MEMORANDUM

DATE: March 28, 2011

TO: Housing Element Task Force

FROM: Lilly Schinsing, Associate Planner

SUBJECT: Vacant and Underdeveloped Draft Technical Study

Discussion

The land inventory is required to include an inventory and analysis of vacant parcels (i.e., those parcels which do not contain residential units and could potentially accommodate units based on the current General Plan and zoning regulations) and an inventory and analysis of underdeveloped parcels (i.e., those parcels which are not "built-out" and could potentially accommodate additional units based on the current General Plan and zoning regulations).

The attached draft technical study analyzes vacant and underdeveloped parcels in the City.

The Task Force reviewed the draft technical study on February 28, 2011. Since that time the technical study has been revised to include a constraints analysis.

Recommended Action

Review and approve the Vacant and Underdeveloped Land Technical Study

Attachment: - Vacant and Underdeveloped Land Technical Study - Draft
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Item 6c
(55 pages)

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Draft
Vacant and Underdeveloped Land Technical Study

Housing Element Update

March 2011

City of Sausalito
Community Development Department | Planning Division

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Acknowledgments

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Introduction

The housing element is required to identify specific sites or parcels that are available for residential development in the planning period in a land inventory. The land inventory is required to include an inventory and analysis of vacant parcels (i.e., those parcels which do not contain residential units and could potentially accommodate units based on the current General Plan and zoning regulations) and an inventory and analysis of underdeveloped parcels (i.e., those parcels which are not "built-out" and could potentially accommodate additional units based on the current General Plan and zoning regulations).

In Sausalito there are three single-family, two two-family and one multi-family residential zoning districts, three different commercial zoning districts which allow residential uses, a houseboat district and an arks district.

Zoning District	***Sub-District***	***Minimum Lot Size***	***Maximum Density Allowed (unit/parcel area)***
Single Family	R-1-20	20,000 square feet	1 unit/parcel
	R-1-8	8,000	1 unit/parcel
	R-1-6	6,000	1 unit/parcel
Two-Family	R-2-5	10,000	1 unit/5,000 square feet*
	R-2-2.5	5,000	1 unit/2,500 square feet*
Multi-Family	R-3	5,000	1 unit/1,500 square feet
Central Commercial	CC	5,000	1 unit/1,500 square feet
Commercial Residential	CR	5,000	1 unit/1,500 square feet
Neighborhood Commercial	CN-1, CN-2	5,000	1 unit/1,500 square feet
Houseboat	H	10,000	1 unit/10,000 square feet
Arks	A	1,500	1 unit/1,500 square feet

* If the parcel is "non-conforming," meaning that it is less than the minimum lot size, but greater than 1,500 square feet, the density allowed is 1 unit/1,500 square feet (Zoning Ordinance Section 10.40.030.D.2)

The other zoning districts in Sausalito— Public Parks (PP), Public Institutional (PI), Open Space (OS), Open Area (OA), Shopping Center (SC), Commercial Waterfront (CW), Waterfront (W) and Industrial Marinship (I-M)— do not allow residential uses.

Using information from the Marin County Assessor's Office which provided the street address, assessor's parcel number (APN), lot size, existing land use, number of existing units and zoning designation for each parcel in Sausalito, all "vacant" parcels in all Zoning Districts and all "underdeveloped" parcels in Zoning Districts which allow residential uses were inventoried. Then, each parcel was evaluated with regard to the current maximum density allowed in the respective zoning district. This report presents the results of the inventory and provides an analysis of each parcel.

The size of the potential unit was not taken into account—the inventory results portion of this report describes the maximum "paper potential" for vacant and underdeveloped parcels. In order to project a more realistic development capacity for the City a site constraint analysis based on lot slope, configuration and existing structures was performed on the maximum capacity analysis for vacant and underdeveloped parcels.

Methodology

Vacant Parcels Inventory

Using information from the Marin County Assessor's Office which provided the street address, assessor's parcel number, lot size, existing land use, number of existing units and zoning designation for each parcel in Sausalito, all vacant parcels were identified. Due to anomalies in the County's information, some of the "vacant" parcels were known to be developed parcels. Therefore, a visual survey of each parcel was required in order to determine if the parcel was actually vacant. Using MarinMaps, the County's Geographic Information System (GIS), each "vacant" parcel was located, and using both an aerial photograph layer and a building footprint layer, determined to be actually vacant or not.

During the visual survey it was found that in some cases parcels which contained structures that did not have housing units were inventoried as being not vacant. For example, a mere visual assessment of a parcel with an accessory structure, such as a garage or tool shed, without a housing unit would be determined to be not vacant. However, as there was not housing unit, that parcel should have been inventoried as being vacant. Therefore, each vacant parcel was crossed checked using the Marin County Assessor's Office information regarding the improvement value of each parcel. If there was a structure on the parcel, but the improvement value was less than $200,000 and was not being coded as having a living unit, the parcel was inventoried as being vacant.

Single-Family Districts (R-1-6, R-1-8, R-1-20). In the single family zoning districts only one unit is allowed on a lot, regardless of the size of the lot (provided the lot is 1,500 square feet or larger). If the lot is smaller than 1,500 square feet, the property owner could request a variance from the minimum parcel size—however, the unit would be limited to a prescribed percentage of the lot area, and therefore, would be a small unit. For lots between 500-1,499 square feet, the size of the unit could range from 225-670 square feet in the most restrictive single family zoning district. For lots smaller than 500 square feet it is unlikely that a potential unit would be built due to maximum floor area and building coverage restrictions. For a 400 square foot parcel, for example, the maximum size of a home in the most restrictive zoning district would be 180 square feet. Therefore, the number of parcels and associated units were organized into three different categories:

Category	*Potential Unit?*	*Classification*
❖ Vacant parcels less than 500 square feet	Very small efficiency unit, possibly, if a variance was granted	Vacant Land
❖ Vacant parcels 500-1,499 square feet	Efficiency unit, possibly, if a variance was granted	Vacant Land
❖ Vacant parcels 1,500 square feet or larger	Yes, one unit	Vacant Land

Two-Family Districts (R-2-2.5, R-2-5). In the two family zoning districts the maximum number of units on any lot is based on the maximum density allowed. If the lot is at or larger than the minimum lot size it is "legal conforming" and in order to calculate the number of additional units that could be put on a given lot one would divide the lot size by the maximum density allowed. For R-2-5 parcels, the maximum density allowed is 1 unit/5,000 square feet of lot area. For R-2-2.5 parcels, the maximum density allowed is 1 unit/2,500 square feet of lot area. If the lot is smaller than the minimum lot size it is "legal non-conforming", and in order to calculate the

number of additional units that could be put on a given lot one would multiply the lot size by 1 unit/1,500 square feet. Similar to the single family districts, the number of vacant parcels in R-2 zoning districts were organized into three different categories:

Category	Potential Unit?	Classification
❖ Vacant parcels less than 500 square feet	Very small efficiency unit, possibly, if a variance was granted	Vacant Land
❖ Vacant parcels 500-1,499 square feet	Efficiency unit, possibly, if a variance was granted	Vacant Land
❖ Vacant parcels 1,500 square feet or larger	Yes, number depends on lot size	Vacant Land

Multi-Family District (R-3). In the multi-family zoning districts the maximum number of units on any lot is based on the maximum density allowed (1 unit/1,500 square feet of lot area). Similar to the other residential zoning districts, the number of vacant parcels in R-3 zoning districts were organized into three different categories:

Category	Potential Unit?	Classification
❖ Vacant parcels less than 500 square feet	Very small efficiency unit, possibly, if a variance was granted	Vacant Land
❖ Vacant parcels 500-1,499 square feet	Efficiency unit, possibly, if a variance was granted	Vacant Land
❖ Vacant parcels 1,500 square feet or larger	Yes, number depends on lot size	Vacant Land

Commercial Mixed Use Districts (CC, CR, CN). In the commercial mixed use zoning districts the maximum number of units on any lot is based on the maximum density allowed. There are also restrictions on where the residential use is allowed (upper-floor only). In order to determine the maximum potential for additional residential units in commercial zoning districts the "paper potential" of additional units in each commercial zone was analyzed by multiplying the lot size by the maximum density requirements (1 unit/1,500 square feet of lot area). It should be noted that up to three units are principally permitted on commercial mixed use properties. Four or more units require a Conditional Use Permit.

Non-Residentially Zoned Parcels (PI, OS, OA, I, CW, W). The number of vacant non-residentially zoned parcels was inventoried. As residential uses are not allowed on these parcels, the number of potential units was zero for each parcel.

Underdeveloped Parcel Inventory

Using information from the Marin County Assessor's Office which provides the street address, assessor's parcel number, lot size, existing land use, number of existing units and zoning designation for each parcel in Sausalito, all underdeveloped parcels were inventoried.

Underdeveloped Single-Family. In the single family zoning districts only one unit is allowed on a lot, regardless of the size of the lot (provided the lot is 1,500 square feet or larger). Therefore, in order to determine how many additional units could be accommodated given the current zoning regulations, all of the single-family parcels were organized into two different categories:

Category	Additional Unit?	Classification
❖ Parcels 1,500 square feet or larger that have 1 or more unit	No, parcels are built out	Underdeveloped Parcels, Phase 1
❖ Parcels with an "unknown" lot size	Unknown	Underdeveloped Parcels, Phase 2

The vacant parcels were discarded as they were analyzed in the vacant parcel task. The parcels 1,500 square feet or larger that have 1 or more unit have no potential for additional units as the parcels are built out. These parcels were eliminated in the first phase of the underdeveloped parcels task. The parcels with an "unknown" lot size are those parcels that are in the County's tax records as having zero lot area. This is an anomaly in the County's system. In order to determine the lot size, a second underdeveloped parcels phase was initiated where each parcel was individually researched to determine the lot size and number of existing units. Once the parcel size and number of units were known, the same methodology was applied as those parcels with known parcel sizes.

Underdeveloped Two-Family. In the two-family zoning districts the maximum number of units on any lot is based on the maximum density allowed.

Legal Conforming Lots: If the lot is at the minimum lot size it is "legal conforming." In order to calculate the number of additional units that could be put on a given lot one would divide the lot size by the maximum density allowed and subtract out the number of existing units. The result was rounded down.

Examples:

- For R-2-5 parcels, the maximum density allowed is 1 unit/5,000 square feet of lot area. If an example parcel with one unit in the R-2-5 zoning district is 13,000 square feet in area, the maximum number of additional units would be 1 additional unit:
  (13,000 sf x 1 unit/ 5,000 sf = 2.6 units – 1 existing unit = 1 add'l unit)
- For R-2-2.5 parcels, the maximum density allowed is 1 unit/2,500 square feet of lot area. If an example parcel with one unit in the R-2-2.5 zoning district is 13,000 square feet in area, the maximum number of additional units would be 1 additional unit:
  (13,000 sf x 1 unit/ 2,500 sf = 5.2 units – 1 existing unit = 4 add'l units)

Legal Non-Conforming Lots: If the lot is smaller than the minimum lot size (it is "legal non-conforming"), and provided the lot is 1,500 square feet or larger, in order to calculate the number of additional units that could be put on a given lot one would multiply the lot size by 1 unit/1,500 square feet and subtract out the number of existing units. The result would be rounded down.

Examples:

- For non-conforming R-2-5 parcels (smaller than 10,000 square feet), the maximum density allowed is 1 unit/1,500 square feet of lot area. If an example parcel with one unit in the R-2-5 zoning district is 7,000 square feet in area, the maximum number of additional units would be 3 additional units:
  (7,000 sf x 1 unit/ 1,500 sf = 4.6 units – 1 existing unit = 3 add'l units)
- For non-conforming R-2-2.5 parcels (smaller than 5,000 square feet), the maximum density allowed is 1 unit/1,500 square feet of lot area. If an example parcel with one unit in the R-2-2.5 zoning district is 3,000 square feet in area, the maximum number of additional units would be 1 additional unit:
  (3,000 sf x 1 unit/ 1,500 sf = 2 units – 1 existing unit = 1 add'l unit)

Similar to the single-family districts, in order to determine how many additional units could be accommodated given the current zoning regulations, all of the two-family parcels were organized into three different categories:

Category	Additional Unit?	Classification
❖ Legal Conforming Parcels that have 1 or more unit	Yes, possibly, depending on lot size and number of existing units	Underdeveloped Parcels, Phase 1
❖ Legal Non-Conforming Parcels that have 1 or more unit	Yes, possibly, depending on lot size and number of existing units	Underdeveloped Parcels, Phase 1
❖ Parcels with an "unknown" lot size	Unknown. Once known, determined to be either (a) Vacant parcels 1,500 square feet or larger (b) Legal Conforming Parcels that have 1 or more unit or (c) Legal Non-Conforming Parcels that have 1 or more unit	Underdeveloped Parcels, Phase 2

The vacant parcels were discarded as they were analyzed in the vacant parcel task. The legal conforming and legal non-conforming parcels were analyzed during the first phase of the underdeveloped parcels task. The parcels with an "unknown" lot size are those parcels that are in the County's tax records as having zero lot area. This is an anomaly in the County's system. In order to determine the lot size, a second underdeveloped parcels phase was initiated where each parcel was individually researched to determine the lot size and number of existing units. Once the parcel size and number of units was known, the parcel was determined to be either a (a) vacant parcel 1,500 square feet or larger, (b) legal Conforming Parcel that has 1 or more unit or (c) legal Non-Conforming Parcel that has 1 or more unit.

Underdeveloped Multi-Family. In the multi-family zoning districts the maximum number of units on any lot is based on the maximum density allowed.

If the lot is at the minimum lot size of 5,000 square feet and provided the lot is 1,500 square feet or larger, in order to calculate the number of additional units that could be put on a given lot one would multiply the lot size by the maximum density allowed and subtract out the number of existing units. The result would be rounded down.

Example:

- The maximum density allowed is 1 unit/1,500 square feet of lot area. If an example parcel with one unit in the R-3 zoning district is 5,000 square feet in area, the maximum number of additional units would be 2 additional units:
  (5,000 sf x 1 unit/ 1,500 sf = 3 units – 1 existing unit = 2 add'l units)

Similar to the single-family and two family districts, in order to determine how many additional units could be accommodated given the current zoning regulations, all of the multi-family parcels into were organized two different categories:

Category	Additional Unit?	Classification
❖ Parcels that have 1 or more unit	Yes, possibly, depending on lot size and number of existing units	Underdeveloped Parcels, Phase 1
❖ Parcels with an "unknown" lot size	Unknown	Underdeveloped Parcels, Phase 2

The vacant parcels were discarded as they were analyzed in the vacant parcel task. Parcels that had 1 or more unit were analyzed during the first phase of the underdeveloped parcels task. The parcels with an "unknown" lot size are those parcels that are in the County's tax records as having zero lot area. This is a glitch in the County's system. In order to determine the lot size, a

second underdeveloped parcels phase was initiated where each parcel was individually researched to determine the lot size and number of existing units. Once the parcel size and number of units was known, the parcel was determined to be either a (a) vacant parcel 1,500 square feet or larger, (b) legal Conforming Parcel that has 1 or more unit or (c) legal Non-Conforming Parcel that has 1 or more unit.

