built in 1952) and a 1,800 sq. ft. one-story auto repair building (built in 1954) with 11,000 sq. ft. of surface parking and landscaping
	<b>Subtotal</b>				<b>0.36 acres</b>	<b>n/a</b>	<b>None</b>	<b>6 units (18 du/ac)</b>	
	<b>Kendel property</b>								
	2082-2084 Mt. Diablo Blvd APN: 178-020-006	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.09 acres	n/a	None	2 units (18 du/ac)	1,474 sq. ft. one-story retail building (built in 1941) with 2,596 sq. ft. of surface parking.
	<b>Subtotal</b>				<b>0.09 acres</b>	<b>n/a</b>	<b>None</b>	<b>2 units (18 du/ac)</b>	

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-1 (cont.)	<b>Depper property</b>								
	2086-2094 Mt. Diablo Blvd APN: 178-020-011	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.55 acres	n/a	None	10 units (18 du/ac)	6,900 sq. ft. one-story commercial building (built in 1985) with 17,200 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.55 acres</b>	<b>n/a</b>	<b>None</b>	<b>10 units (18 du/ac)</b>	
<b>Mt. Diablo Blvd, north side properties - TOTAL</b>					<b>7.23 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>129 units (18 du/ac)</b>	

The “Mt. Diablo Blvd, north side properties” opportunity site consists of 12 adjacent parcels with nine different owners. With the exception of one small parcel that is slightly under one-tenth of an acre in size, each of the remaining parcels (or groups of parcels under the same ownership) range in size from over a third of an acre to almost one and a half acres – large enough to accommodate moderate to higher density development. All 12 parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum total FAR is 1.30 (parking garages and shared common areas such as hallways and lobbies are not included in calculating the FAR for a project). Mixed Use development is allowed more than one and a half times the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit, these properties can accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units, and additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households through the use of density incentives such as reduced parking requirements. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. All of these properties are underdeveloped; existing uses are generally limited to older one-story commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking as is found in recent nearby development on similarly sized parcels.

**Environmental Conditions:** The 12 parcels are all relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The 12 parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

## CVS/former Marie Callendar site

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-2	<b>Berkeley Land property</b>								
	1101-1105 S. California Blvd APN: 184-050-065	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.83 acres	n/a	None	15 units (18 du/ac)	8,400 sq. ft. one-story retail building (built in 1970) with 27,700 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.83 acres</b>	<b>n/a</b>	<b>None</b>	<b>15 units (18 du/ac)</b>	
	<b>CVS Pharmacy property</b>								
	1123 S. California Blvd APN: 184-050-066	C-R, O-C	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	3.55 acres	n/a	None	64 units (18 du/ac)	29,400 sq. ft. one-story retail building (built in 1969) with 125,100 sq. ft. of surface parking
	<b>Subtotal</b>				<b>3.55 acres</b>	<b>n/a</b>	<b>None</b>	<b>64 units (18 du/ac)</b>	
	<b>Cole property</b>								
	1870 Olympic Blvd APN: 184-050-063	O-C	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.66 acres	n/a	None	12 units (18 du/ac)	14,400 sq. ft. two-story office building (built in 1967) with 14,400 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.66 acres</b>	<b>n/a</b>	<b>None</b>	<b>12 units (18 du/ac)</b>	
	<b>Long's Drug Store site - TOTAL</b>				<b>5.04 acres</b>	<b>n/a</b>	<b>None</b>	<b>91 units (18 du/ac)</b>	

This “CVS/former Marie Callendar site” opportunity site consists of three adjacent parcels, each under separate ownership. The parcels range in size from two-thirds of an acre to over three and a half acres – large enough to accommodate moderate to higher density development. All three parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum total FAR is 1.30. Mixed Use development is allowed more than one and a half times the floor area as commercial development that does not include a residential component. The height limit varies on these parcels, with the northern half of the site having a 35-foot

height limit, and the southern half of the site having a 50-foot height limit. If the parcels were aggregated and developed together, they could accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. If the parcels were not developed together, the northern half of the site could reasonably accommodate residential densities closer to 25 units an acre, while the southern half could see densities of up to 35 units an acre (more with density incentives for affordable housing projects). An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component, or as individual parcels. All of these properties are underdeveloped; existing uses are limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking, as is found with recent nearby development on similarly sized parcels.

**Environmental Conditions:** The three parcels are all relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The three parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.



## S. California Blvd, west side properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-3	<b>Palm Court property</b>								
	1301 S. California Blvd, 1601 Botelho Dr APN: 184-080-032	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.76 acres	n/a	None	14 units (18 du/ac)	11,400 sq. ft. one-story retail building (built in 1956) with 12,000 sq. ft. of surface parking
	1313 S. California Blvd APN: 184-080-023	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.14 acres	n/a	None	3 units (18 du/ac)	5,500 sq. ft. one-story retail building (built in 1970)
	1651 Botelho Dr APN: 184-080-034	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.56 acres (0.84 with creek)	n/a	None	10 units (18 du/ac not including the creek)	10,000 sq. ft. one-story retail building (built in 1970) and approximately 12,000 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	1661-1667 Botelho Dr APN: 184-080-032	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.63 acres	n/a	None	11 units (18 du/ac)	13,000 sq. ft. one-story retail building (built in 1978) with 11,900 sq. ft. of surface parking
	<b>Subtotal</b>				<b>2.09 acres</b>	<b>n/a</b>	<b>None</b>	<b>38 units (18 du/ac)</b>	
	<b>Socal-WC property</b>								
	1355 S. California Blvd APN: 184-080-018	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.08 acres (0.29 with creek)	n/a	None	1 unit (18 du/ac not including the creek)	1,250 sq. ft. one-story retail building (built in 1963) with 3,200 sq. ft. of surface parking and approximately 9,100 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	1375 S. California Blvd APN: 184-080-020	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.27 acres	n/a	None	5 units (18 du/ac)	4,800 sq. ft. one-story retail building (built in 1962) with 6,000 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.35 acres</b>	<b>n/a</b>	<b>None</b>	<b>6 units (18 du/ac)</b>	

