

# APPENDIX A

## Inventory of Publicly Assisted Housing



A1 Deed Restricted Affordable Units	02
A1.1 Units at Risk of Conversion to Market Rate	02
A1.2 Units Not at Risk of Conversion to Market Rate	02

**TABLE A- 1: DEED RESTRICTED AFFORDABLE UNITS**

Property Name	Target Population	Address	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable	Affordability Expiration
Units At Risk of Conversion to Market Rate								
Lawrence Moore Manor	Renters	1909 Cedar St.	0	45	0	0	45	Annual Renewal
Stuart Pratt Manor	Seniors	2020 Durant Ave.	0	43	0	0	43	Annual Renewal
Units Not At Risk of Conversion to Market Rate								
2214 Martin Luther King Jr	Renters	2214 Martin Luther King Jr	0	2	0	0	2	In Perpetuity
2319-23 Shattuck	Renters	2319 Shattuck	0	2	0	1	3	In Perpetuity
2801 Cherry	Renters	2801 Cherry St.	0	0	1	0	1	In Perpetuity
4th & U Apartments	Renters	2020 4th Street	0	16	0	15	31	In Perpetuity
Acton Courtyard	Renters	1392 University Avenue	0	15	5	50	70	In Perpetuity
Allston Place	Renters	2161 Allston Way	0	6	6	0	12	In Perpetuity
Aquatic III	Renters	2000-2010 Fifth Street	0	12	0	0	12	In Perpetuity
Aquatic II	Renters	814 University	0	4	0	0	4	In Perpetuity
Aquatic	Renters	2001 5th St	0	4	0	0	4	In Perpetuity
Avalon Berkeley	Renters	Addison Street 651	0	8	6	0	14	In Perpetuity
Aventerra Apts.	Renters	2700 San Pablo Ave.	0	3	3	0	6	In Perpetuity
Bachenheimer Apts	Renters	2119 University Avenue	0	4	3	0	7	In Perpetuity
Berkeley Central	Renters	2055 Center Street	0	12	0	11	23	In Perpetuity
Blake Berkeley	Renters	2035 Blake	0	4	0	0	4	In Perpetuity
Campanile Court (1122U)	Renters	University, 1122-1132	0	4	9	0	13	In Perpetuity
Garden Village	Renters	2201 Dwight	0	7	0	0	7	In Perpetuity
Heinz, 800	Renters	Heinz, 800	0	3	15	0	18	In Perpetuity
Higby	Renters	3015 San Pablo	0	8	7	0	15	In Perpetuity
Hillside Village LLC	Renters	1797-1801 Shattuck Avenue	0	10	0	11	21	In Perpetuity
Jones Berkeley	Renters	1500 San Pablo Street	0	16	0	0	16	In Perpetuity
K Street Flats	Renters	2020 Kittredge Street, St. D	0	0	35	0	35	In Perpetuity
Martin Luther King Way, 2500	Renters	Martin Luther King Way, 2500	0	0	2	0	2	In Perpetuity
Modera Berkeley	Renters	2133 University Avenue	0	6	0	0	6	In Perpetuity
New Californian	Renters	Martin Luther King Way, 1950	0	11	11	0	22	In Perpetuity

**APPENDIX A INVENTORY OF PUBLICLY ASSISTED HOUSING**

Property Name	Target Population	Address	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable	Affordability Expiration
Parker Place	Renters	Parker St, 2037 & 2038 / Shattuck 2598-2600	0	15	16	0	31	In Perpetuity
Regent Terrace	Renters	2597 Telegraph Ave.	0	1	0	0	1	In Perpetuity
Standard Berkeley	Renters	2580 Bancroft Way	0	11	0	0	11	In Perpetuity
Shattuck, 1385	Renters	Shattuck, 1385	0	0	0	8	8	In Perpetuity
Stadium Place	Renters	2310 Fulton St.	0	7	8	0	15	In Perpetuity
Sterling Addison (ARTech)	Renters	2002 Addison Street	0	1	0	4	5	In Perpetuity
Sterling Allston (Gaia)	Renters	2116 Allston Way	0	9	9	0	18	In Perpetuity
Sterling Haste (Fine Arts)	Renters	2110 Haste Street	0	0	10	10	20	In Perpetuity
Sterling Jefferson (Renaissance Villas)	Renters	1627 University Avenue	0	0	0	6	6	In Perpetuity
Sterling Oxford (Berkeleyan)	Renters	1910 Oxford Street	0	6	5	0	11	In Perpetuity
Sterling University Ave (Touriel)	Renters	2006 University Avenue	0	4	3	0	7	In Perpetuity
Stonefire	Renters	2010 Milvia Street	0	8	0	0	8	In Perpetuity
Stranda	Renters	1901 Dwight Way/2489 Martin Luther King Jr. Way	0	0	3	0	3	In Perpetuity
Telegraph Gardens	Renters	3001 Telegraph Avenue	0	3	1	2	6	In Perpetuity
Telegraph, Bay Apartments	Renters	2616-20 Telegraph Ave	0	2	2	0	4	In Perpetuity
The Addison	Renters	1950 Addison Street	0	4	0	0	4	In Perpetuity
The Den	Renters	2510 Channing	0	3	0	0	3	In Perpetuity
The Dwight	Renters	2121 Dwight	0	9	0	0	9	In Perpetuity
The Overture	Renters	1812 University	0	4	0	0	4	In Perpetuity
The Panoramic	Renters	2539 Telegraph	0	6	0	0	6	In Perpetuity
The URSA	Renters	2124 Bancroft	0	5	0	0	5	In Perpetuity
Wesley House	Renters	Bancroft Way, 2398	0	1	0	0	1	In Perpetuity
Adeline Street Apartments	Physically Disabled/ Homeless	3222 Adeline Street	7	11	0	0	18	2055
Ashby Lofts	Renters	2909 and 2919 Ninth Street	40	13	0	0	53	2060
Berkeley 75	Renters	1521 Alcatraz, 1812 Fairview, 3016 Harper, 1605 Stuart, 2231 Eighth	70	0	4	0	74	2055

Property Name	Target Population	Address	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable	Affordability Expiration
Harmon Gardens	Transition-Aged Youth	3240 Sacramento Street	0	15	0	0	15	2065
Harper Crossing	Seniors	3132 Martin Luther King Jr Way	9	0	32	0	41	2071
Lorin Station	Renters	3253-3269 Adeline Street	10	0	0	0	10	2078
Oxford Plaza	Renters	2175 Kittredge Street	0	4	83	9	96	2062
William Byron Rumford Plaza	Renters	3012 Sacramento	12	0	14	0	26	2075
Redwood Gardens	Renters	2951 Derby St.	0	168	0	0	168	2047
Rosewood Manor	Renters	1615 Russell St.	0	0	35	0	35	2078
1314 Haskell Street	Ownership	1314 Haskell Street	0	0	0	3	3	2055
1320 Haskell Street	Ownership	1320 Haskell Street	0	0	0	5	5	2055
2012 Berkeley Way_01_PH	Renters	2012 Berkeley Way	57	0	0	0	57	2077
2012 Berkeley Way_02_PSH	Homeless/ Formerly Homeless	2012 Berkeley Way	29	0	0	0	29	2077
2012 Berkeley Way_03_TH	Homeless/ Formerly Homeless	2012 Berkeley Way	44	0	0	0	44	2077
Addison Court Housing Cooperative	Renters	1135 Addison Street	10	0	0	0	10	2051
Alcatraz Apartments	Renters	1900 Alcatraz Avenue	3	4	1	5	8	2052
Allston Commons	Renters	2203-2207 Sixth Street	0	3	9	0	12	2049
Allston House	Renters	2121 Seventh Street	0	28	0	0	28	2064
Amistad House	Seniors	2050 Delaware Street	12	0	47	0	59	2064
Ashby Apartments	Renters	1317 Ashby Avenue	6	0	0	0	6	2049
Ashby Court Apartments	Renters	1222-1228 Ashby Avenue	0	20	0	0	20	2052
Ashby Studios	Renters	1303-1311 Ashby Avenue	0	0	6	0	6	2049
BFHP - Transitional House	Shelter, Homeless / Formerly Homeless	2140 Dwight Way	0	14	0	0	10	2053
Blake Street 1340	n/a	1340-1348 Blake Street	1	0	4	0	5	2074

**APPENDIX A INVENTORY OF PUBLICLY ASSISTED HOUSING**

Property Name	Target Population	Address	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable	Affordability Expiration
Bonita House	Mental illness/ Substance Treatment	1410 Bonita Avenue	15	0	0	0	15	2055
BuiLD, Inc	Adults with Severe Mental/ Physical Disabilities	2110 Seventh Street	0	0	6	0	6	2057
California Street 2425	Renters	2425 California Street	1	1	3	1	6	2055
Casa Buenos Amigos Hsg Cooperative	Renters	3011 Shattuck Avenue	0	1	3	0	4	2055
Channing House	Renters	1843-1849 Channing Way	4	0	0	0	4	2047
Crossroads Village Mutual Housing Assoc.	Renters	1966-1970-A San Pablo Ave	0	0	26	0	26	2046
Dwight Way Apartments	Adults with Mental/ Physical Disabilities	2501 Sacramento Street	15	0	0	0	15	2055
Erna P. Harris / Belair Housing Project	Formerly Homeless/ Shelter Plus Care	1330 University Avenue	34	0	0	0	34	2065
Fairview House Cooperative	Renters	1801 Fairview Street	0	9	0	0	9	2055
Fred Finch Youth House - Turning Point	Mentally Disabled, Youth	3404 King Street	0	12	0	0	12	2055
Grayson Apartments	Renters	2748 San Pablo Ave	5	0	9	0	14	2074
Haste Street 2207	Renters	2207 Haste Street	7	0	0	0	7	2055
Hearst Street Apts	Renters	1133-1139 Hearst Street	31	0	0	0	31	2055
Hearst Studios	Renters	950 Hearst	0	2	6	0	8	2049
Helios Corner	Seniors	1535 University Avenue	47	32	0	0	79	2060
Hillegass Apartments	Renters	2500 Hillegass Street	4	4	4	5	17	2070
Hope Homes	Renters	2418 Eighth Street	1	0	2	0	3	2056
Idaho Street	Renters	3227 Idaho Street	1	0	0	0	1	2055

Property Name	Target Population	Address	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable	Affordability Expiration
MLK House	Formerly Homeless, Mentally Disabled	2942 - 2944 Martin Luther King Jr. Way	0	0	0	12	12	2055
Mable Howard	Seniors	3250 Sacramento or 1499 Alcatraz	0	40	0	0	40	2052
Margaret Breland Senior Homes	Seniors	2577 San Pablo Avenue	0	27	0	0	27	2046
McKinley House	Formerly Homeless, Mentally Disabled	2111 McKinley Street	6	0	0	0	6	2069
Prince Street	Renters	1534 Prince Street	0	6	0	0	6	2071
Regent House	HOPWA set-aside units	2511 Regent Street	0	0	0	6	6	2065
Rosevine	Developmentally Disabled Adults	1431-33 Oxford Street	0	5	0	0	5	2052
Sacramento Senior Homes	Seniors	1501 Blake St (2517 Sacramento)	2	17	20	0	39	2058
Sankofa House	Formerly Homeless, Homeless	711 Harrison Street	7	0	0	0	7	2058
Savo Island	Renters	2017 Stuart Street	31	4	0	0	35	2067
Shattuck Senior Homes	Seniors	2425 Shattuck Avenue	0	15	11	0	26	2052
Strawberry Creek Lodge	Seniors	1320 Addison Street	0	10	75	0	90	2069
U A Coop Homes (UACH)	Renters	1471 Addison Street	37	5	4	0	46	2080
U A Homes/U.C. Hotel	Formerly Homeless, Homeless	1040 University Avenue	51	22	0	0	73	2069
University Neighborhood Apts	HOPWA set-aside units	1721 University Avenue	8	13	5	0	26	2060
Harriet Tubman Terrace	Renters	2870 Adeline St.	0	90	0	0	90	2059

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Property Name	Target Population	Address	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable	Affordability Expiration
Oceanview Gardens	Renters	1715-35 5 <sup>th</sup> St; 1726-32 6 <sup>th</sup> St.; 1816-1832 6 <sup>th</sup> St.; 813-15 Hearst St.	0	0	0	61	61	2059
800 Heinz	Renters	800 Heinz St.	0	3	15	0	18	In Perpetuity
2747 San Pablo Ave.	Ownership	2747 San Pablo Ave.	0	0	6	0	6	In Perpetuity
2001 Fourth St.	Renters	2001 Fourth St.	0	12	0	0	12	In Perpetuity
1974 University Ave.	Renters	1974 University Ave.	0	8	0	0	8	In Perpetuity

1. UNITS MARKED WITH "IN PERPETUITY" WERE CREATED VIA BELOW MARKET RATE INCLUSIONARY HOUSING. THEY ARE DEED RESTRICTED BUT DO NOT RECEIVE PUBLIC ASSISTANCE.





# APPENDIX B

## Summary of Development Standards



B1 Residential District Development Standards	02
B2 Mixed Use and Residential Development Standards in Commercial Districts	03

TABLE B-1 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Zoning District	Min Lot Area (sq. ft.)	Density (sq. ft.) Min Lot Area Per Unit	Height Limit		Yard <sup>3</sup>						Maximum Lot Coverage				Usable Open Space Per Unit (sq. ft.)	
			Avg. Height	Max Ht (H ovrly)	Stories (#)	Story	Front	Rear	Side	Street Side	Building Separation	Main Building Height (stories)	Interior and Through Lots (%)	Corner Lots (%)		
R-1 Single Family	5,000	5,000	28' <sup>1</sup>	35'	3	All	20'	20'	4'	4'	--	1 to 3	40	40	40	400
R-1A Limited Two Family	5,000	-- <sup>7</sup>	28' <sup>1</sup>	--	3	All	20'	20'	4'	4'	--	1 to 3	40	40	45	400
ES-R Environmental Safety	25,000	25,000	24' <sup>2</sup>	35' <sup>2</sup>	2	All	20'	20'	15'	15'	30'	1 to 2	30	30	30	400
R-2 Restricted Two Family	5,000	2,500 <sup>5</sup>	28' <sup>1</sup>	35' <sup>2</sup>	3	1	20'	20'	4'	4'	8'	1	45	50	50	400
						2	20'	20'	4'	4'	12'	2	40	45	45	
						3	20'	20'	6'	6'	16'	3	35	40	40	
R-2A Restricted Multiple Family	5,000	1,650 <sup>6</sup>	28' <sup>1</sup>	35' <sup>2</sup>	3	1	15'	15'	4'	4'	8'	1	45	50	50	300
						2	15'	15'	4'	4'	12'	2	40	45	45	
						3	15'	15'	6'	6'	16'	3	35	40	40	
R-3 Multiple Family	5,000	-- <sup>4</sup>	35'	35' <sup>2</sup>	3	1	15'	15'	4'	4'	8'	1	45	50	50	200 <sup>8</sup>
						2	15'	15'	4'	4'	12'	2	45	50	50	
						3	15'	15'	6'	6'	16'	3	30	45	45	
R-4 Multiple Family	5,000	-- <sup>4</sup>	35' <sup>9</sup>	35' <sup>2</sup>	3 <sup>9</sup>	1	15'	15'	4'	4'	8'	1	45	50	50	200 <sup>8</sup>
						2	15'	15'	4'	4'	12'	2	45	50	50	
						3	15'	15'	6'	6'	16'	3	40	45	45	
						4	15'	17'	8'	8'	20'	4	35	40	40	
						5	15'	19'	10'	14'	24'	5	35	40	40	
						6	15'	21'	12'	15'	28'	6	35	40	40	

1. Up to 35' allowed with an AUP
2. May exceed with an AUP (UP in ES-R)
3. Setbacks may be reduced subject to the requirements of BMC 23.304.030.B.
4. No minimum lot area per unit except for Group Living Accommodations (GLA), 1 GLA room for every 350 sq. ft.; additional room allowed for any remaining lot area of more than 200 sq. ft.
5. Additional dwelling unit allowed for any remaining lot area more than 2,000 sq. ft.
6. Additional dwelling unit allowed for any remaining lot area more than 1,300 sq. ft.
7. No minimum lot area per unit, although no more than two dwelling units allowed; lot area must be at least 4,500 sq. ft. to establish two dwelling units.
8. 200 sq. ft. for each dwelling unit, 90 sq. ft. for each person in a Group Accommodation Room.
9. Main Buildings may exceed 35 ft. and three stories in height, to a height of, but not exceeding, 65 ft. and six stories subject to obtaining a Use Permit

TABLE B-2 MIXED-USE AND RESIDENTIAL DEVELOPMENT STANDARDS IN COMMERCIAL DISTRICTS

Zoning District	Max. FAR (MU/Res. only)	Max. Height (MU/Res. only)	Max. Stories (MU/Res. only)	Open Space (SF/unit) (MU/Res. only)	Max. Coverage (MU/Res. only)	Yard Requirements	Main Building Separation	Min. Lot Area (SF)	Density (DU/SF)
C-C	3.0/None	40'/35'	3 <sup>2</sup> 3	200	100%/40-50%	Per Tables 23.204-8 and 23.204-9		None <sup>1</sup>	None
C-U	2.2-3.0/None	36-48'/36'	3-4 <sup>2</sup>	200	100%/40-50%	Per Tables 23.204-12 and 23.204-13		None <sup>1</sup>	None
C-N	3.0/None	35'	3 <sup>2</sup>	200	100%/40-50%	Per Tables 23.204-17 and 23.204-18		None <sup>1</sup>	None
C-E	0.8-1.0/None	28'/35'	2/3	200	100%/40-50%	Per Tables 23.204-21 and 23.204-22		None <sup>1</sup>	None
C-NS	1.0/None	35'/28'	3/2	200	100%/40-50%	Per Tables 23.204-24 and 23.204-25		4,000 <sup>1</sup>	None
C-SA	4.0/None	36-60' <sup>4</sup>	3-5 <sup>2</sup> 4	40/200	35-50%	Per Table 23.204-29		None <sup>1</sup>	None
C-T	4.0-5.0	50-85'	5-7	40	100%	None <sup>5</sup>		None	None
C-SO	2.0/None	28'	2	40/200	100%/40-50%	Per Tables 23.204-34 and 23.204-35		None <sup>1</sup>	None
C-DMU	None	50-60' <sup>6</sup>	None	80	None	Per Table 23.204-39		None	None
C-W	3.0	50'	4 <sup>7</sup>	40	100%	None <sup>5</sup>		None	None
C-AC (South Shattuck Subarea)	2.5-5.5 <sup>8</sup>	45-90' <sup>8</sup>	4-8 <sup>8</sup>	40	60-95 <sup>8</sup>	None <sup>5</sup>		None	None
C-AC (North and South Adeline Subarea)	2.0-5.0 <sup>8</sup>	35-80' <sup>8</sup>	3-7 <sup>8</sup>	40	100%	None <sup>9</sup>		None	None
MU-R <sup>11</sup>	1 <sup>10</sup>	35'	3	150	100%	Front/Street Side: 5' Rear/interior Side: None	None	None	1/1,250 <sup>11</sup>

1. No minimum lot area for mixed use projects; 5,000 sq. ft. minimum lot area for residential only projects.
2. 3rd floor and above residential only
3. 4 stories and 50 feet allowed with a UP
4. Dependent on district subarea. See BMC Table 23.204-28.
5. Unless abutting a residential district. See Section 23.304.030.C.2.
6. Dependent on subarea. May increase height up to 60-75' with use permit.
7. 4th floor must be residential or live/work.
8. Dependent on percent of project that is affordable. See Table 23.204-44
9. Unless abutting a residential district. See Table 23.204-45.
10. FAR 1.5 when 50% of building residential and/or live work
11. Standards included are for residential or mixed use. Standards differ slightly for live/work project



Photo Credit: MTC-ABAG

# APPENDIX C

## Residential Sites Inventory

<b>C1</b>	<b>Projected ADUs</b>	<b>02</b>
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## C1 PROJECTED ADUS

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2021, the City issued 419 building permits ADUs with an average of 105 ADUs per year over this period (Table C-1). Specifically, ADU permit activities accelerated significantly within the last two years. Assuming this trend continues, the City expects to produce around 100 ADUs per year or 800 ADUs over the eight-year planning period.

