

However, at this point in time it is too early to estimate the number of units per income level. The Haystack Mixed Use project has not indicated whether or not affordable units would be included within the project.

Table 2: Proposed or Anticipated Projects

Site #	Project Name	Status	Total Units	Ownership	Anticipated Affordability
6	PEP North McDowell	Antic.	40	Nonprofit	ELI, LI
38	North River Landing	Prop.	195	Private	Unknown
42	Haystack Mixed Use	Prop.	101	Private	Unknown
47	PEP Pet. Blvd South	Antic.	50	Nonprofit	ELI, LI
		TOTAL	386		

Vacant and Underutilized Sites:

The survey set out to identify all vacant and underutilized parcels with residential potential within the study area. While vacant parcels were readily identified, the identification of underutilized parcels was more subjective. Vacant lands are defined as parcels that are vacant or have very minor structures or outbuildings. Underutilized sites are defined as parcels with existing uses not developed to the greatest potential of the General Plan 2025 and Implementing Zoning Ordinance; those containing nonconforming uses; and/or sites having significant redevelopment potential.

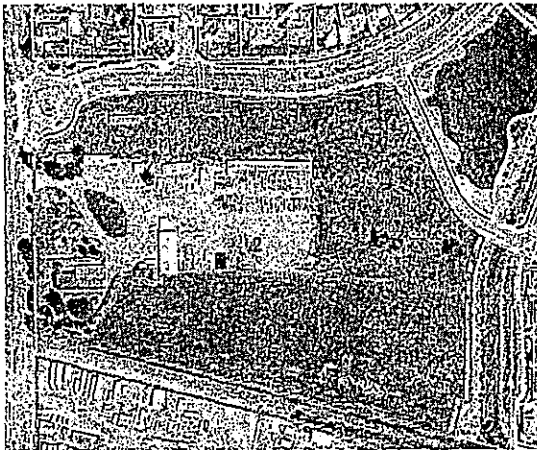
Examples of underutilized sites include large residential parcels with potential for additional units and aging commercial centers now designated as mixed use that exhibit redevelopment potential with a combination of residential and commercial uses. For each identified site, suitability for development was determined by evaluating overall site potential, potential for consolidation of adjacent lots, location and extent of uses on each lot, condition of existing uses if any, consideration of conforming and nonconforming uses, status of existing uses (operating or non-operating), and any expressed interest by property owners or developers to develop those sites.

Sites classified as High Density Residential or Mixed Use and that are vacant or largely vacant represent the greatest potential for development of affordable housing to very low- and low-income households. The High Density and Mixed Use classifications allow densities of up to 30 du/acre and 60 du/acre respectively. Per Section 65583.2(c)(3)(B) of the Government Code, the City's land use and zoning are consistent with the standard of 20 du/acre for suburban jurisdictions and thus these sites are considered appropriate for accommodating affordable housing and are the primary focus of this study. These sites are included in Table 3 below. All sites analyzed for residential potential can be found in Attachment 1. (Note: All of the property owners were notified of the inclusion of their parcel(s) in this analysis).

Residential Sites Inventory Analysis Addendum (July 2009)

This addendum has been prepared to provide additional information on several properties identified in the Residential Sites Inventory Analysis prepared in May 2009. Because determining development potential or interest on underutilized sites can be more subjective, this analysis focuses on those lands with significant additional potential and/or for which owners have expressed interest in future additional development or redevelopment. Underutilized properties such as the Brody Ranch, the Drew Properties, etc. listed below have minor structures associated with large sites and in many cases have expressed interest at one time or another in future residential or mixed use development.

Site #2: Brody Ranch - Underutilized

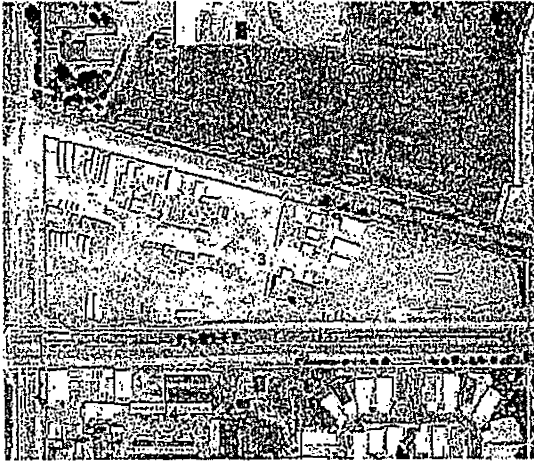


General Plan Designation: Medium & High Density
Zoning Designation: R4 and R5
Acreage: 15.93 acres
Existing Land Use: Light Industrial/Residential
Estimated Housing Potential: 300 units

Description: Adjacent to a planned SMART rail station this site has been designated to provide a mixture of medium and high density housing due to its close proximity to future regional transit service. The majority of the site is vacant; the two residences are farmhouses reflecting past/current agricultural uses. Owner/developer representative have expressed interest in future residential development of site.

Affordable housing development incentives and requirements: The proposed density allowing the development of 300 units could yield a minimum of 45 affordable units (Policy 4.2). Density bonus provisions (Program 3.3) may increase the total number of possible units and the number of affordable units. Depending upon the proposed tenure of affordable units, the City will partner with the Housing Land Trust for ownership units (Policy 4.7) and with Eden Housing or BHDC (Policy 4.3) for rentals to provide both financial and staff assistance. Policy 4.2, Program 4.4 (a) would require that the units be provided on-site. Depending upon market conditions and other factors, the entire site could be made available for affordable housing.