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Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-3 (cont.)	<b>Keshishian property</b>								
	1387 S. California Blvd APN: 184-080-020	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.24 acres	n/a	None	4 units (18 du/ac)	1,300 sq. ft. gas station (built in 1962), with 9,150 sq. ft. of surface parking and driveways.
	<b>Subtotal</b>				<b>0.24 acres</b>	<b>n/a</b>	<b>None</b>	<b>4 units (18 du/ac)</b>	
	<b>Kaiser property</b>								
	1626-1634 Newell Ave APN: 184-080-040	P-D	Mixed Use – Com. Emphasis	No max density or FAR	0.38 acres	n/a	None	7 units (18 du/ac)	11,840 sq. ft. two-story office building (built in 1963) with 10,700 sq. ft. of surface parking
	1666 Newell Ave APN: 184-080-015	P-D	Mixed Use – Com. Emphasis	No max density or FAR	0.73 acres (1.18 with creek)	n/a	None	13 units (18 du/ac not including the creek)	31,500 sq. ft. of surface parking with approximately 19,900 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	Newell Ave (no address) APN: 184-080-039	P-D	Mixed Use – Com. Emphasis	No max density or FAR	0.23 acres (0.37 with creek)	n/a	None	4 units (18 du/ac not including the creek)	10,000 sq. ft. of surface parking with approximately 6,100 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	<b>Subtotal</b>				<b>1.34 acres</b>	<b>n/a</b>	<b>None</b>	<b>24 units (18 du/ac)</b>	
	<b>Purrington property</b>								
	130 Petticoat Ln APN: 184-080-036	C-R	Mixed Use – Com. Emphasis	n/a	0.58 acres (0.82 with creek)	n/a	None	11 units (18 du/ac not including the creek)	3,800 sq. ft. one-story retail building (built in 1956) with 21,600 sq. ft. of surface parking and walkways, and approximately 10,300 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	<b>Subtotal</b>				<b>0.58 acres</b>	<b>n/a</b>	<b>None</b>	<b>11 units (18 du/ac)</b>	
	<b>S. California Blvd, west side properties - TOTAL</b>				<b>5.04 acres</b>	<b>n/a</b>	<b>None</b>	<b>83 units (18 du/ac)</b>	

The “S. California Blvd, west side properties” opportunity site consists of 11 adjacent parcels with five different owners. Each of the parcels (or groups of parcels under the same ownership) range in size from over a quarter of an acre to one-and-a-third acres (after subtracting out the area taken by Las Trampas Creek) – large enough to accommodate moderate to higher density development. All 11 parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 1.05 on the Kaiser Property and 0.60 on the remaining parcels; there is no maximum FAR for residential uses. There is a 50-foot height limit on the Kaiser property and a 35-foot height limit on the remaining parcels. If the parcels were aggregated and developed together, they could accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements for projects that provide apartments or condominiums that are affordable to below moderate-income households, additional density can be accommodated by-right. If the parcels were not developed together, the Kaiser parcel (about one third of the total site) could reasonably accommodate residential densities of up to 35 units an acre, while the remainder of the site could likely support closer to 25 units an acre (more with density incentives for affordable housing projects). An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component, or as individual parcels. All of these properties are underdeveloped; existing uses are limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking, as is found with recent nearby development on similarly sized parcels.

**Environmental Conditions:** The 11 parcels are all flat, and any potentially significant environmental constraints such as wetlands or special status species habitat are limited to the Las Trampas Creek channel and riparian corridor, which passes through the middle of the opportunity site and is not intended for development. The remainder of the opportunity site has already been altered from its natural state with buildings, parking lots, and other impervious surfaces. The Socal-WC property once contained a dry-cleaning plant, and the Keshishian property currently contains a gas station; consequently, soils remediation may be necessary before residential development can occur on these two properties. The 11 parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

### S. Main St, west side properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-4	<b>Cortese property</b>								
	1275 S. Main St, APN: 184-070-013	P-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	0.38 acres	n/a	None	7 units (18 du/ac)	5,700 sq. ft. one-story restaurant (built in 1995) with 10,600 sq. ft. of surface parking
	1531-1599 Botelho Dr, 1320-1330 S. California Blvd APN: 184-070-023	P-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	2.27 acres (2.56 with creek)	n/a	None	41 units (18 du/ac not including the creek)	29,200 sq. ft. one-story retail building (built in 1959), 6,600 sq. ft. one-story retail building (built in 1963), 800 sq. ft. one-story retail building (built in 1990), 1,900 sq. ft. one-story retail building (built in 1961), and a 2,600 sq. ft. one-story retail building (built in 1962) with 58,000 sq. ft. of surface parking, and approximately 12,700 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	<b>Subtotal</b>				<b>2.65 acres</b>	<b>n/a</b>	<b>None</b>	<b>48 units (18 du/ac)</b>	
	<b>Parliament property</b>								
	1295 S. Main St APN: 184-070-011	P-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	2.03 acres (3.01 with creek)	n/a	None	37 units (18 du/ac not including the creek)	32,757 sq. ft. one-story retail building (built in 1960) with 55,700 sq. ft. of surface parking and approximately 42,500 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	<b>Subtotal</b>				<b>2.03 acres</b>	<b>n/a</b>	<b>None</b>	<b>37 units (18 du/ac)</b>	

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C-4 (cont.)	<b>Dickinson property</b>								
	1372-1388 S. California Blvd APN: 184-070-024	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	1.56 acres (2.15 with creek)	n/a	None	28 units (18 du/ac not including the creek)	23,900 sq. ft. one-story retail building (built in 1961) with 44,100 sq. ft. of surface parking and approximately 25,700 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	<b>Subtotal</b>				<b>1.56 acres</b>	<b>n/a</b>	<b>None</b>	<b>28 units (18 du/ac)</b>	
<b>S. Main St, west side properties - TOTAL</b>				<b>7.62 acres</b>	<b>n/a</b>	<b>None</b>	<b>138 units (18 du/ac)</b>		

The “S. Main St, west side properties” opportunity site consists of six adjacent parcels with five different owners. Each of the parcels (or groups of parcels under the same ownership) range in size from one-half acre to over two acres (after subtracting out the area taken by Las Trampas Creek) – large enough to accommodate moderate to higher density development. All six parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum mixed use FAR is 1.50. Mixed Use development is allowed almost twice the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit, these properties can accommodate mixed-use projects with residential densities exceeding 30 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements for projects that provide apartments or condominiums that are affordable to below moderate-income households, additional density can be accommodated by-right. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. All of these properties are underdeveloped; existing uses are generally limited to older one-story commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking as is found with recent nearby development on similarly sized parcels.

The Essex Alamo property has been removed from this opportunity site since the previous Housing Element as a new mixed use development containing 49 condominium units has been approved and is now under construction on this site. The residential density for this new development is approximately 30 du/ac.