Underdeveloped Commercial Mixed Use. In the commercial mixed use zoning districts the maximum number of units on any lot is based on the maximum density allowed. There are also restrictions on where the residential use is allowed (upper-floor only). In order to determine the maximum potential for additional residential units in commercial zoning districts the "paper potential" of additional units in each commercial zone was analyzed by dividing the lot size by the maximum density requirements and subtracting out any existing units.

Underdeveloped Houseboats. In the houseboat zoning district the maximum number of units on any lot is based on the maximum density allowed (one unit per 10,000 square feet of lot area). The "paper potential" of additional units in the houseboat zone was analyzed by dividing the lot size by the maximum density requirements and subtracting out any existing units.

Underdeveloped Arks. In the residential arks zoning districts the maximum number of units on any lot is based on the maximum density allowed (one unit per 1,500 square feet of lot area). The "paper potential" of additional units in the arks zone was analyzed by dividing the lot size by the maximum density requirements and subtracting out any existing units.

Inventory Results

Vacant Parcels

Residentially Zoned Vacant Parcels (R-1, R-2, R-3). In the R-1 zoning districts there are 86 vacant parcels. Of those parcels, 63 are 1,500 square feet or larger, therefore, there is potential for 63 housing units. Out of the remaining 23 parcels, 14 are between 500-1,499 square feet, therefore, there is potential for 14 additional small housing units if variances from the minimum parcel sizes were granted. There is one another parcel between 300-499 square feet, and therefore, there is potential for 1 additional very small housing unit if variances from the minimum parcel sizes were granted for the unit. The remaining 8 parcels were under 300 square feet in area and were discarded as they were assumed to be too small for development.

In the R-2 zoning districts there are 52 vacant parcels. Of those parcels, 26 are 1,500 square feet or larger and therefore, there is potential for 69 housing units. Out of the remaining 26 parcels, 13 are between 500-1,499 square feet and there is potential for 13 additional small housing units if variances from the minimum parcel sizes were granted. There are another 6 parcels between 300-499 square feet, and therefore, there is potential for 6 additional very small housing units if variances from the minimum parcel sizes were granted for the units. The remaining 7 parcels were under 300 square feet in area and were discarded as they were assumed to be too small for development.

In the R-3 zoning district there are 17 vacant parcels. Of those parcels, 11 are 1,500 square feet or larger and therefore, there is potential for 36 housing units. Out of the remaining 6 parcels, 3 are between 500-1,499 square feet and there is potential for 3 additional small housing units if variances from the minimum parcel sizes were granted. There were no parcels between 300-499 square feet. The remaining parcels 3 were under 300 square feet in area and were discarded as they were assumed to be too small for development.

See **Appendix A** for data on vacant residentially-zoned parcels.

Mixed Use Zoned Vacant Parcels (CC, CR, CN). In the CC zoning district there is 1 vacant parcel of about 11,000 square feet. Based on the density allowed in the CC zoning district, there are 7 potential units which could be built on this parcel.

In the CR zoning district there are no vacant parcels and therefore no potential for any housing units.

In the CN-1 zoning district there are 3 vacant parcels. Of those parcels, 1 is about 1,800 square feet and therefore, there is potential for 1 housing unit. Out of the remaining 2 parcels, 1 is between 500-1,499 square feet and there is potential for 1 additional small housing unit if a variance from the minimum parcel size was granted. There is another parcel between 1-499 square feet, and therefore, there is potential for 1 additional very small housing unit if a variance from the minimum parcel size was granted for the unit.

In the CN-2 zoning district there is 1 vacant parcel which is about 800 square feet. Therefore, there is potential for 1 additional small housing unit if a variance from the minimum parcel size was granted for the unit.

See **Appendix B** for data on vacant mixed use-zoned parcels.

Non-Residentially Zoned Vacant Parcels (PI, OS, OA, I, CW, W). In the non-residentially zoned districts residential use is not allowed. Therefore, there is currently no potential for additional housing units in these zones. See **Appendix C** for data on vacant non-residentially zoned parcels.

Underdeveloped Parcels

Underdeveloped Single-Family. There are no "underdeveloped" parcels in the R-1 zoning districts-- the 939 parcels are built out and cannot accommodate any additional units. As the single-family districts only allow one unit per parcel, the parcels are either developed or vacant. Therefore, there is no additional capacity in the R-1 zoning districts in terms of underdeveloped parcels.

Underdeveloped Two-Family. In the R-2 zoning districts there are 452 parcels which are underdeveloped. Of these parcels, there is potential for 577 additional housing units (see **Appendix D** for data).

Underdeveloped Multi-Family. In the R-3 zoning districts there are 219 parcels which are underdeveloped. Of these parcels, there is potential for 548 additional housing units (see **Appendix E** for data).

Underdeveloped Commercial Mixed Use. In the mixed use commercial zoning districts there are 94 parcels which are underdeveloped. Of these parcels, there is the potential for 368 additional housing units (see **Appendix F** for data).

Underdeveloped Houseboats. There are five parcels in the houseboat zoning district. Of these five parcels, there is potential for 15 additional houseboats (see **Appendix G** for data).

Underdeveloped Arks. There are seven parcels in the residential arks zoning district. Each parcel is less than 3,000 square feet and contains a single-family ark. Therefore, there is no capacity for additional arks (see **Appendix H** for data).

Summary of Inventory Results

Vacant Parcels

Residentially Zoned Vacant Parcels- Results Summary				
Zoning District		Number of Parcels	Number of Potential Units	
			Variance Required	*No Variance Required*
R-1-6				
Parcel Size (square feet)	*300-499*	*1*	*1*	*0*
	500-1499	*10*	*10*	*0*
	1500+	*34*	*0*	*34*
	Subtotal	**45**	**11**	**34**
R-1-8				
Parcel Size (square feet)	*300-499*	*0*	*0*	*0*
	500-1499	*3*	*3*	*0*
	1500+	*3*	*0*	*3*
	Subtotal	**6**		**3**
R-1-20				
Parcel Size (square feet)	*300-499*	*0*	*0*	*0*
	500-1499	*1*	*1*	*0*
	1500+	*26*	*0*	*26*
	Subtotal	**27**	**1**	**26**
R-2-2.5				
Parcel Size (square feet)	*300-499*	*6*	*6*	*0*
	500-1499	*13*	*13*	*0*
	1500+	*22*	*0*	*49*
	Subtotal	**41**	**19**	**49**
R-2-5				
Parcel Size (square feet)	*300-499*	*0*	*0*	*0*
	500-1499	*0*	*0*	*0*
	1500+	*4*	*0*	*20*
	Subtotal	**4**	**0**	**20**
R-3				
Parcel Size (square feet)	*300-499*	*0*	*0*	*0*
	500-1499	*3*	*3*	*0*
	1500+	*11*	*0*	*36*
	Subtotal	**14**	**3**	**36**
	Grand Total	**137**	**34**	**168**

* Requires a Variance

Mixed Use Zoned Vacant Parcels- Results Summary				
Zoning District		Number of Parcels	Number of Potential Units	
			Variance Required	*No Variance Required*
CN-1				
Parcel Size (square feet)	*0-499*	*1*	*1*	*0*
	500-1499	*1*	*1*	*0*
	1500+	*1*	*0*	*1*
	Subtotal	**3**	**2**	**1**
CN-2				
Parcel Size (square feet)	*0-499*	*0*	*0*	0
	500-1499	*1*	*1*	0
	1500+	*0*	*0*	0
	Subtotal	**1**	**1**	**0**
CC				
Parcel Size (square feet)	*0-499*	*0*	*0*	0
	500-1499	*0*	*0*	0
	1500+	*1*	*0*	*7*
	Subtotal	**1**	**0**	**7**
	Grand Total	**5**	**3**	**8**

Non-Residentially Zoned Vacant Parcels- Results Summary			
Zoning District		**Number of Parcels**	**Number of Potential Units**
PI- Public Institutional			
Parcel Size (square feet)	*0-499*	*0*	*0*
	500-1499	*0*	*0*
	1500+	*10*	*0*
	Subtotal	**10**	*0*
OS- Open Space			
Parcel Size (square feet)	*0-499*	*0*	*0*
	500-1499	*0*	*0*
	1500+	*32*	*0*
	Subtotal	**32**	*0*
OA- Open Area			
Parcel Size (square feet)	*0-499*	*0*	*0*
	500-1499	*0*	*0*
	1500+	*47*	*0*
	Subtotal	**47**	*0*
I- Industrial			
Parcel Size (square feet)	*0-499*	*0*	*0*
	500-1499	*1*	*0*
	1500+	*4*	*0*
	Subtotal	**5**	*0*
CW- Commercial Waterfront			
Parcel Size (square feet)	*0-499*	*0*	*0*
	500-1499	*0*	*0*
	1500+	*5*	*0*
	Subtotal	**5**	*0*
W- Waterfront			
Parcel Size (square feet)	*0-499*	*0*	*0*
	500-1499	*0*	*0*
	1500+	*17*	*0*
	Subtotal	**17**	*0*
	Grand Total	**99**	***0***

Underdeveloped Parcels

Underdeveloped Parcels- Results Summary		
Zoning District	Number of Parcels	Number of Potential Additional Units
R-1		
Subtotal	0	0
R-2		
Subtotal	452	577
R-3		
Subtotal	219	548
Mixed Use (CC, CR, CN)		
Subtotal	94	368
Houseboats		
Subtotal	5	15
Arks		
Subtotal	7	0
Grand Total Number of Potential Additional Units		1,508

Site Constraints Analysis

The inventory results in the previous section provide the maximum number of additional housing units that could be developed in the City. State Housing Element law requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. The number of units calculated must be adjusted as necessary, based on the land use controls and site improvements requirements. In order to project a more realistic development capacity for the City, a site constraints analysis based on lot slope, configuration and existing structures was performed on the preceding maximum capacity analysis for vacant and underdeveloped parcels.

Vacant Parcels

For residential zoning districts the vacant parcels were divided into three categories based on lot size:

- Less than 3,000 square feet
- 3,000-9,999 square feet
- 10,000 square feet and greater

For the residential zoning districts ten parcels from each category were randomly selected for analysis. Using the Marin County Assessor's office GIS system, each sample parcel was reviewed for existing parcel configuration, slope conditions and access. A determination was made based on existing development standards (i.e., building coverage and floor area ratio limitations) whether or not unit(s) could be developed on the sample parcels. The total number of projected units for the selected sample parcels was then divided by the total number of adjusted units for the sample parcels to establish an "adjusted development capacity ratio". This ratio was then applied to the total number of projected units in the vacant parcels category for the respective residential zoning districts.

Residentially Zoned Vacant Parcels (R-1, R-2, R-3).

Parcel Size Category (Square Feet)	Total Sample Parcels Selected	Total Sample Potential Units on Selected Parcels	Total Sample Adjusted Units	Adjusted Development Capacity Ratio	Total Number of Potential Units	Adjusted Number of Adjusted Units
Less than 3,000	10	10	1	0.10	58	6
3,000-9,999	10	11	6	0.55	85	46
10,000 and greater	10	27	9	0.33	61	20
				Totals	**204**	**72**

Therefore, the adjusted capacity for development on residentially zoned vacant parcels taking into account typical development constraints is **72 additional units**.

For mixed use zoning districts no lot size categories were assigned were only four vacant parcels were identified. Each parcel was reviewed for existing parcel configuration, slope conditions and access. A determination was made based on existing development standards (i.e., building coverage and floor area ratio limitations) whether or not unit(s) could be developed on the parcels.

Mixed Use Zoned Vacant Parcels (CC, CR, CN).

Assessor Parcel Number	Total Number of Potential Units	Site Constraint Notes	Adjusted Number of Adjusted Units
065-267-29	0	Parcel under 300 square feet	0
063-151-04	1	No units can be placed here per Zoning Ordinance	0
065-267-38	1	Parcel is landlocked and very small	0
065-063-12	7	Parcel could accommodate maximum density	7
Total Potential Units	**9**	**Total Adjusted Units**	**7**

Therefore, the adjusted capacity for development on residentially zoned vacant parcels taking into account typical development constraints is **7 additional units**.

Underdeveloped Parcels

For residential zoning districts the underdeveloped parcels were divided into three categories based on lot size:

- Less than 3,000 square feet
- 3,000-9,999 square feet
- 10,000 square feet and greater

Ten parcels from each category were randomly selected for analysis (for mixed use districts no categories were assigned). Using the Marin County Assessor's office GIS system, each sample parcel was reviewed for existing parcel configuration, slope conditions and access. A determination was made based on existing development standards (i.e., building coverage and floor area ratio limitations), the location and size of the existing structure(s), and parking considerations whether or not additional units could be developed on the sample site. The total number of projected units for the selected sample parcels was then divided by the total number of adjusted units for the sample parcels to establish an "adjusted development capacity ratio". This ratio was then applied to the total number of projected units in the vacant parcels category for both the residential and mixed use zoning districts.

Residentially Zoned Underdeveloped Parcels (R-1, R-2, R-3).

Parcel Size Category	Total Sample Parcels Selected	Total Sample Potential Units on Selected Parcels	Total Sample Adjusted Units	Adjusted Development Capacity Ratio	Total Number of Potential Units	Adjusted Number of Adjusted Units
Less than 3,000 square feet	10	0	0	0	0	0
3,000-9,999 square feet	10	10	4	0.40	779	312
10,000 square feet and greater	10	36	9	0.25	344	86
				Totals	**1,123**	**398**

Mixed Use Zoned Underdeveloped Parcels (CC, CR, CN).

Total Sample Parcels Selected	Total Sample Potential Units	Total Sample Adjusted Units	Adjusted Development Capacity Ratio	Total Number of Potential Units	Adjusted Number of Realistic Units
10	40	15	0.38	**368**	**138**

Therefore, the adjusted capacity for development on residentially zoned vacant parcels taking into account typical development constraints is **536 additional units**.

