

Table A-1: Sites Inventory in Preserved Communities




Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
1	1	2160410600	1887 Vulcan	GC	N-CRM1	0.82	25	20	16
	<p><i>Notes: Low intensity commercial strip mall; stores include equipment rentals, restaurant, and hair studio, with a surface parking lot adjacent to the street and several vacancies currently available for lease. The structure was built in 1945 and the site has a 0.1 improvement to land value ratio. The existing use has been discontinued.</i></p>								
									
2	15	2540600400	1766 Coast Hwy	GC	N-CRM1	0.69	25	20	13
	<p><i>Notes: Mobil service station with attached Subway restaurant; site includes a large on-site surface parking lot. The site has a 1.1 improvement to land value ratio.</i></p>								
									

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
3	2	2540211500	1660 Coast Hwy	GC	N-CRM1	0.30	25	20	6
	3	2540211600	1650 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	<p><i>Notes: Older low intensity commercial uses; stores include property management offices and Log Cabin apartments. The site includes substantial unpaved surface parking areas around commercial structures. The parcels have a 0.3 to 1.5 improvement to land value ratio. The existing uses are marginalized.</i></p>								
									
4	4	2540221300	1636 Coast Hwy	GC	N-CRM1	0.09	25	20	1
	5	2540221400	1636 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	6	2540221500	105 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	<p><i>Notes: Older low intensity commercial and office uses; tenants include In-Flight Media and a skin care spa. The site includes large surface parking areas around structures. The site 2540221300 has a 0.0 improvement value. The site 2540221400 was built in 2000 and the site has a 0.1 improvement to land value. The site 2540221500 was built in 1946 and has a 0.6 improvement to land value ratio.</i></p>								
									

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
5	326	2540211900	150 Grandview	R11	R11	0.29	11	8.8	2
	<p><i>Notes: Older single family residential structure on a large lot. The structure was built in 1940 and the site has a 0.0 improvement to land value ratio.</i></p> 								
6	328	2540400100	1692 Neptune	R11	R11	0.40	11	8.8	3
	<p><i>Notes: Older single family residential structure on a large lot and adjacent to beach access. The structure was built in 1979 and the site has a 0.2 improvement to land value ratio.</i></p> 								

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
7	329	2540401000	1616 Neptune	R11	R11	0.46	11	8.8	4
	<p><i>Notes: Single family residential structure on a large lot.</i></p> 								
8	330	2540401300	1550 Neptune	R11	R11	0.44	11	8.8	3
	<p><i>Notes: Older single family residential structure on a large lot. The structure was built in 1949 and the site has a 0.0 improvement to land value ratio.</i></p> 								

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
9	327	2540302200	164 Edgeburt	R11	R11	0.49	11	8.8	4
	334	2540546200	167 Edgeburt	R11	R11	0.36	11	8.8	3
	<p><i>Notes: Older single family residential structure with adjacent large vacant lot. The structures were built in 1943 and 1952 and have a 0.0 to 0.3 improvement to land value ratio.</i></p>								
									
11	7	2540545500	1508 Coast Hwy	GC	N-CRM1	0.72	25	20	14
	8	2540545600	1488 Coast Hwy	GC	N-CRM1	0.96	25	20	19
	9	2540545700	127 Range	GC	N-CRM1	0.43	25	20	8
	10	2540546400	1542 Coast Hwy	GC	N-CRM1	0.67	25	20	13
	11	2540546500	125 Avocado	GC	N-CRM1	0.19	25	20	3
	12	2540546600	1468 Coast Hwy	GC	N-CRM1	0.37	25	20	7
	13	2540547400	1524 Coast Hwy	GC	N-CRM1	0.20	25	20	4
	14	2540547700	Coast Hwy	GC	N-CRM1	0.83	25	20	16
	16	2542212300	1766 Coast Hwy	GC	N-CRM1	0.69	25	20	13
	17	2542212400	1410 Coast Hwy	GC	N-CRM1	0.10	25	20	2
<p><i>Notes: Older, low intensity commercial uses, including an auto repair shop, a bar, liquor store, and nursery. Structures are surrounded by large surface parking lots and/or unpaved sidewalks and walkways. Several of the lots are also vacant and currently available for lease or purchase. The site has a 0.0 to 1.6 improvement to land value ratio. Some of the existing buildings and lots are vacant.</i></p>									

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
12	359	2542211800	1415 Coop	R11	R11	0.27	11	8.8	2
	<p><i>Notes: Older single family residential structure on a large lot. The structure was built in 2000 and the site has a 0.4 improvement to land value ratio.</i></p>								
									
14	357	2542100600	1410 Neptune	R11	R11	0.46	11	8.8	4
	<p><i>Notes: Older single-family residential structure on a large lot. The structure was built in 1929 and the site has a 0.0 improvement to land value ratio.</i></p>								
									

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	331	2540402000	1472 Neptune	R11	R11	0.32	11	8.8	2
	354	2542100100	1470 Neptune	R11	R11	0.31	11	8.8	3
	355	2542100200	1448 Neptune	R11	R11	0.33	11	8.8	2
	356	2542100300	1444 Neptune	R11	R11	0.35	11	8.8	2
	332	2540402500	1488 Neptune	R11	R11	0.41	11	8.8	3
<i>Notes: Older single-family residential structures on large lots. The site has a 0.2 to 0.5 improvement to land value ratio.</i>									
15									
	363	2542302800	185 Jason	R11	R11	0.47	11	8.8	4
<i>Notes: Older single-family residential structure on a large lot.</i>									
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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity									
	360	2542221300	130 Jason	R11	R11	0.41	11	8.8	3									
	361	2542223301	n/a	R11	R11	0.41	11	8.8	3									
	<p><i>Notes: Older single-family residential structures on large lots. The sites, built in 1999 and 1991, have a 0.5 to 0.6 improvement to land value ratio.</i></p>																	
17																		
										20	2542222400	1340 Coast Hwy	GC	N-CRM1	0.09	25	20	1
										21	2542225100	1322 Coast Hwy	GC	N-CRM1	0.19	25	20	3
	22	2542225200	1324 Coast Hwy	GC	N-CRM1	0.09	25	20	1									
<p><i>Notes: Older, low intensity commercial uses, including a produce store, medical office, and acupuncturist. Structures are surrounded by large surface parking lots. The site has a 0.4 to 2.0 improvement to land value ratio.</i></p>																		
																		