**Environmental Conditions:** The six parcels are all flat, and Las Trampas Creek, which flows through the middle of the opportunity site and is not intended for development, has already been altered from its natural state to what is now essentially a flood control channel. There are no significant environmental constraints such as wetlands or special status species habitat outside of the creek channel. The six parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

## N. Main St. / Ygnacio Valley Rd. properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-5	<b>Simas property</b>								
	1980 N. Main St APN: 178-411-020	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.26 acres	n/a	None	20 units (75 du/ac)	Gas station (built in 1978)
	<b>Subtotal</b>				<b>0.26 acres</b>	<b>n/a</b>	<b>None</b>	<b>10 units (40 du/ac)</b>	
	<b>McManus property</b>								
	1940-1950 N. Main St APN: 178-411-017	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.98 acres	n/a	None	74 units (75 du/ac)	5,500 sq. ft. one-story restaurant (built in 1970) with 37,000 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.98 acres</b>	<b>n/a</b>	<b>None</b>	<b>74 units (75 du/ac)</b>	
	<b>Oles property</b>								
	1430 Arroyo Way APN: 178-550-013	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.37 acres	n/a	None	28 units (75 du/ac)	2,700 sq. ft. one-story 12-unit commercial condominium (built in 1973) with 7,900 sq. ft. of surface parking, landscaping, and walkways.
	<b>Subtotal</b>				<b>0.37 acres</b>	<b>n/a</b>	<b>None</b>	<b>28 units (75 du/ac)</b>	
	<b>Harney property</b>								
	1410 Arroyo Way APN: 178-411-013	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.69 acres	n/a	None	52 units (75 du/ac)	6,000 sq. ft. one-story automotive repair building (built in 1956) with 24,100 sq. ft. of surface parking.
	<b>Subtotal</b>				<b>0.69 acres</b>	<b>n/a</b>	<b>None</b>	<b>52 units (75 du/ac)</b>	

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Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-5 (cont.)	<b>JD Harney Inc property</b>								
	Arroyo Way (no address) APN: 178-411-011	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.76 acres	n/a	None	57 units (75 du/ac)	Surface parking lot.
	<b>Subtotal</b>				<b>0.76 acres</b>	<b>n/a</b>	<b>None</b>	<b>57 units (75 du/ac)</b>	
<b>N. Main St / Ygnacio Valley Rd properties - TOTAL</b>					<b>3.06 acres</b>	<b>n/a</b>	<b>None</b>	<b>221 units (72 du/ac)</b>	

The “N. Main St. / Ygnacio Valley Rd. properties” opportunity site consists of five parcels, each under different ownership, and one containing a 12-unit commercial condominium. The parcels range in size from a quarter of an acre to almost one acre – large enough to accommodate higher density development, but some aggregation of parcels may be necessary to achieve the highest densities on the smaller properties. The opportunity site is located one block from the Walnut Creek BART station, and the City has adopted a specific plan for this area which encourages high density transit oriented development and the aggregation of smaller parcels. All five parcels were changed to the Mixed Use – Residential Emphasis (MU-R) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-R designation requires that the primary use be residential, but allows some commercial uses (generally retail stores, restaurants, and offices – generally no more than on the ground floor). The maximum floor area ratio (FAR) allowed for commercial uses is 0.50, while the maximum mixed use FAR is 2.60. Additionally, the Zoning Ordinance has a reduced parking requirement for the five parcels due to their proximity to the BART station. There is a stepped height limit for the six parcels: 35 feet along the Main Street and Arroyo Way frontages (to a depth of 80 feet), and 50 feet for the remainder. With a significant majority of the area subject to a 50-foot height limit, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped; existing uses are generally limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development on similarly sized parcels. For example, an 87-unit condominium was recently completed on a 1.01 acre parcel



immediately adjacent to this opportunity site; the project was built at a density of 86 dwelling units per acre, but it was approved for up to 96 dwelling unit per acre as originally requested by the owner.

The Green/Green property has been removed from this opportunity site since the previous Housing Element as a new multi-family development containing 126 apartment units has been approved and is now under construction on this site. The residential density for this new development is 105 du/ac. The realistic net new capacity for the Simas property has been reduced to an assumed density of 40 du/ac as this is a smaller parcel that no longer retains any opportunities for aggregation into a larger project due to the development of the adjacent parcel (the Green/Green property).

**Environmental Conditions:** The five parcels are all relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The five parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

### Kaiser Foundation parking lot

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-6	<b>Kaiser Foundation parking lot</b>								
	1275 Newell Ave APN: 183-260-027	M-1.5	Multi-family Medium High	22.1-30.0 du/ac	5.19 acres	115-156 units	None	135 units (26 du/ac)	Approximately 98,000 sq. ft. surface parking lot and approximately 127,900 undeveloped land
	<b>Subtotal</b>				<b>5.19 acres</b>	<b>115-156 units</b>	<b>None</b>	<b>135 units (26 du/ac)</b>	
	<b>Kaiser Foundation parking lot - TOTAL</b>				<b>5.19 acres</b>	<b>115-156 units</b>	<b>None</b>	<b>135 units (26 du/ac)</b>	

The Kaiser Foundation parking lot site consists of a single 5.19 acre parcel that contains a surface parking lot over approximately 40% of the site, with the remainder undeveloped. The parking lot is flat while the undeveloped area is a gentle hillside. New development on this site will likely be clustered in the area of the parking lot, with limited lower-density development occurring on the more gently sloped portions of the hillside (approximately one half of the currently undeveloped area). The property is subject to a 50-foot height limit and no maximum FAR; this, combined with the large size of the existing parking lot area, will allow for a relatively large and dense residential development on the flat portion of the property (at densities approaching 50 dwelling units per acre), with the more gently sloped hillside areas (approximately 30% of the site) reasonably able to accommodate densities approaching 20 units per acre, and the more steeply sloped hillside area (approximately 30% of the site) remaining undeveloped or developed at very low densities (averaging approximately 26 units an acre averaged over the entire property). The flat parking lot portion of the property can reasonably accommodate housing built at higher densities and affordable to moderate-, low-, and very low-income households, and with density incentives such as reduced parking requirements, the entire project site could reasonably accommodate affordable housing and densities in excess of 30 dwelling units per acre.