Appendix A

Vacant Residentially-Zoned Parcels

Vacant Parcel Number	Zoning District	APN	Street	Parcel Area (Square Feet)	Potential Units
1	R-1-6	064-303-23	WILLIAM COURT	4	0*
2	R-1-6	065-231-51	WEST STREET	18	0*
3	R-1-6	065-091-15	HARRISON AVE	48	0*
4	R-1-6	065-091-17	LANDLOCKED-NEAR HARRISON AVE	160	0*
5	R-1-6	064-254-42	GEORGE LANE	178	0*
6	R-1-6	065-195-12	LANDLOCKED- SAUSALITO BLVD AND CENTRAL AVE	291	0*
7	R-1-6	064-201-08	MARIE TO WOODWARD	458	1**
8	R-1-6	065-122-10	MILLER- APPEARS TO BE ACCESS ROAD	643	1**
9	R-1-6	065-092-10	LANDLOCKED-NEAR HARRISON AVE	731	1**
10	R-1-6	065-112-37	GLEN COURT	741	1**
11	R-1-6	065-112-25	GLEN DRIVE	816	1**
12	R-1-6	065-112-61	SAN CARLOS-STRIP OF LAND	822	1**
13	R-1-6	065-182-02	LANDLOCKED- CLOUDVIEW ROAD	874	1**
14	R-1-6	065-221-54	LANDLOCKED- SAUSALITO BLVD AND PROSPECT	1,004	1**
15	R-1-6	065-194-01	ISLAND PARCEL-CRESCENT AND SAUSALITO BLVD	1,099	1**
16	R-1-6	065-122-09	MILLER- APPEARS TO BE ACCESS	1,149	1**
17	R-1-6	065-221-63	SAUSALITO BLVD	1,499	1**
18	R-1-6	065-191-52	CHANNING WAY	1,816	1
19	R-1-6	065-103-32	CAZNEAU AVE	1,903	1
20	R-1-6	065-092-43	HARRISON AVE	2,313	1
21	R-1-6	065-121-07	LANDLOCKED- NEAR MILLER	2,614	1
22	R-1-6	065-121-08	LANDLOCKED- NEAR MILLER	2,707	1
23	R-1-6	065-121-09	LANDLOCKED- NEAR SAN CARLOS AVE	3,216	1
24	R-1-6	065-121-18	SAN CARLOS- APPEAR TO BE ACCESS	3,469	1
25	R-1-6	065-202-59	CENTRAL AVE	3,527	1
26	R-1-6	065-181-46	LANDLOCKED- SANTA ROSA AVE	3,722	1
27	R-1-6	064-204-39	CURREY AVE-MAY BE IN STREET	4,158	1
28	R-1-6	065-123-17	SANTA ROSA AVE	4,446	1
29	R-1-6	065-181-29	SANTA ROSA AVE	4,653	1
30	R-1-6	064-243-22	GEORGE LANE	5,058	1
31	R-1-6	065-164-11	SAN CARLOS AVE	5,116	1
32	R-1-6	065-193-31	SAUSALITO BLVD	5,249	1
33	R-1-6	065-193-30	SAUSALITO BLVD	5,280	1
34	R-1-6	065-112-48	LANDLOCKED BTWN GLEN CT AND SANTA ROSA	5,288	1
35	R-1-6	065-182-24	SPENCER AVE	5,377	1
36	R-1-6	064-213-22	CAZNEAU AVE	5,406	1
37	R-1-6	065-193-28	LANDLOCKED- PROSPECT AVE	5,460	1
38	R-1-6	065-103-33	GLEN DRIVE	5,470	1
39	R-1-6	065-153-13	CLOUDVIEW ROAD AND PROSPECT	5,472	1
40	R-1-6	065-182-26	SPENCER AVE	5,575	1
41	R-1-6	065-191-66	CHANNING WAY AND THROUGH TO CLOUDVIEW RD	5,599	1

* Lots 0-299 square feet in area were assumed to be too small for any development
** Would require approval of Variances from density for unit

Vacant Residentially-Zoned Parcels					
Vacant Parcel Number	Zoning District	APN	Street	Parcel Area (Square Feet)	Potential Units
42	R-1-6	065-122-08	58 MILLER- SINGLE FAMILY RESIDENCE-REMOVE	5,903	1
43	R-1-6	064-204-35	CAZNEAU AVE	5,969	1
44	R-1-6	065-112-49	LANDLOCKED BTWN GLEN CRT AND SANTA ROSA	6,058	1
45	R-1-6	065-091-13	HARRISON AVE-MAY JUST BE A GARAGE	6,086	1
46	R-1-6	065-195-17	CENTRAL AVE	6,328	1
47	R-1-6	064-204-03	PLATT AVE	6,624	1
48	R-1-6	065-162-36	SAUSALITO BLVD	6,838	1
49	R-1-6	065-112-33	LANDLOCKED- NEAR SANTA ROSA AVE	7,034	1
50	R-1-6	064-193-06	WOODWARD AND EASTERBY	14,302	1
51	R-1-6	064-202-06	WOODWARD	51,492	1
52	R-1-8	064-252-12	CRECIENTA DRIVE	1,015	1**
53	R-1-8	064-251-29	CRECIENTA DRIVE	1,483	1**
54	R-1-8	064-252-09	CRECIENTA DRIVE	1,483	1**
55	R-1-8	064-252-13	CRECIENTA DRIVE	4,019	1
56	R-1-8	064-251-03	CURREY AVE	5,395	1
57	R-1-8	064-242-10	GEORGE LANE	9,546	1
58	R-1-20	200-310-10	WOLFBACK RIDGE ROAD	19	0*
59	R-1-20	200-240-17	CLOUDVIEW TRAIL	114	0*
60	R-1-20	064-275-38	CLOUDVIEW TRAIL	533	1**
61	R-1-20	064-276-08	CLOUDVIEW TRAIL	1,934	1
62	R-1-20	200-310-15	WOLFBACK RIDGE ROAD	2,309	1
63	R-1-20	200-310-07	ROSEBOWL DRIVE	4,253	1
64	R-1-20	064-276-16	WOLFBACK RIDGE ROAD	5,010	1
65	R-1-20	064-275-21	WOLFBACK RIDGE ROAD	5,529	1
66	R-1-20	064-275-26	CLOUDVIEW TRAIL	6,444	1
67	R-1-20	200-310-04	WOLFBACK RIDGE ROAD	6,610	1
68	R-1-20	064-275-11	CLOUDVIEW TRAIL	6,730	1
69	R-1-20	200-310-03	WOLFBACK RIDGE ROAD	7,643	1
70	R-1-20	064-274-03	WOLFBACK RIDGE ROAD	8,130	1
71	R-1-20	200-130-40	CLOUDVIEW TRAIL	8,262	1
72	R-1-20	200-310-11	WOLFBACK RIDGE ROAD	8,662	1
73	R-1-20	200-240-23	WOLFBACK TERRACE ROAD	9,851	1
74	R-1-20	200-310-01	WOLFBACK RIDGE ROAD	13,407	1
75	R-1-20	200-310-16	WOLFBACK RIDGE ROAD	14,469	1
76	R-1-20	200-130-43	CLOUDVIEW TRAIL	15,676	1
77	R-1-20	064-276-22	WOLFBACK RIDGE ROAD	17,535	1
78	R-1-20	200-310-09	WOLFBACK RIDGE ROAD	17,874	1
79	R-1-20	200-240-10	WOLFBACK TERRACE ROAD	20,273	1
80	R-1-20	064-276-23	WOLFBACK RIDGE ROAD	23,465	1
81	R-1-20	200-310-08	WOLFBACK RIDGE ROAD	24,287	1
82	R-1-20	200-310-06	WOLFBACK RIDGE ROAD	29,166	1
83	R-1-20	200-310-05	WOLFBACK RIDGE ROAD	30,032	1

* Lots 0-299 square feet in area were assumed to be too small for any development
** Would require approval of Variances from density for unit

Vacant Residentially-Zoned Parcels					
Vacant Parcel Number	Zoning District	APN	Street	Parcel Area (Square Feet)	Potential Units
84	R-1-20	200-310-12	CLOUDVIEW TRAIL	33,792	1
85	R-1-20	200-310-13	WOLFBACK TERRACE ROAD	37,379	1
86	R-1-20	064-275-37	CLOUDVIEW TRL	2,189	1
87	R-2-2.5	064-343-07	NEVADA STREET-SMALL STRIP	39	0*
88	R-2-2.5	064-062-19	TOMALES STREET	53	0*
89	R-2-2.5	064-132-19	LANDLOCKED- NEAR WOODWARD	56	0*
90	R-2-2.5	065-264-19	LANDLOCKED- BETWEEN THIRD AND FOURTH	57	0*
91	R-2-2.5	065-224-21	LANDLOCKED- NEAR PROSPECT AVE	117	0*
92	R-2-2.5	065-261-27	LANDLOCKED- BETWEEN WEST AND FOURTH	282	0*
93	R-2-2.5	065-303-30	ALEXANDER AVE	297	0*
94	R-2-2.5	065-261-28	LANDLOCKED- BETWEEN WEST AND FOURTH	310	1**
95	R-2-2.5	065-261-30	VALLEY STREET	321	1**
96	R-2-2.5	065-303-31	LANDLOCKED- NEAR ALEXANDER AVE	350	1**
97	R-2-2.5	065-301-34	LANDLOCKED- NEAR SOUTH STREET	423	1**
98	R-2-2.5	065-233-26	LANDLOCKED- NEAR FOURTH STREET	472	1**
99	R-2-2.5	065-233-33	LANDLOCKED- NEAR FOURTH STREET	477	1**
100	R-2-2.5	065-233-32	LANDLOCKED- NEAR FOURTH STREET	523	1**
101	R-2-2.5	065-264-23	LANDLOCKED- BETWEEN THIRD AND FOURTH	563	1**
102	R-2-2.5	065-221-85	LANDLOCKED- NEAR PROSPECT AVE	603	1**
103	R-2-2.5	065-302-44	LANDLOCKED- NEAR EDWARDS AVE	650	1**
104	R-2-2.5	065-224-18	LANDLOCKED- NEAR PROSPECT AVE	784	1**
105	R-2-2.5	065-224-19	LANDLOCKED- NEAR PROSPECT AVE	887	1**
106	R-2-2.5	065-380-08	ISLAND PARCEL-SAUSALITO BLVD	962	1**
107	R-2-2.5	065-231-54	CENTRAL AVE AND WEST STREET	976	1**
108	R-2-2.5	064-142-12	EASTERBY STREET	1,001	1**
109	R-2-2.5	065-221-80	LANDLOCKED-CABLE ROADWAY AND PROSPECT	1,041	1**
110	R-2-2.5	064-142-22	EASTERBY STREET	1,048	1**
111	R-2-2.5	064-182-08	LANDLOCKED- NEAR WOODWARD	1,143	1**
112	R-2-2.5	065-311-45	LANDLOCKED- NEAR EDWARDS AVE	1,275	1**
113	R-2-2.5	065-224-01	SAUSALITO BLVD	1,529	1
114	R-2-2.5	065-221-83	LANDLOCKED- NEAR PROSPECT AVE	1,540	1
115	R-2-2.5	065-292-34	EDWARDS AVE	1,744	1
116	R-2-2.5	065-303-29	WATER PARCEL	2,234	1
117	R-2-2.5	065-303-05	ALEXANDER AVE	2,790	1
118	R-2-2.5	064-345-02	WOODWARD AVE-SMALL STRIP	2,830	1
119	R-2-2.5	065-224-02	SAUSALITO BLVD	2,923	1
120	R-2-2.5	065-272-28	WATER PARCEL	3,168	2
121	R-2-2.5	065-231-49	LOWER CRESCENT AVE	4,522	3
122	R-2-2.5	064-131-07	OLIVE STREET	5,240	2
123	R-2-2.5	065-253-02	MAIN STREET THROUGH TO CRESCENT AVE	5,330	2
124	R-2-2.5	065-222-44	SAUSALITO BLVD	5,575	2
125	R-2-2.5	065-311-39	HI VISTA	5,974	2
126	R-2-2.5	065-301-05	SOUTH STREET	6,245	2

* Lots 0-299 square feet in area were assumed to be too small for any development
** Would require approval of Variances from density for unit

Vacant Residentially-Zoned Parcels					
Vacant Parcel Number	Zoning District	APN	Street	Parcel Area (Square Feet)	Potential Units
127	R-2-2.5	064-163-06	BONITA STREET	6,491	2
128	R-2-2.5	064-152-03	FILBERT AVE	6,647	2
129	R-2-2.5	065-231-45	LOWER CRESCENT AVE	7,758	3
130	R-2-2.5	065-252-64	CRESCENT AVE	8,182	3
131	R-2-2.5	064-142-29	EASTERBY STREET	8,362	3
132	R-2-2.5	064-334-44	NEVADA STREET	13,251	5
133	R-2-2.5	065-292-23	MARION AVE	18,711	7
134	R-2-5	064-331-15	LINCOLN DRIVE	2,617	1
135	R-2-5	065-251-07	SAUSALITO BLVD	13,404	2
136	R-2-5	065-281-25	SAUSALITO BLVD	14,036	2
137	R-2-5	064-321-01	BUTTE STREET	82,730	16
138	R-3	065-272-17	SECOND STREET	63	0*
139	R-3	065-241-23	LANDLOCKED-SECOND AND THIRD	227	0*
140	R-3	065-241-24	LANDLOCKED-SECOND AND THIRD	230	0*
141	R-3	065-235-38	RICHARDSON STREET	585	1**
142	R-3	065-238-31	LANDLOCKED-SECOND AND THIRD	778	1**
143	R-3	064-162-15	NAPA STREET	1,181	1
144	R-3	065-211-29	BRIDGEWAY	2,025	1
145	R-3	064-162-03	BEE STREET	2,142	1
146	R-3	065-272-26	BRIDGEWAY	2,150	1
147	R-3	064-151-27	FILBERT COURT	2,614	1
148	R-3	065-072-11	READE LANE	2,841	1
149	R-3	065-071-13	EXCELSIOR LANE	3,434	2
150	R-3	065-093-13	BULKLEY AVE	7,249	4
151	R-3	052-322-01	EBBTIDE ROAD	7,365	4
152	R-3	065-093-15	BULKLEY AVE	9,944	6
153	R-3	065-093-14	BULKLEY AVE	10,920	7
154	R-3	065-272-27	WATER PARCEL	13,123	8
* Lots 0-299 square feet in area were assumed to be too small for any development ** Would require approval of Variances from density for unit					
				Subtotal Number of Potential Units (R-1, R-2, R-3)	**205**

Appendix B

Vacant Commercial Mixed Use-Zoned Parcels					
Vacant Parcel Number	**Zoning District**	**APN**	**Street**	**Parcel Area (Square Feet)**	**Potential Units**
155	CN-2	063-151-04	BRIDGEWAY AND COLOMA	817	0*
156	CN-1	065-267-29	LANDLOCKED-SECOND AND THIRD	284	0**
157	CN-1	065-267-38	LANDLOCKED-SECOND AND THIRD	856	1***
158	CN-1	064-137-01	WOODWARD AND PEARL	1,861	1
159	CC	065-063-12	BRIDGEWAY	11,903	7
			Subtotal Number of Potential Units (Mixed Use)		9

* No residential units allowed in this area, pursuant to Zoning Ordinance
**Would require approval of Variances from density for unit
*** Lots 0-299 square feet in area were assumed to be too small for any development

