

# CITY OF BERKELEY RESIDENTIAL SITES INVENTORY

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## *Purpose*

The purpose of the housing element's site inventory is to identify and analyze specific land that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Need Allocation (RHNA).

## *Site Classifications*

- **Likely Sites** - The Likely sites include projects that have been entitled between 2018 and June 30, 2022. [See Table C-3 below, as well as on page 185 of the Housing Element]
- **Pipeline Sites** - These pending projects include applications submitted for entitlement or building permit and are currently under review. Pipeline sites also include anticipated projects based on pre-application submittals ("pre-app") and expressed developer interest. [See Table C-6 below, as well as on page 192 of the Housing Element]
- **Opportunity Sites** - Include vacant or underutilized sites with the potential for near-term residential or mixed use development (including some sites used in the 5th cycle Housing Element but remain available for development). [See Table C-10 below, as well as on page 203 of the Housing Element]

## *Corresponding Tables in Appendix C of the 6<sup>th</sup> Cycle Housing Element*

- **Likely Sites** - See Table C-3 on page 185 of the Housing Element
- **Pipeline Sites** - See Table C-6 on page 192 of the Housing Element
- **Opportunity Sites** See Table C-10 on page 203 of the Housing Element

## *AB 1397*

AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (Very Low-Income and Low-Income) be subject to by-right approval if projects include 20 percent affordable units for lower income households on-site. Table C-10 contains a column identifying opportunity sites that were re-used in the 6<sup>th</sup> Cycle.

## *For more information*

- [Adopted 2023-2031 Housing Element and Appendices](#)
- [HCD Housing Element Sites Inventory Guidebook](#)

Table C-3 Likely Sites - Entitled Projects since 2018

	APN	Permit Number	Address	Likely Sites - Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB 330 (Y/N)	Density Bonus (Y/N)
Likely_1	056 197701300	ZP2018-0112	2198 San Pablo	<b>Existing Use: Wine and Liquor Store.</b> Demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units, 57 dwelling units (including 5 available to very low-income households), stacked parking for 20 vehicles, and 48 bicycle spaces.	5	0	0	55	60	C-W	MU	10+	266.7	0.22	No	No	No	Yes
Likely_2	057 202700202	ZP2020-0011	2210 Harold	<b>Existing Use: Vacant Commercial office.</b> Demolish an existing commercial building and to construct a seven-story, 75-foot tall mixed-use building with 652 square feet of commercial space on the ground floor, 38 dwellings with a total of 135 bedrooms, and secure storage for 48 bicycles on a 5,953 square-foot parcel. The project would provide no off-street parking, reduce certain setbacks, and pay an in-lieu fee instead of providing privately-owned public open space.	0	0	0	38	38	C-DMU	MU	10+	278.1	0.14	Yes	No	Yes	No
Likely_3	053 163300107	ZP2019-0155	3000 San Pablo	<b>Existing use: Discount Fabrics.</b> 1) demolish an existing two-story commercial building; and 2) construct a six-story, mixed-use building with 78 dwelling units (including seven Very Low-Income units), 1,248 square feet of commercial space, 2,320 square feet of usable open space, 50 bicycle parking spaces and 43 vehicular parking spaces.	7	0	0	71	78	C-W	MU	10+	242.7	0.32	No	No	Yes	Yes
Likely_4	060 235401503	ZP2020-0046	1207 Tenth	<b>Existing Use: Single-Story structures</b> MU L/W, studio, R&D, Lt Manufacturing, Art Gallery. Construction of a new 3-story, 18,450 square-foot mixed-use building, providing 12 parking spaces, 12 artist studios, R&D space, a fabrication shop, art gallery and two live/work units.	0	0	0	2	2	MU-LI	MU	5+	6.8	0.29	No	No	No	No
Likely_5	052 157410400	ZP2020-0069	3031 Telegraph	Demolish an <b>existing two-story commercial (medical office) building</b> and construct a six-story, 98,338 square-foot mixed-use building with 110 dwelling units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 7,474 square feet of usable open space, 112 bicycle parking spaces and 29 vehicular parking spaces at the ground level.	7	0	0	103	110	C-C	MU	10+	151.6	0.73	No	No	Yes	Yes
Likely_6	056 197201800	ZP2018-0145	2015 Eighth	<b>Demo rear detached garage</b> , build 2 du behind existing duplex	0	0	0	2	2	R-4	MF	2-4	26.8	0.15	No	No	No	No
Likely_7	057 202502300	ZP2018-0235	2009 Addison	Demo commercial single-story storage building, build MU with performing arts space, Berkeley Rep-Rent Free	0	0	9	36	45	C-DMU	MU	10+	188.1	0.24	Yes	No	No	No
Likely_8a	057 202900204	ZP2019-0027	2176 Kittredge	<b>Former gas station.</b> Demolish a five-story commercial building at 2176 Kittredge Street and a one-story convenience store and carwash facility at 2150 Kittredge Street; to merge the two parcels for a total lot area of approximately 32,600 sq. ft.; and to construct a new, 75 ft.-tall, seven-story mixed-use building of approximately 177,000 sq. ft. in total gross floor area containing: 23,000 sq. ft. of commercial floor area on the ground level; a total of 165 dwellings units on the second through seven stories; approximately 13,250 sq. ft. of usable open space within a series of rooftop patios; and a sub-surface parking garage providing 52 off-street parking spaces.	0	0	0	128	128	C-DMU	MU	10+	261.2	0.49	Yes	No	No	No
Likely_8b	057 202901600	ZP2019-0027	2150 Kittredge	<b>Same project as above.</b> One-story convenience store and carwash facility at 2150 Kittredge Street. Demolish a	0	0	0	41	41	C-DMU	MU	10+	273.3	0.15	Yes	No	-	-

	APN	Permit Number	Address	Likely Sites - Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB 330 (Y/N)	Density Bonus (Y/N)
				five-story commercial building at 2176 Kittredge Street and a one-story convenience store and carwash facility at 2150 Kittredge Street; to merge the two parcels for a total lot area of approximately 32,600 sq. ft.; and to construct a new, 75 ft.-tall, seven-story mixed-use building of approximately 177,000 sq. ft. in total gross floor area containing: 23,000 sq. ft. of commercial floor area on the ground level; a total of 165 dwellings units on the second through seven stories; approximately 13,250 sq. ft. of usable open space within a series of rooftop patios; and a sub-surface parking garage providing 52 off-street parking spaces.														
Likely_9	052 157404400	ZP2018-0038	3028 Regent	Convert <b>care facility</b> to duplex	0	0	0	2	2	R-2A	DP	2-4	14.6	0.14	No	No	No	No
Likely_10	057 208602501	ZP2018-0220	1835 San Pablo	<b>Former Tire shop.</b> Demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 99 dwellings (including 7 dwellings available to very low income households) and 2 live/work units. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.	7	0	0	92	99	C-W	MU	10+	222.8	0.44	No	No	No	Yes
Likely_11	059 226800601	ZP2016-0050	1506 Bonita	Raise <b>existing duplex</b> to add 2 du on site w/ 3 duplexes. Use Permit #ZP2016-0050 to raise an existing one-story duplex by 8'-10" resulting in a two-story building. The new approximately 1,600 square foot ground level would accommodate two new residential units. This would increase the total number of dwelling units on the parcel from six to eight and the number of bedrooms from six to twelve.	0	0	0	2	2	R-2A	MF/DP	2-4	25.8	0.31	No	No	No	No
Likely_12	060 235400200	ZP2019-0192	1200-1214 San Pablo	<b>Art Gallery, Tattoo Parlor, and Former Fast-Food Restaurant.</b> Use Permit #ZP2019-0192 to demolish three existing commercial buildings and construct a six-story, mixed-use building with 104 units (including nine Very Low Income units), a 3,119-square-foot restaurant, 4,343 square feet of usable open space, and 55 ground-level parking spaces.	9	0	0	95	104	C-W	MU	10+	182.6	0.57	Yes	No	No	Yes
Likely_13	057 206101000	ZP2016-0101	1717 University	Demo <b>commercial, SFD, Detached Garage,</b> and construct new 5-story MU bldg	3	0	0	25	28	C-U/R-2A	MU	10+	143.9	0.19	No	No	No	Yes
Likely_14	057 203400800	ZP2019-0041	2023 Shattuck	<b>Former Vacant Lot.</b> Construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwelling units (including 4 units available to very-low-income households) and 1,250 square feet of ground floor commercial space. The project would provide no vehicle parking; it would provide secure storage for 34 bicycles.	4	0	0	44	48	C-DMU Core	MU	10+	570.97	0.08	No	Yes	No	Yes
Likely_15	058 212701403	ZP2017-0014	1740 San Pablo	<b>Prior use: Vacant service station.</b> Demolish two existing 1-story buildings and build a 5-story mixed-use building with 48 dwelling units, 3 live/work units, 1 approximately 800 square-foot quick-serve restaurant, and 53 parking spaces at the ground floor.	4	0	0	47	51	C-W	MU	10+	156.4	0.33	No	No	No	Yes
Likely_16	057 202401300	ZP2019-0081	2099 Martin Luther King Jr.	Demolish an <b>existing one story 3,595 square foot auto service building</b> and construct a 62,419 square-foot, seven-story, 69' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low-income households) and 2,448 square feet of ground floor retail space. The project would provide 12 parking	5	0	0	67	72	C-DMU Buffer	MU	10+	252.7	0.28	Yes	No	No	Yes

	APN	Permit Number	Address	Likely Sites - Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB 330 (Y/N)	Density Bonus (Y/N)
				spaces and secure storage for 65 bicycles within a grade level garage.														
Likely_17	055 189401501	ZP2017-0103	2028 Bancroft	Relocate an existing single-unit to 1940 Haste Street and construct a 33,539 square-foot, six-story, 65' tall, residential building with 37 dwellings (including 2 Below Market Rate units) and a landscaped courtyard.	2	0	0	35	37	C-DMU	MF	10+	223.4	0.17	No	No	No	Yes
Likely_18	056 197701001	ZP2018-0222	2100 San Pablo	Prior use: Vacant single-story commercial - U-Haul. Use Permit Modification #ZP2018-0222 to modify approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.	0	0	0	96	96	C-W	MU	10+	156.8	0.61	No	No	No	No
Likely_19	053 159101803	ZP2021-0191	2001 Ashby	Prior use: Cooperative Center, Federal Credit Union, single-story commercial. SB 35 - 86 BMR + 1 MR. Resubmitted 10/21/2021 SB 35 modification application to PLN2019-0059.	53	33	0	1	87	C-SA	MF	5+	144.1	0.60	Yes	No	No	Yes
Likely_20	057 208601300	ZP2016-0028	1173 Hearst	Develop two parcels, including the substantial rehabilitation of the existing seven dwelling units and construction of six new dwelling units. 6 of the 7 rehabilitated units are rent controlled and shall remain rent stabilized. The project proposes to rehabilitate the seven existing dwelling units (three duplexes and one single-family dwelling) and add three two-story duplexes as a common interest development (i.e. condominiums) for a total of seven buildings and 13 dwellings.	1	0	0	3	4	R2-A	MF	5+	16.1	0.31	No	No	No	No
Likely_21	057 207300500	ZP2019-0173	1367 University	Vacant Lot. Construct an approximately 9,273-square-foot, four-story 39-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.	6	0	0	34	40	C-U	GLA	10+ GLA	338.3	0.12	No	Yes	Yes	Yes
Likely_22	052 156317900	ZP2018-0034	2714 Alcatraz	Alter an existing 3,391 square foot, 2-story residential building and an existing 360 square foot, 1-story accessory building to: 1) restore the residential building to its original density of 5 units; 2) expand the basement by 24 square feet and convert the basement to a dwelling; 3) construct a 21 square foot addition on the first floor; 3) construct a 337 square foot addition on the second floor; 4) reconfigure the floor plans for the four existing units on the first and second floors; and 5) remove an illegal dwelling from the garage to restore 2 off-street parking spaces.	0	0	0	5	5	R-2	MF	5+	36.9	0.14	No	No	No	No
Likely_23	055 187602101	ZP2016-0172	2542 Durant	Existing parking lot and multi-family residential, Infill. Merge two parcels and construct a new five-story, mixed use building with 32 dwelling units including a Variance request to allow dwelling units on the ground floor next to and behind an existing 12-unit apartment building.	0	0	0	32	32	C-T	MF	10+	149.8	0.29	No	No	No	No
Likely_24	055 182901100	ZP2018-0161	2215 Parker	Vacant Lot. Construct a two-story, 6,001 sq. ft. duplex on a 6,750 sq. ft. vacant parcel.	0	0	0	2	2	R-2A	DP	2 to 4	12.9	0.15	Yes	Yes	No	No
Likely_25	057 204600100	ZP2018-0137	1951 Shattuck	Existing Use: Hair salon, convenience corner store, clothing retailer. Demolish two existing non-residential buildings and to construct a 12-story, 120-foot tall mixed-use building with 5,000 square feet of commercial space on the ground floor, 156 dwelling units, and a 100-space	0	0	0	156	156	C-DMU	MU	10+	390.0	0.40	Yes	No	No	No

	APN	Permit Number	Address	Likely Sites - Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB 330 (Y/N)	Density Bonus (Y/N)
				subterranean parking garage on a 17,424 square foot parcel.														
Likely_26	057 208601400	ZP2016-0028	1155 Hearst	Rehabilitation of <b>seven units</b> , and six additional dwelling units	1	0	0	6	7	R2-A	MF	5+	14.1	0.5	No	No	No	No
Likely_27	055 183700100	ZP2015-0096	2556 Telegraph	<b>Prior use: Multi-tenant commercial (Street view 2011 shows Hair studio, spiritual healer, Japanese restaurant, electronics store).</b> Use Permit 2015-0096 to (1) demolish an existing 16,000 square-foot, two-story commercial building; and (2) construct a 42,363 square-foot, five-story, 64'-5" tall, mixed-use building with 22 dwelling units, two Live-Work units, and 3,092 square feet of commercial space.	0	0	0	24	24	C-T	MU/LW	10+	106.3	0.23	Yes	No	No	No
Likely_28	056 194401100	ZP2018-0108	2422 Fifth	Office + two dwelling units on lot with <b>existing duplex</b> . Note - Finaled after June 30, 2022 (9/29/2022).	0	0	0	2	2	MU-R	MU/DP	2 to 4	27.9	0.14	No	No	No	No
Likely_29	053 162703701	ZP2021-0027	3015 San Pablo	2 Live/Work added to <b>existing 98 unit (Higby Apts)</b> ; Conversion of an 1,824 sq. ft. commercial space to two (2) Live/Work Units.	0	0	0	2	2	C-W	L/W	5+	127.4	0.79	No	No	No	No
Likely_30a	057 202501300	ZP2020-0134	2000 University	<b>Prior cafe and restaurant use and vacant ground floor commercial.</b> Merge 2 parcels. Demolish one existing commercial and one mixed-use structure containing two dwelling units and construct a new, 8-story mixed-use building with 82 dwelling units and 1,415 square feet of ground floor commercial space.	5	0	0	53	58	C-DMU	MU	10+	580	0.10	Yes	No	Yes	Yes
Likely_30b	057 202501200	ZP2020-0134	2001 Milvia	<b>Same project as above.</b> Merge 2 parcels. Construct a new, 8-story mixed-use building with 82 dwelling units and 1,415 square feet of ground floor commercial space.	2	0	0	22	24	C-DMU	MU	10+	600	0.04	Yes	No	-	-
Likely_31	055 188400600	ZP2020-0090	2317 Channing	<b>Existing Use: medical office.</b> 1) Demolish an existing two-story medical building; and 2) construct a 4-story, residential building with 17 dwelling units.	0	0	0	17	17	R-S	MF	10+	113.8	0.15	No	No	Yes	No
Likely_32	057 208902600	ZP2018-0226	1923 Ninth	(1) Demolish an <b>existing 1,272-square-foot, one-story duplex</b> and (2) construct three detached, three-story, single family dwelling units: 1,856 square feet (Unit A), 2,006 square feet (Unit B), and 1,932 square feet (Unit C).	0	0	0	3	3	R-3	3-SFD	2 to 4	21.4	0.14	No	No	No	No
Likely_33	055 187700100	ZP2019-0100	2590 Bancroft	<b>Prior use: Multi-Tenant Retail: Urban Outfitters, Inkstone Art Supply, Freedom Flowers.</b> 1) Demolish an existing two-story commercial building; and 2) construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,345 square feet of commercial space, 2,566 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.	5	0	0	82	87	C-T	MU	10+	288.6	0.30	Yes	No	No	Yes
Likely_34	057 210100103	ZP2018-0052	1900 Fourth	<b>Existing Surface Parking Lot.</b> SB 35 Mixed-Use Development with 260 units over 27,500 sf retail, including restaurant and cafe space. Project includes 290 vehicle parking spaces and 140 bike parking spaces. 50% affordable. Last sold in February 2022.	0	130	0	130	260	C-W	MU	10+	117.6	2.21	No	No	No	Yes
Likely_35	054 174400700	ZP2016-0014	2720 San Pablo	Demolish the <b>former automobile service station</b> and construct a 6 story, 60' high mixed-use building, with 25 dwellings (including 2 dwellings available to very low income households) with a total of 97 bedrooms, and 963 square feet of ground floor retail space. The project would include parking for 15 automobiles and secure storage for 50 bicycles	2	0	0	23	25	C-W	MU	10+	113.7	0.22	No	No	Yes	Yes

