

SITES INVENTORY AND ANALYSIS
SITE # 3

Number	Item	Data
1	Parcel numbers	241-050-006, 007, 017, 018
2	Size (acres)	0.95
3	GP designation	West End Commercial
4	Zoning designation	C (General Commercial)
5	Vacant (Y/N)	One building is boarded up
6	If not vacant, existing uses	Restaurant building, 2 office buildings
7	Map attached (Y/N)	Y
8	Environmental constraints	Flat site adjacent to existing multifamily residential complex.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	25
11	Analysis of non-vacant and underutilized lands	Several restaurants have operated for short periods of time and closed at this location. There have also been previous noise and nuisance complaints associated with the operation of a restaurant so close to a residential development. One building has been boarded up for many years. Realistic capacity assumes mixed use development, with ground floor retail facing Mt. Diablo. With mixed-use development on site, this reduces the maximum realistic capacity of housing units to 25.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.47
14	Distance to grocery store (miles)	0.25
15	Income category	Very low, low, moderate

SITES INVENTORY AND ANALYSIS
SITE 3: Detailed analysis of parcels

	241-050-006	241-050-007	241-050-017	241-050-018	Total
Size (acres)	0.16	0.14	0.20	0.45	0.95
Existing uses	None	Realty offices	Nail salon, offices	None	
Status	Vacant, boarded up, built in 1940	Operating business	Operating businesses, built in 1965	Restaurant, built in 1945	
Maximum Units @ 35 du/ac	6	5	7	16	33
Maximum Realistic Units on Individual Lots	3	2	4	11	20

Potential for parcel consolidation	Although the parcels are under separate ownership, one of the four buildings on the site is vacant and has been boarded-up for several years. The site is flat, adjacent to a multi family development and within walking distance to BART – factors that make it attractive to mixed use or residential developers.
Methodology used to calculate realistic capacity	Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above). This is consistent with the direction set forth in the draft Downtown Specific Plan which presently requires commercial uses on the ground floor of buildings fronting Mt. Diablo Blvd. The capacity for residential in this configuration is therefore less than it would be were the site used completely for residential. Individual APNs for this site could be developed one at a time but the capacity would be difficult to achieve at maximum levels. This is principally the result of the smallness of the sites, which vary from 0.14 acres to 0.45 acres. Although the largest APN could conceivably carry more units, it still would be a very small development.
Relocation Issues	Potentially minor and potentially only temporary – some of the businesses can be worked into the ground floor commercial portion of the mixed use development.

SITES INVENTORY AND ANALYSIS
SITE # 4

Number	Item	Data
1	Parcel numbers	241-020-013, 014, 015, 008
2	Size (acres)	2.37
3	GP designation	West End Commercial
4	Zoning designation	C (General Commercial)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Auto repair, consultative services, restaurant
7	Map attached (Y/N)	Y
8	Environmental constraints	Flat site adjacent to the EBMUD aqueduct right of way
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	60
11	Analysis of non-vacant and underutilized lands	Realistic capacity assumes mixed use development. The City processed a study session in March 2009 for a mixed use project containing 46 residential units on one parcel of this site. In May 2010, City staff met again with the developer to review updated plans for a mixed use project. The project will be scheduled for a study session with the Design Review Commission in the fall of 2010.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.25
14	Distance to grocery store (miles)	0.07
15	Income category	Very low, low, moderate

SITES INVENTORY AND ANALYSIS
SITE 4: Detailed analysis of parcels

	241-020-013	241-020-014	241-020-015	241-020-008	Total
Size (acres)	1.17	0.30	0.18	0.72	2.37
Existing uses	Auto repair, salon, insurance services, etc. built in 1950	Offices	Offices	Restaurant built in 1938	
Status	Operating businesses	Operating businesses	Operating businesses	Operating business	
Maximum Units @ 35 du/ac	41	11	6	25	83
Maximum Realistic Units on Individual Lots	33	5	4	18	60

Potential for parcel consolidation	<p>The site is flat and within walking distance to BART – factors that make it attractive to mixed use or residential developers. In March 2009, a study session on parcel 241-020-013 was held by the Design Review Commission to consider a proposal for a ~75,000 sq. ft. three-story mixed use development over subterranean parking. The plans called for retail on the ground floor and approximately 46 residential units above. The proposal was well received by the Commission.</p> <p>Even if all the parcels are not consolidated, the two larger parcels (241-020-013 and 241-020-008) can be developed individually and can accommodate a total of about 60 residential units.</p> <p>In May 2010, the property owner of Parcel 241-020-013 met with staff to review revised plans for the mixed use project (multifamily residential, retail) Project to be scheduled for a study session with the Design Review Commission in the fall of 2010. As previously stated, this parcel is large enough that it can be developed independently; however, because it fronts on Mt Diablo Blvd. the number of units able to be achieved would be less than maximum because of the need to provide a mixed-use development. If the parcels are consolidated and developed as a whole, there is an opportunity for the existing restaurant to be incorporated into the new development. Given owner interest and the City's experience with lot consolidation on other parcels, such as The Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.</p>
Methodology used to calculate realistic capacity	<p>Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above and in the rear of the site). This is consistent with the direction set forth in the draft Downtown Specific Plan which presently requires commercial uses on the ground floor of buildings fronting Mt. Diablo Blvd.</p>
Relocation Issues	<p>Potentially minor and potentially only temporary – some of the businesses like the restaurant can be worked into the ground floor commercial portion of the mixed use development.</p>