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Appendix C

Vacant Non-Residentially-Zoned Parcels					
Vacant Parcel Number	Zoning District	APN	Street	Parcel Area (Square Feet)	Number of Potential Units
160	PI	064-345-09	WOODWARD AVE	1,856	0
161	PI	065-042-01	BRIDGEWAY	2,651	0
162	PI	065-042-03	BRIDGEWAY	5,089	0
163	PI	065-041-09	SPINNAKER DRIVE	7,069	0
164	PI	065-073-01	BRIDGEWAY	7,235	0
165	PI	064-341-10	TOMALES STREET	7,484	0
166	PI	065-042-05	BRIDGEWAY	11,844	0
167	PI	065-042-02	BRIDGEWAY	14,636	0
168	PI	065-041-11	SPINNAKER	42,785	0
169	PI	065-073-03	ANCHOR STREET	100,625	0
170	OS	064-334-39	NEVADA STREET	1,794	0
171	OS	064-272-02	WOLFBACK RIDGE ROAD	2,012	0
172	OS	064-332-12	NEVADA STREET AND MARIN AVE	2,702	0
173	OS	064-344-08	MARIN AVE	2,845	0
174	OS	064-334-24	KENDELL COURT	3,213	0
175	OS	064-272-01	WOLFBACK RIDGE ROAD	3,562	0
176	OS	064-334-18	KENDELL COURT	3,967	0
177	OS	064-322-15	LINCOLN DRIVE	4,971	0
178	OS	064-331-03	LINCOLN DRIVE	9,081	0
179	OS	065-380-07	SAUSALITO BLVD	9,228	0
180	OS	064-334-12	NEVADA STREET	10,027	0
181	OS	064-181-18	HWY 101	11,364	0
182	OS	065-292-12	MARION AVE	11,888	0
183	OS	063-100-10	BRIDGEWAY	19,248	0
184	OS	064-280-10	CLOUDVIEW TRL	20,226	0
185	OS	064-181-17	WOODWARD	24,113	0
186	OS	064-133-01	RODEO AVE	26,758	0
187	OS	064-133-06	LANDLOCKED- NEAR RODEO AVE	27,995	0
188	OS	064-276-01	HWY 101	31,129	0
189	OS	064-334-13	RODEO AVE	35,668	0
190	OS	064-276-04	WOLFBACK RIDGE ROAD	67,278	0
191	OS	064-271-04	HWY 101	75,826	0
192	OS	064-181-21	SPRING STREET	79,058	0
193	OS	065-291-05	HECHT AVE	88,032	0
194	OS	064-133-05	RODEO AVE	98,995	0
195	OS	064-280-12	CLOUDVIEW TRL	147,211	0
196	OS	065-281-21	HECHT AVE	163,949	0
197	OS	065-251-15	HECHT AVE	174,383	0
198	OS	065-282-08	HWY 101	234,301	0
199	OS	065-311-41	HECHT AVE	361,075	0
200	OS	064-181-40	HWY 101	421,961	0
201	OS	064-260-24	HWY 101	7,125,416	0
202	OA	065-172-08	BRIDGEWAY	2,354	0
203	OA	065-172-06	BRIDGEWAY	2,358	0
204	OA	065-172-03	BRIDGEWAY	2,500	0

Vacant Non-Residentially-Zoned Parcels					
Vacant Parcel Number	Zoning District	APN	Street	Parcel Area (Square Feet)	Number of Potential Units
205	OA	065-172-04	BRIDGEWAY	2,500	0
206	OA	065-172-05	BRIDGEWAY	2,602	0
207	OA	065-243-04	BRIDGEWAY	2,705	0
208	OA	065-243-05	BRIDGEWAY	2,845	0
209	OA	065-243-06	BRIDGEWAY	2,892	0
210	OA	065-243-07	BRIDGEWAY	3,102	0
211	OA	065-243-01	BRIDGEWAY	3,183	0
212	OA	065-212-03	BRIDGEWAY	4,902	0
213	OA	065-172-07	BRIDGEWAY	4,917	0
214	OA	065-172-12	BRIDGEWAY	4,971	0
215	OA	065-212-04	BRIDGEWAY	5,885	0
216	OA	065-243-02	BRIDGEWAY	6,047	0
217	OA	065-212-02	BRIDGEWAY	6,356	0
218	OA	063-070-04	WATER PARCEL	6,480	0
219	OA	065-212-05	BRIDGEWAY	9,464	0
220	OA	065-245-02	WATER PARCEL-PARTIAL LAND	13,365	0
221	OA	065-244-03	BRIDGEWAY	14,471	0
222	OA	065-244-02	BRIDGEWAY	14,830	0
223	OA	065-172-09	BRIDGEWAY	17,233	0
224	OA	065-021-01	WATER PARCEL	17,672	0
225	OA	065-245-04	WATER PARCEL	19,769	0
226	OA	065-245-01	WATER PARCEL-PARTIAL LAND	22,814	0
227	OA	065-212-01	BRIDGEWAY	26,578	0
228	OA	065-273-01	WATER PARCEL	29,084	0
229	OA	065-272-11	WATER PARCEL	38,924	0
230	OA	064-031-01	WATER PARCEL	53,922	0
231	OA	065-011-01	WATER PARCEL	54,000	0
232	OA	063-060-03	WATER PARCEL	73,569	0
233	OA	063-050-03	WATER PARCEL	89,702	0
234	OA	065-011-03	WATER PARCEL	104,318	0
235	OA	063-070-01	WATER PARCEL	118,365	0
236	OA	065-011-02	WATER PARCEL	132,000	0
237	OA	065-041-12	WATER PARCEL-PARTIAL LAND	136,224	0
238	OA	063-050-01	WATER PARCEL	154,120	0
239	OA	063-050-02	WATER PARCEL	154,120	0
240	OA	065-303-07	WATER PARCEL	186,280	0
241	OA	065-073-05	WATER PARCEL-PARTIAL LAND	269,702	0
242	OA	065-212-06	WATER PARCEL-PARTIAL LAND	316,717	0
243	OA	065-172-14	WATER PARCEL-PARTIAL LAND	321,900	0
244	OA	063-070-03	WATER PARCEL	362,409	0
245	OA	065-245-03	WATER PARCEL	420,978	0
246	OA	065-272-12	WATER PARCEL	485,031	0
247	OA	065-021-03	WATER PARCEL-PARTIAL LAND	543,261	0
248	OA	063-060-02	WATER PARCEL	561,007	0
249	I	063-110-28	MARINSHIP WAY	507	0
250	I	063-130-05	HARBOR	2,703	0

Vacant Non-Residentially-Zoned Parcels					
Vacant Parcel Number	Zoning District	APN	Street	Parcel Area (Square Feet)	Number of Potential Units
251	I	063-140-12	GATE 5 ROAD	3,607	0
252	I	063-162-13	GATE 5 ROAD	5,833	0
253	I	063-110-31	BRIDGEWAY	83,830	0
254	CW	064-087-06	LOCUST	14,241	0
255	CW	065-032-01	LOCUST AND HUMBOLDT	16,375	0
256	CW	064-087-07	BRIDGEWAY AND LOCUST	22,426	0
257	CW	064-084-08	BRIDGEWAY	31,457	0
258	CW	064-086-01	LOCUST	94,852	0
259	W	065-036-03	VARDA LANDING- MOSTLY WATER PARCEL	539	0
260	W	064-032-01	WATER PARCEL	15,958	0
261	W	065-041-01	WATER PARCEL	22,574	0
262	W	065-036-02	VARDA LANDING- MOSTLY WATER PARCEL	24,210	0
263	W	065-038-06	VARDA LANDING- MOSTLY WATER PARCEL	31,975	0
264	W	065-041-10	SPINNAKER	48,515	0
265	W	065-022-01	WATER PARCEL	63,435	0
266	W	064-081-01	WATER PARCEL	91,596	0
267	W	065-033-02	WATER PARCEL	94,852	0
268	W	065-012-01	WATER PARCEL	95,396	0
269	W	064-034-01	WATER PARCEL	95,994	0
270	W	065-013-02	WATER PARCEL	96,093	0
271	W	065-036-01	VARDA LANDING- MOSTLY WATER PARCEL	96,478	0
272	W	065-041-02	WATER PARCEL	98,065	0
273	W	063-040-03	WATER PARCEL	180,484	0
274	W	063-010-16	VARDA LANDING- MOSTLY WATER PARCEL	308,380	0
275	W	063-040-01	WATER PARCEL	421,067	0

Appendix D

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
1	R-2-2.5	064-137-04	105 PEARL ST	3,000	1	1
2	R-2-2.5	064-135-31	108 PEARL ST	3,000	1	1
3	R-2-2.5	065-261-11	114 WEST ST	3,000	1	1
4	R-2-2.5	064-062-19	147 TOMALES ST	3,000	1	1
5	R-2-2.5	065-233-30	16 WEST CT	3,000	1	1
6	R-2-2.5	064-141-20	18 PEARL ST	3,000	1	1
7	R-2-2.5	065-237-15	208 FOURTH ST	3,000	1	1
8	R-2-2.5	065-237-16	212 FOURTH ST	3,000	1	1
9	R-2-2.5	065-234-12	304 FOURTH ST	3,000	1	1
10	R-2-2.5	065-233-05	309 FOURTH ST	3,000	1	1
11	R-2-2.5	065-253-22	36 CRESCENT AVE	3,000	1	1
12	R-2-2.5	064-131-04	510 OLIVE ST	3,000	1	1
13	R-2-2.5	064-131-05	512 OLIVE ST	3,000	1	1
14	R-2-2.5	064-141-18	518 EASTERBY ST	3,000	1	1
15	R-2-2.5	064-135-04	518 SPRING ST	3,000	1	1
16	R-2-2.5	064-141-19	520 EASTERBY ST	3,000	1	1
17	R-2-2.5	064-135-05	520 SPRING ST	3,000	1	1
18	R-2-2.5	064-135-06	522 SPRING ST	3,000	1	1
19	R-2-2.5	064-135-07	524 SPRING ST	3,000	1	1
20	R-2-2.5	064-141-10	530 EASTERBY ST	3,000	1	1
21	R-2-2.5	064-141-11	532 EASTERBY ST	3,000	1	1
22	R-2-2.5	064-211-45	616 LOCUST RD	3,000	1	1
23	R-2-2.5	064-212-05	25 FILBERT AVE	3,013	1	1
24	R-2-2.5	065-262-03	200 SAUSALITO BLVD	3,024	1	1
25	R-2-2.5	064-322-26	89 LINCOLN DR	3,040	1	1
26	R-2-2.5	064-322-25	91 LINCOLN DR	3,040	1	1
27	R-2-2.5	065-303-37	12 ALEXANDER AVE	3,055	1	1
28	R-2-2.5	064-131-08	524 OLIVE ST	3,060	1	1
29	R-2-2.5	064-132-16	257 WOODWARD AVE	3,080	1	1
30	R-2-2.5	065-302-74	9 EDWARDS AVE	3,110	1	1
31	R-2-2.5	065-083-07	508 JOHNSON ST	3,120	1	1
32	R-2-2.5	064-211-46	614 LOCUST RD	3,120	1	1
33	R-2-2.5	065-101-33	26 CAZNEAU AVE	3,150	1	1
34	R-2-2.5	065-237-21	411 RICHARDSON ST	3,150	1	1
35	R-2-2.5	064-343-44	611 NEVADA ST	3,150	1	1
36	R-2-2.5	065-252-58	67 CRESCENT AVE	3,150	1	1
37	R-2-2.5	064-370-01	80 LINCOLN DR 1A	3,150	1	1
38	R-2-2.5	064-370-02	80 LINCOLN DR 1B	3,150	1	1

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Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
39	R-2-2.5	064-370-03	80 LINCOLN DR 1C	3,150	1	1
40	R-2-2.5	064-370-04	80 LINCOLN DR 1D	3,150	1	1
41	R-2-2.5	064-370-05	80 LINCOLN DR 1E	3,150	1	1
42	R-2-2.5	064-370-06	80 LINCOLN DR 2A	3,150	1	1
43	R-2-2.5	064-370-07	80 LINCOLN DR 2B	3,150	1	1
44	R-2-2.5	064-370-08	80 LINCOLN DR 2C	3,150	1	1
45	R-2-2.5	064-370-09	80 LINCOLN DR 2D	3,150	1	1
46	R-2-2.5	064-370-10	80 LINCOLN DR 2E	3,150	1	1
47	R-2-2.5	064-370-11	80 LINCOLN DR 3A	3,150	1	1
48	R-2-2.5	064-370-12	80 LINCOLN DR 3B	3,150	1	1
49	R-2-2.5	064-370-13	80 LINCOLN DR 3C	3,150	1	1
50	R-2-2.5	064-370-14	80 LINCOLN DR 3D	3,150	1	1
51	R-2-2.5	064-370-15	80 LINCOLN DR 3E	3,150	1	1
52	R-2-2.5	065-083-13	18 GIRARD AVE	3,154	1	1
53	R-2-2.5	065-293-44	300 SOUTH ST	3,185	1	1
54	R-2-2.5	064-343-57	42 MARIN AVE	3,200	1	1
55	R-2-2.5	064-343-58	44 MARIN AVE	3,200	1	1
56	R-2-2.5	064-343-59	46 MARIN AVE	3,200	1	1
57	R-2-2.5	064-343-60	48 MARIN AVE	3,200	1	1
58	R-2-2.5	064-212-06	47 FILBERT AVE	3,212	1	1
59	R-2-2.5	064-203-31	204 CAZNEAU AVE A	3,225	1	1
60	R-2-2.5	064-343-34	519 NEVADA ST	3,230	1	1
61	R-2-2.5	064-343-35	521 NEVADA ST	3,230	1	1
62	R-2-2.5	064-211-15	28 FILBERT AVE	3,240	1	1
63	R-2-2.5	065-083-12	10 GIRARD AVE	3,264	1	1
64	R-2-2.5	065-261-04	107 FOURTH ST	3,300	1	1
65	R-2-2.5	065-264-05	107 THIRD ST	3,300	1	1
66	R-2-2.5	065-261-16	111 FOURTH ST	3,300	1	1
67	R-2-2.5	065-264-25	111 THIRD ST	3,300	1	1
68	R-2-2.5	065-264-28	115 THIRD ST	3,300	1	1
69	R-2-2.5	065-253-17	115 WEST ST	3,300	1	1
70	R-2-2.5	065-264-24	117 THIRD ST	3,300	1	1
71	R-2-2.5	065-237-14	206 FOURTH ST	3,300	1	1
72	R-2-2.5	065-236-04	209 FOURTH ST	3,300	1	1
73	R-2-2.5	065-236-13	210 WEST ST	3,300	1	1
74	R-2-2.5	065-236-03	211 FOURTH ST	3,300	1	1
75	R-2-2.5	065-237-17	214 FOURTH ST	3,300	1	1
76	R-2-2.5	065-237-18	216 FOURTH ST	3,300	1	1
77	R-2-2.5	065-237-05	217 THIRD ST	3,300	1	1