	APN	Permit Number	Address	Likely Sites - Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB 330 (Y/N)	Density Bonus (Y/N)
Likely_36	053 162301201	ZP2017-0205	1331 Ashby	Existing single-family dwelling. Construct six dwelling units in three buildings	0	0	0	6	6	R-3	MF	5+	35.4	0.17	No	No	No	No
Likely_37	056 194101900	ZP2017-0146	2325 Sixth	Expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south.	0	0	0	1	1	R1-A	MF	2 to 4	14.5	0.14	No	No	No	No
Likely_38	053 168501100	ZP2019-0141	2139 Oregon	Existing single-family dwelling. Construct two single-family dwellings on one lot	0	0	0	2	2	R-2	SFD	2 to 4	23.2	0.09	No	No	Yes	No
Likely_39	055 188802700	ZP2017-0015	2236 Channing	Convert 1,480 square feet of medical offices, a residential lounge and laundry area, and 3 parking spaces, into three new dwelling units, for a total of 22 dwelling units in an existing 5-story mixed use building.	0	0	0	22	22	R-3	MU	10+	85.1	0.26	No	No	No	No
Likely_40	054 171900100	ZP2016-0244	2701 Shattuck	Prior use: Vacant Auto Dealership. Construct a 5-story, 62'-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600-square-foot ground floor quick-service restaurant, and 30 parking spaces.	5	0	0	52	57	C-SA	MU	10+	210.0	0.27	No	No	No	Yes
Likely_41	055 182201902	ZP2019-0074	2000 Dwight	Existing use: Six 1-3 story contiguous medical office commercial bldgs. Demolish six existing non-residential buildings, and construct a six-story, 113-unit, Community Care Facility for seniors with 40 parking spaces in a subterranean garage.	0	0	0	113	113	R-4	MF	10+/Senior	173.4	0.65	No	No	Yes	Yes
Likely_42	054 174202900	ZP2019-0048	2795 San Pablo	Existing single-story single dwelling unit. Demolish and construct a mixed-use development consisting of three-stories, five units with 600 square feet of commercial space.	0	0	0	5	5	C-W	MU	5+	53.4	0.09	No	No	Yes	No
Likely_43	059 232500501	ZP2021-0083	1442 Fifth	Existing single-family dwelling. 3 SFD on one lot	0	0	0	3	3	MU-R	SFD	2 to 4	30.0	0.10	No	No	Yes	No
Likely_44	052 154401200	ZP2021-0113	1519 Fairview	Existing triplex. Add a new three-story detached dwelling unit.	0	0	0	1	1	R-2A	SF/MF	2 to 4	25.8	0.15	No	No	No	No
Likely_45	058 211900900	ZP2020-0123	1716 Seventh	Existing single-family dwelling. Construct two detached, 2-story single-family dwellings.	0	0	0	2	2	R1-A	SFD	2 to 4	18.2	0.11	No	No	Yes	No
Likely_46	060 244901300	ZP2020-0045	1915 Berryman	Demolish an existing three-unit residential building and construct a four-story residential building with eleven dwelling units.	0	3	0	8	11	R-2A	MF	10+	58.6	0.24	No	No	Yes	Yes
	TOTAL				133	166	9	1,793	2,101								13	19

Table C-6: Pipeline Sites - Applications Under Review or Anticipated (Pre-Application)

	APN	Permit Number	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB330 (Y/N)	Density Bonus (Y/N)
		Applications Under Review			84	29	11	1,424	1,548								24	20
Pipeline_UnderReview_1	053 159801600	ZP2021-0140	2970 Adeline	Change existing two approximately 1,000 sq. ft. commercial spaces to residential dwelling units.	0	0	0	2	2	C-AC	MU	2 to 4	23.2	0.09	No	No	Yes	No
Pipeline_UnderReview_2	055 187800400	ZP2021-0192	2439 Durant	Demolition of a two-story 10,554 sq. ft. commercial (restaurant) building, construction of 37,507 sq. ft. 7-story mixed-use building with 7,799 sq. ft. commercial space, and 27,532 sq. ft. for 22 dwelling units.	0	0	0	22	22	C-T	MU	10+	147.4	0.15	No	No	Yes	No
Pipeline_UnderReview_3a	056 201102700	PLN2021-0063	1776/1782/1790 University	Merge 2 parcels. Demo 3 1-story commercial bldgs (India Fabrics, smog check) New construction of a 5-story mixed use building with 79 SRO and common kitchen space on each level + commercial space on ground level. Demolition of 3 existing on-story buildings.	0	0	5	32	37	C-U	MU	10+	358.2	0.10	No	No	Yes	Yes
Pipeline_UnderReview_3b	056 201102800	PLN2021-0063	1776/1782/1790 University	Same project as above. Merge 2 parcels. Demo 3 1-story commercial bldgs (India Fabrics, smog check) SB330 Prelim App. New construction of a 5-story mixed use building with 79 SRO and common kitchen space on each level + commercial space on ground level. Demolition of 3 existing on-story buildings.	0	0	6	36	42	C-U	MU	10+	365.9	0.11	No	No	-	-
Pipeline_UnderReview_4	058 217600101	ZP2022-0011	1752 Shattuck	Demo existing auto smog services use. Construct 7-story mixed-use building with 57 dwelling units and group floor commercial. (campus auto care site) .	7	0	0	50	57	C-C	MU	10+	234.2	0.24	No	No	Yes	Yes
Pipeline_UnderReview_5	058 219300600	PLN2021-0020	2441 Le Conte	Existing Starr King School for the Ministry. 1) renovate and change the use of an existing one-story, 5,935 square-foot non-residential building to residential hotel, and 2) construct a four-story residential addition at the rear, resulting in a 17,138 square-foot residential hotel at a maximum height of 48 feet, two inches, containing 50 group living accommodation units and one manager's unit under State Density Bonus law.	0	0	0	51	51	R-4	MF	10+	173.2	0.29	No	No	Yes	Yes
Pipeline_UnderReview_6	055 188302700	ZP2020-0052	2328 Channing	Relocate a historic SFR and to construct a new 20-unit, five-story housing project	1	0	0	19	20	R-S	MF	10+	129.1	0.15	No	No	Yes	No
Pipeline_UnderReview_7	060 240500100	ZP2021-0070	1201-1205 San Pablo	Existing Vacant Lot. Construct a six-story, mixed-use building on a vacant lot, with 66 units (including five Very Low Income units), 1,720 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.	5	0	0	61	66	C-W	MU	10+	221.2	0.30	No	Yes	Yes	Yes
Pipeline_UnderReview_8	057 208700500	ZP2021-0186	1820-1828 San Pablo	Demo existing building except ground floor. Construct 5-story mixed-use building with 44 dwelling units and ground floor commercial, incorporating the existing façade. (Albatross bldg.)	12	0	0	32	44	C-W	MU	10+	164.8	0.27	No	No	Yes	Yes
Pipeline_UnderReview_9a	057 203201700	ZP2021-0158	130-134 Berkeley Sq	Merge 2 parcels, demo existing 1-story retail shops	0	0	0	27	27	C-DMU core	MU	10+	450.0	0.06	Yes	No	Yes	No
Pipeline_UnderReview_9b	057 203201800	ZP2021-0158	130-134 Berkeley Sq	Same project as above. Merge 2 parcels, demo existing 1-story retail shops	0	0	0	23	23	C-DMU core	MU	10+	460.0	0.05	Yes	No	-	-
Pipeline_UnderReview_10	053 159200100	ZP2022-0046	3000 Shattuck	Prior gas station. New application, override ZP 2015-0229 for 23 units. Removal of existing 1 story commercial structure & construction of a new 9-story mixed-use building with 156-dwelling units, ground level commercial, and lobbies, with State of California density bonus. C-SA	2	2	0	152	156	C-SA	MU	10+	501.1	0.31	Yes	No	Yes	Yes
Pipeline_UnderReview_11	059 232500400	ZP2021-0084	776 Page	Existing single-family dwelling. 3 SFD on one lot	0	0	0	3	3	MU-R	SFD	2 to 4	33.2	0.09	No	No	Yes	No
Pipeline_UnderReview_12	052 153101202	ZP2021-0009	3233 Ellis	Demolition of existing SFD, construction of three new, detached SFDs.	0	0	0	3	3	R2-A	SFD/MF	2 to 4	21.2	0.14	No	No	No	No
Pipeline_UnderReview_13	052 156800900	ZP2021-0072	2942 College	Vacant Dry Cleaners. Demolish and existing non-residential building and construct a new two-story mixed-use development containing 1,296 sq.ft. of ground floor commercial space and 3,278 sq.ft. of residential space, including four dwelling units, in two separate buildings.	0	0	0	4	4	C-E	MU	2 to 4	27.5	0.15	No	No	Yes	No
Pipeline_UnderReview_14	055 188000700	ZP2021-0210	2435 Haste	Demolish a two-story apartment building and construct an 8-story all residential apartment building with 37 dwelling units. Replacement of 8 protected units.	1	4	0	32	37	R-SMU	MF	10+	284.3	0.13	No	No	Yes	Yes

	APN	Permit Number	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB330 (Y/N)	Density Bonus (Y/N)
Pipeline_UnderReview_15	055 189600500	ZP2021-0201	2440 Shattuck	Demolition of existing Dollar Tree; Proposed new mixed use building (dollar tree site); 40 New Dwelling Units	3	0	0	37	40	C-DMU Corr	MU	10+	203.6	0.20	Yes	No	Yes	Yes
Pipeline_UnderReview_16	055 188100400	ZP2022-0021	2449 Dwight	Construct 4-story addition on existing 4-story mixed-use building with ground floor retail (restaurant, jewelry store, print shop, spice shop) (2015 Chandler building fire); add 27 new Dwelling Units	2	0	0	49	51	C-T	MU	10+	215.7	0.24	No	No	Yes	Yes
Pipeline_UnderReview_17	057 202700600	ZP2021-0193	2065 Kittredge	Demolish the existing Landmark commercial building on Unit B of Parcel Map 6889 (condominium) and construct a 5-story, 216,696 SF, multi-family residential building with 189 units, and 42 underground parking spaces. Density Bonus. (formerly 2211 Harold Way)	11	0	0	178	189	C-DMU Core	MF	10+	245.2	0.77	No	No	Yes	Yes
Pipeline_UnderReview_18	058 217300500	ZP2020-0022	1650 Shattuck	Prior use: dry cleaners. Construct 10 dwelling units, ground floor commercial on site of Virginia Drycleaners	2	0	0	8	10	C-NS	MU	5+	94.7	0.11	No	No	Yes	Yes
Pipeline_UnderReview_19	053 159500903	ZP2018-0156	3031 Adeline	Existing Parking lot and 1,000 square foot fast-food bldg and construct a 5-story, 57' tall, 46,948 square foot mixed-use building with 42 dwelling units, 4,324 square feet of commercial space, and 25 parking spaces on a 12,257 square foot lot.	2	0	0	40	42	C-SA	MU	10+	149.3	0.28	Yes	No	Yes	Yes
Pipeline_UnderReview_20	055 186901600	ZP2019-0051	2716-2718 Durant	Raise a dwelling at the front of the property to create a three-story dwelling; to raise a dwelling at the rear of the lot and construct two new dwellings below; and to not provide the two required parking spaces.	0	0	0	2	2	R-3	MF	2 to 4	28.5	0.11	No	No	No	No
Pipeline_UnderReview_21	056 192701800	ZP2019-0089	2371 San Pablo	Alter existing one-story, 2,105 SF mixed-use building, add two stories, 4 dwelling units, with zero parking spaces, where 8 are required.	0	0	0	4	4	C-W	MU	2 to 4	37.9	0.11	No	No	No	No
Pipeline_UnderReview_22	053 168400100	ZP2020-0118	2801 Adeline	Existing Walgreens. Proposed 222 room hotel and 84 residential units	18	17	0	49	84	C-AC	MU	10+	76.4	1.10	No	No	No	Yes
Pipeline_UnderReview_23	059 233701800	ZP2016-0025, ZP2021-0085	1415 Fifth	Existing single-family dwelling. Duplex and new SFD	0	0	0	3	3	MUR	SFD/DP	2 to 4	20.1	0.15	No	No	No	No
Pipeline_UnderReview_24	056 200400100	UPMOD2013-0001	1698 University	Demolish vacant automotive repair station. Construct new 5-story mixed-use building with 36 dwelling units.	3	0	0	33	36	C-U	MU	10+	157.3	0.23	No	No	No	Yes
Pipeline_UnderReview_25	058 218102700	ZP2022-0062	1773 Oxford	Existing four-story, 6-unit building. 5-story building 20,786 square feet. There will be 16 units and two units reserved for 50% AMI or below.	2	0	0	14	16	R-4	MF	10+	142.0	0.15	No	No	Yes	Yes
Pipeline_UnderReview_26	057 202302500	ZP2018-0200	2072 Addison	Prior use: Fitness Center. To demolish a one-story commercial building, and to construct a seven-story, mixed-use building containing an approximately 1,425-sq. ft. restaurant serving beer and wine and 29 off-street parking spaces on the ground floor, and six stories of residential uses containing a total of 66 dwelling units.	0	0	0	66	66	C-DMU	MU	10+	281.0	0.23	Yes	No	No	No
Pipeline_UnderReview_27	057 202600405	ZP2022-0026	2190 Shattuck	2-story retail and 2nd story office, ground floor Walgreens. Use Permit modification of ZP2016-0117 to construct a 25-story mixed-use housing development with 274 dwelling units and ground-floor commercial under Density Bonus law.	0	0	0	274	274	C-DMU	MU	10+	597.8	0.46	Yes	No	Yes	Yes
Pipeline_UnderReview_28	054 178101501	ZP2016-0207	2527 San Pablo	Former gas station. Use Permit #ZP2016-0207 to demolish an existing vacant service station building and construct a 6-story, mixed use building with 63 dwelling units, including 12 below market rate units for qualified persons with intellectual and developmental disabilities (I/DD); 3,179 square feet of combined ground floor commercial space for restaurant use including incidental service of beer and wine; and ground level parking for 49 vehicles.	6	6	0	51	63	C-W	MU	10+	205.9	0.31	Yes	No	No	Yes
Pipeline_UnderReview_29	055 184702000	ZP2022-0019	2555 College	Existing two one-story commercial buildings. Construct a four-story residential building with 11 dwelling units under Density Bonus law.	1	0	0	10	11	R-3	MF	10+	110.0	0.1	No	No	Yes	Yes
Pipeline_UnderReview_30	054 174203400	ZP2022-0033	2727 San Pablo	Existing Vacated Tax Services Business. Construct 3-story, 6,928 sq.ft residential building with 4 dwelling units and two off-street parking spaces.	0	0	0	4	4	C-W	MF	2 to 4	49.9	0.08	No	No	Yes	No
Pipeline_UnderReview_31	053 163400401	B2015-01784	3020 San Pablo	Existing vacant lot. Five story mixed-use building totaling 33,645 gross square feet with 29 residential units, and 2,287 square feet of commercial space.	5	0	0	24	29	C-W SP Node	MU	10+	138.6	0.21	No	Yes	No	Yes

	APN	Permit Number	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB330 (Y/N)	Density Bonus (Y/N)
Pipeline_UnderReview_32	056 194500600	ZP2017-0039	739 Channing	Existing surface parking lot. Construct 3 detached bldgs, 1 office space, 4 LW arts/crafts	0	0	0	14	14	MU-LI/M-UR	MU/LW	10+	37.4	0.37	No	No	No	No
Pipeline_UnderReview_33	060 235000802	ZP2022-0020	919 Camelia	Existing vacant lot. Construct new 7,020 sq. ft. building containing three live/work units on vacant 3,510 sq. ft. parcel.	0	0	0	3	3	MULI	LW	2 to 4	37.5	0.08	No	Yes	No	No
Pipeline_UnderReview_34	055 182102100	ZP2021-0095	2018 Blake	Fire damaged SFR; Construct a six-story, multi-family residential building with 12 units (including 1 VLI unit), under State Density Bonus. 15% VLI for 50% bonus.	1	0	0	11	12	R-4	MF	10+	100.7	0.12	No	No	Yes	Yes
Pipeline_UnderReview_35	054 178102900	ZP2022-0028	1200 Dwight	SFD; Build two two-story dwellings, with a rear setback of 16 feet where 20 feet is required.	0	0	0	1	1	R-2	DP	2 to 4	15.4	0.13	No	No	Yes	No
Anticipated Applications					353	113	30	2,567	3,063								16	16
Pipeline_Anticipated_1	058 212901700	PLN2022-0093	1701 San Pablo	Existing BUSD parking lot. SB 35 on BUSD property	32	48	30	0	110	R-2	MF	10+	30.6	4.45	No	No	Yes	Yes
Pipeline_Anticipated_2a	053 159202200	PLN2021-0072	2024 Ashby	SB35 Preliminary Application St. Paul's AME Church. Merge two lots and perform lot line adjustment. Demolish two non-residential buildings, and construct a mixed-use, six-story building, with 52 100% affordable units, church entry and offices, 800 SF of commercial, and 19 underground parking spaces. Utilizes Tier 4, North Adeline, Incentive Development Standards.	9	9	0	0	18	C-AC	MU	5+	152.5	0.118	No	No	No	No
Pipeline_Anticipated_2b	053 159202100	PLN2021-0072	2024 Ashby	Same project as above. SB35 Preliminary Application St. Paul's AME Church. Merge two lots and perform lot line adjustment. Demolish two non-residential buildings, and construct a mixed-use, six-story building, with 52 100% affordable units, church entry and offices, 800 SF of commercial, and 19 underground parking spaces. Utilizes Tier 4, North Adeline, Incentive Development Standards.	15	15	0	0	30	C-AC	MU	5+	157.9	0.19	No	No	-	-
Pipeline_Anticipated_3	056 200402000	PLN2022-0047	1652 University	Existing Use: 2-story mixed, vacant ground floor retail (former RadioShack). 5-story mixed use building with 26 units and commercial space. 2 L/W units, 26 du (1 VLI) Adjacent to Fox Commons, landmark and large protected oak tree.	1	0	0	25	26	C-U	MU	10+	151.4	0.17	No	No	Yes	Yes
Pipeline_Anticipated_4	052 153300103	PLN2021-0037	1708 Harmon	SB35 Preliminary Application Ephesian Church. Demolish three non-residential buildings, and construct a 100% affordable residential, five-story building for seniors, with 82 units, 63 ground-level parking spaces. Utilizes Tier 4, South Adeline, Incentive Development Standards. C-AC	41	41	0	0	82	C-AC	GLA	10+	78.3	1.05	No	No	No	No
Pipeline_Anticipated_5	057 210000708	PLN2022-0039	1914 Fifth	Current: Boutique retail building and parking lot. Construct 257 dwelling units, ground floor lobby and commercial. two floors of parking. 6 stories. Density Bonus	21	0	0	236	257	C-W	MU	10+	253.9	1.01	No	No	Yes	Yes
Pipeline_Anticipated_6a	057 208502500	PLN2022-0026	1931 San Pablo	Current: Surface parking, BBQ kiosk, 99 Cent stores; Construction of a new 7-story mixed-use residential development with up to 323 dwelling units on 59,000 sq ft. lot, fronting on San Pablo and Hearst with lobbies, commercial and parking using state density bonus.	23	0	0	252	275	C-W	MU	10+	238.3	1.15	Yes	No	Yes	Yes
Pipeline_Anticipated_6b	057 208501500	PLN2022-0026	1955 San Pablo	Same project as above. Small BBQ kiosk; SB-330 application for the construction of a new 7-story mixed-use residential development with up to 323 dwelling units on 59,000 sqft. lot, fronting on San Pablo and Hearst with lobbies, commercial and parking using state density bonus.	4	0	0	44	48	C-W	MU	10+	239.5	0.20	No	No	-	-
Pipeline_Anticipated_7a	057 205300200	PLN2022-0057	1974 Shattuck	Current: Spats restaurant; 1974-1998 Shattuck, and build new 26-story mixed-use building with 297 dwellings, using a Density Bonus.	24	0	0	214	238	C-DMU Oute	MU	10+	2043.0	0.12	Yes	No	Yes	Yes
Pipeline_Anticipated_7b	057 205300302	PLN2022-0057	1984 Shattuck	Same project as above. Current: 1 story commercial; 1974-1998 Shattuck, and build new 26-story mixed-use building with 297 dwellings, using a Density Bonus.	6	0	0	53	59	C-DMU Oute	MU	10+	1904.1	0.03	Yes	No	-	-
Pipeline_Anticipated_8a	055 182201400	PLN2022-0029	2001 Blake	SB330 Preliminary Application for UP Modification of ZP2020-0072 to increase unit total from 168 to 198, and the building height from 7 floors to 8 floors. / Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings	1	0	0	20	21	R-4	MF	10+	236.1	0.09	No	No	Yes	Yes