Site #3: Drew Property 1 - Underutilized



General Plan Designation: Mixed Use

Zoning Designation: MU1B

Acreage: 7.02 acres

Existing Land Use: Light Industrial

Estimated Housing Potential: 105 units

Description: Potential location for the planned SMART rail station this site is designated mixed use with the anticipation of supporting some commercial and residential transit-oriented development. The existing light industrial use is a truss manufacturing operation. The majority of the site is vacant with open sided structures and storage areas. The property had previously been optioned for development reflecting an interest in future redevelopment by the owner.

Affordable housing development incentives and requirements: The proposed residential/commercial mixed use zoning of the site will allow additional housing units and provide housing opportunities for low and moderate income households. The City's inclusionary housing policy would require a minimum yield of 15 below-market-rate units. City housing staff will coordinate with the potential mixed-use developer to fulfill the affordable housing obligation in a manner which meets the housing needs of the City and fits the requirements of the commercial development. Policy 4.2, Program 4.4 (a) would require that the units be provided on-site.

Site #4: Drew Property 2 - Underutilized



General Plan Designation: Mixed Use

Zoning Designation: MU1B

Acreage: 5.04 acres

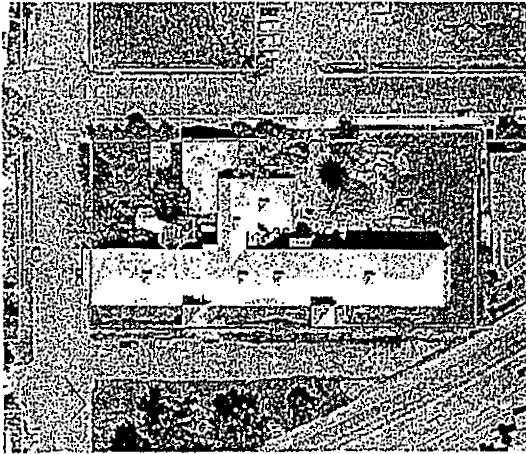
Existing Land Use: Light Industrial/Residential

Estimated Housing Potential: 75 units

Description: Located across from the planned SMART rail station this site has been designated mixed use in anticipation of commercial and residential development. The site is largely vacant with 2 residential units, an automotive repair shop, and some onsite storage. The property had previously been optioned for development reflecting an interest in future redevelopment by the owner.

Affordable housing development incentives and requirements: The proposed residential/commercial mixed use zoning of the site will allow additional housing units and provide housing opportunities for low and moderate income households. The City's inclusionary housing policy would require a minimum yield of 11 below-market-rate units. Policy 4.2, Program 4.4 (a) would require that the units be provided on-site.

Site #36: Old Silk Mill - Underutilized



General Plan Designation: High Density

Zoning Designation: R5

Acreage: 1.21 acres

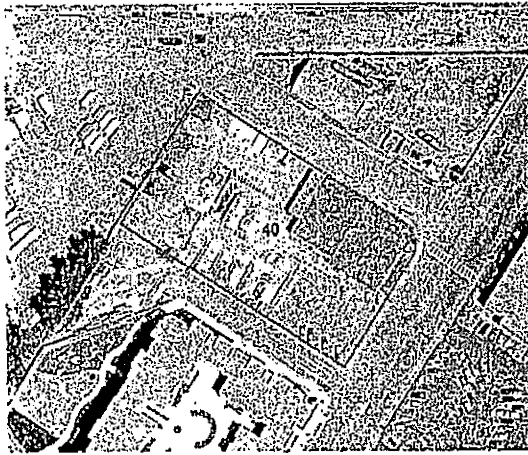
Existing Land Use: Light Industrial (vacant)

Estimated Housing Potential: 30 units

Description: The Old Silk Mill building is a significant historic resource which after decades of manufacturing uses is currently vacant and in declining condition. During the General Plan process the new owners of the property requested designation of the site as high density residential in order to provide for the adaptive reuse and restoration of this building for housing.

Affordable housing development incentives and requirements: The proposed density allowing the development of 300 units could yield a minimum of 4 affordable units (Policy 4.2). The proposed tenure of the development at this site would be for ownership condominiums. The City's Housing staff would coordinate with the developer to market, find qualified low-income buyers, and administer the resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made available for affordable housing.

Site #40: De Carli Property - Underutilized



General Plan Designation: Mixed Use (CPSP)

Zoning Designation: T6

Acreage: 1.4 acres

Existing Land Use: Commercial (vacant)

Estimated Housing Potential: 50 units

Description: - Located in close proximity to both historic downtown Petaluma, the planned downtown SMART station, and within the Central Petaluma Specific Plan area this site is ideally suited for redevelopment as a mixed use project. The site was recently used as a landscape supply showroom and storage facility for many years and is currently vacant.

Affordable housing development incentives and requirements: The proposed mixed use zoning of the site will allow additional housing units and provide housing opportunities for low and moderate income households. The City's inclusionary housing policy would require a minimum yield of 7 below-market-rate units. Policy 4.2, Program 4.4 (a) would require that the units be provided on-site. The City Housing Division would provide both financial and staff assistance to provide the low income units.