**SITES INVENTORY AND ANALYSIS
SITE # 8**

Number	Item	Data
1	Parcel numbers	243-180-016, 243-210-013,014,015,016,004
2	Size (acres)	2.26
3	GP designation	High density multi family residential, Downtown Core, Administrative/Professional Office
4	Zoning designation	MRA/MRO/RB ((Multiple family residential/Professional office, Retail Business District)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Parking lot for a church, single story doctor and insurance offices, two residences (1 vacant)
7	Map attached (Y/N)	Y
8	Environmental constraints	Level site in rear bounded by creek; contains mature oak trees. Land slopes up towards Moraga Road.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	50
11	Analysis of non-vacant and underutilized lands	Realistic capacity takes advantage of changes in topography. Properties fronting Moraga Road are underutilized given zoning potential.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.22
14	Distance to grocery store (miles)	0.35
15	Income category	Very low, low, moderate

SITES INVENTORY AND ANALYSIS
SITE 8: Detailed analysis of parcels

	243-180-016	243-210-013	243-210-014	243-210-015	243-210-016	243-210-004	Total
Size (acres)	1.06	0.12	0.35	0.10	0.17	0.46	2.26
Existing uses	Parking lot	Office, built in 1950	Vacant house	Parking lot	Office, built in 1947	House, built in 1949	
Status							
Maximum Units @ 35 du/ac	37	4	12	4	6	16	79
Maximum Realistic Units on Individual Lots	28	2	6	2	3	8	49

Potential for parcel consolidation	<p>Four of the contiguous parcels are in common ownership (243-210-013, 014, 015 and 016) and the City is in the process of acquiring them. The parking lot is owned by a church located on an adjacent parcel. The City is in ongoing contact with the church to determine if it would be willing to participate in a joint project that would permit higher density housing on the parking lot and provide convenient parking for the church.</p> <p>The site is adjacent to multifamily development and within walking distance to BART and grocery stores – factors that make it attractive to mixed use or residential developers. Note that the site can be broken up and viewed as two separate development sites – (1) church parking lot, (2) properties fronting Moraga Road.</p> <p>In March 2010, the property owner of Parcels 243-210-013, 014, 015 and 016 offered to sell the parcels to the City and the City Council authorized the purchase on June 14, 2010. The parcels will be initially used for public parking while the City works with the church on a joint development project.</p>
Methodology used to calculate realistic capacity	<p>Realistic capacity takes advantage of the change in topography between the front of the site and the rear. There is about a twenty foot drop in elevation between the parcels fronting Moraga Road and the church's parking lot. This would allow for additional floors for either parking or residential use to be accommodated in the rear of the site.</p> <p>Individually, the smaller APNs would be difficult to develop at more than about 50% of maximum, while the larger parcels could potentially be developed closer to 80%. Because the site fronts Moraga Road, the realistic capacity assumes mixed use development (commercial on ground floor fronting the street, housing above and in the rear of the site)</p>
Relocation Issues	<p>As part of the acquisition of the four parcels, the City will relocate the existing uses.</p>

SITES INVENTORY AND ANALYSIS
SITE # 10

Number	Item	Data
1	Parcel numbers	243-222-013,014,015,016,017
2	Size (acres)	0.96
3	GP designation	Downtown Core
4	Zoning designation	RB (Retail Business district)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Movie theater (vacant for 3 years), parking lots, vacant parcel
7	Map attached (Y/N)	Y
8	Environmental constraints	Site bounded by creek on south side. Existing senior housing project south of creek.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	15
11	Analysis of non-vacant and underutilized lands	Realistic capacity assumes mixed use development and takes into account site constraints. Properties are underutilized given zoning potential. In 2008, this site was evaluated by Eden Housing, Inc. who deemed it to be suitable for multifamily development. Preliminary plans for an independent living senior housing project were prepared and submitted to the Senior Housing Task Force for review. Eden however was unable to come to terms with the property owner on the asking price.
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.35
14	Distance to grocery store (miles)	0.12
15	Income category	Above moderate

