

# Appendix B: Sites Inventory & Methodology

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## Section B.1 Introduction

### B.1.1 Overview and Purpose

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

### B.1.2 Regional Housing Needs Allocation

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

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

Table B-1: 6<sup>th</sup> Cycle RHNA

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

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

### B.1.3 Data

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

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

County staff also relied on several site visits and communication with individual residents and landowners.

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## Section B.2      Future Residential Development Potential

### B.2.1      Accessory Dwelling Units

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Since 2018, there have been significant changes to state laws that have eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the number of ADU building permits issued, and overall production, has increased. Table B-2 shows the number of building permits issued for ADUs in unincorporated Alameda County from 2019 through 2023.

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

Year	Permitted ADUs
2019	21
2020	44
2021	47
2022	83
2023	114
<b>Total</b>	<b>309</b>
<b>Annual Average</b>	<b>61.8</b>

There have been, on average, 61.8 ADU permits issued per year and 30.8 ADUs completed. The County anticipates maintaining the average of 61 ADUs per year over the planning period.

As reported in the 2023 Annual Progress Report, 114 building permits have been issued for ADUs in 2023 in Alameda County. As of the end of May 2024, 39 ADU permits have been issued. This is 7.8 ADUs per month and, assuming this average is maintained, will result in approximately 93 ADUs permits issued in 2024.

Alameda County last updated the code of ordinances regarding ADUs in 2017; since then, California has passed a number of related laws. As state law has progressed, staff have ongoingly updated interim guidelines.<sup>1</sup> Program 1.K will bring Alameda County into compliance with current state laws and help promote ADU construction in the unincorporated communities. In February 2024, staff brought a draft ADU ordinance to the Planning Commission. In June 2024 staff shared updated interim ADU guidelines. The updated ADU ordinance had its second reading at the Board of Supervisors on September 19, 2024, and will go into affect on October 19, 2024, implementing Program 1.K.<sup>2</sup>

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

Table B-3: Affordability per ABAG ADU Survey

Income Level	Percent	ADU Projections
Very Low	30%	129
Low	30%	128
Moderate	30%	128
Above Moderate	10%	42
<b>Total</b>		<b>427</b>
<i>Note: this is the projected number of ADUs from 2024 to 2031. Source: ABAG, County of Alameda</i>		

## B.2.2 Entitled and Proposed Developments

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

<sup>1</sup> Alameda County’s interim ADU guidelines are available here:

<https://www.acgov.org/cda/planning/landuseprojects/secondary-units.htm>

<sup>2</sup> The Planning Commission agenda and draft ordinance can be read here:

[https://alamedacounty.granicus.com/DocumentViewer.php?file=alamedacounty\\_2aa140dbc21b442e4a60d2fe16344a21.pdf&view=1](https://alamedacounty.granicus.com/DocumentViewer.php?file=alamedacounty_2aa140dbc21b442e4a60d2fe16344a21.pdf&view=1)

course of drafting the Housing Element, staff have updated table B-4 to reflect projects as they have been proposed.

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
Madrone Terrace Housing & Community Center	Building Permit Issued; BLD2022-02524	Commercial And Residential Uses	1939	2.45	0			79 <sup>1</sup>
16490 E 14th St, San Leandro	Entitlement approved – no Building Permit submitted	Restaurant	1969	0.97R 0.25C	0.05	15		
The Lofts On E. 14 <sup>th</sup> (G25)	Entitlement approved – no Building Permit submitted	Religious	1947 & 1965	1.14	0.23	36		
173rd Av, San Lorenzo (G13)	BLD2023-01479 finalized 7/1/2024; BLD2023-01492 finalized 7/2/2024; BLD2023-01493 finalized 6/17/2024	Vacant	-	0.19A 0.21B 0.31C	0	3		
Miramar View Estates	In Planning Review	Vacant	-	Varies	0	19		
3621 Lorena Avenue	Building permit issued	Duplex	-	0.24A 0.26B 0.14C	1.19	12		
Boulevard Commons	Building permits issued	Previous Mobile Home Park		0.8	84C-625-1-3 – 0.18 84C-625-2-5 – 0	71		
4652 Malabar Ave, Castro Valley	Building Permit pending	Vacant	-	0.4	0	2		

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
18681 Brickell Way, Castro Valley	Building Permit issued	Vacant	-	0.2	0	2		
4562 Edwards Ln Castro Valley	In Planning review	Single Family Dwelling	1958	-	2.3	3		
4628 Gordon Rd, Castro Valley	Building Permit issued	Vacant	-	0.3	0.92	1		
4738 Proctor Rd Castro Valley	Entitlement approved – No Building Permits submitted	Single Family Dwelling	1956	-	0.57	10		
4683 Proctor Rd, Castro Valley	Building Permit issued	Vacant	-	0.4	0	1		
Terrace View at Five Canyons	Building permits issued	Vacant	-	-	0	25		
Village Green Mixed Use Multi-Family Housing	Building Permit pending	Vacant	-	0.05 Comm; 0.5 Res	412-39-1-3 – 0.09 412-39-4-2 – 2.9 412-39-2 – 0 412-42-113 – 0	138		
2219 Grove Way, Hayward	Building Permit pending	Vacant	-	0.11 duplex; 0.05 Single Home	1.59	3		

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
Crescent Grove Apartments (22447 RUBY ST)	Building Permit pending	Vacant	-	0.62	0			72 <sup>2</sup>
21980 Redwood Rd, Hayward	Building Permit pending	Vacant	-	0.34	1.46	1		
24577 Karina St, Hayward	Building Permit pending	Vacant	-	0.45	0	1		
Clover Rd, Hayward (425-230-6-2)	Building Permit pending	Vacant	-	0.06	0	1		
Clover Rd, Hayward (425-50-24-6)	Building Permit pending	Vacant	-	0.06	0	1		
Fairview Ave, Hayward (425-280-5-3)	Building Permit issued	Vacant	-	0.02	0	1		
24355 Israel Ct, Hayward	Building Permit pending	Vacant	-	0.33	0	1		
24366 Israel Ct, Hayward	Building Permit pending	Vacant	-	0.2	0	1		
145 Medford Ave, San Lorenzo	Building Permit pending	Vacant	-	0.25	1.08	1		
21855 Hathaway Ave Hayward	Planning Review approved	Single Family Dwelling	1905	0.1	0.67	12		
3030 Mohr Ave 946-4634-1 Arroyo Lago Residential Project	Planning Review pending	Vacant	-	-	0	194		



Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
885 Sycamore Rd, Pleasanton, Ca 94566		Vacant	-	-	0	1		
8921 Tesla Rd, Livermore, Ca 94550		Vacant	-	-	0	1		
17207 President Dr, San Lorenzo, Ca 94580		Vacant	-	-	0	1		
1588 East Ave, Hayward, Ca 94541		Vacant	-	-	0	1		
18847a Lowell Ave, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1941	-	1.22	1		
16061 Via Descanso, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1944	-	-	1		
4668 Seven Hills Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1956	-	1.60	1		
2977 Sydney Way, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1947	-	2.33	1		
4414 James Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1950	-	2.38	1		
281 Albion Ave, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1961	-	2.33	1		
236 Alden Rd, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1952	-	1.61	1		
2868 Jennifer Dr, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1965	-	2.33	1		
16575 Page St, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1966	-	2.33	1		

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
3977 Somerset Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1947	-	2.33	1		
5022 Rahlves Dr, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1972	-	2.33		1	
17898 Sorani Ct, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1965	-	2.42		1	
16318 Maubert Ave, Unit B, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1963	-	2.33		1	
5237 Proctor Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1952	-	2.33		1	
2610 Marina Ave, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	2006	-	2.35		1	
4342 Veronica Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1953	-	2.33		1	
16775 Melody Way, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1945	-	2.59		1	
8431 Patterson Pass Rd, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	2000	-	1.18		1	
3407 Middleton Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1945	-	2.49		1	

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
18404 Lakecrest Ct, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1955	-	2.33		1	
795 Mooney Ave, Unit A, San Lorenzo, 94580	Building permit issued	Residential (adding ADU)	1951	-	2.33		1	
25932 Clausen Ct, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1989	-	2.33		1	
18817 Lenross Ct, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1957	-	.51		1	
15670 Maubert Ave, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1950	-	2.33		1	
15780 Via Cordoba, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1951	-	2.33		1	
21215 Foothill Blvd, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1942	-	2.33		1	
12200 Tesla Rd, Unit A, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	1984	-	2.67		1	
759 Grove Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1927	-	2.26		1	
21915 Meekland Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	-	-	1.01		1	
5481 Jensen Rd, Unit A, Castro Valley, Ca 94552	Building permit issued	Vacant	-	-	0	2		
5487 Jensen Rd, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	-	-	0		1	

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
4570 Sargent Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1941	-	.36		1	
16808 Columbia Dr, Unit A, Castro Valley, Ca 94552	Building permit issued	Residential (adding ADU)	1988	-	2.33		1	
19204 Center St, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1946	-	2.33		1	
3253 Keith Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1947	-	1.53		1	
4608 James Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	-	-	0		1	
4256 Circle Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1978	-	2.00		1	
951 Medford Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	-	-	2.33			1
21571 Garden Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1982	-	3.74			1
21384 Locust St, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1953	-	2.33			1
16216 Lindview Dr, San Leandro, Ca 94578	Building permits issued	Residential (adding ADU and JADU)	1950	-	2.33			2
21239 Santos St, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1947	-	2.33			1
15832 Via Seco, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1956	-	2.33			1

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
492 Willow Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1920	-	2.33			1
17940 Redwood Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1951	-	2.33			1
174 Via Viento, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1953	-	2.33			1
20203 Catalina Dr, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1950	-	2.35			1
2537 Grove Way, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1946	-	2.33			1
1247 Via Lucas, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1963	-	2.33			1
20145 Wisteria St, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1958	-	1.76			1
3663 Vine St, Unit A, Pleasanton, Ca 94566	Building permit issued	Residential (adding ADU)	2020	-	2.33			1
19531 Stanton Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1938	-	2.33			1
3863 Arbutus Ct, Unit A, Hayward, Ca 94542	Building permit issued	Residential (adding ADU)	1962	-	2.33			1
22660a Byron St, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1946	-	2.33			1

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
4444 School Way, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1965	-	2.39			1
17566 Parker Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU and JADU)	2000	-	2.35			2
2850 Romagnolo St, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1950	-	2.33			1
406 Cherry Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1945	-	.99			1
17421 Langton Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1942	-	2.6			1
1913 Joan Dr, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1981	-	2.95			1
19712 Anita Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1982	-	1.83			1
20124 Hathaway Ave, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1975	-	.90			1
349 Via Coches, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1944	-	2.33			1
2169 Buena Vista Ave, Unit A, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	1973	-	1.08			1
3000 Pickford Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1966	-	2.33			1

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
551 Rutgers St, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1950	-	-			1
1515 172nd Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1941	-	0			1
2778 Hidden Ln, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1982	-	4.66			1
2081 Joan Dr, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1923	-	2.33			1
16161 Via Alamos, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1947	-	1.5			1
16770 Rolando Ave, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1960	-	2.33			1
842 Medford Ave, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1928	-	2.41			1
4059 Somerset Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1949	-	2.33			1
1773 Keller Ave, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1952	-	2.33			1
18912 Santa Maria Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1959	-	2.33			1
1757 152nd Ave, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1947	-	2.33			1
562 Grove Way, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1913	-	2.33			1

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
1351 Via Hermana, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1956	-	2.33			1
18924 Huber Dr, Castro Valley, Ca 94546	Finalized 2023	Residential (adding ADU)	1947	-	1.53			1
21623 Baywood Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1976	-	2.33			1
20206 Sapphire St, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1975	-	2.33			1
22281 Center St Castro Valley, Ca 94546	Building permit issued	Residential (adding ADUs)	1967	-	4.04			2
24039 Wilcox Ln, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	-	-	1.87			1
17101 Columbia Dr, Unit A, Castro Valley, Ca 94552	Building permit issued	Residential (adding ADU)	1986	-	2.91			1
18985a Sandy Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1960	-	2.33			1
4235 Krolop Rd, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1959	-	2.74			1
4737 Bel Roma Rd, Livermore, Ca 94551	Building permit issued	Residential (adding ADU)	-	-	1.20			1
2812 D St, Unit A, Hayward, Ca 94541	Finalized June 2023	Residential (adding ADU)	1951	-	.72			1
21730 Princeton St, Unit A, Hayward, Ca 94541	Finalized February 2023	Residential (adding ADU)	1983	-	2.30			1



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Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
1156 Grove Way, Hayward, Ca 94541	Finaled November 2023	Residential (adding ADU)	1974	-	2.33			1
25422 Uvas Ct, Hayward, Ca 94541	Finaled September 2023	Residential (adding ADU)	1959	-	1.25			1
17211 Roberto St, Unit A, Castro Valley, Ca 94546	Finaled June 2023	Residential (adding ADU)	1948	-	.50		1	
2314 Vestal Ave, Unit A, Castro Valley, Ca 94546	Finaled August 2023	Residential (adding ADU)	1948	-	2.49		1	
21169 Western Blvd, Hayward, Ca 94541	Finaled May 2023	Residential (adding ADU)	2001	-	1.86		1	
23653 Thurston Ct, Hayward, Ca 94541	Finaled October 2023	Residential (adding ADU)	1988	-	2.33		1	
3283 Anita Ct, Unit A, Castro Valley, Ca 94546	Finaled October 2023	Residential (adding ADU)	1952	-	2.33	1		
22085 Young Ave, Unit A, Castro Valley, Ca 94546	Finaled July 2023	Residential (adding ADU)	1948	-	2.41	1		
4827b Proctor Rd, Castro Valley, Ca 94546	Finaled June 2023	Vacant	-	-	3.16	1		
4827a Proctor Rd, Castro Valley, Ca 94546	Finaled June 2023	Vacant	-	-	3.16	1		
2060 Twin Creeks Pl, Hayward, Ca 94541	Building permit issued	Vacant	-	-	0	1		
4800 Crow Canyon Rd, Castro Valley, Ca 94552	Building permit issued	Vacant	-	-	0	1		

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
7345 Cedar Mountain Rd, Livermore, Ca 94550	Building permit issued	Vacant	-	-	0	1		
2125 Miramar Ave, San Leandro, Ca 94578	Building permit issued	Vacant	-	-	0	1		
1448 Via El Monte	Building permit issued	Residential (adding ADU)	1951		2.33			1
17463 Via Andeta	Building permit issued	Residential (adding ADU)	1944		2.33			1
588 Paradise Blvd	Building permit issued	Residential (adding ADU)	1942		2.33			1
21088 Montgomery Ave	Building permit issued	Residential (adding ADU)	1948		2.58			1
1777 Knox St	Building permit issued	Residential (adding ADU)	1949		2.33			1
2751 Betlen Ct	Building permit issued	Residential (adding ADU)	1953		2.33		1	
3110 D St	Building permit issued	Residential (adding ADU)	1953		2.33			1
1584 164th Ave	Building permit issued	Residential (adding ADU)	1970		1.5			1
15602 Wagner St, Unit A, San Lorenzo, Ca	Building permit issued	Residential (adding ADU)	1955		2.33			1
21007 Nunes Ave, Castro Valley	Building permit issued	Residential (adding ADU)	1948		2.33	1		

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
3839 Somerset Ave, Castro Valley, Ca 94546	Building permit issued	Residential (dividing single family home)	1951		.99	1		
19241 Carlton Ave	Building permit issued	Residential (adding ADU)	-		1.84		1	
18492 Carlton Ave	Building permit issued	Residential (adding ADU)	1967		2.33		1	
4634 Alma Ave	Building permit issued	Residential (adding ADU)	1990		3.45			1
3496 Marques Ct	Building permit issued	Residential (adding ADU)	1954		2.33			1
4356 Lawrence Dr	Building permit issued	Residential (adding ADU)	1951		2.33		1	
4170 Seven Hills Rd, Castro Valley	Building permit issued	Residential (adding ADU)	1978		2.33			1
24390 Israel Ct Hayward 94541	Building permit issued	Vacant	-		0	2		
22866 Mansfield Ave, Hayward	Building permit issued	Vacant	-		0	1		
3605 Sarita St, Hayward	Building permit issued	Vacant	-		0	1		
24485 Karina St, Hayward	Building permit issued	Vacant	-		0	1		
24552 Karina Ct, Hayward	Building permit issued	Vacant	-		0	1		
21007 Sherman Dr, Unit A, Castro Valley, Ca 94552	Finald June 2023	Residential (adding ADU)			2.33			1

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
5300 Proctor Rd, Castro Valley	Building permit issued	Vacant	-		0	1		
4630 Ewing Rd, Castro Valley, Ca 94546	Building permit issued	Vacant	-		0	1		
4772 Mira Vista Dr, Castro Valley	Building permit issued	Vacant	-		0	1		
18386 Lamson Rd, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1956		2.33			1
17777 Mayflower Dr, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1958		2.33		1	
18351 Carlton Ave, Castro Valley	Building permit issued	Vacant	-		0	1		
20109 San Miguel Ave, Castro Valley	Plan check approved	Vacant	-		0	5		
21563 Knoll Way, Hayward, Ca 94546	Finalized June 2023	Residential (adding ADU)	1957		2.33			1
23382 Mayar Ct Hayward 94541	Permit pending	Vacant	-		0	1		
23388 Mayar Ct Hayward 94541	Permit pending	Vacant	-		0	1		
2687 Vegas Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1948		1.97			1
3254 Keith Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1985		3.23			1
Bains Ct, Castro Valley (84c-885-29-5)	Building permits issued	Vacant	-		0	2		

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
Bains Ct, Castro Valley (84c-885-30-3)	Building permits issued	Vacant	-		0	2		
18564 VINEYARD RD	Building permit issued	Vacant			0	1		
15854 Wagner St, San Lorenzo, Ca 94580	Finalized	Residential (adding ADU)	1964		2.33	1		
16150 Maubert Ave, San Leandro, Ca 94578	Building permits issued	Vacant			0	2		
18925 Patton Dr, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1952		2.33	1		
24366 Israel Ct, Hayward	Permit pending	Vacant			0	1		
Steelwave Builders Remedy 3030 Mohr Ave Pleasanton 94566	Preliminary Permits under review	Agricultural			0	356		89
4748 Mira Vista Dr, Castro Valley	In Plan Review (Jan 2024)	Vacant			0	1		
5427 Jensen Rd, Castro Valley	Plan review approved	Vacant			0	1		
5487 Jensen Rd, Castro Valley	Building permit issued	Vacant			0	1		
623 Paradise Blvd, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1979		2.33			1
642 Harmony Dr, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1942					1

Table B-4: Entitled and Proposed Projects

Address/Name	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
951 Medford Ave	Finalized	Residential (adding ADU)	1937					1
<b>Totals Units</b>						938	62	315
						<b>1,315</b>		
<p><sup>1</sup>: Madrone Terrace Housing &amp; Community Center: 20 apartments are restricted to formerly homeless households with severe mental health needs as per the state’s No Place Like Home (NPLH) restrictions. Eligibility is income-restricted, as are rents, in accordance with the Low Income Housing Tax Credit program and other funding regulatory agreements. All apartments are targeted at households at 60% AMI or less. Partially funded through AHSC.</p> <p><sup>2</sup>: Ruby Street Apartments (also known as Crescent Grove): The units in this project are permanently affordable. Fifteen of the units will be set aside for individuals and families experiencing homelessness that are earning no more than 20% of the area median income. An additional 15 units will be for veterans through the VASH voucher program and another 10 units will be for people with disabilities through the Mainstream voucher project. All other apartments will be for households with 60% AMI or less. Partially funded through LIHTC.</p>								

### B.2.3 Assumptions

#### Density

This section discusses existing densities in the unincorporated areas, a discussion of density assumptions made in the sites inventory, and information supporting those assumptions.

Table B-5 below describes densities throughout Urban Unincorporated Alameda County and is followed by a discussion of the zoning districts.

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

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
<b>Single-Family Subdivision</b>	R-1	5,000	8.7
	R-1-B Combining	8,000 - 40,000	1.1-5
<b>Hillside Development</b>	R-1	5,000	8.7
	R-1-B Combining	8,000 - 40,000	1.1-5
	R-1 - Hillside (CV GP)	5,000 - 40,000	4 - 8.7
	Fairview Specific Plan	5,000 - 1 acre	1 - 6.0
	Madison Area Specific Plan	5,000 - 40,000	1.1 - 8.7
<b>Small-Lot Single Family</b>	R-S	5,000	8.7
	R-S-D35	3,500	12.4
	R-S-DV	3,500	12.4
<b>Two-Story Townhomes</b>	R-S-D35	3,500	12.4
	R-S-DV	3,500	12.4
	R-S-D3	2,500 - 3,500	17.4
	R-S-D25	2,500	17.4
	R-2	2,500	17.4
<b>Three-Story Townhomes</b>	R-S-D25	2,500	17.4
	R-2	2,500	17.4
	R-S-D3	2,000 - 2,500	21.8
	R-S-D20	2,000	21.8
	R-S-DV	2,000	21.8
	R-3	2,000	21.8
<b>Multi-Family Residential Medium Density</b>	R-S-D20	2,000	21.8
	R-3	2,000	21.8
	R-S-DV	2,000	21.8
	R-S-D15	1,500	29
	R-S-D3	1,500 - 2,000	21.8 - 29.0
	Ashland Cherryland Central Business District (ACBD) - Residential/Commercial (RC)		15 - 25

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

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
	CVCBD Land Use Group D Subareas 4, 5, 6, 7, 11 Not allowed along Castro Valley Boulevard in Subareas 5, 6, 7 Subarea 7	2,500	17.4
	Limitations: Allowed along side street frontage depending on factors such as specific use, design, adjacent uses, etc. Not allowed along Redwood.	2,000	21.8
			20-40
<b>Multi-Family Residential High Density</b>	R-4	1,250 - 1,000	34.5 - 43.5
	CVCBD Land Use Group E, Subareas 8, 9. Subarea 9 Limitations: Allowed on parcels west of Redwood Road only		40-60
	CVCBD Land Use Group E, Subareas 8, 9. Subarea 9 Limitations: Allowed on parcels west of Redwood Road only		40-60

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

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

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

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



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

The following section describes density assumptions made in the sites inventory.

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

Project Name	Initial APN	Zone	Prior Use	Year Complete	Acres	Max Density du/acre	Project Density du/acre	Percent Achieved	Max Possible Units	Total Units
Madrone Terrace <i>Ashland</i>	80-57-41	Ashland Cherryland Central Business District - District Mixed Use (DMU)	Commercial	Under Construction	0.88	86	89 <sup>1</sup>	103%	75	79
Ashland Place <i>Ashland</i>	80C-479-26-1	PD at the time, now ACBD-CMU-C	Residential & Commercial	2016	2.21	43	38.4	89%	95	85
San Lorenzo Village Senior Apts <i>San Lorenzo</i>	412-34-37	San Lorenzo Village Specific Plan - Subarea 2	Public Facility (Post Office)	2017	1.37	27 <sup>2</sup>	56.4	209%	19.66	77
San Lorenzo Townhomes <i>San Lorenzo</i>	411-92-56	PD-2209	Parking	2017	3.87	13.69	13.69	100%	53	53
Jamison Way Townhomes <i>Castro Valley</i>	84A-76-20-1	R-S-D-15	Residential (5 units)	2018	1.885	29	14.4	50%	54	27
Delaney Court <i>Castro Valley</i>	84A-16-33	CVCBD - SP - Subarea 11W	Residential (Unoccupied)	2020	1.13	40	17.9	45%	45	20
Bishop Ridge <i>Castro Valley</i>	80A-239-2	PD (PLN2013-214)	Vacant	2021	4.73	13.5	13.5	100%	56	56
Hayward Senior Apartments <i>Cherryland</i>	429-77-27	PD-2187 (for this project), previously PD for a 142-unit hotel.	Vacant	2007	1.46	103.42	103.42	100%	151	151

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

Project Name	Initial APN	Zone	Prior Use	Year Complete	Acres	Max Density du/acre	Project Density du/acre	Percent Achieved	Max Possible Units	Total Units
Lorenzo Creek Apartments <i>Castro Valley</i>		PD-2144 (for 28 units)	Vacant	2006	.94	29.79	29.79	100%	28	28
19525 Meekland Ave Apartments <i>Cherryland</i>		PD-2164 (for 9 condos), previously 3000 minimum building site	Vacant	2005	0.54	16.67	16.67	100%	9	9
<sup>1</sup> These include density bonus units <sup>2</sup> Overall density: 19.66 units per acre for entire Specific Plan area; total Specific Plan area is 29.5 acres										

Table B-6 shows developments in Unincorporated Alameda County from the 5<sup>th</sup> Housing Element Cycle. It describes 10 moderate- to high- density developments in recent years. The projects profiled demonstrate the demand for a variety of densities in new developments in Unincorporated Alameda County. Five of the developments, located in Castro Valley, Cherryland, and San Lorenzo, have densities lower than 20 units per acre and are examples of Missing Middle housing. The recent higher density projects, located primarily in the Eden area, show how developers can successfully build projects of more than 20 units per acre with existing zoning and processes. Additionally, the Housing Element Overlay Combining District (described in Program 3.H: Housing Element Overlay Combining District and below in the final subsection of section 2.4 of this appendix) further enables future proposed developments on sites listed in the sites inventory to meet higher densities, whether or not the site is proposed for rezoning.

Four sites listed in Table B-6 were developed on vacant land; all other developments listed in the table were underutilized non-vacant land. Those uses include parking, commercial buildings, and different forms of lower-density residences. As described later in this appendix, many nonvacant sites proposed as parts of the sites inventory have similar existing uses.

Given the limited number of residential developments that have been recently constructed in the Unincorporated Area and the wide range of densities allowed by zoning in the various unincorporated communities, the County has determined that data from recent projects does not provide adequate information across the range of allowed densities to make assumptions regarding the likely capacity of future developments. To estimate the realistic capacity for future residential development on sites inventory properties, the County assumed that each property will be developed at 70% of the maximum density allowed under existing or, in the case of parcels to be rezoned, proposed zoning regulations. The only exception to this assumption was properties that would only allow one residence, which were assumed to be developed at 100%. The assumption of 70% of full capacity accounts for additional zoning standards such as

parking, open space, and setback requirements that may affect the number of units that can be accommodated on a parcel. The density assumption of 70% is further supported by the Housing Element Overlay (described in Program 3.H: Housing Element Overlay Combining District and below and below in the final subsection of section 2.4 of this appendix). The density percentages achieved in Tables B-6, B-7, and B-13 (further described below) range from 17% to 495%, with a median of 99.5%. This shows the density assumption of 70% to be conservative.

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

Table B-7: Recent Housing Projects in Greater Bay Area

Project	City	Site Size (acres)	Allowed Density (max du/ac)	Units	Achieved Density (du/ac)	Affordable Units?	Percent Achieved
350 24th St.	Oakland	0.04	97 (450 sf/unit)	3	75	N	77%
711 Walker Ave.		0.21	54 (800 sf/unit)	14	66	N	122%
4429 Piedmont Ave.		0.17	79 (550 sf/unit)	10	58	N	73%
4395 Piedmont Ave.		0.30	79	26	89	N	113%
107 G St.	San Rafael	0.17	44	10	59	N	135%
270 E Empire St.	Santa Clara	1.70	56	96	56	Y	100%
1309 Mission Rd.	South San Francisco	0.48	50	20	42	N	83%
39160 Paseo Padre Parkway	Fremont	3.23	Residential-only projects in this zone have no density standards	206	63.77	N	N/A
39150 Argonaut Way		5.86	50 du/ac min; no max	314	55	N	110% of minimum
<i>LWC, Alameda County Planning Department</i>							

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

Even with the 70% assumptions for previous development, moving forward, the new Housing Element Overlay Combining District for parcels on the Inventory will ensure capacity to construct the net buildable density at 70% of zoning density designations. The Housing Element Overlay Combining District is described in in the final subsection of section 2.4 of this appendix as well as Program 3.H: Housing Element Overlay Combining District in the report main body. The Housing Element Overlay Combining District will benefit from the following:

- Reduce development regulations for setbacks, height, open space, landscaping, and parking requirements. This will allow a higher floor area ratio of residential development.
- Incentivize higher density development by creating a streamlined permitting process.
- Many project types will be considered for ministerial approval if they meet the County's Objective Standards. Only the largest of market-rate projects will require discretionary review.
- New Administrative Modification process will enable parcels in the Housing Element sites inventory to achieve their projected density by allowing further modification to specific development standards such as building height, setbacks, open space, landscaping and parking if these prove an impediment to allowable density.