**Environmental Conditions:** Other than the topography discussed above, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The property is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

## Walnut Creek Presbyterian Church parking lot

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-7	<b>Walnut Creek Presbyterian Church parking lot</b>								
	1801 Lacassie Ave 1720 Oakland Blvd APN: 178-080-075 (portion)	M-1	Multi-family Very High	30.1-50.0 du/ac	1.31 acres	40-66 units	None	52 units (40 du/ac)	Surface parking lot.
	1801-1857 Lacassie Ave APN: 178-080-030, -075	M-1	Multi-family Very High	30.1-50.0 du/ac	0.44 acres	13-22 units	None	18 units (40 du/ac)	Surface parking lot.
	<b>Subtotal</b>				<b>1.75 acres</b>	<b>53-88 units</b>	<b>None</b>	<b>70 units (40 du/ac)</b>	
	<b>Walnut Creek Presbyterian Church parking lot - TOTAL</b>					<b>1.75 acres</b>	<b>53-88 units</b>	<b>None</b>	<b>70 units (40 du/ac)</b>

The Walnut Creek Presbyterian Church parking lot site is a 1.75 acre portion of a 5.60 acre property owned by the church. The opportunity site consists of a portion of the church’s surface parking lots and is an area in which the church has had discussions with the City regarding the possibility of redevelopment into multi-family affordable housing. The property is subject to a 50-foot height limit and no maximum FAR, and is large enough to accommodate high density development. Additionally, the Zoning Ordinance has a reduced parking requirement for the site due to its proximity to the BART station. Market rate development could reasonably be expected to accommodate residential densities of at least 40 dwelling units per acre (the middle of the permitted density range); however, affordable housing development could reasonably be expected to be developed at significantly higher densities, particularly through the use of density incentives such as further reduced parking requirements.

**Environmental Conditions:** The site is relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

### Sharp Avenue properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-8	<b>Sharp Avenue properties (north)</b>								
	1832 Sharp Ave APN: 178-040-018	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1842 Sharp Ave APN: 178-040-019	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1852 Sharp Ave APN: 178-040-020	M-1	Multi-family Very High	30.1-50.0 du/ac	0.21 acres	6-10 units	1 unit	7 units (40 du/ac)	One single-family dwelling
	1860 Sharp Ave APN: 178-040-021	M-1	Multi-family Very High	30.1-50.0 du/ac	0.20 acres	6-10 units	1 unit	7 units (40 du/ac)	One single-family dwelling
	1914 Sharp Ave APN: 178-040-022	M-1	Multi-family Very High	30.1-50.0 du/ac	0.14 acres	4-7 units	1 unit	5 units (40 du/ac)	One single-family dwelling
	1920 Sharp Ave APN: 178-040-023	M-1	Multi-family Very High	30.1-50.0 du/ac	0.10 acres	3-5 units	1 unit	3 units (40 du/ac)	One single-family dwelling
	1928 Sharp Ave APN: 178-040-024	M-1	Multi-family Very High	30.1-50.0 du/ac	0.08 acres	2-4 units	1 unit	2 units (40 du/ac)	One single-family dwelling
	Sharp Ave (no address) APN: 178-040-025	M-1	Multi-family Very High	30.1-50.0 du/ac	0.03 acres	1 unit	None	1 unit (40 du/ac)	Surface parking lot
<b>Subtotal</b>					<b>1.08 acres</b>	<b>32-53 units</b>	<b>7 units</b>	<b>37 units (40 du/ac)</b>	

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Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-10 (cont.)	<b>Sharp Avenue properties (south)</b>								
	1801-1805 Sharp Ave APN: 178-040-032	M-1	Multi-family Very High	30.1-50.0 du/ac	0.22 acres	7-11 units	2 units	7 units (40 du/ac)	Two single-family dwellings
	1809 Sharp Ave APN: 178-040-031	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1825 Sharp Ave APN: 178-040-030	M-1	Multi-family Very High	30.1-50.0 du/ac	0.11 acres	3-5 units	1 unit	3 units (40 du/ac)	One single-family dwelling
	1859 Sharp Ave APN: 178-040-029	M-1	Multi-family Very High	30.1-50.0 du/ac	0.10 acres	3-5 units	1 unit	1 unit (40 du/ac)	One single-family dwelling
	1909-1911 Sharp Ave APN: 178-040-028	M-1	Multi-family Very High	30.1-50.0 du/ac	0.31 acres	9-16 units	2 units	10 units (40 du/ac)	One duplex
	1919 Sharp Ave APN: 178-040-027	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1921 Sharp Ave APN: 178-040-063	M-1	Multi-family Very High	30.1-50.0 du/ac	0.29 acres	9-15 units	None	12 units (40 du/ac)	Surface parking lot
	1925 Sharp Ave APN: 178-040-062	M-1	Multi-family Very High	30.1-50.0 du/ac	0.07 acres	2-4 units	None	3 units (40 du/ac)	Surface parking lot
	<b>Subtotal</b>					<b>1.42 acres</b>	<b>43-72 units</b>	<b>8 units</b>	<b>48 units (40 du/ac)</b>
<b>Sharp Avenue properties - TOTAL</b>					<b>2.50 acres</b>	<b>75-125 units</b>	<b>15 units</b>	<b>85 units (40 du/ac)</b>	

The “Sharp Avenue properties” opportunity site consists of 16 parcels under common ownership, located on both sides of the end of a dead-end street. The site is subject to a 50-foot height limit and no maximum FAR and is large enough to accommodate high density development. Market rate development could reasonably be expected to accommodate residential densities of at least 40 dwelling units per acre (the middle of the permitted density range), and with density incentives such as further reduced parking requirements, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households.

The existing single-family dwellings and duplex range in age from 50 to approximately 135 years (most date from the 1930s to the 1950s), and generally appear to be in need of moderate to significant maintenance and repair. These dwellings would need to be

demolished and/or relocated in order for the site to accommodate new residential development; however, at least two of the dwellings may possess historical significance and the City may wish to see them preserved, which might result in a lower overall residential density. However, because there are no parcels under separate ownership located on this end of the dead-end street, the City might entertain vacating the right-of-way (approximately 0.36 acres), which could not only offset, but actually exceed the potential loss in density resulting from the preservation of the potentially historic homes.