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	23	2542302000	1232 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	24	2542302100	1240 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	25	2542302200	1244 Coast Hwy	GC	N-CRM1	0.09	25	20	1
	26	2542302300	1246 Coast Hwy	GC	N-CRM1	0.20	25	20	4
<p><i>Notes: Older, low intensity commercial uses, including a liquor store, auto repair shop, clothing stores, a surf shop and restaurant. Structures are surrounded by large surface parking lots and unpaved sidewalks and walkways. The site has a 0.0 to 1.5 improvement to land value ratio. Uses are generally marginalized.</i></p>									
19									
20	364	2542303500	n/a	R11	R11	0.16	11	8.8	1
	365	2542411400	1200 Neptune	R11	R11	0.37	11	8.8	2
	358	2542103200	1210 Neptune	R11	R11	0.34	11	8.8	3
<p><i>Notes: Older single family residential structures on large lots. The site has a 0.0 to 0.7 improvement to land value ratio.</i></p>									
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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	27	2542421300	1114 Coast Hwy	GC	N-CRM1	0.49	25	20	9
	29	2542421500	1160 Coast Hwy	GC	N-CRM1	0.24	25	20	4
<p><i>Notes: Older, low intensity commercial uses, including a surf shop, a USPS branch, and various retail establishments. Structures are surrounded by large surface parking lots that are, for the most part, unused. The site has a 0.1 to 2.0 improvement to land value ratio. All structures are old and marginalized. The parcel with a high improvement to land value ratio is due to ownership tenure.</i></p>									
22									
		2542421400		GC	N-CM1	0.15	25	20	3
		2542422800		GC	N-CM1	0.29	25	20	5
	30	2542921500	1038 Coast Hwy	GC	N-CM1	0.23	25	20	4
	31	2542922300	1076 Coast Hwy	GC	N-CM1	0.73	25	20	14
<p><i>Notes: Older, low intensity commercial uses, including a frame shop and an art gallery. The site has a 0.3 to 0.5 improvement to land value ratio. Uses are operating and are established.</i></p>									
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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
	385	2543020700	180 Jasper	R11	R11	0.30	11	8.8	2	
	386	2543021401	138 Jasper	R11	R11	0.50	11	8.8	4	
<p><i>Notes: Single family residential structures on large lots. The site has a 1.1 to 1.2 improvement to land value ratio. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>										
25										
	32	2543030100	1030 Coast Hwy	GC	N-CM1	0.18	25	20	3	
	33	2543030300	1002 Coast Hwy	GC	N-CM1	0.27	25	20	5	
	34	2543030400	996 Coast Hwy	GC	N-CM1	0.21	25	20	4	
	35	2543030500	970 Coast Hwy	GC	N-CM1	0.21	25	20	4	
<p><i>Notes: Older, low intensity commercial uses, including a coffee shop, barber, surf shop, hair salon, pet groomer, and restaurants. Structures are surrounded by large surface parking lots. Several of the lots are also vacant and/or currently under construction. The site has a 0.2 to 1.0 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure. Some uses are operating and successful.</i></p>										
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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
	36	2543130100	960 Coast Hwy	GC	N-CM1	0.09	25	20	1	
	37	2543130400	934 Coast Hwy	GC	N-CM1	0.11	25	20	2	
	38	2543130600	916 Coast Hwy	GC	N-CM1	0.10	25	20	2	
	39	2543130700	902 Coast Hwy	GC	N-CM1	0.20	25	20	4	
	40	2543130800	948 Coast Hwy	GC	N-CM1	0.21	25	20	4	
<p><i>Notes: Older, low intensity commercial uses, including a print shop, restaurants, and a small inn. Structures are surrounded by large surface parking lots. The site has a 0.4 to 0.9 improvement to land value ratio. Uses are marginalized.</i></p>										
27										
	43	2560140900	802 Coast Hwy	GC	N-CM1	0.09	25	20	1	
	44	2560141000	810 Coast Hwy	GC	N-CM1	0.16	25	20	3	
	45	2560141100	828 Coast Hwy	GC	N-CM1	0.35	25	20	7	
	46	2560141200	852 Coast Hwy	GC	N-CM1	0.20	25	20	4	
<p><i>Notes: Older, low intensity commercial uses, including restaurants and a dog groomer. The site has a 0.5 to 1.2 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure. Uses are operating.</i></p>										
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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
29	434	2560120600	819 Neptune	R11	R11	0.31	11	8.8	2	
	435	2560120800	168 Europa	R11	R11	0.38	11	8.8	3	
	436	2560121500	141 Leucadia	R11	R11	0.32	11	8.8	2	
	<i>Notes: Older, single family residential structures. The site has a 0.1 to 0.6 improvement to land value ratio.</i>									
										
30	433	2560111300	828 Neptune	R11	R11	0.27	11	8.8	2	
	<i>Notes: Older, single family residential structure on a very large lot. Single family residence is in need of repair and the perceived age of structure indicates a need for replacement.</i>									
										

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
31	437	2560211800	788 Neptune	R11	R11	0.69	11	8.8	6	
	<i>Notes: Older, single family residential structure. The structure was built in 1980 and the site has a 0.2 improvement to land value ratio.</i>									
										
32	439	2560511800	652 Neptune	R11	R11	0.39	11	8.8	3	
	<i>Notes: Older, single family residential structure. The structure was built in 1979 and the site has a 0.3 improvement to land value ratio.</i>									
										

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	47	2560230300	740 Coast Hwy	GC	N-CM1	0.10	25	20	2
	48	2560230400	732 Coast Hwy	GC	N-CM1	0.11	25	20	2
	49	2560230500	726 Coast Hwy	GC	N-CM1	0.11	25	20	2
	51	2560230700	704 Coast Hwy	GC	N-CM1	0.20	25	20	4
	52	2560230800	754 Coast Hwy	GC	N-CM1	0.20	25	20	4
<p><i>Notes: Older, low intensity commercial uses, including a hair salon, spa, chiropractor, dentist, real estate office, and auto repair. Structures are surrounded by large surface parking lots. The site has a variety of improvements that were made over time, mostly occurring during the 1970s and 1980s, with marginal improvements made since. Reflecting the variety, there is a 0.1 to 2.0 improvement to land value ratio on these parcels, with most falling below 1.5. All uses are operating.</i></p>									
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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
34	62	2560531100	n/a	GC	N-CM1	0.42	25	20	8
	63	2560531300	696 Coast Hwy	GC	N-CM1	0.12	25	20	2
	64	2560531500	664 Coast Hwy	GC	N-CM1	0.21	25	20	4
	65	2560531600	654 Coast Hwy	GC	N-CM1	0.21	25	20	4
	66	2560531700	640 Coast Hwy	GC	N-CM1	0.22	25	20	4
	440	2560530200	181 Daphne	R11	R11	0.43	11	8.8	3
	441	2560531200	135 Daphne	R11	R11	0.86	11	8.8	7
<p><i>Notes: Older, low intensity commercial uses, including a café, clothing retail and an art gallery, adjacent to a large vacant lot currently under construction. The site has a 0.0 to 1.7 improvement to land value ratio. Site with recent development activity could still accommodate residential development in the near term. In this case, a high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>									
									

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
35	70	2560820800	576 Coast Hwy	GC	N-CM1	0.11	25	20	2
	71	2560821000	588 Coast Hwy	GC	N-CM1	0.12	25	20	2
	72	2560821100	600 Coast Hwy	GC	N-CM1	0.11	25	20	2
	73	2560821400	636 Coast Hwy	GC	N-CM1	0.13	25	20	2
	74	2560822600	616 Coast Hwy	GC	N-CM1	0.34	25	20	6
<p><i>Notes: Low intensity commercial uses, including a salon, preschool, jewelry and clothing retail and a café. Structures are surrounded by large surface parking lots. The site has a 0.0 to 0.6 improvement to land value ratio.</i></p>									
									
36	67	2560813300	530 Coast Hwy	GC	N-CM1	0.25	25	20	5
	68	2560813600	540 Coast Hwy	GC	N-CM1	0.32	25	20	6
	69	2560813700	101 Basil	GC	N-CM1	0.37	25	20	7
<p><i>Notes: Older, low intensity commercial uses, including a salon, law offices, accounting offices, furniture retail and restaurants. The site has a 0.3 to 0.9 improvement to land value ratio.</i></p>									
									
36A	442	2560840900	528 Neptune	R8	R8	0.43	8	6.4	2

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	<i>Notes: This structure was built in 1940 and has a 2.5 improvement to land value. The parcel with a high improvement to land value ratio is due to ownership tenure. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i>								

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	75	2560831700	510 Coast Hwy	GC	N-CM1	0.33	25	20	6
	76	2562720300	427 La Ve	GC	N-CM1	0.09	25	20	1
	77	2562720400	421 La Ve	GC	N-CM1	0.09	25	20	1
	79	2562721400	466 Coast Hwy	GC	N-CM1	0.52	25	20	10
	80	2562721500	410 Coast Hwy	GC	N-CM1	0.53	25	20	10

Notes: Low intensity commercial uses, including clothing and jewelry retail, a salon, tattoo parlor, record store, tax preparation offices, and a restaurant with a very large grassy outdoor eating area. Uses are operating and successful. Structures are surrounded by large surface parking lots and several store fronts are also currently vacant and available for lease. The site has a 0.2 to 2.0 improvement to land value ratio. Relatively high improvement values are expected in commercial areas with high tenant turnover and resulting cumulative reinvestment into business development.

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
38	81	2562910100	396 Coast Hwy	GC	N-CM1	0.14	25	20	2
	82	2562910200	386 Coast Hwy	GC	N-CM1	0.14	25	20	2
	83	2562910300	374 Coast Hwy	GC	N-CM1	0.64	25	20	12
	85	2562910500	335 Melro	GC	N-CM1	0.08	25	20	1
	86	2562910600	332 Coast Hwy	GC	N-CM1	0.09	25	20	1
	87	2562910700	325 Melro	GC	N-CM1	0.08	25	20	1
	88	2562910800	320 Coast Hwy	GC	N-CM1	0.09	25	20	1
	89	2562910900	312 Coast Hwy	GC	N-CM1	0.09	25	20	1
	90	2562911000	312 Coast Hwy	GC	N-CM1	0.09	25	20	1
	91	2562911300	310 Coast Hwy	GC	N-CM1	0.19	25	20	3

Notes: Older, low intensity commercial uses, including a hair salon, spa, professional offices, martial arts studio, travel agency, liquor and cigar store and recycling establishment. Large surface parking lots are located behind structures and several store fronts are also currently vacant and available for lease. The site has a 0.0 to 2.0 improvement to land value ratio. Tenant vacancies can be observed. Relatively high improvement values are expected in commercial areas with high tenant turnover and resulting cumulative reinvestment into business development.