By fast tracking housing development in these areas using the Housing Element Overlay Combining District (both affordable and market rate) the County anticipates an upward trend in overall community resources and will track progress throughout the 6<sup>th</sup> Cycle. As discussed in Program 3.H, the Housing Element Overlay Combining District will be proposed for adoption at the same time as the proposed sites inventory rezonings. This will maximize the overlay's impact over the course of the planning period.

Additionally, the sites inventory assumes that on sites that allow for commercial uses future development will only include residential development. This excludes development at Bay Fair BART, which only assumes 50% of the current parking lot will become housing, or sites where first floor commercial could occur in addition to the projected number of residences.

If, in the course of the planning period, nonvacant sites develop as mixed-use sites with less than the maximum number of housing units or do not develop at all, Planning staff will identify additional sites to rezone to ensure there is adequate capacity for the RHNA allocation in compliance with No Net Loss rules, as described in Program 1.A.

However, recent developments and local knowledge suggest it is unlikely for mixed-use developments to succeed. There is limited demand for new commercial spaces in unincorporated Alameda County as evidenced by the following:

- No recent projects have been proposed with 100 percent new non-residential development on a site that allows residential and non-residential uses, except for minor commercial remodels and additions. A review of building permits for commercial buildings since January 2015 demonstrates that that there has been very little new commercial development in the unincorporated areas. Completed projects since then are limited to: a new church in Castro Valley, new headquarters for the Castro Valley Sanitation District (CVSan), a new 2-story medical building in Castro Valley, a tasting

room at a brewery in East County, a residential to commercial conversion in East County, nonprofit offices in East County, and the installation of 10 pre-fabricated trailer offices, many of which were temporary. While there have been many permits issued and finalized for building modification and maintenance, this commercial permit analysis demonstrates the limited market demand and limited market ability to provide new commercial-only spaces, especially outside of the Urban Growth Boundary.

- The proposed development of Cherryland Place at 20095 Mission Boulevard on the border between Cherryland and Ashland is one example of the difficulty of developing mixed use buildings. The project included 10,500 square feet of commercial space, 35 townhomes, and 21 apartments. Tenants in the commercial space would have been subsidized, but developers struggled to find them. While the overall design of the development contributed to it becoming financially infeasible in the current economic climate, difficulty filling commercial space contributed to this.
- Ashland Place, located at the corner of East 14th and Kent Avenue in Ashland, includes 85 units and 2,000 square feet of retail. The project was completed in 2015. The commercial space has tenants subsidized through a food business incubator. Without the incubator minimizing costs, it is likely that the existing businesses could not afford to rent the commercial spaces at Ashland Place.
- The development at 15960 E 14<sup>th</sup> Street was completed in 2003 and has 3 commercial spaces, totaling at about 5,000 square feet of commercial space. As informed by local knowledge and Google Streetview analysis, one retail space has been vacant since the opening of the building. A second commercial space has been consistently occupied by offices (initially a construction firm, currently a tax accountant). While valuable members of the county's business community, these kinds of businesses contribute little to the vitality of the street and have limited relationships with surrounding residents. The third is occupied by a corner shop chain that sells fresh food in addition to packaged goods.
- The residential construction of the St. Alphonsus townhome development (near 16290 Foothill Boulevard) was completed in 2020. During the development process, staff agreed to separating the required commercial component of the development from the residential component. No commercial construction has been successfully proposed for the remaining land set aside for commercial use. The existing vacant lot is now proposed for residential use.
- Like the St. Alphonsus development described above, when the townhomes on Cobblestone Lane and Cobblestone Loop in San Lorenzo were completed in 2009, the land on parcel 411-91-2 was set aside for supplementary commercial development. This land has been vacant for 15 years; no commercial construction has been successfully proposed for the remaining land set aside for commercial use. The existing vacant lot is now proposed for residential use.
- The development of Madrone Terrace, an affordable 79-unit housing development currently under construction with a neighboring park, began with the closure of 4 storefronts.
- Local knowledge gained via conversations with Alameda County department of Economic and Civic Development staff have made clear that there is limited demand for

commercial spaces in the unincorporated areas, especially those outside Castro Valley; it would be difficult to find commercial tenants for new commercial spaces.

- Finally, staff conversations with local developers (detailed further in Appendix E) explain how existing commercial requirements make projects difficult to finance. The assumption that mixed use and commercial nonvacant sites will redevelop as 100% residential reflects the fact that there is little demand to build new commercial space.

## **B.2.4 Methodology**

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To identify adequate sites for the sites inventory, the County used a detailed process to select and screen parcels for development during the 8-year planning period. Each phase of the process is described below. Note that while staff compared the 6<sup>th</sup> cycle sites inventory to sites identified during the 4<sup>th</sup> and 5<sup>th</sup> cycles, there was no specific step in the process where staff explicitly added vacant or underimproved sites from the previous cycles to the latest sites inventory list. During each iteration of the draft Housing Element, staff updated the draft sites inventory in response to community feedback and state comments; this is most reflected in which sites are proposed for rezoning, the densities for which they are proposed, and what non-vacant and underutilized sites are included.

### **1. Vacant Sites that Allow Residential**

The County identified all vacant parcels that allow residential uses (see Table B-55). Staff initially identified vacant parcels as those with assessed land improvement values of zero and confirmed their vacancy with aerial imagery (primarily Google Maps) and firsthand local knowledge. Staff also used aerial imagery to locate additional vacant parcels not captured in the Assessors' data. At this time, parcels smaller than 2,500 square feet were removed from the process since this is the minimum lot size in most communities in unincorporated Alameda County.

As noted in Table B-55, approximately two thirds of identified vacant residential parcels are currently zoned for single family residential use. Exactly three identified vacant sites are currently zoned as mixed use. All identified sites have access to infrastructure and utilities.

Parcels were removed from consideration at this stage if:

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

### **2. Nonvacant Sites that Allow Residential with Development Potential**

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

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

- There was local knowledge of a thriving business;

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

The following current uses were also removed from consideration:

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

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

Nonvacant sites were then added to the initial list based on building age, local knowledge, and interest from property owners. In preparation for the third draft sites inventory, square footage of possible future residential development was also considered (described later in this appendix).

Of the nonvacant sites not proposed for rezoning or general plan changes, The majority are currently mixed use or commercial, and one site was identified with existing residential use. This parcels has been included in the sites inventory with the intent that additional housing would be added adjacent to existing residences and that no housing is lost through the process. It is included in= in Table B-54.

### 3. Initial Categorization and Possible Consolidation

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

Table B-8: Densities used in Unit Projections

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

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

Abutting sites with similar development potential were consolidated into groups. 28 different site groups are proposed through the sites inventory. 5 site groups are pipeline projects: G13 and

G25 in Ashland; G16 and G30 in Castro Valley; and G31 in San Lorenzo. They are marked in Table B-9. These projects demonstrate site consolidation is possible in Unincorporated Alameda County.

As described in Table B-9, 26 site groups have 1 owner each. The remaining 2 site groups are described below.

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

While having multiple owners can make site consolidation more difficult, table B-10 describes two recent projects with multiple parcels with different owners.

**Table B-9: Consolidated Sites**

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



Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	84D-1275-22	Redwood Rd, Castro Valley	Above Moderate	2	0.48		N	N
	84D-1275-23	Redwood Rd, Castro Valley	Above Moderate	3	0.54		N	N
	84D-1275-24	Redwood Rd, Castro Valley	Above Moderate	3	0.56		N	N
G5	84D-1250-14-2	Almond Rd, Castro Valley	Above Moderate	4	0.74	1	N	N
	84D-1250-15-4	Ewing Rd, Castro Valley	Above Moderate	5	0.86		N	N
G6	413-23-43-3	16600 Ashland Ave San Lorenzo 94580	Low and Very Low	30	1.28	1	Y	N
	413-23-67-4	205 Ano Ave San Lorenzo 94580	Moderate	9	0.59		Y	N
	413-23-43-4	16550 Ashland Ave, San Lorenzo	Low and Very Low	34	1.16		Y	N
G7	426-170-16	East Ave, Hayward	Above Moderate	4	0.36	3	Y	N
	426-170-14-2	East Ave, Hayward	Above Moderate	4	0.38		Y	N
	426-170-13	East Ave, Hayward	Above Moderate	12	1.08		Y	N
	426-160-91	Weir Dr, Hayward	Above Moderate	40	3.39		Y	N
G8	417-220-11-1	D St, Hayward	Above Moderate	3	1.11	1	N	N
	417-220-12-1	3216 D St Hayward 94541	Above Moderate	7	2.50		N	N
G9	414-21-61	20097 Mission Blvd Hayward 94541	Low and Very Low	53	0.89	1	Y	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	414-21-78	20095 Mission Blvd San Lorenzo 94580	Low and Very Low	50	0.84		Y	N
	414-21-79	20095 Mission Blvd Hayward 94541	Low and Very Low	19	0.32		Y	N
	414-21-60	20095 Mission Blvd Hayward 94541	Low and Very Low	12	0.21		Y	N
	414-21-80	20095 Mission Blvd Hayward 94541	Low and Very Low	11	0.19		Y	N
G12	417-210-95	Maud Ave, Hayward	Above Moderate	1	0.31	1	N	N
	417-210-96	Maud Ave, Hayward	Above Moderate	1	0.11		N	N
	417-210-97	Maud Ave, Hayward	Above Moderate	1	0.11		N	N
	417-210-98	Maud Ave, Hayward	Above Moderate	1	0.12		N	N
	417-210-99	Maud Ave, Hayward	Above Moderate	1	0.11		N	N
G13	80A-112-4-4	173rd Av, San Lorenzo	Above Moderate	1	0.10	1	N	Y
	80A-112-16-3	172nd Av San Lorenzo 94580	Above Moderate	0	0.05		N	Y
	80A-112-21	172nd Av San Lorenzo 94580	Above Moderate	0	0.04		N	Y
	80A-112-2-2	173rd Av, San Lorenzo	Above Moderate	1	0.08		N	Y

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	80A-112-3-3	173rd Av, San Lorenzo	Above Moderate	0	0.08		N	Y
	80A-112-4-3	173rd Av, San Lorenzo	Above Moderate	0	0.08		N	Y
	80A-112-5-1	173rd Av, San Lorenzo	Above Moderate	0	0.07		N	Y
	80A-112-6-1	173rd Av, San Lorenzo	Above Moderate	0	0.03		N	Y
	80A-112-7-1	173rd Av, San Lorenzo	Above Moderate	1	0.00		N	Y
G15	416-180-12	Kelly St, Hayward	Above Moderate	4	0.35	3	Y	N
	416-180-14	Kelly St, Hayward	Above Moderate	4	0.34		Y	N
	416-180-1	Mansfield Ave, Hayward	Above Moderate	16	1.38		Y	N
G16	80A-197-1-6	Page St, San Lorenzo	Above Moderate	8	1.35	1	N	Y
	80A-199-1-6	Miramonte Ave, San Lorenzo	Above Moderate	11	1.79		N	Y
G17	414-21-64-4	Hampton Rd, Hayward	Above Moderate	0	0.06	1	N	N
	414-21-83-1	924 Hampton Rd, Hayward 94541	Above Moderate	1	0.10		N	N
	414-21-83-4	876 Hampton Rd, San Lorenzo	Above Moderate	5	0.49		N	N
	414-21-87-3	876 Hampton Rd, San Lorenzo	Above Moderate	0	0.08		N	N
G18	84C-697-10-4	19521 Center St, Castro Valley	Above Moderate	6	0.94	1	N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	84C-697-11-6	19539 Center St Castro Valley	Above Moderate	0	0.11		N	N
	84C-697-11-7	Center St Castro Valley	Above Moderate	2	0.35		N	N
	84C-697-11-9	19527 Center St Castro Valley	Above Moderate	4	0.61		N	N
<b>G21</b>	413-15-33-5	177 Lewelling Blvd San Lorenzo 94580	Mixed Income	190	3.17	1	Y	N
	413-15-34-3	85 Lewelling Blvd San Lorenzo 94580	Mixed Income	63	1.05		Y	N
<b>G22</b>	80-71-38	16404 E 14th St, San Leandro	Moderate	3	0.11	1	N	N
	80-71-46	16410 E 14th St San Leandro	Moderate	8	0.28		N	N
<b>G23</b>	80D-563-17	Dermody Ave San Lorenzo 94580	Mixed Income	54	0.88	1	Y	N
	80D-565-29	Wagner St San Lorenzo 94580	Mixed Income	124	1.99		Y	N
	80D-565-30	Wagner St San Lorenzo 94580	Mixed Income	73	1.17		Y	N
	80D-568-30	Wagner St San Lorenzo 94580	Mixed Income	97	1.57		Y	N
	80D-568-31	Wagner St San Lorenzo 94580	Mixed Income	100	1.60		Y	N
<b>G25</b>	80-57-16-2	15910 E 14th St,	Low and Very Low	12	0.22	1	N	Y

**Table B-9: Consolidated Sites**

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
		San Leandro						
	80-86-3	15950 E 14th St, San Leandro	Low and Very Low	24	0.46		N	Y
<b>G28</b>	80C-479-1	16130 Ashland Ave San Lorenzo	Moderate	9	0.20	1	N	N
	80C-479-2	16140 Ashland Ave, San Lorenzo	Moderate	9	0.20		N	N
<b>G29</b>	80A-109-10	17144 E 14th St, Hayward	Moderate	3	0.11	1	N	N
	80A-109-21-1	17156 E 14th St, Hayward	Moderate	3	0.11		N	N
<b>G30</b>	84C-625-1-3	3765 Castro Valley Blvd Castro Valley	Above Moderate	51	1.60	1	N	Y
	84C-625-2-5	3789 Castro Valley Blvd Castro Valley	Above Moderate	20	0.65		N	Y
<b>G31</b>	412-39-1-3	Hesperian Blvd San Lorenzo	Above Moderate	138	1.54	1	N	Y
	412-39-2	Hesperian Blvd San Lorenzo	Above Moderate	-	0.16		N	Y
	412-39-3	Hesperian Blvd San Lorenzo	Above Moderate	-	0.28		N	Y
	412-39-4-2	Hesperian Blvd San Lorenzo	Above Moderate	-	0.25		N	Y
	412-42-112	596 Paseo Grande San Lorenzo	Above Moderate	-	0.21		N	Y
	412-42-113	Hesperian Blvd San Lorenzo	Above Moderate	-	1.63		N	Y

**Table B-9: Consolidated Sites**

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
G32	414-41-31	981 Hampton Rd Hayward 94541	Low and Very Low	11	0.19	1	Y	N
	414-41-32	20513 Mission Blvd Hayward 94541	Low and Very Low	17	0.29		Y	N
	414-41-33	20525 Mission Blvd Hayward 94541	Low and Very Low	18	0.30		Y	N
G40	411-21-5-4	15601 Washington Ave, San Lorenzo	Low and Very Low	23	0.40	1	Y	N
	411-21-5-2	15600 Lorenzo Ave San Lorenzo 94580	Low and Very Low	36	0.61		Y	N
G43	84C-1064-28	20074 Center St Castro Valley 94546	Above Moderate	1	0.12	1	Y	N
	84C-1064-26	20124 Center St Castro Valley	Above Moderate	4	0.39		Y	N
	84C-1064-27	20104 Center St Castro Valley 94546	Above Moderate	14	1.23		Y	N
G44	415-180-69-2	Grove Way Hayward 94541	Moderate	61	3.03	1	N	N
	415-180-68-1	Grove Way Hayward 94541	Moderate	33	1.64		N	N
<i>Total Units</i>				1,704				
<i>Total Above Moderate Income Units</i>				732				
<i>Total Moderate Income Units</i>				240				
<i>Total Low and Very Low Income Units</i>				732				
<i>Note: groups G1, G10,G11, G14, G19, G20, G24, G26, G27, G33, G34, and G42 were removed or relabeled. Labels G35, G36, G37, G38, G39, and G41 were omitted from use.</i>								

Two recent projects involving site consolidation in Unincorporated Alameda County are described in Table B-10. Both demonstrate that there is a track record with site consolidation in the unincorporated areas. 3544 Jamison Way involved the consolidation of 5 parcels of land, each separately held, for the construction of 27 units at a density of approximately 14.4. These example projects demonstrate that site consolidation involving multiple landowners is feasible in Unincorporated Alameda County. In addition, there are 5 projects currently under development that involve the consolidation of 2 or more parcels.

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

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

#### 4. Selecting Sites to Rezone

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

- Previously considered nonvacant parcels that were zoned General Commercial or a Castro Valley Business District Specific Plan designation not currently allowing residential uses
- In one case (parcel 413 001503302) a business owner’s property was previously mis-zoned as Public; the owner has expressed a desire to close his business and transition the parcel to residential use, requiring rezoning.
- Larger sites previously considered for projects, such as Cherryland Place. By increasing the density of allowable residential use, the County will commit to making these sites more viable.
- Large parking lots
- Publicly held land, where agencies have notified the Alameda County Planning Department of their intent to sell it during the planning period.
- Vacant lots in Fairview and northern Castro Valley

Sites are proposed for zones that either match nearby residential uses, enable higher densities such that the lots can be used for lower income densities, or enable higher densities of above

moderate income densities, in the case of vacant lots in Fairview and Northern Castro Valley. Parcels proposed for rezoning were discussed at MAC meetings and on the Housing Element update website while the first and second Housing Element drafts were being written. Sites were discussed throughout the public comment period for the first and second drafts of the Housing Element and will be of significant focus during the public comment period for the 3<sup>rd</sup> Housing Element Draft. For more details on public engagement, see Appendix E. On February 9, 2023, some landowners met with staff to discuss rezoning opportunities. The properties of owners who made clear that they were uninterested in developing housing on their land during the planning period (in the next 8 years from 2023 to 2031) were removed from the sites inventory.

In Fall 2023, letters were sent to all landowners in the sites inventory at that time discussing the Housing Element Overlay Combining District. On March 21, 2024, an All-MAC (Municipal Advisory Committee) meeting was hosted by the Planning Department to discuss changes in the sites inventory in preparation for the second Housing Element draft; this meeting primarily focused on additional proposed rezonings.

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

Parcels proposed for rezone are listed in table B-53. Table B-11 describes the new zones proposed densities. Rezoning will both enable housing construction and maintain existing uses' conformity to the zoning code

Table B-11: Densities for rezonings

Name	Density Range (dwelling unit per acre)	Planning Area
<b>ACBD-CMU-R-43-HE-AO</b>	22-43	Ashland Cherryland Business District
<b>ACBD-DC-43-HE</b>	22-43	Ashland Cherryland Business District
<b>ACBD-DMU-43-HE</b>	22-43	Ashland Cherryland Business District
<b>ACBD-R3-HE</b>	22-43	Ashland Cherryland Business District
<b>ACBD-CMU-C-86-HE</b>	43-86	Ashland Cherryland Business District
<b>ACBD-DC-86-HE</b>	43-86	Ashland Cherryland Business District
<b>ACBD-DMU-86-HE</b>	43-86	Ashland Cherryland Business District
<b>SLZ-86-HE</b>	43-86	San Lorenzo Village Specific Plan
<b>R-S-22-HE</b>	10-22	Eden Area General Plan
<b>C1-22-HE</b>	10-22	Eden Area General Plan
<b>C1-43-HE</b>	22-43	Eden Area General Plan



Table B-11: Densities for rezonings

Name	Density Range (dwelling unit per acre)	Planning Area
<b>CN-43-HE</b>	22-43	Eden Area General Plan
<b>MHDR-43-HE</b>	22-43	Eden Area General Plan
<b>GC-MHDR-43-HE</b>	22-43	Eden Area General Plan
<b>C1-86-HE</b>	43-86	Eden Area General Plan
<b>HDR-86-HE</b>	43-86	Eden Area General Plan
<b>BTA-HDR-125 / GC-HE</b>	75-125	Eden Area General Plan
<b>CVBD-S02-86-HE</b>	40-86	Castro Valley Business District Specific Plan
<b>CVBD-S07-86-HE</b>	40-86	Castro Valley Business District Specific Plan
<b>CVBD-S10-86-HE</b>	40-86	Castro Valley Business District Specific Plan
<b>RMF-HE</b>	22-29	Castro Valley General Plan
<b>CN-60-HE</b>	30-60	Castro Valley General Plan
<b>R-60-HE</b>	30-60	Castro Valley General Plan
<b>HDR-100-HE</b>	75-100	Castro Valley General Plan
<b>RSL-17-HE</b>	9-17	Castro Valley General Plan
<b>FA-17-HE</b>	9-17	Fairview Area Plan
<b>FA-CN-22-HE</b>	10-22	Fairview Area Plan
<b>FA-29-HE</b>	22-29	Fairview Area Plan
<b>FA-CN-29-HE</b>	22-29	Fairview Area Plan

## 5. Addition of Substantial Sites for Mixed Income Use

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

Table B-12: Mixed Income sites

Site and Group name	APN	Unit Density After Rezoning	Address	Acreage
Crunch Fitness site (G21)	413-15-33-5	ACBD-DC-86-HE: 43-86 units per acre	177 Lewelling Blvd San Lorenzo 94580	3.17
	413-15-34-3		85 Lewelling Blvd San Lorenzo 94580	1.05
Bayfair BART Parking Lot (G23)	80D-563-17	BTA-HDR-125 / GC-HE: 75- 125 units per acre & compliance with AB 2923	Dermody Ave San Lorenzo 94580	0.88
	80D-565-29		Wagner St San Lorenzo 94580	1.99
	80D-565-30		Wagner St San Lorenzo 94580	1.17
	80D-568-30		Wagner St San Lorenzo 94580	1.57
	80D-568-31		Wagner St San Lorenzo 94580	1.60
Lucky grocery store and parking lot in strip mall	84A-60-4-3	CVBD-S07-86-HE: 40-86 units per acre	3443 Castro Valley Blvd, Castro Valley	2.10
Industrial use	413-15-33-2	ACBD-DC-86-HE: 43-86 units per acre	165 Lewelling Blvd San Lorenzo 94580	2.39
Auto Repair	84A-12-2-2	CVBD-S02-86-HE: 40-86 units per acre	2625 Castro Valley Blvd, Castro Valley	1.69
Telecommunications Car Dispatch	84A-7-5	CVBD-S02-86-HE: 40-86 units per acre	2610 Norbridge Ave, Castro Valley	2.63
Shopping Plaza Parking area	412-34-36	SLZ-86-HE: 43-86 units per acre	15800 Hesperian Blvd San Lorenzo 94580	1.76
Sheriff Substation	80A-153-3-6	HDR-100-HE: 75-100 units per acre	15001 Foothill Blvd, San Leandro, Ca 94578	2.05
City of Hayward-owned 238 Corridor Parcel	415-160-51	HDR-86-HE: 43-86 units per acre	21112 Oak St Hayward	1.03
Vacant Paved Lot	412-31-92	SLZ-86-HE: 43-86 units per acre	507 Paseo Grande, San Lorenzo 94580	1.68
Empty Commercial building	412-39-24-3	SLZ-86-HE: 43-86 units per acre	16020 Hesperian Blvd San Lorenzo 94580	0.98

Units at Mixed Income sites were apportioned in the following proportions: 35% Above Moderate Income units, 15% Moderate Income units, and 50% Low and Very Low Income units.

## 6. Removal of sites from the sites inventory

After the submittal of the first and second Housing Element drafts to state HCD, Alameda County staff needed to remove the following significant sites from the sites inventory and/or from the list of sites proposed for rezoning. These changes resulted in additional rezonings, described throughout this appendix.

- The Castro Valley BART Parking Lot (APNs 84A-60-14-2, 84A-64-12-9, 84A-68-9-8, 84A-68-9-9, and 84A-72-8-5): BART's updated TOD Work Plan<sup>3</sup> placed this site as developable in the long term (post-2034). County staff will work during this planning period to ensure the site's viability as a housing site in future Housing Element updates, as described in Program 1.O: Preparation of Castro Valley BART Station for future development
- Sheriff Radio Dispatch (APN 80A-153-12): In January 2024, the Alameda County General Services Agency (GSA) informed the Planning Department that the dispatch site would not be moving. Instead, the substation (parcel 80A-153-3-6) would be relocating. Planning staff will work closely with GSA to ensure the dispossession of the substation is timely, as described in Program 1.D: Facilitating Sheriff's Substation Development.
- Properties in the Madison Area: these properties were originally added to the list of proposed rezone sites due to their size, vacant status, and location in 'High Resource' census tracts. Deeper analysis through the preparation of the updated draft's environmental analysis resulted in the conclusion that these sites are not suitable for higher densities.
- Properties located in the Very High Fire Severity Zone in northern Castro Valley: these properties were originally added to the list of proposed rezone sites due to their size, vacant status, and location in 'High Resource' and 'Very High Resource' census tracts. Deeper analysis through the preparation of the updated draft's environmental analysis resulted in the conclusion that these sites are not suitable for higher densities. These sites remain in the inventory at their current densities.

## 7. The Housing Element Overlay Combining District

The Housing Element Overlay Combining District (HE Overlay, listed as Program 3.H) is a new overlay zone that will be created to meet Unincorporated Alameda County's housing needs in accordance with the County's Regional Housing Needs Allocation (RHNA) and serve as a tool to implement the housing recommendations of the 2023-2031 Housing Element Update. The Housing Element Overlay Combining District strategically covers the areas of the County that have been identified to achieve the housing demand; specifically, on properties listed in the sites inventory (excluding pipeline sites) to meet higher densities, whether the site is proposed for rezoning. New housing development that meets the criteria outlined in the Housing Element and are located in the HE Overlay will be allowed permit streamlining, ministerial review (as determined by staff), reduced parking requirements, administrative modifications, and CEQA exemptions to minimize constraints, expedite housing development, and achieve Unincorporated Alameda County's housing goals.

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<sup>3</sup> You can review BART's TOD Work Plan and other news here: <https://www.bart.gov/about/business/tod>

## B.2.5 Suitability of Nonvacant Sites

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

Current uses for nonvacant sites are listed in table B-54, and those for sites proposed for rezone are included in table B-53. A representative selection of nonvacant and rezone sites are described in greater detail in section B.2.6 Profiles of Nonvacant and Rezone Sites.

### Criteria for Nonvacant Sites

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

1. An improvement-to-land value ratio of less than 1: A parcel's improvement-to-land value ratio can identify properties that are potentially underutilized. A value ratio of less than 1.0 indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in more improvements that increase the overall value of the property and to densify housing.
2. Expressed interest in development: Developer or property owner interest in constructing housing on a particular site is a useful indicator that there is feasible development potential on a parcel.
3. A structure listed as 30 years or older: The age of a structure identifies sites that may be likely to develop. Structures over 30 years of age may no longer suit the needs of the uses on the site or may need improvements due to deterioration. The sites inventory has been compared with the most recent Historical Register. There is no overlap (none of the nonvacant sites in Tables B-53 or B-54 are also historic properties).
4. The approximate floor area of the projected units is at least 3 times larger than the existing built area of current structures. Larger buildings are likely to be more profitable. Staff assumed that projected units would be 1,200 square feet in size, to reflect the multibedroom units needed by many residents and in part to account for the entryways, hallways, maintenance closets, mail areas and other common spaces that may be included in a multiunit development. Data for built areas of existing structures was from Alameda County Assessors data.

These criteria are used in tables B-54 (nonvacant sites) and B-53 (vacant and nonvacant sites proposed for rezoning). Sites in table B-53 that are vacant are marked with a 'v.' Table B-56 shares additional information regarding floor areas for all nonvacant sites (including those proposed for rezoning). Additional criteria are discussed in the remainder of this section.

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

Of the nonvacant sites not proposed for rezones, only 4 sites in Table B-54 have I/L ratios greater than 1. The following are descriptions of each site with I/L ratios above 1 (those marked with an asterisk after the address and without a ‘1’ in the Criteria column):

- 84C-697-11-6, 84C-697-11-9: structures appear to be unoccupied and abandoned-looking residences. ‘Improvements’ in I/L refer to abandoned buildings in need of repair.
- 414-76-24, 414-81-3: 50% or more of the lot zoned for mixed use is paved, suggesting that it is underutilized and could be replaced with housing.

