



Proposed Commercial Sites

Housing Element 6th Cycle – 2021-2029



IHSP Planning Area 3

Allowed Use:
No Housing Allowed

Required Zone Change: Yes

Proposed Use:
Live-Work
Mixed-Use
Senior Housing
Multi-Family

Max Potential for Area: 274 DU



Site Number	AIN	Zoning	Existing Use	Acres	Density Range	Potential Capacity
C5	8034031011	IHSP	Medical care/urgent care	1.07	20-30	21
C6	8034031012	IHSP	Office building	2.45	20-30	48
C7	8034028039	IHSP	Office	0.37	20-30	7
C14	8034001066	IHSP	Retail (Ross, CVS closed over 1 yr ago, etc)	6.08	20-30	121
C15	8034001064	IHSP	Retail (grocery, subway, donuts)	0.40	20-30	8
C16	8034001063	IHSP	Parking	0.20	20-30	4
C17	8034001062	IHSP	Parking	0.28	20-30	5
C18	8034001061	IHSP	Parking	0.66	20-30	13
C19	8034001059	IHSP	Parking	0.05	20-30	1
C20	8034001047	IHSP	Retail (Dollar Tree, restaurant)	1.61	20-30	32
C21	8034001060	IHSP	Retail (groomer, medical supplies), medical office	0.70	20-30	14



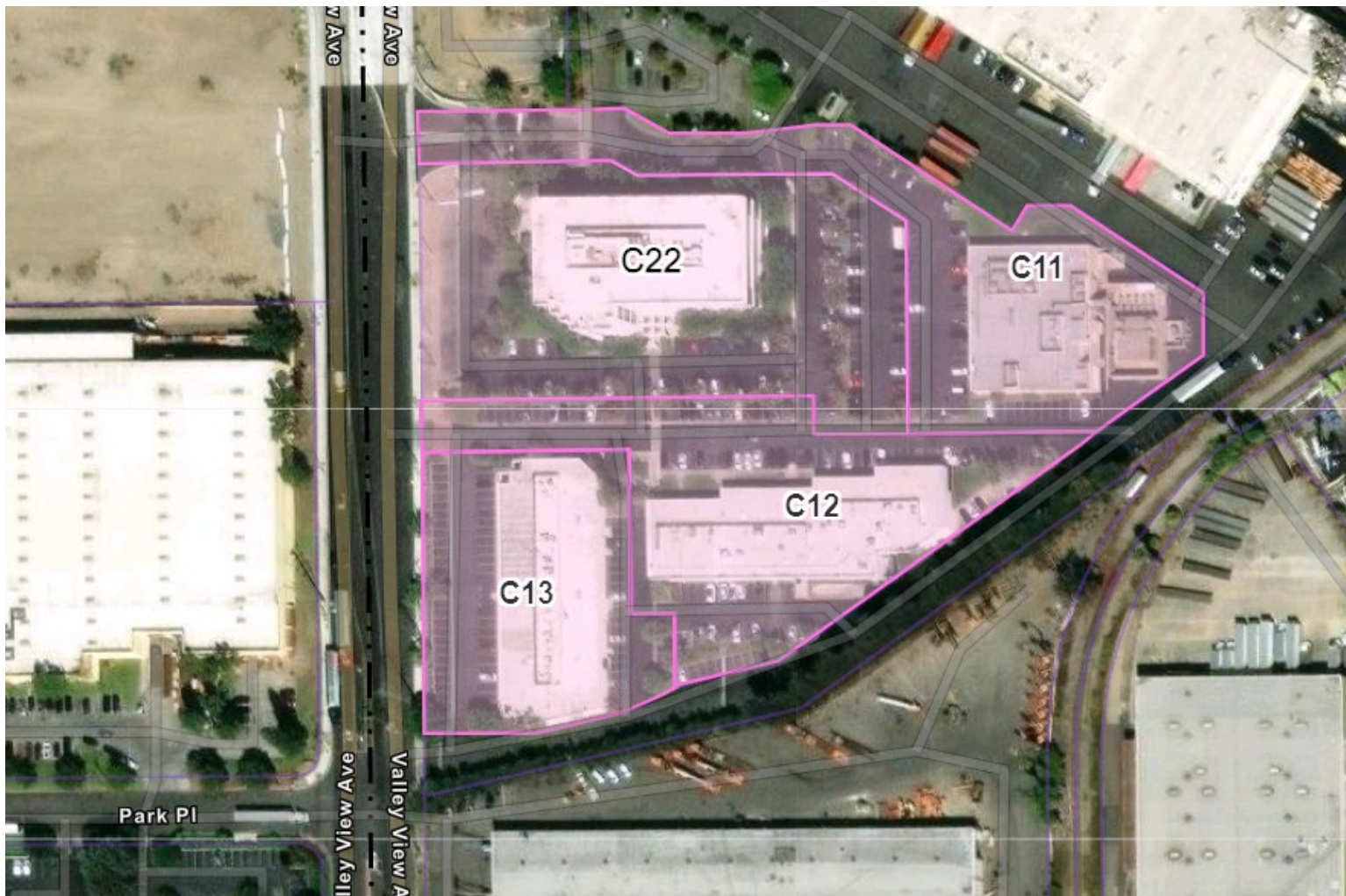
Allowed Use:
No Housing Allowed

Required Zone Change: Yes

Proposed Use:
Multi-Family
Mixed-Use

Max Potential for Area: 150 DU

Site Number	AIN	Zoning	Existing Use	Acres	Density Range	Potential Capacity
C9	7001-013-129	C-F	offices	2.01	45-60	90
C10	7001-013-100	C-F	offices	1.35	45-60	60



Allowed Use:
No Housing Allowed

Required Zone Change: Yes

Proposed Use:
Multi-Family
Mixed-Use

Max Potential for Area: 366 DU

Site Number	AIN	Zoning	Existing Use	Acres	Density Range	Potential Capacity
C11	7003-006-026	C-F	industrial/offices	1.77	45-60	79
C12	7003-006-025	C-F	industrial/offices	1.87	45-60	84
C13	7003-006-024	C-F	industrial/offices	1.31	45-60	58
C22	7003-006-024	C-F	industrial/offices	3.24	45-60	145