The Association of Bay Area Government (ABAG) has issued guidance on the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward. Based on the ADU rent survey conducted by ABAG, the affordability distribution of ADUs in the region is: 30% very low income; 30% low income; 30% moderate income; and 10% above moderate income.

TABLE C.1: ADU TRENDS

	Permits Issued
2018	80
2019	96
2020	120
2021	123
Average	105

## C2 BART SITES

The City of Berkeley is working collaboratively with the Bay Area Rapid Transit District (BART) to convert surface parking lots at two of the City’s three BART stations (Ashby and North Berkeley) into transit-oriented development. The City and BART have signed an MOU on the potential development of these lots and the entities are actively working together to release RFQs for private developers for each station. BART’s development of these parcels is permitted under AB 2923, which allows BART to enable TOD through land-use zoning on BART-owned property in collaboration with local jurisdictions. Each station can accommodate up to 1,200 units and the expectation is that 35% of these units will be affordable for Very Low and Low income households. In 2021, the City earmarked \$53 million for the projects to ensure that at least 35% of the units are affordable. While up to 1,200 units can be accommodated at each station, this Housing Element takes a more conservative approach and assumes only 600 units at each station (Table C-2).

TABLE C.2: BART SITES

Station	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total	Acreage	Density Achieved (du/ac)
North Berkeley BART	105	105	0	390	600	6.5	92
Ashby BART	105	105	0	390	600	6.0	100
Total	210	210	0	780	1,200		

### **C3 ENTITLED PROJECTS**

While the 6th cycle Housing Element planning period covers from January 31, 2023, through January 31, 2031, the RHNA projection period begins June 30, 2022. Housing units that have been entitled for construction but are not anticipated to issue building permits until after the start of the projection period can be credited against the 6th cycle RHNA.

Only projects that have been entitled since 2018 have been included. The City conducted an analysis of 56 permitted projects, the average time between entitlement and permit issuance is three years. As the majority of the residential and mixed use projects in the City are high density podium development, the preparation of construction documents and financing tend to require longer time. However, projects with entitlements that are still valid but older than three years have not been included as credits in this Housing Element.

In total, the City has entitled 2,685 units (172 very low, 178 low, 9 moderate, and 2,326 above-moderate), that are expected to be constructed during the 6th Cycle planning period. The affordability of the units was determined based on the affordability specified on the project proposal as approved by the City.

TABLE C.3 ENTITLED PROJECTS SINCE 2018

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	> 120% AMI	Net New Units	Zone	Type	Density (DUA)
056 197701300	2198 SAN PABLO	Prior use: <b>Wine and Liquor Store</b> . Use Permit #ZP2018-0112 to demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units, 57 dwelling units (including 5 available to very low-income households), stacked parking for 20 vehicles, and 48 bicycle spaces.	5	0	0	55	60	C-W	MU	289.0
057 202700202	2210 Harold	<b>Existing Use: Vacant Commercial office</b> . Use Permit #ZP2020-0011 to demolish an existing commercial building and to construct a seven-story, 75-foot tall mixed-use building with 652 square feet of commercial space on the ground floor, 38 dwellings with a total of 135 bedrooms, and secure storage for 48 bicycles on a 5,953 square-foot parcel. The project would provide no off-street parking, reduce certain setbacks, and pay an in-lieu fee instead of providing privately-owned public open space.	0	0	0	38	38	C-DMU	MU	279.0
053 163300101	3000 San Pablo	<b>Current use: Discount Fabrics</b> . Use Permit #ZP2019-0155 to 1) demolish an existing two-story commercial building; and 2) construct a six-story, mixed-use building with 78 dwelling units (including seven Very Low-Income units), 1,248 square feet of commercial space, 2,320 square feet of usable open space, 50 bicycle parking spaces and 43 vehicular parking spaces.	7	0	0	71	78	C-W	MU	242.7
060 235401503	1207 Tenth Street	MU L/W, studio, R&D, Lt Manufacturing, Art Gallery, <b>Demolition of existing single-story structures on-site</b> , construction of a new 3-story, 18,450 square-foot mixed-use building, providing 12 parking spaces, 12 artist studios, R&D space, a fabrication shop, art gallery and two live/work units.	0	0	0	2	2	MU-LI	MU	6.8
052 157408100	3031 Telegraph	Use Permit #ZP2020-0069 to demolish an <b>existing two-story commercial (medical office) building</b> and construct a six-story, 98,338 square-foot mixed-use building with 110 dwelling units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 7,474 square feet of usable open space, 112 bicycle parking spaces and 29 vehicular parking spaces at the ground level.	7	0	0	103	110	C-1	MF	152.0
056 197201800	2015 EIGHTH	<b>Demo rear detached garage</b> , build 2 du behind existing duplex	0	0	0	2	2	R-4	MF	26.8
057 202502300	2009 Addison St	Demo commercial, build MU with performing arts space, Berkeley Rep-Rent Free	0	0	9	36	45	C-DMU	MU	188.1
057 202900204	2150-2176 Kittredge	<b>Former gas station</b> . Use Permit #ZP2019-0027 to demolish a five-story commercial building at 2176 Kittredge Street and a one-story convenience store and carwash facility at 2150 Kittredge Street; to merge the two parcels for a total lot area of approximately 32,600 sq. ft.; and to construct a new, 75 ft.-tall, seven-story mixed-use building of approximately 177,000 sq. ft. in total gross floor area containing: 23,000 sq. ft. of commercial floor area on the ground level; a total of 165 dwellings units on the second through seven stories; approximately 13,250 sq. ft. of usable open space within a series of rooftop patios; and a sub-surface parking garage providing 52 off-street parking spaces.	0	0	0	169	169	C-DMU	MU	165.0



APPENDIX C RESIDENTIAL SITES INVENTORY

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
052 157404400	3028 Regent Street	Convert <b>care facility</b> to duplex	0	0	0	2	2	R-2A	DP	14.6
057 208602501	1835 San Pablo	<b>Former Tire shop.</b> Demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 99 dwellings (including 7 dwellings available to very low income households) and 2 live/work units. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.	7	0	0	92	99	C-W	MU	222.8
057 206301100	1825 Berkeley Wy	Convert <b>SFD</b> to duplex, add SFD to rear	0	0	0	2	2	R-2A	DP/SFD	27.9
059 226800601	1506 Bonita Ave.	Raise <b>existing duplex</b> to add 2 du on site w/ 3 duplexes. Use Permit #ZP2016-0050 to raise an existing one-story duplex by 8'-10" resulting in a two-story building. The new approximately 1,600 square foot ground level would accommodate two new residential units. This would increase the total number of dwelling units on the parcel from six to eight and the number of bedrooms from six to twelve.	0	0	0	2	2	R-2A	MF/DP	25.8
060 235400200	1200-1214 San Pablo	<b>Art Gallery, Tattoo Parlor, and Former Fast-Food Restaurant.</b> Use Permit #ZP2019-0192 to demolish three existing commercial buildings and construct a six-story, mixed-use building with 104 units (including nine Very Low Income units), a 3,119-square-foot restaurant, 4,343 square feet of usable open space, and 55 ground-level parking spaces.	9	0	0	95	104	C-W	MU	182.0
057 206101000	1717 UNIVERSITY	<b>Demo commercial, SFD, Detached Garage,</b> new 5-story MU bldg	3	0	0	25	28	C-1/R-2A	MU	143.9
059 232500605	1444 FIFTH	<b>Prior Vacant Lot.</b> Administrative Use Permit #ZP2018-0172 to construct four detached, three-story, approximately 1,900 square-foot single-family dwellings, each with an average height of 33 feet, on a 5,744 square-foot vacant lot.	0	0	0	4	4	MU-R	SFD	30.3
057 203400800	2023 Shattuck	<b>Former Vacant Lot.</b> Use Permit #ZP2019-0041 to construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwelling units (including 4 units available to very-low-income households) and 1,250 square feet of ground floor commercial space. The project would provide no vehicle parking; it would provide secure storage for 34 bicycles.	4	0	0	44	48	C-DMU Core	MU	600.0
058 212701403	1740 San Pablo Ave	<b>Prior use: Vacant service station.</b> Use Permit #ZP2017-0014, to demolish two existing 1-story buildings and build a 5-story mixed-use building with 48 dwelling units, 3 live/work units, 1 approximately 800 square-foot quick-serve restaurant, and 53 parking spaces at the ground floor.	4	0	0	47	51	C-W	MU	162.5
057 202401300	2099 M L K Jr.	Use Permit #ZP2019-0081 to demolish an <b>existing one story 3,595 square foot auto service building</b> and construct a 62,419 square-foot, seven-story, 69' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low-income households) and 2,448 square feet of ground floor retail space. The project would provide 12 parking spaces and secure storage for 65 bicycles within a grade level garage.	5	0	0	67	72	C-DMU Buffer	MU	257.1

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	> 120% AMI	Net New Units	Zone	Type	Density (DUA)
055 189401500	2028 BANCROFT	Use Permit #ZP2017-0103 to <b>relocate an existing single-unit</b> to 1940 Haste Street and construct a 33,539 square-foot, six-story, 65' tall, residential building with 37 dwellings (including 2 Below Market Rate units) and a landscaped courtyard.	2	0	0	35	37	C-DMU	MF	223.4
058 218300101	1601 OXFORD	SB 35 - 34 senior + 1 mgr du + 2 church staff du	21	13	0	3	37	R-3	MU	113.8
058 217001700	1711 M L KING JR	Use Permit & Variance #ZP2018-0189 to (1) replace a 799 square foot nonconforming commercial space with one dwelling, (2) eliminate 2 existing off-street parking spaces, (3) create 700 square feet usable open space, (4) increase the total number of bedrooms on the parcel from 15 to 19; and (5) waive 1 parking space that is required for the proposed dwelling.	0	0	0	1	1	R-2A	MU/MF	50.8
056 197701001	2100 SAN PABLO	<b>Prior use: Vacant single-story commercial - U-Haul.</b> Use Permit Modification #ZP2018-0222 to modify approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.	0	0	0	96	96	C-W	MU	156.8
053 159101803	2001 ASHBY	Prior use: Cooperative Center, Federal Credit Union, single-story commercial. SB 35 - 86 BMR + 1 MR. Resubmitted 10/21/2001 SB 35 modification application to PLN2019-0059.	53	33	0	1	87	C-SA	MF	144.1
057 208601300	1173 Hearst	Use Permit #ZP2016-0028 to develop two parcels, including the substantial rehabilitation of the existing seven dwelling units and construction of six new dwelling units. 6 of the 7 rehabilitated units are rent controlled and shall remain rent stabilized. The project proposes to rehabilitate the seven existing dwelling units (three duplexes and one single-family dwelling) and add three two-story duplexes as a common interest development (i.e. condominiums) for a total of seven buildings and 13 dwellings.	0	0	0	6	6	R2-A	MF	42.0
057 207300500	1367 University	<b>Vacant Lot.</b> Use Permit #ZP2019-0173 to construct an approximately 9,273-square-foot, four-story 39-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.	6	0	0	34	40	C-1	GLA	329.9
052 156317900	2714 Alcatraz Ave	Use Permit #ZP2018-0034 to alter an existing 3,391 square foot, 2-story residential building and an existing 360 square foot, 1-story accessory building to: 1) restore the residential building to its original density of 5 units; 2) expand the basement by 24 square feet and convert the basement to a dwelling; 3) construct a 21 square foot addition on the first floor; 3) construct a 337 square foot addition on the second floor; 4) reconfigure the floor plans for the four existing units on the first and second floors; and 5) remove an illegal dwelling from the garage to restore 2 off-street parking spaces.	0	0	0	5	5	R-2	MF	36.9

APPENDIX C RESIDENTIAL SITES INVENTORY

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
055 187701902	2580 Bancroft Way	<b>Prior use: one-story multi-tenant commercial, commercial parking garage.</b> Use Permit #ZP2017-0083 to demolish the Bancroft Center Building (25582588 Bancroft Way) and demolish the rear half of the City Landmark Fred Turner Building (2546-2554 Bancroft Way); and to construct a new mixed-use building with approximately 122 dwelling units, 11,000 square feet of ground-floor commercial space, and a 37 parking space subterranean commercial garage.	11	0	0	111	122	C-T	MU	183.1
055 187602101	2542 Durant Ave	<b>Existing parking lot and multi-family residential, infill.</b> merge two parcels and Use Permit #ZP2016-0172 to construct a new five-story, mixed use building with 32 dwelling units including a Variance request to allow dwelling units on the ground floor next to and behind an existing 12-unit apartment building.	0	0	0	32	32	C-T	MF	149.8
055 182901100	2215 Parker	<b>Vacant Lot.</b> Use Permit #ZP2018-0161 to construct a two-story, 6,001 sq. ft. duplex on a 6,750 sq. ft. vacant parcel.	0	0	0	2	2	R-2A	DP	12.9
057 204600100	1951 SHATTUCK	<b>Existing Use: Hair salon, convenience corner store, clothing retailer.</b> Use Permit #ZP2018-0137 to demolish two existing non-residential buildings and to construct a 12-story, 120-foot tall mixed-use building with 5,000 square feet of commercial space on the ground floor, 156 dwelling units, and a 100-space subterranean parking garage on a 17,424 squarefoot parcel.	0	0	0	156	156	C-DMU	MU	390.0
057 202600405	2190 Shattuck Ave	<b>Prior use: 2-story retail and 2nd story office, ground floor Walgreens.</b> Use Permit #ZP2016-0117 to redevelop a 19,967 square-foot (0.46-acre) site at the northwest corner of Shattuck Avenue and Allston Way with a proposed 18-story building with 274 residential units above approximately 10,000 square feet of ground floor retail space. One hundred and three (103) parking spaces would be provided in a two-level subterranean garage accessed from Allston Way.	0	0	0	274	274	C-DMU	MF	595.7
057 208601400	1155-73 Hearst Ave	7 units rehab; 6 new du	0	0	0	2	2	R2-A	MF	26.1
054 180202000	1516 Carleton	Prior use: multi-tenant commercial (Streetview 2011 shows Hair studio, spiritual healer, japanese restaurant, electronics store). Use Permit 2015-00% to (1) demolish an existing 16,000 square-foot, two-story commercial building; and (2) construct a 42,363 square-foot, five-story, 64'-5" tall, mixed-use building with 22 dwelling units, two Live-Work units, and 3,092 square feet of commercial space.	0	0	0	3	3	R-2	SFD	15.1
056 194401100	2422 Fifth	3 SFD on one lot Office + 2 du on lot with existing duplex	0	0	0	2	2	MU-R	MU/DP	27.9
053 162703701	3015 San Pablo	2 Live/Work added to existing 98 unit (Higby Apts); Conversion of an 1,824 sq. ft. commercial space to two (2) Live/Work Units.	0	0	0	2	2	C-W	L/W	127.4

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
057 202501300	2000 University	Prior cafe and restaurant use and vacant ground floor commercial. Merge 2 parcels. Use Permit #ZP2020-0134 to demolish one existing commercial and one mixed-use structure containing two dwelling units and construct a new, 8-story mixed-use building with 82 dwelling units and 1,415 square feet of ground floor commercial space.	7	0	0	75	82	C-DMU	MU	571.0
055 188400600	2317 Channing	<b>Existing Use: medical office.</b> Use Permit #ZP2020-0090 to 1) demolish an existing two-story medical building; and 2) construct a 4-story, residential building with 17 dwelling units.	0	0	0	17	17	R-S	MF	114.0
057 208901601	1923 NINTH	Use Permit #ZP2018-0226 to (1) demolish an existing 1,272-square-foot, one-story duplex and (2) construct three detached, three-story, singlefamily dwelling units: 1,856 square feet (Unit A), 2,006 square feet (Unit B), and 1,932 square feet (Unit C).	0	0	0	3	3	R-3	3-SFD	21.4
055 187700100	2590 BANCROFT	<b>Prior use: Multi-Tenant Retail: Urban Outfitters, Inkstone Art Supply, Freedom Flowers.</b> Use Permit #ZP2019-0100 to 1) demolish an existing two-story commercial building; and 2) construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-income units), 4,345 square feet of commercial space, 2,566 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.	5	0	0	82	87	C-T	MU	288.6
057 210100103	1900 Fourth	<b>Existing Surface Parking Lot.</b> SB 35 Mixed-Use Development with 260 units over 27,500 sf retail, including restaurant and cafe space. Project includes 290 vehicle parking spaces and 140 bike parking spaces. 50% affordable.	0	130	0	130	260	C-W	MU	117.6
054 174400700	2720 San Pablo	Use Permit #ZP2016-0014 to demolish the former automobile service station and construct a 6 story, 60' high mixed-use building, with 25 dwellings (including 2 dwellings available to very low income households) with a total of 97 bedrooms, and 963 square feet of ground floor retail space. The project would include parking for 15 automobiles and secure storage for 50 bicycles	2	0	0	23	25	C-W	MU	113.7
053 162301201	1331 Ashby Ave.	6 du in 3 bldgs	0	0	0	6	6	R-3	DP	35.4
056 194101900	2325 Sixth	Expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south.	0	0	0	1	1	R1-A	MF	14.6
053 168501100	2139 Oregon	2 SFD on one lot	0	0	0	2	2	R-2	SFD	12.9
055 188802700	2236 Channing Way	Use Permit #ZP2017-0015 to convert 1,480 square feet of medical offices, a residential lounge and laundry area, and 3 parking spaces, into three new dwelling units, for a total of 22 dwelling units in an existing 5-story mixed use building.	0	0	0	22	22	R-3	MU	85.1

APPENDIX C RESIDENTIAL SITES INVENTORY

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
054 171900100	2701 Shattuck Ave	<b>Prior use:</b> Vacant Auto Dealership. Use Permit #ZP2016-0244 to construct a 5-story, 62'-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600-square-foot ground floor quick-service restaurant, and 30 parking spaces.	5	0	0	52	57	C-SA	MU	210.0
055 182201800	2000 Dwight	<b>Existing use:</b> Six 1-3 story contiguous medical office commercial bldgs. Use Permit #2019-0074 to demolish six existing non-residential buildings, and construct a six-story, 113-unit, Community Care Facility for seniors with 40 parking spaces in a subterranean garage.	0	0	0	113	113	R-4	MF	173.4
055 182201303	2015 Blake	<b>Prior use:</b> Medical office and parking lot. Use Permit and Final Environmental Impact Report (EIR) for application #ZP2020-0072 to merge seven parcels into two, demolish four existing buildings (one residential building, an associated accessory structure, and two nonresidential buildings), construct two new residential buildings: a three-story, six-unit building with two units affordable to low income households, and a seven-story, 155-unit building with nine units affordable to very low income households and a subterranean garage with 93 parking spaces.	9	2	0	150	161	R-4	MF	203.4
054 174202900	2795 San Pablo	Use Permit #ZP2019-0048 to demolish an existing single-story single dwelling unit and construct a mixed-use development consisting of three-stories, five units with 600 square feet of commercial space.	0	0	0	5	5	C-W	MU	53.4
TOTAL			172	178	9	2326	2685			

## C4 AVAILABILITY OF LAND TO ADDRESS REMAINING RHNA

Prepared with the Infill-First strategy in mind, the housing sites inventory for the 2023-2031 planning period demonstrates that new housing growth in the City of Berkeley over this eight-year period will largely conform to these patterns. The 6<sup>th</sup> Cycle Sites Inventory is made up of two types of sites:

- **Pipeline Applications:** Includes submitted applications currently under review and anticipated project sites based on city staff input.
- **Opportunity Sites:** Include vacant or underutilized sites with the potential for near-term development (including some sites used in the 5<sup>th</sup> cycle Housing Element but remain available for development).