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
78	R-2-2.5	065-237-02	221 THIRD ST	3,300	1	1
79	R-2-2.5	065-233-40	303 FOURTH ST	3,300	1	1
80	R-2-2.5	065-234-07	303 THIRD ST	3,300	1	1
81	R-2-2.5	065-233-39	305 FOURTH ST	3,300	1	1
82	R-2-2.5	065-234-13	306 FOURTH ST	3,300	1	1
83	R-2-2.5	065-233-42	307 FOURTH ST	3,300	1	1
84	R-2-2.5	065-234-03	311 THIRD ST A	3,300	1	1
85	R-2-2.5	065-237-12	410 MAIN ST	3,300	1	1
86	R-2-2.5	065-264-08	412 VALLEY ST	3,300	1	1
87	R-2-2.5	065-234-09	414 RICHARDSON ST	3,300	1	1
88	R-2-2.5	065-236-16	506 MAIN ST	3,300	1	1
89	R-2-2.5	065-233-18	515 NORTH ST	3,300	1	1
90	R-2-2.5	064-343-48	621 NEVADA ST	3,300	1	1
91	R-2-2.5	064-343-49	623 NEVADA ST	3,300	1	1
92	R-2-2.5	065-253-21	32 CRESCENT AVE	3,350	1	1
93	R-2-2.5	064-321-17	60 LINCOLN DR	3,400	1	1
94	R-2-2.5	064-343-45	613 NEVADA ST	3,400	1	1
95	R-2-2.5	064-321-16	62 LINCOLN DR	3,400	1	1
96	R-2-2.5	065-234-14	310 FOURTH ST	3,420	1	1
97	R-2-2.5	065-292-38	48 MARION AVE	3,460	1	1
98	R-2-2.5	064-137-03	107 PEARL ST	3,500	1	1
99	R-2-2.5	065-266-13	111 SAUSALITO BLVD	3,500	1	1
100	R-2-2.5	065-266-15	115 SAUSALITO BLVD	3,500	1	1
101	R-2-2.5	065-266-14	119 SAUSALITO BLVD	3,500	1	1
102	R-2-2.5	064-343-50	14 MARIN AVE	3,500	1	1
103	R-2-2.5	064-343-51	16 MARIN AVE	3,500	1	1
104	R-2-2.5	064-343-52	18 MARIN AVE	3,500	1	1
105	R-2-2.5	065-301-15	24 EDWARDS AVE	3,500	1	1
106	R-2-2.5	065-101-34	28 CAZNEAU AVE	3,500	1	1
107	R-2-2.5	065-302-14	11 EDWARDS AVE	3,520	1	1
108	R-2-2.5	064-203-32	198 CAZNEAU AVE A	3,575	1	1
109	R-2-2.5	064-203-33	198 CAZNEAU AVE B	3,575	1	1
110	R-2-2.5	064-134-08	234 WOODWARD AVE	3,584	1	1
111	R-2-2.5	064-132-12	195 WOODWARD AVE	3,600	1	1
112	R-2-2.5	065-231-19	207 WEST ST	3,600	1	1
113	R-2-2.5	065-231-17	211 WEST ST	3,600	1	1
114	R-2-2.5	065-231-15	221 WEST ST	3,600	1	1
115	R-2-2.5	065-233-19	507 NORTH ST	3,600	1	1
116	R-2-2.5	065-231-22	600 MAIN ST	3,600	1	1

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
117	R-2-2.5	064-332-10	62 MARIN AVE	3,600	1	1
118	R-2-2.5	064-332-09	64 MARIN AVE	3,600	1	1
119	R-2-2.5	064-163-09	411 BONITA ST	3,605	1	1
120	R-2-2.5	064-343-40	601 NEVADA ST	3,605	1	1
121	R-2-2.5	064-343-41	603 NEVADA ST	3,605	1	1
122	R-2-2.5	064-343-38	527 NEVADA ST	3,610	1	1
123	R-2-2.5	064-343-39	529 NEVADA ST	3,610	1	1
124	R-2-2.5	065-302-75	1 EDWARDS AVE	3,615	1	1
125	R-2-2.5	064-163-03	509 BONITA ST	3,621	1	1
126	R-2-2.5	064-322-24	101 LINCOLN DR	3,630	1	1
127	R-2-2.5	064-322-23	103 LINCOLN DR	3,630	1	1
128	R-2-2.5	064-343-42	607 NEVADA ST	3,663	1	1
129	R-2-2.5	064-343-43	609 NEVADA ST	3,663	1	1
130	R-2-2.5	065-292-36	145 EDWARDS AVE	3,676	1	1
131	R-2-2.5	065-224-08	143 PROSPECT AVE	3,750	1	1
132	R-2-2.5	065-224-09	145 PROSPECT AVE	3,750	1	1
133	R-2-2.5	064-135-21	523 OLIVE ST	3,750	1	1
134	R-2-2.5	065-082-01	501 TURNEY ST	3,780	1	1
135	R-2-2.5	064-321-23	72 LINCOLN DR	3,800	1	1
136	R-2-2.5	064-321-22	74 LINCOLN DR	3,800	1	1
137	R-2-2.5	064-321-25	76 LINCOLN DR	3,800	1	1
138	R-2-2.5	064-321-24	78 LINCOLN DR	3,800	1	1
139	R-2-2.5	064-350-01	86 LINCOLN DR	3,800	1	1
140	R-2-2.5	064-350-02	88 LINCOLN DR	3,800	1	1
141	R-2-2.5	065-301-31	30 EDWARDS AVE	3,850	1	1
142	R-2-2.5	065-292-04	147 EDWARDS AVE	3,859	1	1
143	R-2-2.5	065-083-03	11 BONITA ST	3,900	1	1
144	R-2-2.5	065-083-02	15 BONITA ST	3,900	1	1
145	R-2-2.5	064-321-21	68 LINCOLN DR	3,900	1	1
146	R-2-2.5	064-321-20	70 LINCOLN DR	3,900	1	1
147	R-2-2.5	065-292-14	92 MARION AVE	3,900	1	1
148	R-2-2.5	065-252-39	324 SAUSALITO BLVD	3,975	1	1
149	R-2-2.5	064-137-02	109 PEARL ST	4,000	1	1
150	R-2-2.5	065-302-31	227 HI VISTA RD	4,000	1	1
151	R-2-2.5	065-083-05	5 BONITA ST	4,000	1	1
152	R-2-2.5	064-132-21	84 RODEO AVE	4,000	1	1
153	R-2-2.5	064-333-10	85 MARIN AVE	4,000	1	1
154	R-2-2.5	064-333-09	87 MARIN AVE	4,000	1	1
155	R-2-2.5	065-292-27	133 EDWARDS AVE	4,032	1	1

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
156	R-2-2.5	065-293-01	152 EDWARDS AVE	4,032	1	1
157	R-2-2.5	065-302-66	19 EDWARDS AVE	4,033	1	1
158	R-2-2.5	064-201-01	35 MARIE ST	4,056	1	1
159	R-2-2.5	064-212-04	33 FILBERT AVE	4,080	1	1
160	R-2-2.5	065-303-18	16 ALEXANDER AVE U A	4,095	1	1
161	R-2-2.5	065-311-20	209 HI VISTA RD	4,100	1	1
162	R-2-2.5	065-221-89	111 PROSPECT AVE	4,125	1	1
163	R-2-2.5	065-221-86	113 PROSPECT AVE	4,125	1	1
164	R-2-2.5	065-303-19	14 ALEXANDER AVE	4,160	1	1
165	R-2-2.5	064-142-06	163 FILBERT AVE	4,200	1	1
166	R-2-2.5	064-211-14	24 FILBERT AVE	4,200	1	1
167	R-2-2.5	064-211-23	501 LITHO ST	4,200	1	1
168	R-2-2.5	065-302-41	51 EDWARDS AVE	4,200	1	1
169	R-2-2.5	064-333-16	53 MARIN AVE	4,200	1	1
170	R-2-2.5	064-333-15	55 MARIN AVE	4,200	1	1
171	R-2-2.5	065-301-29	36 EDWARDS AVE	4,225	1	1
172	R-2-2.5	065-293-10	301 SOUTH ST	4,275	1	1
173	R-2-2.5	065-084-13	505 JOHNSON ST	4,280	1	1
174	R-2-2.5	065-101-25	613 LOCUST RD	4,300	1	1
175	R-2-2.5	065-084-12	509 JOHNSON ST	4,320	1	1
176	R-2-2.5	065-101-10	22 CAZNEAU AVE	4,340	1	1
177	R-2-2.5	064-135-27	534 SPRING ST	4,410	1	1
178	R-2-2.5	064-135-08	526 SPRING ST	4,480	1	1
179	R-2-2.5	065-233-27	14 WEST CT	4,500	1	2
180	R-2-2.5	064-131-11	2111 BRIDGEWAY BLVD	4,500	1	2
181	R-2-2.5	064-344-05	41 MARIN AVE	4,500	1	2
182	R-2-2.5	064-344-04	43 MARIN AVE	4,500	1	2
183	R-2-2.5	064-332-17	72 MARIN AVE	4,500	1	2
184	R-2-2.5	064-332-16	74 MARIN AVE	4,500	1	2
185	R-2-2.5	064-332-15	76 MARIN AVE	4,500	1	2
186	R-2-2.5	065-222-45	480 SAUSALITO BLVD	4,510	1	2
187	R-2-2.5	064-211-37	115 GIRARD AVE	4,512	1	2
188	R-2-2.5	064-142-01	501 EASTERBY ST	4,519	2	1
189	R-2-2.5	065-311-21	65 EDWARDS AVE	4,590	2	1
190	R-2-2.5	065-303-17	16 ALEXANDER AVE U C	4,590	1	2
191	R-2-2.5	064-137-07	612 SPRING ST	4,600	1	2
192	R-2-2.5	065-101-26	79 GIRARD AVE	4,663	2	1
193	R-2-2.5	065-081-02	211 BONITA ST	4,675	1	2
194	R-2-2.5	065-237-11	406 MAIN ST	4,680	1	2

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Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
195	R-2-2.5	064-343-28	34 MARIN AVE	4,700	1	2
196	R-2-2.5	064-343-27	36 MARIN AVE	4,700	1	2
197	R-2-2.5	064-203-30	204 CAZNEAU AVE B	4,736	1	2
198	R-2-2.5	065-252-14	33 CRESCENT AVE	4,750	2	1
199	R-2-2.5	065-293-06	215 SOUTH ST	4,750	1	2
200	R-2-2.5	064-203-20	178 CAZNEAU AVE	4,758	2	1
201	R-2-2.5	065-252-38	21 CRESCENT AVE	4,760	1	2
202	R-2-2.5	065-232-02	50 CENTRAL AVE	4,774	2	1
203	R-2-2.5	065-231-06	11 CENTRAL AVE	4,800	2	1
204	R-2-2.5	064-142-04	161 FILBERT AVE	4,800	2	1
205	R-2-2.5	064-343-25	26 MARIN AVE	4,800	1	2
206	R-2-2.5	064-343-26	28 MARIN AVE	4,800	1	2
207	R-2-2.5	064-344-07	33 MARIN AVE	4,800	1	2
208	R-2-2.5	064-344-06	35 MARIN AVE	4,800	1	2
209	R-2-2.5	064-141-14	519 SPRING ST	4,800	1	2
210	R-2-2.5	065-303-39	8 ALEXANDER AVE	4,810	1	2
211	R-2-2.5	065-265-03	100 SAUSALITO BLVD	4,840	1	2
212	R-2-2.5	065-252-62	304 SAUSALITO BLVD	4,840	1	2
213	R-2-2.5	065-252-61	308 SAUSALITO BLVD	4,840	1	2
214	R-2-2.5	065-231-27	626 MAIN ST	4,850	2	1
215	R-2-2.5	064-201-17	45 MARIE ST	4,880	2	1
216	R-2-2.5	064-211-29	604 LOCUST RD	4,880	2	1
217	R-2-2.5	065-224-16	177 PROSPECT AVE	4,892	2	1
218	R-2-2.5	065-224-06	495 SAUSALITO BLVD	4,900	2	1
219	R-2-2.5	064-343-55	24 MARIN AVE	4,900	1	2
220	R-2-2.5	064-343-56	26 MARIN AVE A	4,900	1	2
221	R-2-2.5	065-236-11	202 WEST ST	4,950	2	1
222	R-2-2.5	065-236-12	206 WEST ST	4,950	1	2
223	R-2-2.5	065-266-05	108 MARION AVE	4,976	2	1
224	R-2-2.5	065-101-02	61 GIRARD AVE	4,988	2	1
225	R-2-2.5	064-302-22	162 BUCHANAN DR	5,000	1	1
226	R-2-2.5	064-302-21	164 BUCHANAN DR	5,000	1	1
227	R-2-2.5	065-293-05	217 SOUTH ST	5,000	1	1
228	R-2-2.5	065-292-37	50 MARION AVE	5,000	1	1
229	R-2-2.5	065-231-26	624 MAIN ST	5,000	1	1
230	R-2-2.5	064-132-04	40 RODEO AVE	5,005	1	1
231	R-2-2.5	065-222-47	460 SAUSALITO BLVD	5,005	1	1
232	R-2-2.5	065-231-43	217 WEST ST U A	5,009	1	1
233	R-2-2.5	064-211-10	622 LOCUST RD	5,024	1	1