SITES INVENTORY AND ANALYSIS
SITE 10: Detailed analysis of parcels

	243-222-013	243-222-014	243-222-015	243-222-016	243-222-017	Total
Size (acres)	0.31	0.13	0.13	0.12	0.27	0.96
Existing uses	Parking lot	Vacant	Vacant	Parking lot	Movie theater (closed for 3 years), built in 1941	
Status						
Maximum Units @ 35 du/ac	11	5	5	4	9	34
Maximum Realistic Units on Individual Lots	4	2	2	2	4	14

Potential for parcel consolidation	<p>Parcels 243-222-013 and 243-222-014 are in common ownership as are Parcels 243-222-015 and 243-222-016. The owner of the movie theater has expressed an interest in developing a mixed use project (housing over commercial) on the site and has contacted owners of the other parcel to determine their interest in selling the lots.</p> <p>In 2008, this site was evaluated by Eden Housing, Inc. who deemed it to be suitable for multifamily development. Preliminary plans for a 45 unit independent living senior housing project were prepared and submitted it to the Senior Housing Task Force for review. Eden however was unable to come to terms with the property owner on the asking price.</p>
Methodology used to calculate realistic capacity	<p>Realistic capacity takes the narrow depths of parcels into consideration and assumes a mixed use development (housing over commercial). This is based in part on Eden Housing's extensive site review as part of its efforts to discern the viability of this site for senior housing and the fact that non-senior housing units are larger in area than senior housing units.</p> <p>The individual APNs would be very difficult to develop individually for housing because of the site constraints, including the lot shapes and the fact there is a creek running behind the property. Although mathematically there could be as many as 34 units, it is unlikely that more than 15 units could be built.</p>
Relocation Issues	<p>Two of the lots are vacant, and another includes a vacant movie theatre whose prospects for re-use are marginal at best. Parking in the two operating lots would have to be relocated or accommodated on site.</p>

SITES INVENTORY AND ANALYSIS
SITE # 12

Number	Item	Data
1	Parcel numbers	243-221-002.003,012,020
2	Size (acres)	0.80
3	GP designation	Downtown Core
4	Zoning designation	RB (Retail Business)
5	Vacant (Y/N)	N
6	If not vacant, existing uses	Two eating establishments, dry cleaners, offices, excess City right of way
7	Map attached (Y/N)	Y
8	Environmental constraints	Change in topography between Golden Gate Way and Mt. Diablo Blvd. New library building to the east.
9	Infrastructure including planned water, sewer, and other dry utilities supply (Y/N)	Y
10	Realistic development capacity calculation (accounting for site improvements & land use controls)	20
11	Analysis of non-vacant and underutilized lands	Site is underutilized as it is located within walking distance to BART and services. Realistic capacity takes advantage of topography and assumes mixed use development
12	Identification of zoning appropriate for housing for lower-income households?	Zoned for 35 du/acre
13	Distance to transit (miles)	0.41
14	Distance to grocery store (miles)	0.16
15	Income category	Very low, low, moderate

SITES INVENTORY AND ANALYSIS
SITE 12: Detailed analysis of parcels

	243-221-002	243-221-003	243-221-012	243-221-020	Total
Size (acres)	0.14	0.22	0.19	0.25	0.80
Existing uses	Restaurant, built in 1950	Cleaners	Offices	Fast food	
Status	Operating business	Operating business	Operating businesses	Operating business	
Maximum Units @ 35 du/ac	5	8	7	9	28
Maximum Realistic Units on Individual Lots	2	4	3	4	13

Potential for parcel consolidation	<p>Parcels 243-221-002 and 243-221-003 are in common ownership. The Lafayette Library and Learning Center opened in November 2009. Since its opening, the level of pedestrian activity along Golden Gate Way has increased tremendously. As anticipated, the City is receiving more inquiries about development opportunities (housing and retail) along this street. The draft Downtown Specific Plan envisions that the Library "will be a hub of community activities seven days a week and into the evenings; therefore, uses that take advantage of and create relationships with these activities will be the focus of this area. These include restaurants, stores, offices, senior housing, family housing, and additional civic uses."</p> <p>The property owner of Parcel 243-221-012 has expressed an interest to work with the City to revitalize this block. If the parcels are consolidated and developed as a whole, there is an opportunity for the existing businesses to be incorporated into the new development. Given owner interest and the City's experience with lot consolidation on other parcels, such as the Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.</p>
Methodology used to calculate realistic capacity	<p>Realistic capacity of 20 units takes advantage of topography and assumes mixed use development (housing over commercial). Development of individual APNs would be difficult because of the small size of individual lots. Assuming a realistic capacity at 50% of maximum, the greatest number of units that could be generated is 14 total, or between 2 and 4 individually.</p>
Relocation Issues	<p>Although there are existing uses on these individual lots, they are relatively small uses surrounded by significant parking areas, making them underutilized sites. As noted above, there are opportunities for the existing uses to be incorporated into the new development, so whatever relocation that is needed would be temporary.</p>