In addition, the following sites also refer to excess land on residential sites that can be developed into additional units through existing zoning and lot splitting: 84D-1173-24, 413-23-43-3, and 413-23-67-4.

The previous uses on many nonvacant sites in the Sites Inventory closely align with the previous land uses of properties recently developed in unincorporated Alameda County and nearby, similar jurisdictions as described in tables B-6, B-7, and B-13. This demonstrates a lower demand for these uses.

Shown in table B-6 are recent projects in unincorporated Alameda County. Madrone Terrace is a collaboration between an affordable developer and the local recreation district. It will include 79 units and a park. The previous land use included 4 single-story storefronts. The construction of Ashland Place involved removing a slip lane as well as several single-story residences and storefronts. Additionally, table B-13 describes housing construction at 2 former bowling alleys, a bank, a music conservatory, a gas station, a closed CVS, a furniture warehouse, and a labor union hall. Together, these various commercial uses are similar to the following sites in the Alameda County sites inventory:

80A-109-10 – small vacant storefront	414-81-8 – vacant commercial	429-10-24 – Long-term unoccupied former welding shop with previous housing development inquiries	80-57-38-5 – unoccupied commercial building
414-76-57 – boarded up storefront without active business license since 2000	414-46-57-2 – Carpenter’s Union Hall (units proposed for 1 acre of parking lot on 2.8 acre lot)	414-61-33 – office vacant since 2020	80-71-38 – partially vacant storefront

414-76-24 -- house-to-office conversion, majority paved lot.

80C-476-11-1 – one story unoccupied. No business license associated with building since 2020.

411-21-5-4 – small vacant commercial space without active business license since 2010

412-39-24-3 – storefront vacant since 2017

413-70-6-4 – commercial space vacant since 2016

Jamison Way, a development located above the business district in Castro Valley, was originally occupied by 5 smaller residences. It now includes 27 total units. The following sites have similar low-density residential uses. Unless otherwise noted here, unit numbers for all sites inventory parcels with existing occupied/occupiable residential uses only reference possible construction on significant (greater than half an acre) underutilized land on the parcel

84C-697-11-7;  
84C-697-11-6;  
84C-697-11-9; 84C-697-10-4 – fenced off, abandoned, uninhabited low density houses and additional structures

413-23-43-3 - religious organization-owned land with significant potential to subdivide; existing single family home removed from calculation

413-23-67-4 - religious organization-owned land with significant potential to subdivide; existing single family home removed from calculation

426-20-3 – currently occupied by nonresidential accessory structure

417-210-72 - existing residential with significant potential to subdivide and history development inquiry

417-220-12-1 - existing residential with significant potential to subdivide

432-4-30-2 – existing SFD with interest from owner for development

84D-1173-24 - currently occupied by nonresidential accessory structure

411-21-5-2 – Foreclosed, unoccupied and boarded up property currently at auction

In table B-7, the housing development at 107 G Street in San Rafael replaced a restaurant. This is similar to sites 414-81-3 and 84C-724-91-2, which are both occupied by small restaurants on comparatively large lots. Additionally, the owners of parcel 84C-724-91-2 reached out to staff for inclusion of the lot in the sites inventory.

Table B-13 describes recent projects in neighboring Hayward and San Leandro. Two projects in Hayward, Legacy at Hayward and Mission Crossings, were formerly for auto uses like car sales and repairs. This is similar to the following sites, all of which are auto sales businesses with

minor improvements and underutilized lots :80B-300-11, 80-71-46, 84A-12-3, and 80A-109-21-1. Additionally, these projects have similar original uses to 84A-12-2-2, an existing auto repair business on an underutilized lot. Further, recent comments at the April 16, 2024, Planning Commission and engagement regarding the Community Climate Action Plan (being written concurrent to the Housing Element update) support lowering the density of auto-serving businesses in the unincorporated communities.

Lincoln Landing (table B-13) in Hayward was previously offices; this is a similar use to site 414-76-24, a small office on an underutilized lot. Housing at Maple and Main (table B-13) was formerly a college; this is a similar land use to site 416-40-44, a now closed school that has received significant development interest.

Table B-7 describes two forthcoming projects in Fremont: the Gateway Plaza Apartments (9160 Paseo Padre Parkway) and the Fremont Hub (39150 Argonaut Way). Gateway Plaza will involve the demolition of seasonal commercial (former gym location) within a shopping plaza and the effective loss of 189 commercial parking spots. The Fremont Hub development will involve the demolition of retail-commercial – including a CVS, a Staples, and several smaller restaurants in a shopping plaza – and 426 parking. Together, the two projects will include over 500 new housing units as well as retail space and partial parking replacement. These two projects represent the growing demand for higher density housing near commercial hubs in Alameda County outside of major cities.

The following parcels In the sites Inventory represent similar development opportunities to the Gateway Plaza and Fremont Hub projects: 413-15-34-3 and 413-15-33-5, which represent an existing gym, retail, and extensive parking lot; 412-39-24-3, which is an existing vacant commercial building within a shopping plaza; 84A-60-4-3, which is a large grocery parking lot within a shopping plaza near a BART station; and 412-34-36, which is a large grocery parking lot within a shopping plaza.

The above discussion compares nonvacant sites in the sites inventory to recent housing developments with comparable previous uses, demonstrating the relatively lower market demand for those uses when compared to housing development. A representative selection of the 96 nonvacant parcels in the sites inventory is further discussed in section B 2.6 of this appendix.

The owners (or their representatives) of the following sites have been in active conversation with Planning staff to ensure their property is included in the Housing Element sites inventory and are committed to future development: 413-93-1-3, 426-140-9-2, 416-30-14-3, 416-180-20, 84C-1064-28, 84C-1064-26, and 84C-1064-27.

The parcels in G6 (413-23-43-3, 413-23-43-4, and 413-23-67-4) and parcel 80A-188-2-7 are all owned by religious bodies. Alameda County staff are committed to ongoing outreach to these owners regarding housing development via Program 1.N: Allow Religious Institution-Affiliated Housing. The parcels in G43 (84C-1064-26, 84C-1064-27, and 84C-1064-28) and parcel 416-30-14-3 are examples of religious institution-affiliated sites with anticipated housing projects.

Finally, the following sites are unused paved lots (not parking lots), occupied by temporary storage structures, or being used as outdoor storage, which is generally not permitted in the unincorporated communities. These lots can be better utilized as residences in the unincorporated communities: 413-67-5-2, 414-81-2, 414-81-3, 80C-479-1, 414-41-32, 412-31-92, and 432-20-9-2.

## **Development Trends and Market Analysis**

Non-vacant sites in the unincorporated area are a unique challenge that may not exist in incorporated cities. Many long-time residents view parcels occupied by tax-generating businesses as the necessary economic engine if incorporation as a new city were to occur. These commercial locations comprise about 32.2% of nonvacant sites listed (49 of 152 total nonvacant and rezone sites) and 15.4% of all sites (excluding existing projects, or pipeline sites). Commercially zoned properties located along major thoroughfares in the urban unincorporated communities are viewed by some residents as in finite supply and as something to be maintained if at all possible to protect the opportunity for incorporation, should the prospects of becoming a city improve.

In July 2023 the Local Agency Formation Commission (LAFCO) of Alameda County released a draft report analyzing the feasibility of incorporating Castro Valley, the Eden Area, and Fairview in different combinations. The report explains that, at current taxation rates with existing residential and business communities, no configuration of incorporation would have a fully balanced budget and reasonable annual reserves in funding without additional taxation. Nevertheless, possible incorporation was considered when looking at non-vacant sites, especially those with commercial uses. During the December 2023 Housing Element Draft mid-review update, in response to resident feedback and upon updating the list of pipeline sites included in table B-4, staff were able to remove 25 nonvacant sites, 19 of which are commercial, from the Sites Inventory list. Of the 221 units removed through this process, 14 parcels, or 143 units (64.7%), were located in Ashland and all have commercial uses.

During subsequent reviews of the Sites Inventory for the second and third Housing Element drafts, staff removed an additional 16 commercial nonvacant sites located in Castro Valley, Ashland, and San Lorenzo.

About 53.9% of the nonvacant sites, or 82 sites including rezones, identified in the County's sites inventory are located in specific plan areas, area plans, or business districts. This requires the County to consider the viability of these sites to convert to housing. The County has a track record over the 5<sup>th</sup> Housing Element cycle of developing housing, particularly affordable housing, on nonvacant sites. Given programs to facilitate the development of housing in the Housing Element, however, staff anticipates a higher number of sites transitioning to partial or full residential use.

Tables B-6, B-7 and B-13 show recently entitled and constructed projects in Unincorporated Alameda County, the greater Bay Area region, and neighboring Hayward and San Leandro, respectively. Each table shows the percentage of density allowable by zoning achieved by the



project. Achieved densities range from 17% to 495%, with a median of 99.5%. This shows the density assumption in sites inventory unit projection of 70% to be conservative.

Table B-6 and B-10 also describe previous uses. Proposed nonvacant sites (listed in tables B-53 and B-54) have similar uses as those of the previous projects. Previous uses include: agricultural, auto sales and repairs, occupied and unoccupied residential, educational and community places, commercial uses, offices, and parking lots and paved lots. These uses are discussed in greater detail in the preceding section as well as B 2.6. There is a history of similar conversions to residential in the Central Alameda region and documented, decreasing interest in maintaining the previous uses of these sites.

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

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

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

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

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

One exception to the above market constraints is unincorporated Castro Valley, which is attracting food-centered businesses that are moving into renovated spaces and feeding off the success of the CV Marketplace. The focus on high quality food and unique dining experiences is likely to be successful in Castro Valley, and the nonvacant sites located there tend to be outside

the downtown core or at large catalyst sites such as the BART station and other large sites that seem ripe for redevelopment during the 6<sup>th</sup> Cycle. Staff see the sites in the Castro Valley business district as a more successful location for mixed use development because of the areas continued commercial success and agree that the active commercial district ultimately makes downtown Castro Valley an attractive place to live.

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

	Name	APN/ Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Floor Area 3x previous structure	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
City: Hayward	Parcel Group 3 – La Vista Residential	28816 Mission Blvd	7 (28.5 total)	Agricultural (Barns)	176	174	12	Y	Y	2021 Approved	24.8	207%
	Legacy at Hayward	28168 Mission Blvd	1.8	Auto (Accessories)	97	0	Unknown	Y	Unknown	2022 Completed	54	-
	Mission Crossings	25501 Mission Blvd	7.3 (9.6 total)	Auto (Sales)	140	0	Unknown	Y	Unknown	2022 Completed	19	-
	Alta Mira	28925 Mission Blvd	1.9	BART Parking	152	152	Unknown	Y	Unknown	Completed 2016	80	-
	Bellera	1200 A St.	1.5	Commercial (bank)	157	0	110	Y	N	2021 Under Construction	102	93%
	Mission Village	411 Industrial Parkway	5.7 for housing	Commercial (closed bowling alley)	72	0	35	No; housing approx. 2.5x F.A. of closed alley	N	2017 Approved	18	51%
	Mission Terraces	28000 Mission Blvd	0.91	Vacant	110	110	100	Y	Y	2021 Approved	120.8	121%
	Maple and Main	428-61-61-4	3.93	Education Campus (Everest College)	314	19	Unknown	Y	Y	2022 Approved	79.8	-
	Mirza-True Life	29212 Mission Blvd	11.37 for housing	Light industrial (gas station)	189	0	100	Y	N	2019 Approved	16.62	17%

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

Name	APN/ Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Floor Area 3x previous structure	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
Lincoln Landing	22301 Foothill Blvd	11.5	Offices	476	0	110	Y	N	2017 Approved	41.3	38%
Mission Seniors	29308 Mission Blvd	5.58	Residential (SFH, other vacant buildings)	203	0	100	Y	Y	2017 Approved	41.6	42%
Abode	2595 Depot Road	3.1	Residential (supportive housing)	125	125	Unknown	Y	Y	Expected Completion 2023	40	-
Parcel Group 8	21502 Foothill Blvd	1.56	vacant	96	96	38.4	Y	Y	2022 Approved	61.5	160%
Mission Paradise	28000 Mission Blvd	1.9	vacant	76	75	100	Y	Y	2018 Approved	42.1	42%
Hayward Mission Family Apartments	29497-29553 Mission Blvd	2.21	Vacant	140	140	221	Y	Y	2019 Approved	63.3	29%
Pimentel Place	22634 Second St.	0.87	Vacant	57	57	110	Y	N	2021 Approved	65.5	60%
SOHAY	29504 Dixon Street	21.6	Vacant	472	20	Unknown	Y	Unknown	2021 Completed	25	-
Cadence	28850 Dixon St	2.9	Parking	206	0	65	Y	Unknown	Completed 2017	71	109%
Centra Callan	1188 E. 14 <sup>th</sup> St.	1.6	Commercial (former CVS)	196	0	100	Y	Y	Construction	122	122%

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

	Name	APN/ Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Floor Area 3x previous structure	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
City: San Leandro	903 Manor Blvd	903 Manor Blvd.	2.3	Commercial (former bowling alley)	39	6	24	Y	Unknown	Approved 2020	17	71%
	E. 14 <sup>th</sup> St. Housing	110 E. 14 <sup>th</sup> St.	1.12	Commercial (furniture warehouse)	221	221	40	Y	N	Approved	198	495%
	Alvarado -Antonio	899 Alvarado St.	5.72	Community nonprofit (music conservatory)	687	0	100	Y	Y	Permit Review	100	100%
	Washington Ave. Apts.	15101 Washington Ave.	1	Vacant	72	72	Unknown	Y	N	Expected Completion 2023	60.5	-
	Loro Landing	1604 San Leandro Blvd.	0.46	Vacant	62	62	100	Y	N	Completed	135	135%

**B.2.6 Profiles of Nonvacant and Rezone Sites**

Table B-14 Description of 20102 Mission Blvd.	
Address	20102 Mission Blvd, Hayward, CA 94541
APN	414 001602200
Parcel size (acre)	0.52 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District – District Mixed Use (DMU)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. Middle-High Density Residential overlay
Rezone? (Yes or no)	Yes. New General Plan designation: HE-HDR-86 New Zoning designation:
Improvement to Land ratio	Land: \$595,065 Improvement: \$369,905 Ratio: 0.62
Income category, # of units	Low and Very Low income, 31 units total



Figure B-1. The most recent Google imagery of 20102 Mission Boulevard (April 2022).

20102 Mission Boulevard (.52 acres) is currently occupied by a vacant former restaurant, Banchemo's Italian Dinners. The building has been vacant since 2012, when the restaurant closed. Based on the business license history, one other restaurant attempted to open at this site between 2016 and 2018 but was not successful. While there is resident interest in having more diverse restaurant options in the unincorporated communities, the fact that this building has remained vacant for 12 years highlights that a different, noncommercial use will likely be more successful.

20102 Mission Boulevard is currently planned for commercial use but allows housing through the Eden Area housing overlay. Proposed changes to the general plan will allow only high density residential (between 43 and 86 units per acre). The property is in the Ashland Cherryland Business District and zoned District Mixed Use (DMU), which allows for a variety of residential and commercial uses. Proposed rezoning will allow for the same commercial uses allowed in DMU districts as well as higher density housing (43-86 units per acre). The 31 units described for this site assume that 70% of the entire lot will be occupied by housing.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. This site is located next to a future park, making it an ideal location for dense housing. Interim plans for the park include roller skating, pickleball, children's biking and obstacle courses, and a seating area<sup>4</sup>. Additionally, there is regional success in the development of restaurants into housing, as shown in table B-7 which describes a project in San Rafael where a much smaller parcel (.17 acres) with a former restaurant was developed into housing.

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<sup>4</sup> For more information on the interim park at Mission & Mattox: <https://hard.citywork.com/projects/mission-mattox-acquisition>

Table B-15. Description of 17144 and 17156 E 14 <sup>TH</sup> parcels (group G29)				
Address	A: 17144 E 14 <sup>TH</sup> ST, HAYWARD B: 17156 E 14 <sup>TH</sup> ST, HAYWARD			
APN	A: 080A010901000 B: 080A010902101			
Parcel size (acre)	A: 0.11 B: 0.11			
Community	Ashland			
Current Zoning designation	Ashland Cherryland Central Business District – Corridor Mixed Use – Commercial (CMU-C)			
Current General Plan designation	Eden Area General Plan, General Commercial primary use. Medium-High Density Residential overlay			
Rezone? (Yes or no)	No.			
Improvement to Land ratio		Improvements	Land	Ratio
	A	\$306,000	\$255,000	1.2
	B	\$30,600	\$255,000	.12
Income category, # of units	A: Moderate income, 3 units B: Moderate income, 3 units			

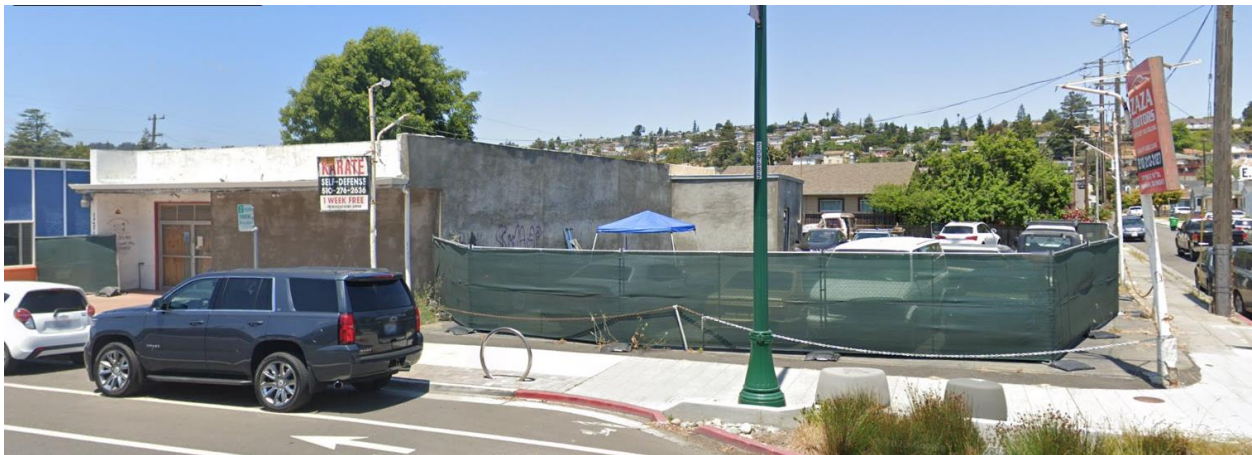


Figure B-2. The most recent Google imagery of 17144 and 17156 E 14<sup>TH</sup> (June 2023).



The parcels at 17144 and 17156 E 14<sup>TH</sup> St are owned by the same person. One parcel (080A010901000) is occupied by a one story commercial space. This building has had an active business license for a martial arts school since 2000. However, the business is listed as closed on Google, and the front sign has been covered since at least spring 2022, if not earlier. There has been a general lack of improvements to the site. The assessed worth of the building is slightly higher than the land's worth; however, as described in other sections of this appendix, there has not significant demand for commercial spaces in the unincorporated areas.

The adjacent parcel (080A010902101) has previously hosted a small car sales lot. The business has an active license, but the lot has been empty or fenced in since summer 2023. Because this parcel has minimal improvements, it has a low improvement-to-land ratio.

While a bigger site, the current Madrone Terrace project demonstrates the viability of redeveloping small commercial buildings into multi-unit housing.

Address	A: WAGNER ST SAN LORENZO 94580 B: WAGNER ST SAN LORENZO 94580 C: WAGNER ST SAN LORENZO 94580 D: WAGNER ST SAN LORENZO 94580 E: Dermody Ave SAN LORENZO 94580			
APN	A: 080D056502900 B: 080D056803100 C: 080D056803000 D: 080D056503000 E: 080D056301700			
Parcel size (acre)	A: 1.99 B: 1.60 C: 1.57 D: 1.17 E: 0.88			
Community	Ashland			
Current Zoning designation	Suburban residential D-15 (minimum 1500 square foot lots)			
Current General Plan designation	Eden Area General Plan, High Density Residential			
Rezone? (Yes or no)	Yes New General Plan designation: HE-HDR-125 New Zoning designation: HE-HDR-125 (minimum 75 units per acre)			
Improvement to Land ratio	N/A			
Income category, # of units	Total Units	Above Mod	Moderate	Low/V. Low
	A: 124	43	18	63
	B: 100	35	15	50
	C: 97	33	14	50
	D: 73	25	10	38
E: 54	18	8	28	

The Bay Fair BART Station is located on border between Ashland and the city of San Leandro. The south western parking lot (parcels 080D056502900, 080D056803100, 080D056803000, 080D056503000, and 080D056301700) is located in Ashland.

State law AB 2923 (2018) requires a number of zoning and development regulation changes for BART properties<sup>5</sup>, and MTC’s Transit Oriented Communities policy requires additional zoning and development changes for the surrounding area. To comply with state law and regional policy and to make possible development standards match across both sides of the property, the site will be rezoned to a maximum of 125 units per acre

BART has confirmed that the Bay Fair Station is in the near-term timeline of their TOD Work Plan. Staff have been working with San Leandro staff and BART station planning staff to move development forward through applying for, and receiving, MTC Technical Assistance and a Community Based Transportation Planning grant to work on access to the station now and in the future. Staff are committed to completing necessary pre-development work for the site, including solving existing ADA accessibility. In addition, San Leandro has secured a PDA grant for their portion of the Bay Fair area; the county is a stakeholder in this process, which will include outreach to local residents in unincorporated.

As public land that will be developed very intentionally and next to BART, this site is an important place to create low and very low income housing and increase transit usage in the region and locally. Project unit numbers in Table B-16 only reflect development on the unincorporated side of the station and assume that 50% of the lot will be developed into housing. Staff anticipate that this will accommodate a potential additional BART rail line and any necessary parking replacement.

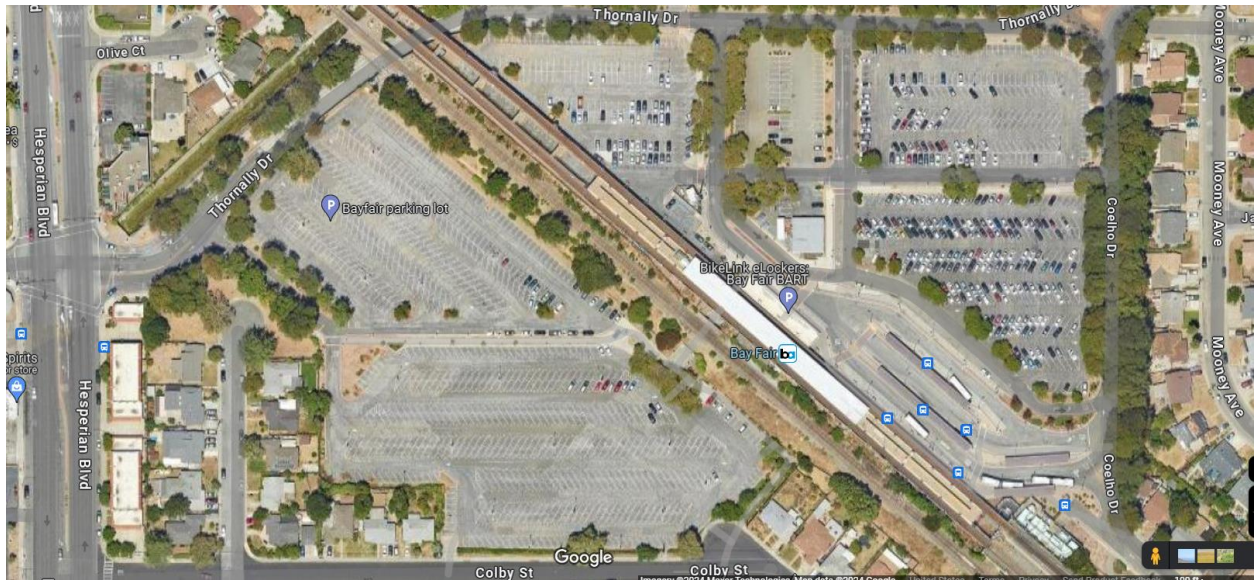


Figure B-3. Google imagery of the Bay Fair BART Station; the southwestern side is in the unincorporated areas (2024).

<sup>5</sup> To read more about BART’s transit oriented development work, read here:

Table B-17. Description of 165 Lewelling Blvd.	
Address	165 Lewelling Blvd San Lorenzo 94580
APN	413 001503302
Parcel size (acre)	2.39 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District – Public
Current General Plan designation	Eden Area General Plan, Public
Rezone? (Yes or no)	Yes. New General Plan designation: HE-HDR-86 New Zoning designation: ACBD-DC-86-HE
Improvement to Land ratio	Land: \$2,275,620 Improvement: \$56,890 Ratio: 0.025
Income category, # of units	Mixed Income, 143 units total Low and Very Low income: 72 units Moderate income: 21 units Above moderate income: 50 units



Figure B-4. The most recent Google imagery of 165 Lewelling Blvd (2024).

The 2.39 acre site at 165 Lewelling Blvd was incorrectly zoned and designated as public in previous updates. Since at least 2004, this parcel has been home to an industrial storage and parking lot. While it abuts the historic freight rail tracks that cross through Alameda County, this parcel is also located behind single family homes and across the rail tracks from a school. Planning staff have had multiple conversations with the site owners and their architect regarding future housing development, and owners are supportive of residential rezoning for future development. Additionally, the lot is significantly underutilized, based on the assessed value.

Table B-18. Description of 16151 E 14 <sup>th</sup> St	
Address	16151 E 14 <sup>TH</sup> ST, SAN LEANDRO
APN	080C047601101
Parcel size (acre)	0.16 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District – District Mixed Use (DMU)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. High Density Residential overlay
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$285,600 Improvement: \$107,100 Ratio: 0.38
Income category, # of units	Moderate income, 9 units

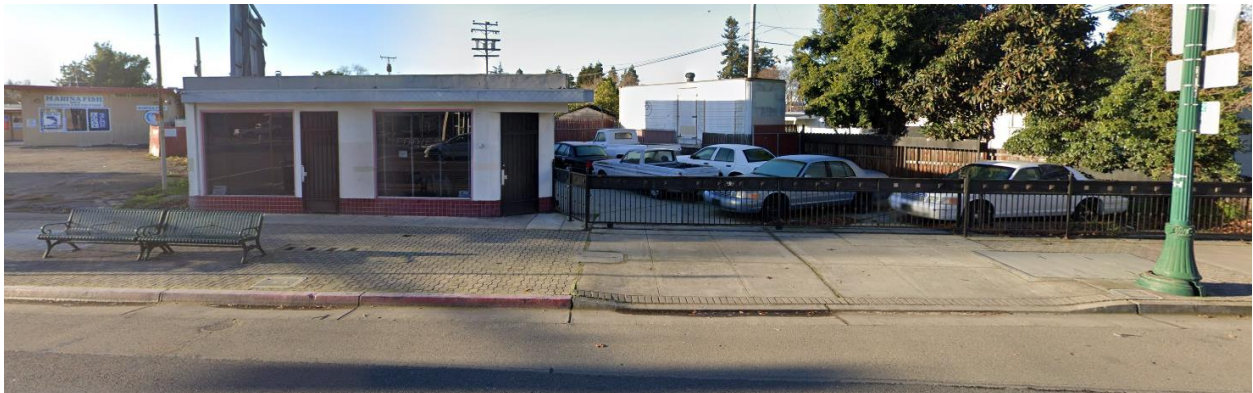


Figure B-5. The most recent Google imagery of 16151 E 14<sup>th</sup> Blvd (2024).