	APN	Permit Number	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB330 (Y/N)	Density Bonus (Y/N)
				on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; Density bonus project.														
Pipeline_Anticipated_8b	055 182202100	PLN2022-0029	2012 Dwight	<i>Same project as above. 2-story residential building</i> ; SB330 Preliminary Application for UP Modification of ZP2020-0072 to increase unit total from 168 to 198, and the building height from 7 floors to 8 floors. / Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; Density bonus project.	1	0	0	26	27	R-4	MF	10+	252.23	0.12	No	No	-	-
Pipeline_Anticipated_8c	055 182201303	PLN2022-0029	2015 Blake	<i>Same project as above. Existing parking lot</i> ; SB330 Preliminary Application for UP Modification of ZP2020-0072 to increase unit total from 168 to 198, and the building height from 7 floors to 8 floors. / Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; Density bonus project.	2	0	0	28	30	R-4	MF	10+	208.3	0.15	No	No	-	-
Pipeline_Anticipated_8d	055 182201304	PLN2022-0029	2015 Blake	<i>Same project as above. 2-story building</i> ; SB330 Preliminary Application for UP Modification of ZP2020-0072 to increase unit total from 168 to 198, and the building height from 7 floors to 8 floors. / Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; Density bonus project.	2	0	0	28	30	R-4	MF	10+	208.3	0.15	No	No	-	-
Pipeline_Anticipated_8e	055 182202200	PLN2022-0029	2016 Dwight	<i>Same project as above. Existing parking lot</i> ; SB330 Preliminary Application for UP Modification of ZP2020-0072 to increase unit total from 168 to 198, and the building height from 7 floors to 8 floors. / Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; Density bonus project.	1	0	0	29	30	R-4	MF	10+	208.3	0.15	No	No	-	-
Pipeline_Anticipated_8f	055 182201302	PLN2022-0029	2019 Blake	<i>Same project as above. 1-story building</i> ; SB330 Preliminary Application for UP Modification of ZP2020-0072 to increase unit total from 168 to 198, and the building height from 7 floors to 8 floors. / Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; Density bonus project.	1	0	0	29	30	R-4	MF	10+	208.3	0.15	No	No	-	-
Pipeline_Anticipated_8g	055 182202300	PLN2022-0029	2020 Dwight	<i>Same project as above. 2-story residential building</i> ; SB330 Preliminary Application for UP Modification of ZP2020-0072 to increase unit total from 168 to 198, and the building height from 7 floors to 8 floors. / Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; Density bonus project.	1	0	0	29	30	R-4	MF	10+	194.8	0.15	No	No	-	-
Pipeline_Anticipated_9a	057 203100101	PLN2022-0056	2128 Oxford, 2132-2154 Center	<i>Demolition of two mixed use buildings (retail/restaurant first floor, 16 dwelling units above)</i> , replaced with new 26-story mixed use building with 485 dwelling units. Merge two parcels: 057 203101500 and 057 203100101.	17	0	0	153	170	C-DMU Core	MU	10+	764.4	0.28	Yes	No	Yes	Yes
Pipeline_Anticipated_9b	057 203101300	PLN2022-0056	2128 Oxford, 2132-2154 Center	<i>Same project as above. Demolition of two mixed use buildings (retail/restaurant first floor, 16 dwelling units above)</i> , replaced with new 26-story mixed use building with 485 dwelling units. Merge two parcels: 057 203101500 and 057 203100101.	30	0	0	285	315	C-DMU Core	MU	10+	688.5	0.52	Yes	No	-	-
Pipeline_Anticipated_10	056 197701101	ZP2021-0046	2136-2154 San Pablo	Demolish an existing two-story nonresidential structure (Kung-Fu Academy, Auto Repair) and (2) to construct a six-story mixed-use building with 123 residential units (five residential stories above a podium), three live-work units at the ground level, and 50 off-street parking spaces in a mechanical lift system.	10	0	0	116	126	C-W	MU	10+	235.6	0.53	Yes	No	Yes	Yes
Pipeline_Anticipated_11	056 198304201	PLN2022-0020	2147 San Pablo	<i>Currently Beyond Repair Auto Repair</i> . Construct 6-story, mixed-use building with 3,000 SF of retail (2 units), 128 GLA units (bed, bath and kitchenette), including 12 VLI units, shared living, cooking, and dining areas per floor, and 14 ground-level parking.	12	0	0	116	128	C-W	MU/GLA	10+	382.7	0.33	No	No	Yes	Yes

	APN	Permit Number	Address	Project Description (Orange Text = Prior land use)	< 50% AMI	50-80% AMI	80- 120% AMI	>120% AMI	Total Units	Zone	Type	Category	Density (DU/A)	Acreage	5 <sup>th</sup> Cycle (Y/N)	Vacant (Y/N)	SB330 (Y/N)	Density Bonus (Y/N)
Pipeline_Anticipated_12a	055 189600300	PLN2022-0036	2420 Shattuck	<b>Vacated Gio's Pizza and Bocce restaurant.</b> Construct 16-story mixed-use building with 146 dwelling units, ground level lobbies, and commercial space with state of California density bonus.	9	0	0	81	90	C-DMU Corr	MU	10+	500.0	0.18	Yes	No	Yes	Yes
Pipeline_Anticipated_12b	055 189600400	PLN2022-0036	2428 Shattuck	<i>Same project as above.</i> <b>Existing use: Restaurant;</b> Construct 16-story mixed-use building with 146 dwelling units, ground level lobbies, and commercial space with state of California density bonus.	6	0	0	50	56	C-DMU Corr	MU	10+	515.8	0.11	Yes	No	-	-
Pipeline_Anticipated_13a	054 178501700	PLN2022-0048	2601 San Pablo	Construction of new, 8-story mixed-use residential development with residential lobby, commercial space, and parking. 242 Dwelling Units utilizing State Density Bonus (25 VLI units)	14	0	0	121	135	C-W	MU	10+	313.3	0.48	No	No	Yes	Yes
Pipeline_Anticipated_13b	054 178501400	PLN2022-0048	San Pablo	<i>Same project as above.</i> <b>Vacant parcel;</b> Construction of new, 8-story mixed-use residential development with residential lobby, commercial space, and parking. 242 Dwelling Units utilizing State Density Bonus (25 VLI units)	2	0	0	20	22	C-W	MU	10+	309.3	0.08	No	Yes	-	-
Pipeline_Anticipated_13c	054 178501600	PLN2022-0048	2603 San Pablo	<i>Same project as above.</i> <b>Vacant commercial building;</b> Construction of new, 8-story mixed-use residential development with residential lobby, commercial space, and parking. 242 Dwelling Units utilizing State Density Bonus (25 VLI units)	6	0	0	47	53	C-W	MU	10+	314.0	0.19	No	No	-	-
Pipeline_Anticipated_13d	054 178501500	PLN2022-0048	2613 San Pablo	<i>Same project as above.</i> <b>Vacant commercial building;</b> Construction of new, 8-story mixed-use residential development with residential lobby, commercial space, and parking. 242 Dwelling Units utilizing State Density Bonus (25 VLI units)	3	0	0	29	32	C-W	MU	10+	312.9	0.11	No	No	-	-
Pipeline_Anticipated_14	053 159001101	PLN2022-0016	2920 Shattuck	Existing True Value Hardware and Model Garage site. Construct 10-story mixed-use residential 221 dwelling units, ground-floor commercial DB	22	0	0	199	221	C-SA	MU	10+	493.1	0.45	No	No	Yes	Yes
Pipeline_Anticipated_15	057 203000900	PLN2022-0067	2113 Kittredge	<b>The California Theater.</b> This building at 2113 Kittredge would be demolished to allow construction of the new project. The proposed land use is a mixed-use residential development in the C-DMU zoning district. The proposed multi-family project will have 214 units in approximately 148,206 SF of floor area. The proposed project will have a live performance theater, with approximately 18,325 SF of nonresidential floor area. The use category for the theater will be 'theater', which is allowed in the C-DMU Core zone with an Administrative Use Permit	22	0	0	192	214	C-DMU Corer	MU	10+	690.2	0.31	No	No	Yes	Yes
Pipeline_Anticipated_16	054 171400501	PLN2022-0061	2712 Telegraph	Construction of a 5-story, mixed-use building with 35 dwelling units.	3	0	0	32	35	C-C	MU	10+	175.0	0.2	No	No	Yes	Yes
Pipeline_Anticipated_17	053 168900100	PLN2022-0060	2800 Telegraph	SB330 Pre-Application: Construction of a new five-story residential building with 13 dwelling units.	1	0	0	12	13	C-C	MF	10+	6.4	2.04	No	No	Yes	Yes
Pipeline_Anticipated_18	053 168602000	PLN2022-0031	2847 Shattuck	SB 330 Preliminary Application to demolish <b>1-story commercial building</b> and construct a 9-story mixed use building with 112 dwelling units, utilizing Density bonus.	11	0	0	101	112	C-SA	MU	10+	448.0	0.25	No	No	Yes	Yes

Table C-10 Opportunity Sites - No Rezone Required

	APN	Address	Criteria							Consol Lot	Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Lower							Moderate	Above	Total Potl Units	
Opportunity_1a	055 182501900	2609 SHATTUCK	No	-	-	0.28	Vacant, boarded up 1-story commercial structure, no tenant, last sold in December 2021, 10 surface parking spaces; new housing development across the street includes a 5-story, 155 unit apartment building constructed in 2016, replacing a similar low-profile commercial structure	0.34	AU	Meets Criteria 2c, 2d, 2e, 2f - Improvement-to-Land Ratio less than 2.0 (0.28) - Current vacant, boarded up one-story commercial structure located on a major transit corridor, in close proximity to other new residential developments - 2215 Parker (ZP2018-0161) and 2701 Shattuck (ZP2016-0244) - and similar to other commercial structures that have been replaced by residential developments - such as 2440 Shattuck (ZP2021-0201), 2970 Adeline (ZP2021-0140), and 130-134 Berkeley Sq (ZP2021-0158) - make development feasible - Parcel size is between 0.5 and 10 acres (0.94 acres when consolidated) - Lot consolidation potential (common owners)	No	BC/C-AC	1	210	72	0	0	72	
Opportunity_1b	055 182501502	2621 SHATTUCK	No	-	-	0.07	Vacant 1-story commercial structure and parking lot (formerly Wick's TV Appliance); no tenant, last sold in December 2021, 20 surface parking spaces; same owner as adjacent lot (055 182501900); Walker's Paradise (92), Good Transit (67), Biker's Paradise (95); new housing development across the street includes a 5-story, 155 unit apartment building constructed in 2016, replacing a similar low-profile commercial structure	0.6	AU	Meets Criteria 2c, 2d, 2e, 2f - Improvement-to-Land Ratio less than 2.0 (0.07) - Current vacant, boarded up one-story commercial structure located on a major transit corridor, in close proximity to other new residential developments - 2215 Parker (ZP2018-0161) and 2701 Shattuck (ZP2016-0244) - and similar to other commercial structures that have been replaced by residential developments - such as 2440 Shattuck (ZP2021-0201), 2970 Adeline (ZP2021-0140), and 130-134 Berkeley Sq (ZP2021-0158) - make development feasible - Parcel size is between 0.5 and 10 acres (0.94 acres when consolidated) - Lot consolidation potential (common owners)	No	BC/C-AC	1	210	126	0	0	126	
Opportunity_2a	055 182401600	2555 SHATTUCK	No	-	0.33	0.13	Used car lot with 1-story commercial building (permanently closed; formerly Berkeley Toyota)	0.15	P	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.33) - Improvement-to-Land Ratio less than 2.0 (0.13) - Currently vacant used car lot located on a major transit corridor in close proximity to new residential developments - 2215 Parker (ZP2018-0161) and 2701 Shattuck (ZP2016-0244) - and similar to other former auto dealerships and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244), make development feasible - Parcel size is between 0.5 and 10 acres (when consolidated - 0.58 acres) - Lot consolidation potential (common owners)	No	BC/C-AC	1	210	0	32	0	32	
Opportunity_2b	055 182401400	2105 PARKER ST	No	-	0.45	1.78	1-story commercial complex with parking lot; auto service related business and furniture store; adjacent to 2-story commercial complex; nearby lot	0.43	P	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.45) - Improvement-to-Land Ratio less than 2.0 (1.78) - Current commercial complex (including auto service related business) located on a major transit corridor in close proximity to new residential developments - 2215 Parker (ZP2018-0161) and 2701 Shattuck (ZP2016-0244) - and similar to other former auto service related businesses that are currently being replaced by residential developments, such as 1835 San Pablo (ZP2018-0220), 2099 MLK Jr. (ZP2019-0081), and 2136-2154 San Pablo (ZP2021-0046), make development feasible - Parcel size is between 0.5 and 10 acres (when consolidated - 0.58 acres) - Lot consolidation potential (common owners)	No	BC/C-AC	1	210	90	0	0	90	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_3	055 182301101	2104 DWIGHT WAY	No	-	0.32	0.04	Parking lot	1		Meets Criteria 1, 2b, 2c, 2d, 2e - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.32) - Improvement-to-Land Ratio less than 2.0 (0.04) - Current surface parking lot located in close proximity to other residential developments - 2012 Dwight (PLN2022-0029) - and similar to other former surface parking lots that have been replaced with a large residential development, such as 2542 Durant (ZP2016-0172), make development feasible - Parcel size is between 0.5 and 10 acres (1 acre)	Yes	BC/C-AC	1	210	209	0	0	209
Opportunity_4	052 157602701	3030 TELEGRAPH AVE	No	57	0.42	1.10	Healthcare center parking lot	0.63		Meets Criteria 1, 2a, 2b, 2c, 2d, 2e - Vacant and/or parking lots - Building age greater than 30 years (57) - Existing FAR is less than 1.50 (0.42) - Improvement-to-Land Ratio less than 2.0 (1.10) - Current surface parking lot located on a major transit corridor, in close proximity to other residential development - 3030 Telegraph (ZP2020-0069) - and similar to a surface parking lot that has been replaced with a large residential development: 2542 Durant (ZP2016-0172), make development feasible - Parcel size is between 0.5 and 10 acres (0.63 acres)	No	BC/C-C	1	124	78	0	0	78
Opportunity_5	055 184002401	2655 TELEGRAPH AVE	No	64	0.58	1.31	1-story single-tenant drugstore (CVS, formerly Andronico's) and 88 space parking lot; Walker's Paradise (95), Good Transit (62); tenant/lease/sale data not available on CoStar	1.04		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (64) - Existing FAR is less than 1.50 (0.58) - Improvement-to-Land Ratio less than 2.0 (1.31) - Current single-story drugstore and large surface parking lot located along a major transit corridor in close proximity to other residential developments - 2712 Telegraph (PLN2022-0061), 2556 Telegraph (ZP2015-0096) - and similar to large commercial redevelopments, such as 2801 Adeline (ZP2020-0118), an existing Walgreens; 2190 Shattuck (ZP 2022-0026), an existing Walgreens; and 2440 Shattuck (ZP201-0201), an existing Dollar Tree, make development feasible. - Parcel size is between 0.5 and 10 acres (1.04 acres)	No	BC/C-C	1	125	130	0	0	130
Opportunity_6a	057 202801200	2235 MILVIA ST	No	-	0.37	0.59	Two small 1-story buildings - a restaurant and temporarily closed recording studio - and small parking lot, downtown	0.06	AV	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.37) - Improvement-to-Land Ratio less than 2.0 (0.59) - Current single-story commercial buildings and parking lot in close proximity to other residential development - 2065 Kittredge (ZP2021-0193), 2210 Harold (ZP2020-0011), 2028 Bancroft (ZP2017-0103) - and similar to redevelopments of other small commercial buildings, such as 2970 Adeline (ZP2021-0140), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate units) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Buff	1	150	0	0	8	8
Opportunity_6b	057 202801300	2000 KITTREDGE ST	No	-	0.05	0.35	1-story car rental and parking lot, downtown	0.27	AV	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.05) - Improvement-to-Land Ratio less than 2.0 (0.35) - Currently one-story commercial structure and parking lot (auto service-related business) in close proximity to other residential development - 2065 Kittredge	Yes	DT/C-DMU Buff	1	150	0	40	0	40