Combined, the City estimates 11,442 units in the two categories above.

**TABLE C-4: SUMMARY OF SITES TO ACCOMMODATE REMAINING RHNA**

Station	Extremely Low/ Very Low	Low	Moderate	Above Mod- erate	Total
Applications Under Review or Expected	204	180	68	1962	2,414
Vacant Sites	37	37	36	271	381
Underutilized Sites	1,611	1,612	2,850	2,574	8,647
<b>Total</b>	<b>1,853</b>	<b>1,829</b>	<b>2,954</b>	<b>4,807</b>	<b>11,442</b>

## C5 METHODOLOGY AND GUIDING ASSUMPTIONS

### C5.1 Pipeline Applications

Pipeline applications are projects that are in plan check or projects that are under the discretionary entitlement phase of the planning process (in planning process). Based on current development permit processes, these projects are likely to be built within the planning period. These are subdivided into three categories discussed below (Table C-5). A detailed list of projects under each category are listed in Table C-6.

**Application submitted in 2021:** Includes 26 project applications that were submitted in 2021 and are yet to be entitled. It is likely that these projects will undergo construction and will be ready for occupancy during the 6th cycle. These are likely to include around 1,621 unit with 135 very low-income units, 66 low-income units, 68 moderate income units, and 1,352 above moderate income units.

**Application submitted 2018 to 2020:** Includes 11 projects where applications were submitted between 2018 to 2020 and are yet to be entitled due to delays owing to the COVID-19 pandemic. These 11 projects include 505 total units with 43 in the very low-income category, 20 in the low income category, and 442 in the above moderate category.

**Anticipated:** Includes 4 projects that the City anticipates coming through during the 6th cycle based on developer or property owner interest. In total, these projects add about 288 units, with 26 in the very-low income category, 94 in the low income, and 168 in the above moderate income category. Affordability levels reflect proposed project plans to the extent they are known.

TABLE C-5: SUMMARY OF APPLICATIONS UNDER REVIEW OR EXPECTED

Station	Extremely Low/ Very Low	Low	Moderate	Above Mod- erate	Total
Application submitted in 2021	135	66	68	1352	1621
Application Submitted before 2021	43	20	0	442	505
Anticipated	26	94	0	168	288
<b>Total</b>	204	180	68	1962	2414

TABLE C-6: APPLICATIONS UNDER REVIEW OR EXPECTED

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DUA)
Applications Submitted in 2021										
054 178501700	2601 San Pablo	SB-330 application for construction of a new 7-story mixed-use residential development with 194 units, ground level lobbies, commercial, and parking with a state of CA Density Bonus. (Includes removal of existing non-landmarked structures.)	20	0	0	174	1,621	C-W	MU	408.0
053 159801600	2970 Adeline St	Change existing two approximately 1,000 sq. ft. commercial spaces to residential dwelling units.	0	0	0	2	2	C-AC	MU	23.2
055 187800400	2439 Durant	Demolition of a two-story 10,554 sq. ft. commercial (restaurant) building, construction of 37,507 sq. ft. 7-story mixed-use building with 7,799 sq. ft. commercial space, and 27,532 sq. ft. for 22 dwelling units.	0	0	0	22	22	C-T	MU	147.4
052 154401200	1519 Fairview	Add a new three-story detached dwelling unit on a 6,750 square foot lot with an existing triplex.	0	0	0	1	1	R2-A	SFD/MF	25.8
057 206201000	1725 Berkeley	Demolish existing duplex and construct two new attached three-story single-family residences.	0	0	0	2	2	R2-A	DP	22.4
056 201102600	1776/1782/1790 University	Merge 3 parcels. Demo 3 1-story commercial bldgs (India Fabrics, smog check) SB330 Prelim App. New construction of a 5-story mixed use building with 79 SRO and common kitchen space on each level + commercial space on ground level. Demolition of 3 existing on-story buildings. C-1	0	11	68	0w	79	C-U	MU	353.9
058 217600101	1752 Shattuck	SB-330 UP- Demo existing building. Construct 7-story mixed-use building with 57 dwelling units and group floor commercial.(campus auto care site) .C-1	7	0	0	50	57	C-C	MU	234.2
058 219300600	2441 Le Conte	Existing Starr King School for the Ministry. 1) renovate and change the use of an existing one-story, 5,935 square-foot non-residential building to residential hotel, and 2) construct a four-story residential additional at the rear, resulting in a 17,138 square-foot residential hotel at a maximum height of 48 feet, two inches, containing 50 group living accommodation units and one manager's unit under State Density Bonus law.	n/a	n/a	n/a	51	51	R-4	MF	pending
055 188302700	2328 Channing	Relocate a historic SFR and to construct a new 20-unit, five-story housing project	1	0	0	19	20	R-S	MF	129.1
056 197701101	2136-2154 San Pablo	Demolish an existing two-story nonresidential structure (Kung-Fu Academy, Auto Repair) and (2) to construct a six-story mixed-use building with 123 residential units (five residential stories above a podium), three live-work units at the ground level, and 50 off-street parking spaces in a mechanical lift system.	10	0	0	116	126	C-W	MU	238.0



**APPENDIX C RESIDENTIAL SITES INVENTORY**

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DUA)
060 240500100	1201-1205 San Pablo	<b>Existing Vacant Lot.</b> SB 330. Use Permit #ZP2021-0070 to construct a six-story, mixed-use building on a vacant lot, with 66 units (including five Very Low Income units), 1,720 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.	5	0	0	61	66	C-W	MU	220.0
057 208700500	1822-1828 San Pablo	SB-330 UP - <b>Demo existing building</b> except ground floor. Construct 5-story mixed-use building with 44 dwelling units and ground floor commercial, incorporating the existing façade. (Albatross bldg.)	12	0	0	32	44	C-W	MU	164.8
057 203201700	130-134 Berkeley Sq	Merge 2 parcels, <b>demo existing 1-story retail shops</b>	0	0	0	50	50	C-DMU core	MU	457.4
053 159200100	3000 Shattuck	<b>Prior gas station.</b> New application, override ZP 2015-0229 for 23 units. Removal of existing 1 story commercial structure & construction of a new 9-story mixed-use building with 156-dwelling units, ground level commercial, and lobbies, with State of California density bonus. C-SA	2	2	0	152	156	C-SA	MU	501.1
059 232500400	776 Page	3 SFD on one lot	0	0	0	3	3	MU-R	SFD	33.0
056 198304201	2147 San Pablo	<b>Existing Use: Beyond Repair Auto Repair.</b> Propose five-story mixed-use project with 42,573 SF and 44 units total (33 base).	11	0	0	33	44	C-W	MU	131.5
059 232500501	1442 Fifth	3 SFD on one lot	0	0	0	3	3	MU-R	SFD	30.0
052 153101202	3233 Ellis	<b>Demolition of existing SFD,</b> construction of three new, detached SFDs.	0	0	0	3	3	R2-A		21.2
052 156800900	2942 College	<b>Vacant Dry Cleaners.</b> Demolish and existing non-residential building and construct a new two-story mixed-use development containing 1,296 sq.ft. of ground floor commercial space and 3,278 sq.ft. of residential space, including four dwelling units, in two separate buildings.	0	0	0	4	4	C-E	MU	28.6
055 188000700	2435 Haste	<b>Demolish a two-story apartment building</b> and construct an 8-story all residential apartment building with 37 dwelling units. Replacement of 8 protected units.	1	4	0	32	37	R-SMU	MF	284.3
055 189600500	2440 Shattuck	<b>Demolition of existing Dollar Tree;</b> Proposed new mixed use building (dollar tree site); 40 New Dwelling Units	3	0	0	37	40	C-DMU Corr	MU	29.9
055 188100400	2449 Dwight	Construct 4-story addition on <b>existing 4-story building</b> (2015 Chandler building fire); add 27 new Dwelling Units	2	0	0	49	51	C-T	MU	215.7
057 202700900	2065 Kittredge	SB330 UP: for project to <b>demolish the existing Land-mark commercial building</b> on Unit B of Parcel Map 6889 (condominium) and construct a 5-story, 216,696 SF, multi-family residential building with 189 units, and 42 underground parking spaces. Density Bonus. (formerly 2211 Harold Way)	11	0	0	178	189	C-DMU Core	MF	245.2

APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DUA)
055 182102100	2018 Blake	Demolish fire-damaged SFD and construct a six-story, multi-family residential building with 12 units (including 1 VLI unit), under State Density Bonus. 15% VLI for 50% bonus.	1	0	0	11	12	R-4	MF	100.0
057 203100101	2128 Oxford, 2132-2154 Center	Currently two-story mixed-use (small retailers and restaurants ground floor, office above). Merge two parcels: 057 203101500 and 057 203100101. Demo two existing buildings and construct 17-story mixed-use building, 283 dwelling units, 10,164 sq.ft. commercial	8	8	0	267	283	C-DMU Core	MU	274.9
052 153300103	1708 Harmon	SB35 Preliminary Application Ephesian Church. Demolish three non-residential buildings, and construct a 100% affordable residential, five-story building for seniors, with 82 units, 63 ground-level parking spaces. Utilizes Tier 4, South Adeline, Incentive Development Standards. C-AC	41	41	0	0	82	C-AC	GLA	78.0
Applications Submitted before 2021										
058 217300500	1650 Shattuck	Prior use: dry cleaners. Construct 10 dwelling units, ground floor commercial on site of Virginia Drycleaners	2	0	0	8	10	C-NS		94.7
057 210000708	1914 Fifth	Demo existing single-story boutique retail building and parking lot. 257 dwelling units, ground floor lobby and commercial. two floors of parking. 6 stories. Density Bonus	21	0	0	236	257	C-W	MU	253.9
058 211900900	1716 Seventh Ave	Demo existing single-family dwelling and detached garage, construct two detached, 2-story single-family dwellings.	0	0	0	2	2	R1-A	SFD	18.2
056 200402000	1652 University	New 3-story, 4,196 sf mixed-use building - 3 dwelling units, 5 commercial parking spaces serving existing commercial building. Adjacent to Fox Commons, landmark and large protected oak tree.	0	0	0	3	3	C-U	MU	17.5
053 159500903	3031 Adeline	Existing Parking lot and 1,000 square foot fast-food bldg and construct a 5-story, 57' tall, 46,948 square foot mixed-use building with 42 dwelling units, 4,324 square feet of commercial space, and 25 parking spaces on a 12,257 square foot lot.	2	0	0	40	42	C-SA	MU	149.3
055 186901600	2716-2718 Du-rant	Raise a dwelling at the front of the property to create a three-story dwelling; to raise a dwelling at the rear of the lot and construct two new dwellings below; and to not provide the two required parking spaces.	0	0	0	2	2	R-3	MF	28.5
060 244901300	1915 Berryman	Use Permit #ZP2020-0045 to demolish an existing three-unit residential building and construct a four-story residential building with eleven dwelling units.	0	3	0	8	11	R-2A	MF	46.0

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APN	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DUA)
056 192701800	2371 San Pablo	Alter existing one-story, 2,105 SF mixed-use building, add two stories, 4 dwelling units, with zero parking spaces, where 8 are required.	0	0	0	4	4	C-W	MU	56.8
053 159001101	2900-2920 Shattuck	Existing True Value Hardware and Model Garage site. Mixed Use with ground floor retail and 90 units (studio and 1br).	n/a	n/a	n/a	90	90	C-SA	MU	200.8
053 168400100	2801 Adeline	Existing Walgreens. Proposed 222 hotel and 84 residential units	18	17	0	49	84	C-AC	MU	76.4
058 217300500	1650 Shattuck	Prior use: dry cleaners. Construct 10 dwelling units, ground floor commercial on site of Virginia Drycleaners	2	0	0	8	10	C-NS		94.7
Anticipated Applications										
058 212901700	1150 Virginia	SB 35 on BUSD property	26	94	0	168	288			
053 159202200	2024 Ashby	SB35 Preliminary Application St. Paul's AME Church. Merge two lots and perform lot line adjustment. Demolish two non-residential buildings, and construct a mixed-use, six-story building, with 52 100% affordable units, church entry and offices, 800 SF of commercial, and 19 underground parking spaces. Utilizes Tier 4, North Adeline, Incentive Development Standards.	26	26	n/a	n/a	52	C-AC		
055 188500104	2338 Dana	United Methodist Church Development. Rhoades Planning Group	n/a	n/a	n/a	100	100	R-SMU		
053 158702003	3001 Shattuck	Redevelopment of existing enterprise car rental property. Property owner mentioned they were speaking to Rhoades Planning Group during phone call with Planning staff.	n/a	n/a	n/a	n/a	0	C-SA		

## C5.2 Opportunity Sites – No Rezone Required

To identify additional capacity for residential development, the City underwent a thorough review and analysis of the City’s vacant and underutilized sites. Before starting with the site selection process, the City arrived at baseline densities for estimating capacity based on project trends in each zone since the majority of Berkeley’s zoning districts do not have density standards. The site selection process adopted an objective approach by establishing a selection criterion determined by realistic parcel sizes, improvement to land ratio, age of building structure on the site, and existing density with respect to potential for redevelopment for different zoning designations. These assumptions were derived looking at city-specific trends for existing developments and projects in the pipeline in each zoning designation that allowed residential development. The selection was conducted using GIS and information from the County Assessor’s database to determine all sites that fulfilled the established criteria. The selection criterion was revised and refined at different stages to arrive at a realistic selection of potential sites.

This first step in the process resulted in a long list of eligible sites that were then further scrutinized parcel by parcel using aerial maps, site visits, and local knowledge of the neighborhoods. Each parcel was either included or excluded if it seemed viable with respect to the surrounding context and on-ground conditions like street access, existing land use, lot dimensions, the age and condition of the property. Information regarding ownership helped identify and include sites that could potentially undergo lot consolidation and together become feasible for residential development. This stage of the sites review process applied the same filtering criteria to analyze undeveloped 5<sup>th</sup> cycle sites and included sites which fulfilled the selection criteria. Sites unlikely to develop for varied reasons were eliminated.

At multiple stages of the process, City staff reviewed and verified the selected sites through an interactive online web mapping platform, annotating existing use and providing additional justification for consideration which was integrated into the list of feasible sites that could be counted towards meeting the RHNA goals. This iterative process was repeated until the City arrived at a satisfactory final list of potential additional sites reflective of the ground reality and zoned to allow residential development. A full list of the Potential Additional Sites is listed as an appendix at the end of this section, in Table C-10: Opportunity Sites – No Rezone Required.

Parcel-level data on existing conditions (such as building age, existing square footage, and existing use) that is available to the public is incomplete in some cases. Therefore, parcel is evaluated based on multiple factors. Visual survey of existing uses via Google Earth was conducted on every parcel to confirm existing uses and conditions, underutilization status, and potential for redevelopment due to similar characteristics to areas nearby that have experienced recycling activities.

Broadly, sites were reviewed and excluded from potential reuse if:

- Current zoning designation does not allow residential use;
- Parcel is not State- or county-owned; and
- Parcel is developed with condos or large apartment buildings.

Sites were considered for re-use if:

- Vacant or with minimal improvements
- Used as a parking lot

**OR**, if nonvacant but met at least two of the following criteria:

- Buildings on the parcel are “older”. The team used a threshold of 40 years old for residential buildings and 30 years old for non-residential buildings. Projects built or proposed between 2013 and 2021 indicate properties with a range of building ages being redeveloped, including buildings constructed after 2000 being proposed for redevelopment. Buildings older than 30 years typically require significant systems upgrades and often do not meet ADA requirements. Any significant improvements would require these buildings to become ADA-compliant, which could be cost and/or physically prohibitive.
- Parcel has an improvement-to-land assessed value ratio (ILR) – Low improvement to land ration indicates improvements on site is worth less than the land, an indicating of underutilized land and lack of significant improvements in recent years. Projects developed or proposed between 2013 and

2021 (when data on pre-existing conditions is available) indicate that properties with ILR of much higher (over 2.0) have been recycled in Berkeley. Buildings with declining uses may still be assessed at high ILR for property tax purposes. Such properties become a financial liability to owners when declining uses do not generate adequate revenues or incomes. An old building with a low base value would also show an ILR that appears artificially high.

- Parcel is underutilized based on existing Floor Area Ratio (FAR). Overall, projects built or proposed between 2013 and 2021 indicate an average existing Floor Area Ratio of 0.60. However, properties within very high density zones (such as C-W, C-T, and C-DMU) have recycled buildings that have existing FARs above 1.0 and even over 3.0 in some cases. Similar to ILR, buildings with declining uses may have high FARs, such as old commercial buildings or retail shopping uses. Therefore, an existing FAR of 0.60 is used as threshold for lower intensity zones (less than 100 units per acre). For properties in higher intensity zones (more than 100 units per acre), an existing FAR of 1.50 is used.
- Current and adjacent uses make development feasible. Regionally and in Berkeley, a variety of existing uses have been redeveloped, including auto-related uses (auto repairs, gas stations), banks, low-intensity retail and commercial uses, and church properties. Due to COVID, trends relating to remote working and online shopping have accelerated. There are vacated commercial buildings in the City, indicating an excess supply of outdated commercial spaces. Improved fuel efficiency of cars and the requirement to move toward all electrical have also accelerated the conversion of gas stations and auto-related uses to other uses.
- Parcel size is between 0.5 and 10 acres (for lower income categories) or less than 0.5 acre for moderate and above-moderate income categories. Note that parcels may be consolidated to achieve the 0.5-acre minimum threshold.

In summary, Table C-10 details the site selection criteria as follows:

- 1 = Vacant or parking lots
- 2a = Building age  $\geq$  30
- 2b = Existing FAR  $\leq$  1.50 or density above 100 du/ac and 0.60 for density less than 100 du/ac
- 2c = Improvement to Land Ratio (ILR)  $\leq$  2.00
- 2d = Current and adjacent uses made development feasible; visual confirmation on Google Earth
- 2e = Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income
- 2f = Lot consolidation with common owners

### C5.3 Development Trends and Realistic Capacity

#### Density Assumptions

As stated above, the City expects to augment its housing stock primarily through infill and redevelopment along major corridors/streets and where zoning allows for high-density housing in conjunction with mixed-use development. Government Code Section 65583.2 (c) requires the calculation of projected residential development capacity of the sites identified in the housing element that can realistically be achieved. The City estimated development potential for the sites by calculating the average baseline density (without density bonus) achieved for recently approved, under construction, or completed mixed-use and

residential projects per zoning district. This calculation is critical since the majority of the City’s zoning districts do not have density standards. The density assumptions listed in Table C-7 were used to calculate the capacity of sites for potential additional sites that do not require rezoning. The detailed list of projects considered to arrive at these density assumptions are included in the appendix at the end of this section. A detailed list of projects used to develop the average achievable densities is included at the end of this appendix in Table C-11.