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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
39	92	2563630100	290 Coast Hwy	GC	N-CM2	0.10	25	20	2
	93	2563630300	281 Melro	GC	N-CM2	0.12	25	20	2
	94	2563630400	274 Coast Hwy	GC	N-CM2	0.12	25	20	2
	95	2563630700	264 Coast Hwy	GC	N-CM2	0.13	25	20	2
	96	2563630800	256 Coast Hwy	GC	N-CM2	0.16	25	20	3
	97	2563631500	215 Melro	GC	N-CM2	0.09	25	20	1
	98	2563631600	216 Coast Hwy	GC	N-CM2	0.08	25	20	1
	99	2563632500	222 Coast Hwy	GC	N-CM2	0.15	25	20	3
	100	2563920200	216 Coast Hwy	GC	N-CM2	0.09	25	20	1
	101	2563920300	204 Coast Hwy	GC	N-CM2	0.56	25	20	11
	102	2563920400	190 Coast Hwy	GC	N-CM2	0.68	25	20	13
	103	2563920600	158 Coast Hwy	GC	N-CM2	0.47	25	20	9
	106	2563921200	186 Coast Hwy	GC	N-CM2	0.50	25	20	8
	104	2563921000	184 Coast Hwy	GC	N-CM2	0.55	25	20	10
	107	2563921300	148 Coast Hwy	GC	N-CM2	0.19	25	20	3
	108	2580311200	102 2nd	GC	N-CM3	0.11	25	20	2
	109	2580311500	102 2nd	GC	N-CM3	0.19	25	20	3
	110	2580320500	n/a	GC	N-CM2	0.10	25	20	2
111	2580320600	110 Coast Hwy	GC	N-CM2	0.08	25	20	1	
112	2580320800	140 Coast Hwy	GC	N-CM2	0.51	25	20	10	
<p><i>Notes: Older, low intensity commercial uses, including salons and spas, a veterinary office, restaurants and bars, auto repair shops, a chiropractor, and a hotel. Uses are long-standing and marginalized. Large surface parking lots are located around the structures. The site has a 0.0 to 1.5 improvement to land value ratio.</i></p>									

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
40	340	2541021100	1680 Leora	R8	R8	0.42	8	6.4	3
	341	2541022000	1470 Sanford	R8	R8	0.50	8	6.4	2
	344	2541025600	1540 Surf	R8	R8	0.46	8	6.4	3
	345	2541026900		R8	R8	0.41	8	6.4	2
	336	2540610900		R8	R8	0.60	8	6.4	2
	346	2541126100	1375 Hygeia	R8	R8	0.63	8	6.4	4
	377	2542612300	335 Patty	R3	R3	0.59	8	6.4	1
<p><i>Notes: Older single family residences on large lots. The site has a 0.0 to 2.1 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>									
									
41	366	2542520200	1232 Hygeia	R8	R8	0.41	8	6.4	2
	367	2542521300	1207 Hermes	R8	R8	0.41	8	6.4	2
	368	2542524501	1204 Hygeia	R8	R8	0.79	8	6.4	5
<p><i>Notes: Older single family residences on large lots. The site has a 0.9 to 1.2 improvement to land value ratio. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>									

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Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
45	154	2580840400	458 Coast Hwy	GC	D-CM1	0.08	n.a.	34	2
	155	2580840500	466 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	156	2580840600	476 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
	157	2580840700	144 D St	GC	D-CM2	0.23	25	20	4
	158	2580840800	449 2ND	GC	D-CM2	0.23	25	20	4
	159	2580841400	444 Coast Hwy	GC	D-CM1	0.22	n.a.	34	7
	160	2580841600	111 Coast Hwy	GC	D-CM1	0.28	n.a.	34	9
<p><i>Notes: Older, low intensity commercial uses, including a surf shop, auto repair, a sign and printing store and a psychic. Parcels include large parking areas surrounding commercial structures. The site has a 0.1 to 1.9 improvement to land value ratio.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
46	162	2580850500	200 D	GC	D-CM2	0.46	25	20	9
	161	2580850200	416 2nd	GC	D-CM2	0.11	25	20	2
	<p><i>Notes: Currently a Union Bank branch with a surface parking lot located behind structure. The site has a 1.8 to 2.4 improvement to land value ratio. The parcels have relatively high improvement to land value ratios; however, it is expected that the sites have realistic opportunity to redevelop in the near term based on expressed developer interest.</i></p>								
									
47	483	2562530800	747 Hygeia	R8	R8	0.39	8	6.4	1
	438	2560402900	806 Hygeia	R8	R8	0.30	8	6.4	2
	<p><i>Notes: Single family residences on large lots. The site has a 2.7 to 4.0 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	163	2580860300	526 2nd	GC	D-CM2	0.11	25	20	2
	164	2580861600	207 D	GC	D-CM2	0.22	25	20	4
	165	2580861900	210 E	GC	D-CM2	0.23	25	20	4
	166	2580862000	210 E	GC	D-CM2	0.35	25	20	7
<p><i>Notes: Older, low intensity commercial uses, including a law office, art gallery, bookkeeper, and salon. Several store fronts are also currently vacant and available for lease. The site has a 0.7 to 2.5 improvement to land value ratio. Some uses are discontinued, temporarily. The parcel with a high improvement to land value ratio is due to ownership tenure and cumulative reassessment of recent tenant improvements.</i></p>									
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Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
49	140	2580830100	105 D	GC	D-CM1	0.09	n.a.	34	3
	141	2580830200	504 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	142	2580830300	528 Coast Hwy	GC	D-CM1	0.07	n.a.	34	2
	143	2580830400	540 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	144	2580830500	548 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	145	2580830600	564 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	146	2580830700	576 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	148	2580830900	118 E	GC	D-CM2	0.16	25	20	3
	149	2580831000	555 2nd	GC	D-CM2	0.15	25	20	3
	150	2580831100	545 2nd	GC	D-CM2	0.12	25	20	2
	151	2580831300	149 D	GC	D-CM2	0.12	25	20	2
	152	2580831400	131 D	GC	D-CM2	0.11	25	20	2
	153	2580831500	533 2nd	GC	D-CM2	0.12	25	20	2
	<p><i>Notes: Older, low intensity commercial and office uses, including a technology center, real estate office and insurance agency. Several store fronts are also currently vacant and available for lease. The site has a 0.0 to 2.9 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
50	170	2581620300	628 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	171	2581620500	666 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	172	2581620600	682 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	173	2581620700	687 2nd	GC	D-CM2	0.11	25	20	2
	174	2581620800	681 2nd	GC	D-CM2	0.12	25	20	2
	175	2581620900	669 2nd	GC	D-CM2	0.12	25	20	2
	176	2581621200	629 2nd	GC	D-CM2	0.12	25	20	2
	177	2581621400	608 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	178	2581621500	655 2nd	GC	D-CM2	0.23	25	20	4
	179	2581621600	642 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	180	2581621700	656 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	181	2581621800	621 2nd	GC	D-CM2	0.11	25	20	2
	182	2581621900	121 E	GC	D-CM2	0.11	25	20	2

Notes: Older, low intensity commercial uses, including an acupuncturist, health center and phone repair shop. Parcels include several surface parking lots around commercial structures and some store fronts are also currently vacant and available for lease. The site has a 0.0 to 3.7 improvement to land value ratio.



Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
51	193	2581650300	628 2nd	GC	D-CM2	0.11	25	20	2
	194	2581650400	636 2nd	GC	D-CM2	0.12	25	20	2
	195	2581650500	650 2nd	GC	D-CM2	0.11	25	20	2
	196	2581650600	660 2nd	GC	D-CM2	0.12	25	20	2
	197	2581650700	672 2nd	GC	D-CM2	0.12	25	20	2
	198	2581650800	200 F	GC	D-CM2	0.11	25	20	2
	202	2581651900	610 2nd	GC	D-CM2	0.22	25	20	4
<p><i>Notes: Older, low intensity commercial and professional office uses, including a framing store, community resource center, and architecture firm. Several store fronts are also currently vacant and available for lease. The site has a 0.2 to 1.8 improvement to land value ratio.</i></p>									
									
52	505	2580720800	560 3rd	R15	DR15	0.11	15	12	1
<p><i>Notes: This structure has a 0.5 improvement to land value.</i></p>									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
53	191	2581641700	714 2nd	GC	D-CM2	0.34	25	20	6
	192	2581641900	750 2nd	GC	D-CM2	0.59	25	20	11
	<p><i>Notes: Older, low intensity commercial uses, including a print and copy store and accounting offices. Parcels include a large surface parking lot behind the commercial structure. The site has a 1.1 to 1.9 improvement to land value ratio.</i></p>								
									
54	189	2581630800	765 2nd	GC	D-CM2	0.11	25	20	2
	190	2581631000	751 2nd	GC	D-CM2	0.46	25	20	9
	183	2581630100	710 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	184	2581630200	750 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
	185	2581630300	760 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	186	2581630400	766 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	187	2581630500	790 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
<p><i>Notes: Low intensity commercial uses, including an auto repair shop and offices for an investment group. Parcels include surface parking lots around the commercial structures. The site has a 0.0 to 0.9 improvement to land value ratio.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
55	203	2581810100	800 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3	
	204	2581810200	810 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3	
	205	2581810300	818 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3	
	206	2581810900	859 2nd	GC	D-CM2	0.12	25	20	2	
	207	2581811200	835 2nd	GC	D-CM2	0.12	25	20	2	
	208	2581811400	819 2nd	GC	D-CM2	0.11	25	20	2	
	209	2581811500	811 2nd	GC	D-CM2	0.11	25	20	2	
	210	2581811600	805 2nd	GC	D-CM2	0.11	25	20	2	
	211	2581811700	850 Coast Hwy	GC	D-CM1	0.28	n.a.	34	9	
	212	2581811800	829 2nd	GC	D-CM2	0.12	25	20	2	
	213	2581811900	830 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6	
	<p><i>Notes: Older single family residences adjacent to low intensity commercial uses, including an auto repair shop, hair salon, real estate offices, and health club. The site has a 0.2 to 4.0 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure and/or cumulative reassessment for recent tenant improvements.</i></p>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
56	228	2581840100	215 G	GC	D-CM2	0.10	25	20	2
	229	2581840200	812 2nd	GC	D-CM2	0.11	25	20	2
	230	2581840300	820 2nd	GC	D-CM2	0.11	25	20	2
	231	2581840400	826 2nd	GC	D-CM2	0.12	25	20	2
	232	2581840500	836 2nd	GC	D-CM2	0.11	25	20	2
	233	2581840800	858 2nd	GC	D-CM2	0.10	25	20	2
	533	2581841200	831 3rd	R15	R15	0.24	15	12	2
<p><i>Notes: Older, low intensity commercial uses, including auto repair shops, a chiropractor, and plumbing repair. Parcels include surface parking lots around commercial structures. The site has a 0.2 to 1.5 improvement to land value ratio.</i></p>									
57	528	2581720100	906 3rd	R25	R25	0.11	25	20	2
	529	2581720200	912 3rd	R25	R25	0.11	25	20	2
	530	2581720500	926 3rd	R25	R25	0.12	25	20	2
	<p><i>Notes: Older single family residential structures on large lots. The site has a 0.0 to 0.8 improvement to land value ratio.</i></p>								



Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
58	531	2581831400	917 3rd	R25	R25	0.12	25	20	2
	532	2581831600	225 H	R25	R25	0.12	25	20	2
	222	2581830100	904 2nd	GC	D-CM2	0.12	25	20	2
	223	2581830200	910 2nd	GC	D-CM2	0.12	25	20	2
	224	2581830600	942 2nd	GC	D-CM2	0.11	25	20	2
	225	2581830700	950 2nd	GC	D-CM2	0.12	25	20	2
	226	2581830800	960 2nd	GC	D-CM2	0.11	25	20	2
	227	2581831800	916 2nd	GC	D-CM2	0.24	25	20	4
<p><i>Notes: Older single family residences adjacent to low intensity commercial uses, including a yoga studio, nail salon, health store, barber, church and spa. The site has a 0.1 to 6.4 improvement to land value ratio. Site is viable given expressed developer interest.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
59	214	2581820100	111 H	GC	D-CM1	0.09	n.a.	34	3
	215	2581820200	912 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	216	2581820500	980 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	217	2581820600	940 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	218	2581820700	960 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	219	2581821500	120 I	GC	D-CM2	0.23	25	20	4
	220	2581821600	929 2nd	GC	D-CM2	0.36	25	20	7
	221	2581821700	913 2nd	GC	D-CM2	0.34	25	20	6
	<p><i>Notes: Older, low intensity commercial and recreational uses, including a church, auto repair shop, and spa. Parcels include surface parking lots that surround the commercial structures. The site has a 0.1 to 5.8 improvement to land value ratio. There is a considerable range in improvement values on these parcels, mostly reflecting cumulative reassessment of recent tenant improvements. Developer interest has been expressed in this area.</i></p>								

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
60	265	2583170200	1038 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	266	2583170300	1060 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
	267	2583170500	1055 2nd	GC	D-CM1	0.28	n.a.	34	9
	269	2583170800	1010 Coast Hwy	GC	D-CM1	1.02	n.a.	34	34
<p><i>Notes: Low intensity commercial uses, including a crafts store, antiques and various retail, and a café. Parcels include large surface parking lots surrounding the commercial structures. The site has a 0.0 to 0.8 improvement to land value ratio.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
61	242	2582931000	1054 2nd	GC	D-CM2	0.12	25	20	2
	243	2582931100	1044 2nd	GC	D-CM2	0.11	25	20	2
	244	2582931200	1034 2nd	GC	D-CM2	0.12	25	20	2
	245	2582931400	1016 2nd	GC	D-CM2	0.12	25	20	2
	246	2582931500	1012 2nd	GC	D-CM2	0.11	25	20	2
	247	2582931600	1012 2nd	GC	D-CM2	0.11	25	20	2
	<p><i>Notes: Older, low intensity professional office uses, including certified public accountants, engineering, insurance, and a dental office. Parcels include large surface parking lots surrounding the structures. The site has a 0.1 to 1.4 improvement to land value ratio.</i></p>								
									
62	547	2582920900	1058 3rd	R25	R25	0.11	25	20	2
	548	2582921300	1026 3rd	R25	R25	0.11	25	20	2
	549	2582921500	1010 3rd	R25	R25	0.11	25	20	2
	<p><i>Notes: Older single family residences on large lots. The site has a 0.3 to 0.9 improvement to land value ratio.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
63	248	2582941100	1130 2nd	GC	D-CM2	0.34	25	20	6
	249	2582941200	1106 2nd	GC	D-CM2	0.12	25	20	2
	551	2582941700	1143 3rd	R25	R25	0.55	25	20	11
	<p><i>Notes: Older, low intensity commercial uses, including a mail store, day spa, and notary. Parcels include surface parking lots surrounding the commercial structures. The site has a 0.4 to 4.5 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure. Structures are dated and in need of replacement.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
64	257	2583160100	1108 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	258	2583160200	1108 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	260	2583160400	1126 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	261	2583160700	1150 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	262	2583160800	1150 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	263	2583161700	1105 2nd	GC	D-CM2	0.70	25	20	14
	264	2583161900	1136 Coast Hwy	GC	D-CM1	0.22	n.a.	34	7
<p><i>Notes: Older, low intensity commercial uses, including several restaurants. Parcels include large surface parking lots surrounding the commercial structures. The site has a 0.2 to 0.5 improvement to land value ratio.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	234	2581901300	1031 Coast Hwy	GC	D-CM1	0.82	n.a.	34	27
	235	2581901400	967 Coast Hwy	GC	D-CM1	0.88	n.a.	34	29
	236	2581901500	927 Coast Hwy	GC	D-CM1	1.01	n.a.	34	34
	237	2581901600	897 Coast Hwy	GC	D-CM1	0.92	n.a.	34	31
	238	2581901700	851 Coast Hwy	GC	D-CM1	0.55	n.a.	34	18
	239	2581901800	765 Coast Hwy	GC	D-CM1	0.89	n.a.	34	30
	240	2581901900	745 Coast Hwy	GC	D-CM1	0.90	n.a.	34	30
	241	2581902000	725 Coast Hwy	GC	D-CM1	0.66	n.a.	34	22
	250	2583120300		GC	D-CM1	0.10	n.a.	34	3
	251	2583120400	1131 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	252	2583120500		GC	D-CM1	0.08	n.a.	34	2
	253	2583120600	1151 Coast Hwy	GC	D-CM1	0.07	n.a.	34	2
	254	2583120900	1049 Coast Hwy	GC	D-CM1	0.63	n.a.	34	21
	255	2583121500	1205 Coast Hwy	GC	D-CM1	0.95	n.a.	34	32
	256	2583121600	1105 Coast Hwy	GC	D-CM1	1.15	n.a.	34	39

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Notes: Older, low intensity commercial uses, including auto repair and related uses, hair studio, alterations, photo/camera store, beads and crafts store, various retail establishments, nail salon, bank, and Stabucks. Parcels include large surface parking lots surrounding the commercial structures. The site has a 0.0 to 2.5 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure and cumulative reassessment of recent tenant improvements which is expected in areas with high tenant turnover. Some uses are discontinued.



Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
66	167	2581610100	603 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	168	2581610500	615 Coast Hwy	GC	D-CM1	0.17	n.a.	34	5
	169	2581611000	641 Coast Hwy	GC	D-CM1	0.08	n.a.	34	2
	<p><i>Notes: Low intensity commercial uses, including various restaurants, used clothing boutiques, book store, a liquor store and a Western Union. The site has a 0.7 to 1.7 improvement to land value ratio.</i></p>								
									
67	134	2580820100	505 Coast Hwy	GC	D-CM1	0.23	n.a.	34	7
	135	2580820200	527 Coast Hwy	GC	D-CM1	0.23	n.a.	34	7
	136	2580820300	553 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	137	2580820400	563 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	138	2580820500	575 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	139	2580820600	583 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	<p><i>Notes: Low intensity commercial uses, including various restaurants, used clothing boutiques, bike shop and furniture retail. The site has a 0.8 to 1.3 improvement to land value ratio. Developer interest expressed in this area.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	122	2580360900	315 Coast Hwy	GC	D-CM1	0.81	n.a.	34	27
	123	2580361700	345 Coast Hwy	GC	D-CM1	0.33	n.a.	34	11
	124	2580361800	345 Coast Hwy	GC	D-CM1	0.47	n.a.	34	15
	127	2580810100	449 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	132	2580810600	463 Coast Hwy	GC	D-CM1	0.16	n.a.	34	5
	133	2580810700	471 Coast Hwy	GC	D-CM1	0.23	n.a.	34	7
<p><i>Notes: Low intensity commercial uses, including various restaurants, real estate offices, movie theater, UPS branch, and record store. Parcels include large surface parking lots surrounding commercial structures. The site has a 0.1 to 2.7 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure and cumulative reassessment of recent tenant improvements which is expected in areas with high tenant turnover. Developer interest expressed in this area.</i></p>									
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Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
69	113	2580330100	101 Coast Hwy	GC	N-CM1	0.18	25	20	3
	114	2580330200	97 Coast Hwy	GC	N-CM1	0.09	25	20	1
	115	2580330300		GC	N-CM1	0.10	25	20	2
	117	2580330500		GC	N-CM1	0.12	25	20	2
	118	2580330800	247 Coast Hwy	GC	N-CM1	0.19	25	20	3
<p><i>Notes: Older, low intensity commercial strip mall. Tenants included various restaurants/bars, surf shop, and other retail establishments. Parcels include unpaved surface parking areas in front of commercial structures. The site has a 0.0 to 2.0 improvement to land value ratio. Some uses discontinued, but expected to be occupied in the near term. Developer interest expressed in this area.</i></p>									
									
70	493	2564002300	187 Vulcan	R8	R8	0.48	8	6.4	3
	494	2564003300	279 Vulcan	R8	R8	0.46	8	6.4	2
	496	2564005400	215 Vulcan	R8	R8	0.48	8	6.4	3
	<p><i>Notes: Older single family residences on large lots. The site has a 0.0 to 1.4 improvement to land value ratio. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
71	455	2561102000	539 Hermes	R8	R8	0.43	8	6.4	2
	456	2561102500	528 Hygeia	R8	R8	0.43	8	6.4	2
	457	2561105700	544 Hygeia	R8	R8	0.79	8	6.4	5
	458	2561106000	523 Hermes	R8	R8	0.45	8	6.4	2
<p><i>Notes: Older single family residences on large lots. The site has a 0.2 to 3.4 improvement to land value ratio. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	443	2560900300		R15	R15	0.12	15	12	1
	444	2560900600	571 Vulcan	R15	R15	0.25	15	12	3
	445	2560900700	555 Vulcan	R15	R15	0.58	15	12	6
	446	2560901400	554 Hermes	R8	R8	0.89	8	6.4	5
	447	2560901700	577 Vulcan	R15	R15	1.09	15	12	13
	448	2560902200	574 Hermes	R8	R8	0.45	8	6.4	2
	449	2561000700		R15	R15	0.61	15	12	7
	450	2561000900	607 Vulcan	R15	R15	0.36	15	12	4
	451	2561004000		R15	R15	0.21	15	12	2
	452	2561004100	619 Vulcan	R15	R15	0.24	15	12	2
	453	2561004200		R15	R15	0.25	15	12	3
	454	2561004300	615 Vulcan	R15	R15	0.22	15	12	2
72	<p><i>Notes: Older single family residences on large lots adjacent to industrial uses, including brick storage and home repair. Parcels include large yards for the storage of various construction materials. The site has a 0.0 to 1.1 improvement to land value ratio.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	53	2560301900	763 Vulcan	GC	N-CRM2	0.39	15	12	4
	54	2560302100	807 Vulcan	GC	N-CRM2	0.81	15	12	9
	55	2560302200	835 Vulcan	GC	N-CRM2	0.66	15	12	7
	56	2560302300	823 Vulcan	GC	N-CRM2	0.16	15	12	1
	58	2560303700	101 Leucadia	GC	N-CM1	0.37	25	20	7
	59	2560304100	759 Vulcan	GC	N-CRM2	0.28	15	12	3
	60	2560304200	759 Vulcan	GC	N-CRM2	0.18	15	12	2
	61	2560304300	731 Vulcan	GC	N-CRM2	0.28	15	12	3
<p><i>Notes: Older, low intensity commercial uses including a salon, bike shop, and art gallery. Parcels include large surface parking lots surrounding commercial structures. Average improvement to land value is 1.0, with the highest being 2.0 improvement to land value ratio. Some sites have no improvements. 2560302100</i></p>									
73									
				42	2543243000	915 Vulcan	GC	N-CM1	0.47
<p><i>Notes: Older, low intensity commercial strip mall. Tenants included Citibank, AutoZone, 7-11, various restaurants and dry cleaners. Parcels include large surface parking lots in front of commercial structures. The site has a 0.9 improvement to land value ratio. The parcel with a high improvement to land value ratio is due to ownership tenure. Some uses are marginalized, others successful.</i></p>									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity		
											
	389	2543243500	979 Vulcan	R25	R25	0.21	25	20	4		
	390	2543244000	1039 Vulcan	R11	R11	0.40	11	8.8	3		
	391	2543244100	1033 Vulcan	R25	R25	0.22	25	20	4		
	392	2543244300	1055 Vulcan	R25	R25	0.41	25	20	8		
	394	2543244700	1093 Vulcan	R25	R25	0.29	25	20	5		
	395	2543245700	959 Vulcan	R25	R25	0.28	25	20	5		
<p><i>Notes: Older single family residences on large lots. The site has a 0.2 to 1.5 improvement to land value ratio, with most parcels tending to have 1.0 ratios or less. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>											
											
77	369	2542531701	1149 Vulcan	R25	R25	0.41	25	20	8		
	370	2542532400	1265 Vulcan	R25	R25	0.26	25	20	5		
	371	2542532700	1105 Vulcan	R25	R25	0.25	25	20	5		
	372	2542533400	1223 Vulcan	R25	R25	0.15	25	20	3		
<p><i>Notes: Older single family residences on large lots. The site has a 0.1 to 0.8 improvement to land value ratio.</i></p>											

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
78									
	373	2542540900	1337 Vulcan	R25	R25	0.42	25	20	8
	374	2542541100	1377 Vulcan	R25	R25	0.25	25	20	5
	375	2542544100	1305 Vulcan	R25	R25	0.27	25	20	5
	376	2542544800	1325 Vulcan	R25	R25	0.20	25	20	4
<i>Notes: Older single family residences on very large lots. The site has a 0.6 to 1.0 improvement to land value ratio.</i>									
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
79	333	2540531700	145 Sanford	R25	R25	0.26	25	20	5
	<p><i>Notes: Older single family residence on a very large lot with multiple maintenance issues, including portions of driveway that need to be repaired, the need for construction dirt and debris cleanup, and fence repair. This structure was built in 1948 and has a 0.9 improvement to land value.</i></p>								
									