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count				
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units	
Opportunity_7a	055 189700103	2480 SHATTUCK AVE	No	-	0.99	2.87	1-story commercial (bike shop), downtown	0.17	W	(ZP2021-0193), 2210 Harold (ZP2020-0011), 2028 Bancroft (ZP2017-0103) - and similar to other former auto service related businesses that are currently being replaced by residential developments, such as 1835 San Pablo (ZP2018-0220), 2099 MLK Jr. (ZP2019-0081), and 2136-2154 San Pablo (ZP2021-0046), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate units) - Lot consolidation potential (common owners)	Yes	BC/C-DMU Buff	1	150	0	0	25	25	
Opportunity_7b	055 189700600	2450 SHATTUCK AVE	No	103	0.76	1.98	1-story commercial structure - one vacant store front, 1 laundry, 1 restaurant, 1 music store, downtown	0.35	W	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (103) - Existing FAR is less than 1.50 (0.76) - Improvement-to-Land Ratio less than 2.0 (1.98) - Current partially vacant single-story commercial building located along a major transit corridor, and in close proximity to new residential development - 2440 Shattuck (ZP2021-0201) and 2428 Shattuck (PLN2022-0036) - and similar to other residential redevelopment of commercial structures, such as 2970 Adeline (ZP2021-0140), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158), support additional residential development on this site. - 0.5 and 10 acres (when consolidated - 0.52 acres) - Lot consolidation potential (common owners)	Yes	BC/C-DMU Buff	1	150	52	0	0	0	52
Opportunity_8a	060 243503101	1575 HOPKINS ST	No	-	0.51	0.77	1-story office (Red Oak Realty) and parking lot, last sold in 2018	0.23	AG	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.51) - Improvement-to-Land Ratio less than 2.0 (0.77) - Current single-story office building; similar new residential development of office space, such as 2210 Harold (ZP2020-0011), support additional residential development on this site. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	NC/C-N	1	50	0	0	11	11	
Opportunity_8b	060 243502801	1601 HOPKINS ST	No	43	0.44	0.75	1-story salon and storage yard	0.31	AG	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (43) - Existing FAR is less than 1.50 (0.44) - Improvement-to-Land Ratio less than 2.0 (0.75) - Current single-story commercial building; similar new residential development of office space include 2210 Harold (ZP2020-0011) and 1951 Shattuck (ZP2018-	Yes	NC/C-N	1	50	0	0	15	15	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_9	058 217801800	2109 VIRGINIA ST	No	-	0.83	0.34	2-story mixed use, restaurant, educational institution residential	0.52		0137), support additional residential development on this site. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.54 acres/above moderate) - Lot consolidation potential (common owners)	Yes	NC/C-NS	1	50	0	0	26	26
Opportunity_10a	059 226301001	1550 SHATTUCK AVE	No	-	0.44	1.28	2-story single-tenant grocery store (Andronico's Grocery, owned by Safeway since 2017, occupied by tenant since Apr 2006) with 75 space parking lot; Walker's Paradise (98), Good Transit (65)	1.95	0	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.44) - Improvement-to-Land Ratio less than 2.0 (1.28) - Current 2-story commercial building (grocery store), located along a major transit corridor, in close proximity to new residential development, such as 1650 Shattuck (ZP2020-0022) and 1506 Bonita (ZP2016-0050), and similar to redevelopment of other large commercial buildings, including 2801 Adeline (ZP2020-0118), 2190 Shattuck (ZP2022-0026), make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.38 acres) - Lot consolidation potential (common owners)	No	NC/C-NS	1	50	97	0	0	97
Opportunity_10b	059 226302401	1536 SHATTUCK AVE	No	-	0.92	0.16	Bank parking lot	0.4	0	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.92) - Improvement-to-Land Ratio less than 2.0 (0.16) - Current surface parking lot located on a major transit corridor, in close proximity to new residential development, such as 1650 Shattuck (ZP2020-0022) and 1506 Bonita (ZP2016-0050), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.38 acres) - Lot consolidation potential (common owners)	Yes	MDR/R-2A	1	25	0	0	10	10
Opportunity_11a	057 209700106	805 UNIVERSITY AVE	No	71	-	1.7	1-story freestanding retail building (KCC Modern Living - tenant since May 2010); 500 sf of 6,570 sf occupied; last sold in Nov 2014; Walker's Paradise (96), Good Transit (58); owned by same owner as adjacent site (057 209701401)	0.24	AH	Meets Criteria 2a, 2c, 2d, 2e, 2f - Building age greater than 30 years (71) - Improvement-to-Land Ratio less than 2.0 (1.7) - Current 1-story commercial building located along a major transit corridor, in close proximity to new residential development, such as 1914 Fifth (PLN2022-0039) and 1900 Fourth (ZP2018-0052), and similar to the redevelopment of former commercial buildings proposed at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support	No	BC/C-W	1	135	0	31	0	31

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count				
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units	
										<ul style="list-style-type: none"> <li>- additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.86 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>									
Opportunity_11b	057 209701401	811 UNIVERSITY AVE	No	-	0.7	8.07	2-story retail (CorePower Yoga, Fusion Learning, + more) - lease signed with Flux Vertical Theatre in July 2021; additional lease signed with Fusion Learning in Sept 2018) + 43 parking spaces; Walker's Paradise (96), Good Transit (59); owned by same owner as adjacent site (057 209700106)	0.86	AH	<ul style="list-style-type: none"> <li>- Meets Criteria 2b, 2d, 2e, 2f</li> <li>- Existing FAR is less than 1.50 (0.7)</li> <li>- Current 2-story commercial building located along a major transit corridor, in close proximity to new residential development, such as 1914 Fifth (PLN2022-0039) and 1900 Fourth (ZP2018-0052), and similar to the redevelopment of former commercial buildings proposed at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.86 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	BC/C-W	1	135	115	0	0	115	
Opportunity_11c	057 209700201	1904 6TH ST	No	-	-	-	1-story city-owned West Berkeley Senior Center and parking lot	0.76	AH	<ul style="list-style-type: none"> <li>- Meets Criteria 2d, 2e, 2f</li> <li>- Current 1-story institutional building located along a major transit corridor, in close proximity to new residential development, such as 1914 Fifth (PLN2022-0039) and 1900 Fourth (ZP2018-0052), and similar to the redevelopment of buildings proposed at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.86 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	MU/MUR	1	24.4	0	0	18	18	
Opportunity_12a	060 235401100	1041 GILMAN ST	No	-	0.66	-	Parking lot	0.19	AJ	<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2b, 2c, 2d, 2e, 2f</li> <li>- Vacant and/or parking lots</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.66)</li> <li>- Current surface parking lot in close proximity to new residential development, such as 1207 Tenth (ZP2020-0046) and 1201-1205 San Pablo (ZP2021-0070), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.66 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	Yes	BC/C-W	1	135	0	0	25	25	
Opportunity_12b	060 235401302	1233 10TH ST	No	-	0.82	-	Parking lot	0.32	AJ	<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2b, 2c, 2d, 2e, 2f</li> <li>- Vacant and/or parking lots</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.82)</li> <li>- Current surface parking lot in close proximity to new residential development, such as 1207 Tenth (ZP2020-0046) and 1201-1205 San Pablo (ZP2021-0070), and similar to redevelopment of other surface parking lots that have been replaced with a residential</li> </ul>	Yes	BC/C-W	1	135	0	43	0	43	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.66 acres) - Lot consolidation potential (common owners)								
Opportunity_12c	060 235401200	1031 Gilman St	No	-	0.74	0	Parking lot	0.15	AJ	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0) - Existing FAR is less than 1.50 (0.74) - Current surface parking lot in close proximity to new residential development, such as 1931 San Pablo (PLN2022-0039), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.55 acres) - Lot consolidation potential (common owners)	Yes	BC/C-W	1	135	0	0	19	19
Opportunity_13a	057 208801100	1071 UNIVERSITY AVE	No	-	-	0.15	Parking lot	0.3	AS	Meets Criteria 1, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.15) - Current surface parking lot in close proximity to new residential development, such as 1931 San Pablo (PLN2022-0039), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.55 acres) - Lot consolidation potential (common owners)	No	BC/C-W	1	135	0	40	0	40
Opportunity_13b	057 208801500	1917 10TH ST	No	-	-	0.2	Parking lot	0.25	AS	Meets Criteria 1, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.2) - Current surface parking lot in close proximity to new residential development, such as 1931 San Pablo (PLN2022-0039), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.55 acres) - Lot consolidation potential (common owners)	Yes	HDR/R-3	1	40	0	0	9	9
Opportunity_14	057 210100500	701 UNIVERSITY AVE	No	-	0.13	5.02	Parking lot	1.03		Meets Criteria 1, 2b, 2d, 2e - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.13) - Current surface parking lot in close proximity to new residential development, such as 1931 San Pablo (PLN2022-0039), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (1.03 acres)	No	BC/C-W	1	135	139	0	0	139

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_15a	059 228702500	1629 SAN PABLO AVE	No	82	1.07	3.03	1-story retail (party store)	0.11	Y	Meets Criteria 2a, 2b, 2d, 2e, 2f <ul style="list-style-type: none"> <li>- Building age greater than 30 years (82)</li> <li>- Existing FAR is less than 1.50 (1.07)</li> <li>- Current 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, such as 1701 San Pablo (PLN2022-0093), and similar to residential redevelopment of low profile commercial buildings, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income c</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	BC/C-W	1	135	0	0	14	14
Opportunity_15b	059 228702400	1633 SAN PABLO AVE	No	98	0.82	0.96	1-story retail (party store)	0.11	Y	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f <ul style="list-style-type: none"> <li>- Building age greater than 30 years (98)</li> <li>- Existing FAR is less than 1.50 (0.82)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.96)</li> <li>- Current 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, such as 1701 San Pablo (PLN2022-0093), and similar to residential redevelopment of low profile commercial buildings, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.55 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	BC/C-W	1	135	0	0	14	14
Opportunity_15c	059 228702102	1639 SAN PABLO AVE	No	66	0.98	1.67	1-2 story commercial	0.3	Y	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f <ul style="list-style-type: none"> <li>- Building age greater than 30 years (66)</li> <li>- Existing FAR is less than 1.50 (0.98)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.67)</li> <li>- Current 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, such as 1701 San Pablo (PLN2022-0093), and similar to residential redevelopment of low profile commercial buildings, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.55 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	BC/C-W	1	135	0	40	0	40
Opportunity_16	060 235401001	1049 GILMAN ST	No	-	-	0.66	1-story retail (liquor, Dollar Tree)	0.61		Meets Criteria 2b, 2c, 2d, 2e <ul style="list-style-type: none"> <li>- Improvement-to-Land Ratio less than 2.0 (0.66)</li> <li>- Current 1-story commercial building located along a major transit corridor, in close proximity to new residential development, such as 1207 Tenth (ZP2020-0046) and 1201-1205 San Pablo (ZP2021-0070), and similar to redevelopment of 1-story</li> </ul>	Yes	BC/C-W	1	135	82	0	0	82

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										commercial buildings, such as 2440 Shattuck (ZP2021-0201) and 2198 San Pablo (ZP2018-0112) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.61 acres)								
Opportunity_17	059 233100200	1440 SAN PABLO AVE	No	99	0.89	0.46	2-story freestanding furniture strip retail and parking lot (West Berkeley Commercial Center)	0.67		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (99) - Existing FAR is less than 1.50 (0.89) - Improvement-to-Land Ratio less than 2.0 (0.46) - Current 2-story commercial building located along a major transit corridor and in close proximity to new residential development, such as 1701 San Pablo (PLN2022-0093), and similar to residential redevelopment of low profile commercial buildings, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.67 acres)	No	BC/C-W	1	135	90	0	0	90
Opportunity_18	056 198303103	2235 SAN PABLO AVE	No	33	1.49	2	2-story storage facility and parking lot (Berkeley Self Storage)	0.7		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (33) - Existing FAR is less than 1.50 (1.49) - Improvement-to-Land Ratio less than (or equal to) 2.0 (2.0) - Current 2-story storage facility and parking lot located along a major transit corridor and in close proximity to new residential development, such as 2371 San Pablo (ZP2019-0089) and 2198 San Pablo (ZP2018-0112), and similar to residential redevelopment of storage facilities, such as 2100 San Pablo (ZP2018-0222) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.7 acres)	No	BC/C-W	1	135	94	0	0	94
Opportunity_19	056 193200803	2424 SAN PABLO AVE	No	59	0.06	0.49	Self-service car wash	0.73		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (59) - Existing FAR is less than 1.50 (0.06) - Improvement-to-Land Ratio less than 2.0 (0.49) - Current car wash located on a major transit corridor in close proximity to 2527 San Pablo (ZP2016-0207) and 1200 Dwight (ZP2022-0028), and similar to other former auto dealerships and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) and 2099 MLK Jr. (ZP2019-081) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.73 acres)	Yes	BC/C-W	1	135	98	0	0	98
Opportunity_20a	056 194301901	2431 5TH ST	No	64	0.65	2.58	1-story vacant office building (formerly Sumiko Subwoofers)	1.08	AX	Meets Criteria 2a, 2b, 2d, 2e, 2f - Building age greater than 30 years (64) - Existing FAR is less than 1.50 (0.65) - Currently vacant single-story office building in close proximity to other residential development 2422 Fifth (ZP2018-018) and 739 Channing (ZP2017-0039), and similar new residential development of office space include 2210 Harold (ZP2020-0011), support additional residential development on this site.	No	MU/MUR	1	24.4	0	0	26	26

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count				
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units	
										<ul style="list-style-type: none"> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.53 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>									
Opportunity_20b	056 194301001	2416 6TH ST	No	-	0.86	1.08	1-story sheet metal HVAC shop (Walter Mork Co., Inc.)	0.45	AX	<ul style="list-style-type: none"> <li>Meets Criteria 2b, 2c, 2d, 2e, 2f</li> <li>- Existing FAR is less than 1.50 (0.86)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.08)</li> <li>- Current sheet metal shop in close proximity to other residential development 2422 Fifth (ZP2018-018) and 739 Channing (ZP2017-0039), and similar new residential development of similar industrial/manufacturing sites, such as 2100 San Pablo (ZP2018-0222) and 1835 San Pablo (ZP2018-0220), support additional residential development on this site.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.53 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	MU/MUR	1	24.4	0	0	11	11	
Opportunity_21	056 196101601	801 ADDISON ST	No	-	0.69	1.54	1-story warehouse (West Berkeley Dock-High Warehouse - for sale)	0.59		<ul style="list-style-type: none"> <li>Meets Criteria 2b, 2c, 2d, 2e</li> <li>- Existing FAR is less than 1.50 (0.69)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.54)</li> <li>- Currently vacant warehouse in close proximity to new residential development, such as 1914 Fifth (PLN2022-0039) and 1900 Fourth (ZP2018-0052), and similar to the redevelopment of former industrial/manufacturing buildings proposed at 2100 San Pablo (ZP2018-0222) and 1835 San Pablo (ZP2018-0220), support additional residential development on this site.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.59 acres)</li> </ul>	No	MU/MUR	1	24.4	0	0	14	14	
Opportunity_22	056 193300602	2332 SAN PABLO AVE	No	-	-	-	1-story commercial building and open lot dedicated to plants - East Bay Nursery	1.03		<ul style="list-style-type: none"> <li>Meets Criteria 2d, 2e</li> <li>- Current commercial building and open lot in close proximity to new and similar residential development of commercial buildings, such as 2371 San Pablo (ZP2019-0089), and 1820-1828 San Pablo (ZP2021-0186), support additional residential development on this site.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (1.03 acres)</li> </ul>	No	BC/C-W	1	135	140	0	0	140	
Opportunity_23a	061 261100400	914 FRESNO AVE	No	-	-	0.12	Andronico's parking lot	0.11	AQ	<ul style="list-style-type: none"> <li>Meets Criteria 1, 2c, 2d, 2e, 2f</li> <li>- Vacant and/or parking lots</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.12)</li> <li>- Current surface parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.69 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	LDR/R-1	1	6	0	0	1	1	

	APN	Address	Criteria							Consol Lot	Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Lower							Moderate	Above	Total Potl Units	
Opportunity_23b	061 261102503	915 COLUSA AVE	No	-	0.17	0.07	Andronico's parking lot	0.23	AQ	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.07) - Improvement-to-Land Ratio less than 2.0 (0.07) - Current surface parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.69 acres) - Lot consolidation potential (common owners)	No	LDR/R-1	1	6	0	0	1	1	
Opportunity_23c	061 261102504	915 COLUSA AVE	No	-	0.11	0.11	Andronico's parking lot	0.35	AQ	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.11) - Improvement-to-Land Ratio less than 2.0 (0.11) - Current surface parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.69 acres) - Lot consolidation potential (common owners)	No	LDR/R-1	1	6	0	0	2	2	
Opportunity_24a	063 298601200	1129 KEITH AVE	Yes	-	-	-	4 contiguous vacant lots by same owner, different from adjacent owners	0.12	AD	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.60 acres) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	1	6	0	0	1	1	
Opportunity_24b	063 298601300	1129 KEITH AVE	Yes	-	-	-	4 contiguous vacant lots by same owner, different from adjacent owners	0.14	AD	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.60 acres) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	1	6	0	0	1	1	
Opportunity_24c	063 298601400	1129 KEITH AVE	Yes	-	-	-	4 contiguous vacant lots by same owner, different from adjacent owners	0.16	AD	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.60 acres) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	1	6	0	0	1	1	
Opportunity_24d	063 298601501	1129 KEITH AVE	Yes	-	-	-	4 contiguous vacant lots by same owner, different from adjacent owners	0.18	AD	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.60 acres) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	1	6	0	0	1	1	
Opportunity_25a	063 314000800	924 FRESNO AVE	Yes	-	-	-	Vacant lot, different owner from adjacent lots	0.33	AW	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots	Yes	LDR/R-1H	1	6	0	0	1	1	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_25b	063 314000700	39 THE CRESCENT	Yes	-	-	-	Vacant lot, owned by adjacent lot 39 THE CRESCENT	0.35	AW	<ul style="list-style-type: none"> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.68 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	Yes	LDR/R-1H	1	6	0	0	1	1
Opportunity_26a	063 316002000	37 HILL RD	Yes	-	-	-	Vacant lot, owned by adjacent lot 37 HILL RD BERKELEY	0.24	V	<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e, 2f</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.22 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	Yes	LDR/R-1H	1	6	0	0	1	1
Opportunity_26b	063 316001402	20 BAY TREE LN	Yes	-	-	-	Vacant Lot, different owners from adj lots	0.98	V	<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e, 2f</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 1.22 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	Yes	LDR/R-1H	1	6	0	0	5	5
Opportunity_27	061 255801700	OXFORD ST BERKELEY 94707	No	-	-	-	1-story school (former Oxford Elementary School site); now vacant; seismic retrofitting needed	1.26		<ul style="list-style-type: none"> <li>- Meets Criteria 2d, 2e</li> <li>- Current vacant school building (institutional) similar to other institutional redevelopments make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (1.26 acres/above moderate)</li> </ul>	No	OS/R-1H	1	6	0	0	7	7
Opportunity_28	057 207200600	1461 UNIVERSITY AVE	No	73	0.43	2.03	1-story motel and 40 parking spaces (Rodeway Inn - permanently closed) and single-story strip retail frontage, last sold in 2010, no lease data on CoStar	0.78		<ul style="list-style-type: none"> <li>- Meets Criteria 2a, 2b, 2d, 2e</li> <li>- Building age greater than 30 years (73)</li> <li>- Existing FAR is less than 1.50 (0.43)</li> <li>- Improvement-to-Land Ratio less than 2.0 (2.03)</li> <li>- Currently vacant 1-story motel and strip retail building in close proximity to other residential developments, such as 1367 University (ZP2019-0173) and the North Berkeley BART site, and similar to other projects, like the Golden Bear Inn at 1620 San Pablo, make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.78 acres)</li> </ul>	Yes	MDR/R-2A	1	25	0	0	19	19
Opportunity_29	057 205401201	1995 UNIVERISTY AVE	No	-			Parking lot behind building	0.64		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current surface parking lot in close proximity to other new residential development, such as 2001 University/2001 Milvia (ZP2020-0134) and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.64 acres)</li> </ul>	No	MDR/R-2A	1	25	0	0	39	39