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Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
234	R-2-2.5	065-221-20	137 PROSPECT AVE	5,032	1	1
235	R-2-2.5	065-083-14	20 GIRARD AVE	5,040	1	1
236	R-2-2.5	065-081-01	219 BONITA ST	5,040	1	1
237	R-2-2.5	065-293-45	54 EDWARDS AVE	5,046	1	1
238	R-2-2.5	064-132-32	247 WOODWARD AVE	5,051	1	1
239	R-2-2.5	065-231-46	2 LOWER CRESCENT AVE	5,079	1	1
240	R-2-2.5	064-201-16	51 MARIE ST	5,085	1	1
241	R-2-2.5	065-293-19	122 EDWARDS AVE	5,100	1	1
242	R-2-2.5	065-303-16	20 ALEXANDER AVE	5,100	1	1
243	R-2-2.5	065-303-13	18 ALEXANDER AVE	5,135	1	1
244	R-2-2.5	064-163-12	519 BONITA ST	5,190	1	1
245	R-2-2.5	065-302-63	21 EDWARDS AVE	5,197	1	1
246	R-2-2.5	064-132-31	60 RODEO AVE	5,205	1	1
247	R-2-2.5	065-101-31	98 CAZNEAU AVE	5,231	1	1
248	R-2-2.5	065-224-07	501 SAUSALITO BLVD	5,250	1	1
249	R-2-2.5	065-084-10	48 GLEN DR	5,252	1	1
250	R-2-2.5	065-263-06	516 SOUTH ST	5,355	1	1
251	R-2-2.5	064-135-19	529 OLIVE ST	5,382	1	1
252	R-2-2.5	064-181-03	9 GORDON ST	5,400	1	1
253	R-2-2.5	065-101-35	627 LOCUST RD	5,424	1	1
254	R-2-2.5	065-302-03	33 EDWARDS AVE	5,450	1	1
255	R-2-2.5	064-142-30	515 EASTERBY ST	5,460	1	1
256	R-2-2.5	064-132-11	203 WOODWARD AVE	5,467	1	1
257	R-2-2.5	065-222-26	75 CRESCENT AVE A	5,475	1	1
258	R-2-2.5	065-264-12	110 FOURTH ST	5,500	1	1
259	R-2-2.5	064-136-01	165 WOODWARD AVE	5,500	1	1
260	R-2-2.5	064-203-47	220 CAZNEAU AVE	5,500	1	1
261	R-2-2.5	065-253-14	607 MAIN ST	5,500	1	1
262	R-2-2.5	065-303-20	2 ALEXANDER AVE	5,580	1	1
263	R-2-2.5	065-231-04	19 CENTRAL AVE	5,616	1	1
264	R-2-2.5	065-303-27	38 ALEXANDER AVE	5,670	1	1
265	R-2-2.5	065-302-69	23 EDWARDS AVE	5,685	1	1
266	R-2-2.5	065-303-28	40 ALEXANDER AVE	5,700	1	1
267	R-2-2.5	064-211-02	44 FILBERT AVE	5,766	1	1
268	R-2-2.5	064-211-03	123 GIRARD AVE	5,824	1	1
269	R-2-2.5	064-192-03	137 WOODWARD AVE	5,876	1	1
270	R-2-2.5	064-192-02	141 WOODWARD AVE	5,916	1	1
271	R-2-2.5	064-181-37	5 SPRING HILL CIR	5,961	1	1
272	R-2-2.5	064-342-11	11 TOMALES ST	6,000	1	1

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
273	R-2-2.5	065-302-29	112 HI VISTA RD	6,000	1	1
274	R-2-2.5	065-301-05	115 SOUTH ST	6,000	1	1
275	R-2-2.5	064-062-15	163 TOMALES ST	6,000	1	1
276	R-2-2.5	064-062-14	175 TOMALES ST	6,000	1	1
277	R-2-2.5	064-342-07	20 BUCHANAN DR	6,000	1	1
278	R-2-2.5	065-301-01	205 SOUTH ST	6,000	1	1
279	R-2-2.5	065-380-01	325 SAUSALITO BLVD	6,000	1	1
280	R-2-2.5	065-380-02	327 SAUSALITO BLVD	6,000	1	1
281	R-2-2.5	065-380-03	329 SAUSALITO BLVD	6,000	1	1
282	R-2-2.5	065-380-04	331 SAUSALITO BLVD	6,000	1	1
283	R-2-2.5	064-141-16	509 SPRING ST	6,000	1	1
284	R-2-2.5	064-135-03	510 SPRING ST	6,000	1	1
285	R-2-2.5	064-135-23	511 OLIVE ST	6,000	1	1
286	R-2-2.5	064-141-17	511 SPRING ST	6,000	1	1
287	R-2-2.5	064-341-02	514 NEVADA ST	6,000	1	1
288	R-2-2.5	065-083-15	517 PINE ST	6,000	1	1
289	R-2-2.5	064-341-03	518 NEVADA ST	6,000	1	1
290	R-2-2.5	064-141-09	526 EASTERBY ST	6,000	1	1
291	R-2-2.5	064-191-11	604 EASTERBY ST	6,000	1	1
292	R-2-2.5	064-342-09	609 WATEREE ST	6,000	1	1
293	R-2-2.5	064-342-03	610 NEVADA ST	6,000	1	1
294	R-2-2.5	064-342-08	615 WATEREE ST	6,000	1	1
295	R-2-2.5	064-181-24	812 SPRING ST	6,048	1	1
296	R-2-2.5	065-303-36	6 ALEXANDER AVE	6,100	1	1
297	R-2-2.5	064-344-09	27 MARIN AVE	6,120	1	1
298	R-2-2.5	065-084-18	8 GLEN DR	6,156	1	1
299	R-2-2.5	064-136-08	167 WOODWARD AVE	6,175	1	1
300	R-2-2.5	064-152-03	131 FILBERT AVE	6,216	1	1
301	R-2-2.5	065-302-64	29 EDWARDS AVE	6,223	1	1
302	R-2-2.5	064-203-46	222 CAZNEAU AVE	6,231	1	1
303	R-2-2.5	064-138-02	254 WOODWARD AVE	6,240	1	1
304	R-2-2.5	065-084-08	24 GLEN DR	6,254	1	1
305	R-2-2.5	065-311-40	5 MARION AVE	6,270	1	1
306	R-2-2.5	065-302-50	31 EDWARDS AVE	6,300	1	1
307	R-2-2.5	064-181-38	6 SPRING HILL CIR	6,409	1	1
308	R-2-2.5	064-181-36	4 SPRING HILL CIR	6,410	1	1
309	R-2-2.5	065-082-03	111 BONITA ST	6,440	1	1
310	R-2-2.5	064-181-35	3 SPRING HILL CIR	6,472	1	1
311	R-2-2.5	065-302-65	35 EDWARDS AVE	6,507	1	1

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
312	R-2-2.5	065-266-04	112 MARION AVE	6,510	1	1
313	R-2-2.5	065-303-25	36 ALEXANDER AVE	6,525	1	1
314	R-2-2.5	064-343-03	2355 BRIDGEWAY BLVD	6,527	1	1
315	R-2-2.5	065-101-07	12 CAZNEAU AVE	6,572	1	1
316	R-2-2.5	065-236-14	214 WEST ST	6,600	1	1
317	R-2-2.5	065-231-01	31 CENTRAL AVE	6,600	1	1
318	R-2-2.5	065-293-13	311 SOUTH ST	6,600	1	1
319	R-2-2.5	064-132-28	251 WOODWARD AVE	6,684	1	1
320	R-2-2.5	064-343-61	2365 BRIDGEWAY BLVD	6,700	1	1
321	R-2-2.5	065-252-36	17 CRESCENT AVE	6,720	1	1
322	R-2-2.5	064-182-07	44 GORDON ST	6,840	1	1
323	R-2-2.5	065-303-15	18 ALEXANDER AVE U A	7,000	1	1
324	R-2-2.5	065-082-06	30 GIRARD AVE	7,000	1	1
325	R-2-2.5	065-302-68	25 EDWARDS AVE	7,012	1	1
326	R-2-2.5	064-132-18	70 RODEO AVE	7,040	1	1
327	R-2-2.5	065-311-39	7 MARION AVE	7,144	1	1
328	R-2-2.5	064-132-24	259 WOODWARD AVE	7,150	1	1
329	R-2-2.5	064-343-53	20 MARIN AVE	7,200	1	1
330	R-2-2.5	064-343-54	22 MARIN AVE	7,200	1	1
331	R-2-2.5	064-343-02	2353 BRIDGEWAY BLVD	7,209	1	1
332	R-2-2.5	065-221-44	125 PROSPECT AVE	7,259	1	1
333	R-2-2.5	064-136-06	46 GORDON ST	7,260	1	1
334	R-2-2.5	065-231-48	54 LOWER CRESCENT AVE	7,394	1	1
335	R-2-2.5	064-211-11	626 LOCUST RD	7,500	1	2
336	R-2-2.5	065-302-67	27 EDWARDS AVE	7,531	1	2
337	R-2-2.5	065-062-09	221 SAN CARLOS AVE	7,565	2	1
338	R-2-2.5	065-101-38	20 CAZNEAU AVE	7,642	2	1
339	R-2-2.5	064-302-08	150 BUCHANAN CT	7674	2	1
340	R-2-2.5	065-293-27	66 EDWARDS AVE	7,693	2	1
341	R-2-2.5	065-293-25	78 EDWARDS AVE	7,750	2	1
342	R-2-2.5	065-232-03	16 CENTRAL AVE	7,840	2	1
343	R-2-2.5	065-293-29	70 EDWARDS AVE	7,900	2	1
344	R-2-2.5	064-211-13	22 FILBERT AVE	7,935	1	2
345	R-2-2.5	065-252-49	370 SAUSALITO BLVD	8,000	1	2
346	R-2-2.5	064-181-19	826 SPRING ST	8,010	1	2
347	R-2-2.5	064-201-02	257 CAZNEAU AVE	8,030	1	2
348	R-2-2.5	065-311-44	104 HI VISTA RD	8,105	1	2
349	R-2-2.5	065-293-02	313 SOUTH ST	8,140	2	1
350	R-2-2.5	065-293-03	305 SOUTH ST	8216	2	1

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
351	R-2-2.5	064-136-03	155 WOODWARD AVE	8,220	1	2
352	R-2-2.5	065-222-21	452 SAUSALITO BLVD	8,250	2	1
353	R-2-2.5	064-152-05	117 FILBERT AVE	8280	2	1
354	R-2-2.5	065-380-06	319 SAUSALITO BLVD	8,400	2	1
355	R-2-2.5	065-302-40	49 EDWARDS AVE	8,400	1	2
356	R-2-2.5	065-292-01	475 SOUTH ST	8468	2	1
357	R-2-2.5	065-252-64	35 CRESCENT AVE	8,512	1	2
358	R-2-2.5	064-163-07	417 BONITA ST	8,640	1	2
359	R-2-2.5	065-231-33	164 CRESCENT AVE	8,680	2	1
360	R-2-2.5	065-221-51	39 CABLE ROADWAY	8,736	1	2
361	R-2-2.5	064-181-34	2 SPRING HILL CIR	8,779	1	2
362	R-2-2.5	064-181-33	1 SPRING HILL CIR	8,874	1	2
363	R-2-2.5	065-311-33	13 MARION AVE A	8,876	2	1
364	R-2-2.5	064-131-10	220 WOODWARD AVE	9,000	2	1
365	R-2-2.5	065-231-02	27 CENTRAL AVE	9,000	2	1
366	R-2-2.5	064-062-21	77 TOMALES ST	9,000	1	2
367	R-2-2.5	065-101-36	625 LOCUST RD	9,076	2	1
368	R-2-2.5	064-193-01	36 MARIE ST	9,100	1	2
369	R-2-2.5	064-142-11	521 EASTERBY ST	9142	2	1
370	R-2-2.5	064-142-10	34 MARIE ST	9,263	2	1
371	R-2-2.5	065-252-20	57 CRESCENT AVE	9,350	1	2
372	R-2-2.5	065-311-36	9 MARION AVE A	9364	2	1
373	R-2-2.5	064-302-09	146 BUCHANAN CT	9,400	2	1
374	R-2-2.5	064-132-23	261 WOODWARD AVE	9494	2	1
375	R-2-2.5	065-311-38	3 MARION AVE	9,500	1	2
376	R-2-2.5	064-152-04	121 FILBERT AVE	9596	2	1
377	R-2-2.5	064-182-06	38 GORDON ST	9,600	1	2
378	R-2-2.5	065-293-30	74 EDWARDS AVE	9837	2	1
379	R-2-2.5	065-311-37	1 MARION AVE	10,000	1	3
380	R-2-2.5	065-293-17	319 SOUTH ST	10076	2	2
381	R-2-2.5	064-135-22	519 OLIVE ST	10,200	1	3
382	R-2-2.5	065-222-19	446 SAUSALITO BLVD	10,325	2	2
383	R-2-2.5	064-181-39	816 SPRING ST	10,550	2	2
384	R-2-2.5	065-252-63	63 CRESCENT AVE	10659	2	2
385	R-2-2.5	064-203-38	91 FILBERT AVE	10,982	2	2
386	R-2-2.5	065-222-02	494 SAUSALITO BLVD	11,780	1	3
387	R-2-2.5	064-181-01	21 GORDON ST	12,675	1	4
388	R-2-2.5	065-263-04	109 MARION AVE	14,351	2	3
389	R-2-2.5	065-292-26	66 MARION AVE	14,351	1	4

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Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
390	R-2-2.5	065-311-22	11 MARION AVE U A	15331	2	4
391	R-2-2.5	065-266-11	101 SAUSALITO BLVD	15,619	3	3
392	R-2-2.5	065-311-12	195 HI VISTA RD	15668	2	4
393	R-2-2.5	064-193-05	525 EASTERBY ST	20155	3	5
394	R-2-2.5	064-193-17	535 EASTERBY ST	22,200	2	6
395	R-2-2.5	064-141-13	523 SPRING ST	22592	6	3
396	R-2-2.5	064-203-26	53 FILBERT AVE	27,892	1	10
397	R-2-2.5	064-203-27	55 FILBERT AVE	27,892	1	10
Subtotal Number of Additional Units (R-2-2.5)						**502**
398	R-2-5	064-331-10	143 LINCOLN DR	3,000	1	1
399	R-2-5	064-331-11	145 LINCOLN DR	3,000	1	1
400	R-2-5	064-331-16	119 LINCOLN DR	3,080	1	1
401	R-2-5	064-331-17	121 LINCOLN DR	3,080	1	1
402	R-2-5	064-335-32	28 ARANA CIR	3,100	1	1
403	R-2-5	064-335-34	26 ARANA CIR	3,100	1	1
404	R-2-5	064-335-29	21 ARANA CIR	3,100	1	1
405	R-2-5	064-335-28	23 ARANA CIR	3,100	1	1
406	R-2-5	064-334-27	77 MARIN AVE	3,100	1	1
407	R-2-5	064-334-28	79 MARIN AVE	3,100	1	1
408	R-2-5	064-335-33	30 ARANA CIR	3,200	1	1
409	R-2-5	064-335-31	15 ARANA CIR	3,200	1	1
410	R-2-5	064-335-30	17 ARANA CIR	3,200	1	1
411	R-2-5	064-335-35	24 ARANA CIR	3,200	1	1
412	R-2-5	064-331-20	131 LINCOLN DR	3,300	1	1
413	R-2-5	064-331-21	133 LINCOLN DR U 2	3,300	1	1
414	R-2-5	064-331-18	127 LINCOLN DR	3,388	1	1
415	R-2-5	064-331-19	129 LINCOLN DR	3,388	1	1
416	R-2-5	064-334-35	65 MARIN AVE	3,400	1	1
417	R-2-5	064-334-36	67 MARIN AVE	3,400	1	1
418	R-2-5	064-331-13	149 LINCOLN DR	3,400	1	1

