

Appendix B: Opportunity Sites

San Pablo Avenue Specific Plan

- Public Review Draft -

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Opportunity Sites Tables

Table 1: List of 2023-2031 Housing Element Update Opportunity Sites Within the Specific Plan Area

HE Site Number	APN	Address	Vacant Lot	Existing Land Use	Acres
12a	060 235401100	1041 GILMAN ST	No	Parking lot	0.19
12b	060 235401302	1233 10TH ST	No	Parking lot	0.32
12c	060 235401200	1031 Gilman St	No	Parking lot	0.15
13a	057 208801100	1071 UNIVERSITY AVE	No	Parking lot	0.3
13b	057 208801500	1917 10TH ST	No	Parking lot	0.25
15a	059 228702500	1629 SAN PABLO AVE	No	1-story retail (party store)	0.11
15b	059 228702400	1633 SAN PABLO AVE	No	1-story retail (party store)	0.11
15c	059 228702102	1639 SAN PABLO AVE	No	1-2 story commercial	0.3
16	060 235401001	1049 GILMAN ST	No	1-story retail (liquor, Dollar Tree)	0.61
17	059 233100200	1440 SAN PABLO AVE	No	2-story freestanding furniture strip retail and parking lot (West Berkeley Commercial Center)	0.67
18	056 198303103	2235 SAN PABLO AVE	No	2-story storage facility and parking lot (Berkeley Self Storage)	0.7
19	056 193200803	2424 SAN PABLO AVE	No	Self-service car wash	0.73
22	056 193300602	2332 SAN PABLO AVE	No	1-story commercial building and open lot dedicated to plants - East Bay Nursery	1.03
32	054 178000801	2546 SAN PABLO AVE	No	1-story Bank of America (temporarily closed) and large parking lot	1.43
38	057 208502600	1111 UNIVERSITY AVE	No	1-story commercial (Halmar Work Clothes Center)	0.47
46	056 198304001	2197 SAN PABLO AVE	No	1-story standalone restaurant (Jack in the Box) and parking lot	0.4
47a	060 240502100	1275 SAN PABLO AVE	No	1-story garage or storage facility	0.06
47b	060 240502000	871 HILLSIDE AVE	No	1-story auto-related office and parking lot (smog shop)	0.29
48a	058 212701200	1730 SAN PABLO AVE	No	1-story commercial (building materials store); adjacent to parking lot	0.07
48b	058 212701101	1726 SAN PABLO AVE	No	Parking lot for building materials store	0.14
48c	058 212700901	1724 SAN PABLO AVE	No	1-story retail (Cafe Leila, accessories shop) and parking lot	0.26
49a	053 166101900	1043 HEINZ AVE	No	Large parking lot and single family house	0.2
49b	053 166101801	2840 SAN PABLO AVE	No	Parking lot	0.26
50a	060 240401801	1399 SAN PABLO AVE	No	Chevron Gas Station	0.21