**Environmental Conditions:** The site is relatively flat, with only a slight slope that will not likely hinder development. Furthermore, with the exception of the potential historic resources discussed above, there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

## Walden Road properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-9	<b>Single family residences</b>								
	1374 Walden Rd APN: 172-130-054	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.53 acres	8-11 units	2 units	7 units (maximum permitted under zoning)	Two single family dwellings (both built in 1911)
	1380 Walden Rd APN: 172-130-053	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.39 acres	6-8 units	1unit	5 units (maximum permitted under zoning)	Single family dwelling (built in 1982)
	1388 Walden Rd APN: 172-130-014	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.28 acres	4-6 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1953)
	1394 Walden Rd APN: 172-130-015	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.37 acres	6-8 units	1	5 units (maximum permitted under zoning)	Single family dwelling (built in 1932)
	Adjacent to 1394 Walden Rd APN: 172-130-016	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.09 acres	2 units	None	1 unit (maximum permitted under zoning)	Remnant parcel - vacant
	1408 Walden Rd APN: 172-130-017	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.52 acres	8-11 units	1	8 units (maximum permitted under zoning)	Single family dwelling (built in 1949)
	1412 Walden Rd APN: 172-130-069	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.47 acres	7-10 units	1	7 units (maximum permitted under zoning)	Single family dwelling (built in 1975)
1424 Walden Rd APN: 172-130-049	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.36 acres	6-7 units	1	5 units (maximum permitted under zoning)	Single family dwelling (built in 1949)	

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	51 Shady Ln APN: 172-130-021	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1950)
	61 Shady Ln APN: 172-130-020	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1949)
	71 Shady Ln APN: 172-130-019	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1950)
	81 Shady Ln APN: 172-130-018	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1950)
	2524 Jones Rd APN: 172-130-052	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.42 acres	6-9 units	1	6 units (maximum permitted under zoning)	Single family dwelling (built in 1971)
	2534 Jones Rd APN: 172-130-055	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.35 acres	5-7 units	1	5 units (maximum permitted under zoning)	Single family dwelling (built in 1971)
<b>Subtotal</b>					<b>4.82 acres</b>	<b>74-99 units</b>	<b>14 units</b>	<b>64 units (16 du/ac)</b>	
<b>Walden Road properties - TOTAL</b>					<b>4.82 acres</b>	<b>74-99 units</b>	<b>14 units</b>	<b>64 units (16 du/ac)</b>	

The “Walden Road properties” opportunity site consists of 14 parcels under individual ownership. The current multi-family zoning allows residential densities up to 17.4 du/ac, but the General Plan allows up to 22.0 du/ac with a rezoning. The site is subject to a 30-foot height limit and a maximum FAR of 0.35 to 0.50, depending on the size of the parcel (this is meant to incentivize the aggregation of smaller lots). It is assumed that these properties would redevelop at the maximum permissible density under the current zoning, however it is also likely that developers would seek a rezoning up to the maximum density permitted by the General Plan.



Additional density can also be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households.

The existing single-family dwellings range in age from 20 to approximately 100 years (most date from the late 1940s to the early 1950s), and generally appear to be in good repair. These dwellings would need to be demolished and/or relocated in order for the site to accommodate new residential development, something which recently happened on land immediately adjacent to this opportunity site, where a developer purchased 10 single family dwellings from their respective owners, combined the lots, and constructed 65 townhomes.

**Environmental Conditions:** The site is flat, and there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

### North Main Street / Parkside Drive properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-10	<b>Kneppers property</b>								
	1511 Riviera Avenue APN: 174-150-076	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.33 acres	n/a	None	25 units (75 du/ac)	Vacant
	<b>Subtotal</b>				<b>0.33 acres</b>	<b>n/a</b>	<b>None</b>	<b>25 units (75 du/ac)</b>	
	<b>Stars Holding Company property</b>								
	2329 N Main Street APN: 174-150-073	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.31 acres	n/a	None	23 units (75 du/ac)	Gas station (built in 1996)
	<b>Subtotal</b>				<b>0.31 acres</b>	<b>n/a</b>	<b>None</b>	<b>23 units (75 du/ac)</b>	
	<b>Simoni property</b>								
	2295 N Main Street APN: 174-150-052	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.52 acres	n/a	None	38 units (75 du/ac)	3,536 sq. ft. fast food restaurant (built in 1976) and with 18,964 sq. ft. of surface parking and landscaping
	<b>Subtotal</b>				<b>0.52 acres</b>	<b>n/a</b>	<b>None</b>	<b>38 units (75 du/ac)</b>	
	<b>Orth property</b>								
	2263 N Main Street APN: 174-150-014	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.17 acres	n/a	None	13 units (75 du/ac)	2,737 sq. ft. two-story retail/office building (built in 1968) with 6,131 sq. ft. of surface parking and landscaping
	<b>Subtotal</b>				<b>0.17 acres</b>	<b>n/a</b>	<b>None</b>	<b>13 units (75 du/ac)</b>	

Continued on next page

*Appendix A. Residential Opportunity Sites*

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>Chang property</b>									
	2255 N Main Street APN: 174-150-013	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.31 acres	n/a	None	23 units (75 du/ac)	7,376 sq. ft. two-story retail/office building (built in 1957) and a 1,274 sq. ft. one-story storage building with approximately 6,200 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.31 acres</b>	<b>n/a</b>	<b>None</b>	<b>23 units (75 du/ac)</b>	
<b>Stoll properties</b>									
	2221 N Main Street APN: 174-150-009	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.18 acres	n/a	None	13 units (75 du/ac)	1,800 sq. ft. one-story retail building (built in 1955) with 5,850 sq. ft. of surface parking
	2225 N Main Street APN: 174-150-010	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.17 acres	n/a	None	13 units (75 du/ac)	2,640 sq. ft. one-story retail building (built in 1961) with 4,860 sq. ft. of surface parking
	2235 N Main Street APN: 174-150-046	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.24 acres	n/a	None	18 units (75 du/ac)	9,650 sq. ft. one-story retail building (built in 1948) with 850 sq. ft. of surface parking
	2241 N Main Street APN: 174-150-047	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.10 acres	n/a	None	8 units (75 du/ac)	960 sq. ft. one-story retail building (built in 1948) with 3,540 sq. ft. of surface parking
	Adjacent to 2241 N Main Street APN: 174-150-041	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.03 acres	n/a	None	1 unit (75 du/ac)	Driveway
<b>Subtotal</b>					<b>0.72 acres</b>	<b>n/a</b>	<b>None</b>	<b>53 units (75 du/ac)</b>	
<i>Continued on next page</i>									

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>2211 Restaurant Investors property</b>									
	2211 N Main Street APN: 174-150-044	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.42 acres	n/a	None	32 units (75 du/ac)	Surface parking lot
<b>Subtotal</b>					<b>0.42 acres</b>	<b>n/a</b>	<b>None</b>	<b>32 units (75 du/ac)</b>	
<b>North Main Street / Parkside Drive properties - TOTAL</b>					<b>2.74 acres</b>	<b>n/a</b>	<b>None</b>	<b>207 units (75 du/ac)</b>	

The “North Main Street / Parkside Drive properties” opportunity site consists of 11 parcels, five of which are under common ownership. The properties range in size from a third of an acre to three-quarters of an acre – large enough to accommodate higher density development, but some aggregation of parcels may be necessary to achieve the highest densities on the smaller properties. The opportunity site is located one block from the Walnut Creek BART station, and the mixed-use zoning for this area encourages high density transit oriented development and the aggregation of smaller parcels. There is no maximum residential density or residential FAR, all of the properties are subject to a 50-foot height limit, and the zoning requires a residential component for all new developments. Consequently, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped; existing uses are generally limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development on similarly sized parcels. For example, a mixed use development containing 115 apartments over ground floor office (with a residential density of 83 du/ac) is located immediately to the rear of this opportunity site, under the same zoning and General Plan land use classification.