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
419	R-2-5	064-331-12	147 LINCOLN DR	3,400	1	1
420	R-2-5	064-331-14	139 LINCOLN DR	3,465	1	1
421	R-2-5	064-335-22	7 ARANA CIR	3,600	1	1
422	R-2-5	064-335-23	9 ARANA CIR	3,600	1	1
423	R-2-5	064-334-25	45 MARIN AVE	3,600	1	1
424	R-2-5	064-334-32	51 MARIN AVE	3,700	1	1
425	R-2-5	064-334-33	57 MARIN AVE	3,700	1	1
426	R-2-5	064-334-34	59 MARIN AVE	3,700	1	1
427	R-2-5	064-334-31	49 MARIN AVE	3,700	1	1
428	R-2-5	064-335-15	20 ARANA CIR	4,000	1	1
429	R-2-5	064-335-14	22 ARANA CIR	4,000	1	1
430	R-2-5	064-335-16	16 ARANA CIR	4,100	1	1
431	R-2-5	064-335-17	14 ARANA CIR	4,100	1	1
432	R-2-5	064-334-29	81 MARIN AVE	4,200	1	1
433	R-2-5	064-334-30	83 MARIN AVE	4,200	1	1
434	R-2-5	064-334-40	707 NEVADA ST	4,235	1	1
435	R-2-5	064-335-18	12 ARANA CIR	4,300	1	1
436	R-2-5	064-335-19	10 ARANA CIR	4,300	1	1
437	R-2-5	065-251-12	445 SAUSALITO BLVD	5,598	2	1
438	R-2-5	065-281-24	373 SAUSALITO BLVD	13,568	1	1
439	R-2-5	065-281-25	367 SAUSALITO BLVD	14,669	1	1
440	R-2-5	065-281-20	357 SAUSALITO BLVD	16087	2	1
441	R-2-5	064-430-01	36 ARANA CIR	4,553	1	2
442	R-2-5	064-332-11	88 MARIN AVE	4,720	1	2
443	R-2-5	064-345-11	37 MARIN AVE	4,900	1	2
444	R-2-5	064-345-10	39 MARIN AVE	4,900	1	2
445	R-2-5	064-335-21	6 ARANA CIR	5,200	1	2

Underdeveloped Two-Family Parcels						
Parcel Identification No.	R-2 Zoning District Subcategory	APN	Address	Parcel Size	Existing Units	Potential Additional Units
446	R-2-5	064-335-20	8 ARANA CIR	5,200	1	2
447	R-2-5	064-334-11	709 NEVADA ST	5,250	1	2
448	R-2-5	065-251-13	443 SAUSALITO BLVD	6,300	1	3
449	R-2-5	064-335-26	122 LINCOLN DR	6,400	1	3
450	R-2-5	064-335-27	120 LINCOLN DR	6,400	1	3
451	R-2-5	064-335-09	32 ARANA CIR	7,000	1	3
452	R-2-5	064-334-26	47 MARIN AVE	35,964	1	6
					Subtotal Number of Additional Units (R-2-5)	**75**

Appendix E

Underdeveloped Multi-Family Parcels						
Parcel Identification No.	Zoning District	APN	Address	Parcel Size	Existing Units	Potential Additional Units
1	R-3	065-269-05	11 SAUSALITO BLVD	3,000	1	1
2	R-3	065-267-07	314 VALLEY ST	3,000	1	1
3	R-3	065-235-42	311 SECOND ST	3,000	1	1
4	R-3	065-235-34	315 SECOND ST	3,000	1	1
5	R-3	065-235-43	309 SECOND ST	3,000	1	1
6	R-3	052-380-24	261 EDEN ROC DR	3,000	1	1
7	R-3	052-480-01	70 STANFORD WAY	3,000	1	1
8	R-3	064-167-03	408 LOCUST ST	3,000	1	1
9	R-3	064-167-04	410 LOCUST ST	3,000	1	1
10	R-3	052-380-45	371 EDEN ROC DR	3,000	1	1
11	R-3	065-056-11	8 BONITA ST	3,000	1	1
12	R-3	065-056-10	6 BONITA ST	3,000	1	1
13	R-3	064-151-23	118 FILBERT AVE	3,009	1	1
14	R-3	065-056-14	425 PINE ST	3,100	1	1
15	R-3	065-056-19	413 PINE ST	3,120	1	1
16	R-3	065-062-11	431 JOHNSON ST	3,150	1	1
17	R-3	065-241-34	301 BRIDGEWAY BLVD	3,150	1	1
18	R-3	052-480-44	160 STANFORD WAY	3,172	1	1
19	R-3	065-063-13	176 BULKLEY AVE	3,174	1	1
20	R-3	065-235-06	307 SECOND ST	3,190	1	1
21	R-3	065-062-21	227 SAN CARLOS AVE	3,207	1	1
22	R-3	065-062-22	225 SAN CARLOS AVE	3,207	1	1
23	R-3	065-056-13	20 BONITA ST	3,244	1	1
24	R-3	065-242-05	207 BRIDGEWAY BLVD	3,300	1	1
25	R-3	065-235-46	303 SECOND ST	3,300	1	1
26	R-3	065-241-19	308 SECOND ST	3,300	1	1
27	R-3	065-241-32	303 BRIDGEWAY BLVD	3,300	1	1
28	R-3	065-238-43	208 THIRD ST	3,300	1	1
29	R-3	065-238-47	206 THIRD ST	3,300	1	1
30	R-3	065-242-03	211 BRIDGEWAY BLVD	3,300	1	1
31	R-3	065-267-43	108 THIRD ST	3,300	1	1
32	R-3	065-238-34	210 THIRD ST	3,300	1	1
33	R-3	065-235-47	301 SECOND ST	3,300	1	1
34	R-3	065-052-20	409 LOCUST ST	3,350	1	1
35	R-3	065-052-18	413 LOCUST ST	3,350	1	1
36	R-3	052-480-22	112 STANFORD WAY	3,432	1	1
37	R-3	064-151-33	126 FILBERT AVE	3,542	1	1
38	R-3	065-268-07	4 SAUSALITO BLVD	3,570	1	1
39	R-3	065-054-11	426 PINE ST	3,600	1	1

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Underdeveloped Multi-Family Parcels						
Parcel Identification No.	Zoning District	APN	Address	Parcel Size	Existing Units	Potential Additional Units
40	R-3	052-380-23	256 EDEN ROC DR	3,600	1	1
41	R-3	052-380-30	341 EDEN ROC DR	3,600	1	1
42	R-3	065-390-04	104 BULKLEY AVE U 4	3,600	1	1
43	R-3	065-390-06	104 BULKLEY AVE U 6	3,600	1	1
44	R-3	052-380-08	236 EDEN ROC DR	3,600	1	1
45	R-3	052-380-09	230 EDEN ROC DR	3,600	1	1
46	R-3	052-380-44	366 EDEN ROC DR	3,600	1	1
47	R-3	052-380-01	129 EDEN ROC DR	3,600	1	1
48	R-3	052-380-02	123 EDEN ROC DR	3,600	1	1
49	R-3	052-380-29	347 EDEN ROC DR	3,600	1	1
50	R-3	065-052-13	429 LOCUST ST	3,650	1	1
51	R-3	065-062-03	245 SAN CARLOS AVE	3,666	1	1
52	R-3	065-241-12	214 RICHARDSON ST	3,840	1	1
53	R-3	065-054-10	424 PINE ST	3,846	1	1
54	R-3	065-271-15	107 BRIDGEWAY BLVD	3,900	1	1
55	R-3	065-271-21	105 BRIDGEWAY BLVD	3,900	1	1
56	R-3	065-062-19	429 1/2 JOHNSON ST	3,900	1	1
57	R-3	064-151-17	416 NAPA ST	3,900	1	1
58	R-3	065-211-10	54 ATWOOD AVE	3,925	1	1
59	R-3	064-167-18	421 LITHO ST	3,960	1	1
60	R-3	065-062-20	429 JOHNSON ST	4,000	1	1
61	R-3	052-380-53	42 ROSS RD	4,000	1	1
62	R-3	052-380-55	38 ROSS RD	4,000	1	1
63	R-3	052-380-62	24 ROSS RD	4,000	1	1
64	R-3	052-380-64	20 ROSS RD	4,000	1	1
65	R-3	052-380-71	6 ROSS RD	4,000	1	1
66	R-3	052-380-73	2 ROSS RD	4,000	1	1
67	R-3	052-380-57	34 ROSS RD	4,000	1	1
68	R-3	052-380-58	32 ROSS RD	4,000	1	1
69	R-3	052-380-59	30 ROSS RD	4,000	1	1
70	R-3	052-380-60	28 ROSS RD	4,000	1	1
71	R-3	052-380-52	44 ROSS RD	4,000	1	1
72	R-3	052-380-65	18 ROSS RD	4,000	1	1
73	R-3	052-380-66	16 ROSS RD	4,000	1	1
74	R-3	052-380-67	14 ROSS RD	4,000	1	1
75	R-3	052-380-68	12 ROSS RD	4,000	1	1
76	R-3	052-380-69	10 ROSS RD	4,000	1	1
77	R-3	052-380-54	40 ROSS RD	4,000	1	1
78	R-3	052-380-56	36 ROSS RD	4,000	1	1
79	R-3	052-380-61	26 ROSS RD	4,000	1	1

Underdeveloped Multi-Family Parcels						
Parcel Identification No.	Zoning District	APN	Address	Parcel Size	Existing Units	Potential Additional Units
80	R-3	052-380-63	22 ROSS RD	4,000	1	1
81	R-3	052-380-70	8 ROSS RD	4,000	1	1
82	R-3	052-380-72	4 ROSS RD	4,000	1	1
83	R-3	065-063-06	927 BRIDGEWAY BLVD	4,100	1	1
84	R-3	065-063-21	210 BULKLEY AVE	4,140	1	1
85	R-3	065-063-36	224 BULKLEY AVE	4,250	1	1
86	R-3	065-271-04	109 BRIDGEWAY BLVD	4,260	1	1
87	R-3	065-268-06	11 SECOND ST	4,400	1	1
88	R-3	065-062-16	409 JOHNSON ST	4,400	1	1
89	R-3	065-071-32	140 BULKLEY AVE	4,456	1	1
90	R-3	065-071-31	15 EL MONTE LN	4,563	2	1
91	R-3	065-052-09	420 TURNEY ST	4,579	2	1
92	R-3	065-242-01	221 BRIDGEWAY BLVD	4,628	2	1
93	R-3	065-171-35	40 BULKLEY AVE	4,792	2	1
94	R-3	065-054-08	414 PINE ST	4,800	2	1
95	R-3	065-242-13	216 SECOND ST B	4,950	2	1
96	R-3	064-151-31	136 FILBERT AVE	5,032	2	1
97	R-3	064-167-20	415 LITHO ST	5,090	2	1
98	R-3	065-063-30	166 BULKLEY AVE	5,153	2	1
99	R-3	065-171-23	2 BULKLEY AVE	5,240	2	1
100	R-3	065-062-15	415 JOHNSON ST	5,324	2	1
101	R-3	065-054-16	423 TURNEY ST	5,351	2	1
102	R-3	065-203-09	34 ATWOOD AVE	5,447	2	1
103	R-3	065-054-15	425 TURNEY ST	5,615	2	1
104	R-3	064-162-16	409 NAPA ST	5,933	2	1
105	R-3	064-162-09	430 BEE ST	5,995	2	1
106	R-3	064-167-28	420 LOCUST ST	6,000	3	1
107	R-3	065-056-08	420 JOHNSON ST	6,050	3	1
108	R-3	065-056-05	410 JOHNSON ST	6,064	3	1
109	R-3	064-167-05	412 LOCUST ST	6,071	3	1
110	R-3	065-241-33	310 SECOND ST	6,600	3	1
111	R-3	065-063-09	903 BRIDGEWAY BLVD	6,650	3	1
112	R-3	064-151-21	430 NAPA ST	6,750	3	1
113	R-3	065-171-28	20 BULKLEY AVE	7,595	4	1
114	R-3	065-093-17	126 HARRISON AVE	8,081	4	1
115	R-3	065-093-15		8,799	4	1
116	R-3	065-235-36	306 THIRD ST	4,500	1	2
117	R-3	065-052-10	426 TURNEY ST	4,522	1	2
118	R-3	065-211-05	433 BRIDGEWAY BLVD	4,600	1	2
119	R-3	065-269-01	15 SAUSALITO BLVD	4,760	1	2

Underdeveloped Multi-Family Parcels						
Parcel Identification No.	Zoning District	APN	Address	Parcel Size	Existing Units	Potential Additional Units
120	R-3	065-241-10	210 RICHARDSON ST	4,800	1	2
121	R-3	064-162-14	415 NAPA ST	4,800	1	2
122	R-3	065-124-17	63 BULKLEY AVE	5,000	1	2
123	R-3	064-151-15	408 NAPA ST	5,000	1	2
124	R-3	065-124-07	50 HARRISON AVE	5,171	1	2
125	R-3	065-124-16	60 HARRISON AVE	5,300	1	2
126	R-3	065-062-14	417 JOHNSON ST	5,358	1	2
127	R-3	065-241-17	213 NORTH ST	5,400	1	2
128	R-3	065-420-43	100 SOUTH ST U 303	5,460	1	2
129	R-3	065-420-03	100 SOUTH ST U 103	5,460	1	2
130	R-3	065-420-23	100 SOUTH ST U 203	5,460	1	2
131	R-3	065-063-18	200 BULKLEY AVE	5,750	1	2
132	R-3	065-062-06	235 SAN CARLOS AVE	5,772	1	2
133	R-3	065-056-15	421 PINE ST	6,000	2	2
134	R-3	064-167-21	411 LITHO ST	6,000	2	2
135	R-3	064-162-23	420 BEE ST	6,000	2	2
136	R-3	064-162-05	414 BEE ST	6,000	2	2
137	R-3	064-162-12	427 NAPA ST	6,000	2	2
138	R-3	065-268-08	16 SAUSALITO BLVD	6,034	2	2
139	R-3	064-151-04	1741 BRIDGEWAY BLVD	6,190	2	2
140	R-3	065-056-07	416 JOHNSON ST	6,253	2	2
141	R-3	064-151-30	132 FILBERT AVE	6,500	2	2
142	R-3	065-241-35	307 BRIDGEWAY BLVD	6,500	2	2
143	R-3	065-267-41	104 THIRD ST	6,573	2	2
144	R-3	065-235-40	316 THIRD ST	6,600	2	2
145	R-3	065-054-14	429 TURNEY ST	6,600	2	2
146	R-3	065-063-22	214 BULKLEY AVE	6,924	2	2
147	R-3	065-203-03	26 ATWOOD AVE	7,000	2	2
148	R-3	065-062-07	229 SAN CARLOS AVE	7,000	2	2
149	R-3	064-167-16	318 BONITA ST	7,000	2	2
150	R-3	065-072-12	10 READE LN	7,980	3	2
151	R-3	065-063-08	911 BRIDGEWAY BLVD	8,000	3	2
152	R-3	065-052-26	419 LOCUST ST	8,053	3	2
153	R-3	065-238-15	214 THIRD ST	8,232	3	2
154	R-3	064-151-19	420 NAPA ST	8,758	3	2
155	R-3	065-093-13		10,101	4	2
156	R-3	065-093-14		10,350	4	2
157	R-3	065-071-22	30 EXCELSIOR LN	11,000	5	2
158	R-3	064-167-19	417 LITHO ST	6,000	1	3
159	R-3	064-162-08	424 BEE ST	6,000	1	3