50b	060 240402000	1337 SAN PABLO AVE	No	Autobody shop and parking lot	0.22
51a	053 166101400	2830 SAN PABLO AVE	No	1- story commercial	0.15
51b	053 166101501	2832 SAN PABLO AVE	No	1- story commercial	0.31
52a	057 208901201	1011 UNIVERSITY AVE	No	2-story standalone vacant commercial building (former Premier Cru wine store).	0.24
52b	057 208901500	1925 9TH ST	No	Public land, parking lot behind Bauman College	0.15
53	056 192802701	2407 SAN PABLO AVE	No	Cement lot with storage sheds	0.36
54	056 198200201	2111 SAN PABLO AVE	No	Parking lot	0.42
55	057 208602903	1819 SAN PABLO AVE	No	1-story autobody shop and parking lot, (Nate's Green Garage, auto detailing)	0.42
56	056 193200401	2400 SAN PABLO AVE	No	2-story retail and cement lot (Nu Gu Na restaurant + Ohmega Salvage)	0.44
58	056 197300601	1010 UNIVERSITY AVE	No	UA Homes parking lot	0.46
59	056 197800802	2040 SAN PABLO AVE	No	Vacant 1-story commercial building	0.46
107a	057 208500702	1187 UNIVERSITY AVE	No	1-story laundromat, last sold in Oct 2016, 10 surface parking spaces, no lease or tenant data available on CoStar, Walker's Paradise (97), Good Transit (65); lot owned by same owner as adjacent lot (057 208500801)	0.08
107b	057 208500801	1181 UNIVERSITY AVE	No	1-story restaurant (Eat @ Thai – tenant since Jul 2016), no sale data available on CoStar; Walker's Paradise (97), Good Transit (65); lot owned by same owner as adjacent lot (057 208500702)	0.11
109	056 197900100	1198 UNIVERSITY AVE	No	Auto car wash	0.28
111	060 239501700	1501 SAN PABLO AVE	No	Vacant 1-story commercial building	0.07
112	053 166202100	2835 SAN PABLO AVE	No	Vacant 1-story commercial building (former BPOE Lodge - permanently closed)	0.08
113a	060 239503100	1513 SAN PABLO AVE	No	1-story autobody shop	0.06
113b	060 239503301	1507 SAN PABLO AVE	No	Vacant 1-story storefront for sale	0.15
114	060 239500100	1100 PAGE ST	No	Parking lot	0.11
115	060 240502401	1229 SAN PABLO AVE	Yes	Vacant 1-story commercial building, for sale sign	0.12
116	053 166200101	2825 SAN PABLO AVE	Yes	Vacant lot	0.17
117	060 240503101	1205 SAN PABLO AVE	Yes	Vacant lot	0.17
118	056 192602000	2309 SAN PABLO AVE	No	1-story commercial + parking lot (Afghan Burrito)	0.19
121	053 162901901	2959 SAN PABLO AVE	No	1-story commercial/auto-related use (Berkeley Star Smog)	0.25
122	057 208800400	1900 SAN PABLO AVE	Yes	Vacant lot	0.27

124	056 193302403	2366 SAN PABLO AVE	No	1-story commercial building + parking lot (Berkeley Patients Group)	0.33
195	059 228702000	1117 VIRGINIA ST	Yes	Vacant lot, same owner as 1639 San Pablo	0.06

Table 2: San Pablo Avenue Specific Plan Proposed Opportunity Sites

SP Add. Sites #	APN	Address	Vacant Lot	Existing Land Use	Acres	Site Criteria / Rationale
A	053 165200105 and 053 165200101	1099 ASHBY AVE	No	1 and up to 3 story commercial with large surface parking	6.32	Large property with significant surface parking, overall low FAR. Could infill parking lot with structured parking and new development. Historic buildings likely a combination of preserving some full buildings and some only preserving street facing facades. Have factored down site area to assume 60% of total site being developed.
B	053 166102000	1035 HEINZ AVE	No	1 story light industrial	0.14	Same ownership as adjacent HE Opportunity site parcels.
C	053 166102100	1033 HEINZ AVE	No	1 story light industrial	0.12	Small property surrounded by other properties under one ownership.
D	053 162802601	2995 SAN PABLO AVE	No	1 story commercial and surface parking lot	0.60	Large parcel with vacant building (former Walgreens) and relatively low FAR
E	054 178601600 and 054 178601401	2625 AND 2641 SAN PABLO AVE BERKELEY	No	1 story commercial and surface parking lot	0.44	Two parcels with one owner, low FAR current development
F	054 178401900	2551 SAN PABLO AVE BERKELEY	No	1 story commercial with side service and parking area	0.32	Currently a towing service, low FAR
G	056 193300500	2300 SAN PABLO AVE BERKELEY	No	Surface Parking Lot	0.23	Different owner address from adjacent East Bay Nursery (a HE Opp Site) but both in Moraga; suspect could be one development project
H	57-2085-7-1	1199 UNIVERSITY AVE	No	1-story commercial building (Foster's Freeze)	0.21	Same ownership as adjacent HE Opportunity site parcels.
I	57-2085-14-1	1101 UNIVERSITY AVE	No	1 story 2-3 tenant commercial building with some parking	0.30	Has been vacant for several years, appeared to have last sold in 2023