**Environmental Conditions:** The site is flat, and there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal

Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

### Riviera Avenue properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-11	<b>Saputo property</b>								
	1620 Riviera Avenue APN: 174-140-014	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.20 acres	n/a	5 units	10 units (75 du/ac)	Single family dwelling (built in 1946) and a four-plex (built in 1963)
	<b>Subtotal</b>				<b>0.20 acres</b>	<b>n/a</b>	<b>5 units</b>	<b>10 units (75 du/ac)</b>	
	<b>Soe property</b>								
	1630 Riviera Avenue APN: 174-140-015	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.18 acres	n/a	1 unit	13 units (75 du/ac)	Single family dwelling (built in 1946)
	<b>Subtotal</b>				<b>0.18 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>13 units (75 du/ac)</b>	
	<b>Casazza property</b>								
	1638 Riviera Avenue APN: 174-140-016	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.15 acres	n/a	1 unit	10 units (75 du/ac)	Single family dwelling (built in 1946)
	<b>Subtotal</b>				<b>0.15 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>10 units (75 du/ac)</b>	
	<b>Tam property</b>								
	1700 Riviera Avenue APN: 174-140-018	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.30 acres	n/a	8 units	15 units (75 du/ac)	8-unit apartment building (built in 1961)
	<b>Subtotal</b>				<b>0.30 acres</b>	<b>n/a</b>	<b>8 units</b>	<b>15 units (75 du/ac)</b>	

*Appendix A. Residential Opportunity Sites*

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>Oliver properties</b>									
	1716 Riviera Avenue APN: 174-140-019	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.17 acres	n/a	2 units	11 units (75 du/ac)	Two single family dwellings (built in 1949 and 1954)
	1738 Riviera Avenue APN: 174-140-025	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.27 acres	n/a	3 units	17 units (75 du/ac)	Single family dwelling (built in 1962) and a duplex (built in 1963)
	<b>Subtotal</b>				<b>0.27 acres</b>	<b>n/a</b>	<b>3 units</b>	<b>17 units (75 du/ac)</b>	
	<b>Riviera Avenue properties - TOTAL</b>				<b>1.10 acres</b>	<b>n/a</b>	<b>18 units</b>	<b>65 units (75 du/ac)</b>	

The “Riviera Avenue properties” opportunity site consists of six parcels, two of which are under common ownership. The properties are relatively small, ranging in size from a sixth of an acre to a quarter of an acre – large enough to accommodate higher density development, but aggregation of parcels will be necessary to achieve the highest densities. The opportunity site is located less than half a block from the Walnut Creek BART station, and the mixed-use zoning for this area encourages high density transit oriented development and the aggregation of smaller parcels. There is no maximum residential density or residential FAR, all of the properties are subject to a 50-foot height limit, and the zoning requires a residential component for all new developments. Consequently, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped, and contain single family dwellings and small apartment buildings that generally appear to be in poor to moderate condition. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development. The 115-unit mixed use development referenced in the discussion of the “North Main Street /Parkside Drive properties” opportunity site is located across the street from this opportunity site, and under the same zoning and General Plan land use classification.

**Environmental Conditions:** The site is relatively flat, and there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.



Mt. Diablo Blvd / Olympic Blvd / Alpine Road / Bont Lane properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-12	<b>Adler property</b>								
	1813 Mt. Diablo Blvd APN: 184-050-059	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.28 acres	n/a	None	5 units	4,125 sq. ft. one-story retail building (built in 1967) with 8,005 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.28 acres</b>	<b>n/a</b>	<b>None</b>	<b>5 units (18 du/ac)</b>	
	<b>Hall properties</b>								
	1815 Mt. Diablo Blvd APN: 184-050-058	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	4 units	1,640 sq. ft. one-story retail building (built in 1960) with 6,700 sq. ft. of surface parking
	1821 Mt. Diablo Blvd APN: 184-050-060	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.74 acres	n/a	None	13 units	5,527 sq. ft. one-story retail building (built in 1952) with 26,515 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.93 acres</b>	<b>n/a</b>	<b>None</b>	<b>17 units (18 du/ac)</b>	
	<b>Willedy property</b>								
	1829 Mt. Diablo Blvd APN: 184-050-016	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.61 acres	n/a	None	11 units	8,460 sq. ft. one-story retail building (built in 1948) with 18,120 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.61 acres</b>	<b>n/a</b>	<b>None</b>	<b>11 units (18 du/ac)</b>	
	<b>Nebeker property</b>								
	1849 Mt. Diablo Blvd APN: 184-050-015	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	1,770 sq. ft. one-story retail building (built in 1952) with 6,630 sq. ft. of surface parking
	<b>Subtotal</b>				<b>0.19 acres</b>	<b>n/a</b>	<b>None</b>	<b>3 units (18 du/ac)</b>	
	<b>Ward properties</b>								
	1889 Mt. Diablo Blvd APN: 184-050-013	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	None	2 units	Surface parking lot

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	1889 Mt. Diablo Blvd APN: 184-050-014	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.13 acres	n/a	None	3 units	4,232 sq. ft. one-story retail building (built in 1966) with 1,368 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.26 acres</b>	<b>n/a</b>	<b>None</b>	<b>5 units (18 du/ac)</b>	
<b>Cabrita properties</b>									
	1909 Mt. Diablo Blvd APN: 184-050-011	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.06 acres	n/a	None	1 unit	7,600 sq. ft. one-story retail building (built in 1947) with 6,400 sq. ft. of surface parking and landscaping
	1909 Mt. Diablo Blvd APN: 184-050-012	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.32 acres	n/a	None	6 units	Surface parking lot
<b>Subtotal</b>					<b>0.38 acres</b>	<b>n/a</b>	<b>None</b>	<b>7 units (18 du/ac)</b>	
<b>Howard property</b>									
	1919 Mt. Diablo Blvd APN: 184-050-010	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	3,248 sq. ft. one-story retail building (built in 1966) with 5,152 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.19 acres</b>	<b>n/a</b>	<b>None</b>	<b>3 units (18 du/ac)</b>	
<b>White property</b>									
	1929 Mt. Diablo Blvd APN: 184-050-062	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.24 acres	n/a	None	4 units	2,337 sq. ft. one-story retail building (built in 1960) with 8,120 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.24 acres</b>	<b>n/a</b>	<b>None</b>	<b>4 units (18 du/ac)</b>	
<b>Ingram property</b>									
	2005 Mt. Diablo Blvd APN: 184-041-047	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.24 acres	n/a	None	4 units	3,674 sq. ft. one-story retail building (built in 1941) with 6,693 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.24 acres</b>	<b>n/a</b>	<b>None</b>	<b>4 units (18 du/ac)</b>	