Underdeveloped Multi-Family Parcels						
Parcel Identification No.	Zoning District	APN	Address	Parcel Size	Existing Units	Potential Additional Units
160	R-3	065-093-10	19 SANTA ROSA AVE	6,009	1	3
161	R-3	064-151-03	1745 BRIDGEWAY BLVD	6,102	1	3
162	R-3	064-151-29	130 FILBERT AVE	6,250	1	3
163	R-3	065-124-19	96 HARRISON AVE	6,610	1	3
164	R-3	065-211-36	475 BRIDGEWAY BLVD	6,665	1	3
165	R-3	065-171-22	4 BULKLEY AVE	6,700	1	3
166	R-3	065-071-14	14 EXCELSIOR LN	6,710	1	3
167	R-3	065-131-23	5 READE LN	7,036	1	3
168	R-3	065-054-09	422 PINE ST	7,200	1	3
169	R-3	065-063-16	188 BULKLEY AVE	7,200	1	3
170	R-3	065-063-44	266 SAN CARLOS AVE	7,400	1	3
171	R-3	065-063-07	925 BRIDGEWAY BLVD	8,050	2	3
172	R-3	064-151-06	1733 BRIDGEWAY BLVD	8,193	2	3
173	R-3	065-211-07	10 JOSEPHINE AVE	9,036	3	3
174	R-3	065-063-17	196 BULKLEY AVE	9,300	3	3
175	R-3	065-242-02	215 BRIDGEWAY BLVD	11,000	4	3
176	R-3	065-171-08	525 BRIDGEWAY BLVD	7,500	1	4
177	R-3	052-380-51	200 EDEN ROC DR	7,500	1	4
178	R-3	065-063-03	216 BULKLEY AVE	7,656	1	4
179	R-3	065-131-24	7 READE LN	8,087	1	4
180	R-3	065-063-47	252 SAN CARLOS AVE	8,242	1	4
181	R-3	065-211-28	60 ATWOOD AVE	8,500	1	4
182	R-3	064-151-09	1721 BRIDGEWAY BLVD	12,000	4	4
183	R-3	065-093-18	145 BULKLEY AVE	12,262	4	4
184	R-3	065-093-16		12,703	4	4
185	R-3	065-171-36	46 BULKLEY AVE	13,486	4	4
186	R-3	065-420-26	100 SOUTH ST U 206	9,165	1	5
187	R-3	065-420-06	100 SOUTH ST U 106	9,165	1	5
188	R-3	065-420-46	100 SOUTH ST U 306	9,165	1	5
189	R-3	065-211-14	70 ATWOOD AVE	9,966	1	5
190	R-3	064-151-16	412 NAPA ST	10,000	1	5
191	R-3	065-420-16	100 SOUTH ST U 116	10,395	1	5
192	R-3	065-420-56	100 SOUTH ST U 316	10,395	1	5
193	R-3	065-420-36	100 SOUTH ST U 216	10,395	1	5
194	R-3	064-151-11	1709 BRIDGEWAY BLVD	10,450	1	5
195	R-3	065-165-06	24 HARRISON AVE	11,200	2	5
196	R-3	052-380-50	100 EDEN ROC DR	10,500	1	6
197	R-3	064-151-10	1713 BRIDGEWAY BLVD	10,550	1	6
198	R-3	065-132-18	83 PRINCESS ST	11,000	1	6
199	R-3	065-124-18	100 HARRISON AVE	11,343	1	6

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Underdeveloped Multi-Family Parcels						
Parcel Identification No.	Zoning District	APN	Address	Parcel Size	Existing Units	Potential Additional Units
200	R-3	065-420-45	100 SOUTH ST U 305	11,570	1	6
201	R-3	065-420-15	100 SOUTH ST U 115	11,570	1	6
202	R-3	065-420-35	100 SOUTH ST U 215	11,570	1	6
203	R-3	065-420-05	100 SOUTH ST U 105	11,570	1	6
204	R-3	065-420-30	100 SOUTH ST U 210	11,570	1	6
205	R-3	065-420-55	100 SOUTH ST U 315	11,570	1	6
206	R-3	065-420-29	100 SOUTH ST U 209	11,570	1	6
207	R-3	065-420-10	100 SOUTH ST U 110	11,570	1	6
208	R-3	065-420-50	100 SOUTH ST U 310	11,570	1	6
209	R-3	065-420-25	100 SOUTH ST U 205	11,570	1	6
210	R-3	065-420-49	100 SOUTH ST U 309	11,570	1	6
211	R-3	065-420-09	100 SOUTH ST U 109	11,570	1	6
212	R-3	064-151-02	1757 BRIDGEWAY BLVD	17,932	5	6
213	R-3	065-420-31	100 SOUTH ST U 211	13,365	1	7
214	R-3	065-420-11	100 SOUTH ST U 111	13,365	1	7
215	R-3	065-420-34	100 SOUTH ST U 214	13,365	1	7
216	R-3	065-072-05	112 BULKLEY AVE	14,500	1	8
217	R-3	052-322-02	330 EBBTIDE AVE	32,236	3	18
218	R-3	065-171-16	6 BULKLEY AVE	33,300	1	21
219	R-3	064-133-04	5 RODEO AVE	188,179	90	35
					Subtotal Number of Additional Units (R-3)	**548**

Appendix F

Underdeveloped Commercial Mixed Use Parcels						
Parcel Identification No.	Mixed Use Zoning District Subcategory	APN	Address	Parcel Size (square feet)	Existing Units	Potential Additional Units
1	CC	065-132-13	LANDLOCKED	300	0	0
2	CC	065-131-03	691 BRIDGEWAY BLVD	1,200	0	0
25	CC	065-133-12	688 BRIDGEWAY BLVD	1,500	0	1
26	CC	065-131-06	675 BRIDGEWAY BLVD	1,500	0	1
27	CC	065-131-01	693 BRIDGEWAY BLVD	1,750	0	1
28	CC	065-131-16	52 PRINCESS ST	1,924	0	1
29	CC	065-132-14	585 BRIDGEWAY BLVD	2,000	0	1
30	CC	065-131-05	681 BRIDGEWAY BLVD	2,000	0	1
31	CC	065-132-02	625 BRIDGEWAY BLVD	2,250	0	1
32	CC	065-131-02	687 BRIDGEWAY BLVD	2,400	0	1
33	CC	065-133-10	670 BRIDGEWAY BLVD	2,500	0	1
34	CC	065-171-02	565 BRIDGEWAY BLVD	2,500	0	1
35	CC	065-132-03	621 BRIDGEWAY BLVD	2,500	0	1
36	CC	065-132-12	19 PRINCESS ST	2,500	0	1
37	CC	065-133-09	668 BRIDGEWAY BLVD	2,600	0	1
38	CC	065-171-06	539 BRIDGEWAY BLVD	3,000	1	1
39	CC	065-063-25	815 BRIDGEWAY BLVD	3,750	0	2
40	CC	065-063-24	819 BRIDGEWAY BLVD	4,051	0	2
41	CC	065-071-25	715 BRIDGEWAY BLVD	4,184	0	2
42	CC	065-071-26	747 BRIDGEWAY BLVD	4,226	1	1
43	CC	065-131-11	28 PRINCESS ST	4,300	1	1
44	CC	065-132-04	599 BRIDGEWAY BLVD	4,490	0	2
45	CC	065-132-15	579 BRIDGEWAY BLVD	4,700	0	3
46	CC	065-133-25	660 BRIDGEWAY BLVD	5,456	0	3
47	CC	065-133-17	12 EL PORTAL ST	5,670	0	3
48	CC	065-133-11	678 BRIDGEWAY BLVD	6,325	3	1
49	CC	065-072-13	701 BRIDGEWAY BLVD	7,030	1	3
50	CC	065-071-07	731 BRIDGEWAY BLVD	7,414	0	4
51	CC	065-063-11	885 BRIDGEWAY BLVD	11,239	3	4
52	CC	065-063-12	BRIDGEWAY BLVD	12,600	0	8
53	CC	065-071-01	763 BRIDGEWAY BLVD	13,355	0	8
54	CC	065-171-01	569 BRIDGEWAY BLVD	14,300	1	8
55	CC	065-133-19	30 EL PORTAL ST	16,398	2	8
56	CC	065-132-16	605 BRIDGEWAY BLVD	22,974	0	15
57	CN-1	064-141-02	1917 BRIDGEWAY BLVD	3,000	1	1
58	CN-1	064-135-01	2001 BRIDGEWAY BLVD	3,000	1	1

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59	CN-1	064-135-26	2005 BRIDGEWAY BLVD	3,000	1	1
60	CN-1	064-141-03	1915 BRIDGEWAY BLVD	3,000	1	1
61	CN-1	064-141-04	1913 BRIDGEWAY BLVD	3,000	1	1
62	CN-1	065-267-30	SECOND ST	3,000	0	2
63	CN-1	064-141-01	1919 BRIDGEWAY BLVD	3,000	0	2
64	CN-1	065-238-49	300 MAIN ST	3,300	1	1
65	CN-1	065-238-25	203 SECOND ST	3,300	0	2
66	CN-1	064-135-29	2007 BRIDGEWAY BLVD	6,000	0	4
67	CN-1	064-135-28	2015 BRIDGEWAY BLVD	6,000	0	4
68	CN-1	064-141-05	1901 BRIDGEWAY BLVD	6,000	0	4
69	CN-1	064-135-24	BRIDGEWAY AND OLIVE	6,000	0	4
70	CN-1	065-267-42	123 SECOND ST	9,310	0	6
71	CN-1	065-238-41	217 SECOND ST	9,526	2	4
72	CN-1	065-242-06	201 BRIDGEWAY BLVD	9,900	1	5
73	CN-1	065-267-34	300 VALLEY ST	9,900	0	6
74	CN-1	065-267-37	107 SECOND ST	9,900	0	6
75	CN-1	065-238-50	211 SECOND ST	10,369	3	3
76	CN-1	064-141-06	510 EASTERBY ST	12,000	0	8
77	CN-1	065-242-17	206 SECOND ST	13,440	0	8
78	CN-1	065-238-01	221 SECOND ST	13,906	2	7
79	CN-2	063-151-02	2633 BRIDGEWAY BLVD	13,967	0	9
80	CN-2	063-151-06	2901 BRIDGEWAY BLVD	18,000	0	12
81	CN-2	063-151-01	2631 BRIDGEWAY BLVD	19,962	0	13
82	CN-2	063-151-05	2829 BRIDGEWAY BLVD	21,120	0	14
83	CN-2	063-161-04	3001 BRIDGEWAY BLVD	40,000	0	26
107	CR	065-051-08	218 CALEDONIA ST	2,000	0	1
108	CR	065-061-01	1001 BRIDGEWAY BLVD	2,526	0	1
109	CR	065-053-04	108 CALEDONIA ST	2,835	0	1
110	CR	065-051-10	1319 BRIDGEWAY BLVD	2,875	0	1
111	CR	064-167-25	307 CALEDONIA ST	3,000	1	1
112	CR	064-167-24	309 CALEDONIA ST	3,000	1	1
113	CR	065-052-03	209 CALEDONIA ST	3,000	0	2
114	CR	065-061-02	BRIDGEWAY AND CALEDONIA ST	3,006	0	2
115	CR	065-061-03	CALEDONIA ST	3,114	0	2
116	CR	065-053-05	326 PINE ST	3,185	1	1
117	CR	065-056-02	41 CALEDONIA ST	3,500	1	1

118	CR	065-052-01	219 CALEDONIA ST	3,720	0	2
119	CR	065-055-06	42 CALEDONIA ST	4,000	0	2
120	CR	065-053-06	104 CALEDONIA ST	4,030	0	2
121	CR	065-052-23	201 CALEDONIA ST	4,200	1	1
122	CR	065-055-07	44 CALEDONIA ST	4,200	0	2
123	CR	065-055-02	1103 BRIDGEWAY BLVD	4,320	0	2
124	CR	065-053-03	116 CALEDONIA ST	5,000	0	3
125	CR	065-051-04	200 CALEDONIA ST	5,000	0	3
126	CR	065-052-02	215 CALEDONIA ST	5,300	0	3
127	CR	065-051-07	214 CALEDONIA ST	5,500	1	2
128	CR	064-166-03	304 CALEDONIA ST	5,922	1	2
129	CR	065-055-03	JOHNSON ST	6,000	0	4
130	CR	065-054-05	101 CALEDONIA ST	7,000	0	4
131	CR	064-166-04	302 CALEDONIA ST	8,625	1	4
132	CR	065-055-01	1115 BRIDGEWAY BLVD	9,000	2	4
133	CR	065-056-22	31 CALEDONIA ST	12,000	1	7
134	CR	064-167-27	333 CALEDONIA ST	12,000	0	8
135	CR	064-162-19	511 CALEDONIA ST	12,000	0	8
136	CR	064-161-06	1607 BRIDGEWAY BLVD	12,100	0	8
137	CR	064-166-01	310 CALEDONIA ST	13,980	4	5
138	CR	065-053-01	1221 BRIDGEWAY BLVD	23,040	0	15
139	CR	064-164-01	1505 BRIDGEWAY BLVD	24,101	0	16
				Total Additional Units (Mixed Use)		**368**

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Appendix G- Underdeveloped Houseboats

Houseboat Zoning District	APN	Address	Parcel Size (square feet)	Existing Units	Potential Additional Units
H	063-010-07		2,500	0	0
H	063-010-06	24 VARDA LANDING RD	12,266	1	0
H	063-010-15	52 VARDA LANDING RD	28,133	1	1
H	063-010-14	63 VARDA LANDING RD	74,093	0	7
H	063-010-12	60 VARDA LANDING RD	96,225	2	7
Total Additional Units (Houseboats)					**15**

Appendix H- Underdeveloped Arks

Residential Arks Zoning District	APN	Address	Parcel Size (square feet)	Existing Units	Potential Additional Units
R-A	065-034-05	507 HUMBOLDT AVE	1,495	1	0
R-A	065-034-06	505 HUMBOLDT AVE	1,794	1	0
R-A	065-034-14	511 HUMBOLDT AVE	1,881	1	0
R-A	065-034-15	513 HUMBOLDT AVE	2,309	1	0
R-A	065-034-13	509 HUMBOLDT AVE	2,337	1	0
R-A	065-034-02	517 HUMBOLDT AVE	2,462	1	0
R-A	065-034-03	515 HUMBOLDT AVE	2,537	1	0
				Total Additional Units (Arks)	0

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