J	057 208901401	1001 UNIVERSITY AVE	No	1-2 story community building	0.48	This is the city-owned parcel at northeast corner of 9th and University.
K	057 208800500 and 057- 2088-6	1920 and 19xx SAN PABLO AVE	Yes	1 parcel w/ 1 story commercial building and some open space other parcel vacant	0.32	Same ownership two parcels
L	060 235401403	1235 10TH ST	No	1-story commercial building and parking	0.26	C-W zoned property about 0.6 FAR recommending to add to Gilman Node
M	060 235400300 and 060 235400402	1212 and 1214 SAN PABLO AVE	No	1- story vacant commercial building and 1-story light industrial/auto serving bldg	0.29	Same owner as approved project to the north
N	060 239501600	1443 SAN PABLO AVE	No	1-story commercial building	0.17	HE Opp Site #114 is a parking lot that serves adjacent building and has same property owner.
O		1095 University Ave	No	2-story vacant commercial	0.11	Former Wells Fargo Bank building

Opportunity Sites Key Map

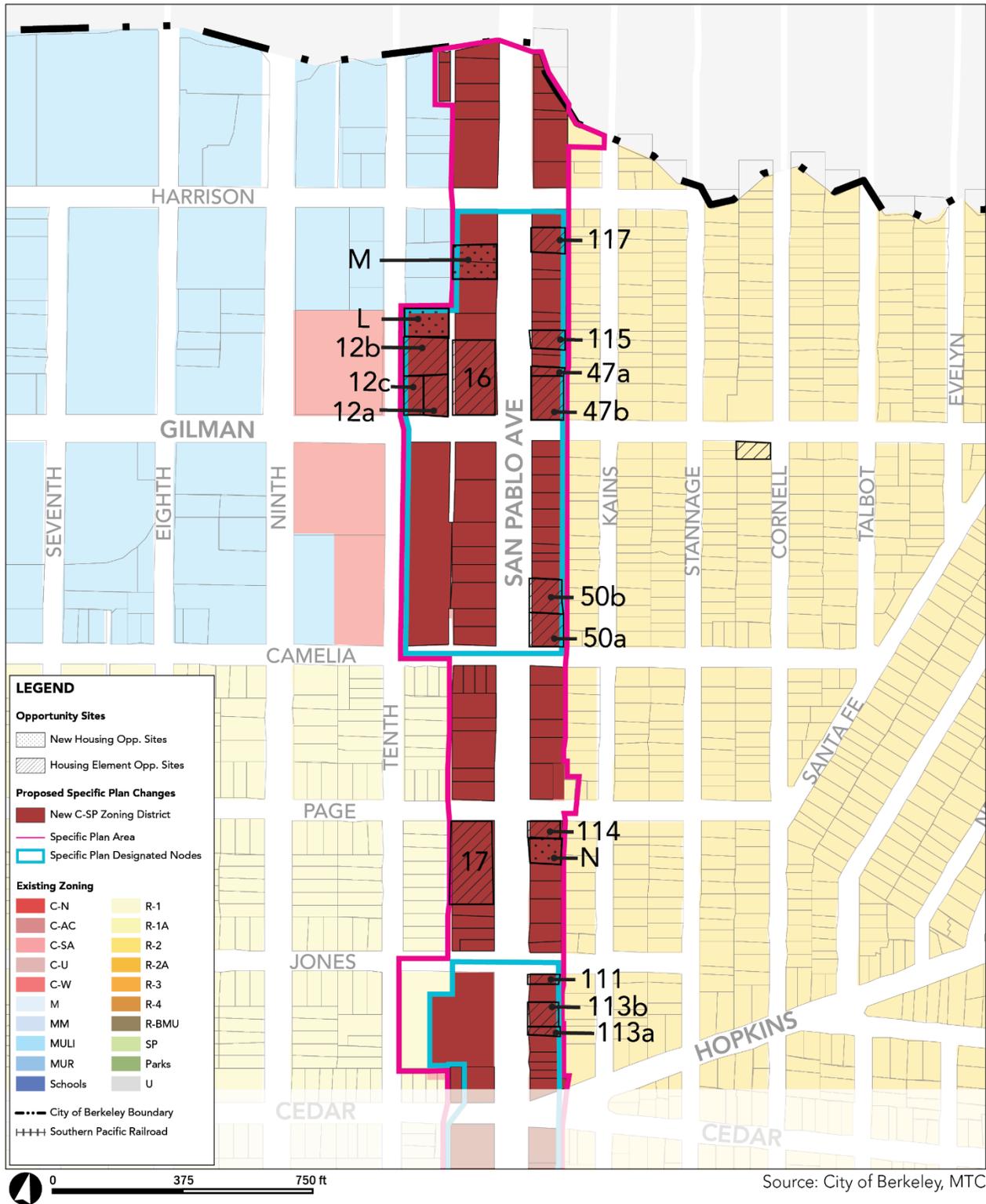


Figure B.1 Opportunity Sites Map – Part 1

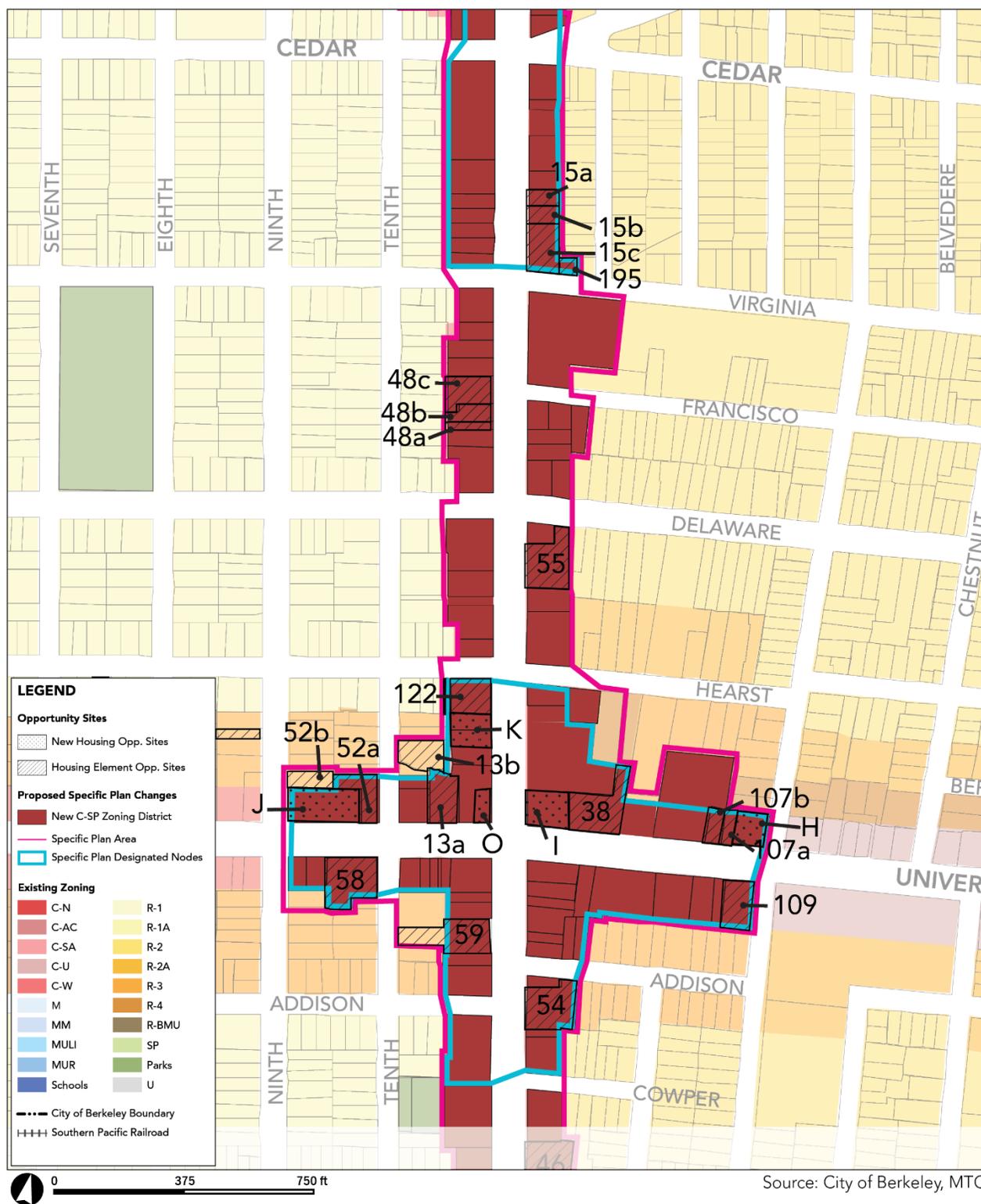


Figure B.2 Opportunity Sites Map – Part 2

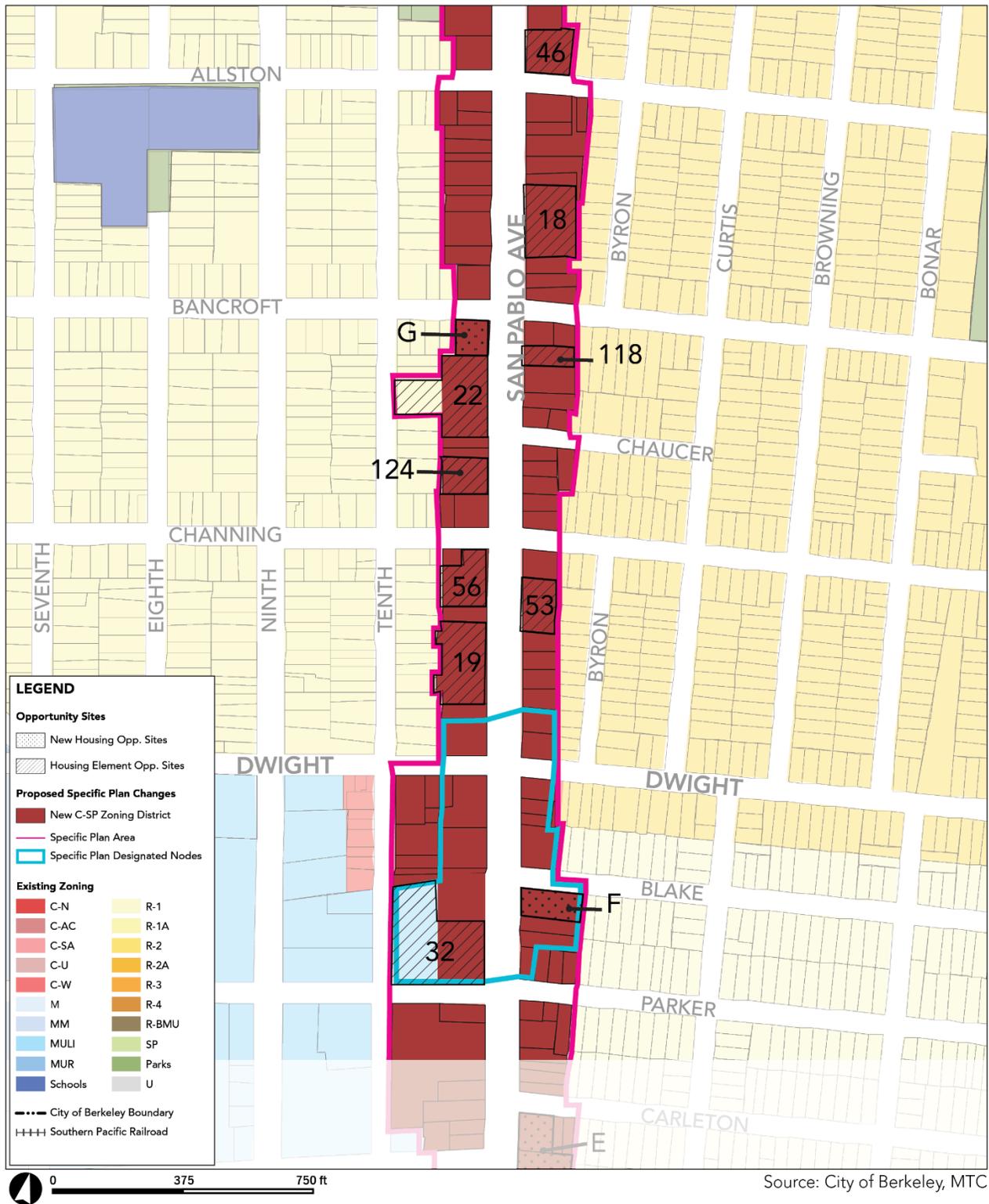


Figure B.3 Opportunity Sites Map – Part 3

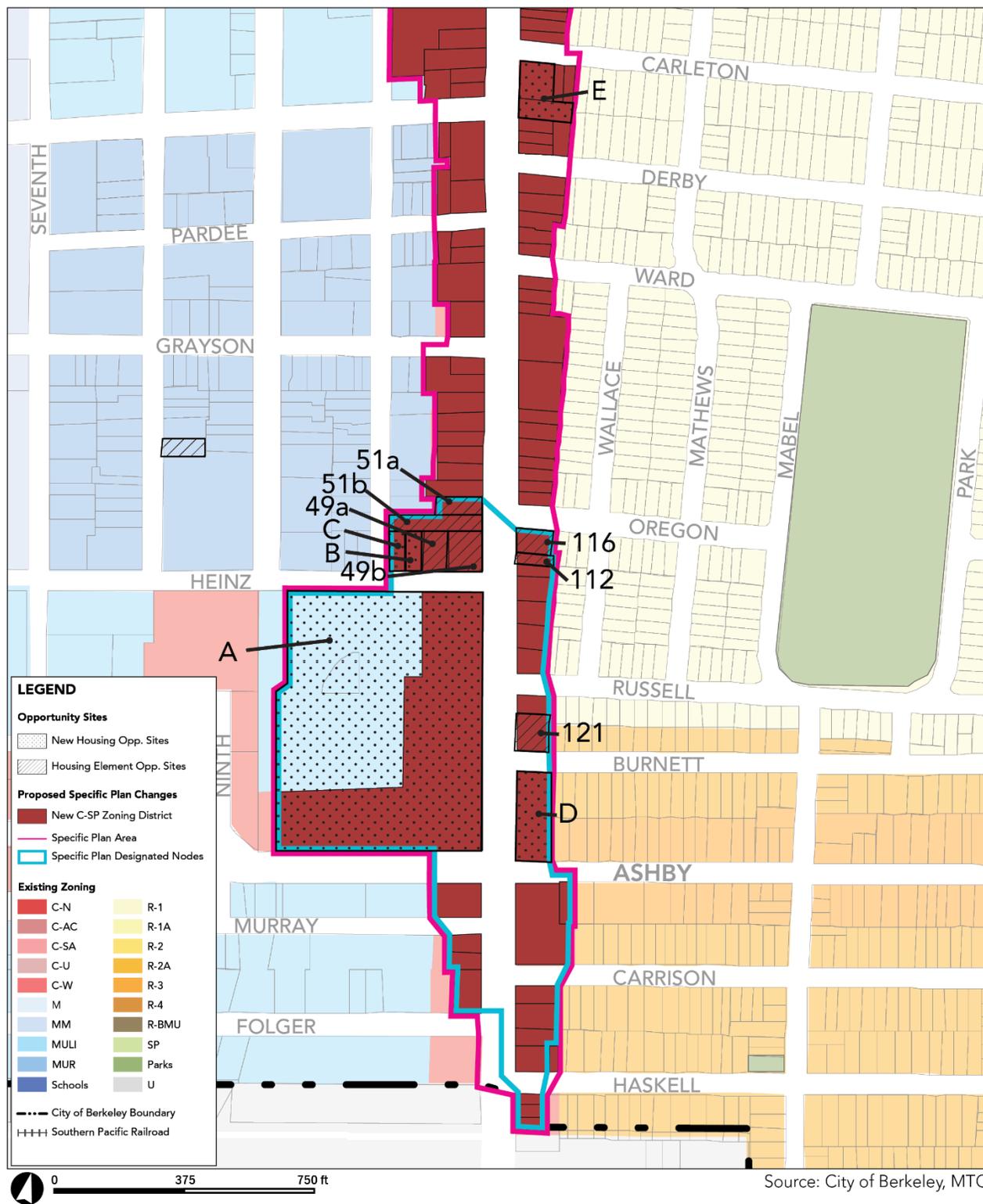


Figure B.4 Opportunity Sites Map – Part 4