Appendix A. Residential Opportunity Sites

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>VSL property</b>									
	2015 Mt. Diablo Blvd APN: 184-041-030	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.97 acres	n/a	None	17 units	12,658 sq. ft. one-story disused nursing home (built in 1960) with 29,595 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.97 acres</b>	<b>n/a</b>	<b>None</b>	<b>17 units (18 du/ac)</b>	
<b>Topkis property</b>									
	2021 Mt. Diablo Blvd APN: 184-041-020	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.20 acres	n/a	None	4 units	4,284 sq. ft. one-story retail building (built in 1967) with 4,466 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.20 acres</b>	<b>n/a</b>	<b>None</b>	<b>4 units (18 du/ac)</b>	
<b>Riggo property</b>									
	2027 Mt. Diablo Blvd APN: 184-041-019	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.20 acres	n/a	None	4 units	3,040 sq. ft. one-story retail building (built in 1954) with 5,710 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.20 acres</b>	<b>n/a</b>	<b>None</b>	<b>4 units (18 du/ac)</b>	
<b>McPherson property</b>									
	2051 Mt. Diablo Blvd APN: 184-041-018	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.40 acres	n/a	None	7 units	3,741 sq. ft. one-story retail building (built in 1968) and a 2,226 sq. ft. one-story office building (built in 1981) with 11,533 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.40 acres</b>	<b>n/a</b>	<b>None</b>	<b>7 units (18 du/ac)</b>	
<b>Webb properties</b>									
	2067 Mt. Diablo Blvd APN: 184-042-004	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.16 acres	n/a	None	3 units	3,131 sq. ft. two-story retail/service building (built in 1926) and a 720 sq. ft. one-story retail building (built in 1946) with 3,118 sq. ft. of surface parking and landscaping
	1117 Bont Ln APN: 184-042-005	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	1 unit	1 unit	Single family dwelling

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>Subtotal</b>					<b>0.26 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>4 units (18 du/ac)</b>	
<b>Chang property</b>									
	2073 Mt. Diablo Blvd APN: 184-042-003	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.06 acres	n/a	None	1 unit	1,500 sq. ft. one-story retail building (built in 1940) with 1,140 sq. ft. of surface parking
<b>Subtotal</b>					<b>0.06 acres</b>	<b>n/a</b>	<b>None</b>	<b>1 unit (18 du/ac)</b>	
<b>Patel property</b>									
	2079 Mt. Diablo Blvd APN: 184-042-014	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.58 acres	n/a	None	10 units	7,200 sq. ft. one-story motel (built in 1956) with 18,021 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.58 acres</b>	<b>n/a</b>	<b>None</b>	<b>10 units (18 du/ac)</b>	
<b>Big Sable Investments property</b>									
	2099 Mt. Diablo Blvd APN: 184-042-014	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.74 acres	n/a	None	13 units	21,200 sq. ft. two-story retail/office building (built in 1960) with 21,534 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.74 acres</b>	<b>n/a</b>	<b>None</b>	<b>13 units (18 du/ac)</b>	
<b>Lazarte property</b>									
	1125 Bont Ln APN: 184-042-006	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	1 unit	1 unit	Single family dwelling (built in 1938)
<b>Subtotal</b>					<b>0.10 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>1 unit (18 du/ac)</b>	
<b>Castro property</b>									
	1133 Bont Ln APN: 184-042-007	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	None	2 units	1,173 sq. ft. one-story office building (built in 1955) with 3,327 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.10 acres</b>	<b>n/a</b>	<b>None</b>	<b>2 units (18 du/ac)</b>	

*Appendix A. Residential Opportunity Sites*

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>Harrison property</b>									
	1141 Bont Ln APN: 184-042-008	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units	816 sq. ft. one-story office building (built in 1938) with 3,909 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.11 acres</b>	<b>n/a</b>	<b>None</b>	<b>2 units (18 du/ac)</b>	
<b>McCarty property</b>									
	1145 Bont Ln APN: 184-042-013	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.25 acres	n/a	None	5 units	3,430 sq. ft. one-story auto repair building (built in 1975) with 7,364 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.25 acres</b>	<b>n/a</b>	<b>None</b>	<b>5 units (18 du/ac)</b>	
<b>Shirazi property</b>									
	1111 Alpine Ave APN: 184-041-002	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.12 acres	n/a	None	2 units	888 sq. ft. one-story retail building (built in 1922) with 4,248 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.12 acres</b>	<b>n/a</b>	<b>None</b>	<b>2 units (18 du/ac)</b>	
<b>Cruz property</b>									
	1119 Alpine Ave APN: 184-041-003	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units	2,340 sq. ft. one-story auto repair building (built in 1951) with 2,520 sq. ft. of surface parking and storage
<b>Subtotal</b>					<b>0.11 acres</b>	<b>n/a</b>	<b>None</b>	<b>2 units (18 du/ac)</b>	
<b>Larson property</b>									
	1147 Alpine Ave APN: 184-041-004	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	None	3 units	4,081 sq. ft. one-story retail building (built in 1956) with 2,409 sq. ft. of surface parking and storage
<b>Subtotal</b>					<b>0.15 acres</b>	<b>n/a</b>	<b>None</b>	<b>3 units (18 du/ac)</b>	
<b>Davis and Glee property</b>									
	1148-1152 Alpine Ave APN: 184-050-069	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.36 acres	n/a	None	6 units	Approximately 7,600 sq. ft. two-story office building (built in 1979) with approximately 11,660 sq. ft. of surface parking and landscaping