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_30	056 199601203	1417 ADDISON ST	No	54	0.52	1.7	Parking lot only (Target)	1.5		Meets Criteria 1, 2a, 2b, 2d, 2e - Vacant and/or parking lots - Building age greater than 30 years (54) - Existing FAR is less than 1.50 (0.52) - Improvement-to-Land Ratio less than 2.0 (1.7) - Current surface parking lot in close proximity to other new residential development, such as 1367 University (ZP2019-0173), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (1.5 acres)	No	HDR/R-4	1	75	112	0	0	112
Opportunity_31	059 226100102	1451 SHATTUCK AVE	No	-	-	-	1-story retail (CVS – move date Jan 2022 – previously Longs Drugs) and 70 space parking lot; Walker's Paradise (97), Good Transit (62)	0.78		Meets Criteria 2d, 2e - Current occupied commercial building located on a major transit corridor in close proximity to other commercial structures that have been replaced with large residential developments, such as 1951 Shattuck (ZP2018-0137), and 1752 Shattuck (ZP2022-0011), make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.78 acres)	Yes	NC/C-NS	1	50	39	0	0	39
Opportunity_32	054 178000801	2546 SAN PABLO AVE	No	-	-	-	1-story Bank of America (temporarily closed) and large parking lot	1.43		Meets Criteria 2d, 2e - Current one-story commercial structure located on major transit corridor in close proximity to other residential developments, such as 2527 San Pablo (ZP2016-0207) and 2601 San Pablo (PLN2022-0048), and similar to other commercial structures that have been replaced by large residential developments, such as 2527 San Pablo (ZP2016-0207). - Current one-story commercial structure located on major transit corridor in close proximity to other commercial structures that have been replaced by large residential developments, such as 2527 San Pablo (ZP2016-0207). - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (1.43 acres)	Yes	M/C-W	1	135	192	0		192
Opportunity_33a	055 188500102	2362 BANCROFT WAY	No	-	0.56	0.05	Parking lot	0.27	AT	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.56) - Improvement-to-Land Ratio less than 2.0 (0.05) - Current surface parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated – 0.57 acres) - Lot consolidation potential (common owners)	Yes	RMU/R-SMU	1	200	0	53	0	53
Opportunity_33b	055 188500201	2315 DURANT AVE	No	-	0.2	0.04	Parking lot	0.3	AT	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.2) - Improvement-to-Land Ratio less than 2.0 (0.04) - Current surface parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.	Yes	RMU/R-SMU	1	200	0	59	0	59

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										<ul style="list-style-type: none"> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (when consolidated - 0.57 acres)</li> <li>- Lot consolidation potential (common owners)</li> </ul>								
Opportunity_34	055 188500104	2338 Dana	No	-	-	-	United Methodist Church redevelopment	0.993		Meets Criteria 2d, 2e <ul style="list-style-type: none"> <li>- Current use as a church similar to projects at 2024 Ashby (PLN2021-0072) and 1708 Harmon (PLN2021-0037) make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.993)</li> </ul>	No	RMU/R-SMU	1	200	199	0	0	199
Opportunity_35	056 194500102	742 Bancroft Way	No	51	-	0.54	Commercial/manufacturing building	0.59		Meets Criteria 2a, 2c, 2d, 2e <ul style="list-style-type: none"> <li>- Building age greater than 30 years (51)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.54)</li> <li>- Current 1-story commercial/manufacturing building with parking lot; similar to other proposed residential or mixed-use project, such as 1207 Tenth St (ZP2020-0046), make development feasible. f</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.59 acres)</li> </ul>	No	MU/MUR	1	24.4	0	0	14	14
Opportunity_36	055 182602000	2627 Shattuck	Yes	-	-	0.08	Vacant lot	0.53		Meets Criteria 1, 2c, 2e <ul style="list-style-type: none"> <li>- Vacant and/or parking lots</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.08)</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.53 acres)</li> </ul>	Yes	BC/C-AC	2	210	73	0	0	73
Opportunity_37	064 423500804	3009 Ashby	No	-	0.07	0.21	Gas station	0.40		Meets Criteria 2b, 2c, 2d, 2e <ul style="list-style-type: none"> <li>- Existing FAR is less than 1.50 (0.07)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.21)</li> <li>- Current single-story gas station and parking lot located along a major transit corridor, and adjacent /in close proximity to new high density residential development support additional residential development on this site, similar to 2176 Kittredge (ZP2019-0027), 2527 San Pablo (ZP2016-0207), and 1740 San Pablo (ZP2017-0014), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	No	NC/C-N	2	50	0	0	20	20
Opportunity_38	057 208502600	1111 UNIVERSITY AVE	No	82	0.19	0.26	1-story commercial (Halmar Work Clothes Center)	0.47		Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f <ul style="list-style-type: none"> <li>- Building age greater than 30 years (82)</li> <li>- Existing FAR is less than 1.50 (0.19)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.26)</li> <li>- Current 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, such as 1752 Shattuck (ZP2022-0011) and 1650 Shattuck (ZP2020-0022), and similar to the redevelopment of other low profile commercial buildings, including 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> </ul>	Yes	BC/C-U	2	150	71	0	0	71
Opportunity_39	058 218101905	1899 OXFORD ST	No	-	0.12	-	1899 Oxford parking lot	0.4		Meets Criteria 1, 2b, 2d, 2e <ul style="list-style-type: none"> <li>- Vacant and/or parking lots</li> <li>- Existing FAR is less than 1.50 (0.12)</li> <li>- Current surface parking lot adjacent to other new residential development, such as 1773 Oxford (ZP2022-0062), and similar to redevelopment of other surface parking lots that have been replaced</li> </ul>	Yes	HDR/R-4	2	75	0	0	30	30

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.4 acres)								
Opportunity_40a	058 223202100	W PARNASSUS CT	Yes	-	-	-	Vacant lot, owned by 5 W PARNASSUS CT sold in 9/2020, gentle slope	0.19	U	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	2	6	0	0	1	1
Opportunity_40b	058 223202000	W PARNASSUS CT	Yes	-	-	-	Vacant lot, owned by 5 W PARNASSUS CT sold in 9/2020, gentle slope	0.21	U	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	2	6	0	0	1	1
Opportunity_41a	060 248201800	23029 NADINE CIR	Yes	-	-	-	Vacant lot, owned by two adjacent vacant parcels	0.2	X	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	LDR/R-1H	2	6	0	0	1	1
Opportunity_41b	060 248201700	23029 NADINE CIR	Yes	-	-	-	Vacant lot, owned by two adjacent vacant parcels	0.21	X	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	LDR/R-1H	2	6	0	0	1	1
Opportunity_42	061 257800601	89 SAN MATEO RD	Yes	-	-	-	Vacant lot	0.35		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	2	6	0	0	1	1
Opportunity_43	063 295202300	47 ALAMO AVE	Yes	-	-	-	Vacant lot - Acacia walk goes through the property, but advertised for development	0.37		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	2	6	0	0	1	1
Opportunity_44a	056 195901704	2114 5TH ST	No	-	-	-	Parking lot	0.13	AR	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current surface parking lot in close proximity to other new residential development, such as 1914 Fifth (PLN2022-0039) and 1900 Fourth (ZP2018-0052), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.	No	MU/MUR	2	24.4	0	0	3	3

	APN	Address	Criteria							Consol Lot	Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Lower							Moderate	Above	Total Potl Units	
Opportunity_44b	056 195901705	2116 5TH ST	No	-	-	0.74	Parking lot	0.28	AR	<ul style="list-style-type: none"> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul> Meets Criteria 1, 2c, 2d, 2e, 2f <ul style="list-style-type: none"> <li>- Vacant and/or parking lots</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.74)</li> <li>- Current surface parking lot in close proximity to other new residential development similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	MU/MUR	2	24.4	0	0	6	6	
Opportunity_45	056 195800301	2200 5TH ST	No	-	0.09	0.01	Parking lot	0.49		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2b, 2c, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Existing FAR is less than 1.50 (0.09)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.01)</li> <li>- Current surface parking lot in close proximity to other new residential development, such as 1914 Fifth (PLN2022-0039) and 1900 Fourth (ZP2018-0052), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	No	MU/MUR	2	24.4	0	0	11	11	
Opportunity_46	056 198304001	2197 SAN PABLO AVE	No	54	0.08	1.4	1-story standalone restaurant (Jack in the Box) and parking lot	0.4		<ul style="list-style-type: none"> <li>- Meets Criteria 2a, 2b, 2c, 2d, 2e</li> <li>- Building age greater than 30 years (54)</li> <li>- Existing FAR is less than 1.50 (0.08)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.4)</li> <li>- Current surface parking lot in close proximity to other new residential development, such as 2198 San Pablo (ZP2018-0112), 2136-2154 San Pablo (ZP2021-0046), 2147 San Pablo (PLN2022-0020), and similar to redevelopment of other restaurants that have been replaced with a residential development: 1200-1214 San Pablo (ZP2019-0192) and 2439 Durant (ZP2021-0192), make development feasible.</li> <li>- Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.4 acres)</li> </ul>	Yes	BC/C-W	2	135	53	0	0	53	
Opportunity_47a	060 240502100	1275 SAN PABLO AVE	No	-	-	-	1-story garage or storage facility	0.06	AB	<ul style="list-style-type: none"> <li>- Meets Criteria 2d, 2e, 2f</li> <li>- Current 1-story storage facility and parking lot located along a major transit corridor and in close proximity to new residential development, such as 1207 Tenth (ZP2020-0046) and 1201-1205 San Pablo (ZP2021-0070), similar to residential redevelopment of storage facilities, such as 2100 San Pablo (ZP2018-0222) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	M/C-W	2	135	0	0	7	7	
Opportunity_47b	060 240502000	871 HILLSIDE AVE	No	-	0.11	-	1-story auto-related office and parking lot (smog shop)	0.29	AB	<ul style="list-style-type: none"> <li>- Meets Criteria 2b, 2d, 2e, 2f</li> <li>- Existing FAR is less than 1.50 (0.11)</li> </ul>	No	AC/C-W	2	135	0	40	0	40	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_48a	058 212701200	1730 SAN PABLO AVE	No	-	0.79	1.21	1-story commercial (building materials store); adjacent to parking lot	0.07	AC	<ul style="list-style-type: none"> <li>- Current auto shop with large parking lot located on a major transit corridor and in close proximity to new residential development, such as 1207 Tenth (ZP2020-0046) and 1201-1205 San Pablo (ZP2021-0070), and similar to used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) and 2099 MLK Jr. (ZP2019-081) make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	BC/C-W	2	135	0	0	9	9
Opportunity_48b	058 212701101	1726 SAN PABLO AVE	No	-	0.88	0.06	Parking lot for building materials store	0.14	AC	<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2b, 2c, 2d, 2e, 2f</li> <li>- Vacant and/or parking lots</li> <li>- Existing FAR is less than 1.50 (0.88)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.06)</li> <li>- Current surface parking lot in close proximity to other new residential development, 1740 San Pablo (ZP2017-0014), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	BC/C-W	2	135	0	0	18	18
Opportunity_48c	058 212700901	1724 SAN PABLO AVE	No	76	0.4	0.43	1-story retail (Cafe Leila, accessories shop) and parking lot	0.26	AC	<ul style="list-style-type: none"> <li>- Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f</li> <li>- Building age greater than 30 years (76)</li> <li>- Existing FAR is less than 1.50 (0.4)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.43)</li> <li>- Current 1-story commercial building located along a major transit corridor, and in close proximity to other residential development, 1740 San Pablo (ZP2017-0014), and similar to commercial sites that have been replaced by residential developments, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	No	BC/C-W	2	135	0	34	0	34

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_49a	053 166101900	1043 HEINZ AVE	No	99	0.17	0.02	Large parking lot and single family house	0.2	AE	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (99) - Existing FAR is less than 1.50 (0.17) - Improvement-to-Land Ratio less than 2.0 (0.02) - Current single family house and large parking lot located in close proximity to a similar project at 2795 San Pablo (ZP2019-0048) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-W	2	135	0	0	26	26
Opportunity_49b	053 166101801	2840 SAN PABLO AVE	No	-	-	0.05	Parking lot	0.26	AE	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.17) - Improvement-to-Land Ratio less than 2.0 (0.05) - Current surface parking lot in close proximity to other new residential development, 2795 San Pablo (ZP2019-0048), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	Yes	BC/C-W	2	135	0	35	0	35
Opportunity_50a	060 240401801	1399 SAN PABLO AVE	No	-	0.04	0.19	Chevron Gas Station	0.21	AF	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.04) - Improvement-to-Land Ratio less than 2.0 (0.19) - Current single-story gas station and parking lot located along a major transit corridor, and adjacent /in close proximity to new high density residential development support additional residential development on this site, similar to 2176 Kittredge (ZP2019-0027), 2527 San Pablo (ZP2016-0207), and 1740 San Pablo (ZP2017-0014), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-W	2	135	0	0	28	28
Opportunity_50b	060 240402000	1337 SAN PABLO AVE	No	-	0.67	0.72	Autobody shop and parking lot	0.22	AF	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.67) - Improvement-to-Land Ratio less than 2.0 (0.72) - Current auto shop with parking lot located on a major transit corridor in close proximity to other former auto dealerships and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) and 2099 MLK Jr. (ZP2019-081) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-W	2	135	0	0	29	29
Opportunity_51a	053 166101400	2830 SAN PABLO AVE	No	63	1.48	1.52	1-story commercial	0.15	AI	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (63) - Existing FAR is less than 1.50 (1.48) - Improvement-to-Land Ratio less than 2.0 (1.52) - Current 1-story commercial building located along a major transit corridor, and in close proximity to other residential development, 2795 San Pablo (ZP2019-	No	BC/C-W	2	135	0	0	20	20

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										0048), and similar to the redevelopment of low profile commercial buildings at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)								
Opportunity_51b	053 166101501	2832 SAN PABLO AVE	No	-	-	24.08	1-story commercial	0.31	AI	Meets Criteria 2d, 2e, 2f - Current 1-story commercial building located along a major transit corridor, and in close proximity to other residential development, 2795 San Pablo (ZP2019-0048), and similar to the redevelopment of low profile commercial buildings at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	No	BC/C-W	2	135	0	42	0	42
Opportunity_52a	057 208901201	1011 UNIVERSITY AVE	No	78	-	-	2-story standalone vacant commercial building (former Premier Cru wine store).	0.24	S	Meets Criteria 2a, 2d, 2e, 2f - Building age greater than 30 years (78) - Currently vacant 2-story commercial building located along a major transit corridor, and in close proximity to new residential development, such as 1931 San Pablo (PLN2022-0039), and similar to residential redevelopment of commercial sites at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	No	BC/C-W	2	135	0	32	0	32
Opportunity_52b	057 208901500	1925 9TH ST	No	-	-	-	Public land, parking lot behind Bauman College	0.15	S	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current surface parking lot in close proximity to other new residential development, such as 1931 San Pablo (PLN2022-0039), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2542 Durant (ZP2016-0172) and 3031 Adeline (ZP2018-0156), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	HDR/R-3	2	40	0	0	6	6
Opportunity_53	056 192802701	2407 SAN PABLO AVE	No	68	0.02	0.02	Cement lot with storage sheds	0.36		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (68) - Existing FAR is less than 1.50 (0.02) - Improvement-to-Land Ratio less than 2.0 (0.02) - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-W	2	135	0	48	0	48

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_54	056 198200201	2111 SAN PABLO AVE	No	80	0.35	1.08	Parking lot	0.42		Meets Criteria 1, 2a, 2b, 2c, 2d, 2e - Vacant and/or parking lots - Building age greater than 30 years (80) - Existing FAR is less than 1.50 (0.35) - Improvement-to-Land Ratio less than 2.0 (1.08) - Current surface parking lot in close proximity to other new residential development, such as 1931 San Pablo (PLN2022-0039), and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.42 acres)	No	BC/C-W	2	135	56	0	0	56
Opportunity_55	057 208602903	1819 SAN PABLO AVE	No	43	0.52	0.75	1-story autobody shop and parking lot, (Nate's Green Garage, auto detailing)	0.42		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (43) - Existing FAR is less than 1.50 (0.52) - Improvement-to-Land Ratio less than 2.0 (0.75) - Current auto shop with large parking lot located on a major transit corridor in close proximity to 1820-1828 San Pablo (ZP2021-0186) and 1835 San Pablo (ZP2018-0220), other former auto shops and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) and 2099 MLK Jr. (ZP2019-081) make development feasible - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.42 acres)	Yes	BC/C-W	2	135	57	0	0	57
Opportunity_56	056 193200401	2400 SAN PABLO AVE	No	-	0.19	0.61	2-story retail and cement lot (Nu Gu Na restaurant + Ohmega Salvage)	0.44		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.19) - Improvement-to-Land Ratio less than 2.0 (0.61) - Current 2-story retail building located along a major transit corridor, and in close proximity to new residential development, such as 2371 San Pablo (ZP2019-0089), and similar to other retail sites turned into housing, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.44 acres)	Yes	BC/C-W	2	135	59	0	0	59
Opportunity_57	056 195401000	2031 2ND ST	No	-	0.86	0.93	1-story commercial/industrial building with parking lot (Belfiore Cheese)	0.44		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.86) - Improvement-to-Land Ratio less than 2.0 (0.93) - Current 1-story commercial/industrial building in close proximity to other residential developments at , such as 1914 Fifth (PLN2022-0039) and 1900 Fourth (ZP2018-0052), and similar to other redevelopments of commercial/industrial buildings such as 2147 San Pablo (PLN2022-0020) make development feasible - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.44 acres)	No	BC/C-W	2	135	59	0	0	59
Opportunity_58	056 197300601	1010 UNIVERSITY AVE	No	93	1.53	3.18	UA Homes parking lot	0.46		Meets Criteria 1, 2a, 2d, 2e - Vacant and/or parking lots - Building age greater than 30 years (93) - Current surface parking lot in close proximity and similar to other new residential development, such as	No	BC/C-W	2	135	61	0	0	61