The parcel at 16151 E 14<sup>th</sup> St has a small commercial building and is located near a corner store and a mobile home neighborhood. Previous occupants have included an insurance office and an auto wholesaler. This building has not had an active business license associated with it since 2020, and the existing improvement on the parcel are valued as less than the land itself. This site is located across the street from the forthcoming Madrone Terrace development and associated park, and it is along one of the only bus lines in the unincorporated areas

Table B-19. Description of 17144 and 17156 E 14 <sup>TH</sup> parcels (group G21)				
Address	A: 177 LEWELLING BLVD SAN LORENZO 94580 B: 85 LEWELLING BLVD SAN LORENZO 94580			
APN	A: 413 001503305 B: 413 001503403			
Parcel size (acre)	A: 3.17 acres B: 1.05 acres			
Community	Ashland			
Current Zoning designation	Ashland Cherryland Central Business District – District Commercial (DC)			
Current General Plan designation	Eden Area General Plan, General Commercial			
Rezone? (Yes or no)	Yes. New Zoning Category: ACBD-DC-86-HE New General Plan Designation: GC-HDR-86-HE			
Improvement to Land ratio		Improvements	Land	Ratio
	A	\$4,935,104	\$2,173,014	2.27
	B	0	\$724,338	0
Income category, # of units	Total Units	Above Mod	Moderate	Low/V. Low
	A: 190	66	28	96
	B: 63	22	9	32





Figure B-6. Recent Google Streetview of lots (2023).

The site consists of two properties owned by the same developer on the north side of Lewelling Boulevard in Ashland. The existing building is occupied by a Crunch Fitness and a restaurant store, and the remainder of the lots are paved for parking. The site is less than .5 miles from nearby grocery stores and adjacent to a local high school and other neighborhoods. Initial conversations with the property owners demonstrated interest in developing housing. Staff envision existing commercial uses continuing below additional floors of housing.



Table B-20. Description of parcels 21098 Mission Blvd and 21106 Mission Blvd			
Address	A: 21098 Mission Blvd, Hayward, CA 94541 B: 21106 Mission Blvd, Hayward, CA 94541		
APN	A: 414 008100200 B: 414 008100300		
Parcel size (acre)	A: 0.18 B: 0.25		
Community	Cherryland		
Current Zoning designation	Ashland Cherryland Central Business District – Auto Overlay Corridor Mixed Use – Residential (AO-CMU-R)		
Current General Plan designation	Eden Area General Plan, Medium Density Residential primary use. General Commercial overlay.		
Rezone? (Yes or no)	No.		
Improvement to Land ratio	Improvements	Land	Ratio
	A 0	\$ 429,229	0
	B \$1,044,795	\$ 596,502	1.75
Income category, # of units	A: Above Moderate income, 3 units B: Above Moderate income, 2 units		



Figure B-7. Recent satellite imagery of lots and adjacent parcels (2024).

The lots pictured above have the same owner. While one includes a used appliance business, both appear to include outdoor storage of appliances. In addition to not generally being a permitted use of land in the unincorporated areas, it seems unlikely that electronic appliances stored outside are re-sellable. The smaller lot was historically parking for the business but has been fenced off from public use for multiple years. There is some concern about runoff from existing storage of appliances into the neighboring water channel. Both lots already allow for residential use, and as discussed elsewhere in this chapter, there are recent examples of small commercial buildings such as this being redeveloped into housing.

Table B-21. Description of parcel 21112 Oak St	
Address	21112 Oak St, Castro Valley, CA 94546
APN	415 016005100
Parcel size (acre)	1.03
Community	Cherryland
Current Zoning designation	Ashland Cherryland Central Business District – Auto Overlay Corridor Mixed Use – Residential (AO-CMU-R)
Current General Plan designation	Eden Area General Plan, Medium Density Residential primary use. General Commercial overlay.
Rezone? (Yes or no)	Yes New General Plan designation: HE-HDR-86 New Zoning designation: HDR-86-HE
Improvement to Land ratio	Land: \$0 Improvement: \$0 Ratio: 0
Income category, # of units	Low and very low income, 31 units



The parcel described in table B-21 is

owned by the City of Hayward but located in Cherryland. It is one of many undeveloped parcels left from the

would-be creation of Highway 238. Along with other vacant Oak Street parcels also part of the would-be route of the never constructed highway, Alameda County staff are eager to facilitate the parcel's development. Particularly as a publicly owned site, 21112 Oak Street has the development potential to be suitable for low income housing. Projected unit numbers assume only the half of the parcel furthest from the highway exit would be developed at the maximum density allowable (86 units per acre) and corresponding development standards. However, many jurisdictions throughout the Bay Area have significant housing development close to highway on-ramps. Examples include housing along Orlando Avenue in Hayward; the Durham Green Apartments in Fremont; housing along Cassatt Common in Fremont; the Lakeside Village apartment complex in San Leandro; and housing along Martin Boulevard and Leonard Drive in San Leandro.

The City of Hayward is in the process of developing its design and surplus process. The information below regarding the disbursement of is provided on the city website:

“The City is currently working with consultant Design Workshop to develop a Route 238 Master Development Plan. This process will allow the City to facilitate the public input process, plan associated infrastructure upgrades, and conduct the environmental analysis needed. Upon completion of the Master Development Plan, the parcel groups will be offered for sale through a Request for Proposals (RFP) process to evaluate specific development plans submitted.”<sup>6</sup>

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<sup>6</sup> *ibid*

Table B-22. Description of 1050 Mattox Road	
Address	1050 Mattox Road, Hayward, CA 94541
APN	414 004605702
Parcel size (acre)	2.8 total, 1 acre proposed for development
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District –District Mixed Use (DMU)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. High Density Residential overlay.
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$328,737 Improvement: \$316,646 Ratio: 0.96
Income category, # of units	Low and very low income, 60 units

The local Carpenter’s Union Hall sits on a 2.8 acre lot, the majority of which is currently parking. Current general plan designations and zoning allow for residential uses as well. The sites inventory unit projections assume one acre of the lot could be developed at existing densities.

It is underutilized despite having a building and being fully paved. This site is adjacent to other sites proposed for residential re-use, such as the former Banchemo’s restaurant, as well as a parcel being developed into a park by the local recreation district. Being located near 2 major thoroughfares allows for excellent access, including by bus.

Alameda County Housing Element

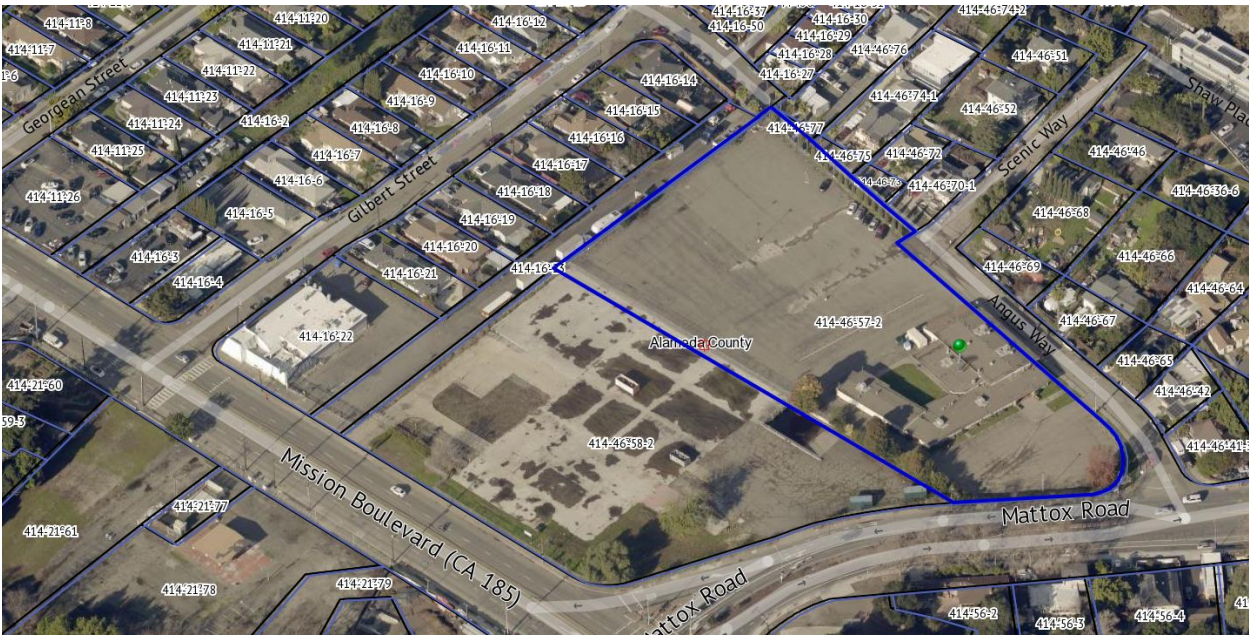


Figure B-8. Recent satellite imagery of lot and adjacent parcels (2024).

Table B-23. Description of the Group 32 parcels				
Address	A: 20525 MISSION BLVD HAYWARD 94541 B: 20513 MISSION BLVD HAYWARD 94541 D: 981 HAMPTON RD HAYWARD 94541			
APN	A: 414 004103300 B: 414 004103200 D: 414 004103100			
Parcel size (acre)	A: 0.3 B: 0.29 D: 0.19			
Community	Cherryland			
Current Zoning designation	A: ACBD-DMU B: ACBD-DMU D: ACBD-DMU			
Current General Plan designation	General Commercial-MHDR			
Rezone? (Yes or no)	Yes.	New Zone	New General Plan	
	A	ACBD-DMU-86-HE	HE-GC-HDR-86	
	B	ACBD-DMU-86-HE	HE-GC-HDR-86	
	D	ACBD-DMU-86-HE	HE-GC-HDR-86	
Improvement to Land ratio		Improvements	Land	Ratio
	A	\$84,837	\$119,714	0.71
	B	\$55,510	154,589	0.36
	D	0	\$35,084	0
Income category, # of units	A: Low and very low income, 18 B: Low and very low income, 17 D: Low and very low income, 11			

The three lots described in table B-23 are owned by a single person who has expressed interest in redeveloping their land; to maximize future development potential, it was decided to rezone all four lots. The lots' uses include a flooring business, an underutilized former car rental site, and a vacant lot. Even with existing improvements, all sites are considered underutilized based on assessed values. These units are located along one of the few bus corridors serving the unincorporated areas and are near a number of other parcels proposed for additional housing in this sites inventory.



Figure B-9. Recent satellite imagery of lots and adjacent parcels (2024).



Table B-24. Description of the Group 6 (G6) parcels				
Address	A: 16550 ASHLAND AVE, SAN LORENZO 94580 B: 16600 ASHLAND AVE, SAN LORENZO 94580 C: 205 ANO AVE, SAN LORENZO 94580			
APN	A: 413 002304304 B: 413 002304303 C: 413 002306704			
Parcel size (acre)	A: 1.16 B: 1.28 C: 0.59			
Community	Ashland			
Current Zoning designation	ACBD-R2			
Current General Plan designation	Medium Density Residential (MDR)			
Rezone? (Yes or no)	Yes.	New Zone		New General Plan
	A	ACBD-DMU-86-HE		HE-GC-HDR-86
	B	ACBD-DMU-86-HE		HE-GC-HDR-86
	C	HDR-86-HE		HE-HDR-86
Improvement to Land ratio		Improvements	Land	Ratio
	A	\$155,946	\$2,172,335	0.07
	B	\$0	\$1,959,240	0
	C	\$242,582	\$992,974	0.24
Income category, # of units	A: Low and very low income, 34 B: Low and very low income, 30 C: Moderate income, 9			



Figure B-10. Recent satellite imagery of lots and adjacent parcels (2024).

The 3 parcels described above are located in a residential area and owned by a religious entity, allowing for possible use of recent state laws favoring housing development by religious entities. The site has been host to a herd of goats for a number of years. Preceding that, the land was occupied by greenhouses. All 3 lots are underutilized, even including the existing 2 single family structures present. Projected unit counts listed in table B-24 assume the continued existence of these residences. While the goats will likely be missed by neighboring walkers-by, they do not pose an impediment to development. Development at the Group 6 parcels will be supported by ongoing outreach through Program 1.N.

Table B-25. Description of 16611 E 14 <sup>th</sup> St	
Address	16611 E 14 <sup>th</sup> St, San Leandro CA 94578
APN	080B030001100
Parcel size (acre)	0.65 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District – Commercial Mixed Use – Commercial (CMU-C)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. Medium-High Density Residential overlay
Rezone? (Yes or no)	Yes. New General Plan designation: GC-HDR-86-HE New Zoning designation: ACBD-CMU-C-86-HE
Improvement to Land ratio	Land: \$1,132,232 Improvement: \$22,310 Ratio: .02
Income category, # of units	Low and very low income, 39 units.

The

owner of this 0.65 acre site, who also owns the existing car sales and repair business on the lot, reached out to staff multiple times to request that his property be rezoned through the Housing Element process in order to move out of the auto sales industry. This site is on one of the few bus lines serving the unincorporated areas and is severely underutilized based on assessed values. At the rezoned density of up to 86 units per acre, the lot could host as many as 39 units of housing.

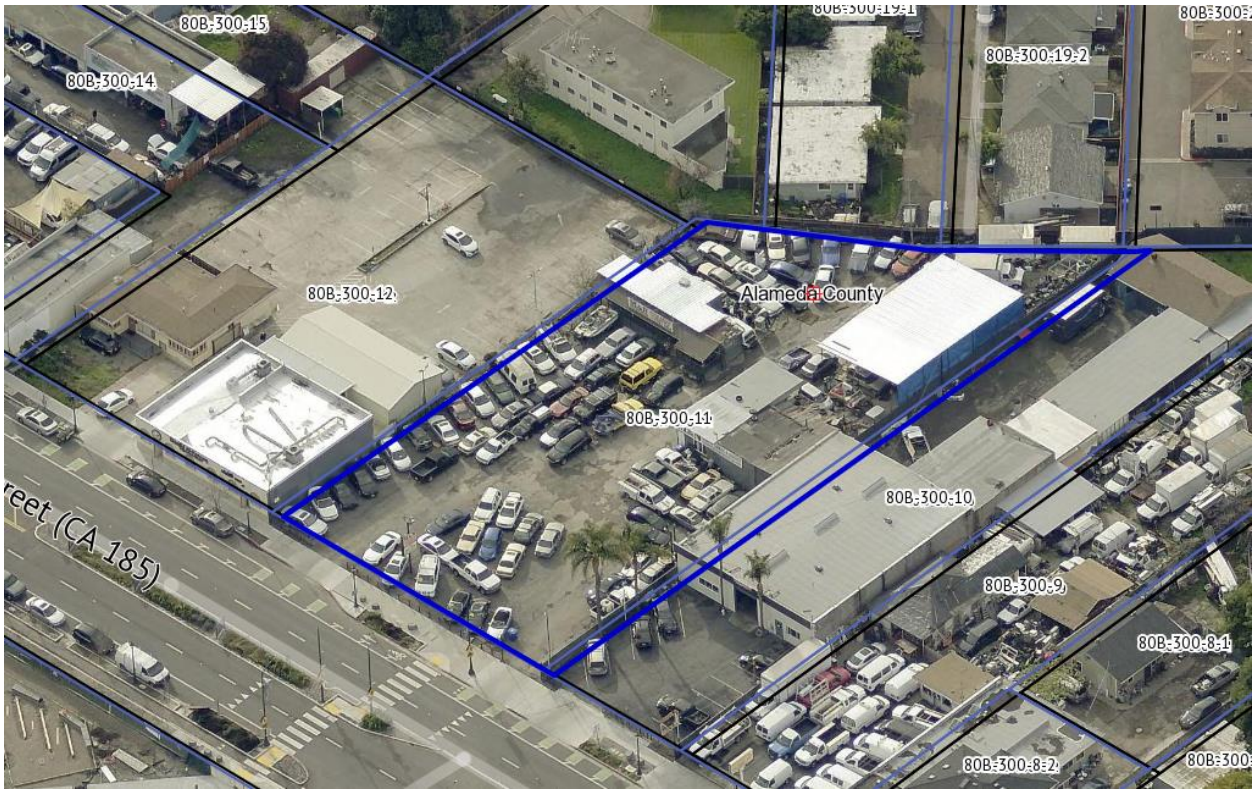


Figure B-11. Recent satellite imagery of lot and adjacent parcels (2024).

Table B-26. Description of parcels in group G18				
Address	A: 19521 Center St. Castro Valley, CA 94546 B: 19527 Center St. Castro Valley, CA 94546 C: Center St. Castro Valley, CA 94546 D: 19539 Center St. Castro Valley, CA 94546			
APN	A: 084C069701004 B: 084C069701109 C: 084C069701107 D: 084C069701106			
Parcel size (acre)	A: 0.94 B: 0.61 C: 0.35 D: 0.11			
Community	Castro Valley			
Current Zoning designation	R1-CSU-RV Single Family Residential, Conditional Secondary Unit, Recreational Vehicle Parking			
Current General Plan designation	Castro Valley General Plan R1 Residential Single Family			
Rezone? (Yes or no)	No.			
Improvement to Land ratio		Improvements	Land	Ratio
	A	0	\$1,219,397	0
	B	\$765,541	\$328,089	0.42
	C	0	\$396,987	0
	D	\$131,673	\$56,431	2.33
Income category, # of units	A: Above Moderate, 6 units B: Above Moderate, 4 units C: Above Moderate, 2 units D: Above Moderate, 0 units			

Group G18 consists of four parcels totaling two acres: 19521 Center St. (.94 acre), 19527 Center St. (.61 acres), one Center St. parcel without an address (.35 acre), and 19539 Center St. (.11 acre). The property is zoned R1-CSU-RV. The 12 units described for this site assume that 70% of the site, as a combined whole, will be occupied by housing.

The Planning Department received an application for a 10-lot subdivision for this group of parcels in 2019. Although the applicant ultimately abandoned the project, previous staff review of the site indicates that it has high potential for future development of housing.

The existing structures on the 4 properties reflected in the ‘improvements’ assessed by the Assessors Office are in fact unoccupied, abandoned residences. In 2023, the Planning Department agreed that there was no

historical significance to impede the existing structures' demolition. With this in mind, the Improvement to Land ratio shows that, based on assessed value, the property is underutilized. The site is located in an established residential neighborhood within walking distance of a middle school, small shopping center, a community park, a large regional park, and a small commercial corridor, making it an ideal location for additional housing.



Figure B-12. The most recent Google imagery of parcels in group G18



Table B-28. Description of 0 Plaza Dr.	
Address	PLAZA DR CASTRO VALLEY 94546
APN	080A015300306
Parcel size (acre)	2.05 acres
Community	Castro Valley
Current Zoning designation	Public Facility
Current General Plan designation	Castro Valley General Plan Park
Rezone? (Yes or no)	Yes New General Plan designation: HDR-100-HE New Zoning designation: HDR-100-HE
Improvement to Land ratio	No information (Public Land)
Income category and # of units	Above Moderate Income, Moderate Income, Low and Very Low Income, 96 units total

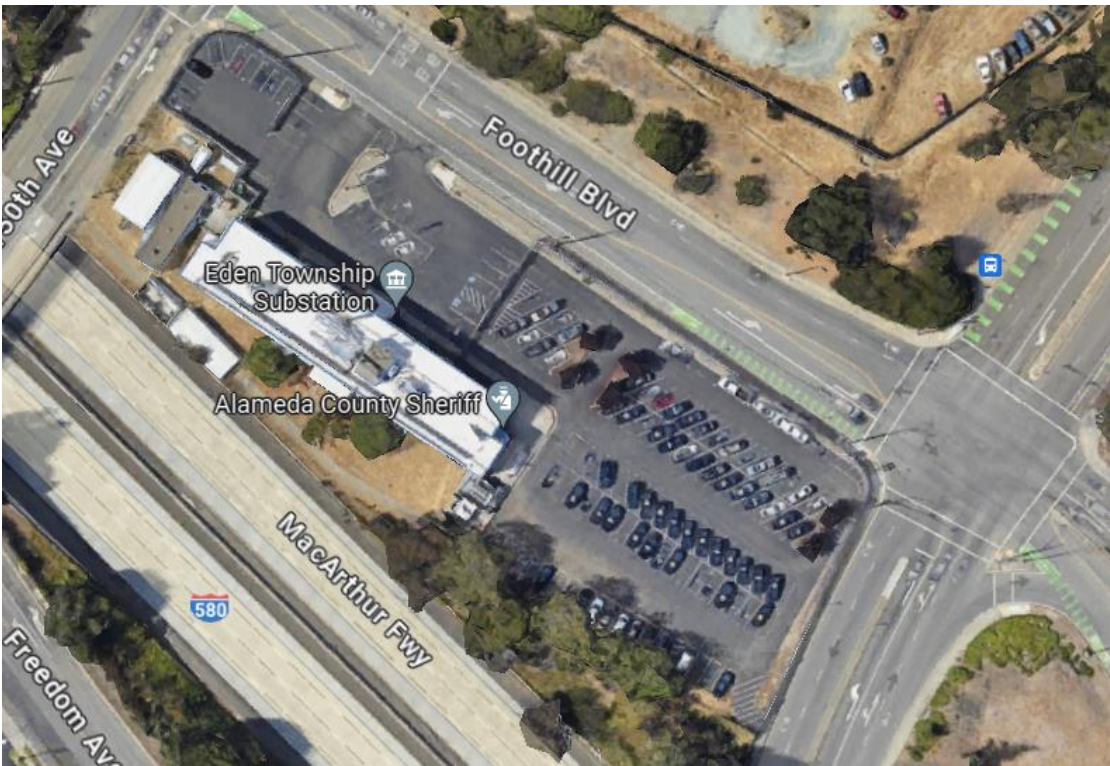


Figure B-14. The most recent Google imagery of 0 Plaza Dr.

0 Plaza Dr (2.05 acres), a County-owned parcel, is currently occupied by the Eden Township Substation of the Alameda County Sheriff's Office (ACSO). ACSO plans to vacate this property; consistent with Program 1.D and in compliance with the Surplus Land Act (codified at Government Code Section 54220 et seq.), the County will dispose of this property in 2026. Rezoning from Public Facilities to HDR-100-HE, will accommodate the development of 143 units of dense housing at the site. There are no known impediments to the development of housing at this location.



Table B-29. Description 2610 Norbridge Ave	
Address	2610 Norbridge Ave, Castro Valley
APN	084A000700500
Parcel size (acre)	2.63 acres
Community	Castro Valley
Current Zoning designation	Castro Valley Central Business District Specific Plan Sub Area 2
Current General Plan designation	Castro Valley General Plan Central Business District-Regional Retail and Entertainment CBD-CD-2
Rezone? (Yes or no)	Yes New General Plan designation: CBD-CD2-86-HE New Zoning designation: CVBD-S02-86-HE
Improvement to Land ratio	No info
Income category and # of units	Mixed Income Total: 158 Above Moderate: 55 Moderate: 23 Low and Very Low: 80



Figure B-15. The most recent Google imagery of 2610 Norbridge Ave.

2610 Norbridge Avenue (2.63 acres) is currently occupied by AT&T as a vehicle storage and dispatch lot. Development on the site consists of parking lean-tos and several outbuildings surrounded by a chain link fence. The parcel is currently zoned Sub Area 2 in the Castro Valley Central Business District Specific Plan, supporting Regional Retail and Entertainment. Rezoning to CVBD-S02-60-HE will allow up to 60 units/acre, accommodating development of 110 units of mixed-density housing.

2610 Norbridge Avenue is located along Castro Valley's main commercial corridor within walking distance of multiple grocery stores, service providers, and public transportation options, including Castro Valley BART. Proximity to these amenities in the heart of Castro Valley makes this an ideal site for mixed-density housing.

Table B-30. Description of 3443 Castro Valley Blvd	
Address	3443 Castro Valley Blvd. Castro Valley, CA 94546
APN	084A006000403
Parcel size (acre)	2.1 acres
Community	Castro Valley
Current Zoning designation	Castro Valley Central Business District Specific Plan Sub Area 7
Current General Plan designation	Castro Valley General Plan Central Business District-Core Pedestrian Retail CBD-CD-5
Rezone? (Yes or no)	Yes New General Plan designation: CBD5-86-HE New Zoning designation: CVBD-S07-86-HE
Improvement to Land ratio	Improvement: \$1,979,409 Land: \$2,827,728 Ratio: 0.70
Income category and # of units	Mixed Income Total: 126 Above Moderate: 44 Moderate: 18 Low and Very Low: 64



Figure B-16. The most recent Google imagery of 3443 Castro Valley Blvd

3443 Castro Valley Blvd (2.1 acres) is currently occupied by Lucky's grocery store and a large, underutilized parking lot. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 7. Rezoning to CVBD-S07-86-HE will allow up to 86 units per acre. Assuming development of 70% of the parking lot area, this site will accommodate 126 units of mixed-density housing in addition to the grocery store. The Housing Element Overlay Combining District's Administrative Modification process will ensure that design standards will enable both uses.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. Centrally located in Castro Valley's downtown district, within walking distance of BART, this is an ideal site for a mixed-use commercial residential development that supports both transit-oriented housing and local businesses.

Table B-31. Description of 2625 Castro Valley Blvd.	
Address	2625 Castro Valley Blvd. Castro Valley, CA 94546
APN	084A001200202
Parcel size (acre)	1.69 acres
Community	Castro Valley
Current Zoning designation	Castro Valley Central Business District Specific Plan Sub Area 2
Current General Plan designation	Castro Valley General Plan Central Business District-Regional Retail and Entertainment CBD-CD-2
Rezone? (Yes or no)	Yes New General Plan design: CBD-CD2-86-HE New Zoning design: CVBD-S02-86-HE
Improvement to Land ratio	Improvement: \$229,500 Land: \$1,530,000 Ratio: .15
Income category and # of units	Mixed Income Total: 101 Above Moderate: 35 Moderate: 15 Low and Very Low: 51



Figure B-17. The most recent Google imagery of 2625 Castro Valley Blvd.

2625 Castro Valley Blvd (1.69 acres) is occupied by an auto repair business with a business license status of 'assessed/delinquent'. The auto repair use occupies the street-facing portion of the property, and the majority of the parcel is utilized as a storage yard. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 2, with a land use designation that allows for Regional Retail and Entertainment. Rezoning to CVBD-S02-60-HE will allow for a density of up to 86 units per acre, accommodating 70 units of mixed-density housing assuming development of 70% of the site.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. Centrally located along Castro Valley's main commercial corridor within walking distance of grocery stores, services, and public transportation, this is an ideal site for mixed-density housing.

Table B-32. Description of 16290 Foothill Blvd	
Address	16290 Foothill Blvd. San Leandro, CA
APN	080A018800207
Parcel size (acre)	.71 acre
Community	Castro Valley
Current Zoning designation	Planned Development
Current General Plan designation	Castro Valley General Plan CNM and RLM, Neighborhood Commercial and Residential Low Density, Multifamily
Rezone? (Yes or no)	Yes New General Plan designation: CN-60-HE New Zoning designation: CN-60-HE
Improvement to Land ratio	Improvement: \$0 Land: \$114,188 Ratio: 0
Income category and # of units	Low and Very Low Income, 29 units



Figures B-18A and 18B (above and at right). The most recent Google imagery of 16290 Foothill Blvd.

16290 Foothill Boulevard (.71 acre) is a vacant site in Castro Valley's Fairmont Terrace neighborhood, owned by a religious organization. The site has been under consideration for commercial development in the past, but no current development projects are underway on the parcel.

The site is currently zoned Planned Development, with a general plan designation allowing for Neighborhood Commercial and Low Density Residential uses. Rezoning to CN-60-HE will allow for 60 units per acre, accommodating construction of 29 units of dense housing assuming development of 70% of the site.





Table B-34. Description of 21320 Oak St	
Address	21320 Oak St. Hayward, CA 94546
APN	415 016005300
Parcel size (acre)	.34 acre
Community	Castro Valley
Current Zoning designation	R4 – Multiple Residential
Current General Plan designation	Castro Valley General Plan Residential Low Density Multi-Family
Rezone? (Yes or no)	Yes New General Plan designation: R-60-HE New Zoning designation: R-60-HE
Improvement to Land ratio	No info
Income category and # of units	Moderate Income, 10 units



Figure B-20. 2020 Alameda County imagery of 21320 Oak Street

21320 Oak Street (.34 acre) is a vacant parcel owned by the City of Hayward. The City of Hayward is leading the planning and disposition for development of this and other surplus “California State Route 238 Corridor Lands” pursuant to a Purchase and Sale Agreement with the California Department of Transportation (Caltrans). This parcel will be offered for sale through a Request for Proposals (RFP) process to evaluate specific development plans submitted. City of Hayward is collaborating with Alameda County in the development of conceptual proposals.<sup>7</sup> The parcel is currently zoned R4 – Multiple Residential. Rezoning to R-60-HE will allow for 40-60 units per acre, accommodating 10 units of housing assuming development of 70% of the site.