TABLE C-7: ACHIEVED DENSITY TRENDS AND DENSITY ASSUMPTIONS

District	Average Density Based on 2+ Projects (du/ac)	Density Assumption for RHNA (du/ac)	Methodology Overview
R-1	6.1	6.0	
ES-R	1.2	1.0	
R-1A	16.4	15.0	Based on 2 projects with densities from 14.6 to 18.2 du/ac
R-2	21.6	20.0	Based on 3 projects with densities from 12.9 to 36.9 du/ac
R-2A	26.9	25.0	Based on 13 projects with densities from 12.9 to 50.8 du/ac
R-3	45.9	40.0	Based on 9 projects with densities from 21.4 to 85.1 du/ac
R-4	86.1	75.0	Based on 5 projects with densities from 26.8 to 150.6 du/ac
R-S	102.5	100.0	Based on 3 projects with densities from 64.5 to 129.1 du/ac
R-SMU	212.0	200.0	Based on 2 projects with densities from 189.5 to 234.6 du/ac
C-C	143.1	125.0	Based on 2 projects with densities from 112.6 to 173.5 du/ac. Note that 1 project was approved under the former C-1 zoning designation but is now zoned C-C
C-U	158.8	150.0	Based on 5 projects with densities from 17.5 to 268 du/ac. Note that 3 of these projects were approved under the former C-1 designation but are now zoned C-U
Neighborhood Commercial (C-N, C-E, C-NS, C-SO)	58.1	50.0	Based on 3 projects with densities from 28.6 to 94.7 du/ac
C-SA	183.5	180.0	Based on 7 projects with densities from 106.7 to 207.8 du/ac
C-T	168.1	160.0	Based on 10 projects with densities from 31.3 to 442.9 du/ac
C-DMU Core	339.8	320.0	Based on 9 projects with densities from 188.1 to 457.4 du/ac
C-DMU Outer Core	247.4	225.0	Based on 6 projects with densities from 143.4 to 390.0 du/ac
C-DMU Corridor	167.8	150.0	Not enough projects so based on C-DMU Buffer projects
C-DMU Buffer	167.8	150.0	Based on 6 projects with densities from 129.3 to 190.5 du/ac
C-W	136.8	135.0	Based on 22 projects with densities from 53.4 to 272 du/ac
C-AC	210.0	210.0	70% of max density defined in recently adopted Specific Area Plan
MU-R	28.0	24.4	Based on 9 projects with densities between 20.0 to 34.8 du/ac

*Lot Consolidation*

Recently there have been several projects that utilized lot consolidation for residential and mixed-use housing. For the Potential Additional Sites, the site selection and review process took into consideration ownership information and only assumed lot consolidation where adjacent parcels belong to the same owner. This was done in conjunction with reviewing the sites using ownership data from the accessors parcel database, aerial photography, site visits, and local knowledge of the areas. Overall, 52 sites were considered feasible for lot consolidation to form larger parcels and were included in the final sites inventory and annotated with a letter (A, B, C, and so forth) for identification purposes. See Table C-10: Opportunity Sites – No Rezone Required.

Each site (parcel or groups of parcels of common ownership) has been assigned a Priority level based on size:

- High Priority (1) - A site/parcel larger than 0.5 acre, is adequate for facilitating lower income units
- Medium Priority (2) – A site/parcel between 0.35 and 0.5 acre that based on the City’s trend of affordable housing development, is adequate for facilitating lower income units
- Low Priority (3) – A site/parcel less than 0.35 acre, is not adequate for facilitating lower income units

*Affordable Project Development Trends*

The sites inventory assumes that sites between 0.5 acres and 10 acres whose zoning allows 30 units per acre or more are feasible for lower income units. However, because the City of Berkeley has smaller parcel sizes compared to other jurisdictions, affordable housing projects have been developed on sites smaller than 0.5 acre. Table C-8 lists some of the affordable housing projects that are on sites smaller than 0.5 acre. Specifically, these projects average to a small lot size of only 0.25 acre. As a conservative assumption, only parcels or sites (groups of parcels with common ownership) that are larger than 0.35 acre are considered adequately sized for lower income housing.

**TABLE C-8: AFFORDABLE HOUSING PROJECTS ON SITES SMALLER THAN 0.5 ACRE**

Project Address	Affordability Level					Acreage	Density Achieved (du/ac)
	Very Low	Low	Mod	Above Mod	Total		
<b>Built</b>							
2748 San Pablo	23	-	-	-	23	0.23	100.5
Harper Crossing (3132 MLK Way)	31	10	1	1	43	0.33	130
Shattuck Senior Homes	-	27	-	-	27	0.16	168
<b>Pipeline</b>							
1601 Oxford	21	13	-	3	37	0.33	112
<b>Approved</b>							
1776/1782/1790 University	-	11	68	-	79	0.22	350

*Density and Affordability Assumptions*

State law (Assembly Bill 2342/Government Code 65583.2) uses density as a proxy for income/affordability for the sites inventory. Table C-9: Affordability by Density, Size and Site Capacity shows the site conditions used to determine affordability for the sites inventory. Generally, lower density zones are presumed to be affordable to moderate and above moderate households. Under state law, the “default density” for most jurisdictions in urban counties is 30 units/acre. Default density refers to the density considered suitable to encourage and facilitate the development of affordable housing.

The sites inventory assumes that sites with densities of at least 30 du/acre are affordable to lower income households, as explained in Table C-9.

**TABLE C-9: AFFORDABILITY BY DENSITY, SIZE AND SITE CAPACITY**

Income Level	Site Characteristics
Lower	Site size is between 0.35 and 10 acres alone or in consolidation with adjacent sites. AND Density assumed is at least 30 du/ac, AND Site capacity is at least 50 units
Moderate	Site size is between 0.10 and 0.35 acres alone or in consolidation with adjacent sites, AND Site capacity is between 30 and 50 units, AND Lot consolidation of contiguous parcels of common ownership only
Above Moderate	Density assumed is less than 30 du/ac, OR Site capacity is less than 30 units



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TABLE C-10: OPPORTUNITY SITES – No REZONE REQUIRED

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Va-cant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Potl Units	Lower	Moder-ate	Above
055 182501900	-	0	0.28	No	commercial_centers		2c, 2d, 2e, 2f	BC	C-AC	1	210	0.34	BB	72	72		
055 182501502	-	0	0.07	No	commercial_centers		2c, 2d, 2e, 2f	BC	C-AC	1	210	0.60	BB	127	127		
055 182401600	0.33	0	0.13	No	commercial_centers	auto related use	2b, 2c, 2d, 2e, 2f	BC	C-AC	1	210	0.15	J	32		32	
055 182401400	0.45	0	1.78	No	commercial_centers		2b, 2c, 2d, 2e, 2f	BC	C-AC	1	210	0.43	J	91	91		
055 182301101	0.32	0	0.04	No	transportation		2b, 2c, 2d, 2e	BC	C-AC	1	210	1.00		209	209		
055 182602000	-	0	0.08	Yes	commercial_centers	Vacant lot	1, 2c, 2e	BC	C-AC	2	210	0.35		74	74		
052 153201600	0.46	56	2.43	No	special_use	Church parking lot	1, 2a, 2b, 2e	MDR	C-AC	2	210	0.47		99	99		
055 182200400	0.68	0	2.09	No	commercial_centers		2b, 2d, 2e, 2f	BC	C-AC	3	210	0.05	C	11			11
055 182200600	0.79	116	1.39	No	commercial_centers	Not different than rest of block	2a, 2b, 2c, 2d, 2e, 2f	BC	C-AC	3	210	0.12	C	25			25
055 182100400	1.39	104	1.00	No	office	Similar character as block to the north	2a, 2b, 2c, 2d, 2e, 2f	BC	C-AC	3	210	0.09	Z	19			19
055 182100300	1.02	94	1.51	No	office	Similar character as block to the north	2a, 2b, 2c, 2d, 2e, 2f	BC	C-AC	3	210	0.15	Z	31		31	
052 153101101	-	0	-	Yes	vacant	Parking lot	1, 2e	NC	C-AC	3	210	0.10		22			22
055 182200500	1.12	93	1.83	No	commercial_centers	Not different than rest of block	2a, 2b, 2c, 2d, 2e, 2f, 2e	BC	C-AC	3	210	0.11		23			23
055 182200302	0.46	0	1.17	No	office		2b, 2c, 2d, 2e	BC	C-AC	3	210	0.12		24			24
052 152902100	-	0	-	No	civic_facilities	Laundromat	2d, 2e	NC	C-AC	3	210	0.14		29			29
055 182200301	-	0	0.02	No	transportation	Alta Bates parking lot	1, 2c, 2e	BC	C-AC	3	210	0.23		48		48	
055 182502000	-	0	0.03	No	commercial_centers		2c, 2d, 2e	BC	C-AC	3	210	0.23		49		49	

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Potl Units	Lower	Moder-ate	Above
055 182100101	1.11	0	2.89	No	higher_education	Similar character as block to the north	2b, 2d, 2e	BC	C-AC	3	210	0.30		62		62	
055 182102402	0.87	0	2.25	No	office		2b, 2d, 2e	BC	C-AC	3	210	0.31		65		65	
052 157602701	0.42	57	1.10	No	office	Parking lot is opp site	1, 2a, 2b, 2c, 2d, 2e	BC	C-C	1	125	0.63		79			
055 184002401	0.58	64	1.31	No	commercial_centers	CVS	2a, 2b, 2c, 2d, 2e	BC	C-C	1	125	1.04		130			
058 217500400	0.31	74	1.18	No	office	Low level retail	2a, 2b, 2c, 2d, 2e, 2f	BC	C-C	3	125	0.05	AP	6			6
058 217500500	0.69	54	1.12	No	commercial_centers	Low level retail	2a, 2b, 2c, 2d, 2e, 2f	BC	C-C	3	125	0.06	AP	8			8
058 217500600	-	98	3.23	No	commercial_centers	Low-level commercial	2a, 2d, 2e	BC	C-C	3	125	0.06		7			7
057 205000500	0.18	57	0.26	No	commercial_centers	Surface parking with food service at the corner of Hearst and Shattuck	1, 2a, 2b, 2c, 2d, 2e	BC	C-C	3	125	0.15		19			19
055 183500901	0.21	57	0.02	No	office	Location of repeated unsuccessful restaurants	2a, 2b, 2c, 2d, 2e	BC	C-C	3	125	0.26		33		33	
052 157307601	0.26	111	0.15	No	commercial_Loother	Parking lot	1, 2a, 2b, 2c, 2d, 2e	BC	C-C	3	125	0.29		36		36	
055 183600603	0.09	64	0.12	No	commercial_centers	Auto related use/laundromat	2a, 2b, 2c, 2d, 2e	BC	C-C	3	125	0.30		38		38	
057 202801200	0.37	0	0.59	No	commercial_centers		2b, 2c, 2d, 2e, 2f	DT	C-DMU Buff	1	150	0.06	BC	9			9
057 202801300	0.05	0	0.35	No	office	Parking lot	1, 2b, 2c, 2d, 2e, 2f	DT	C-DMU Buff	1	150	0.27	BC	40		40	
055 189700103	0.99	0	2.87	No	commercial_centers		2b, 2d, 2e, 2f	BC	C-DMU Buff	1	150	0.17	W	26			26
055 189700600	0.76	103	1.98	No	commercial_centers		2a, 2b, 2c, 2d, 2e, 2f	BC	C-DMU Buff	1	150	0.35	W	53			
057 205901200	0.64	0	0.77	No	commercial_centers	1-story Flamingo Cleaners	2b, 2c, 2d, 2e, 2f	DT	C-DMU Buff	3	150	0.10	A	15			15

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APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
057 205900900	1.00	42	2.13	No	commercial_centers	1-story retail, Hot Tubs	2a, 2b, 2d, 2e, 2f	DT	C-DMU Buff	3	150	0.11	A	17			17
057 205900800	0.64	96	0.97	No	commercial_centers	2-story commercial, Restaurant ground floor, office above	2a, 2b, 2c, 2d, 2e, 2f	DT	C-DMU Buff	3	150	0.11	F	17			17
057 205900700	0.70	58	0.44	No	office	1-story retail, Cyclebar	2a, 2b, 2c, 2d, 2e, 2f	DT	C-DMU Buff	3	150	0.11	F	17			17
057 205900101	0.90	93	0.69	No	office	Two vacant 1-story retail, for sale	2a, 2b, 2c, 2d, 2e	DT	C-DMU Buff	3	150	0.07		11			11
057 205901000	0.96	70	7.67	No	commercial_centers	1-story bldg, Berkeley Wellness Center	2a, 2b, 2d, 2e	DT	C-DMU Buff	3	150	0.11		17			17
055 189201102	0.19	0	0.05	No	commercial_centers	Parking lot	1, 2b, 2c, 2d, 2e	HDR	C-DMU Buff	3	150	0.17		26			26
057 202200902	0.61	0	2.88	No	office	Parking lot of viable business may be opp site	1, 2b, 2d, 2e	DT	C-DMU Buff	3	150	0.25		37		37	
055 189600600	-	0	0.04	No	transportation	Parking lot	1, 2c, 2d, 2e	BC	C-DMU Buff	3	150	0.18		28			28
057 203000100	3.48	91	2.30	No	special_use		2a, 2d, 2e	DT	C-DMU Core	2	320	0.41		130			
057 203400300	-	0	-	No	civic_facilities		1, 2d, 2e, 2f	DT	C-DMU Core	3	320	0.11	AM	34			
057 203400400	-	0	-	No	civic_facilities	Surface parking lot	1, 2d, 2e, 2f	DT	C-DMU Core	3	320	0.14	AM	46			
057 203201800	-	91	0.74	No	commercial_centers	Underutilized	2a, 2c, 2d, 2e	DT	C-DMU Core	3	320	0.05		18			18
057 202300200	1.23	0	0.66	No	commercial_centers	1-2 story retail downtown	2b, 2c, 2d, 2e, 2f	DT	C-DMU Core	3	320	0.07	M	23			23
057 202300300	1.20	91	2.40	No	accommodation	1-2 story retail downtown	2a, 2b, 2d, 2e, 2f	DT	C-DMU Core	3	320	0.09	M	28			28
057 203001200	1.10	0	1.26	No	office		2b, 2c, 2d, 2e	DT	C-DMU Core	3	320	0.07		22			22
057 202600412	0.85	0	1.52	No	commercial_centers		2b, 2c, 2d, 2e	DT	C-DMU Core	3	320	0.11		34			34

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Va-cant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Potl Units	Lower	Moder-ate	Above
057 202500400	0.57	66	0.28	No	commercial_ centers		2a, 2b, 2c, 2d, 2e	DT	C-DMU Core	3	320	0.12		38		38	
057 202500100	2.66	73	2.11	No	office	Citibank	2a, 2d, 2e	DT	C-DMU Core	3	320	0.13		41		41	
057 202301601	4.19	0	-	No	commercial_ centers		2d, 2e	DT	C-DMU Core	3	320	0.16		52		52	
057 202501900	1.02	104	0.42	No	commercial_ centers	Goodwill	2a, 2b, 2c, 2d, 2e	DT	C-DMU Core	3	320	0.19		60		60	
057 202500502	0.94	101	1.51	No	commercial_ centers		2a, 2b, 2c, 2d, 2e	DT	C-DMU Core	3	320	0.27		86		86	
057 203401200	0.78	0	-	No	commercial_ centers	half vacant retail	2b, 2d, 2e	DT	C-DMU Core	3	320	0.32		103		103	
055 189600200	0.66	74	2.16	No	office		2a, 2b, 2d, 2e, 2f	BC	C-DMU Corr	3	150	0.03	AV	5			5
055 189600300	1.38	81	0.95	No	commercial_ centers		2a, 2b, 2c, 2d, 2e, 2f	BC	C-DMU Corr	3	150	0.09	AV	14			14
055 189600400	0.82	0	1.83	No	office		2b, 2c, 2d, 2e, 2f	BC	C-DMU Corr	3	150	0.11	AV	16			16
057 205100500	0.98	0	1.32	No	office	Low level commercial	2b, 2d, 2e	DT	C-DMU Corr	3	150	0.08		12			12
055 189101101	-	0	-	Yes	commercial_ centers	Private ROW	1, 2d, 2e	HDR	C-DMU Corr	3	150	0.09		13			13
055 189201600	1.03	93	1.87	No	commercial_ centers	Pegasus Books	2a, 2b, 2c, 2d, 2e	HDR	C-DMU Corr	3	150	0.21		31		31	
055 189302000	0.30	0	-	No	commercial_ centers	Mechanics Bank parking	1, 2b, 2d, 2e, 2f	DT	C-DMU Oute	2	225	0.14	AS	32		32	
055 189301600	-	0	0.30	No	commercial_ centers	Mechanics Bank	2c, 2d, 2e, 2f	DT	C-DMU Oute	2	225	0.22	AS	50	50		
057 202900702	3.22	60	-	No	commercial_ centers	Parking deck (may be UC owned)	1, 2a, 2c, 2d, 2e	DT	C-DMU Oute	2	225	0.46		103	103		
055 189301300	-	0	1.98	No	commercial_ centers	Restaurant	2c, 2d, 2e, 2f	DT	C-DMU Oute	3	225	0.03	G	6			6
055 189301200	-	0	3.24	No	commercial_ centers	Union Bank building	2d, 2e, 2f	DT	C-DMU Oute	3	225	0.21	G	48		48	
057 205300200	1.13	0	0.39	No	commercial_ centers		2b, 2c, 2d, 2e, 2f	DT	C-DMU Oute	3	225	0.12	0	26			26
057 205300100	1.07	100	1.97	No	commercial_ centers	Low level commercial	2a, 2b, 2d, 2e, 2f	DT	C-DMU Oute	3	225	0.15	0	33		33	
057 205300302	1.14	21	1.64	No	commercial_ centers		2a, 2b, 2d, 2e	DT	C-DMU Oute	3	225	0.03		7			7

**APPENDIX C RESIDENTIAL SITES INVENTORY**

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
057 205301402	0.87	0	1.79	No	commercial_centers	2-story commercial, ground floor saree shop	2b, 2c, 2d, 2e	DT	C-DMU Oute	3	225	0.10		22			22
055 189301100	-	0	0.05	No	commercial_centers	Union Bank parking	1, 2c, 2d, 2e	DT	C-DMU Oute	3	225	0.14		31		31	
055 189300100	0.73	68	3.14	No	commercial_centers	Underutilized retail parcel	2a, 2b, 2d, 2e	DT	C-DMU Oute	3	225	0.18		39		39	
057 205301100	0.49	96	1.12	No	commercial_centers	1-story retail, restaurant, tailor shop. Surface parking behind accessed from Berkeley Way	2a, 2b, 2c, 2d, 2e	DT	C-DMU Oute	3	225	0.20		45		45	
057 205300801	0.81	69	2.01	No	commercial_centers	Ground floor retail, commercial office above. Surface and covered parking in rear.	2a, 2b, 2d, 2e	DT	C-DMU Oute	3	225	0.27		60		60	
060 243503101	0.51	0	<b>0.77</b>	No	office	Red Oak Realty and parking lot, Reused 5th cycle	2b, 2c, 2d, 2e, 2f	NC	C-N	1	50	0.23	AI	12			12
060 243502801	0.44	43	<b>0.75</b>	No	commercial_centers	Salon and storage yard	2a, 2b, 2c, 2d, 2e, 2f	NC	C-N	1	50	0.31	AI	16			16
060 243402001	0.30	0	<b>0.13</b>	No	commercial_centers	Monterey Market and surface lot	2b, 2c, 2d, 2e	NC	C-N	1	50	0.70		35		35	
057 206300601	0.84	40	<b>0.73</b>	No	office	Berkeley Plaza, 1-2 story retail, commercial	2a, 2b, 2c, 2d, 2e	NC	C-N	2	50	0.38		19			19
064 423500804	0.07	0	<b>0.21</b>	No	office		2b, 2c, 2d, 2e	NC	C-N	2	50	0.40		20			20
064 423600400	0.14	58	<b>0.43</b>	No	commercial_centers	Chevron gas station	2a, 2b, 2c, 2d, 2e	NC	C-N	3	50	0.31		15			15