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										2100 San Pablo (ZP2018-0222) make development feasible. - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.46 acres)								
Opportunity_59	056 197800802	2040 SAN PABLO AVE	No	-	0.81	0.42	Vacant 1-story commercial building	0.46		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.81) - Improvement-to-Land Ratio less than 2.0 (0.42) - Currently vacant 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), and similar to the residential redevelopment of low profile commercial buildings at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) make development feasible. - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.46 acres)	Yes	BC/C-W	2	135	62	0	0	62
Opportunity_60a	057 207300400	1375 UNIVERSITY AVE	No	-	0.8	0.76	1-story retail, (Copy World print shop)	0.23	Q	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.8) - Improvement-to-Land Ratio less than 2.0 (0.76) - Current 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	No	BC/C-U	2	150	0	34	0	34
Opportunity_60b	057 207302100	1384 BERKELEY WAY	No	-	-	0.09	Parking lot	0.12	Q	Meets Criteria 1, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.09) - Current surface parking lot in close proximity and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	MDR/R-2A	2	25	0	0	2	2
Opportunity_61	057 207200800	1401 UNIVERSITY AVE	No	-	0.23	0.65	1-story standalone coffee shop, mostly parking lot	0.35		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.23) - Improvement-to-Land Ratio less than 2.0 (0.65) - Current 1-story commercial building and parking lot, similar to 1955 San Pablo (PLN2022-0026) make development feasible - Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.35 acres)	No	BC/C-U	2	150	52	0	0	52
Opportunity_62	056 201102501	1760 UNIVERSITY AVE	No	109	1.36	4.81	Church and parking lot	0.47		Meets Criteria 1, 2a, 2b, 2d, 2e - Vacant and/or parking lots - Building age greater than 30 years (109) - Existing FAR is less than 1.50 (1.36)	No	BC/C-U	2	150	70	0	0	70

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count				
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units	
										<ul style="list-style-type: none"> <li>- Current use as a church and parking lot along a major transit corridor and similar to projects at 2024 Ashby (PLN2021-0072) and 1708 Harmon (PLN2021-0037), make development feasible</li> <li>- Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.47 acres)</li> </ul>									
Opportunity_63	060 245506401	2095 ROSE ST	No	-	1.6	1.61	2-story commercial - real estate offices + gym	0.37		<ul style="list-style-type: none"> <li>- Meets Criteria 2c, 2d, 2e</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.61)</li> <li>- Current 2-story commercial/office building similar to new residential development, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	No	NC/C-NS(H)	2	50	0	0	18	18	
Opportunity_64	053 168502001	2821 SHATTUCK AVE	No	52	0.02	0.17	1-story 336 sf single-tenant auto dealership (Buggy Bank, tenant since Apr 2007) + 100 space surface parking lot; last sold in Nov 2021	0.43		<ul style="list-style-type: none"> <li>- Meets Criteria 2a, 2b, 2c, 2d, 2e</li> <li>- Building age greater than 30 years (52)</li> <li>- Existing FAR is less than 1.50 (0.02)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.17)</li> <li>- Current auto dealership lot located on a major transit corridor in close proximity to other former auto dealerships and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) make development feasible</li> <li>- Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.43 acres)</li> </ul>	Yes	BC/C-SA	2	180	77	0	0	77	
Opportunity_65	055 183901901	2587 TELEGRAPH AVE	No	-	1.04	0.6	2-story, ground floor retail and office; partially vacant	0.43		<ul style="list-style-type: none"> <li>- Meets Criteria 2b, 2c, 2d, 2e</li> <li>- Existing FAR is less than 1.50 (1.04)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.6)</li> <li>- Currently partially vacant 2-story retail/office building located along a major transit corridor, and similar to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.35 and 10 acres unless for moderate or above moderate income (0.43 acres)</li> </ul>	No	BC/C-T	2	160	69	0	0	69	
Opportunity_66	052 153201600	1728 ALCATRAZ AVE	No	56	0.46	2.43	Church parking lot	0.47		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2a, 2b, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Building age greater than 30 years (56)</li> <li>- Existing FAR is less than 1.50 (0.46)</li> <li>- Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (0.47 acres)</li> </ul>	No	MDR/C-AC	2	210	98	0	0	98	
Opportunity_67	057 203000100	2108 ALLSTON WAY	No	91	3.48	2.3	2-story multi-tenant commercial building (1 <sup>st</sup> floor: FedEx, Verizon, eye wear; 2 <sup>nd</sup> floor: Berkeley Wireless Research Center), downtown; opportunity zone; Walker's Paradise (100), Excellent Transit (73); 1-block from Downtown	0.41		<ul style="list-style-type: none"> <li>- Meets Criteria 2a, 2d, 2e</li> <li>- Building age greater than 30 years (91)</li> <li>- Current two-story multi-tenant commercial building located downtown, and similar to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158)</li> </ul>	Yes	DT/C-DMU Core	2	320	130	0	0	130	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
							Berkeley BART Station; 22 surface parking spaces; New leases for first floor last signed in Dec 2017, Sept 2017, Mar 2016; in close proximity to the Gaia building (91 residential units)											
Opportunity_68a	055 189302000	BANCROFT WAY	No	-	0.3	-	Parking lot, downtown	0.14	AO	Meets Criteria 1, 2b, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.3) - Current parking lot in close proximity and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Oute	2	225	0	31	0	31
Opportunity_68b	055 189301600	2301 SHATTUCK AVE	No	-	-	0.3	1-story commercial (Mechanics Bank)	0.22	AO	Meets Criteria 2c, 2d, 2e, 2f - Improvement-to-Land Ratio less than 2.0 (0.3) - Current one-story commercial structure located on major transit corridor in close proximity to other commercial structures that have been replaced by large residential developments, such as 2527 San Pablo (ZP2016-0207). - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Oute	2	225	0	49	0	49
Opportunity_69	060 242904400	1505 HOPKINS ST	No	-	-	1.75	Immanuel Southern Baptist Church and parking lot	0.4		Meets Criteria 2c, 2d, 2e - Improvement-to-Land Ratio less than 2.0 (1.75) - Current use as a church and parking lot along a major transit corridor and similar to projects at 2024 Ashby (PLN2021-0072) and 1708 Harmon (PLN2021-0037), make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2A	2	25	0	0	9	9
Opportunity_70	055 182502000	2110 PARKER ST	No	-	-	0.03	Parking lot adjacent to two other opportunity sites (both vacant 1-story commercial buildings - 055 182501900 and 055 182501502)	0.23		Meets Criteria 1, 2c, 2d, 2e - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.03) - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres, unless for moderate or above moderate income (moderate)	Yes	BC/C-AC	3	206	0	48	0	48
Opportunity_71	052 153101101	3237 ELLIS ST	Yes	-	-	-	Vacant lot used as a parking lot	0.1		Meets Criteria 1, 2e - Vacant and/or parking lots - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	NC/C-AC	3	210	0	0	21	21
Opportunity_72	055 182200301	2032 DWIGHT WAY	No	-	-	0.02	Medical center parking lot	0.23		Meets Criteria 1, 2c, 2d, 2e - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.02) - Current surface parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for	Yes	BC/C-AC	3	210	0	48	0	48

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)								
Opportunity_73a	055 182100400	2576 SHATTUCK AVE	No	104	1.39	1.00	2-story mixed-use building, first floor boarded up retail (former furniture outlet), second floor office space; 2 tenants occupying 1,000 sf of office space	0.09	Z	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (104) - Existing FAR is less than 1.50 (1.39) - Improvement-to-Land Ratio less than 2.0 (1.00) - Current two-story, partially vacant mixed-use building located on a major transit corridor in close proximity to other mixed-use buildings that have been replaced by residential developments, such as 2210 Harold (ZP2020-0011), 3031 Telegraph (ZP2020-0069), and 2000 University/2001 Milvia (ZP2020-0134) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-AC	3	208	0	0	19	19
Opportunity_73b	055 182100300	2558 SHATTUCK AVE	No	94	1.02	1.51	1-story auto-repair shop; last sold in 1997; 500 sf (8.5% of property) occupied by tenants; nearby development includes a 155 unit apartment complex completed in 2016	0.15	Z	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (94) - Existing FAR is less than 1.50 (1.39) - Improvement-to-Land Ratio less than 2.0 (1.00) - Currently one-story auto-repair shop located on a major transit corridor in close proximity to other former auto service related businesses that are currently being replaced by residential developments, such as 1835 San Pablo (ZP2018-0220), 2099 MLK Jr. (ZP2019-0081), and 2136-2154 San Pablo (ZP2021-0046) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	No	BC/C-AC	3	209	0	31	0	31
Opportunity_74a	058 217500400	1720 SHATTUCK AVE	No	74	0.31	1.18	1-story office + small parking lot (real estate agency)	0.05	AL	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (74) - Existing FAR is less than 1.50 (0.31) - Improvement-to-Land Ratio less than 2.0 (1.18) - Current single-story office building located along a major transit corridor, and in close proximity to new high density residential development similar to 2847 Shattuck (PLN2022-0031) and 1984 Shattuck (PLN2022-0057), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-C	3	125	0	0	5	5
Opportunity_74b	058 217500500	1730 SHATTUCK AVE	No	54	0.69	1.12	1-story restaurant (Agrodolce - moved in Sept 2016); Walker's Paradise (98), Good Transit (69)	0.06	AL	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (54) - Existing FAR is less than 1.50 (0.69) - Improvement-to-Land Ratio less than 2.0 (1.12) - Current single-story restaurant located along a major transit corridor, and in close proximity to new high density residential development support additional residential development on this site, similar to 2556 Telegraph (ZP2015-0096) and 2000 University (ZP2020-0134), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-C	3	125	0	0	8	8

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_75	056 200302500	1556 UNIVERSITY AVE	No	-	2.18	2.57	Parking lot	0.17		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current parking lot in close proximity and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	BC/C-U	3	146	0	0	25	25
Opportunity_76a	057 207300200	1399 UNIVERSITY AVE	No	81	0.68	1.05	1-story liquor store (moved in April 2020) and 20 space parking lot, last sold in May 2016; Walker's Paradise (93), Good Transit (68)	0.13	AA	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (81) - Existing FAR is less than 1.50 (0.68) - Improvement-to-Land Ratio less than 2.0 (1.05) - Current single-story liquor store located along a major transit corridor, and similar to 2198 San Pablo (ZP2018-0112), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-U	3	149	0	0	19	19
Opportunity_76b	057 207300300	1399 UNIVERSITY AVE	No	-	0.42	0.03	Parking lot	0.12	AA	Meets Criteria 1, 2b, 2c, 2d, 2e, 2f - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.42) - Improvement-to-Land Ratio less than 2.0 (0.03) - Current parking lot in close proximity and similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-U	3	150	0	0	18	18
Opportunity_77	052 157307601	2414 ASHBY AVE	No	-	0.26	0.15	Parking lot	0.29		Meets Criteria 1, 2b, 2c, 2d, 2e - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.26) - Improvement-to-Land Ratio less than 2.0 (0.15) - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	No	BC/C-C	3	125	0	35	0	35
Opportunity_78	055 183600603	2600 TELEGRAPH AVE	No	64	0.09	0.12	1-story vacant and boarded up gas station and parking lot	0.3		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (64) - Existing FAR is less than 1.50 (0.09) - Improvement-to-Land Ratio less than 2.0 (0.12) - Current single-story vacant gas station and parking lot located along a major transit corridor, and similar to new high density residential development support additional residential development on this site, similar to 2176 Kittredge (ZP2019-0027), 2527 San Pablo (ZP2016-0207), and 1740 San Pablo (ZP2017-0014), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-C	3	125	0	37	0	37

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_79a	057 205901200	1933 MARTIN LUTHER KING JR WAY	No	-	0.64	0.77	1-story dry cleaners, downtown	0.1	L	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (0.64) - Improvement-to-Land Ratio less than 2.0 (0.77) - Current single-story dry cleaner located downtown, and similar to new residential development, such as 2942 College (ZP2021-0072) and 1650 Shattuck (ZP2020-0022), support additional development of this site and make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Buff	3	150	0	0	15	15
Opportunity_79b	057 205900900	1915 UNIVERSITY AVE	No	42	1	2.13	1-story vacant retail for sale (permanently closed; former Hot Tubs of Berkeley), downtown	0.11	L	Meets Criteria 2a, 2b, 2d, 2e, 2f - Building age greater than 30 years (42) - Existing FAR is less than 1.50 (0.64) - Improvement-to-Land Ratio less than 2.0 (0.77) - Current single-story dry cleaner located downtown, and similar to new residential development, such as 2942 College (ZP2021-0072) support additional development of this site and make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Buff	3	150	0	0	17	17
Opportunity_80a	057 205900800	1921 UNIVERSITY AVE	No	96	0.64	0.97	2-story commercial, restaurant (since Aug 2019), offices (since Sep 2010 and July 2016); downtown; Walker's Paradise (99), Excellent Transit (72); new mixed-use apartment building completed nearby in 2017 (Stonefire Berkeley - 8,700 sf retail on first floor; 98 units); same owner as adjacent lot (057 205900700)	0.11	M	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (96) - Existing FAR is less than 1.50 (0.64) - Improvement-to-Land Ratio less than 2.0 (0.97) - Current single-story dry cleaner located downtown, and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Buff	3	150	0	17	0	17
Opportunity_80b	057 205900700	1929 UNIVERSITY AVE	No	58	0.7	0.44	1-story commercial (CycleBar - lease signed in May 2016), last sold in 2014, Walker's Paradise (99), Excellent Transit (72), downtown; same owner as adjacent lot (057 205900800)	0.11	M	Meets Criteria 2a, 2b, 2c, 2d, 2e, 2f - Building age greater than 30 years (58) - Existing FAR is less than 1.50 (0.7) - Improvement-to-Land Ratio less than 2.0 (0.44) - Current single-story commercial building located downtown and along a major transit corridor, and in close proximity to new residential development, such as 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Buff	3	150	0	17	0	17
Opportunity_81	057 205900101	1921 MARTIN LUTHER KING JR WAY	No	93	0.9	0.69	Two vacant 2-story retail/office space, for rent/sale, downtown	0.07		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (93) - Existing FAR is less than 1.50 (0.9) - Improvement-to-Land Ratio less than 2.0 (0.69) - Currently vacant two-story retail/office buildings located downtown, and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq	No	DT/C-DMU Buff	3	150	0	0	10	10

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										(ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)								
Opportunity_82	057 205901000	1909 UNIVERSITY AVE	No	70	0.96	7.67	1-story retail/office building (non-profit health agency), lease for Blick Art Supplies signed in 2017, since then has turned into Berkeley Wellness Center (no information on CoStar), last sold in May 2012; Walker's Paradise (99), Excellent Transit (72), downtown	0.11		Meets Criteria 2a, 2b, 2d, 2e - Building age greater than 30 years (70) - Existing FAR is less than 1.50 (0.96) - Current one-story retail/office building located downtown, and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	DT/C-DMU Buff	3	150	0	0	16	16
Opportunity_83	055 189201102	2111 CHANNING WAY	No	-	0.19	0.05	Parking lot, downtown	0.17		Meets Criteria 1, 2b, 2c, 2d, 2e - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.19) - Improvement-to-Land Ratio less than 2.0 (0.05) - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	HDR/C-DMU Buff	3	150	0	0	25	25
Opportunity_84	055 189600600	2041 HASTE ST	No	-	-	0.04	Parking lot, downtown	0.18		Meets Criteria 1, 2c, 2d, 2e - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.04) - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	BC/C-DMU Buff	3	150	0	0	27	27
Opportunity_85a	057 202300200	2116 SHATTUCK AVE	No	-	1.23	0.66	1-2 story partially vacant multi-tenant retail (Yin Ji Chang Fen - moved in Jan 2022, Chateau Mae - moved in Aug 2019), last sold in Dec 2021 (owner user; 540 sf currently for lease), opportunity zone, Walker's Paradise (99), Excellent Transit (72) - half block from Downtown Berkeley BART Station, downtown; same owner as adjacent property (057 202300300); in between two multi-story mixed-use buildings	0.07	R	Meets Criteria 2b, 2c, 2d, 2e, 2f - Existing FAR is less than 1.50 (1.23) - Improvement-to-Land Ratio less than 2.0 (0.66) - Currently partially vacant two-story multi-tenant retail building located downtown and along a major transit corridor, and adjacent/in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	DT/C-DMU Core	3	320	0	0	23	23
Opportunity_85b	057 202300300	2120 SHATTUCK AVE	No	91	1.2	2.4	1-2 story multi-tenant retail (Crave Subs - lease signed July 2021, moved in Oct 2021; Precision Vision - moved in 2007), last sold in Oct	0.09	R	Meets Criteria 2a, 2b, 2d, 2e, 2f - Building age greater than 30 years (91) - Existing FAR is less than 1.50 (1.2)	No	DT/C-DMU Core	3	320	0	0	28	28