The City of Hayward is in the process of developing its design and surplus process. The information below regarding the disbursement of is provided on the city website:

“The City is currently working with consultant Design Workshop to develop a Route 238 Master Development Plan. This process will allow the City to facilitate the public input process, plan associated infrastructure upgrades, and conduct the environmental analysis needed. Upon completion of the Master Development Plan, the parcel groups will be offered for sale through a Request for Proposals (RFP) process to evaluate specific development plans submitted.”<sup>8</sup>

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<sup>7</sup> You can read about Hayward’s process here: <https://www.hayward-ca.gov/content/california-state-route-238-corridor-lands/parcel-groups>

<sup>8</sup> *ibid*

Table B-35. Description of 3692 Castro Valley Blvd	
Address	3692 Castro Valley Blvd. Castro Valley, CA
APN	084C072409102
Parcel size (acre)	.29 acre
Community	Castro Valley
Current Zoning designation	Castro Valley Central Business District Specific Plan Sub Area 10
Current General Plan designation	Castro Valley General Plan Central Business District-Downtown Community Commercial
Rezone? (Yes or no)	Yes  New General Plan designation: CBD3-86-HE  New Zoning designation: CVBD-S10-86-HE
Improvement to Land ratio	Improvement: \$331,500  Land: \$382,500  Ratio: 0.87
Income category and # of units	Moderate Income, 17 units



Figure B-21. The most recent Google imagery of 3692 Castro Valley Blvd

3692 Castro Valley Blvd. (.32 units) is owned by a realty group and has been occupied by Rudy's Donut House for several decades. The owners of the existing business are seeking to retire and the site's owners have expressed interest to Planning staff in redevelopment. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 10. Rezoning to CVBD-S10-86-HE will allow for 40-86 units per acre, accommodating 17 units of housing assuming development of 70% of the site.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. 3692 Castro Valley Blvd is located along Castro Valley's main commercial corridor within walking distance of grocery stores, service providers, Castro Valley Library, and public transportation options, including Castro Valley BART. Proximity to these amenities in the heart of Castro Valley makes this an ideal site for transit-oriented housing.

Table B-36. Description of 2659 Castro Valley Blvd	
Address	2659 Castro Valley Blvd. Castro Valley, CA
APN	084A001200300
Parcel size (acre)	.30 acre
Community	Castro Valley
Current Zoning designation	Castro Valley Central Business District Specific Plan Sub Area 2
Current General Plan designation	Castro Valley General Plan Central Business District-Downtown Community Commercial CBD-3
Rezone? (Yes or no)	Yes  New General Plan designation: CVBD-S02-86-HE  New Zoning designation: CBD-CD3-86-HE
Improvement to Land ratio	Improvement: \$38,119  Land: \$533,679  Ratio: .07
Income category and # of units	Above Moderate Income, 18 units

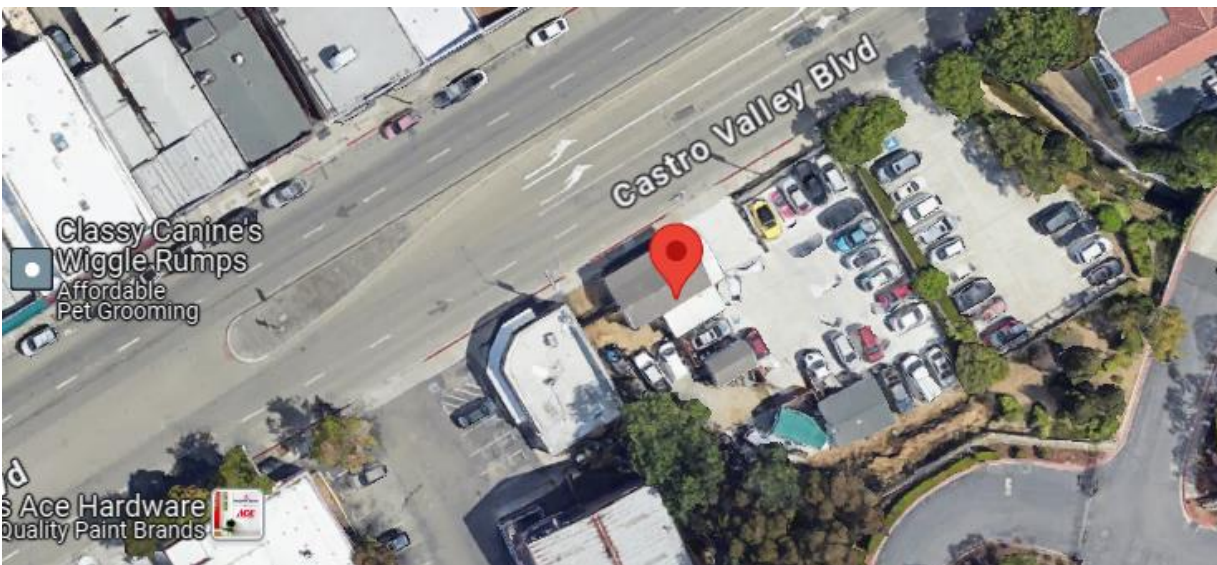


Figure B-22. The most recent Google imagery of 2659 Castro Valley Blvd

2659 Castro Valley Blvd. (.30 acre) is occupied by a used car sales business. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 2. Rezoning to CBD-CD3-86-HE will allow up to 86 units per acre, accommodating 18 units of housing assuming development of 70% of the site.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. In the past decade, 2659 Castro Valley Blvd has been in use as a day spa, a cash-for-gold business, a rental car lot, and a construction company. While there is resident interest in having more diverse business options in the unincorporated communities, the site's high turnover rate highlights that a noncommercial use will likely be more successful. 2659 Castro Valley Blvd is located along Castro Valley's main commercial corridor within walking distance of multiple grocery stores, service providers, and public transportation options. Proximity to these amenities in the heart of Castro Valley makes this an ideal site for transit-oriented housing.

Table B-38. Description of 507 Paseo Grande	
Address	507 Paseo Grande, San Lorenzo, CA 94580
APN	412 003109200
Parcel size (acre)	1.68 acres
Community	San Lorenzo
Current Zoning designation	San Lorenzo Village Center Specific Plan – C1 (retail business)
Current General Plan designation	Eden Area general Plan – San Lorenzo Specific Plan
Rezone? (Yes or no)	Yes. New Zoning designation: SLZ-86-HENew General Plan Designation: Refers to Specific Plan
Improvement to Land ratio	Land: \$ 515,914 Improvement: 0 Ratio: 0
Income category, # of units	Above Moderate: 23 Moderate: 9 Low and very low: 34



Figure B-24. Recent satellite imagery of parcel (2024).

The vacant parcel is situated at the corner of Paseo Grande and Hesperian Blvd. It was previously developed with a commercial building and approved for demolition in 2012. Since its demolition, the site has remained vacant, with little interest for commercial development, rendering it underutilized and devoid of any significant economic activity. The existing Zoning District, per the San Lorenzo Village Center Specific Plan, allows residential uses distributed within subareas of the Specific Plan area, as follows: “450 for Subareas 2, 4 and 5A through 5D, 130 for Subarea 6, total not to exceed 580 for entire Plan Area”. This parcel is located in Subarea 5A. However, this Housing Element includes programs to remove this artificially low housing maximum that has never been met. The Housing Element Overlay would allow for up to 66 units. Among these, 23 units would fall under the above-moderate category, 9 units would be moderate, and 34 units would be categorized as low and very low moderate. The property owner and/or tenants have maintained a fence around the perimeter of the parcel. However, the Assessor’s office valued improvements on the parcels at 0, suggesting potential for more intensive development. The 66 units proposed reflect the development of the parcel, excluding a portion dedicated to the future development of a fire station. This site is immediately adjacent to the pipeline development known as Village Green Mixed Use Multifamily Housing, which includes the development of a vacant land to 138 rental housing units and 11,049 square feet for indoor retail. (described in Table B-6).



Table B-39. Description of 15800 Hesperian Blvd	
Address	15800 HESPERIAN BLVD SAN LORENZO 94580
APN	412 003403600
Parcel size (acre)	4.99 acres
Community	San Lorenzo
Current Zoning designation	San Lorenzo Village Center Specific Plan – C1 (retail business)
Current General Plan designation	Eden Area general Plan – San Lorenzo Specific Plan
Rezone? (Yes or no)	Yes. New Zoning designation: SLZ-86-HE New General Plan designation: Refers to Specific Plan
Improvement to Land ratio	Land: \$ 3,587,576 Improvement: \$4,110,228 Ratio: 1.14
Income category, # of units	Above Moderate: 36 Moderate: 15 Low and very low: 54



Figure B-25. Recent satellite imagery of parcel (2024).

The property consists of various amenities, including a grocery market, restaurant, U.S. Postal Office, general services, and retail stores. The expansive parking lot spans approximately 76,000 square feet, capable of accommodating up to 105 units of housing in addition to the grocery store. The Housing Element Overlay Combining District's Administrative Modification process will ensure that design standards will enable both uses. A glance at the Google Street view screenshot reveals that the parking lot is currently underutilized, presenting an opportunity for potential residential or additional commercial development.

Adjacent to the subject site lies a senior affordable housing project comprising 77 units. The entitlement process for this project was successfully completed in 2014, with Building Permits obtained for the completion of construction in 2017. This neighboring development adds additional residential housing for the senior community.

Table B-40. Description of 16020 HESPERIAN BLVD	
Address	16020 HESPERIAN BLVD SAN LORENZO 94580
APN	412 003902403
Parcel size (acre)	0.98 acres
Community	San Lorenzo
Current Zoning designation	San Lorenzo Village Specific Plan – C1 (retail business)
Current General Plan designation	Eden Area general Plan – San Lorenzo Specific Plan
Rezone? (Yes or no)	Yes. New Zoning designation: SLZ-86-HE New General Plan designation: Refers to Specific Plan
Improvement to Land ratio	Land: \$ 302,473 Improvement: \$295,054 Ratio: 1.02
Income category, # of units	Above Moderate Income: 20 Moderate: 8 Low and very low: 30



Figure B-26. Recent satellite imagery of parcel (2024).

The site has remained generally vacant for the past 10 years, with the exception for a previous retail unit that closed in 2017. There is a high turnaround for the retail spaces with minimal inquiries for retail uses of the site. A portion of the existing building served as a hub for a food drive, although it no longer operates from there. It's evident that retail is not a viable option for this specific location. Access to Kennedy Park is conveniently located not too far from the site, along with bus services along Hesperian. Additionally, it is near a 77-unit senior affordable housing development approved in 2015. Development of the site for residential uses would eliminate the constant vacant commercial tenant space. With the frontage on Hesperian Blvd, the option for vertical mixed-use with ground floor retail and residential above would maintain the developer and community interest in commercial development within this town center area while adding valuable housing stock to enliven the area.

Table B-42. Description of Group 40 sites				
Address	A: 15600 LORENZO AVE SAN LORENZO 94580 B: 15601 WASHINGTON AVE SAN LORENZO 94580			
APN	A: 411 002100502 B: 411 002100504			
Parcel size (acre)	A: 0.61 acres B: 0.40 acres			
Community	San Lorenzo			
Current Zoning designation	A: R-3 -Four-family dwelling districts. B: C-1 – Retail business			
Current General Plan designation	A: Eden Area General Plan – Medium Density Residential B: Eden Area General Plan – General Commercial			
Rezone? (Yes or no)	Yes. New General Plan designation: HDR-86-HE New Zoning designation: HDR-86-HE			
Improvement to Land ratio		Improvements	Land	Ratio
	A	\$182,476	\$425,779	2.3
	B	\$0	\$260,681	0
Income category, # of units	A: Very low income: 36 B: Very low income: 23			



Figure B-28A. Recent street imagery of parcel (2024).

The site has undergone foreclosure proceedings. It features a single-family dwelling with a detached garage and spacious rear and side yards. Presently, the parcel is vacant with no known tenants occupying the building. Across the street on Via Enrico and San Lorenzo Ave, there are duplexes and triplexes. The site adjacent to the south is multi-family residential. To the west is a single-family neighborhood. Under current conditions, the area is not projected to have long-term sustainable commercial development given the number of commercial vacancies. Increasing the housing stock would increase the viability of the other commercial spaces on adjacent parcels. A projection of 36 units is anticipated for 70% of the property designated for residential purposes.

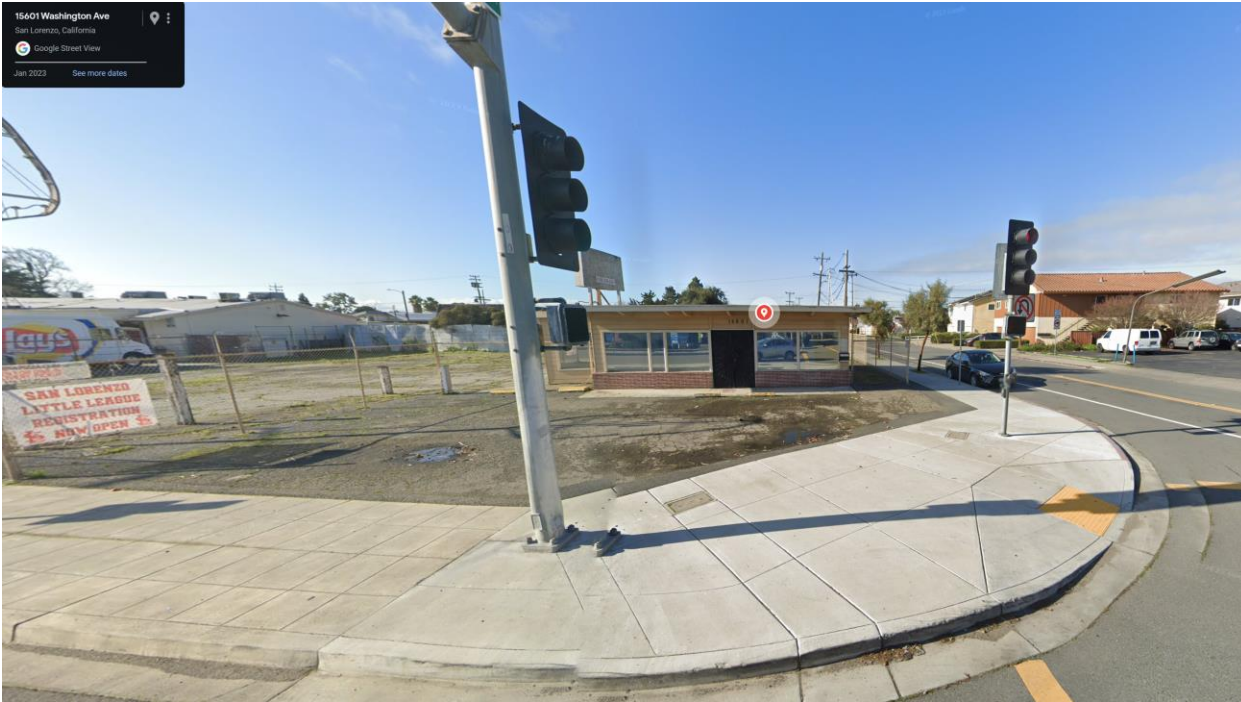


Figure B-28B. Recent street imagery of parcel (2024).

The existing commercial building on the relatively flat site is currently vacant, with no development applications received for the lot within the past decade. However, in 2010, the County issued a temporary use permit for a tree sales lot during the winter season. Unfortunately, based on Code Enforcement case history, the subject lot is increasingly subject to issues such as the overgrowth of vegetation, accumulation of trash, and storage of inoperable vehicles.

Conversely, across the street lie apartment complexes under the jurisdiction of the City of San Leandro, in addition to church, and retail uses. Notably, the property shares the same owner as 15600 Lorenzo Ave (rear of the subject lot) Moreover, if combined with 15600 Lorenzo Ave, the two sites have the potential to accommodate 59 residential units, offering an opportunity for more comprehensive and cohesive development.

Table B-43. Description of 2637 East Ave	
Address	2637 East Ave Hayward, CA 94541
APN	426 014000902
Parcel size (acre)	2.39 acres
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Neighborhood Commercial
Current General Plan designation	Fairview Area Specific Plan – Commercial
Rezone? (Yes or no)	Yes. New Zoning designation: FA-CN-22-HE New General Plan designation: Refers to Area Plan
Improvement to Land ratio	Land: \$ 1,640,445 Improvement: \$ 328,089 Ratio: 0.2
Income category, # of units	Above moderate income: 17



Figure B-29. Recent street imagery of parcel (2024).

The parcel is presently underutilized, with its centerpiece being a liquor store market. Towards the front end of the parcel stands a small office building. Moreover, the rear portion of the parcel exists a 100-foot AT&T easement, with the potential of a beginning of a swale/creek. Access to the parcel is facilitated through two entry points, East Avenue and Windfeldt Road.

In the past, preliminary applications have been submitted proposing a combination of commercial and residential uses, reflecting the varied potential of the site. There have been ongoing discussions between staff and the property owner, who has shown keen interest in developing the lot to accommodate both residential and commercial purposes.

Considering its layout and constraints from the easement and creek, the subject lot can accommodate up to 17 units, with the assumption that 70% of the lot is designated for residential development. If realized, this project would mark a significant milestone within the Fairview Area, as it would be the first of its kind to seamlessly integrate both residential and commercial components.



Table B-44. Description of 23420 Maud Ave	
Address	23420 Maud Ave. Hayward, CA 94541
APN	417 021007200
Parcel size (acre)	2.49 acres
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Single Family Residential – 10,000 square feet minimum building site area/ 3.5 units per acre
Current General Plan designation	Fairview Area Specific Plan – Rural residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 1,168,687 Improvement: \$ 10,721 Ratio: 0.001
Income category, # of units	Above moderate income: 15



Figure B-30. Recent street imagery of parcel (2024).

The site prompted interest in its development or subdivision over the past few years, due to its consistent vacancy. Previous inquiries have explored the possibility of subdividing the land to create 11 single-family dwellings. The envisioned development for this site would predominantly feature single-family dwellings, catering to the above moderate-income category. This aligns with the prevailing characteristics of the neighborhood, which predominantly comprises single-family homes. The proposal for 15 units on this site reflects 70% of the lot assumed for housing.

Table B-45. Description of D Street parcel	
Address	D Street, Hayward, CA 94541
APN	426 002000300
Parcel size (acre)	0.46
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Single Family Residential
Current General Plan designation	Fairview Area Specific Plan – Low Density Residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 1,230 Improvement: \$ 111,602 Ratio: 0.01
Income category, # of units	Above moderate income: 2



Figure B-31. Recent satellite imagery of parcel (2024).

The property, which is vacant except for development of only two small sheds, is a through-lot with access both from D Street and Frum Sunnybank Lane. The property is owned by the same owner of the adjacent parcel to the east, and presents a unique opportunity for residential development with no need for internal private street circulation. The housing development would fill in the gap in residential patterns in this neighborhood, and would increase the housing stock in an area which has recently experienced much development interest from local developers.

Table B-46. Description of 19510 Hesperian Blvd	
Address	19510 Hesperian Blvd, Hayward CA 94541
APN	432 000402806
Parcel size (acre)	0.89
Community	Hayward Acres
Current Zoning designation	C-1 – Retail business
Current General Plan designation	Eden Area General Plan, General Commercial, Medium Density Residential allowed as a secondary use
Rezone? (Yes or no)	Yes. New Zoning designation: C1-22-HE New General Plan designation: GC-MDR-22-HE
Improvement to Land ratio	Land: \$ 1,083,587 Improvement: \$ 768, 362 Ratio: 0.70
Income category, # of units	Above moderate income: 13



Figure B-32. Recent street imagery of parcel (2024).

The property consists of a single building accompanied by a substantial parking lot, providing potential space for future development. Notably, the parking lot exceeds the required amount, offering flexibility for potential residential uses or expansion.

In recent years, there has been a noticeable increase in mixed-use developments in other communities of unincorporated Alameda County (Castro Valley, San Lorenzo, Ashland/Cherryland). This property stands poised to capitalize on this trend, with its strategic location and versatile infrastructure.

The building has experienced a high turnover rate, with businesses ranging from retail to restaurant uses frequently occupying the space. This corner lot is accessible by a major street, Hesperian Blvd and a smaller street leading to residential uses, Bartlett Ave.

Situated in close proximity to a large park and various other commercial establishments, the property benefits from its prime location within the community. This proximity enhances its appeal and accessibility, furthering its potential for growth and development in the future.

Table B-47. Description of 719 W A ST	
Address	719 W A ST, HAYWARD
APN	432 002000902
Parcel size (acre)	0.26
Community	Hayward Acres
Current Zoning designation	Planned Development, ZU-1487, allowing Neighborhood Business (CN) and Administrative Office (CO) District uses
Current General Plan designation	Eden Area General Plan, General Commercial, Medium-High Density Residential allowed as a secondary use
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 84,529 Improvement: \$ 0 Ratio: 0
Income category, # of units	Moderate income: 7



Figure B-33. Recent street imagery of parcel (2024).

The vacant land adjacent to both residential and commercial areas presents a unique opportunity for development or repurposing. Despite its current lack of signage indicating its specific use, it appears to be utilized primarily as parking, serving the needs of nearby businesses or residents.

The surrounding uses are predominantly residential, aligning with the same zoning district as the vacant land. This shared zoning designation suggests a harmonious blend of land uses within the vicinity, promoting compatibility and coherence in the built environment. Additionally, the presence of nearby commercial establishments adds vibrancy and convenience to the neighborhood, further enhancing the appeal of the area for potential development or investment opportunities.

Table B-48. Description of 879 Grant Ave	
Address	879 Grant Ave, San Lorenzo, CA 94580
APN	412 002200702
Parcel size (acre)	3.76 portion of 9.90 acre site
Community	San Lorenzo
Current Zoning designation	R-1, Single Family Residential
Current General Plan designation	Eden Area General Plan, "School": Sites designated as "School" may also be developed as residential uses at a density comparable to surrounding uses if the school district which owns them determines that they are no longer needed for educational purposes.
Rezone? (Yes or no)	Yes. New Zoning designation: R-S-22-HE New General Plan designation: R-S-22-HE
Improvement to Land ratio	Land: \$ 0 Improvement: \$ 0 Ratio: 0
Income category, # of units	Above Moderate income: 57



Figure B-34. Recent street imagery of parcel (2024).

The vacant land that is a portion of a school site owned by the San Lorenzo Unified School District is fenced off from the rest of the school. The school district currently does not utilize it, and has the burden of maintaining



the site free of fire-hazards and potential trespassing. The 3.76-acre site is surplus portion of the 9.90-acre school site, Grant Elementary School.

The vacant site is surrounded by a mix of low density and medium density residential development, as well as commercial and community facilities. Access to the site is from a private street owned by a neighboring homeowner's association. The site is a great candidate for increasing density from the current single-family residential zoning to medium density zoning of up to 22 dwelling units per acre, which is a density comparable to surrounding residential uses. The 57 units described for these sites assume that 70% of the entire lot will be occupied by housing.

Table B-49. Description of 730 Bartlett Ave (Pacheco Court)	
Address	730 Bartlett Avenue
APN	432 000403402
Parcel size (acre)	0.69
Community	Hayward Acres
Current Zoning designation	RS-DV
Current General Plan designation	EGAP Medium Density Residential
Rezone? (Yes or no)	Yes. New Zoning designation: HDR-86-HE New General Plan designation: HDR-86-HE
Improvement to Land ratio	Land: \$ 374,910 Improvement: \$ 763,684 Ratio: 2.04
Income category, # of units	Low and Very Low income: 20 additional units, 30 total



Figure B-34. Recent street imagery of parcel (2024).

In summer 2024, Building Opportunities for Self-Sufficiency (BOSS, formerly Berkeley Oakland Supportive Services) approached the County with the request to help enable additional affordable housing at 730 Bartlett Avenue. At the time of writing, there are 10 affordable units at the property, known as Pacheco Court, serving adults and households who have experienced homelessness. BOSS has proposed replacing the existing 10 units with 30 total units at the same level of affordability. The existing housing was constructed in 1965; new housing would allow for more modern updates as well as 20 additional affordable units in a neighborhood that experiences overcrowding.

To support the additional affordable housing, proposed rezonings will allow up to 86 units per acre, accommodating the 30-unit project BOSS wishes to complete.

Table B-50. Former Cherryland Place	
Address	A: 20097 Mission Blvd Hayward 94541 B: 20095 Mission Blvd San Lorenzo 94580 C: 20095 Mission Blvd Hayward 94541 D: 20095 Mission Blvd Hayward 94541 E: 20095 Mission Blvd Hayward 94541
APN	A: 414 002106100 B: 414 002107800 C: 414 002107900 D: 414 002106000 E: 414 002108000
Parcel size (acre)	A: 0.89 B: 0.84 C: 0.32 D: 0.21 E: 0.19
Community	Ashland
Current Zoning designation	ACBD District Mixed Use
Current General Plan designation	EGAP General Commercial with Medium High Density Residential overlay
Rezone? (Yes or no)	Yes. New Zoning designation: HDR-86-HE New General Plan designation: HDR-86-HE
Improvement to Land ratio	No information (Public Land)
Income category, # of units	A: Low and Very Low, 53 units B: Low and Very Low, 50 units C: Low and Very Low, 19 units D: Low and Very Low, 12 units E: Low and Very Low, 11 units

This site consists of five parcels at the corner of Mission Boulevard and Hampton/Mattox Road in the Ashland neighborhood. These sites were previously under contract to become a commercial and community space with 56 market-rate rental units. That project was unable to proceed, and the parcels continue to stay in the ownership of the County as legacy sites from the former Redevelopment Agency. Two bus lines pass by this site, and it is .5 miles from entrances for highways 580 and 238. A community garden, a new park, and other sites inventory sites are located nearby. The site is rated Low Resource in the 2023 HCD/TCAC Opportunity Map. These parcels are among those proposed for rezoning to a higher density of units. Staff anticipate that this, coupled with the requirement to allow 100% residential housing in mixed-use zones, will allow for a financially viable project.



Figure B-35. Recent satellite imagery of parcel (2024).

## B.2.7 Programs Incentivizing Housing Construction

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

- Incentives for development:
  - Program 1.M: Senate Bill 9 Compliance
  - Program 2.A: Density Bonus
  - Program 2.B Small Lot Consolidation
  - Program 3.H: Housing Element Overlay Combining
  - Program 4.H: Housing Opportunities for Persons with Disabilities
- Fast-tracking Permits:
  - Program 1.F: Online Permitting and Streamlining
  - Program 3.A: Streamline Parking Requirements
  - Program 3.B: Planning Commission Streamlining Subcommittee
  - Program 3.D: SB 35 Processing and Permit Streamlining
  - Program 3.H: Housing Element Overlay Combining District
  - Program 7.B: Environmental Review Streamlining
- Assembling parcels:
  - Program 1.A: Rezone Sites to Meet RHNA
  - Program 1.B: San Lorenzo Village Specific Plan Priority Development Area Grant
  - Program 1.G: Lower-Income Sites Modifications to Address Shortfall
  - Program 2.B: Small Lot Consolidation
- Rezoning Programs:
  - Program 1.A: Rezone Sites to Meet RHNA
  - Program 1.C: Facilitate Housing at Bay Fair BART Site
  - Program 1.D: Facilitating Sheriff's Radio Facility Development
  - Program 1.H: General Plan Consistency
  - Program 1.I: Monitor and Facilitate Pipeline Housing Projects
  - Program 1.J: Rezone 5<sup>th</sup> Cycle Lower-Income Housing Sites
  - Program 1.L: Update Castro Valley Business District Specific Plan
  - Program 1.O: Preparation of Castro Valley BART Station for future Development

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

## Section B.3 Adequacy of Residential Sites in Meeting RHNA

### B.3.1 Summary

The following table summarizes the County's methods for satisfying its RHNA (Table B-51). Based on ADU projections, entitled projects, and available sites, the County has a shortfall in all income categories. However, given the County's rezoning of the parcels in table B-53 in accordance with Program 1.A: Rezone Sites to Meet RHNA, the County has a surplus in all income categories as shown in table B-52.