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
052 141001601	1.32	0	13.38	No	commercial_centers	2-story retail, office above (Bio-chek Bagels) and surface parking	2d, 2e	NC	C-N	3	50	0.33		17			17
059 226301001	0.44	0	1.28	No	commercial_centers	Grocery store with surface parking	2b, 2c, 2d, 2e, 2f	NC	C-NS	1	50	1.95	H	98	98		
058 217801800	0.83	0	0.34	No	commercial_centers	Part of the lot at the corner of Virginia and Shattuck has existing residential units.	2b, 2c, 2d, 2e	NC	C-NS	1	50	0.52		26			26
058 217802401	0.41	0	0.30	No	commercial_centers	Old Wal-greens/CVS with surface parking	2b, 2c, 2d, 2e	NC	C-NS	1	50	0.69		34		34	
060 245506401	1.60	0	1.61	No	office		2c, 2d, 2e	NC	C-NS(H)	2	50	0.37		19			19
060 245506700	0.34	0	1.45	No	office	Retail and surface parking	2b, 2c, 2d, 2e	NC	C-NS(H)	3	50	0.24		12			12
053 168502001	0.02	52	0.17	No	commercial_centers	Buggy bank	2a, 2b, 2c, 2d, 2e	BC	C-SA	2	180	0.43		78	78		
053 159000501	0.56	66	0.06	No	commercial_centers	auto related use	2a, 2b, 2c, 2d, 2e	NC	C-SA	2	180	0.45		81	81		
053 159400200	0.46	94	0.17	No	commercial_centers		2a, 2b, 2c, 2d, 2e	NC	C-SA	3	180	0.24		43		43	
053 168602000	0.31	0	0.98	No	office		2b, 2c, 2d, 2e	BC	C-SA	3	180	0.26		46		46	
055 183901901	1.04	0	0.60	No	commercial_centers	2587 Telegraph, 2-story, ground floor retail and office	2b, 2c, 2d, 2e	BC	C-T	2	160	0.43		69			
055 183700200	1.18	0	1.01	No	office	2 story retail	2b, 2c, 2d, 2e	BC	C-T	3	160	0.14		23			23
055 187602300	1.36	0	1.18	No	commercial_centers	Games of Berkeley	2b, 2c, 2d, 2e	BC	C-T	3	160	0.17		28			28
055 187701100	0.93	92	3.68	No	accommodation	Bank of America	2a, 2b, 2d, 2e	BC	C-T	3	160	0.24		39		39	
057 208502600	0.19	82	0.26	No	commercial_centers		2a, 2b, 2c, 2d, 2e, 2f	BC	C-U	1	150	0.47	B	71	71		

**APPENDIX C RESIDENTIAL SITES INVENTORY**

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
057 207300400	0.80	0	0.76	No	commercial_other	1375 University - Copy World print shop - single story retail	2b, 2c, 2d, 2e, 2f	BC	C-U	2	150	0.23	L	34		34	
057 207200800	0.23	0	0.65	No	commercial_centers	Coffeebar, mostly parking lot	2b, 2c, 2d, 2e	BC	C-U	2	150	0.35		52			
056 201102501	1.36	109	4.81	No	special_use	Church, parking lot could be opp site	1, 2a, 2b, 2d, 2e	BC	C-U	2	150	0.47		71			
057 207300300	0.42	0	0.03	No	commercial_centers	Parking Lot	1, 2b, 2c, 2d, 2e, 2f	BC	C-U	3	150	0.12	AA	19			19
057 207300200	0.68	81	1.05	No	commercial_centers	Ledgers Liquor, single story retail	2a, 2b, 2c, 2d, 2e, 2f	BC	C-U	3	150	0.13	AA	19			19
057 208500702	-	0	1.88	No	commercial_centers	Laundromat	2c, 2d, 2e, 2f	BC	C-U	3	150	0.08	AO	13			13
057 208500801	-	0	4.03	No	commercial_centers	single-story restaurant	2d, 2e, 2f	BC	C-U	3	150	0.11	AO	16			16
057 207100300	-	0	-	No		Surface parking lot, same property owner as adjacent parking	1, 2b, 2c, 2d, 2e	MDR	C-U	3	150	0.13		20			20
057 207100400	-	0	-	No	commercial_centers	Surface parking lot	1, 2b, 2c, 2d, 2e	BC	C-U	3	150	0.14		22			22
056 200302401	0.67	62	0.75	No	commercial_centers		2a, 2b, 2c, 2d, 2e	BC	C-U	3	150	0.16		25			25
056 200302500	2.18	0	2.57	No	commercial_centers		2d, 2e	BC	C-U	3	150	0.17		26			26
057 207000300	0.14	0	0.02	No	commercial_recreation	Mike's Auto Services, Reused 5th cycle	2b, 2c, 2d, 2e	BC	C-U	3	150	0.19		29			29
057 208500701	-	0	0.11	No	commercial_centers	Single-story corner fast food	2c, 2d, 2e	BC	C-U	3	150	0.21		31			31
057 207300800	0.30	83	2.81	No	primary_education	Woolly Mammoth Child Care Center, single-story	2a, 2b, 2d, 2e	BC	C-U	3	150	0.23		35			35

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
057 206000200	0.74	74	1.35	No	office	Joe's Tire shop and surface parking	2a, 2b, 2c, 2d, 2e	BC	C-U	3	150	0.24		36		36	
056 197900100	0.17	0	0.40	No	commercial_centers	Auto car wash	2b, 2c, 2d, 2e	BC	C-U	3	150	0.28		41		41	
057 206100601	0.65	65	3.36	No	commercial_other	2-story Quality Inn motel and surface lot	2a, 2b, 2d, 2e	BC	C-U	3	150	0.28		42		42	
057 207000901	0.59	69	1.87	No	commercial_centers	2-story Super 8 Motel and surface parking	2a, 2b, 2c, 2d, 2e	BC	C-U	3	150	0.29		43		43	
056 200300100	0.28	0	0.45	No	commercial_centers	Parking lot, at least	1, 2b, 2c, 2d, 2e	BC	C-U	3	150	0.29		44		44	
057 201601801	0.27	53	0.27	No	commercial_centers	Nation's Burgers; parking lot could be opp site	2a, 2b, 2c, 2d, 2e	BC	C-U	3	150	0.30		45		45	
053 166201701	1.32	73	2.00	No	commercial_centers		2a, 2b, 2c, 2d, 2e, ef	BC	C-W	1	135	0.15	AF	20			20
053 166201900	-	0	1.15	No	light_industrial		2c, 2d, 2e, 2f	BC	C-W	1	135	0.17	AF	23			23
057 209700106	-	71	1.70	No	commercial_centers	2 buildings, single-story retail	2a, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.24	AK	32		32	
057 209701401	0.70	0	8.07	No	office	811 University, 2-story retail (yoga, spa)	2b, 2d, 2e, 2f	BC	C-W	1	135	0.86	AK	116		116	
060 235401200	0.74	0	-	No	commercial_centers	Surface parking	1, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.15	AN	20			20
060 235401100	0.66	0	-	No	commercial_centers	Surface parking	1, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.19	AN	26			26
060 235401302	0.82	0	-	No	commercial_centers	Surface parking	1, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.32	AN	43		43	
058 212800801	0.88	75	0.57	No	commercial_centers	Vacant storage	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.14	AQ	19			19
058 212800301	0.42	71	0.76	No	office	Golden Bear Inn, also in 5th cycle	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.85	AQ	115		115	



**APPENDIX C RESIDENTIAL SITES INVENTORY**

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Potl Units	Lower	Moder-ate	Above
057 208801100	-	0	0.15	No	commercial_ centers	Surface parking lot	1, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.30	AY	40		40	
057 208501500	-	66	-	No	commercial_ centers	small bbq kiosk	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.20	B	27			27
057 208502500	0.50	96	<b>0.38</b>	No	office	Surface parking, BBQ kiosk, 99 Cent store	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.40	B	54	54		
057 210100500	0.13	0	<b>5.02</b>	No	transporta- tion	1900 Fourth St SB 35 project. 260 units.	2b, 2d, 2e	BC	C-W	1	135	1.03		140			
059 228702500	1.07	82	<b>3.03</b>	No	office	vacant 1-sto- ry storefront	2a, 2b, 2d, 2e, 2f	BC	C-W	1	135	0.11	Y	14			14
059 228702400	0.82	98	<b>0.96</b>	No	office	1-story retail, party store	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.11	Y	15			15
059 228702102	0.98	66	<b>1.67</b>	No	office	1-2 story commercial, frontage in good condi- tion, but For Sale	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	1	135	0.30	Y	41		41	
060 235401001	-	0	<b>0.66</b>	No	commercial_ centers	1-story retail (liquor, dollar tree)	2b, 2c, 2d, 2e	BC	C-W	1	135	0.61		82	82		
059 233100200	0.89	99	0.46	No	office	Furniture strip retail and surface parking	2a, 2b, 2c, 2d, 2e	BC	C-W	1	135	0.67		90	90		
056 198303103	1.49	33	2.00	No	commercial_ centers	Berkeley Self Storage	2a, 2b, 2c, 2d, 2e	BC	C-W	1	135	0.70		95	95		
056 193200803	0.06	59	0.49	No	commercial_ centers		2a, 2b, 2c, 2d, 2e	BC	C-W	1	135	0.73		99	99		
056 198304001	0.08	54	1.40	No	commercial_ centers	Jack in the Box	2a, 2b, 2c, 2d, 2e	BC	C-W	2	135	0.40		54	54		
060 240502100	-	0	-	No		1-story garage or storage	1, 2d, 2e, 2f	M	C-W	2	135	0.06	AC	8			8
060 240502000	0.11	0	-	No	commer- cial_ other	Smog shop	2b, 2d, 2e, 2f	AC	C-W	2	135	0.29	AC	39	39		

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
058 212701200	0.79	0	1.21	No	commercial_centers	Building Materials Store	2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.07	AD	10			10
058 212701101	0.88	0	0.06	No	commercial_centers	Parking for Bldg Materials Store	2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.14	AD	18			18
058 212700901	0.40	76	0.43	No	commercial_centers	1-story retail (Cafe Leila, accessories shop) and surface parking	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.26	AD	35		35	
053 166101900	0.17	99	0.02	No	commercial_recreation	Includes existing SFH	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.20	AG	27			27
053 166101801	-	0	0.05	No	transportation		1, 2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.26	AG	36		36	
060 240401801	0.04	0	0.19	No	commercial_centers	Chevron Gas Station - in good condition	2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.21	AH	28			28
060 240402000	0.67	0	0.72	No	commercial_centers	Autobody shop and surface parking	2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.22	AH	29			29
053 166101400	1.48	63	1.52	No	commercial_centers	One story commercial	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.15	AL	21			21
053 166101501	-	0	24.08	No	light_industrial	One story commercial	2b, 2d, 2e, 2f	BC	C-W	2	135	0.31	AL	42		42	
060 241000500	0.29	0	-	No	commercial_other	Gilman Auto shop	2b, 2c, 2d, 2e, 2f	AC	C-W	2	135	0.17	BD	23			23
060 241000700	-	0	-	No	transportation	Used car dealer lot	2d, 2e, 2f	AC	C-W	2	135	0.29	BD	39		39	
054 178501400	-	0	-	No			2d, 2e, 2f	M	C-W	2	135	0.08	D	10			10
054 178501300	0.38	0	1.03	No	commercial_centers		2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.11	D	15			15
054 178501500	0.39	96	0.03	No	commercial_centers		2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.11	D	15			15
054 178501600	0.69	96	0.33	No	commercial_centers		2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	2	135	0.19	D	25			25

APPENDIX C RESIDENTIAL SITES INVENTORY

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Potl Units	Lower	Moder-ate	Above
057 208901201	-	78	-	No	commercial_centers	1011 University Ave. City-owned. Closed Premier Cru wine store.	2a, 2b, 2d, 2e, 2f	BC	C-W	2	135	0.24	N	32		32	
054 174402205	0.70	0	0.57	No	commercial_centers		2b, 2c, 2d, 2e	BC	C-W	2	135	0.36		48		48	
056 192802701	0.02	68	0.02	No	commercial_centers		2a, 2b, 2c, 2d, 2e	BC	C-W	2	135	0.36		49		49	
057 209301501	0.60	33	1.85	No	commercial_recreation	Bldg looks in good condition though	2a, 2b, 2c, 2d, 2e	BC	C-W	2	135	0.37		50	50		
056 198200201	0.35	80	1.08	No	commercial_centers	Parking lot: potential opp site	1, 2a, 2b, 2c, 2d, 2e	BC	C-W	2	135	0.42		57	57		
054 174203200	0.61	73	2.40	No	commercial_centers		2a, 2b, 2d, 2e	BC	C-W	2	135	0.42		57	57		
057 208602903	0.52	43	0.75	No	commercial_centers	Nate's Green Garage, auto detailing	2a, 2b, 2c, 2d, 2e	BC	C-W	2	135	0.42		57	57		
056 193200401	0.19	0	0.61	No	commercial_centers		2b, 2c, 2d, 2e	BC	C-W	2	135	0.44		59	59		
056 195401000	0.86	0	0.93	No	commercial_centers		2b, 2c, 2d, 2e	BC	C-W	2	135	0.44		60	60		
056 197300601	1.53	93	3.18	No	commercial_centers	UA Homes parking lot: possible opp site	1, 2a, 2d, 2e	BC	C-W	2	135	0.46		62	62		
056 197800802	0.81	0	0.42	No	commercial_centers		2b, 2c, 2d, 2e	BC	C-W	2	135	0.46		62	62		
054 174203300	0.40	95	2.09	No	single_familily_detached		2a, 2b, 2d, 2e, 2f	BC	C-W	3	135	0.07	BA	10			10
054 174203400	0.49	95	0.01	No	accommodation		2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	3	135	0.08	BA	11			11
060 239501700	1.38	79	1.00	No	commercial_centers	Vacant 1-story corner commercial	2a, 2b, 2c, 2d, 2e, 2f	BC	C-W	3	135	0.07	E	9			9
060 239503400	0.38	0	2.20	No	commercial_centers	Auto body shop (M and M Garage)	2b, 2d, 2e, 2f	BC	C-W	3	135	0.10	E	14			14
053 166202100	0.94	0	0.44	No	commercial_centers	BPOE Lodge (permanently closed)	2b, 2c, 2d, 2e, 2f	BC	C-W	3	135	0.08	I	11			11

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Va-cant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Poti Units	Lower	Moder-ate	Above
053 166202000	0.86	0	1.50	No	wholesale_warehousing		2b, 2c, 2d, 2e, 2f	BC	C-W	3	135	0.09	I	13			13
060 239503100	-	0	1.34	No	commercial_centers	1-story auto shop	2c, 2d, 2e, 2f	BC	C-W	3	135	0.05	P	7			7
060 239503301	1.94	70	0.87	No	commercial_centers	Vacant storefront for sale	2a, 2c, 2d, 2e, 2f	BC	C-W	3	135	0.15	P	20			20
060 239502900	0.89	0	0.79	No	commercial_centers	Auto Repair	2b, 2c, 2d, 2e, 2f	BC	C-W	3	135	0.06	T	8			8
060 239503000	-	0	-	No		Surface auto storage	1, 2d, 2e, 2f	M	C-W	3	135	0.11	T	15			15
060 239502800	-	0	4.25	No	commercial_centers	Vacant 1-story commercial	2d, 2e	BC	C-W	3	135	0.05		7			7
056 192802000	-	0	-	No			2d, 2e	M	C-W	3	135	0.09		12			12
054 178501200	0.76	96	1.11	No	commercial_centers		2a, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.09		12			12
056 197601201	1.01	0	1.34	No	accommodation		2b, 2c, 2d, 2e	BC	C-W	3	135	0.09		13			13
059 233100400	0.25	105	1.62	No	single_familily_detached	SFD, owned by Sontag Construction	2a, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.10		13			13
059 233100300	0.23	105	1.43	No	single_familily_detached	SFD, owned by Sontag Construction	2a, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.10		14			14
060 239500100	2.41	0	0.05	No	commercial_centers		2c, 2d, 2e	BC	C-W	3	135	0.11		14			14
057 208700600	1.61	0	1.00	No	commercial_other	Car sales lot	2c, 2d, 2e	BC	C-W	3	135	0.11		15			15
060 239601600	1.02	0	-	No	commercial_centers	Auto storage	1, 2b, 2d, 2e	BC	C-W	3	135	0.11		15			15
060 240502401	-	0	-	Yes		Vacant, for sale sign	1, 2d, 2e	M	C-W	3	135	0.12		16			16
057 208800600	-	0	-	No		surface parking storage area	1, 2d, 2e	M	C-W	3	135	0.14		19			19
056 192602100	-	0	0.37	No	commercial_centers		2c, 2d, 2e	BC	C-W	3	135	0.14		19			19
060 235300900	0.79	0	1.00	No	commercial_other	1-story corner auto body shop	2b, 2c, 2d, 2e	BC	C-W	3	135	0.15		20			20

APPENDIX C RESIDENTIAL SITES INVENTORY

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Poti Units	Lower	Moder-ate	Above
058 212801000	0.71	36	0.49	No	commercial_centers	Vacant Store and rear storage (Berkeley Surplus)	2a, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.15		20			20
060 239000500	-	0	-	No		McDonald's overflow surface parking	1, 2d, 2e	M	C-W	3	135	0.15		20			20
060 235301000	1.00	0	1.94	No	commercial_other	1-story corner autore-pair shop	2b, 2c, 2d, 2e	BC	C-W	3	135	0.15		20			20
060 239601400	0.89	48	2.05	No	commercial_centers	1-story auto storage, Avenue Towing	2a, 2b, 2d, 2e	BC	C-W	3	135	0.16		21			21
060 239501600	1.18	0	4.80	No	commercial_other		2b, 2d, 2e	BC	C-W	3	135	0.17		22			22
056 192801800	0.54	0	0.62	No	commercial_centers		2b, 2c, 2d, 2e	BC	C-W	3	135	0.17		23			23
053 166200101	1.15	0	-	Yes	accommodation	Vacant lot	1, 2b, 2d, 2e	BC	C-W	3	135	0.17		23			23
060 239601500	1.60	75	0.79	No	accommodation	Auto Repair shop	2a, 2c, 2d, 2e	BC	C-W	3	135	0.17		23			23
060 240503101	-	0	-	Yes		2 adjacent vacant lots with same owner	1, 2d, 2e	M	C-W	3	135	0.17		23			23
056 192602000	-	0	0.08	No	commercial_centers		2c, 2d, 2e	BC	C-W	3	135	0.19		26			26
054 178601401	0.26	63	0.25	No	commercial_centers		2a, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.19		26			26
056 197601003	1.09	0	0.82	No	accommodation		2b, 2c, 2d, 2e	BC	C-W	3	135	0.22		29			29
056 198303400	0.36	0	0.05	No	commercial_centers	Parking lot	1, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.22		30		30	
060 240502700	-	0	-	No		101 Auto Body shop	2d, 2e	M	C-W	3	135	0.22		30		30	
056 197601700	0.27	32	0.41	No	commercial_centers	Oil Changers	2a, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.22		30		30	
057 208700300	0.98	0	0.71	No	commercial_centers	Berkeley Glass center, single-story retail	2b, 2c, 2d, 2e	BC	C-W	3	135	0.23		31			