80	337	2540711300	1827 Vulcan	R25	R25	0.16	25	20	3
	<p><i>Notes: Older single family residence on a very large lot with multiple maintenance issues, including unpaved portions of sidewalk and the need for landscaping maintenance. This structure was built in 1971 and has a 0.2 improvement to land value.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
81	312	2160530400	1869 Eucalyptus	R5	R5	0.63	5	4	2
	313	2160530700	241 Andrew	R3	R3	3.07	3	2.4	7
	<p><i>Notes: Older single family residence on a large lot and greenhouse/nursery on a very large lot. The site has a 0.7 to 1.6 improvement to land value ratio.</i></p>								
									
82	309	2160520100	1760 Burgundy	R3	R3	1.96	3	2.4	4
	310	2160521000	224 Andrew	R3	R3	1.94	3	2.4	4
	311	2160521100	194 Andrew	R3	R3	1.95	3	2.4	4
	<p><i>Notes: Older single family residences adjacent to a greenhouse/nursery and a very large vacant lot. The site has a 0.1 improvement to land value ratio. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i></p>								
									
83	320	2164101100	375 La Costa	R3	R3	0.85	3	2.4	2
<p><i>Notes: Single family residence on large lot. This structure has a 1.2 improvement to land value.</i></p>									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
84	306	2160302300	400 La Costa	R3	R3	0.99	3	2.4	2
	308	2160306400	304 La Costa	R3	R3	1.08	3	2.4	2
	<p><i>Notes: Older single family residence on a large lot and greenhouse/nursery on a very large lot. Developer interest has been expressed on these parcels.</i></p>								
									
85	305	2160301000	514 La Costa	R3	R3	4.99	3	2.4	11
	307	2160304600	512 La Costa	R3	R3	8.58	3	2.4	20
	<p><i>Notes: Greenhouse/nursery on a very large lot. The site has a 1.0 to 0.6 improvement to land value ratio.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
86	314	2160822600		R8	R8	0.49	8	6.4	3
	315	2160823600	329 Hillcrest	R8	R8	0.47	8	6.4	3
	339	2541020400	299 Hillcrest	R8	R8	0.84	8	6.4	5
	342	2541025200	8888 Hymettus	R3	R3	2.85	3	2.4	6
	343	2541025300	1492 Hymettus	R3	R3	2.65	3	2.4	6
<p><i>Notes: Very large vacant lot. Sites that have been improved in this area typically average a 0.4 improvement to land value ratio and were built in the 1970s.</i></p>									
87	484	2563143300		R3	R3	0.66	3	2.4	1
	485	2563143400		R3	R3	0.68	3	2.4	1
	486	2563143500	450 Ocean View	R3	R3	0.85	3	2.4	2
	487	2563143600		R3	R3	0.61	3	2.4	1
	488	2563144800	351 Union	R3	R3	1.95	3	2.4	4
	489	2563145300	395 Sunset	R3	R3	1.04	3	2.4	2
<p><i>Notes: Older single family residences adjacent to a very large, hilly vacant lot. Some parcels are vacant, with no improvement value. Other parcels generally have an improvement to land value ratio at 1.0. Parcel 2563145300 has a 1.2 ratio with a structure that was originally built in 1927.</i></p>									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
									

Table A-1: Sites Inventory in Preserved Communities




Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
90	481	2562514300		R3	R3	1.24	3	2.4	2	
	482	2562514400	720 Hymettus	R3	R3	1.11	3	2.4	2	
	<i>Notes: Greenhouse/nursery on a very large lot. Site has a 0.7 improvement to land value ratio.</i>									
										
91	476	2562425200	860 Eolus	R3	R3	1.16	3	2.4	2	
	<i>Notes: Greenhouse/nursery on a very large lot. 0.3 improvement to land ratio.</i>									
										

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
93	475	2562420800	936 Eolus	R3	R3	1.05	3	2.4	2
	<p><i>Notes: Greenhouse/nursery on a very large lot. Structures built in 1989 with a 0.5 improvement to land value ratio.</i></p> 								
94	421	2543914400	1050 Eolus	R3	R3	1.75	3	2.4	4
	<p><i>Notes: Greenhouse/nursery on a very large lot.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
95	422	2543921000	1077 Eolus	R3	R3	1.03	3	2.4	2
	423	2543921400	1122 Orpheus	R3	R3	0.98	3	2.4	2
	424	2543921500	1122 Orpheus	R3	R3	0.96	3	2.4	2
	425	2543922200	1027 Eolus	R3	R3	1.17	3	2.4	2
	<p><i>Notes: Older single family residences on large lots with multiple maintenance issues, including the need for landscaping maintenance and fence repair. Residential structures are also adjacent to a greenhouse/nursery on a very large lot. Improvement to land values range from 0.2 to 0.5.</i></p>								
96									
	316	2161003000	1750 Barbara	RR2	RR2	1.90	2	1	1
<p><i>Notes: Older single-family residence on a very large lot. Built in 1952, this site has a 0.5 improvement to land value ratio.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
97	348	2541633800		RR2	RR2	1.54	2	1	1
	431	2544131300	1433 Piraeus	RR2	RR2	2.20	2	1	2
	432	2544131700	804 Capri	RR2	RR2	1.91	2	1	1
	<i>Notes: Older single-family residence on a very large lot. Age of structures vary from 1929 (and a 0.4 improvement to land value ratio) to 1969 (and a 0.6 ratio).</i>								
									
98	353	2541811100	1421 Burgundy	R3	R3	1.13	3	2.4	2
	<i>Notes: Older single family residence adjacent to a vacant lot. Built in 1960, the site has a 1.2 ratio.</i>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
99	350	2541810200	1435 Rainbow	RR2	RR2	2.34	2	1	2
	351	2541810400	1415 Rainbow	RR2	RR2	3.50	2	1	3
	<i>Notes: Older single family residence adjacent to a vacant hillside lot.</i>								
									
100	430	2544003300	1254 Urania	RR2	RR2	1.14	2	1	1
	426	2544001000	1236 Urania	RR2	RR2	2.31	2	1	2
	427	2544001200	1168 Urania	RR2	RR2	1.77	2	1	1
	<i>Notes: Single-family residences on large lots. One parcel has a structure on it that was originally built in 1928 with a 0.1 improvement to land value ratio. The other properties have made more recent improvements. However, it does not limit the ability to subdivide the lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
101	405	2543510100	1253 Urania	RR2	RR2	2.71	2	1	2
	406	2543510500	1200 Saxony	RR2	RR2	2.80	2	1	2
	407	2543510600	956 Normandy	RR2	RR2	2.88	2	1	2
	409	2543511800		RR2	RR2	1.00	2	1	1
	410	2543511900	850 Normandy	RR2	RR2	2.04	2	1	2
<p><i>Notes: Older single family residence adjacent to greenhouse/nursery on a very large lot. Average improvement to land ratio for these parcels is 0.8.</i></p>									
102									
	428	2544001400	1110 Normandy	R3	R3	4.79	3	2.4	11
	429	2544001900	680 Normandy	R3	R3	2.77	3	2.4	6
<p><i>Notes: Greenhouse/nursery on a very large lot.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
103	380	2542700700	695 Normandy	R3	R3	2.66	3	2.4	6
	381	2542700800		R3	R3	0.62	3	2.4	1
	<i>Notes: Greenhouse/nursery on a very large lot. One parcel is vacant, the other with improvements has a improvement to land ratio of 0.9.</i>								
									
104	411	2543521300	950 Brittany	RR2	RR2	1.97	2	1	1
	413	2543522100		RR2	RR2	2.79	2	1	2
	<i>Notes: Greenhouse/nursery on a very large lot. One parcel is vacant, while the other parcel with improvements has a ratio of 0.5.</i>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
105	414	2543621400	782 Leucadia	R3	R3	2.07	3	2.4	4
	415	2543621600	915 Brittany	RR2	RR2	2.39	2	1	2
	417	2543624500	782 Leucadia	R3	R3	0.80	3	2.4	4
	<p><i>Notes: Greenhouse/nursery on a very large lot. Improvement to land ratios range from 0.8 to 1.1. The relatively high ratio is a result of ownership tenure.</i></p>								
									