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>Subtotal</b>					<b>0.36 acres</b>	<b>n/a</b>	<b>None</b>	<b>6 units (18 du/ac)</b>	
<b>Luk property</b>									
	1149 Alpine Ave APN: 184-041-005	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	None	3 units	1,688 sq. ft. one-story retail building (built in 1937) with 4,912 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.15 acres</b>	<b>n/a</b>	<b>None</b>	<b>3 units (18 du/ac)</b>	
<b>Cohen property</b>									
	1155 Alpine Ave APN: 184-041-006	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	None	3 units	1,987 sq. ft. one-story office building (built in 1941) with 4,613 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.15 acres</b>	<b>n/a</b>	<b>None</b>	<b>3 units (18 du/ac)</b>	
<b>Jones property</b>									
	1160 Alpine Ave APN: 184-050-068	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	2,627 sq. ft. one-story office building (built in 1978) with 5,432 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.19 acres</b>	<b>n/a</b>	<b>None</b>	<b>3 units (18 du/ac)</b>	
<b>Hutchinson property</b>									
	1161 Alpine Ave APN: 184-041-007	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	1 unit	3 units	Single family dwelling (built in 1937)
<b>Subtotal</b>					<b>0.15 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>3 units (18 du/ac)</b>	
<b>Park View property</b>									
	1225 Alpine Ave APN: 184-041-009	M-1.5	Multi-family Medium High	22.1-30.0 du/ac	0.44 acres	10-13 units	None	12 units (29 du/ac - maximum permitted under zoning)	14,088 sq. ft. one-story office building with lower-level parking (built in 1982) with 5,078 sq. ft. of surface parking and landscaping.
<b>Subtotal</b>					<b>0.44 acres</b>	<b>n/a</b>	<b>None</b>	<b>18 units (40 du/ac)</b>	

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Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
<b>Milsner property</b>									
	1233 Alpine Ave APN: 184-041-024	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	7,348 sq. ft. one-story office building with lower-level parking (built in 1966) with 4,745 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.19 acres</b>	<b>n/a</b>	<b>None</b>	<b>3 units (18 du/ac)</b>	
<b>Cranbrook Realty Investment property</b>									
	1243 Alpine Ave APN: 184-041-041	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	1.10 acres	n/a	None	20 units	26,315 sq. ft. three-story office building (built in 1970) with 39,144 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>1.10 acres</b>	<b>n/a</b>	<b>None</b>	<b>20 units (18 du/ac)</b>	
<b>Jacob Engineering property</b>									
	1900 Olympic Blvd APN: 184-050-070	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.40 acres	n/a	None	7 units	12,276 sq. ft. two-story office building (built in 1967) with 11,198 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>0.40 acres</b>	<b>n/a</b>	<b>None</b>	<b>7 units (18 du/ac)</b>	
<b>1908 Investment Group properties</b>									
	1908 Olympic Blvd APN: 184-041-043	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	1.36 acres	n/a	None	25 units	20,571 sq. ft. two-story health club building (built in 1975) with 48,957 sq. ft. of surface parking, landscaping, and athletic facilities
	Adjacent to 1145 Bont Ln APN: 184-042-011	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.23 acres	n/a	None	4 units	Surface parking lot
<b>Subtotal</b>					<b>1.59 acres</b>	<b>n/a</b>	<b>None</b>	<b>29 units (18 du/ac)</b>	
<b>1910 LLC property</b>									
	1910 Olympic Blvd APN: 184-041-048	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	1.36 acres	n/a	None	25 units	38,052 sq. ft. three-story office building (built in 1971) with 46,383 sq. ft. of surface parking and landscaping
<b>Subtotal</b>					<b>1.36 acres</b>	<b>n/a</b>	<b>1 unit</b>	<b>25 units (18 du/ac)</b>	

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	<b>Mt. Diablo Blvd / Olympic Blvd / Alpine Road / Bont Lane properties - TOTAL</b>				<b>13.75 acres</b>	<b>n/a</b>	<b>3 units</b>	<b>250 units (18 du/ac)</b>	

The “Mt. Diablo Blvd / Olympic Blvd / Alpine Road / Bont Lane properties” opportunity site consists of 40 adjacent parcels, many under common ownership. With the exception of a relatively small number of parcels that are approximately one-fifth to one-tenth of an acre in size, each of the remaining parcels (or groups of parcels under the same ownership) range in size from over a third of an acre to over one and a half acres – large enough to accommodate moderate to higher density development. All but one parcel (which is designated for multi-family residential uses) are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum total FAR is 1.30 (parking garages and shared common areas such as hallways and lobbies are not included in calculating the FAR for a project). Mixed Use development is allowed more than one and a half times the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit (except for the multi-family designated parcel which has a 30-foot height limit), these properties can accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units, and additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households through the use of density incentives such as reduced parking requirements. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. Most of these properties are either underdeveloped or contain buildings which appear to be nearing the end of their functional life; existing uses are generally limited to older one-story commercial buildings with large amounts of surface parking and low FARs, with some older two and three-story office buildings located along Olympic Boulevard and the southern half of Alpine Avenue. New development is expected to be more urban in nature, including multi-story buildings and structured parking as is found in recent nearby development on similarly sized parcels.

**Environmental Conditions:** Most of the parcels are all relatively flat, with some along Alpine Avenue with more moderate cross-slopes, however the slopes are not steep enough to hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The parcels are already served by developed public streets and



all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Quail Court

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-13	<b>Chang property</b>								
	31-45 Quail Ct APN: 183-050-021	P-D	Mixed Use – Commercial Emphasis	No max density; FAR: 1.50	3.75 acres (4.97 with creek)	n/a	None	68 units (18 du/ac not including the creek)	Office park consisting of one, two, and three story buildings (built in 1970) with surface parking.
	<b>Subtotal</b>				<b>3.75 acres</b>	<b>n/a</b>	<b>None</b>	<b>68 units (18 du/ac)</b>	
	<b>Quail Court - TOTAL</b>					<b>3.75 acres</b>	<b>n/a</b>	<b>None</b>	<b>68 units (18 du/ac)</b>

The “Quail Court” opportunity site consists of a single large parcel currently developed as an office park. The general plan land use classification was changed to Mixed Use – Commercial Emphasis (MU-C) in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices, with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum mixed use FAR is 1.50. Mixed Use development is allowed almost twice the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit, this property can accommodate mixed-use projects with residential densities exceeding 30 dwelling units per acre, depending on the size of the units (both horizontal and vertical mixed-use projects appear viable for this site). With density incentives such as reduced parking requirements for projects that provide apartments or condominiums that are affordable to below moderate-income households, additional density can be accommodated by-right. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. The office park may have reached the end of its functional life, and the owners have submitted multiple preliminary proposals over the past few years that would include a significant amount of new residential development.

**Environmental Conditions:** The property is somewhat hilly, though not so much to prevent redevelopment. San Ramon Creek flows through the western side of the property, and this area, which is not intended for development, has been excluded from the

residential density calculations. Though the remainder of the site contains a significant number of trees, there appears not to be any significant environmental constraints such as wetlands or special status species habitat outside of the creek channel. The property is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

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