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
056 198303801	0.33	0	0.14	No	commercial centers	Vehicle storage lot	1, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.24		32		32	
053 164100905	0.01	37	0.46	No	office		2a, 2b, 2c, 2d, 2e	BC	C-W	3	135	0.24		32		32	
057 209601001	0.08	0	0.15	No	office	Chevron Station (on same block as Valero station)	2b, 2c, 2d, 2e	BC	C-W	3	135	0.24		33		33	
054 178601600	0.27	0	1.16	No	commercial centers	Big O Tires	2b, 2c, 2d, 2e	BC	C-W	3	135	0.25		34		34	
053 162901901	0.10	0	0.22	No	commercial centers	Berkeley Smog Check	2b, 2c, 2d, 2e	BC	C-W	3	135	0.25		34		34	
057 208800400	-	0	-	Yes	commercial centers	Vacant lot	1, 2d, 2e	BC	C-W	3	135	0.27		36		36	
057 210201003	-	0	-	No		Surface parking behind 4th street, same owner for all parking	1, 2d, 2e	M	C-W	3	135	0.28		37		37	
056 197601501	0.69	0	0.55	No	accommodation	Smog	2b, 2c, 2d, 2e	BC	C-W	3	135	0.30		41		41	
054 178401900	0.36	0	0.94	No	commercial centers		2b, 2c, 2d, 2e	BC	C-W	3	135	0.33		44		44	
056 193302403	0.13	0	1.32	No	commercial centers	Berkeley Patients Group (cannabis retail)	2b, 2c, 2d, 2e	BC	C-W	3	135	0.33		44		44	
056 193201101	0.51	0	3.17	No	commercial centers		2b, 2d, 2e	BC	C-W	3	135	0.33		44		44	
056 196600100	0.04	0	-	No	commercial centers	CoB bldg; possible redevelopment opp	2b, 2d, 2e	BC	C-W	3	135	0.34		46		46	
056 193300602				No			2d, 2e	BC	C-W	1	135	1.03		139		139	
055 185904301	-	0	-	Yes	vacant		1, 2d, 2e	LDR	ES-R	3	1	0.17		0		0	
057 209700201	-	0	-	No	civic facilities	1900 Sixth St. City-owned, W Berkeley Senior Center	2d, 2e, 2f	MU	MUR	1	24.4	0.76	AK	19		19	

APPENDIX C RESIDENTIAL SITES INVENTORY

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
056 194301001	0.86	0	1.08	No	office		2b, 2c, 2d, 2e, 2f	MU	MUR	1	24.4	0.45	BF	11			11
056 194301901	0.65	64	2.58	No	office		2a, 2b, 2d, 2e, 2f	MU	MUR	1	24.4	1.08	BF	26			26
057 211700500	-	40	2.39	No	wholesale_warehousing	Golden Bear Storage	2a, 2d, 2e, 2f	MU	MUR	1	24.4	0.13	V	3			3
057 211700903	-	61	2.32	No	commercial_lother	Golden Bear Storage	2a, 2d, 2e, 2f	MU	MUR	1	24.4	0.45	V	11			11
057 211700601	-	45	2.32	No	wholesale_warehousing	Golden Bear Storage	2a, 2d, 2e, 2f	MU	MUR	1	24.4	0.45	V	11			11
056 194500102	-	51	0.54	No	commercial_centers		2a, 2c, 2d, 2e	MU	MUR	1	24.4	0.59		14			14
056 196101601	0.69	0	1.54	No	wholesale_warehousing	Potential redevelopment	2b, 2c, 2d, 2e	MU	MUR	1	24.4	0.59		14			14
054 174701100	0.62	0	2.26	No	wholesale_warehousing		2b, 2d, 2e	MU	MUR	1	24.4	0.76		19			19
058 211802202	0.53	0	4.66	No	light_industrial	Libby Labs (still in operation), but not sure if full capacity	2b, 2d, 2e	MU	MUR	1	24.4	1.38		34			34
054 174501804	1.00	0	0.47	No	commercial_centers		2b, 2c, 2d, 2e	MU	MUR	1	24.4	1.57		38			38
056 196301506	1.85	0	1.01	No	office		2c, 2d, 2e	MU	MUR	1	24.4	1.69		41			41
053 165901605	0.18	111	0.64	No	wholesale_warehousing	Global Montessori (big parking lot)	1, 2a, 2b, 2c, 2d, 2e	MU	MUR	1	24.4	2.03		50			50
056 195901704	-	0	-	No	light_industrial	Parking lot	1, 2d, 2e, 2f	MU	MUR	2	24.4	0.13	AX	3			3
056 195901705	-	0	0.74	No	wholesale_warehousing	Parking lot	1, 2c, 2d, 2e, 2f	MU	MUR	2	24.4	0.28	AX	7			7
056 195800301	0.09	0	0.01	No	transportation	Parking lot	1, 2b, 2c, 2d, 2e	MU	MUR	2	24.4	0.49		12			12
059 232500301	-	78	0.35	No	office	770 Page, pipeline project, 4 detached units	2a, 2c, 2d, 2e	MU	MUR	3	24.4	0.13		3			3
057 211701100	-	0	-	No	civic_facilities	Publicly owned, Vacant lot in MUR	1, 2d, 2e	MU	MUR	3	24.4	0.13		3			3

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
053 166102000	0.56	93	0.00	No	commercial_centers		2a, 2b, 2c, 2d, 2e	MU	MUR	3	24.4	0.13		3			3
057 211700402	-	0	1.71	No	light_industrial	Vacant commercial, for sale	2c, 2d, 2e	MU	MUR	3	24.4	0.15		4			4
053 165902900	-	0	-	Yes	vacant		1, 2d, 2e	MU	MUR	3	24.4	0.15		4			4
056 194500501	-	0	-	No	wholesale_warehousing		2d, 2e	MU	MUR	3	24.4	0.17		4			4
053 165802801	-	0	-	Yes	vacant		1, 2d, 2e	MU	MUR	3	24.4	0.20		5			5
061 261100400	-	0	0.12	No	commercial_centers	914 Fresno Ave - Andronico's parking	1, 2c, 2d, 2e, 2f	LDR	R-1	1	6	0.11	AU	1			1
061 261102503	0.17	0	0.07	No	commercial_centers	Andronico's parking	1, 2b, 2c, 2d, 2e, 2f	LDR	R-1	1	6	0.23	AU	1			1
061 261102504	0.11	0	0.11	No	commercial_centers	915 Colusa Ave - Andronico's parking lot	1, 2b, 2c, 2d, 2e, 2f	LDR	R-1	1	6	0.35	AU	2			2
058 218301300	-	0	-	Yes	vacant	Vacant lot, Reused 5th cycle, R-1 Zone	1, 2d, 2e	LDR	R-1	3	6	0.11		1			1
058 218400700	-	0	-	Yes	vacant	Vacant lot. Reused 5th cycle, R-1 zone, different owner from adjacent parcels	1, 2d, 2e	LDR	R-1	3	6	0.16		1			1
057 209300300	-	0	-	Yes	vacant	Vacant lot used by 914 Hearst as garden	1, 2d, 2e	MDR	R-1A	3	15	0.14		2			2
061 257504001	-	0	-	No			2d, 2e		R-1H	1	6	0.54		3			3



**APPENDIX C RESIDENTIAL SITES INVENTORY**

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
063 298601200	- 0		-	Yes	vacant	4 contiguous vacant lots by same owner, different from adjacent owners	1, 2d, 2e, 2f	LDR	R-1H	1	6	0.12	AE	1			1
063 298601300	- 0		-	Yes	vacant	4 contiguous vacant lots by same owner, different from adjacent owners	1, 2d, 2e, 2f	LDR	R-1H	1	6	0.14	AE	1			1
063 298601400	- 0		-	Yes	vacant	4 contiguous vacant lots by same owner, different from adjacent owners	1, 2d, 2e, 2f	LDR	R-1H	1	6	0.16	AE	1			1
063 298601501	- 0		-	Yes	vacant	4 contiguous vacant lots by same owner, different from adjacent owners	1, 2d, 2e, 2f	LDR	R-1H	1	6	0.18	AE	1			1
063 314000800	- 0		-	Yes	vacant	Vacant lot, different owner from adjacent lots	1, 2d, 2e, 2f	LDR	R-1H	1	6	0.33	BE	2			2
063 314000700	- 0		-	Yes	vacant	Vacant lot, owned by adjacent lot 39 THE CRESCENT	1, 2d, 2e, 2f	LDR	R-1H	1	6	0.35	BE	2			2
063 316002000	- 0		-	Yes	vacant	same owner as adj lot, 37 HILL RD BERKELEY, but separated, vacant	2d, 2e, 2f	LDR	R-1H	1	6	0.24	S	1			1
063 316001402	- 0		-	Yes	vacant	Vacant Lot, different owners from adj lots	1, 2d, 2e, 2f	LDR	R-1H	1	6	0.98	S	6			6

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
061 255801700	- 0	-	No			1130 Oxford St - Former Oxford Elementary School site (seismic retrofitting needed)	2d, 2e	OS	R-1H	1	6	1.26		8			8
058 223202100	- 0	-	Yes	vacant		Same owners as 5 W PARNASSUS CT sold in 9/2020, gentle slope,	1, 2d, 2e, 2f	LDR	R-1H	2	6	0.19	Q	1			1
058 223202000	- 0	-	Yes	vacant		Same owners as 5 W PARNASSUS CT sold in 9/2020, gentle slope,	1, 2d, 2e, 2f	LDR	R-1H	2	6	0.21	Q	1			1
060 248201800	- 0	-	Yes	vacant		Vacant lot, Same owner of two adjacent vacant parcels	1, 2d, 2e, 2f	LDR	R-1H	2	6	0.20	X	1			1
060 248201700	- 0	-	Yes	vacant		Vacant lot, Same owner of two adjacent vacant parcels	1, 2d, 2e, 2f	LDR	R-1H	2	6	0.21	X	1			1
061 257800601	- 0	-	Yes	vacant		Vacant lot	1, 2d, 2e	LDR	R-1H	2	6	0.35		2			2
063 295202300	- 0	-	Yes	vacant		Acacia walk through, but advertised for development	2d, 2e	LDR	R-1H	2	6	0.37		2			2
060 249306800	- 0	-	Yes	vacant		Same owner owns both adjacent vacant parcels	2d, 2e, 2f	LDR	R-1H	3	6	0.12	AT	1			1
060 249301000	- 0	-	Yes	vacant		Vacant lot, different property owner from adjacent parcels	1, 2d, 2e, 2f	LDR	R-1H	3	6	0.14	AT	1			1

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APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
062 293602600	0.50	0	-	No	single_fami-ly_detached	Vacant lot	1, 2b, 2d, 2e	LDR	R-1H	3	6	0.11		1			1
060 249300600	-	0	-	Yes	vacant	Same owner owns both adjacent vacant parcels	1, 2d, 2e	LDR	R-1H	3	6	0.11		1			1
060 249300500	-	0	-	Yes	vacant	Same owner owns both adjacent vacant parcels	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
063 298602200	-	0	-	Yes	vacant	New APN	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
063 298405300	-	0	-	Yes	vacant	Vacant lot, property owner different from adjacent lots	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
058 224201624	-	0	-	Yes	vacant	Vacant lot, Different owners from adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
060 249307100	-	0	-	Yes	vacant	Vacant lot, owner is different from adjacent properties	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
063 295203400	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
060 248902100	-	0	-	Yes	vacant	Vacant lot, different owners from adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
060 249001400	-	0	-	Yes	vacant	Same property owner as adjacent vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
061 257805200	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
063 298001900	-	0	-	Yes	vacant	Vacant lot, different owner from adjacent lots	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
063 296305200	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
063 299302300	-	0	-	Yes	vacant	Vacant lot, different owners from adj lots, bought in 2014	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
060 248205100	-	0	-	Yes	vacant	Vacant lot, different owner from all adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.12		1			1
060 247902700	-	0	-	Yes	vacant	Vacant lot, same owner as adjacent 1421 GLEN-DALE AVE	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
063 298405200	-	0	-	Yes	vacant	Vacant lot, property owner different from adjacent lots	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
060 249001500	-	0	-	Yes	vacant	Same property owner as adjacent vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
061 258102500	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
060 248304300	-	0	-	Yes	vacant	Vacant lot outside of creek setback, different owner from adjacent parcel	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
058 224402501	-	0	-	Yes	vacant	Vacant lot, different property owner from adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
060 247801503	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1

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APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
060 248505600	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
063 298804900	-	0	-	Yes	vacant	Vacant lot, different owner from adj. lots	1, 2d, 2e	LDR	R-1H	3	6	0.13		1			1
063 298804600	-	0	-	Yes	vacant	Vacant lot, looks like formerly a structure on the site but since demo'd	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
063 314008700	-	0	-	Yes	vacant	Vacant lot sold as part of 1040 Overlook Rd in 2021 to investor	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
063 297002700	-	0	-	Yes	vacant	vacant lot, different owner from adj lots	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
063 295504001	-	0	-	Yes	vacant	Steep topography, but still developable	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
063 298804400	-	0	-	Yes	vacant	Vacant lot, owned by family member of adjacent lot 1152 KEITH AVE	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
062 290202100	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
060 248301600	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
061 257804600	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
062 290002300	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1
063 298505000	-	0	-	Yes	vacant	Vacant lot sold in 2017	1, 2d, 2e	LDR	R-1H	3	6	0.14		1			1

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
060 248400303	-	0	-	Yes	vacant	Vacant lot, different owner from all adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.15		1			1
060 249306700	-	0	-	Yes	vacant	Same owner owns both adjacent vacant parcels	1, 2d, 2e	LDR	R-1H	3	6	0.15		1			1
063 298503300	-	0	-	Yes	vacant	Vacant lot, different owner from adjacent lots	1, 2d, 2e	LDR	R-1H	3	6	0.15		1			1
060 249201703	-	0	-	Yes	vacant	Vacant lot, different owners from all adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.15		1			1
060 249200300	-	0	-	Yes	vacant	Developable vacant lot, owned by same owner as adjacent 1427 Summit Rd.	1, 2d, 2e	LDR	R-1H	3	6	0.15		1			1
060 246302100	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.16		1			1
063 298000501	-	0	-	Yes	vacant	Vacant lot, owner different from all adjacent lots	1, 2d, 2e	LDR	R-1H	3	6	0.16		1			1
061 259804401	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.16		1			1
063 312002702	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.16		1			1
058 221102001	-	0	-	Yes	vacant	Vacant lot, but different owner from adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.16		1			1
060 249201704	-	0	-	Yes	vacant	Vacant lot sold in 2017, different owners from adjacent parcels	1, 2d, 2e	LDR	R-1H	3	6	0.16		1			1

APPENDIX C RESIDENTIAL SITES INVENTORY

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
063 314000900	-	0	-	Yes	vacant	Vacant lot, different owner from adjacent lots	1, 2d, 2e	LDR	R-1H	3	6	0.16		1			1
063 314002902	-	0	-	Yes	vacant	Vacant lot, purchased by owner of adj lot 52 THE CRESCENT in Oct 2020	1, 2d, 2e	LDR	R-1H	3	6	0.17		1			1
063 298504400	-	0	-	Yes	light_industrial	Same owner as 1197 CRAGMONT AVE, sold in 2019	1, 2d, 2e	LDR	R-1H	3	6	0.17		1			1
063 297404000	-	0	-	Yes	vacant	Steep topography, but still developable	1, 2d, 2e	LDR	R-1H	3	6	0.18		1			1
063 312006100	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.19		1			1
063 298603900	-	0	-	Yes	vacant	Vacant lot, same property owner as adjacent 2785 SHASTA RD sold in 2017	1, 2d, 2e	LDR	R-1H	3	6	0.19		1			1
064 422900215	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.23		1			1
063 298305000	-	0	-	Yes	vacant	Vacant lot, owner different from all adjacent lots	1, 2d, 2e	LDR	R-1H	3	6	0.23		1			1
063 297806600	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.26		2			2
063 316002202	-	0	-	Yes	vacant	vacant lot, same owner as 40 Hill Rd across street	1, 2d, 2e	LDR	R-1H	3	6	0.26		2			2
063 298000403	-	0	-	Yes	vacant	Vacant lot, owned by family of 1120 STERLING AVE	1, 2d, 2e	LDR	R-1H	3	6	0.27		2			2

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
063 311005302	-	0	-	Yes	vacant	Lots of vegetation/redwoods, but could be developable	1, 2d, 2e	LDR	R-1H	3	6	0.27		2			2
063 312002603	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.27		2			2
062 290100200	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.29		2			2
062 291403800	-	0	-	Yes	vacant	Vacant lot; heavy vegetation	1, 2d, 2e	LDR	R-1H	3	6	0.32		2			2
063 311010900	-	0	-	Yes	vacant		1, 2d, 2e	LDR	R-1H	3	6	0.33		2			2
061 257602305	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	LDR	R-1H	3	6	0.33		2			2
059 228702000	-	0	-	Yes	other	Same owner as 1639 San Pablo	1, 2d, 2e	MDR	R-2	3	20	0.06		1			1
060 240200200	-	0	0.06	No	vacant	Surface parking lot, Reused 5th cycle	1, 2d, 2e	MDR	R-2	3	20	0.11		2			2
059 227700908	-	0	-	Yes	vacant	Vacant lot, Reused 5th Cycle, different property owner from all adjacent parcels	1, 2d, 2e	MDR	R-2	3	20	0.12		2			2
057 201502403	-	0	-	Yes	vacant	Vacant lot, different owners from adj lots	1, 2d, 2e	MDR	R-2	3	20	0.13		3			3
055 184100500	-	0	-	Yes	vacant	vacant lot	1, 2d, 2e	MDR	R-2	3	20	0.14		3			3
057 201500900	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	MDR	R-2	3	20	0.15		3			3
059 226302401	0.92	0	0.16	No	commercial_centers	Bank parking	1, 2b, 2c, 2d, 2e, 2f	MDR	R-2A	1	25	0.40	H	10			10
057 207200600	0.43	73	2.03	No	commercial_centers	Rodeway Inn and single-story strip retail frontage	2a, 2b, 2d, 2e	MDR	R-2A	1	25	0.78		20			20



**APPENDIX C RESIDENTIAL SITES INVENTORY**

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Density	Acres	Consol Lot	Potl Units	Lower	Moderate	Above
057 207302100	-	0	0.09	No	transportation	Parking lot	1, 2c, 2d, 2e, 2f	MDR	R-2A	2	25	0.12	L	3			3
060 242904400	-	0	1.75	No	special_use	Immanuel Southern Baptist Church and parking lot	2c, 2d, 2e	MDR	R-2A	2	25	0.40		10			10
057 206300800	-	0	-	Yes	vacant	Vacant lot used for parking, different owner from adjacent neighbors	1, 2d, 2e	MDR	R-2A	3	25	0.11		3			3
053 160602500	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	MDR	R-2A	3	25	0.11		3			3
053 159200900	0.48	121	-	Yes	single_familily_detached	Vacant lot	1, 2a, 2b, 2d, 2e	MDR	R-2A	3	25	0.11		3			3
057 207300101	-	0	0.11	No	transportation	Parking lot	1, 2d, 2e	MDR	R-2A	3	25	0.13		3			3
057 205102900	-	0	-	Yes	vacant	Surface lot, different owner from adjacent parcels	1, 2d, 2e	MDR	R-2A	3	25	0.14		4			4
055 182300500	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	MDR	R-2A	3	25	0.16		4			4
057 205401201	-			No		Parking Lot behind building	1, 2d, 2e	MDR	R-2A	1	25	0.64		12			12
058 221101305	-	0	-	Yes	vacant	Vacant lot, but different owners from adjacent parcels	1, 2d, 2e	MDR	R-2H	3	13.6	0.14		2			2
057 208801500	-	0	0.20	No	commercial_centers	Surface parking lot	1, 2d, 2e, 2f	HDR	R-3	1	40	0.25	AY	10			10
057 208901500	-	0	-	No	commercial_centers	Public land, surface parking behind Bauman College	1, 2d, 2e, 2f	HDR	R-3	2	40	0.15	N	6			6