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count				
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units	
								2013, opportunity zone, Walker's Paradise (99), Excellent Transit (73) - half block from Downtown Berkeley BART Station, downtown; same owner as adjacent property (057 202300200); in between two multi-story mixed-use buildings			<ul style="list-style-type: none"> <li>- Currently two-story multi-tenant retail building located downtown and along a major transit corridor, and adjacent/in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>								
Opportunity_86	057 203001200	2219 SHATTUCK AVE	No	-	1.1	1.26	Vacant 2-story retail (former Berkeley Luggage store), downtown	0.07		<ul style="list-style-type: none"> <li>- Meets Criteria 2b, 2c, 2d, 2e</li> <li>- Existing FAR is less than 1.50 (1.1)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.26)</li> <li>- Currently vacant two-story retail building located downtown and along a major transit corridor, and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	Yes	DT/C-DMU Core	3	320	0	0	21	21	
Opportunity_87	057 202600412	2068 CENTER ST	No	-	0.85	1.52	1-story restaurant (Eureka! - lease signed in Jul 2013), opportunity zone; Walker's Paradise (99), Excellent Transit (73) - half a block from the Downtown Berkeley BART station; surrounded by multi-story developments; downtown	0.11		<ul style="list-style-type: none"> <li>- Meets Criteria 2b, 2c, 2d, 2e</li> <li>- Existing FAR is less than 1.50 (0.85)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.52)</li> <li>- Currently 1-story restaurant located downtown and along a major transit corridor, and similar to 2428 Shattuck (PLN2022-0036) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> </ul>	Yes	DT/C-DMU Core	3	320	0	33	0	33	
Opportunity_88	057 202500400	2020 SHATTUCK AVE	No	66	0.57	0.28	1-story restaurant (Comal - lease signed in Jan 2012; Other Change of Hobbit - lease signed in May 2019); opportunity zone; downtown; Walker's Paradise (99), Excellent Transit (73)	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 2a, 2b, 2c, 2d, 2e</li> <li>- Building age greater than 30 years (66)</li> <li>- Existing FAR is less than 1.50 (0.57)</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.28)</li> <li>- Currently 1-story restaurant located downtown and along a major transit corridor, and adjacent/in close proximity to new residential development, similar to 2428 Shattuck (PLN2022-0036) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> </ul>	Yes	DT/C-DMU Core	3	320	0	38	0	38	
Opportunity_89	057 202500100	2000 SHATTUCK AVE	No	73	2.66	2.11	Vacant 1-story former bank (former tenant: Citibank - permanently closed), last sold in 2009, currently for lease, Walker's Paradise (99), Excellent Transit (73); opportunity zone, downtown	0.13		<ul style="list-style-type: none"> <li>- Meets Criteria 2a, 2d, 2e</li> <li>- Building age greater than 30 years (73)</li> <li>- Current one-story commercial structure located on major transit corridor in close proximity to other commercial structures that have been replaced by large residential developments, such as 2527 San Pablo (ZP2016-0207).</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> </ul>	Yes	DT/C-DMU Core	3	320	0	41	0	41	
Opportunity_90	057 205301402	2011 UNIVERSITY AVE	No	-	0.87	1.79	1-story commercial building, 66% of floor area currently leased, downtown, nearby developments include the conversion of a 1-story restaurant into an 82 unit apartment	0.10		<ul style="list-style-type: none"> <li>- Meets Criteria 2b, 2c, 2d, 2e</li> <li>- Existing FAR is less than 1.50 (0.87)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.79)</li> <li>- Current 1-story commercial building located downtown and along a major transit corridor, and</li> </ul>	Yes	DT/C-DMU Oute	3	229	0	0	22	22	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
							building and a 98 unit apartment building (completed in 2017); Walk Score of 99 (out of 100) "Walker's Paradise", Transit Score of 73 (out of 100) "Excellent"			adjacent/in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)								
Opportunity_91	055 189600200	2414 SHATTUCK AVE	No	74	0.66	2.16	1-story doctor's office, downtown	0.03		Meets Criteria 2a, 2b, 2d, 2e - Building age greater than 30 years (74) - Existing FAR is less than 1.50 (0.66) - Current 1-story office building located downtown and along a major transit corridor, and in close proximity to new residential development, similar to 3031 Telegraph (ZP2020-0069) and 2317 Channing (ZP2020-0090) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	BC/C-DMU Corr	3	150	0	0	5	5
Opportunity_92	057 205100500	1926 SHATTUCK AVE	No	-	0.98	1.32	Low level commercial - restaurant; downtown, adjacent to UC buildings	0.08		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.98) - Improvement-to-Land Ratio less than 2.0 (1.32) - Current 1-story commercial building located downtown and along a major transit corridor, and in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	DT/C-DMU Corr	3	150	0	0	11	11
Opportunity_93	055 189101101	2115 HASTE ST	No	-	-	-	Parking lot, downtown	0.09		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	HDR/C-DMU Corr	3	150	0	0	13	13
Opportunity_94	055 189201600	2349 SHATTUCK AVE	No	93	1.03	1.87	1-story retail (Pegasus Books - tenant since July 2000) + office space, opportunity zone, Walker's Paradise (98), Excellent Transit (72), downtown	0.21		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (93) - Existing FAR is less than 1.50 (1.03) - Improvement-to-Land Ratio less than 2.0 (1.87) - Current 1-story retail building located downtown and along a major transit corridor, and in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790	Yes	HDR/C-DMU Corr	3	150	0	31	0	31

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_95a	055 189301300	2327 SHATTUCK AVE	No	-	-	1.98	1-story vacant 835 sf bar/restaurant (former Venus Restaurant), last sold in Apr 2015, opportunity zone, Walker's Paradise (99), Excellent Transit (73), downtown; same owner as adjacent site (055 189301200)	0.03	N	<ul style="list-style-type: none"> <li>Meets Criteria 2c, 2d, 2e, 2f</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.98)</li> <li>- Currently vacant 1-story bar/restaurant located downtown and along a major transit corridor, and in close proximity to new residential development, similar to 2428 Shattuck (PLN2022-0036) and 1955 San Pablo (PLN2022-0026) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	Yes	DT/C-DMU Oute	3	225	0	6	0	6
Opportunity_95b	055 189301200	2333 SHATTUCK AVE	No	-	-	3.24	2-story single-tenant commercial building (Union Bank since 2007); 22 covered + 8 surface parking spaces; opportunity zone; Walker's Paradise (99), Excellent Transit (73), downtown; same owner as adjacent site (055 189301300)	0.21	N	<ul style="list-style-type: none"> <li>Meets Criteria 2d, 2e, 2f</li> <li>- Current two-story commercial structure located on major transit corridor in close proximity to other commercial structures that have been replaced by large residential developments, such as 2527 San Pablo (ZP2016-0207).</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> <li>- Lot consolidation potential (common owners)</li> </ul>	Yes	DT/C-DMU Oute	3	225	0	48	0	48
Opportunity_96	057 205300100	1950 SHATTUCK AVE	No	100	1.07	1.97	1-story commercial complex; free-standing retail; half vacant, other half restaurants, downtown, across the street from UC Berkeley, dense urban infill location; lease signed in 2021, property last sold in 2009	0.15		<ul style="list-style-type: none"> <li>Meets Criteria 2a, 2b, 2d, 2e</li> <li>- Building age greater than 30 years (100)</li> <li>- Existing FAR is less than 1.50 (1.07)</li> <li>- Improvement-to-Land Ratio less than 2.0 (1.97)</li> <li>- Current two-story commercial structure located on major transit corridor in close proximity to other commercial structures that have been replaced by large residential developments, such as 2527 San Pablo (ZP2016-0207).</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> </ul>	Yes	DT/C-DMU Oute	3	219	0	32	0	32
Opportunity_97	055 189301100	2107 DURANT AVE	No	-	-	0.05	Parking lot, downtown	0.14		<ul style="list-style-type: none"> <li>Meets Criteria 1, 2c, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Improvement-to-Land Ratio less than 2.0 (0.14)</li> <li>- Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> </ul>	Yes	DT/C-DMU Oute	3	225	0	30	0	30
Opportunity_98	055 189300100	2190 BANCROFT WAY	No	68	0.73	3.14	1-story restaurant (Great China), downtown	0.18		<ul style="list-style-type: none"> <li>Meets Criteria 2a, 2b, 2d, 2e</li> <li>- Building age greater than 30 years (68)</li> <li>- Existing FAR is less than 1.50 (0.73)</li> <li>- Current 1-story restaurant located downtown and along a major transit corridor, and adjacent/in close proximity to new residential development, similar to 2428 Shattuck (PLN2022-0036) support additional development of this site and make development feasible.</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)</li> </ul>	Yes	DT/C-DMU Oute	3	225	0	39	0	39

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_99	057 205301100	2017 UNIVERSITY AVE	No	96	0.49	1.12	1-story multi-tenant commercial (Red Tomato Pizza House - moved in April 2016); parking behind accessed from Berkeley Way, Walker's Paradise (99), Excellent Transit (72), downtown	0.2		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (96) - Existing FAR is less than 1.50 (0.49) - Improvement-to-Land Ratio less than 2.0 (1.12) - Current 1-story multi-tenant commercial building located downtown and along a major transit corridor, and in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	DT/C-DMU Oute	3	225	0	45	0	45
Opportunity_100	057 205300801	2029 UNIVERSITY AVE STE 201	No	69	0.81	2.01	2-story commercial - ground floor retail, commercial office above. Surface and covered parking in rear. Downtown.	0.27		Meets Criteria 2a, 2b, 2d, 2e - Building age greater than 30 years (69) - Existing FAR is less than 1.50 (0.81) - Current 2-story commercial building located downtown and along a major transit corridor, and in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	DT/C-DMU Oute	3	225	0	59	0	59
Opportunity_101	057 202501900	2058 UNIVERSITY AVE	No	104	1.02	0.42	1-story retail (strip center), downtown, adjacent to 6-story and 3-story mixed-use buildings, sold twice since 2018; leased to Goodwill since 2009	0.19		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (104) - Existing FAR is less than 1.50 (1.02) - Improvement-to-Land Ratio less than 2.0 (0.42) - Current 1-story retail building located downtown and along a major transit corridor, and adjacent/in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	DT/C-DMU Core	3	317	0	59	0	59
Opportunity_102	064 423600400	3048 ASHBY AVE	No	58	0.14	0.43	Chevron gas station and parking lot	0.31		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (58) - Existing FAR is less than 1.50 (0.14) - Improvement-to-Land Ratio less than 2.0 (0.43) - Current single-story gas station and parking lot located along a major transit corridor, and in close proximity to new high density residential development support additional residential development on this site, similar to 2176 Kittredge (ZP2019-0027), 2527 San Pablo (ZP2016-0207), and 1740 San Pablo (ZP2017-0014), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	NC/C-N	3	50	0	0	15	15
Opportunity_103	057 202301601	2109 MILVIA ST # A	No	-	4.19	-	1-story 196 sf food kiosk (Yummy House) + surface parking lot; currently for sale - advertised as a	0.16		Meets Criteria 2d, 2e - Current and adjacent uses make development feasible	Yes	DT/C-DMU Core	3	315	0	51	0	51

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
								"Rare Downtown Berkeley development site opportunity in heart of Theater District"										
Opportunity_104	055 183700200	2566 TELEGRAPH AVE STE D	No	-	1.18	1.01	1-story standalone multi-tenant commercial building (Ahn Taekwondo Institute CA -move date Oct 2021; Royal Indian Bal - move date Dec 2017); last sold in 2004; Walker's Paradise (98), Good Transit (62) - leased 2,500 sf of retail space in March 2019	0.14		Meets Criteria 2b, 2c, 2d, 2e - Building age greater than 30 years (104) - Existing FAR is less than 1.50 (1.18) - Improvement-to-Land Ratio less than 2.0 (1.01) - Current 1-story retail building located along a major transit corridor, and in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	BC/C-T	3	160	0	0	22	22
Opportunity_105	055 187602300	2510 DURANT AVE	No	-	1.36	1.18	2-story standalone retail (Games of Berkeley)	0.17		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (1.36) - Improvement-to-Land Ratio less than 2.0 (1.18) - Current 2-story retail building located in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	BC/C-T	3	160	0	0	27	27
Opportunity_106	055 187701100	2347 TELEGRAPH AVE	No	92	0.93	3.68	1-story Bank of America	0.24		Meets Criteria 2a, 2b, 2d, 2e - Building age greater than 30 years (92) - Existing FAR is less than 1.50 (0.93) - Current one-story commercial structure located on major transit corridor in close proximity to other commercial structures that have been replaced by large residential developments, such as 2527 San Pablo (ZP2016-0207). - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-T	3	160	0	38	0	38
Opportunity_107a	057 208500702	1187 UNIVERSITY AVE	No	-	-	1.88	1-story laundromat, last sold in Oct 2016, 10 surface parking spaces, no lease or tenant data available on CoStar, Walker's Paradise (97), Good Transit (65); lot owned by same owner as adjacent lot (057 208500801)	0.08	AK	Meets Criteria 2c, 2d, 2e, 2f - Improvement-to-Land Ratio less than 2.0 (1.88) - Current 1-story laundromat located on a major transit corridor in close proximity to other residential development, such as 1931 San Pablo (PLN2022-0026), and to similar projects, such as 2942 College (ZP2021-0072) and 1650 Shattuck (ZP2020-0022) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-U	3	150	0	0	12	12
Opportunity_107b	057 208500801	1181 UNIVERSITY AVE	No	-	-	4.03	1-story restaurant (Eat @ Thai - tenant since Jul 2016), no sale data available on CoStar; Walker's Paradise (97), Good Transit (65); lot owned by same owner as adjacent lot (057 208500702)	0.11	AK	Meets Criteria 2d, 2e, 2f - Current 1-story multi-tenant commercial building located downtown and along a major transit corridor, and in close proximity to new residential development, such as 1931 San Pablo (PLN2022-0026), and to similar projects, and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031),	No	BC/C_U	3	150	0	0	16	16

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count				
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units	
										and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)									
Opportunity_108	057 207000300	1699 UNIVERSITY AVE	No	-	0.14	0.02	1-story auto-related office and 75 space parking lot (Mike's Auto Services)	0.19		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.14) - Improvement-to-Land Ratio less than 2.0 (0.02) - Current auto shop with large parking lot located on a major transit corridor in close proximity to other former auto dealerships and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) and 2099 MLK Jr. (ZP2019-081) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	BC/C-U	3	150	0	0	28	28	
Opportunity_109	056 197900100	1198 UNIVERSITY AVE	No	-	0.17	0.4	Auto car wash	0.28		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.17) - Improvement-to-Land Ratio less than 2.0 (0.4) - Current car wash on a major transit corridor in close proximity to other former auto-related businesses and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) and 2099 MLK Jr. (ZP2019-081) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-U	3	150	0	41	0	41	
Opportunity_110	056 200300100	1598 UNIVERSITY AVE	No	-	0.28	0.45	1-story single-tenant restaurant (North Beach Pizza - tenant since Mar 2007) + 25 space parking lot; last sold in Sept 2021; Walker's Paradise (95), Excellent Transit (70)	0.29		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.28) - Improvement-to-Land Ratio less than 2.0 (0.45) - and in close proximity to new residential development, such as 1652 University (PLN2022-0047) and 1698 University (UPMOD2013-0001), and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	No	BC/C-U	3	150	0	43	0	43	
Opportunity_111	060 239501700	1501 SAN PABLO AVE	No	79	1.38	1	Vacant 1-story commercial building	0.07		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (79) - Existing FAR is less than 1.50 (1.38) - Improvement-to-Land Ratio less than 2.0 (1) - Currently vacant 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderat	No	BC/C-W	3	135	0	0	8	8	
Opportunity_112	053 166202100	2835 SAN PABLO AVE	No	-	0.94	0.44	Vacant 1-story commercial building (former BPOE Lodge - permanently closed)	0.08		Meets Criteria 2b, 2c, 2d, 2 - Existing FAR is less than 1.50 (0.94) - Improvement-to-Land Ratio less than 2.0 (0.44)	No	BC/C-W	3	135	0	0	11	11	

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_113a	060 239503100	1513 SAN PABLO AVE	No	-	-	1.34	1-story autobody shop	0.05	T	Currently vacant 1-story commercial building located along a major transit corridor, and adjacent/in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	BC/C-W	3	135	0	0	7	7
Opportunity_113b	060 239503301	1507 SAN PABLO AVE	No	70	1.94	0.87	Vacant 1-story storefront for sale	0.15	T	Meets Criteria 2a, 2c, 2d, 2e, 2f - Building age greater than 30 years (70) - Existing FAR is less than 1.50 (1.94) - Improvement-to-Land Ratio less than 2.0 (0.87) - Currently vacant 1-story commercial building located along a major transit corridor, and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	No	BC/C-W	3	135	0	0	20	20
Opportunity_114	060 239500100	1100 PAGE ST	No	-	-	0.05	Parking lot	0.11		Meets Criteria 1, 2c, 2d, 2e - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.05) - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	BC/C-W	3	135	0	0	14	14
Opportunity_115	060 240502401	1229 SAN PABLO AVE	Yes	-	-	-	Vacant 1-story commercial building, for sale sign	0.12		Meets Criteria 2d, 2e - Currently vacant 1-story commercial building located along a major transit corridor, and in close proximity to new residential development, such as 1207 Tenth (ZP2020-0046) and 1201-1205 San Pablo (ZP2021-0070), and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible.	No	M/C-W	3	135	0	0	16	16

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_116	053 166200101	2825 SAN PABLO AVE	Yes	-	-	-	Vacant lot	0.17		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	BC/C-W	3	135	0	0	22	22
Opportunity_117	060 240503101	1205 SAN PABLO AVE	Yes	-	-	-	Vacant lot	0.17		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	M/C-W	3	135	0	0	23	23
Opportunity_118	056 192602000	2309 SAN PABLO AVE	No	-	-	0.08	1-story commercial + parking lot (Afghan Burrito)	0.19		Meets Criteria 2c, 2d, 2e - Improvement-to-Land Ratio less than 2.0 (0.08) - Currently vacant 1-story commercial building located along a major transit corridor, and adjacent/in close proximity to new residential development, similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	BC/C-W	3	135	0	0	25	25
Opportunity_119	053 164100905	901 ASHBY AVE	No	37	0.01	0.46	76 Gas Station	0.24		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (37) - Existing FAR is less than 1.50 (0.01) - Improvement-to-Land Ratio less than 2.0 (0.46) - Current use as a gas station, location on a major transit corridor, and similar development of gas stations, (ZP2019-0027 + ZP2022-0046) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-W	3	135	0	32	0	32
Opportunity_120	057 209601001	833 UNIVERSITY AVE	No	-	0.08	0.15	Chevron Gas Station (on same block as Valero station)	0.24		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.08) - Improvement-to-Land Ratio less than 2.0 (0.15) - Current use as a gas station, location on a major transit corridor, and similar development of gas stations, (ZP2019-0027 + ZP2022-0046) adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-W	3	135	0	32	0	32
Opportunity_121	053 162901901	2959 SAN PABLO AVE	No	-	0.1	0.22	1-story commercial/auto-related use (Berkeley Star Smog)	0.25		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.1) - Improvement-to-Land Ratio less than 2.0 (0.22) - Current auto shop located on a major transit corridor in close proximity to other former auto dealerships and used car lots that have been replaced by residential developments, such as 2701 Shattuck (ZP2016-0244) and 2099 MLK Jr. (ZP2019-081) make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-W	3	135	0	34	0	34