Table B-51: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	1,251	721	763	1976	4,711
ADUs	See Very Low	129	128	128	42	427
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	315	62	938	1,315
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	129	443	190	980	1,742
<b>Remaining RHNA</b>	See Very Low	1,122	278	573	996	2,969
Site Inventory (new net units)	See Very Low/Low	60		236	337	633
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<b>(1,340)</b>		<b>(337)</b>	<b>(659)</b>	<b>(2,336)</b>
<sup>1</sup> : Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction. <i>Source: County of Alameda</i>						

Table B-52: Residential Development Potential and RHNA – With Potential Rezoning

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>1,251</b>	<b>721</b>	<b>763</b>	<b>1,976</b>	<b>4,711</b>
ADUs	See Very Low	129	128	128	42	427
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	315	62	938	1,315
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	129	443	190	980	1,742
<b>Remaining RHNA</b>	See Very Low	1,122	278	573	996	2,969
Site Inventory (new net units)	See Very Low/Low	60		236	337	633
Rezoning	-	1,515		486	1,132	3,133
<b>Total Proposed Units</b>	<b>See Very Low/Low</b>	<b>2,147</b>		<b>912</b>	<b>2,449</b>	<b>5,508</b>
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<b>175</b>		<b>149</b>	<b>473</b>	<b>797</b>
<sup>1</sup> : Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction. Source: County of Alameda						

### B.3.2 Housing Sites Maps – Rezoning

The following figure B-36A through B-36H shows the location of every site proposed for rezones.



Alameda County Housing Element

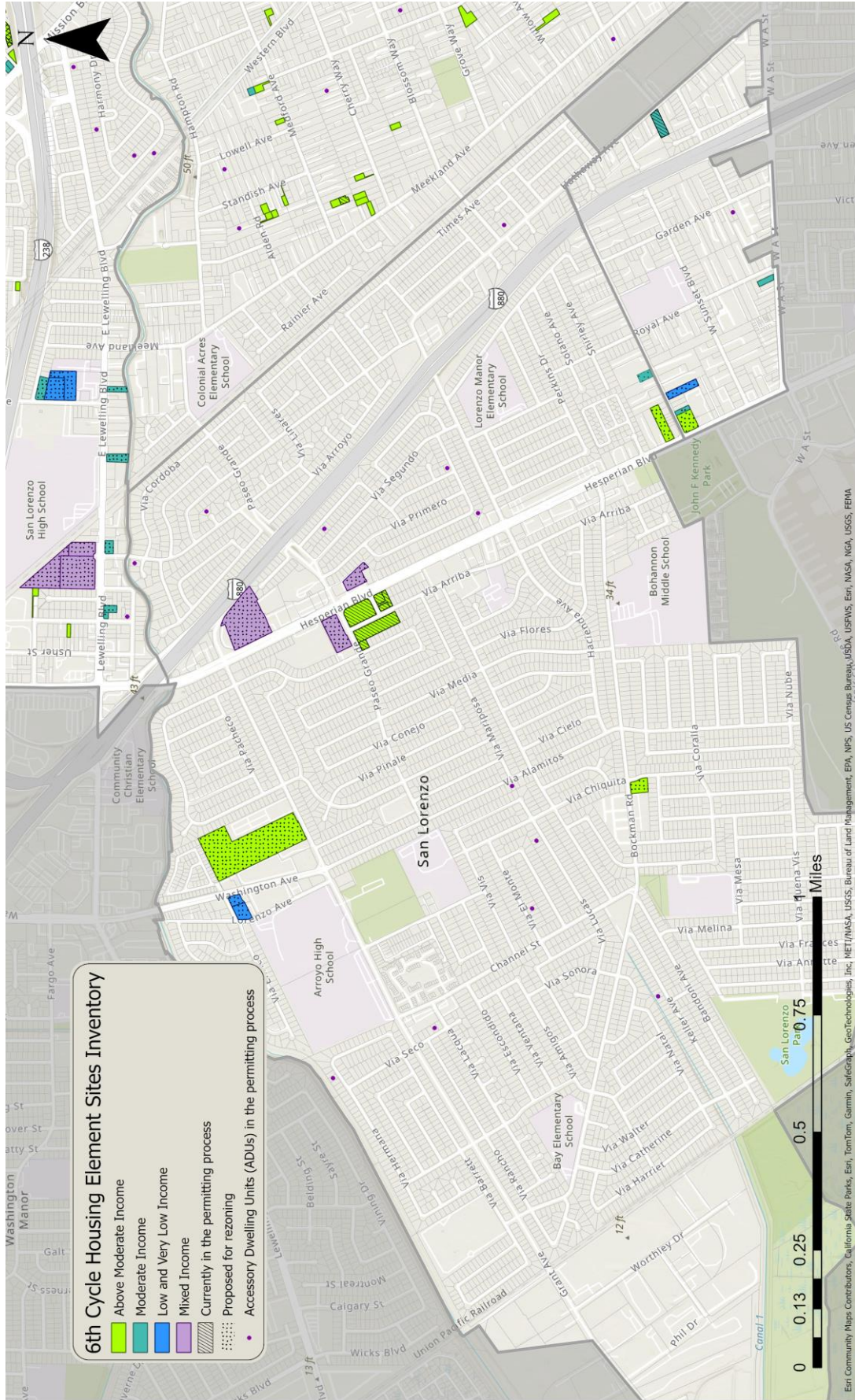


Figure B-36B. Unincorporated Alameda County Sites Inventory

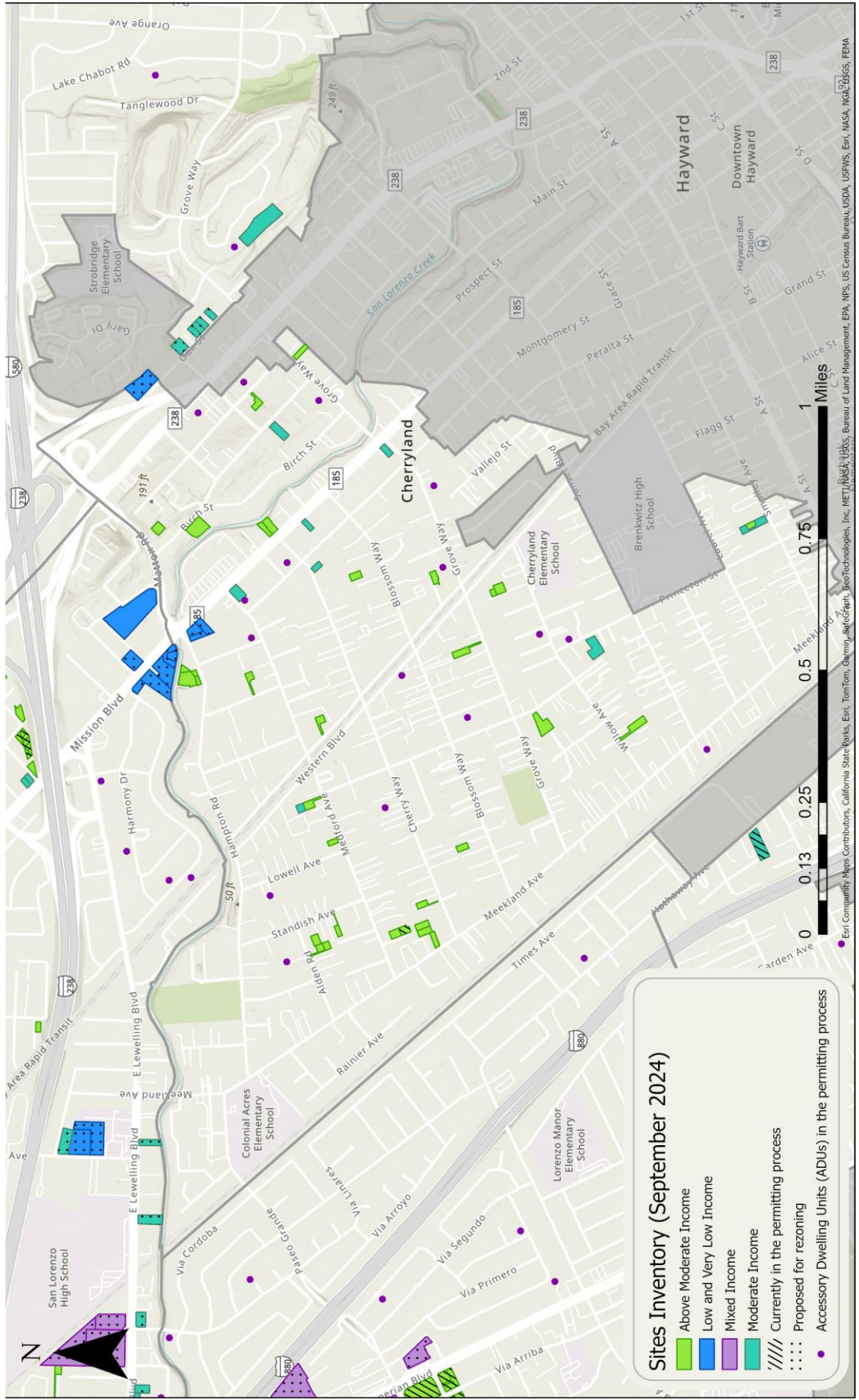


Figure B-36C. Unincorporated Alameda County Sites Inventory

Alameda County Housing Element

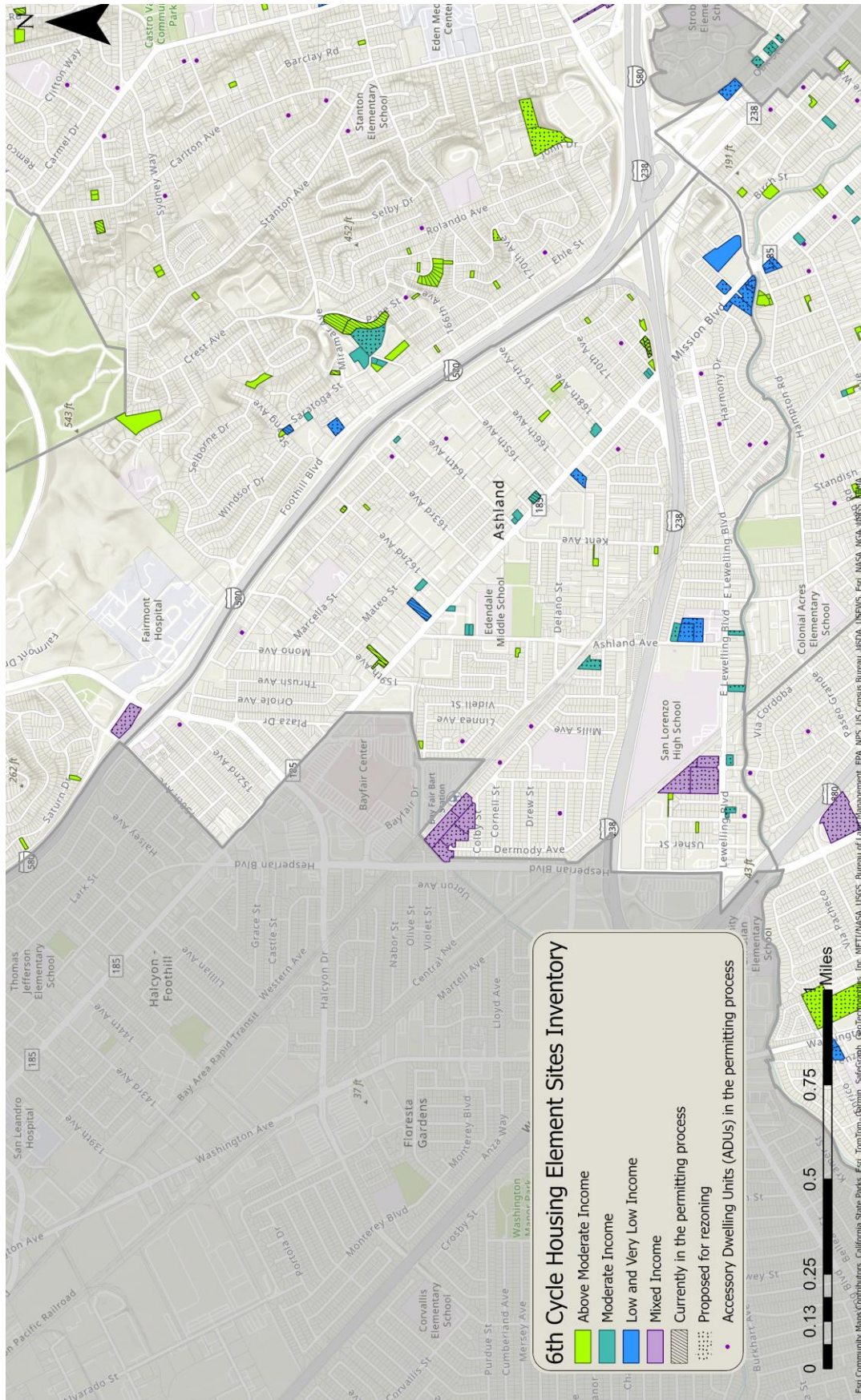


Figure B-36C. Unincorporated Alameda County Sites Inventory





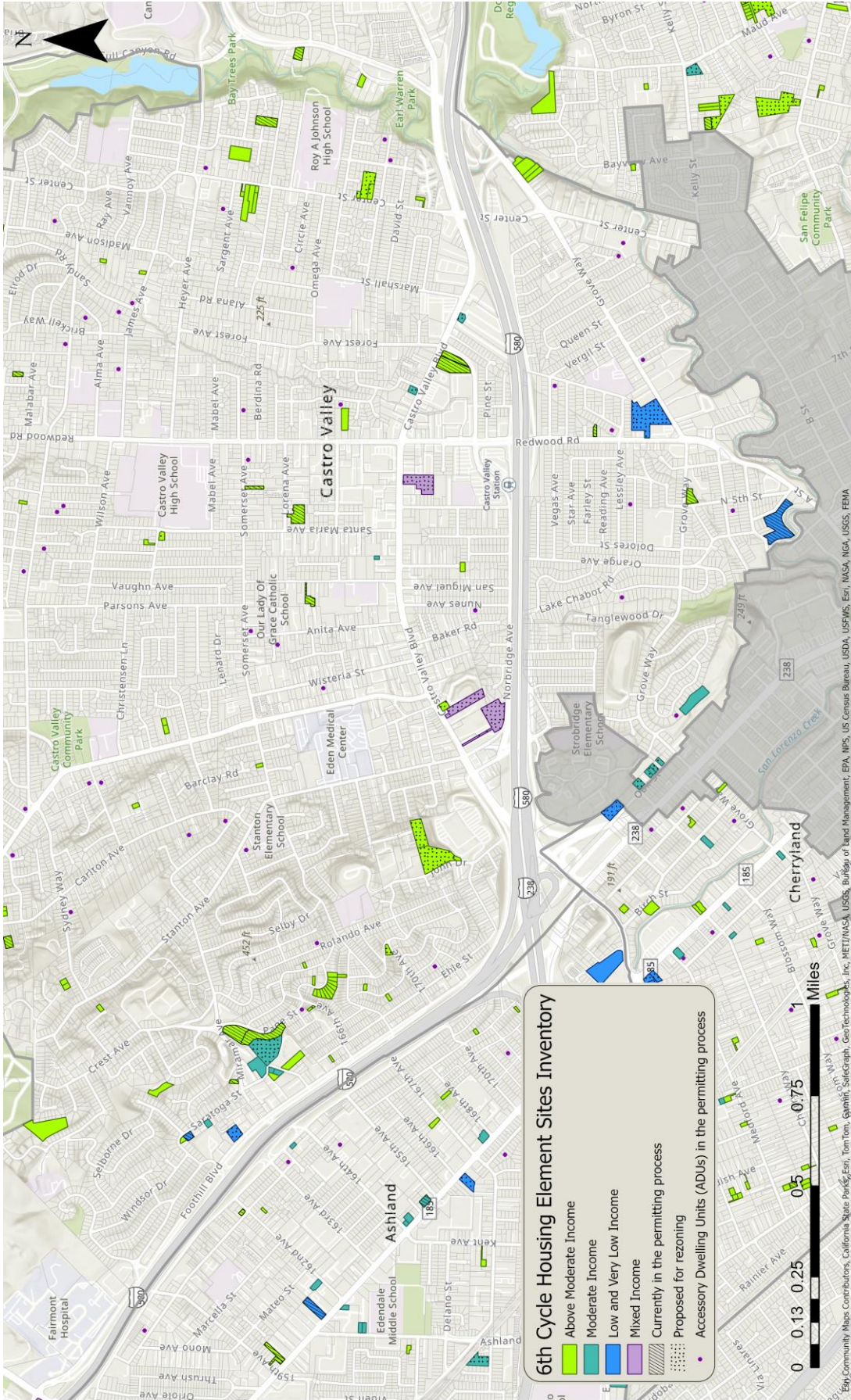


Figure B-36F. Unincorporated Alameda County Sites Inventory

Alameda County Housing Element

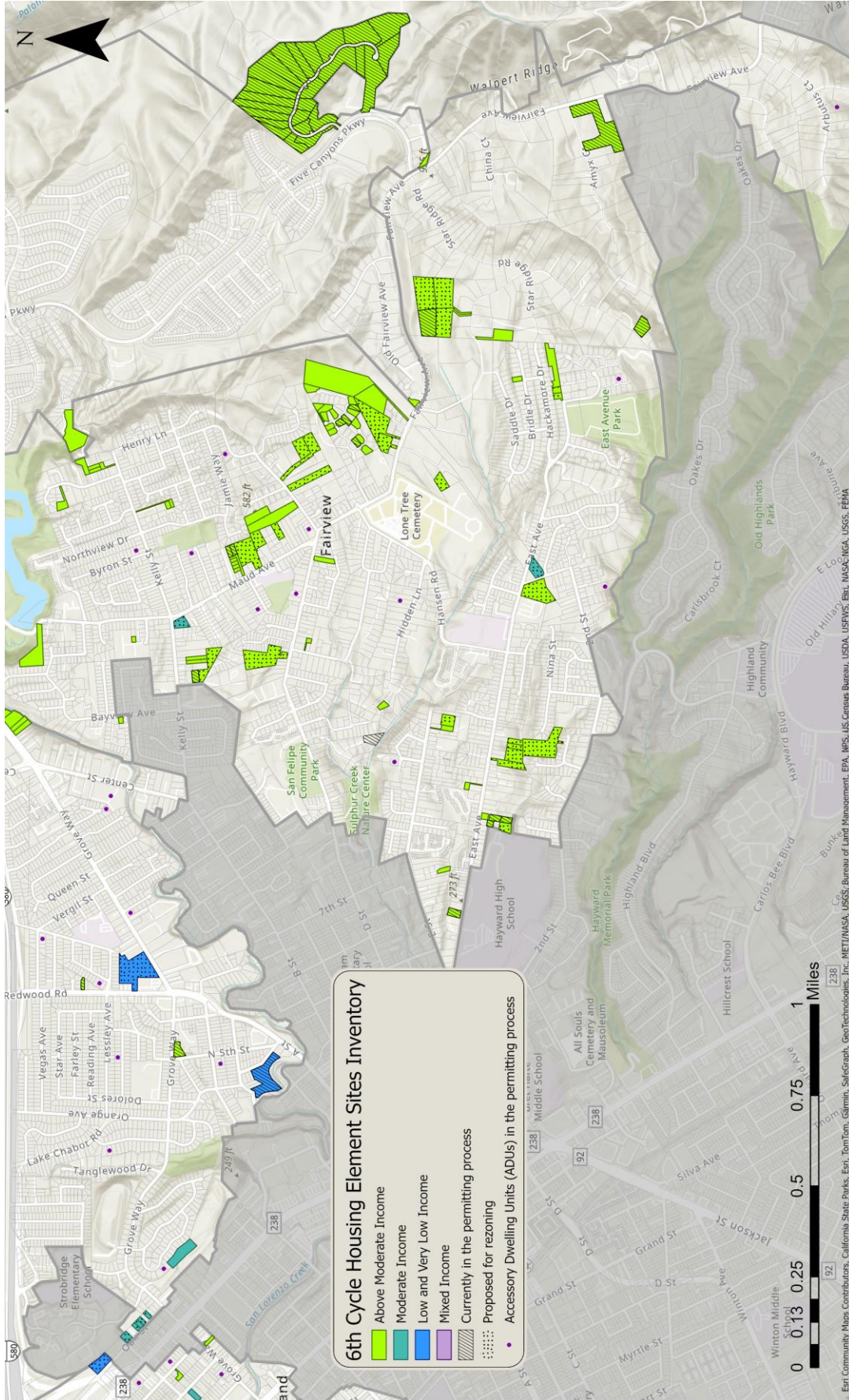


Figure B-36G. Unincorporated Alameda County Sites Inventory

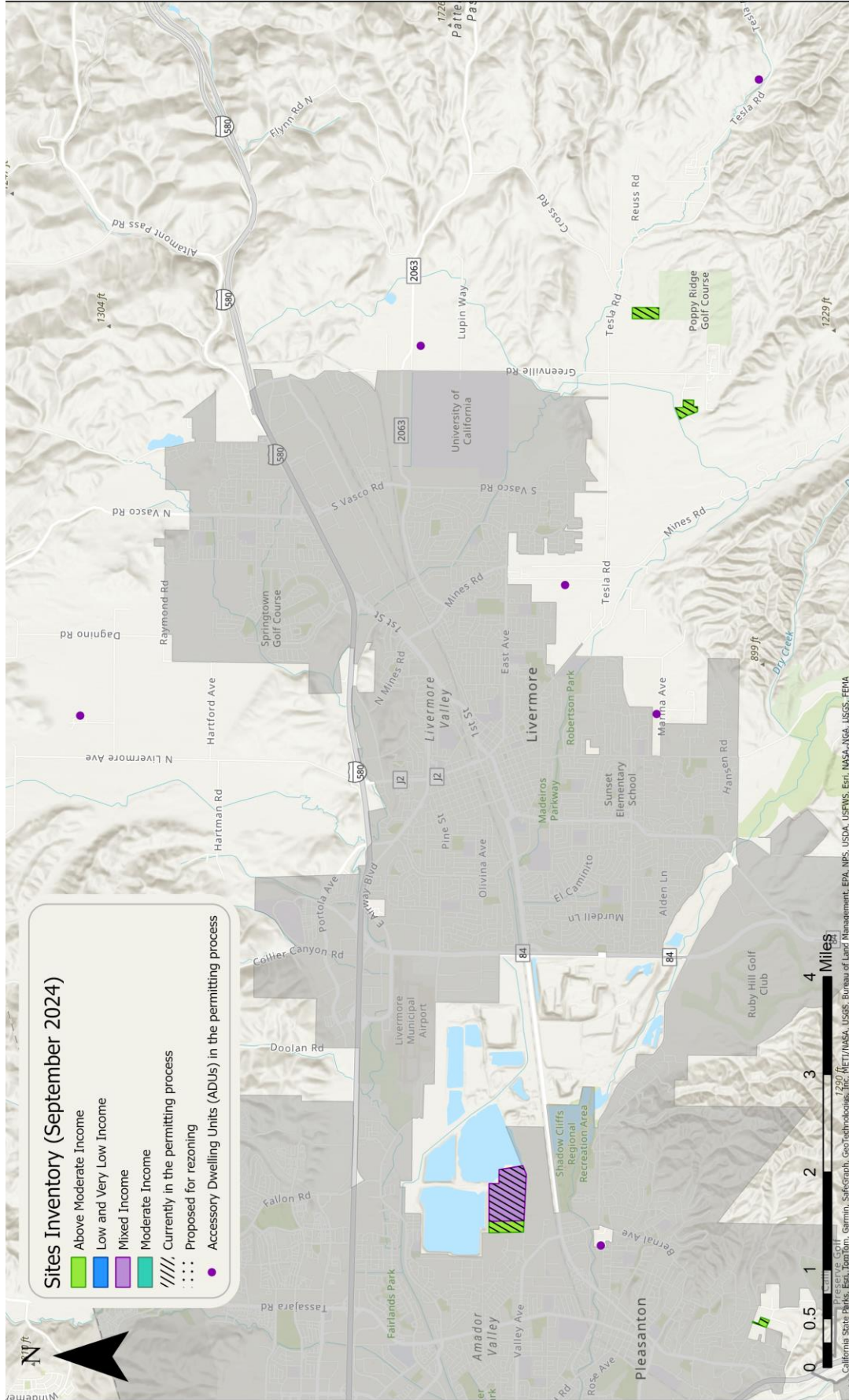


Figure B-36H. Unincorporated Alameda County Sites Inventory



### B.3.3 Housing Sites Table

The following 3 tables describe the sites inventory in full. Table B-53 describes all sites proposed for rezoning. Table B-54 describes all nonvacant sites. Table B-55 below shows details about all vacant properties included in the sites inventory. Table B-56 provides additional information.