105A		2543621200		R3	R3	0.18	3	2.4	1
		2543621300	764 Leucadia Blvd	R3	R3	0.19	3	2.4	1
		2543628500	840 Leucadia Blvd	R3	R3	0.93	3	2.4	2
	416	2543623200	950 Saxony	R3	R3	1.90	3	2.4	4
	<p><i>Notes: Greenhouse/nursery on a very large lot.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
105B	338	2540801400	636 Leucadia	R3	R3	1.11	3	2.4	2
	<p><i>Notes: Older single family residence on a very large lot. Improvement to land ratio of 0.1.</i></p> 								
106	459	2561224600	710 Clark	R5	R5	0.90	5	4	3
	460	2561224800		R5	R5	0.40	5	4	1
	461	2561224900		R5	R5	0.38	5	4	1
	462	2561225300	712 Clark	R5	R5	0.87	5	4	3
	463	2561225400	627 Leucadia	R5	R5	0.85	5	4	3
	464	2561711300	682 Clark	R5	R5	0.77	5	4	3
	465	2561711400	672 Clark	R5	R5	0.65	5	4	2
	<p><i>Notes: Older single family residences adjacent to a greenhouse/nursery on a very large lot. Some parcels are vacant. Other parcels with structural improvements have 1.0 to 1.7 improvement to land ratios, reflecting ownership tenure and cumulative household additions that increased the assessment value.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
106A	471	2561720300	645 Saxony	R3	R3	10.44	3	2.4	25
	472	2561720700	645 Saxony	R3	R3	10.25	3	2.4	24
	474	2562322400	1022 Sidonia	R3	R3	1.01	3	2.4	2
	<i>Notes: Older single family residence adjacent to a greenhouse/nursery on a very large lot.</i>								
									
107	468	2561711800		R3	R3	0.44	3	2.4	1
	469	2561712000	8888 Union	R3	R3	0.54	3	2.4	1
	470	2561712400	556 Union	R3	R3	2.98	3	2.4	7
	473	2561801500	610 Union	R3	R3	1.20	3	2.4	2
	<i>Notes: Older single family residence adjacent to a greenhouse/nursery on a very large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
108	490	2563300600	571 Union	RR1	RR1	2.35	1	0.5	1
	491	2563300700	603 Union	RR1	RR1	2.27	1	0.5	1
	492	2563301400		RR1	RR1	2.78	1	0.5	1
	<i>Notes: Older, pet boarding facility with attached surface parking lot and adjacent to a greenhouse/nursery on a very large lot.</i>								
									
109	506	2581111700	141 Encinitas	R5	R5	1.07	5	4	4
	507	2581111800	147 Quail	R5	R5	1.41	5	4	5
	515	2581307900	124 Quail Gar.	R5	R5	0.97	5	4	3
	<i>Notes: Single family residences on very large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
110	500	2570202100	797 Quail Gar.	R3	R3	1.32	3	2.4	3
	501	2570202500	225 Quail Gar.	R3	R3	1.92	3	2.4	4
	502	2570203100	749 Mays Holl.	R3	R3	1.73	3	2.4	4
	503	2570203800		R3	R3	0.71	3	2.4	1
	512	2581300800		R5	R5	3.02	5	4	12
	513	2581301000	211 Quail Gar.	R5	R5	1.29	5	4	5
	514	2581307300	185 Quail Gar.	R5	R5	2.47	5	4	9
	516	2581308000	195 Quail Gar.	R5	R5	1.07	5	4	4
<p><i>Notes: Single family residences adjacent to very large vacant parcels. Most parcels with improvements have structures on them that were originally built in the 1970s, with a improvement value equal to about 1.0, up to 1.7.</i></p>									
									
111	511	2581220900	675 Westlake	R3	R3	1.26	3	2.4	3
	<p><i>Notes: Older single family residence on a very large lot. Built in 1947, the site has a 0.5 ratio.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
112	508	2581211100	680 Westlake	R8	R8	0.82	8	6.4	5
	509	2581211200	560 Requeza	R8	R8	0.99	8	6.4	6
	510	2581211400	544 Requeza	R8	R8	0.40	8	6.4	2
	<p><i>Notes: Older single family residences on large lots in need of regular landscaping maintenance and paved sidewalks. Homes in this area were built in the 1950s, with a 0.5 improvement to land value ratio on average.</i></p>								
									
113	537	2582401700	852 Regal	R11	R11	1.11	11	8.8	9
	538	2582404900	395 Requeza	R11	R11	0.63	11	8.8	5
	539	2582405000	393 Requeza	R11	R11	0.32	11	8.8	2
	<p><i>Notes: Single family residences on large lots.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
114	543	2582710400	1031 Regal	R11	R11	0.32	11	8.8	2
	<i>Notes: Single family residence on a large lot. Built in 1955, the site has a 0.6 ratio.</i>								
									
114	546	2582742500	1025 Arcadia	R11	R11	1.20	11	8.8	10
	<i>Notes: Older, single family residences on large lots. Built in 1948.</i>								
									
117	557	2583705000	924 Bracero	R3	R3	1.54	3	2.4	3
<i>Notes: Greenhouse/nursery on a very large lot.</i>									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
									
	540	2582510600	850 Nardo	R3	R3	1.27	3	2.4	3
	541	2582510700	842 Nardo	R3	R3	1.14	3	2.4	2
	542	2582510800	864 Nardo	R3	R3	1.02	3	2.4	2
	<i>Notes: Older single family residences adjacent to vacant land. Structures on site were built in 1948 and 1953 with improvement to land values of 0.2 and 0.3.</i>								
118									
									
	522	2581413500	604 Cam de Orc	R3	R3	1.87	3	2.4	4
	523	2581413600	710 Requeza	R3	R3	1.12	3	2.4	2
	524	2581413700	748 Requeza	R3	R3	1.09	3	2.4	2
	525	2581413800		R3	R3	2.40	3	2.4	5
	526	2581414000	728 Requeza	R3	R3	1.04	3	2.4	2
	<i>Notes: Greenhouse/nursery on a very large lot. Structures were built in the 1940s and 1950s and the land to improvement value ratios are near 2.0. A high improvement to land value on a residential property does not limit the ability to further subdivide the lot.</i>								

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
121	553	2583502800	754 Bonita	R3	R3	2.30	3	2.4	5
	554	2583502900	829 Bracero	R3	R3	1.16	3	2.4	2
	555	2583503000	805 Bracero	R3	R3	1.20	3	2.4	2
	<i>Notes: Older, single family residences on very large lots.</i>								
									
122	517	2581411000		RR2	RR2	1.17	2	1	1
	518	2581411100	679 Cam el Dor	RR2	RR2	2.23	2	1	2
	<i>Notes: Older single family residence adjacent to greenhouse/nursery.</i>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
123	519	2581412300		R3	R3	1.33	3	2.4	3
	520	2581412400	501 Cam el Dor	R3	R3	1.30	3	2.4	3
	521	2581412500	501 Cam el Dor	R3	R3	1.06	3	2.4	2
	<i>Notes: Older single family residences adjacent to vacant land.</i>								
									
124	559	2591302600	350 Seeman	RR2	RR2	2.84	2	1	2
	560	2591302800		RR1	RR1	2.69	1	0.5	1
	561	2591307300	355 Seeman	RR2	RR2	1.95	2	1	1
	562	2591315700		RR1	RR1	2.12	1	0.5	1
	<i>Notes: Older, single family residences on very large lots. One parcel was developed in 1963 and has a 0.6 improvement to land value ratio. The other properties were originally built in the 1950s with less than 0.5 ratios on them.</i>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
125	558	2591012300	8888 San And	R5	R5	1.47	5	4	5	
	570	2593111000	580 Balour	R3	R3	1.87	3	2.4	4	
	<i>Notes: Vacant land.</i>									
										
126	563	2591800800	1210 Melba	R3	R3	1.55	3	2.4	3	
	564	2591800900	1240 Melba	R3	R3	1.55	3	2.4	3	
	565	2591801900	1150 Melba	R3	R3	5.59	3	2.4	13	
	<i>Notes: Large vacant lot currently under construction.</i>									
										

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
127	567	2592603600	1050 Crest	R3	R3	1.19	3	2.4	2
	<p><i>Notes: Single family residence on a large lot.</i></p> 								
128	568	2592700600	1035 Bonita	R8	R8	0.46	8	6.4	2
	569	2592802400	1146 Evergreen	R8	R8	0.52	8	6.4	3
	<p><i>Notes: Older, single family residences on large lots. On one parcel, the structure was built in 1964 and has a 1.6 improvement to land value ratio. On the other parcel, originally built in 1928 - with a 0.1 improvement to land value ratio.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
129	586	2601310200	735 Santa Fe	R8	R8	1.20	8	6.4	7
	<p><i>Notes: Older single family residence on a very large lot with multiple maintenance issues, including the storage of inoperable vehicles and the lack of regular landscaping maintenance and paved driveways and walkways.</i></p> 								
130	588	2601821600	1450 Mackinnon	R5	R5	0.73	5	4	2
	<p><i>Notes: Older single family residence on a large lot with multiple maintenance issues, including the lack of regular landscaping maintenance. Built in 1948 and has a 0.5 improvement to land value ratio.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
131	589	2601911200	940 Grange Hall	R8	R8	0.40	8	6.4	2
	590	2601911800	1295 Windsor	R8	R8	0.61	8	6.4	3
	<p><i>Notes: Older single family residence on a large lot. On one parcel, a structure was built in 1949 and has a 1.1 improvement to land value ratio. On the other parcel, a structure was built in 1967 with a 4.6 improvement to land value ratio. The substantial ratio (4.6) on parcel 2601911200 does not limit property owner from further subdividing and accommodating new units on the property.</i></p>								
									