APN	Extg FAR	Bldg Age	Imp-Land Ratio	Vacant	Existing Use	Comment	Site Criteria	GP	Zoning	Priority	Avg Den-sity	Acres	Consol Lot	Poti Units	Lower	Moder-ate	Above
057 209200900	0.33	61	1.50	No	commercial_centers	Marina Inn, motel with surface parking	2a, 2b, 2c, 2d, 2e	HDR	R-3	2	40	0.40		16			16
057 209200600	-	0	0.02	Yes	vacant	Owned by 1912 Ninth St (adjacent to south)	1, 2c, 2d, 2e	HDR	R-3	3	40	0.08		3			3
057 209601201	-	0	-	Yes	vacant	Vacant parcel	1, 2d, 2e	HDR	R-3	3	40	0.13		5			5
057 209200700	0.24	76	0.85	No	single_fami-ly_attached	single-family on large lot	2a, 2b, 2c, 2d, 2e	HDR	R-3	3	40	0.16		6			6
055 183102500	0.29	71	1.60	No	office	Low slung medical office bldg	2a, 2b, 2c, 2d, 2e	HDR	R-3	3	40	0.18		7			7
055 185000303	1.09	0	2.33	Yes	multifamily	Parking lot may be opportunity site	1, 2d, 2e	HDR	R-3H	3	70	0.26		18			18
056 199601203	0.52	54	1.70	No	commercial_centers	Parking lot only (Target)	1, 2a, 2b, 2d, 2e	HDR	R-4	1	75	1.50		112	112		
058 218101905	0.12	0	-	No	commercial_recreation	1899 Oxford surface parking lot - not owned by UC	1, 2b, 2d, 2e	HDR	R-4	2	75	0.40		30			30
055 182202200	-	0	-	No	vacant	Parking lot	1, 2d, 2e	HDR	R-4	3	75	0.15		11			11
055 181601900	-	0	-	Yes	vacant	Vacant lot	1, 2d, 2e	HDR	R-4	3	75	0.12		9			9
056 196600600	0.13	108	0.19	No	single_fami-ly_detached		2a, 2b, 2c, 2d, 2e	HDR	R-4	3	75	0.14		10			10
055 188700800	-	0	-	No	vacant	Parking lot	1, 2d, 2e	HDR	R-S	3	200	0.14		28			28
055 188400204	0.18	0	0.02	No	special_use		2b, 2c, 2d, 2e	HDR	R-S	3	200	0.17		34			34
055 188500102	0.56	0	0.05	No	special_use	Parking lot	1, 2b, 2c, 2d, 2e, 2f	RMU	R-SMU	1	200	0.27	AZ	54			54
055 188500201	0.20	0	0.04	No	transportation	Parking lot	1, 2b, 2c, 2d, 2e, 2f	RMU	R-SMU	1	200	0.30	AZ	60			60
055 187201100	3.95	0	-	No	office	Parking lot	1, 2d, 2e	RMU	R-SMU	3	200	0.17		33			33
TOTAL														9,028	3,297	2,886	2,845

NOTE ON CONSOLIDATED LOTS: LETTER(S) ARE ASSIGNED TO GROUPS OF ADJOINING PARCELS THAT CAN BE CONSOLIDATED. FOR EXAMPLE, PARCELS 1 AND 2 MAY BE GROUP A. PARCELS 3-10 MAY BE GROUP B, ETC. CONTIGUOUS PARCELS WITH SAME OWNERS ARE ASSIGNED THE SAME LETTER.

**APPENDIX C RESIDENTIAL SITES INVENTORY**

**TABLE C-11: PROJECTS USED IN DENSITY CALCULATIONS**

APN	Address	Units Entitled	Zone	Lot (SF)	Type	Base Density	Density with Bonus (DUA)	Density Bonus (%)
052 153300103	1708 Harmon	82	C-AC	45,612	GLA	78.0	78.0	0%
053 159801600	2970 Adeline St	2	C-AC	3760	MU	23.2	23.2	0%
053 168400100	2801 Adeline	84	C-AC	47916	MU	76.4	76.4	0%
				2.23		59.2		
058 217600101	1752 Shattuck	57	C-C	10600	MU	173.5	234.2	35%
052 157408100	3031 Telegraph	110	C-1	31,604	MF	112.6	152.0	35%
				0.97		143.1		
057 202301701	2002 Addison St	6	Buff C-DMU	6500	MU	180.9	180.9	0%
055 189301800	2124-2126 Bancroft/2121-2123 Durant	50	Buff C-DMU	10270	MU	169.7	212.1	25%
055 189401500	2028 BANCROFT	37	Buff C-DMU	7,215	MF	182.4	223.4	23%
055 189504100	2352 Shattuck	135	Buff C-DMU	30475	MU	154.4	193.0	25%
057 205302201	2012 Berkeley Way	142	buff C-DMU	35445	MF	129.3	174.5	35%
057 202401300	2099 M L K Jr.	72	buff C-DMU	12411	MU	190.5	257.1	35%
				2.35		167.8		
055 189504200	2390 Shattuck	69	Corr / Buff C-DMU	16594	MU	134.2	181.1	35%
055 189600500	2440 Shattuck	40	C-DMU Corr	8559	MU	22.6	29.9	33%
				0.58		78.4		
057 202700202	2210 Harold	38	Outer Core C-DMU	5953	MU	279.0	279.0	0%
057 202900204	2176 Kittredge	165	Outer Core C-DMU	32600	MU	165.0	165.0	0%
057 202901600	2150 Kittredge	169	Outer Core C-DMU	32600	MU	225.8	225.8	0%
057 204600100	1951 SHATTUCK	156	Outer Core C-DMU	17,424	MU	390.0	390.0	0%
057 204600804	2125-2145 University Avenue, 1922 & 1930 Walnut	116	Outer Core C-DMU	35,213	MU	143.5	143.5	0%
057 204601101	1987 Shattuck Av, 2111-2113 University	89	Outer Core C-DMU	13,796	MU	281.0	281.0	0%
				3.16		247.4		
057 202700900	2065 Kittredge	189	core C-DMU	33582	MF	204.3	245.2	20%
057 203100101	2128 Oxford, 2132-2154 Center	283	core C-DMU	35573	MU	274.9	274.9	0%
057 203201700	130-134 Berkeley Sq	50	core C-DMU	4762	MU	457.4	457.4	0%
057 203400800	2023 Shattuck	48	core C-DMU	3662	MU	444.4	600.0	35%
057 202201901	1950 ADDISON	107	Core C-DMU	20,515	MF	189.8	227.7	20%
057 202302500	2072 ADDISON	66	Core C-DMU	10230	MU	281.0	281.0	0%
057 202501300	2000 University	82	Core C-DMU	6258	MU	423.0	571.0	35%
057 202502300	2009 Addison St	45	Core C-DMU	10420	MU	188.1	188.1	0%
057 202600405	2190 Shattuck Ave	274	Core C-DMU	19967	MF	595.7	595.7	0%
				3.33		339.8		
052 156800900	2942 College	4	C-E	6346	MU	28.6	28.6	0%
058 215702600	1711 MLK	1	C-N	6000	MU	51.1	51.1	0%
058 217300500	1650 Shattuck	10	C-NS	4,600		94.7	94.7	
				0.39		58.1		
053 159001101	2900-2920 Shattuck	90	C-SA	19524	MU	200.8	200.8	0%
053 159101803	2001 ASHBY	87	C-SA	26303	MF	106.7	144.1	35%
053 159200100	3000 Shattuck	156	C-SA	13561	MU	334.1	501.1	50%
053 159500903	3031 Adeline	42	C-SA	12257	MU	110.6	149.3	35%

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APN	Address	Units Entitled	Zone	Lot (SF)	Type	Base Density	Density with Bonus (DUA)	Density Bonus (%)
054 171900009	2711 Shattuck	22	C-SA	5,674	MF	168.9	168.9	0%
054 171900100	2701 Shattuck Ave	57	C-SA	11,826	MU	155.5	210.0	35%
055 181900102	2628 SHATTUCK	78	C-SA	16340	MU	207.9	207.9	0%
				2.42		183.5		
055 187800400	2439 Durant	22	North C-T	6500	MU	147.4	147.4	0%
055 183700100	2556 TELEGRAPH	24	South C-T	9832	MU	97.5	97.5	0%
055 187500400	2501-2509 HASTE	55	North C-T	18781	MU	127.5	127.5	0%
055 187500800	2510 Channing Way	36	North C-T	8740	MU	179.4	179.4	0%
055 187601901	2532 Durant	7	North C-T	9750	MU	31.3	31.3	0%
055 187602101	2542 Durant Ave	32	North C-T	12792	MF	149.8	149.8	0%
055 187700100	2590 BANCROFT	87	North C-T	13130	MU	213.8	288.6	35%
055 187701902	2580 Bancroft Way	122	North C-T	29,032	MU	135.6	183.1	35%
055 187800300	2338 Telegraph	0	North C-T	12,000	GLA	442.9	442.9	0%
055 188100400	2449 Dwight	51	North C-T	10300	MU	155.4	215.7	39%
				3.00		168.1		
056 200402000	1652 University	3	C-U	7480	MU	17.5	17.5	0%
056 201102600	1776/1782/1790 University	79	C-U	9500	MU	268.1	353.9	32%
056 200400100	1698 University	36	C-1	9,967	MU	118.7	157.3	32.5%
057 201602101	1812 UNIVERSITY	44	C-1	13,800	MU	145.2	145.2	0%
057 207300500	1367 University	40	C-1	5,150	GLA	244.4	329.9	35%
				1.05		158.8		
053 162703701	3015 San Pablo	2	C-W	34210	L/W	127.4	127.4	0%
053 163300101	3000 San Pablo	78	C-W	14000	MU	179.8	242.7	35%
054 174202900	2795 San Pablo	5	C-W	4,076	MU	53.4	53.4	0%
054 174203101	2747 SAN PABLO	39	C-W	17386	MU	76.1	102.7	35%
054 174400700	2720 San Pablo	25	C-W	9576	MU	84.2	113.7	35%
054 174408200	2748 San Pablo	23	C-W	9,966	MU	100.5	100.5	0%
054 178101501	2527 San Pablo	63	C-W	13330	MU	152.5	205.9	35%
054 178501700	2601 San Pablo	194	C-W	20714	MU	272.0	408.0	50%
056 192701800	2371 San Pablo	4	C-W	4,600	MU	56.8	56.8	0%
056 196001404	2001 Fourth Street	152	C-W	71,259	MU	82.2	92.9	13%
056 197701001	2100 SAN PABLO	96	C-W	26670	MU	156.8	156.8	0%
056 197701101	2136-2154 San Pablo	126	C-W	23301	MU	179.6	238.0	32.5%
056 197701300	2198 SAN PABLO	60	C-W	9800	MU	214.1	289.0	35%
056 198304201	2147 San Pablo	44	C-W	14571	MU	103.2	131.5	28%
057 208602501	1835 San Pablo	99	C-W	19353	MU	171.4	222.8	30%
057 208700500	1822-1828 San Pablo	44	C-W	11627	MU	123.9	164.8	33%
057 210000708	1914 Fifth	257	C-W	44,095	MU	253.9	253.9	
057 210100103	1900 Fourth	260	C-W	96266	MU	87.1	117.6	35%
058 212701403	1740 San Pablo Ave	51	C-W	14204	MU	120.4	162.5	35%
060 235400200	1200-1214 San Pablo	104	C-W	24800	MU	134.8	182.0	35%
060 240500100	1201-1205 San Pablo	66	C-W	13000	MU	166.0	220.0	32.5%
053 163400401	3020 San Pablo	29	C-W SP Node	9111	MU	112.7	138.6	23%
				11.61		136.8		
053 163502100	809 FOLGER	1	MU-LI	2,285	MU	19.1	19.1	0%
053 163502200	811 FOLGER	1	MU-LI	2,441	MU	17.8	17.8	0%

**APPENDIX C RESIDENTIAL SITES INVENTORY**

APN	Address	Units Entitled	Zone	Lot (SF)	Type	Base Density	Density with Bonus (DUA)	Density Bonus (%)
053 163502300	813 FOLGER	1	MU-LI	2,597	MU	16.8	16.8	0%
053 163502400	815 FOLGER	1	MU-LI	2,752	MU	15.8	15.8	0%
060 235401503	1207 Tenth Street	2	MU-LI	12,800	MU	6.8	6.8	0%
				0.53		15.3		
053 165903000	2817 Eighth St	0	MU-R	7315	MF	23.8	23.8	0%
053 166100303	1030 Grayson St	4	MU-R	5,000	DP	34.8	34.8	0%
056 194302300	2411 Fifth St	3	MU-R	7051	DP	24.7	24.7	0%
056 194401100	2422 Fifth	2	MU-R	6250	MU/DP	27.9	27.9	0%
059 232500400	776 Page	3	MU-R	3937	SFD	33.0	33.0	0%
059 232500501	1442 Fifth	3	MU-R	4350	SFD	30.0	30.0	0%
059 232500605	1444 FIFTH	4	MU-R	5,744	SFD	30.3	30.3	0%
059 232502000	1446 Fifth	4	MU-R	6250	SFD	27.9	27.9	0%
059 233701800	1415 Fifth St	3	MU-R	6,487	SFD/DP	20.0	20.0	0%
				1.20		28.0		
056 194101900	2325 Sixth	1	R1-A	6000	MF	14.6	14.6	0%
058 211900900	1716 Seventh Ave	2	R1-A	4800	SFD	18.2	18.2	0%
				0.25		16.4		
052 156317900	2714 Alcatraz Ave	5	R-2	5,900	MF	36.9	36.9	0%
053 168501100	2139 Oregon	2	R-2	3750	SFD	12.9	12.9	0%
054 180202000	1516 Carleton	3	R-2	8614	SFD	15.1	15.1	0%
				0.42		21.6		
052 152701100	1811 SIXTY-THIRD	3	R-2A	5400	DP/SFD	24.2	24.2	0%
052 153101202	3233 Ellis	3	R-2A	6176		21.2	21.2	0%
052 154401200	1519 Fairview	1	R-2A	6750	SFD/MF	25.8	25.8	0%
052 157403300	3021 DANA	1	R-2A	5,270	MF	25.8	25.8	0%
052 157404400	3028 Regent Street	2	R-2A	5962	DP	14.6	14.6	0%
055 182901100	2215 Parker	2	R-2A	6750	DP	12.9	12.9	0%
057 206201000	1725 Berkeley Way	2	R-2A	3894	DP	22.4	22.4	0%
057 206301100	1825 Berkeley Wy	2	R-2A	4687	DP/SFD	27.9	27.9	0%
057 208601300	1173 Hearst	6	R-2A	13,469	MF	42.0	42.0	0%
057 208601400	1155-73 Hearst Ave	2	R-2A	21673	MF	26.1	26.1	0%
058 217001700	1711 M L KING JR	1	R-2A	6000	MU/MF	50.8	50.8	0%
059 226800601	1506 Bonita Ave.	2	R-2A	13500	MF/DP	25.8	25.8	0%
060 244901300	1915 Berryman	11	R-2A	10406	MF	30.7	46.0	50%
				2.52		26.9		
053 162301201	1331 Ashby Ave.	6	R-3	7392	DP	35.4	35.4	0%
055 186901600	2716-2718 Durant	2	R-3	4590	MF	28.5	28.5	0%
055 188802700	2236 Channing Way	22	R-3	11266	MU	85.1	85.1	0%
057 208901601	1923 NINTH	3	R-3	6110	3-SFD	21.4	21.4	0%
058 218300101	1601 OXFORD	27	R-3	14168	MU	84.3	113.8	35%
055 186300008	2350 Prospect	1	R-3H	2000	GLA	21.8	21.8	0%
055 186400900	2813 Channing	3	R-3H	14158	MF	43.1	43.1	0%
058 218100600	1734 SPRUCE	1	R-3H	6436	MF	47.4	47.4	0%
				1.52		45.9		
055 182102100	2018 Blake	12	R-4	5189	MF	66.7	100.0	50%

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APN	Address	Units Entitled	Zone	Lot (SF)	Type	Base Density	Density with Bonus (DUA)	Density Bonus (%)
055 182201303	2015 BLAKE	161	R-4	34485	MF	150.6	203.4	35%
055 182201800	2000 Dwight	113	R-4	28,380	MF	144.5	173.4	20%
055 182202100	2012 & 2020 Dwight	7	R-4	7260	MF	42.0	42.0	0%
056 197201800	2015 EIGHTH	2	R-4	6500	MF	26.8	26.8	0%
				1.88		86.1		
055 188300500	2414 Dana St	1	R-S	4050	MF	64.5	64.5	0%
055 188302700	2328 Channing	20	R-S	6,750	MF	129.1	129.1	
055 188400600	2317 Channing	17	R-S	6507	MF	114.0	114.0	0%
				0.40		102.5		
055 187100600	2631 Durant	56	R-SMU	10400	MF	234.6	234.6	0%
055 188000700	2435 Haste	37	R-SMU	5670	MF	189.5	284.3	50%
				0.37		212.0		

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# APPENDIX D

## Review of the 2015-2023 Housing Element



<b>D1 Progress Towards Implementation of the 2015-2023 Housing Element</b>	<b>01</b>
<b>D2 Progress Toward Quantified Objectives</b>	<b>08</b>
D2.1 New Unit Construction	08
D2.2 Rehabilitation	09
D2.3 Conservation/Retention	09
<b>D3 Effectiveness in Meeting the Housing Needs of Special Needs Populations</b>	<b>09</b>

# **APPENDIX D REVIEW OF THE 2015-2023 HOUSING ELEMENT**

Pursuant to Government Code Section 65588(a), each jurisdiction must evaluate the effectiveness of the previous housing element goals, policies, and programs and their appropriateness in contributing to the attainment of the State’s housing goals. The City’s progress in implementing the housing element programs is also documented in this section, including recommendations on program continuance, modification, or elimination.

## **D1 PROGRESS TOWARDS IMPLEMENTATION OF THE 2015-2023 HOUSING ELEMENT**

Table D-1: summarizes the housing programs adopted in the 2015-2023 Housing Element, including program objectives and accomplishments. An evaluation of the effectiveness and appropriateness of each program is included to aid in the development of the 2023-2031 Housing Element programs.