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_122	057 208800400	1900 SAN PABLO AVE	Yes	-	-	-	Vacant lot	0.27		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-W	3	135	0	36	0	36
Opportunity_123	057 210201003	3RD ST	No	-	-	-	Parking lot behind 4th Street, same owner for all parking	0.28		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	No	M/C-W	3	135	0	53	0	53
Opportunity_124	056 193302403	2366 SAN PABLO AVE	No	-	0.13	1.32	1-story commercial building + parking lot (Berkeley Patients Group)	0.33		Meets Criteria 2b, 2c, 2d, 2e - Existing FAR is less than 1.50 (0.13) - Improvement-to-Land Ratio less than 2.0 (1.32) - Currently vacant 1-story commercial building located along a major transit corridor, and similar to 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	Yes	BC/C-W	3	135	0	44	0	44
Opportunity_125	056 196600100	830 UNIVERSITY AVE	No	-	0.04	-	1-story civic building, City of Berkeley Health and Human Services, City-owned public health center	0.34		Meets Criteria 2b, 2d, 2e - Existing FAR is less than 1.50 (0.04) - Current 1-story civic building located along a major transit corridor and in close proximity to other residential developments, such as 1900 Fourth (ZP2018-0052) and 1914 Fifth (PLN2022-0039), make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	No	BC/C-W	3	135	0	45	0	45
Opportunity_126	057 211701100	1631 5TH ST	Yes	-	-	-	Vacant lot, publicly-owned	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MU/MUR	3	24.4	0	0	3	3
Opportunity_127	057 211700402	1618 6TH ST	No	-	-	1.71	1-story manufacturing (Eppco Machine Shop)	0.15		Meets Criteria 2c, 2d, 2e - Improvement-to-Land Ratio less than 2.0 (1.71) - Current manufacturing shop similar to other proposed residential or mixed-use project, such as 1207 Tenth St (ZP2020-0046), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MU/MUR	3	24.4	0	0	3	3
Opportunity_128	053 165902900	2819 8TH ST	Yes	-	-	-	Vacant lot used as a parking lot	0.15		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MU/MUR	3	24.4	0	0	3	3

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_129	056 194500501	2336 5TH ST	Yes	-	-	-	Vacant lot next to 1-story manufacturing and 3-story residential	0.17		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MU/MUR	3	24.4	0	0	4	4
Opportunity_130	058 218301300	VIRGINIA ST	Yes	-	-	-	Vacant lot	0.11		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1	3	6	0	0	1	1
Opportunity_131	058 218400700	1624 ARCH ST	Yes	-	-	-	Vacant lot	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1	3	6	0	0	1	1
Opportunity_132	057 209300300	914 HEARST AVE	Yes	-	-	-	Vacant lot used by 914 Hearst as garden	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-1A	3	15	0	0	2	2
Opportunity_133a	060 249306800	HILL RD	Yes	-	-	-	Same owner owns both adjacent vacant parcels	0.12	AP	Meets Criteria 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_133b	060 249301000	1330 SUMMIT RD	Yes	-	-	-	Vacant lot, different property owner from adjacent parcels	0.14	AP	Meets Criteria 1, 2d, 2e, 2f - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) - Lot consolidation potential (common owners)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_134	062 293602600	527 SAN LUIS RD	No	-	0.5	-	Vacant lot next to 527 San Luis Rd. (sfr)	0.11		Meets Criteria 1, 2b, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_135	060 249300600	SUMMIT RD	Yes	-	-	-	Vacant lot, same owner owns both adjacent vacant parcels	0.11		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_136	060 249300500	SUMMIT RD	Yes	-	-	-	Vacant lot, same owner owns both adjacent vacant parcels	0.12		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots	Yes	LDR/R-1H	3	6	0	0	1	1

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										<ul style="list-style-type: none"> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>								
Opportunity_137	063 298602201	52 ESTATES DR	Yes	-	-	-	Vacant lot on Cragmont Ave.	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_138	063 298405300	1139 KEELER AVE	Yes	-	-	-	Vacant lot, property owner different from adjacent lots	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_139	058 224201624	8 MAYBECK TWIN DR	Yes	-	-	-	Vacant lot, property owner different from adjacent lots	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_140	060 249307100	HILL RD	Yes	-	-	-	Vacant lot, property owner different from adjacent lots	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_141	063 295203400	691 CRAGMONT AVE	Yes	-	-	-	Vacant lot	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_142	060 248902100	44 SENIOR AVE	Yes	-	-	-	Vacant lot, property owner different from adjacent lots	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_143	060 249001400	OLYMPUS AVE	Yes	-	-	-	Vacant lot, same property owner as adjacent vacant lot	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_144	061 257805200	827 ARLINGTON AVE	Yes	-	-	-	Vacant lot	0.12		<ul style="list-style-type: none"> <li>- Meets Criteria 1, 2d, 2e</li> <li>- Vacant and/or parking lots</li> <li>- Current and adjacent uses make development feasible</li> <li>- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)</li> </ul>	Yes	LDR/R-1H	3	6	0	0	1	1

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_145	063 298001900	1191 SOLANO AVE	Yes	-	-	-	Vacant lot, property owner different from adjacent lots	0.12		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_146	063 296305200	10 GREENWOOD CMN	Yes	-	-	-	Vacant lot	0.12		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_147	063 299302300	1248 GRIZZLY PEAK BLVD	Yes	-	-	-	Vacant lot, different owners from adj lots, bought in 2014	0.12		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_148	060 248205100	1068 AMARILLO AVE	Yes	-	-	-	Vacant lot, different owner from all adjacent parcels	0.12		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_149	063 298405200	449 STONEFIELD PL	Yes	-	-	-	Vacant lot, property owner different from adjacent lots	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_150	060 249001500	OLYMPUS AVE	Yes	-	-	-	Vacant lot, same property owner as adjacent vacant lot	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_151	061 258102500	INDIAN ROCK AVE	Yes	-	-	-	Vacant lot on Indian Rock Ave.	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_152	060 248304300	CAMPUS DR	Yes	-	-	-	Vacant lot outside of creek setback, different owner from adjacent parcel	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_153	058 224402501	1434 SPRUCE ST	Yes	-	-	-	Vacant lot, different property owner from adjacent parcels	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible	No	LDR/R-1H	3	6	0	0	1	1

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_154	060 247801503	1436 CAMPUS DR	Yes	-	-	-	Vacant lot	0.13		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_155	060 248505600	1375 QUEENS RD	Yes	-	-	-	Vacant lot	0.13		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_156	063 298804900	1196 KEITH AVE	Yes	-	-	-	Vacant lot, different owner from adj. lots	0.13		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_157	063 298804600	1156 KEITH AVE	Yes	-	-	-	Vacant lot, looks like formerly a structure on the site but since demo'd	0.14		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_158	063 314008700	17256 N TRETHEWAY RD	Yes	-	-	-	Vacant lot sold as part of 1040 Overlook Rd in 2021 to investor	0.14		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_159	063 297002700	1821 1/2 8TH ST	Yes	-	-	-	Vacant lot, different owner from adj. lots	0.14		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_160	063 295504001	705 EUCLID AVE	Yes	-	-	-	Vacant lot, steep topography, but developable	0.14		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_161	063 298804400	1150 KEITH AVE	Yes	-	-	-	Vacant lot, owned by family member of adjacent lot 1152 KEITH AVE	0.14		- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate) Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_162	062 290202100	583 COLUSA AVE	Yes	-	-	-	Vacant lot	0.14		- Vacant and/or parking lots Meets Criteria 1, 2d, 2e	Yes	LDR/R-1H	3	6	0	0	1	1

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_163	060 248301600	CAMPUS DR	Yes	-	-	-	Vacant lot	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_164	061 257804600	853 ARLINGTON AVE	Yes	-	-	-	Vacant lot	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_165	062 290002300	1864 YOSEMITE RD	Yes	0	-	-	Vacant lot	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_166	063 298505000	1165 CRAGMONT AVE	Yes	0	-	-	Vacant lot, sold in 2017	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_167	060 248400303	AVENIDA DR	Yes	0	-	-	Vacant lot, different owner from all adjacent parcels	0.15		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_168	060 249306700	HILL RD	Yes	0	-	-	Same owner owns both adjacent vacant parcels	0.15		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_169	063 298503300	2807 SHASTA RD	Yes	0	-	-	Vacant lot, different owner from adjacent lots	0.15		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_170	060 249201703	GRIZZLY PEAK BLVD	Yes	0	-	-	Vacant lot, different owners from all adjacent parcels	0.15		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_171	060 249200300	SUMMIT RD	Yes	0	-	-	Developable vacant lot, owned by same owner as adjacent 1427 Summit Rd.	0.15		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_172	060 246302100	2280 EUNICE ST	Yes	0	-	-	Vacant lot	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_173	063 298000501	30 HILL RD	Yes	0	-	-	Vacant lot, owner different from all adjacent lots	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_174	061 259804401	735 ARLINGTON AVE	Yes	0	-	-	Vacant lot	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_175	063 312002702	1410 CALIFORNIA ST	Yes	0	-	-	Vacant lot	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_176	058 221102001	2750 CEDAR ST	Yes	0	-	-	Vacant lot, but different owner from adjacent parcels	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_177	060 249201704	1531 SUMMIT RD	Yes	0	-	-	Vacant lot sold in 2017, different owners from adjacent parcels	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_178	063 314000900	1534 PLEASANT HILL RD	Yes	0	-	-	Vacant lot, different owner from adjacent lots	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_179	063 314002902	52 THE CRESCENT	Yes	-	-	-	Vacant lot, purchased by owner of adj lot 52 THE CRESCENT in Oct 2020	0.17		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible	Yes	LDR/R-1H	3	6	0	0	1	1

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_180	063 298504400	1197 CRAGMONT AVE	Yes	-	-	-	Vacant lot, ame owner as 1197 CRAGMONT AVE, sold in 2019	0.17		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_181	063 297404000	1039 KEITH AVE	Yes	-	-	-	Vacant lot, steep topography, but still developable	0.18		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_182	063 312006100	323 CHASE ST	Yes	-	-	-	Vacant lot	0.19		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_183	063 298603900	1179 KEITH AVE	Yes	-	-	-	Vacant lot, same property owner as adjacent 2785 SHASTA RD sold in 2017	0.19		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_184	064 422900215	63 VICENTE RD	Yes	-	-	-	Vacant lot	0.23		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_185	063 298305000	193 ORTEGA AVE	Yes	-	-	-	Vacant lot, owner different from all adjacent lots	0.23		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_186	063 297806600	1049 KEELER AVE	Yes	-	-	-	Vacant lot	0.26		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_187	063 316002202	40 HILL RD	Yes	-	-	-	Vacant lot, same owner as 40 Hill Rd across street	0.26		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_188	063 298000403	1120 STERLING AVE	Yes	-	-	-	Vacant lot, owned by family of 1120 STERLING AVE	0.27		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots	Yes	LDR/R-1H	3	6	0	0	1	1

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_189	063 311005302	608 VISTAMONT AVE	Yes	-	-	-	Vacant lot, lots of vegetation/redwoods, but developable	0.27		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_190	063 312002603	724 WILDCAT CANYON RD	Yes	-	-	-	Vacant lot	0.27		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	2	2
Opportunity_191	062 290100200	1900 YOSEMITE RD	Yes	-	-	-	Vacant lot	0.29		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	2	2
Opportunity_192	062 291403800	699 SANTA BARBARA RD	Yes	-	-	-	Vacant lot; heavy vegetation	0.32		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_193	063 311010900	1 MY WAY	Yes	-	-	-	Vacant lot	0.33		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	LDR/R-1H	3	6	0	0	1	1
Opportunity_194	061 257602305	852 ARLINGTON AVE	Yes	0	-	-	Vacant lot	0.33		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	LDR/R-1H	3	6	0	0	1	1
Opportunity_195	059 228702000	1117 VIRGINIA ST	Yes	0	-	-	Vacant lot, same owner as 1639 San Pablo	0.06		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2	3	20	0	0	1	1
Opportunity_196	060 240200200	1300 CORNELL AVE	No	-	-	0.06	Parking lot	0.11		Meets Criteria 1, 2c, 2d, 2e - Vacant and/or parking lots - Improvement-to-Land Ratio less than 2.0 (0.06) - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and	Yes	MDR/R-2	3	20	0	0	2	2

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
Opportunity_197	059 227700908	1226 GLEN AVE	Yes	-	-	-	Vacant lot, different property owner from all adjacent parcels	0.12		2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2	3	20	0	0	2	2
Opportunity_198	057 201502403	2127 GRANT ST	Yes	-	-	-	Vacant lot, different owners from adj lots	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2	3	20	0	0	2	2
Opportunity_199	055 184100500	1240 HILLVIEW DR	Yes	-	-	-	Vacant lot	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2	3	20	0	0	3	3
Opportunity_200	057 201500900	2114 MCKINLEY AVE	Yes	-	-	-	Vacant lot	0.15		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2	3	20	0	0	2	2
Opportunity_201	057 206300800	1835 BERKELEY WAY	Yes	-	-	-	Vacant lot used for parking, different owner from adjacent neighbors	0.11		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2A	3	25	0	0	2	2
Opportunity_202	053 160602500	1626 TYLER ST	Yes	-	-	-	Vacant lot	0.11		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	MDR/R-2A	3	25	0	0	2	2
Opportunity_203	053 159200900	2033 EMERSON ST	Yes	121	0.48	-	Vacant lot	0.11		Meets Criteria 1, 2a, 2b, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	MDR/R-2A	3	25	0	0	2	2
Opportunity_204	057 205102900	2011 BERKELEY WAY	No	-	-	-	Parking lot, different owner from adjacent parcels	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and	No	MDR/R-2A	3	25	0	0	3	3

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count			
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units
										2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)								
Opportunity_205	055 182300500	2135 BLAKE ST	Yes	-	-	-	Vacant lot	0.16		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	MDR/R-2A	3	25	0	0	3	3
Opportunity_206	058 221101305	LA LOMA AVE	Yes	-	-	-	Vacant lot, but different owners from adjacent parcels	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	MDR/R-2H	3	13.6	0	0	2	2
Opportunity_207	057 209200600	1912 9TH ST	Yes	-	-	0.02	Vacant lot, owned by 1912 Ninth St (adjacent to south)	0.08		Meets Criteria 1, 2c, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	HDR/R-3	3	40	0	0	3	3
Opportunity_208	057 209601201	1925 6TH ST	Yes	-	-	-	Vacant lot	0.13		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	HDR/R-	3	40	0	0	5	5
Opportunity_209	055 183102500	2316 DWIGHT WAY	No	71	0.29	1.6	1-story medical office, deep setback, parking lot	0.18		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (71) - Existing FAR is less than 1.50 (0.29) - Improvement-to-Land Ratio less than 2.0 (1.6) - Current surface parking lot and one-story medical office on a major transit corridor in close proximity to similar site that has been replaced with a large residential development: 3031 Telegraph (ZP2020-0069) - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	HDR/R-3	3	40	0	0	7	7
Opportunity_210	055 181601900	Lot adjacent to 2539 M L KING JR WAY	Yes	-	-	-	Vacant lot	0.12		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current and adjacent uses make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	No	HDR/R-4	3	75	0	0	9	9
Opportunity_211	055 188700800	2223 CHANNING WAY	No	-	-	-	Parking lot	0.14		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible.	Yes	HDR/R-S	3	200	0	0	13	13

	APN	Address	Criteria							Site Criteria Met	RHNA Cycle 5	GP/Zoning	Priority	Avg Density	Unit Count					
			Vacant Lot	Bldg Age	Extg FAR	Imp-Land Ratio	Existing Land Use	Acres	Consol Lot						Lower	Moderate	Above	Total Potl Units		
										- Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)										
Opportunity_212	055 188400204	2337 CHANNING WAY	No	-	0.18	0.02	FCCB Church parking lot	0.17		Meets Criteria 2b, 2c, 2d, 2e - Vacant and/or parking lots - Existing FAR is less than 1.50 (0.18) - Improvement-to-Land Ratio less than 2.0 (0.02) - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	HDR/R-S	3	200	0	0	17	17		
Opportunity_213	055 187201100	2613 CHANNING WAY	No	-	3.95	-	Parking lot	0.17		Meets Criteria 1, 2d, 2e - Vacant and/or parking lots - Current parking lot similar to redevelopment of other surface parking lots that have been replaced with a residential development: 2100 San Pablo (ZP2018-0222), 2136-2154 San Pablo (ZP2021-0046), and 2147 San Pablo (PLN2022-0020), make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	RMU/R-SMU	3	200	0	0	33	33		
Opportunity_214	053 158702003	3001 SHATTUCK	No	-	-	-	Enterprise Car Rental and parking lot located at major intersection of Shattuck and Ashby	0.23		Meets Criteria 2d, 2e - Current occupied commercial structure located on major transit corridor in close proximity to other commercial structures that have been replaced with large residential developments, such as 2847 Shattuck (PLN2022-0031), 2920 Shattuck (PLN2022-0016), make development feasible - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (moderate)	No	NC/C-SA	3	180	0	41	0	41		
Opportunity_215	056 200302401	1548 University	No	62	0.67	0.75	JKA of San Francisco Bay (karate school)	0.16		Meets Criteria 2a, 2b, 2c, 2d, 2e - Building age greater than 30 years (62) - Existing FAR is less than 1.50 (0.67) - Improvement-to-Land Ratio less than 2.0 (0.75) - Current 1-story commercial building located along a major transit corridor, similar to the redevelopment of former commercial buildings proposed at 2556 Telegraph (ZP2015-0096), 1776/1782/1790 University (PLN2021-0063), 2847 Shattuck (PLN2022-0031), and 130-134 Berkeley Sq (ZP2021-0158) support additional development of this site and make development feasible. - Parcel size is between 0.5 and 10 acres unless for moderate or above moderate income (above moderate)	Yes	BC/C-U	3	150	0	0	24	24		
	<b>TOTAL</b>																3,201	1,867	1,421	6,489

Note on Consolidated Lots: Letter(s) are assigned to groups of adjoining parcels that can be consolidated. For example, parcels 1 and 2 may be Group A. Parcels 3-10 may be Group B, etc. Contiguous parcels with same owners are assigned the same letter.