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
20396 John Dr Castro Valley 94546	84A-240-2	G2	0.13	Vacant (back of lot)	Above Moderate	1	Residential Small Lot	RSL-CSU-RV	RSL-17-HE	v, 1, 3
20338 John Dr Castro Valley 94546 <sup>1</sup>	84A-250-9-3	G2	3.05	Vacant	Above Moderate	26	Residential Small Lot	RSL-CSU-RV	RSL-17-HE	v, 1
20396 John Dr Castro Valley 94546 <sup>1</sup>	84A-250-9-4	G2	1.53	Vacant	Above Moderate	12	Residential Small Lot	RSL	RSL-17-HE	v, 1
1294 Bockman Rd San Lorenzo 94580	411-91-2		0.65	Vacant	Above Moderate	11	GC-MDR	PD-1209	MHDR-43-HE	v, 1
16020 Hesperian Blvd San Lorenzo 94580 <sup>1</sup>	412-39-24-3		0.98	Commercial	<u>Mixed Income:</u> Total # Above Moderate Moderate Low and Very Low	58 20 8 30	GC	SLVSP-C1	SLZ-86-HE	3,4
19390 Hesperian Blvd Hayward 94541	412-87-71-2		0.97	Vacant	Above Moderate	29	C1	RS-D25/C1	C1-43-HE	v, 1, 2

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
165 Lewelling Blvd San Lorenzo 94580	413-15-33-2		2.39	Light Industrial	Mixed Income: Total # Above Moderate Moderate Low and Very Low	143  50 21  72	PUB	ACBD-P	ACBD-DC-86-HE	1, 3, 4
East Ave Hayward 94541	425-170-2		0.8	Vacant	Above Moderate	11	FASP	C1	FA-CN-29-HE	v, 1
2637 East Ave Hayward 94541	426-140-9-2		2.39	Commercial	Above Moderate	17	CN	CN	FA-CN-22-HE	1, 3, 4
19510 Hesperian Blvd Hayward 94541	432-4-28-6		0.89	Commercial (Restaurant)	Above Moderate	13	GC	C1	C1-22-HE	1, 3
16290 Foothill Blvd San Leandro 94578	80A-188-2-7		0.71	Vacant	Low and Very Low	29	CNM and RLM	PD	CN-60-HE	v, 1
166th Av San Lorenzo 94580	80A-209-4		0.09	Vacant	Above Moderate	1	RH	R1	RSL-17-HE	v, 1
2625 Castro Valley Blvd Castro Valley 94546	84A-12-2-2		1.69	Auto (Repair)	Mixed Income: Total # Above Moderate Moderate Low and Very Low	101  35 15  51	CBD - CD-2	CVBD-S02	CVBD-S02-86-HE	1, 3, 4

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
2659 Castro Valley Blvd Castro Valley 94546	84A-12-3		0.3	Auto (Sales)	Above Moderate	18	CBD-3	CVBD-S02	CVBD-S02-86-HE	1, 3, 4
2610 Norbridge Ave Castro Valley 94546	84A-7-5		2.63	Commercial (Car Dispatch)	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	158 55 23 80	CBD - CD-2	CVBD-S02	CVBD-S02-86-HE	1, 4
20525 Mission Blvd Hayward 94541	414-41-33	G32	0.3	Commercial	Low and Very Low	18	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE	1, 4
20102 Mission Blvd Hayward 94541	414-16-22		0.52	Commercial (Restaurant)	Low and Very Low	31	GC	ACBD-DMU	ACBD-DMU-43-HE	1, 3, 4
2889 Kelly St Hayward 94541	416-180-20		0.65	Church	Above moderate	13	FASP	FASP-R1	FA-29-HE	1, 2, 3
2490 Grove Way Hayward 94546	416-30-14-3		4.19	Parking	Low and Very Low	260	CC	D20	CC-60-HE	3, 4
177 Lewelling Blvd San Lorenzo 94580	413-15-33-5	G21	3.17	Commercial	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	190 66 28 96	GC	ACBD-DC	ACBD-DC-86-HE	3, 4

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
85 Lewelling Blvd San Lorenzo 94580	413-15-34-3	G21	1.05	Commercial	Mixed Income: Total # Above Moderate Moderate Low and Very Low	63 22 9 32	GC	ACBD-DC	ACBD-DC-86-HE	1, 4
Dermody Ave San Leandro 94578 <sup>1</sup>	80D-563-17	G23	0.88	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	54 18 8 28	HDR-GC	RS-D15	BTA-HDR-125 / GC-HE	1, 2, 4
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-565-29	G23	1.99	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	124 43 18 63	HDR-GC	RS-D15	BTA-HDR-125 / GC-HE	1, 2, 4
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-565-30	G23	1.17	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	73 25 10 38	HDR-GC	RS-D15	BTA-HDR-125 / GC-HE	1, 2, 4
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-568-30	G23	1.57	Parking	Mixed Income: Total # Above Moderate Moderate	97 33	HDR-GC	RS-D15	BTA-HDR-125 / GC-HE	1, 2, 4

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
					<i>Low and Very Low</i>	14 50				
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-568-31	G23	1.6	Parking	<u>Mixed Income:</u> Total # <i>Above</i> <i>Moderate</i> <i>Moderate</i> <i>Low and Very</i> <i>Low</i>	100 35 15 50	HDR-GC	RS-D15	BTA-HDR-125 / GC-HE	1, 2, 4
<b>3443 Castro Valley Blvd Castro Valley 94546</b>	84A-60-4-3		2.1	Parking	<u>Mixed Income:</u> Total # <i>Above</i> <i>Moderate</i> <i>Moderate</i> <i>Low and Very</i> <i>Low</i>	126 44 18 64	CBD-5	CVBD-S07	CVBD-S07-86 -HE	1, 3, 4
507 Paseo Grande San Lorenzo 94580 <sup>1</sup>	412-31-92		1.68	Paved Lot	<u>Mixed Income:</u> Total # <i>Above</i> <i>Moderate</i> <i>Moderate</i> <i>Low and Very</i> <i>Low</i>	66 23 9 34	SLVSP	SLZSP-C1	SLZ-86-HE	1, 4
15600 Lorenzo Ave San Lorenzo 94580	411-21-5-2	G40	0.61	Residential (Excess land on residential lot)	<i>Low and Very</i> <i>Low</i>	36	MDR	R3	HDR-86-HE	3, 4
15601 Washington Ave San	411-21-5-4	G40	0.4	Commercial	<i>Low and Very</i> <i>Low</i>	23	GC	C1	HDR-86-HE	1, 4

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
Lorenzo 94580										
15800 Hesperian Blvd San Lorenzo 94580	412-34-36		4.99	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	105 36 15 54	SLVSP	SLZSP-C1	SLZ-86-HE	3, 4
221 E Lewelling Blvd San Lorenzo 94580	413-63-6-3		0.31	Commercial	Moderate	9	GC	CN	CN-43-HE	3
75 E Lewelling Blvd San Lorenzo 94580	413-67-5-2		0.5	Parking	Moderate	14	GC	CN	CN-43-HE	1, 4
98 Lewelling Blvd San Lorenzo 94580	413-70-6-4		0.33	Broken Pavement	Moderate	9	GC	DC	ACBD-DC-43-HE	1, 4
268 Lewelling Blvd San Lorenzo 94580	413-93-2-2		0.27	Commercial (Empty Building)	Moderate	8	GC	DC	ACBD-DC-43-HE	3, 4
770 Bartlett Ave Hayward 94541	432-4-30-2		0.2	Residential (Excess land on residential lot)	Moderate	5	MDR	RS-DV	MHDR-43-HE	1, 3, 4
Mansfield Ave,	416-180-1	G15	1.38	Vacant	Above Moderate	16		FASP-R1	FA-17-HE	v

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
Hayward, 94541										
Kelly St, Hayward, 94541	416-180-12	G15	0.35	Vacant	Above Moderate	4		FASP-R1	FA-17-HE	v
Kelly St, Hayward, 94541	416-180-14	G15	0.34	Vacant	Above Moderate	4		FASP-R1	FA-17-HE	v
Weir Dr, Hayward, 94541	426-160-91	G7	3.39	Vacant	Above Moderate	40		FASP-R1-BE	FA-17-HE	v
20513 Mission Blvd Hayward 94541	414-41-32	G32	0.29	Car rental	Low and Very Low	17	GC-HDR	DMU	ACBD-DMU-86-HE	1, 2, 3, 4
981 Hampton Rd Hayward 94541	414-41-31	G32	0.19	Parking	Low and Very Low	11	GC-HDR	DMU	ACBD-DMU-86-HE	v, 4
20104 Center St Castro Valley 94546	84C-1064-27	G43	1.23	Religious Facility	Above moderate	14	R1	R1-CSU-RV	RSL-17-HE	2, 3
20124 Center St Castro Valley	84C-1064-26	G43	0.39	Religious Facility	Above moderate	4	R1	R1-CSU-RV	RSL-17-HE	1, 2, 4
20074 Center St Castro Valley 94546	84C-1064-28	G43	0.12	Religious Facility	Above moderate	1	R1	R1-CSU-RV	RSL-17-HE	2, 3
Meekland Ave Hayward 94541	429-10-59-2		0.30	Vacant	Moderate	9	GC-MDR	CN	GC-MHDR-43-HE	v
205 Ano Ave San Lorenzo 94580	413-23-67-4	G6	0.59	Vacant	Moderate	9	MDR	ACBD-R2	ACBD-R3-HE	v

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
16600 Ashland Ave San Lorenzo 94580	413-23-43-3	G6	1.28	Residential	Low and Very Low	30	MDR	ACBD-R2	ACBD-R3-HE	4. Majority of lot is vacant; additional units exclude existing residence.
16550 ASHLAND AVE, SAN LORENZO	413-23-43-4	G6	1.16	Vacant	Low and Very Low	34	MDR	ACBD-R2	ACBD-R3-HE	v
East Ave, Hayward	426-170-13	G7	1.08	Vacant	Above moderate	12		FASP-R1-BE	FA-17-HE	v
East Ave, Hayward	426-170-14-2	G7	0.38	Vacant	Above moderate	4		FASP-R1-BE	FA-17-HE	v
East Ave, Hayward	426-170-16	G7	0.36	Vacant	Above moderate	4		FASP-R1-BE	FA-17-HE	v
4980 Jensen Rd, Castro Valley	85-5450-54		0.52	Vacant	Above moderate	4	R1	PD-1566	RSL-17-HE	v
Jensen Rd, Castro Valley	85-5475-2		0.28	Vacant	Above moderate	3	RR	PD-1489	RSL-17-HE	v
President Dr, San Lorenzo	80A-221-40		0.25	Vacant	Above moderate	2	RH	R1-RV-HO	RSL-17-HE	v
Bains Ct, Castro Valley	84C-885-31-3		0.31	Vacant	Above moderate	3	RR	R1-BE-CSU-RV	RSL-17-HE	v
Bains Ct, Castro Valley	84C-885-32-2		0.26	Vacant	Above moderate	3	RR	R1-BE-CSU-RV	RSL-17-HE	v



Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
Madison Ave, Castro Valley	84C-885-33-4		0.42	Vacant	Above moderate	3	RR	R1-BE-CSU-RV	RSL-17-HE	v
19271 Santa Maria Ave	84B-570-123-3		0.25	Vacant	Above moderate	2	R1	R1-CSU-RV	RSL-17-HE	v
23420 Maud Ave Hayward	417-210-72		2.49	Residential	Above moderate	15		R1	FASP-17-HE	1, 3, 4. Significant opportunity to subdivide land.
23470 Maud Ave, Hayward	417-220-40		0.88	Vacant	Above moderate	10		FASP-R1-BE	FASP-17-HE	v
23730 Maud Ave, Hayward	417-220-42		0.54	Vacant	Above moderate	6		FASP-R1-BE	FASP-17-HE	v
D St, Hayward	417-240-1-2		1.45	Vacant	Above moderate	17		FASP-R1-BE	FASP-17-HE	v
D St, Hayward	417-240-5-3		1.05	Vacant	Above moderate	12		FASP-R1-BE	FASP-17-HE	v
D St, Hayward	417-240-6-1		1.67	Vacant	Above moderate	9		FASP-R1-BE	FASP-17-HE	v
Fairview Ave, Hayward	417-270-3		1.11	Vacant	Above moderate	13		FASP-R1-BE	FASP-17-HE	v
24830 Fairview Ave Hayward	417-270-6		3.10	Residential	Above moderate	26		FASP-R1-BE	FASP-17-HE	Residence has been abandoned since 2006. 1, 3, 4.
Fairview Ave, Hayward	425-10-6		0.74	Vacant	Above moderate	8		FASP-R1-BE	FASP-17-HE	v

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
Clover Rd, Hayward	425-50-22-1		2.68	Vacant	Above moderate	31		FASP-R1-L-BE	FASP-17-HE	v
Clover Rd, Hayward	425-50-23-6		3.02	Vacant	Above moderate	35		FASP-R1-L-BE	FASP-17-HE	v
Clover Rd, Hayward	425-50-25-2		2.57	Vacant	Above moderate	30		FASP-R1-L-BE	FASP-17-HE	v
East Ave, Hayward	425-90-44		0.25	Vacant	Above moderate	3		FASP-R1-BE	FASP-17-HE	v
East Ave, Hayward	425-90-45		0.25	Vacant	Above moderate	2		FASP-R1-BE	FASP-17-HE	v
E St, Hayward	426-120-17		.68	Vacant	Above moderate	8		FASP-R1-BE	FA-17-HE	v
East Ave, Hayward	426-170-9		0.92	Vacant	Above moderate	10		FASP-R1-BE	FA-17-HE	v
24391 Israel Ct, Hayward	426-180-44		0.51	Vacant	Above moderate	6		FASP-R1-BE	FA-17-HE	v
6132 Greenridge Rd, Castro Valley	85-1613-1		0.68	Vacant	Above moderate	8	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
Miramonte Ave, San Lorenzo	80A-199-1-5		2.83	Vacant	Above moderate	57	RMN	PD-1762	RMF-HE	v
16611 E 14th St, San Leandro	80B-300-11		0.65	Auto sales	Low and Very Low	39	GC	CMU-C	ACBD-CMU-C-86-HE	1, 2, 3, 4.
15001 Foothill Blvd, San Leandro, Ca 94578	80A-153-3-6		2.05	Public	Mixed Income	96	P	PF	HDR-100-HE	2, 4

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
21320 Oak St Hayward 94546	415-160-53		0.34	Vacant	Moderate	10	RLM	R4	R-60-HE	v
21112 Oak St Hayward	<b>415-160-51</b>		1.03	Vacant	Mixed	31	MHDR	RS-DV	HDR-86-HE	v
21406 Oak St, Hayward	415-160-14		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
21420 Oak St, Hayward	415-160-15		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
21408 Oak St, Hayward	415-160-16		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
21454 Oak St, Hayward	415-160-18		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
290 Lewelling Blvd San Lorenzo 94580	413-93-1-3		0.09	Vacant	Moderate	2	GC	ACBD-DC	ACBD-DC-43-HE	2
879 Grant Ave San Lorenzo	412-22-7-2		9.9 total; 3.76 considered for rezoning	Vacant field behind school	Above Moderate	57	S	R1	R-S-22-HE	V
730 Bartlett Ave	432-4-34-2		0.69	Affordable Housing managed by BOSS; anticipated project will expand existing use	Low and Very Low	20 additional units (30 total)	MDR	RS-DV	HDR-86-HE	2, 3, 4
20097 Mission Blvd Hayward 94541 <sup>1</sup>	414-21-61	G9	0.89	Paved lot (vacant)	Low and Very Low	53	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE	v, 1, 2, 4

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
20095 Mission Blvd San Lorenzo 94580 <sup>1</sup>	414-21-78	G9	0.84	Paved lot (vacant)	Low and Very Low	50	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE	v, 1, 2, 4
20095 Mission Blvd Hayward 94541 <sup>1</sup>	414-21-79	G9	0.32	Paved lot (vacant)	Low and Very Low	19	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE	v, 1, 2, 4
20095 Mission Blvd Hayward 94541 <sup>1</sup>	414-21-60	G9	0.21	Paved lot (vacant)	Low and Very Low	12	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE	v, 1, 2, 4
20095 Mission Blvd Hayward 94541 <sup>1</sup>	414-21-80	G9	0.19	Paved lot (vacant)	Low and Very Low	11	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE	v, 1, 2, 4
3889 Castro Valley Blvd, Castro Valley	84C-630-11-9		0.27	Commercial (closed towing business)	Moderate	16	CBD-RMU	CVBD-S10	CVBD-S10-86-HE	1, 3, 4
3692 Castro Valley Blvd, Castro Valley 94546	84C-724-91-2		.29	Retail (Restaurant)	Moderate	17	CBD-3	CVBD-S10	CVBD-S10-86-HE	1, 2, 3, 4
705 Bartlett Ave, Hayward 94541	412-87-78		.33	Vacant (adjacent to senior living)	Moderate	18	MDR	RS-DV	HDR-86-HE	v, 1, 2, 4
<b>Unit Count</b>						Total	3,133			
						Above Moderate	1,132			
						Moderate	486			
						Low and Very Low	1,515			

Table B-53: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
<p>Notes</p> <p>1: These parcels were listed in the 5<sup>th</sup> Cycle Sites Inventory.</p> <p>2: Rezone categories are described in table B-11.</p>										

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Table B-54: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
D St, Hayward	417-220-11-1	G8	1.11	vacant	Above Moderate	3	FASP	R1-BE	1, 2, 4	4.356	3.0492
3216 D St Hayward 94541	417-220-12-1	G8	2.5	Residential (Excess land on residential lot)	Above Moderate	7	FASP	R1	1, 2, 3, 4	4.356	3.0492
19539 Center St Castro Valley 94546*	84C-697-11-6	G18	0.11	Residential (unoccupied)	Above Moderate	0	R1	R1	3	8	5.6
19527 Center St Castro Valley 94546*	84C-697-11-9	G18	0.61	Residential (unoccupied)	Above Moderate	4	R1	R1	3, 4	8	5.6
19521 Center St Castro Valley 94546	84C-697-10-4	G18	0.94	Residential (unoccupied)	Above Moderate	6	R1	R1	1, 3, 4	8	5.6
Center St Castro Valley 94546	84C-697-11-7	G18	0.35	Residential (unoccupied)	Above Moderate	2	R1	R1	1, 4	8	5.6
16404 E 14th St San Leandro 94578	80-71-38	G22	0.11	Commercial (Retail)	Moderate	3	GC	CMU-C	1, 3	43	30.1
16410 E 14th St San	80-71-46	G22	0.28	Auto (Sales)	Moderate	8	GC	CMU-C	1, 3, 4	43	30.1

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Table B-54: Nonvacant sites, Previous uses, and Criteria Met											
Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
Leandro 94578											
16130 Ashland Ave San Lorenzo 94580	80C-479-1	G28	0.2	Parking	Above Moderate	9	GC	DMU	1, 4	43	30.1
16140 Ashland Ave San Lorenzo 94580	80C-479-2	G28	0.2	Paved (drive way)	Above Moderate	9	GC	DMU	1, 4	43	30.1
17144 E 14th St Hayward 94541	80A-109-10	G29	0.11	Commercial	Moderate	3	GC	CMU-C	1, 3	43	30.1
17156 E 14th St Hayward 94541	80A-109-21-1	G29	0.11	Commercial	Moderate	3	GC	CMU-C	1, 4	43	30.1
D St Hayward 94541	426-20-3		0.46	Nonresidential structure	Above Moderate	2	FASP	R1	1, 4	8.712	6.0984
19356 Meekland Ave Hayward 94541	429-10-24		0.18	Light industrial	Above Moderate	3	LMDR	RS	1, 3	12	8.4
21098 Mission Blvd Hayward 94541	414-81-2		0.18	Vacant (Storage)	Above Moderate	2	MDR	CMU-R	1, 4	22	15.4

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Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
21106 Mission Blvd Hayward 94541*	414-81-3		0.25	Vacant (Storage)	Above Moderate	3	MDR-GC	AO-CMU-R	3, 4	22	15.4
Lamson Rd Castro Valley 94546	84D-1173-24		0.24	Residential (Excess land on residential lot)	Above Moderate	1	RH	R1	1, 4	8.712	6.0984
1050 Mattox Rd Hayward 94541	414-46-57-2		2.8	Parking	Low and Very Low	60	GC	DMU	1, 3, 4	86	60.2
1475 162nd Ave San Leandro	80-57-38-5		0.25	Commercial	Moderate	5	MDR	RS	1	29.04	20.328
16151 E 14th St San Leandro 94578	80C-476-11-1		0.16	Commercial	Moderate	9	GC	DMU	1, 3, 4	86	60.2
20925 Mission Blvd Hayward 94541	414-61-33		0.34	Commercial	Moderate	10	GC	DMU	1, 3, 4	43	30.1
21177 Mission Blvd Hayward 94541*	414-76-24		0.15	Office	Moderate	4	GC-MHDR	ACBD-AO-CMU-C	3, 4	43	30.1



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Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
719 W A St Hayward 94541	432-20-9-2		0.26	Parking	Moderate	7	GC	PD	1, 4	43	30.1
21495 Mission Blvd Hayward 94541	414-76-57		0.19	Commercial	Moderate	5	GC	CMU-C	1, 3	43	30.1
						<i>Total Units</i>	168				
						<i>Above Moderate</i>	33				
						<i>Moderate</i>	75				
						<i>Low and Very Low</i>	60				
<p>Notes</p> <p>*: These sites have Improvement-to-Land-Value ratios of greater than 1 and are discussed in section B.2.5 Suitability of Nonvacant Sites</p> <p>1: These parcels were listed in the 5th Cycle Sites Inventory.</p>											

Alameda County Housing Element

Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
576 Willow Ave, Hayward	94541	429-50-5-2	RS-D35	MDR	0.08		Above Moderate	1	G3	22	15.4
Western Blvd, Hayward	94541	429-50-6-1	RS-D35	MDR	0.23		Above Moderate	3	G3	22	15.4
Maud Ave, Hayward	94541	417-210-95	FASP-R1		0.31		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-96	FASP-R1		0.11		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-97	FASP-R1		0.11		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-98	FASP-R1		0.12		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-99	FASP-R1		0.11		Above Moderate	1	G12	4.356	3.0492
Hampton Rd, Hayward	94541	414-21-64-4	PD-2226	LMDR	0.06		Above Moderate	0	G17	12	8.4
924 Hampton Rd Hayward 94541	94541	414-21-83-1	PD-2226	LMDR	0.10		Above Moderate	1	G17	12	8.4
876 Hampton Rd, San Lorenzo	94580	414-21-83-4	PD-2226	LMDR	0.49		Above Moderate	5	G17	12	8.4
876 Hampton Rd, San Lorenzo	94580	414-21-87-3	PD-2226	LMDR	0.08		Above Moderate	0	G17	12	8.4
<b>Castro Valley Blvd, Castro Valley</b>	94546	84A-112-12-2	CVGP-CBD-5	CBD-5	0.09		Moderate	2		40	28
Alden Rd, San Lorenzo	94580	413-51-54	RS-SU	LMDR	0.14		Above Moderate	1		12	8.4
Alden Rd, San Lorenzo	94580	413-51-55	RS-SU	LMDR	0.14		Above Moderate	1		12	8.4
Almond Rd, Castro Valley	94546	84D-1162-1-12	R1-BE-CSU-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984

Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Audrey Dr, Castro Valley	94546	84C-905-98	R1-CSU-RV-HO	RH	0.20		Above Moderate	1		8	5.6
Aurelia Way, San Leandro	94578	79-10-17	R1-HO	RH	0.13		Above Moderate	1		8	5.6
Aurelia Way, San Leandro	94578	79-10-20	R1-HO	RH	0.12		Above Moderate	1		8	5.6
<b>Bains Ct, Castro Valley</b>	94546	84C-885-34-2	MASP-R1-B40-CSU-RV	Vacant	0.56		Above moderate	1		2	1.4
Bayview Ave, Hayward	94541	417-299-31	FASP-R1		0.14		Above Moderate	1		8.712	6.0984
Birch St, Hayward	94541	414-51-25	R1	LMDR	0.23		Above Moderate	1		12	8.4
Birch St, Hayward	94541	414-56-11	R1	LMDR	0.62		Above Moderate	5		12	8.4
Blossom Way, Hayward	94541	414-76-17	RS-D35	MDR	0.19		Above Moderate	2		22	15.4
Blossom Way, Hayward	94541	429-10-70-1	RS-D35	MDR	0.16		Above Moderate	2		22	15.4
Cambrian Dr, San Lorenzo	94580	80A-174-1-4	R1-RV-HO	RH	2.60		Above Moderate	15		8.712	6.0984
Canyon Dr, Hayward	94541	417-151-5-2	PD-2037-B40	RR	2.47		Above Moderate	1		1.089	0.7623
Carol Pl, Hayward	94541	417-200-29	FASP-R1		0.27		Above Moderate	1		8.712	6.0984
Cherry Way, Hayward	94541	429-10-83	RS-SU	LMDR	0.16		Above Moderate	1		12	8.4
Clover Rd, Hayward	94542	425-80-12	FASP-R1-L-BE		1.20		Above Moderate	1		1	0.7
Concord Ave, San Lorenzo	94580	414-41-61	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4

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Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
<b>Common Rd, Castro Valley</b>	94546	84C-895-40	MASP-R1-B40-CSU-RV	RR	0.83		Above moderate	1		2	1.4
East Ave, Hayward	94541	425-90-46-2	FASP-R1-BE		1.41		Above Moderate	4		7.26	5.082
East Ave, Hayward	94541	426-180-51	FASP-R1-BE		0.32		Above Moderate	1		7.26	5.082
Ehle St, San Lorenzo	94580	80A-205-6-2	RSL-RV	RSL	0.08		Above Moderate	1		8	5.6
Ewing Rd, Castro Valley	94546	84D-1250-34-4	R1-BE-CSU-RV-HO	RH	0.20		Above Moderate	1		8.712	6.0984
Ewing Rd, Castro Valley	94546	84D-1255-39	R1-BE-CSU-RV-HO	RH	0.25		Above Moderate	1		8.712	6.0984
Fairview Ave, Castro Valley	94542	85A-6100-13-4	R1-L-BE	RH	0.25		Above Moderate	1		8.712	6.0984
Fairview Ave, Hayward	94542	417-260-4	FASP-R1-BE10		7.58	Yes	Above Moderate	23		4.356	3.0492
Fairview Ave, Hayward	94542	417-270-9	FASP-R1-BE		2.43		Above Moderate	7		4.356	3.0492
Grove Way, Hayward	94541	414-71-76	R1	MDR	0.18		Above Moderate	1		10	7
Grove Way, Hayward	94541	428-16-9	R1	LMDR	0.19		Above Moderate	1		12	8.4
Grove Way, Hayward	94541	429-23-62	RS-D35	MDR	0.31		Above Moderate	2		12	8.4
Haviland Ave, Hayward	94541	429-28-81-1	RS-D35	MDR	0.53		Above Moderate	4		12	8.4
Howe Dr, San Leandro	94578	79-5-16	R1-HO	RH	0.16		Above Moderate	1		8	5.6
Jensen Rd, Castro Valley	94546	85-5475-3	PD-1489	RR	0.31		Above Moderate	1		1.089	0.7623

Alameda County Housing Element

Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Kelly St, Hayward	94541	417-140-50-1	FASP-R1		0.20		Above Moderate	1		8.712	6.0984
Kelly St, Hayward	94541	417-140-51-2	FASP-R1		0.20		Above Moderate	1		8.712	6.0984
Kelly St, Hayward	94541	417-140-52-2	FASP-R1		0.21		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-211-25	R1-RV-HO	RH	0.11		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-215-14-4	R1-RV-HO	RH	0.22		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-10	R1-RV-HO	RH	0.19		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-11	R1-RV-HO	RH	0.20		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-12	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-13	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-14	R1-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-15-1	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-7	R1-RV-HO	RH	0.12		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-8	R1-RV-HO	RH	0.14		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-9	R1-RV-HO	RH	0.16		Above Moderate	1		8.712	6.0984
Lone Oak Pl, Castro Valley	94546	84C-810-36	PD-1376	R1	0.11		Above Moderate	1		8.712	6.0984

Alameda County Housing Element

Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Los Banos St, Hayward	94541	80A-118-10-6	R1	LDR	0.08		Above Moderate	1		9	6.3
Lux Ave, Castro Valley	94546	84B-568-27	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
Madeiras Ave, Hayward	94541	426-10-64	FASP-R1		0.16		Above Moderate	1		8.712	6.0984
Madison Ave, Castro Valley	94546	84C-885-33-4	R1-BE-CSU-RV	RR	0.42	Yes	Above Moderate	1		2	1.4
Massachusetts St, Castro Valley	94546	84B-510-24	R1-CSU-RV-HO	RH	0.14		Above Moderate	1		8	5.6
Meekland Ave, Hayward	94541	429-10-28	RS-SU	LMDR	0.21		Above Moderate	1		12	8.4
Meekland Ave, Hayward	94541	429-10-30	RS-SU	LMDR	0.21		Above Moderate	1		12	8.4
Midland Rd, San Leandro	94578	79-3-9	R1-HO	RH	0.16		Above Moderate	1		8	5.6
Miramonte Ave, San Lorenzo	94580	80A-204-2-7	RS-D20	RLM	0.80		Above Moderate	9		21.78	15.246
Moreland Dr, Castro Valley	94546	84D-1212-1-3	R1-CSU-RV-HO	RH	0.12		Above Moderate	1		8	5.6
Proctor Rd, Castro Valley	94546	84C-965-5-8	R1-CSU-RV-HO	RH	0.14		Above Moderate	1		8	5.6
Prosperity Way, San Lorenzo	94580	80A-191-54	R1-RV-HO	RH	0.65		Above Moderate	3		8.712	6.0984
Ralston Way, Hayward	94541	417-80-1-2	FASP-R1		2.22		Above Moderate	1		8.712	6.0984
Robey Dr, San Lorenzo	94580	80A-221-24	R1-RV-HO	RH	0.11		Above Moderate	1		8.712	6.0984
Saratoga St, San Lorenzo	94580	80A-202-12-19	RS-D20	RLM	0.23		Above Moderate	3		21.78	15.246

Table B-55: Vacant Housing Sites (Under Existing Zoning)

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

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Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
145 Medford Ave, San Lorenzo	94580	429-10-94	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4
14625 Midland Rd, San Leandro	94578	79-4-11-2	R1-HO	RH	0.15		Above Moderate	1		8	5.6
1500 173rd Ave, San Lorenzo	94580	80A-117-9-7	R1	LDR	0.21		Above Moderate	1		9	6.3
1505 167th Ave, San Leandro	94578	80-78-18	R3-BE	MDR	0.24		Above Moderate	3		22	15.4
1515 168th Ave, San Leandro	94578	80A-100-7-1	R2-BE	MDR	0.19		Above Moderate	2		22	15.4
15536 Tracy St San Lorenzo 94580	94580	413-15-41	AC-P	LDR	0.18		Above Moderate	1		9	6.3
16239 Ashland Ave, San Lorenzo	94580	80C-495-337	R1	MDR	0.15		Above Moderate	1		10	7
162nd Av, San Lorenzo	94580	80-63-29-4	RS-D15	MDR	0.08		Above Moderate	1		29.04	20.328
16485 Kent Ave, San Lorenzo	94580	80C-484-115	RS-D25	MDR	0.23		Above Moderate	1		22	15.4
16661 Kent Ave, San Lorenzo	94580	80C-486-13-4	R1	LDR	0.11		Above Moderate	1		9	6.3
16674 Winding Blvd, San Leandro	94578	80A-212-35	R1-RV-HO	RH	0.08		Above Moderate	1		8.712	6.0984
16881 Robey Dr, San Leandro	94578	80A-220-12	R1-RV-HO	RH	0.12		Above Moderate	1		8.712	6.0984
17124 Los Banos St, Hayward	94541	80A-120-29	R1	LDR	0.10		Above Moderate	1		9	6.3
18134 Knight Dr, Castro Valley	94546	84D-1108-50	R1-BE-CSU-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
1831 East Ave, Hayward	94541	426-180-48	FASP-R1-BE		0.20		Above Moderate	1		7.26	5.082



Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
18338 Carlton Ave, Castro Valley	94546	84B-472-67	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
18348 Carlton Ave, Castro Valley	94546	84B-472-68	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
19065 Standish Ave, Hayward	94541	413-51-60	RS-SU	LMDR	0.12		Above Moderate	1		12	8.4
19388 Lake Chabot Rd, Castro Valley	94546	84B-529-88	R1-CSU-RV	R1	0.20		Above Moderate	1		8	5.6
19388 Lake Chabot Rd, Castro Valley	94546	84B-529-89	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
19430 Center St Castro Valley	94546	84C-1061-18	RSL-CSU-RV	RSL	1.34		Above Moderate	8		9	6.3
19515 Center St, Castro Valley	94546	84C-697-25	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
19628 Lake Chabot Rd, Castro Valley	94546	84B-553-1-4	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
19672 Lake Chabot Rd, Castro Valley	94546	84B-553-16	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
2000 Strang Ave, San Leandro	94578	80A-187-1	R1-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
20109 San Miguel Ave, Castro Valley	94546	84A-120-16	RMX-D25	RMX	0.48		Above Moderate	5		17.424	12.1968
20646 Center St, Castro Valley	94546	84C-1053-107	R1-CSU-RV	R1	0.19		Above Moderate	1		8	5.6
20940 Francis St, Castro Valley	94546	84A-51-53	CVCBD-CVBD-S11W	CBD-R-1	0.23		Above Moderate	1		10	7
21347 Locust St, Hayward	94541	414-86-95	R2-BE	LMDR	0.20		Above Moderate	1		12	8.4
2149 167th Ave, San Lorenzo	94580	80A-215-12-1	R1-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984

Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
22653 Woodroe Ave, Hayward	94541	417-70-59	FASP-R1		0.12		Above Moderate	1		8.712	6.0984
227 Willow Ave, Hayward	94541	429-64-24-2	RS-D35	MDR	0.38	Yes	Above Moderate	3		12	8.4
22888 Valley View Dr, Hayward	94541	417-140-48-3	FASP-R1-BE1AC		0.52		Above Moderate	1		1	0.7
24065 Quinn Ln, Hayward	94541	426-100-130	FASP-R1-BE		0.27		Above Moderate	1		7.26	5.082
24082 Madeiros Ave, Hayward	94541	426-50-64	FASP-R1-BE		0.27		Above Moderate	1		4.356	3.0492
24351 Arendal Ct, Hayward	94541	426-110-84	FASP-R1-BE		0.22		Above Moderate	1		7.26	5.082
24412 Karina St, Hayward	94542	417-261-31	FASP-R1-BE		0.30		Above Moderate	1		4.356	3.0492
24426 Karina St, Hayward	94542	417-261-30	FASP-R1-BE		0.44		Above Moderate	1		4.356	3.0492
24438 Karina St, Hayward	94542	417-261-29	FASP-R1-BE		0.26		Above Moderate	1		4.356	3.0492
24443 Karina St, Hayward	94542	417-261-32	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24466 Karina St, Hayward	94542	417-261-27	FASP-R1-BE		0.23		Above Moderate	1		4.356	3.0492
24485 Karina St, Hayward	94542	417-261-52	FASP-R1-BE		0.28		Above Moderate	1		4.356	3.0492
24545 Karina St, Hayward	94542	417-261-54	FASP-R1-BE		0.29		Above Moderate	1		4.356	3.0492
24552 Karina Ct, Hayward	94542	417-261-46	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24579 Karina Ct, Hayward	94542	417-261-39	FASP-R1-BE		0.32		Above Moderate	1		4.356	3.0492

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Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
24580 Karina Ct, Hayward	94542	417-261-45	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24590 Karina St, Hayward	94542	417-261-17	FASP-R1-BE		0.44		Above Moderate	1		4.356	3.0492
24611 Karina St, Hayward	94542	417-261-56	FASP-R1-BE		0.28		Above Moderate	1		4.356	3.0492
24636 Karina Ct, Hayward	94542	417-261-43	FASP-R1-BE		0.31		Above Moderate	1		4.356	3.0492
25024 Fairview Ave, Hayward	94542	417-270-29	R1-BE	RR	0.25		Above Moderate	1		2	1.4
2754 Sydney Way, Castro Valley	94546	84B-396-66-5	R1-BE-CSU-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
2760 Somerset Ave, Castro Valley	94546	84B-525-61	R1-CSU-RV	R1	0.13		Above Moderate	1		8	5.6
3093 Grove Way, Castro Valley	94546	417-10-17-2	PD-1408	RSL	0.46		Above Moderate	5		17.424	12.1968
3115 Grove Way, Castro Valley	94546	417-10-16-2	PD-1408	RSL	0.42		Above Moderate	3		17.424	12.1968
3129 Grove Way, Castro Valley	94546	417-10-15-2	PD-2166	RSL	0.93		Above Moderate	11		17.424	12.1968
3143 Grove Way, Castro Valley	94546	417-10-14-5	PD-2166	RSL	0.25		Above Moderate	3		17.424	12.1968
320 Medford Ave, San Lorenzo	94580	413-39-28-3	RS-SU	LMDR	0.12		Above Moderate	1		12	8.4
3203 Carol Pl, Hayward	94541	417-200-28	FASP-R1		0.17		Above Moderate	1		8.712	6.0984
3232 Hollow Ln, Hayward	94541	417-140-11	FASP-R1		0.54		Above Moderate	1		8.712	6.0984
3450 Bridle Dr, Hayward	94541	425-90-14	FASP-R1-BE		0.22		Above Moderate	1		7.26	5.082

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Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
346 Smalley Ave, Hayward	94541	431-12-138	RS-DV	MDR	0.11		Above Moderate	1		22	15.4
3588 Sarita St, Hayward	94542	417-261-33	FASP-R1-BE		0.23		Above Moderate	1		4.356	3.0492
3606 Sarita St, Hayward	94542	417-261-51	FASP-R1-BE		0.26		Above Moderate	1		4.356	3.0492
396 Medford Ave, Hayward	94541	413-39-81	RS-SU	LMDR	0.22		Above Moderate	1		12	8.4
4622 Crow Canyon Rd, Castro Valley	94552	84C-1067-9-1	R1-BE-CSU-RV	RR	0.30		Above Moderate	1		2	1.4
4666 James Ave, Castro Valley	94546	84C-810-25	R1-CSU-RV	R1	0.11		Above Moderate	1		8	5.6
4683 Ewing Rd, Castro Valley	94546	84D-1250-20-3	R1-BE-CSU-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-21	R1-BE-CSU-RV-HO	RH	0.27		Above Moderate	1		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-22	R1-BE-CSU-RV-HO	RH	0.29		Above Moderate	1		8.712	6.0984
4829 Proctor Rd, Castro Valley	94546	84D-1190-20	R1-BE-CSU-RV-HO	RH	0.23		Above Moderate	1		8.712	6.0984
4915 Proctor Rd, Castro Valley	94546	84D-1196-14-6	R1-CSU-RV-HO	RH	0.18		Above Moderate	1		8	5.6
5202 Proctor Rd, Castro Valley	94546	84C-965-5-5	R1-CSU-RV-HO	RH	0.15		Above Moderate	1		8	5.6
5231 Canyon Hill Ct, Castro Valley	94546	84C-910-12	MASP-R1-B40	RR	0.97		Above Moderate	1		2	1.4
5300 Proctor Rd, Castro Valley	94546	84C-960-72	R1-CSU-RV-HO	RH	0.27		Above Moderate	1		8	5.6
5427 Jensen Rd, Castro Valley	94552	85A-6436-3	PD-1876	RR	0.90		Above Moderate	1		1.089	0.7623

Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
5427 Jensen Rd, Castro Valley	94552	85A-6436-5	PD-1876	RR	0.92		Above Moderate	1		1.089	0.7623
764 Galway Dr, San Lorenzo	94580	80D-566-36-1	PD-1997	LDR	0.89		Above Moderate	10		15	10.5
Coelho Dr San Leandro	94578	80C-500-8	R1	LDR	0.12		Above Moderate	1		9	6.3
Cherry Way, Hayward	94541	414-76-3	R2	LMDR	0.14		Moderate	2		22	15.4
Liberty St, San Lorenzo	94580	80-69-4-1	RS-D15	MDR	0.11		Moderate	2		29.04	20.328
Miramonte Ave, San Lorenzo	94580	80A-202-12-13	RS-D20	RLM	0.21		Moderate	3		21.78	15.246
Miramonte Ave, San Lorenzo	94580	80A-202-12-18	RS-D20	RLM	0.13		Moderate	2		21.78	15.246
Ocean View Dr, Hayward	94541	414-81-67	R3-BE	LMDR	0.35		Moderate	5		21.78	15.246
16222 Lindview Dr, San Leandro	94578	80A-188-6	RS-D20	RLM	0.20		Moderate	3		21.78	15.246
16432 Saratoga St, San Leandro	94578	80A-200-3-3	RMF-D3	RMN	1.05		Moderate	21		29	20.3
16790 E 14th St San Leandro	94578	80A-100-32-5	EAGP-GC-MHDR	GC	0.40		Moderate	12		43	30.1
21789 Princeton St, Hayward	94541	429-59-19-1	RS-D3	MDR	0.53		Moderate	8		22	15.4
346 Smalley Ave, Hayward	94541	431-12-137	RS-DV	MDR	0.21		Moderate	3		22	15.4
346 Smalley Ave, Hayward	94541	431-12-139	RS-DV	MDR	0.14		Moderate	2		22	15.4
398 Medford Ave, Hayward	94541	413-39-82	RS-SU	LMDR	0.14		Moderate	2		22	15.4
Almond Rd, Castro Valley	94546	84D-1250-14-2	R1	RH	0.74		Above moderate	4	G5	8.712	6.1

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Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Ewing Rd, Castro Valley	94546	84D-1250-15-4	R1	RH	0.86		Above moderate	5	G5	8.712	6.1
Redwood Rd, Castro Valley	94546	84D-1275-16-1	R1-BE-CSU-RV-HO	RH	0.47		Above moderate	2	G4	8.712	6.1
Redwood Rd, Castro Valley	94546	84D-1275-22	R1-BE-CSU-RV-HO	RH	0.48		Above moderate	2	G4	8.712	6.1
Redwood Rd, Castro Valley	94546	84D-1275-23	R1-BE-CSU-RV-HO	RH	0.54		Above moderate	3	G4	8.712	6.1
Redwood Rd, Castro Valley	94546	84D-1275-24	R1-BE-CSU-RV-HO	RH	0.56		Above moderate	3	G4	8.712	6.1
4837 Proctor Rd, Castro Valley	94546	84D-1190-18	R1-BE-CSU-RV-HO	RH	0.52		Above moderate	3		8.712	6.1
Proctor Rd, Castro Valley	94546	84D-1190-5-2	R1-BE-CSU-RV-HO	RH	0.49		Above moderate	3		8.712	6.1
4663 Proctor Rd, Castro Valley	94546	84D-1403-4-14	R1-BE-CSU-RV-HO	RH	0.27		Above moderate	1		8.712	6.1
Almond Rd, Castro Valley	94546	84D-1250-79	R1-BE-CSU-RV-HO	RH	0.36		Above moderate	2		8.712	6.1
Almond Rd, Castro Valley	94546	84D-1250-80	R1-BE-CSU-RV-HO	RH	0.38		Above moderate	2		8.712	6.1
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-23	R1-BE-CSU-RV-HO	RH	0.36		Above moderate	2		8.712	6.1
4838 Proctor Rd, Castro Valley	94546	84D-1270-33-2	R1-BE-CSU-RV-HO	RH	.44		Above moderate	2		8.712	6.1
GROVE WAY HAYWARD	94541	415-180-68-1	RS-D15	Residential Medium Density Multi-Family	1.64		Moderate	33	G44	29.04	20.328
GROVE WAY HAYWARD	94541	415-180-69-2	RS-D15	Residential Medium Density Multi-Family	3.03		Moderate	61	G44	29.04	20.328
20226 REDWOOD RD	94546	84C-770-3-1	CVCBD-S07	CVGP-CBD-3	0.73		Moderate	11		40	28

Table B-55: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
REAMER RD	94546	84D-1158-8-5	R1-BE-CSU-RV-HO	RH	0.21		Above Moderate	1		8.712	6.0984
4747 EWING RD	94546	84D-1250-22-3	R1-BE-CSU-RV-HO	RH	0.83		Above Moderate	2		8.712	6.0984
<b>Unit Count</b>							Total Units	465			
							Above Moderate	304			
							Moderate	161			
							Low and Very Low	0			

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Table B-56: Floor Area Analysis of all nonvacant sites (including rezones)

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Increase in built square footage from development of projected units	Proposed unit square footage is ≥ 3x existing built square footage. All units estimated at 1,200 sqft in size.
16020 Hesperian Blvd San Lorenzo 94580 <sup>1</sup>	412-39-24-3		0.98	Commercial	Mixed Income	58	GC	SLVSP-C1	SLZ-86-HE	58,200	Yes
165 Lewelling Blvd San Lorenzo 94580	413-15-33-2		2.39	Light Industrial	Mixed Income	143	PUB	ACBD-P	ACBD-DC-86-HE	169,569	Yes
2637 East Ave Hayward 94541	426-140-9-2		2.39	Commercial	Above Moderate	17	CN	CN	FA-CN-22-HE	20,400	Yes; possible development would compliment existing commercial use.
19510 Hesperian Blvd Hayward 94541	432-4-28-6		0.89	Commercial (Restaurant)	Above Moderate	13	GC	C1	C1-22-HE	10,883	Yes
2625 Castro Valley Blvd Castro Valley 94546	84A-12-2-2		1.69	Auto (Repair)	Mixed Income	70	CBD - CD-2	CVBD-S02	CVBD-S02-60-HE	71,747	Yes
2659 Castro Valley Blvd Castro Valley 94546	84A-12-3		0.3	Auto (Sales)	Above Moderate	12	CBD-3	CVBD-S02	CVBD-S02-60-HE	13,888	Yes
2610 Norbridge Ave Castro Valley 94546	84A-7-5		2.63	Commercial (Car Dispatch)	Mixed Income	110	CBD - CD-2	CVBD-S02	CVBD-S02-60-HE	132,000	Yes
20525 Mission Blvd Hayward 94541	414-41-33	G32	0.3	Commercial	Low and Very Low	18	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE	16,896	Yes
20102 Mission Blvd Hayward 94541	414-16-22		0.52	Commercial (Restaurant)	Low and Very Low	31	GC	DMU	ACBD-DMU-43-HE	28,523	Yes
2889 Kelly St Hayward 94541	416-180-20		0.65	Church	Above moderate	13	FASP	FASP-R1	FA-29-HE	11,297	Yes
2490 Grove Way Hayward 94546	416-30-14-3		4.19	Parking	Low and Very Low	260	CC	D20	CC-60-HE	266,051	Yes



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Table B-56: Floor Area Analysis of all nonvacant sites (including rezones)

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Increase in built square footage from development of projected units	Proposed unit square footage is ≥ 3x existing built square footage. All units estimated at 1,200 sqft in size.
177 Lewelling Blvd San Lorenzo 94580	413-15-33-5	G21	3.17	Commercial	Mixed Income	190	GC	ACBD-DC	ACBD-DC-86-HE	183,918	Yes
85 Lewelling Blvd San Lorenzo 94580	413-15-34-3	G21	1.05	Commercial	Mixed Income	63	GC	ACBD-DC	ACBD-DC-86-HE	75,600	Yes
Dermody Ave San Leandro 94578 <sup>1</sup>	80D-563-17	G23	0.88	Parking	Mixed Income	55	HDR-GC	RS-D15	BTA-HDR-100 / GC-HE	66,000	Yes
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-565-29	G23	1.99	Parking	Mixed Income	124	HDR-GC	RS-D15	BTA-HDR-100 / GC-HE	148,800	Yes
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-565-30	G23	1.17	Parking	Mixed Income	73	HDR-GC	RS-D15	BTA-HDR-100 / GC-HE	87,600	Yes
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-568-30	G23	1.57	Parking	Mixed Income	98	HDR-GC	RS-D15	BTA-HDR-100 / GC-HE	117,600	Yes
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-568-31	G23	1.6	Parking	Mixed Income	100	HDR-GC	RS-D15	BTA-HDR-100 / GC-HE	120,000	Yes
3443 Castro Valley Blvd Castro Valley 94546	84A-60-4-3		2.1	Parking	Mixed Income	96	CBD-5	CVBD-S07	CVBD-S07-60 - HE	86,924	Yes
507 Paseo Grande San Lorenzo 94580 <sup>1</sup>	412-31-92		1.68	Paved Lot	Mixed Income	66	SLVSP	SLZSP-C1	SLZ-86-HE	79,200	Yes
15600 Lorenzo Ave San Lorenzo 94580	411-21-5-2	G40	0.61	Residential (Excess land on residential lot)	Low and Very Low	36	MDR	R3	HDR-86-HE	41,263	Yes

Alameda County Housing Element

Table B-56: Floor Area Analysis of all nonvacant sites (including rezones)

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Increase in built square footage from development of projected units	Proposed unit square footage is ≥ 3x existing built square footage. All units estimated at 1,200 sqft in size.
15601 Washington Ave San Lorenzo 94580	411-21-5-4	G40	0.4	Commercial	Low and Very Low	23	GC	C1	HDR-86-HE	27,600	Yes
15800 Hesperian Blvd San Lorenzo 94580	412-34-36		4.99	Parking	Mixed Income	105	SLVSP	SLZSP-C1	SLZ-86-HE	126,000	Yes
221 E Lewelling Blvd San Lorenzo 94580	413-63-6-3		0.31	Commercial	Moderate	9	GC	CN	CN-43-HE	5,580	No; is 2x existing built area
75 E Lewelling Blvd San Lorenzo 94580	413-67-5-2		0.5	Parking	Moderate	14	GC	CN	CN-43-HE	16,800	Yes
98 Lewelling Blvd San Lorenzo 94580	413-70-6-4		0.33	Broken Pavement	Moderate	9	GC	DC	ACBD-DC-43-HE	10,800	Yes
268 Lewelling Blvd San Lorenzo 94580	413-93-2-2		0.27	Commercial (Empty Building)	Moderate	8	GC	DC	ACBD-DC-43-HE	3,769	No; is 1.6x existing built area
21180 Mission Blvd Hayward 94541 <sup>1</sup>	414-81-7		0.31	Commercial	Moderate	9	MDR	AO-CMU-R	ACBD-CMU-R-43-HE-AO	10,800	Yes
21222 Mission Blvd Hayward 94541 <sup>1</sup>	414-81-8		0.38	Commercial	Moderate	11	MDR	AO-CMU-R	414-81-8	4,580	No; is 1.5x existing built area
770 Bartlett Ave Hayward 94541	432-4-30-2		0.2	Residential (Excess land on residential lot)	Moderate	5	MDR	RS-DV	MHDR-43-HE	5,216	Yes
20513 Mission Blvd Hayward 94541	414-41-32	G32	0.29	Car rental	Low and Very Low	17	GC-HDR	DMU	ACBD-DMU-86-HE	20,400	Yes
981 Hampton Rd Hayward 94541	414-41-31	G32	0.19	Parking	Low and Very Low	11	GC-HDR	DMU	ACBD-DMU-86-HE	11,552	Yes
20104 Center St Castro Valley 94546	84C-1064-27	G43	1.23	Religious Facility	Above moderate	14	R1	R1-CSU-RV	RSL-17-HE	-3,378	No; The existing religious facility

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Table B-56: Floor Area Analysis of all nonvacant sites (including rezones)

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Increase in built square footage from development of projected units	Proposed unit square footage is ≥ 3x existing built square footage. All units estimated at 1,200 sqft in size.
											has multiple stories. As noted in the comment letter included in App E, existing owners are interested in the property being developed at the proposed density.
20124 Center St Castro Valley	84C-1064-26	G43	0.39	Religious Facility	Above moderate	4	R1	R1-CSU-RV	RSL-17-HE	4,800	Yes
20074 Center St Castro Valley 94546	84C-1064-28	G43	0.12	Religious Facility	Above moderate	1	R1	R1-CSU-RV	RSL-17-HE	-76	No; The existing religious facility has multiple stories. As noted in the comment letter included in App E, existing owners are interested in the property being developed at the proposed density.
16600 Ashland Ave San Lorenzo 94580	413-23-43-3	G6	1.28	Residential	Low and Very Low	30	MDR	ACBD-R2	ACBD-R3-HE	35,176	Yes
23420 Maud Ave Hayward	417-210-72		2.49	Residential	Above moderate	15		R1	FASP-17-HE	16,374	Yes
24830 Fairview Ave Hayward	417-270-6		3.1	Residential	Above moderate	26		FASP-R1-BE	FASP-17-HE	29,424	Yes
16611 E 14th St, San Leandro	80B-300-11		0.65	Auto sales	Low and Very Low	39	GC	CMU-C	ACBD-CMU-C-86-HE	45,981	Yes

Alameda County Housing Element

Table B-56: Floor Area Analysis of all nonvacant sites (including rezones)

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Increase in built square footage from development of projected units	Proposed unit square footage is ≥ 3x existing built square footage. All units estimated at 1,200 sqft in size.
15001 Foothill Blvd, San Leandro, Ca 94578	80A-153-3-6		2.05	Public	Mixed Income	96	P	PF	HDR-100-HE	146,600	Yes
730 Bartlett Ave	432-4-34-2		0.69	Affordable Housing	Low and Very Low	Net 20, 30 total	MDR	RS-DV	HDR-86-HE	31,077	Yes
20097 MISSION BLVD HAYWARD 94541	414-21-61	G9	0.89	Paved lot	Low and Very Low	53	GC-MHDR	ACBD-DMU	HE-GC-HDR-86	63,600	Yes
20095 MISSION BLVD SAN LORENZO 94580	414-21-78	G9	0.84	Paved lot	Low and Very Low	50	GC-MHDR	ACBD-DMU	HE-GC-HDR-86	60,000	Yes
20095 MISSION BLVD HAYWARD 94541	414-21-79	G9	0.32	Paved lot	Low and Very Low	19	GC-MHDR	ACBD-DMU	HE-GC-HDR-86	22,800	Yes
20095 MISSION BLVD HAYWARD 94541	414-21-60	G9	0.21	Paved lot	Low and Very Low	12	GC-MHDR	ACBD-DMU	HE-GC-HDR-86	14,400	Yes
20095 MISSION BLVD HAYWARD 94541	414-21-80	G9	0.19	Paved lot	Low and Very Low	11	GC-MHDR	ACBD-DMU	HE-GC-HDR-86	13,200	Yes
D St, Hayward	417-220-11-1	G8	1.11	vacant	Above Moderate	3	FASP	R1-BE	N/A	3,600	Yes
3216 D St Hayward 94541	417-220-12-1	G8	2.5	Residential (Excess land on residential lot)	Above Moderate	7	FASP	R1	N/A	7,544	Yes
19539 Center St Castro Valley 94546*	84C-697-11-6	G18	0.11	Residential (unoccupied)	Above Moderate	0	R1	R1	N/A	No units assigned to this property in group	No units assigned to this property in group

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Table B-56: Floor Area Analysis of all nonvacant sites (including rezones)

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Increase in built square footage from development of projected units	Proposed unit square footage is ≥ 3x existing built square footage. All units estimated at 1,200 sqft in size.
19527 Center St Castro Valley 94546*	84C-697-11-9	G18	0.61	Residential (unoccupied)	Above Moderate	4	R1	R1	N/A	3,541	Yes
19521 Center St Castro Valley 94546	84C-697-10-4	G18	0.94	Residential (unoccupied)	Above Moderate	6	R1	R1	N/A	5,969	Yes
Center St Castro Valley 94546	84C-697-11-7	G18	0.35	Residential (unoccupied)	Above Moderate	2	R1	R1	N/A	2,400	Yes
16404 E 14th St San Leandro 94578	80-71-38	G22	0.11	Commercial (Retail)	Moderate	3	GC	CMU-C	N/A	1,263	No for individual parcel; Yes for group G22
16410 E 14th St San Leandro 94578	80-71-46	G22	0.28	Auto (Sales)	Moderate	8	GC	CMU-C	N/A	8,768	Yes
16130 Ashland Ave San Lorenzo 94580	80C-479-1	G28	0.2	Parking	Above Moderate	9	GC	DMU	N/A	10,800	Yes
16140 Ashland Ave San Lorenzo 94580	80C-479-2	G28	0.2	Paved (drive way)	Above Moderate	9	GC	DMU	N/A	10,800	Yes
17144 E 14th St Hayward 94541	80A-109-10	G29	0.11	Commercial	Moderate	3	GC	CMU-C	N/A	492	No for individual parcel; group G22 is 2.3x existing building overall
17156 E 14th St Hayward 94541	80A-109-21-1	G29	0.11	Commercial	Moderate	3	GC	CMU-C	N/A	3,600	Yes
D St Hayward 94541	426-20-3		0.46	Nonresidential structure	Above Moderate	2	FASP	R1	N/A	2,400	Yes
19356 Meekland Ave Hayward 94541	429-10-24		0.18	Light industrial	Above Moderate	3	LMDR	RS	N/A	1,440	No; but is adjacent to vacant residential land under same ownership
21098 Mission Blvd Hayward 94541	414-81-2		0.18	Vacant (Storage)	Above Moderate	2	MDR	CMU-R	N/A	2,400	Yes
21106 Mission Blvd Hayward 94541*	414-81-3		0.25	Vacant (Storage)	Above Moderate	3	MDR-GC	AO-CMU-R	N/A	3,600	Yes

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Table B-56: Floor Area Analysis of all nonvacant sites (including rezones)

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Increase in built square footage from development of projected units	Proposed unit square footage is ≥ 3x existing built square footage. All units estimated at 1,200 sqft in size.
Lamson Rd Castro Valley 94546	84D-1173-24		0.24	Residential (Excess land on residential lot)	Above Moderate	1	RH	R1	N/A	1,200	Yes
1050 Mattox Rd Hayward 94541	414-46-57-2		2.8	Parking	Low and Very Low	62	GC	DMU	N/A	61,711	Yes
16611 E 14th St San Leandro 94578	80B-300-11		0.65	Auto (sales)	Low and Very Low	19	GC	CMU-C	N/A	21,981	Yes
1475 162nd Ave San Leandro	80-57-38-5		0.25	Commercial	Moderate	5	MDR	RS	N/A	3,500	No; is 2.4x existing building
16151 E 14th St San Leandro 94578	80C-476-11-1		0.16	Commercial	Moderate	9	GC	DMU	N/A	9,592	Yes
20925 Mission Blvd Hayward 94541	414-61-33		0.34	Commercial	Moderate	10	GC	DMU	N/A	10,758	Yes
21177 Mission Blvd Hayward 94541*	414-76-24		0.15	Office	Moderate	4	GC-MHDR	ACBD-AO-CMU-C	N/A	3,840	Yes
719 W A St Hayward 94541	432-20-9-2		0.26	Parking	Moderate	7	GC	PD	N/A	8,400	Yes
21495 Mission Blvd Hayward 94541	414-76-57		0.19	Commercial	Moderate	5	GC	CMU-C	N/A	3,444	No; is 2.3x existing building
3889 Castro Valley Blvd, Castro Valley	84C-630-11-9		0.27	Commercial (closed towing business)	Moderate	16	CBD-RMU	CVBD-S10	CVBD-S10-86-HE	11,754	Yes
3692 CASTRO VALLEY BLVD CASTRO VALLEY 94546	84C-724-91-2		0.29	Retail (Restaurant)	Moderate	17	CBD-3	CVBD-S10	CVBD-S10-86-HE	17,624	Yes
<p>Notes</p> <p>*: These sites have Improvement-to-Land-Value ratios of greater than 1 and are discussed in section B.2.5 Suitability of Nonvacant Sites</p> <p><sup>1</sup>: These parcels were listed in the 5th Cycle Sites Inventory.</p> <p><sup>2</sup>: Rezone categories are described in table B-11.</p>											