**TABLE D. 1: REVIEW OF HOUSING PROGRAM ACCOMPLISHMENTS**

Program	Objectives	Accomplishments	Continued Appropriateness
Berkeley Housing Authority	Provide housing assistance for low-income residents	The BHA provided rental assistance to residents through the Section 8 and Moderate Rehabilitation Program throughout the planning period (a total of 1,939 units in 2020).	BHA programs and initiatives are incorporated into the 2023-2031 Housing Element.
Boards and Commissions	Facilitate citizen input in City decisions	The City holds over 100 public meetings annually on topics related to housing, including housing trust fund, zoning ordinance amendments, affordable housing, and development projects	The 2023-2031 Housing Element recognizes the importance of these boards and commissions but the 2023-2031 Housing Element focuses on specific housing programs with outcomes and schedules.
Condominium Conversion Ordinance	Control the rate of conversion and collect fees to fund affordable housing.	Between 2015 and 2020, a total of 29 rental units were approved for condominium conversion. The City collects an affordable housing mitigation fee for each converted unit.	The City will continue to implement the Condominium Conversion Ordinance. However, the 2023-2031 Housing Element focuses on specific initiatives focuses on specific housing programs with outcomes and schedules.
Demolition Controls and Unit Replacement Requirement	Maintain the number of housing units in Berkeley.	Implementation of a Demolition Housing Mitigation Fee is still actively under consideration by the City Council. Amendments to the Demolition Ordinance are also under consideration by the 4x4 Committee (which includes members of City Council and the Rent Stabilization Board) in 2020 and 2021. Changes in State Law (SB 330) and State Case Law have added to the complexity of this project.	The 2023-2031 Housing Element includes a replacement housing as required by AB1397 (Adequate Sites for RHNA). This program is expanded to incorporate other potential components to be considered by the City.
Energy Conservation Opportunities and Programs	Promote energy efficiency in new and existing construction.	<p>Berkeley's Natural Gas Prohibition (BVC Chapter 12.80) and reach code (BVC Chapter 19.36) became effective on January 1, 2020 and applies to all newly constructed buildings.</p> <p>Building Energy Savings Ordinance (BESO): Requires energy assessments during property sales and energy benchmarking for large buildings. (245 energy assessments and 135 large building assessments completed in 2020)</p> <p>BayREN-homes+ Program 58 units received cash rebates in 2020</p> <p>Bay Area Multifamily Building Enhancements Program 165 units received energy and water upgrades in 2020</p> <p>Energy efficiency upgrades completed by OESC (2015-2019): A total of 332 units received efficiency upgrades between 2015 and 2019. OESC closed in 2019.</p>	Energy conservation efforts are included in the 2023-2031 Housing Element as a resource.

Program	Objectives	Accomplishments	Continued Appropriateness
Fair Housing Assistance, Outreach and Education and programs addressing impediments to Fair Housing	Provide fair housing services and education to mitigate impediments to fair housing	Throughout the planning period, the City partnered with a fair housing service provider to provide counseling, investigation, and mediation services. Additionally, educational workshops for landlords/property managers were held along with other outreach events. Below is a summary of activities for 2020: Total of 44 clients served 25 investigations completed, resulting in protection of rights for 10 clients 10 fair housing tests conducted (no violations found) 2 educational workshops conducted	This program is significantly expanded in the 2023-2031 Housing Element to comply with the AFFH requirements.
Addressing Impediments to Fair Housing	Maintain the diversity of Berkeley's population	Throughout the planning period, the City annually funded programs serving persons with disabilities and seniors. In 2020, the City funded programs serving people with disabilities at \$1,560,733 and programs for seniors at \$9,110.	This program is significantly expanded in the 2023-2031 Housing Element to comply with the AFFH requirements.
Home Modifications for Accessibility and Safety (Rebuilding Together and CIL)	Provide home modification for accessibility.	Between 2015 and 2020, a total of 249 homes were remodeled or modified to improve accessibility by Rebuilding Together and the Center for Independent Living. Another 6 homes received improvements through Habitat for Humanity and SDRP.	This program continues to be appropriate and is included in the 2023-2031 Housing Element.
HHSP: EveryOne Home Plan	Implement the EveryOne Home Plan	The City continued to participate in the Everyone Home Leadership Board throughout the planning period. In 2019, Berkeley became the first jurisdiction in Alameda County to adopt the 2018 Strategic Update to the EveryOne Home Plan.	The 2023-2031 Housing Element focuses on the 1000 Person Plan to End Homelessness, in which specific actions are anticipated to provide shelter and supportive services for the homeless.
HHSP: Community Agency Contracting	Provide support services to homeless individuals and families	The City continued to provide support services to homeless individuals through community agency contracts throughout the planning period. Annual funding for community agency contracts increased from \$2.8 million in 2015 to \$4.2 million in 2019. In 2020, funding was significantly higher at \$15.9 million.	This program continues to be appropriate and is included in the 2023-2031 Housing Element.
HHSP: Homeless Housing Locations	Provide emergency shelter, transitional housing and permanent supportive housing programs	As of 2020, the City provided 226 (109)* year-round shelter beds, 28 (19)* seasonal shelter beds, 5 (3)* family transitional housing beds, 15 (9)* individual transitional housing beds, 506 permanent supportive housing units, including 277 permanent supportive housing units through HUD Shelter Plus Care grants, 15 additional Square One (City of Berkeley General Fund) units, 164 site-based units, and 60 HUD Mainstream vouchers for Non-Elderly and Disabled (NEED) individuals.	The 2023-2031 Housing Element focuses on the 1000 Person Plan to End Homelessness, in which specific actions are anticipated to provide shelter and supportive services for the homeless.

Program	Objectives	Accomplishments	Continued Appropriateness
HHSP: Centralized bed reservation system	Reduce nightly vacancies in shelters with reservations.	*Numbers in parentheses are the reduced number of beds in 2020 due to COVID-19 pandemic. Berkeley continues to have a centralized reservation system to fill unfilled shelter beds resulting in a very low nightly vacancy rate.	The 2023-2031 Housing Element focuses on the 1000 Person Plan to End Homelessness, in which specific actions are anticipated to provide shelter and supportive services for the homeless.
HHSP: City's Housing Retention Program and ARRA Funding for HPRP	Provide housing retention support to prevent homelessness.	In 2015, the HRP issued 19 grants to individual households totaling \$21,346. This program ended in 2015 as funds were shifted to provide rapid rehousing financial assistance.	This program has been discontinued and is not included in the 2023-2031 Housing Element.
HHSP: Priority Home Partnership (PHP) Program	Provide a county-wide prevention and rapid rehousing program	Throughout the planning period, the City allocated PHP funds to the Coordinated Entry Homeless Services System	The 2023-2031 Housing Element focuses on the 1000 Person Plan to End Homelessness, in which specific actions are anticipated to provide shelter and supportive services for the homeless.
HHSP: Relocation Services	Provide tenants and owner relocation counseling.	Approximately 35-45 tenants and 10-20 landlords received assistance on an annual basis through this program	The 2023-2031 Housing Element focuses on the 1000 Person Plan to End Homelessness, in which specific actions are anticipated to provide shelter and supportive services for the homeless.
HHSP: Reverse Mortgage Counseling	Assist low-income elderly homeowners access home equity	The City no longer contracts with EHD to provide reverse mortgage counseling.	This program has been discontinued and is not included in the 2023-2031 Housing Element.
HHSP: Shelter Plus Care	Provide supportive housing for homeless households	Through this program, the City provides permanent housing for over 300 households, including 55 new households in 2020. Access to the City of Berkeley Shelter Plus Care Program is managed by the City's Coordinated Entry System (CES) operated by Bay Area Community Services	This program continues to be appropriate and is included in the 2023-2031 Housing Element.
Housing code compliance and the Rental Housing Safety Program (RHSP)	Maintain safe housing stock	The City's Code Enforcement division continues to respond to compliant driven and proactive violations of city codes and conducts follow up inspections to ensure compliance. The City had an average of about 535 new cases annually throughout the planning period.	This program continues to be appropriate and is included in the 2023-2031 Housing Element.
Housing Mitigation Fees for Non-residential development	Compensate increased demand for housing from new development	The City continues to apply this fee to major commercial development projects. However, due to limited commercial development in the City and because fees are paid in installments over time, revenues are modest. In 2020, an estimated \$400k in revenues was anticipated over the next 12-24 months	This is included in the 2023-2031 Housing Element as a funding mechanism, but as a housing program.

Program	Objectives	Accomplishments	Continued Appropriateness
Housing Trust Fund	Develop and preserve long-term BMR housing	<p>Between 2015 and 2018, the Housing Trust Fund led to the constructions of a total of 194 affordable units, including 86 very low income and 177 low income units.</p> <p>In 2018, voters passed Measure O that would provide \$135 million in bond funds for affordable housing.</p> <p>In 2019, the City awarded \$950k in Small Sites Program funds from Measure U to the Bay Area Community Land Trust for the renovation and preservation of the 8-unit Stuart Street Apartments, targeted for Berkeley residents making up to 80 percent of Area Median Income. The City also awarded \$37 million in local Measure O bond funds to support 6 projects including 430 units.</p> <p>In 2020, the City executed contracts for \$21.5 million in development funds for four new construction affordable housing developments.</p>	This is included in the 2023-2031 Housing Element as a funding mechanism, but as a housing program
Inclusionary Housing/ State Density Bonus	Increase the supply of housing affordable to lower-income HHs	The City continues to implement its Inclusionary Housing program and comply with the State density bonus requirements.	This program continues to be appropriate and is included in the 2023-2031 Housing Element.
Mitigating Governmental Constrains	Reduce governmental constraints on production of new housing	The planning department continued public outreach efforts, interdepartmental roundtable, and expedited project reviews throughout the planning period. Possible constraints continue to be reviewed.	The 2023-2031 Housing Element contains specific programs/actions to address governmental constraints including Zoning Code revisions to comply with new State laws.
Preserving Units at Risk of Conversion to Market Rate	Preserve affordable housing units at risk of converting to market rate.	The 2015 Housing Element identified only one project at higher risk of conversion, Rosewood Manor. That development is still owned by a mission-oriented nonprofit organization and managed by an expert nonprofit property manager, with no indication of intent to convert.	This program is updated in the 2023-2031 Housing Element to reflect the housing projects that may be considered at risk during the 6 <sup>th</sup> cycle Housing Element period.
Priority Development Area Program	Encourage higher density new development near transit.	<p>In December of 2020, the City adopted a new Adeline Corridor Specific Area Plan.</p> <p>In 2020 the City requested the North Berkeley BART Station be classified as a new PDA and has been working with the community on new development standards that comply with AB2023.</p>	This program is updated in the 2023-2031 Housing Element to reflect the City's new strategy for meeting the 6 <sup>th</sup> cycle Regional Housing Needs Assessment (RHNA).

Program	Objectives	Accomplishments	Continued Appropriateness
		<p>In 2020, the City applied for grant funding to begin work on the San Pablo Avenue PDA</p> <p>The City continued to implement the Downtown and Southside Plans, including continuing work on the Southside Zoning Modifications project that will allow for more density near campus for student housings.</p>	
Problem Properties Task Force (Team)	Address safety concerns at vacant/blighted properties.	The City continues to activate the PPTF on an as-needed basis for properties with safety concerns.	This program is incorporated with other code enforcement efforts in the 2023-2031 Housing Element.
Project Review Outreach Efforts	Actively solicit input from Berkeley residents on proposed projects.	Information about all major proposed projects was provided at project sites throughout the planning period.	This is a routine project review process and not included in the 2023-2031 Housing Element as a housing program.
Reasonable Accommodation Ordinance	Process reasonable accommodation requests efficiently.	Reasonable accommodations continue to be available and are processed as-needed by the planning department.	This is a routine implementation of the Municipal Code and is not included in the 2023-2031 Housing Element as a separate program.
Redevelopment Agency Tax Increment Set-Aside Funds for Housing Activity	Fund affordable housing through tax increment set-aside funds.	The 2011 Budget Act approved the dissolution of Redevelopment Agencies. In January of 2012 the City elected to serve as the Successor Agency to the RA with an oversight board.	This program is not included in the 2023-2031 Housing Element as a separate housing program. Remaining funds, if any, are included as part of the City's resources for affordable housing.
Rent Stabilization and Tenant Protections	Rent stabilization and good cause for eviction for Berkeley tenants.	The Rent Board continues to provide educational counseling and support for landlords and tenants. Rent Board staff also advised property owners, developers and architects on projects that involve existing residential units and/or existing tenants.	This program continues to be appropriate and is included in the 2023-2031 Housing Element as part of the City's tenant protection efforts.
Second Units (Accessory Dwelling Units)	Increase the supply of housing through second dwelling units/ADUs.	<p>The City has adopted amendments to the ADU Ordinance several times over the course of the planning period in response to changes to State law. In December 2019 the City adopted an ADU Urgency Ordinance precluding the development of ADUs on lots that front a street with less than 26 feet in width in the Fire 2 and 3 zones and the ES-R zoning district.</p> <p>On January 8, 2022, the City adopted maximum ADU building heights of 20 feet in areas outside of the Very High Fire Severity Zones, which is more permissive than the State law requirement of 16 feet. The City will monitor the latest hazard and risk science and assessments for natural and manmade hazards in Berkeley. The City adopted separate development standards based on changing understanding of conditions of risk and hazards.</p>	<p>The 2023-2031 Housing Element includes an ADU program with various components – Zoning Code update to comply with current State law, incentives to facilitate the development ADUs, and monitoring of ADU trends.</p>

Program	Objectives	Accomplishments	Continued Appropriateness
Seismic Preparedness Programs	Improve the safety of housing through seismic retrofits.	<p>Between 2018 and 2021, the City has issued permits for over 400 ADUs.</p> <p>The City adopted the Mandatory Retrofit Ordinance in 2014 which applies to soft-story buildings containing 5 or more units. A total of 245 retrofits have been completed through this program with 52 required retrofits remaining. The Retrofit Grants program has provided nearly \$2 million to property owners, including 45 design grants and 42 construction grants.</p> <p>Of the 593 URM buildings identified, five remain to be retrofitted.</p> <p>In 2020, Berkeley participated in the State's Residential Mitigation Earthquake Brace and Bolt program. 24 homes completed seismic upgrades as part of the program.</p> <p>Between 2015 and 2020, a total of 22 homes were rehabilitated through the Program.</p>	This program continues to be appropriate and is included in the 2023-2031 Housing Element.
Senior and Disabled Home Improvement Loan Program	Assist senior and disabled H-s preserve their housing.	The City continues to operate the Tool Lending Library in order to assist Berkeley residents with home maintenance. A new TLL branch was opened in May 2013, with additional space for an increased tool inventory.	This program continues to be appropriate and is included in the 2023-2031 Housing Element.
Tool Lending Library	Assist Berkeley residents with the preservation of the City's housing stock.		This service continues to operate in the City but is not included in the 2023-2031 Housing Element as a housing program.



## D2 PROGRESS TOWARD QUANTIFIED OBJECTIVES

As part of the 2015-2023 Housing Element, the City established quantified objects by which to measure the effectiveness of the City’s housing policies and programs. These objectives and the City’s progress over the planning period are discussed in further detail below.

**TABLE D.2: PROGRESS TOWARD QUANTIFIED OBJECTIVES**

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
<b>New Construction</b>					
Objective (RHNA)	532	442	584	1,401	2,959
Achieved	232	41	91	2,579	2,943
<b>Rehabilitation</b>					
Objective	184	408	29	42	663
Achieved <sup>f</sup>	-	589	22	29	640
<b>Conservation/Retention</b>					
Objective	354	-	-	-	354
Achieved	354	-	-	-	354

Source: City of Berkeley, 2015-2020 Annual Progress Reports

1. This summary includes units rehabilitated through the following programs:

- Low Income: Housing Trust Fund (8 units), CESC Major Home Repairs (332 units), and Rebuilding Together/CIL (249 units)
- Moderate Income: Senior and Disabled Home Loans
- Above Moderate Income: Condominium Conversions

See Table 13 for a complete list of rehabilitation programs.

### D2.1 New Unit Construction

New unit construction is one way to gauge the effectiveness of the 2015-2023 Housing Element in encouraging the development of new housing for all income groups in the City. However, many other factors also influence the construction of new housing in the City, including market conditions, site availability. Table 12 summarizes the number of units permitted in the City by year and income level. The City will continue to prioritize the creation of units for lower and moderate income households through the inclusionary housing and housing trust fund programs.

**TABLE 1: CITY OF BERKELEY HOUSING UNIT PRODUCTION, 2015-2023**

Permitted Units by Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
2015	70	25	1	392	488
2016	21	-	90	183	294
2017	59	3	-	531	593
2018	11	-	-	332	343
2019	33	-	-	601	634
2020	91	101	-	539	731
2021	24	1	15	619	659
2022					
2023					
<b>Total 2015-2023</b>	<b>309</b>	<b>130</b>	<b>106</b>	<b>3,197</b>	<b>3,742</b>
<b>2015-2023 RHNA</b>	<b>532</b>	<b>442</b>	<b>584</b>	<b>1,401</b>	<b>2,959</b>
<b>Percent of Goal Achieved</b>	<b>58%</b>	<b>29%</b>	<b>18%</b>	<b>228%</b>	<b>127%</b>

Source: City of Berkeley, 2020 Annual Progress Report

## D2.2 Rehabilitation

The City of Berkeley has a number of programs that focus on the repair or rehabilitation of the existing housing stock. Some programs result in minor repairs or focus on a particular issue, such as accessibility or seismic safety, while others result in more substantial rehabilitation. Table 13 provides a summary of the estimated number of units repaired or rehabilitated through each program. The number of units impacted is unknown for some programs; however, the programs are included to illustrate the full scope of programs addressing home repairs.

TABLE 2: UNITS REPAIRED OR REHABILITATED, 2015-2020

Program Name	Number of Units Repaired/Rehabilitated
Condominium Conversion Ordinance	29
CESC Home Repairs	332
Bay Area Multifamily Building Enhancements Program	165
Rebuilding Together/CIL	249
Housing Code Enforcement	Unknown
Housing Trust Fund	8
Problem Properties Task Force	Unknown
Seismic Preparedness Programs	
EBB Program	24
Mandatory Retrofit Ordinance	245 buildings
Senior and Disabled Home Loans	22
<b>Total</b>	<b>829</b>

Source: City of Berkeley, 2015-2020 Annual Progress Reports

## D2.3 Conservation/Retention

The 2015-2023 Housing Element identified six properties totaling 354 affordable units with some risk of converting to market rate housing. All six properties receive federal project-based subsidies and are therefore, at some level of risk annually due to the federal appropriations process. However, all six properties are owned and managed by mission-oriented nonprofit organizations and have indicated no intention of converting units to market rate. No restricted affordable units were converted to market rate housing during the 2015-2023 planning cycle.

## D3 EFFECTIVENESS IN MEETING THE HOUSING NEEDS OF SPECIAL NEEDS POPULATIONS

As part of the review of the 2015-2023 Housing Element, the City is required to review the effectiveness of the Housing Element programs in addressing the needs of special needs populations. Special needs populations include seniors, persons with disabilities, large households, single parent/female headed households, farmworkers, persons living in poverty, and persons experiencing homeless.

All of the Berkeley's special needs populations can benefit from the City's efforts to create additional affordable housing stock through the inclusionary housing program and housing trust fund activities. Additionally, the City's Rent Stabilization Ordinance provides stability in the rental market, enabling special needs households in rent stabilized units to maintain their existing housing due to limitations in rent increases.

The City has two primary programs which assist seniors and persons with disabilities. Through Rebuilding Together and the Center for Independent Living, a total of 249 homes were remodeled or modified to improve accessibility. The City also operates the Senior and Disabled Home Rehabilitation Loan Program which assists senior and disabled homeowners with home repairs. Qualifying homeowners can receive an interest free loan of up to \$100,000. A total of 22 loans were issued through the Program between 2015 and 2020. Other City programs for seniors and persons with disabilities include the Berkeley Rides for Seniors & the Disable (BRSD) and Meals on Wheels.

The City continues to participate in the regional Everyone Home Leadership Board to address homelessness and adopted the 2018 Strategic Update to the Everyone Home Plan in 2018. In 2020, community agency contracts to provide support services to homeless individuals totaled \$15.9 million. In addition to other support services, this has resulted in the provision of over 250 emergency shelter and transitional housing beds and over 500 permanent supportive housing units for individuals and families experiencing homelessness.