132	591	2602121800	1264 Lake	RR1	RR1	10.15	1	0.5	5
	<p><i>Notes: Greenhouse/nursery on a very large lot.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
133	592	2602130800	1271 Lake	RR1	RR1	2.39	1	0.5	1
	593	2602131700	1329 Lake	RR1	RR1	2.28	1	0.5	1
	594	2602221600	1435 Lake	RR1	RR1	2.48	1	0.5	1
	595	2602221700	1461 Lake	RR1	RR1	2.40	1	0.5	1
	596	2602222000	1515 Lake	RR1	RR1	4.80	1	0.5	2
	597	2602222100	1545 Lake	RR1	RR1	2.37	1	0.5	1
<p><i>Notes: Greenhouse/nursery on a very large lot. The average improvement to land value ratio is approximately 0.9. Given the lot sizes and orientation, there are ample opportunities to subdivide these lots. Most homes built in the 1950s and 1960s.</i></p>									
									
134	607	2604305100	1616 Lake	RR1	RR1	4.10	1	0.5	2
	<p><i>Notes: Single family residence on a large lot. Improvement to land ratio is 0.7.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
135	606	2604302000	1231 Birmingham	RR1	RR1	4.33	1	0.5	2
	<p><i>Notes: Vacant land</i></p> 								
136	609	2605630900	1002 Genie	R8	R8	0.48	8	6.4	3
	610	2605730700	1005 Hurstdale	R8	R8	0.67	8	6.4	4
	611	2605730800	1009 Hurstdale	R8	R8	0.39	8	6.4	2
	612	2605731300	1974 Freda	R8	R8	0.65	8	6.4	4
	<p><i>Notes: Older single family residences. All of these homes were built in the 1960s with improvement values of 0.5 or less.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
137	627	2611506400	3459 Manchester	RR1	RR1	2.55	1	0.5	1
	640	2621601200	1942 El Cam Real	R3	R3	1.32	3	2.4	3
	642	2621602700	1920 El Cam Real	R3	R3	2.09	3	2.4	5
<p><i>Notes: Older single family residences adjacent to low intensity commercial uses. Parcels include large areas of surface parking. Parcel 2611506400 has a improvement value of 4.0 and was built in the 1980s. This comprises of a church, but over two acres has not been built on. Parcel 2621601200 was built in 1979 with an improvement to land value ratio of 2.1. 2621602700 was built in 1975 with a 1.2 improvement to land value ratio. The extent of existing improvements does not limit the ability to the property owner to subdivide.</i></p>									
									
138	634	2620621300	3615 Manchester	R3	R3	2.17	3	2.4	5
	635	2620621400	1935 El Cam Real	R3	R3	2.85	3	2.4	6
<p><i>Notes: Older single family residences adjacent to vacant hillside land. Parcel 2620621300 has record of a structure being built in 1905, although the structure had since been modified and removed. There is no improvement value assessed on the property. The other parcel has a structure that was built in 1968, with a 0.5 improvement to land value ratio.</i></p>									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
139	641	2621601400	8888 El Cam Real	R3	R3	2.29	3	2.4	5
	<p><i>Notes: Older single family house adjacent to a greenhouse/nursery on a very large lot. Improvement to land ratio is 0.4.</i></p> 								
140	636	2620800400	1244 El Cam Real	R3	R3	1.27	3	2.4	3
	637	2620800700	1326 Berryman	R3	R3	1.57	3	2.4	3
	638	2620801700	1386 Tennis Club	R3	R3	1.03	3	2.4	2
	639	2620802600	1252 El Cam Real	R3	R3	1.28	3	2.4	3
	<p><i>Notes: Single family residences on very large lots.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
141	571	2595607400	1083 Crest	R3	R3	1.92	3	2.4	4
	<i>Notes: Older single family residence on a large lot.</i>								
									
142	572	2600730600	1381 Summit	R3	R3	1.19	3	2.4	2
	573	2600733100		R3	R3	5.31	3	2.4	12
	<i>Notes: Older single family residence adjacent to greenhouse/nursery. Structure on site was originally built in 1947 and the site has a 0.8 improvement to land value ratio.</i>								
									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
143	613	2606200700	1310 Summit	R11	R11	0.65	11	8.8	5
	614	2606201200	1327 San Elijo	R11	R11	0.58	11	8.8	5
	615	2606201500	1345 San Elijo	R11	R11	0.27	11	8.8	2
	616	2606202700	1452 Summit	R11	R11	0.43	11	8.8	3
	617	2606203300	1388 Summit	R11	R11	0.27	11	8.8	2
	618	2606205600	1320 Summit	R11	R11	0.52	11	8.8	4
	619	2606205900	1359 San Elijo	R11	R11	0.30	11	8.8	2
	620	2606207101	1441 San Elijo	R11	R11	0.40	11	8.8	3
	621	2606207300		R11	R11	0.27	11	8.8	2
	622	2606300300	1480 Summit	R11	R11	0.45	11	8.8	3
	623	2606300600	1511 San Elijo	R11	R11	0.29	11	8.8	2
	624	2606300700	1525 San Elijo	R11	R11	0.30	11	8.8	2
	625	2606306001	1518 Summit	R11	R11	0.39	11	8.8	3
<p><i>Notes: Older single family residences on large lots. Most of these homes were built in the 1950s and 1960s with improvement to land value ratios below 1.0, with a 0.6 average ratio. Some of the homes were built in the 1980s; however, they all have the same low ratio.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
144	574	2600815200	1485 Summit	R8	R8	0.39	8	6.4	2
	575	2600830500	1521 Summit	R11	R11	0.41	11	8.8	3
	576	2600830600	1535 Summit	R11	R11	0.41	11	8.8	3
	577	2600831100	1605 Summit	R11	R11	0.41	11	8.8	3
	578	2600831400		R11	R11	0.31	11	8.8	2
	579	2600831500	1580 Rubenstein	R8	R8	0.40	8	6.4	2
	580	2600835800	1500 Rubenstein	R8	R8	0.78	8	6.4	4
	581	2600836300	1474 Rubenstein	R8	R8	0.44	8	6.4	2
	582	2600837100	1428 Rubenstein	R8	R8	0.39	8	6.4	2
	<p><i>Notes: Single family residences on large lots. Some homes built in the 1950s and 1960s, with low improvement to land value ratios (0.1 to 0.5). One home on parcel 2600831400 was built in 1928. A recent home was built on parcel 2600836300 (1997) and the parcel has a 2.4 improvement to land ratio; however, subdivision could still occur. Parcel 26008358 has a home on it that was built in 2000. The parcel has a 1.7 ratio.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
145	583	2600840800	1561 Rubenstein	R8	R8	0.55	8	6.4	3
	584	2600841000	1573 Rubenstein	R8	R8	0.63	8	6.4	4
	585	2600841100		R8	R8	0.44	8	6.4	2
	<i>Notes: Older single family residences on very large lots.</i>								
									
147	598	2602730100	1745 Rubenstein	R8	R8	0.87	8	6.4	5
	599	2602810500	452 Sheffield	R8	R8	0.39	8	6.4	2
	600	2602812700		R8	R8	0.47	8	6.4	3
	601	2602820500	535 Sheffield	R8	R8	0.86	8	6.4	5
	<i>Notes: Older single family residences on very large lots. Homes built in the 1970s.</i>								
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
148	604	2603511300	225 Mozart	R11	R11	0.66	11	8.8	5
	<i>Notes: Older single family residence on a very large lot. Home built in 1958 and the site has a 0.9 improvement to land ratio.</i>								
									
149	605	2604141400	471 Chesterfield	R11	R11	0.29	11	8.8	2
	626	2610830401		R11	R11	0.27	11	8.8	2
	<i>Notes: Older single family residences on large lots. Homes built in 1985 with an average improvement to land ratio of 0.4.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
151	628	2612001100	2380 Newport	R11	R11	0.60	11	8.8	5
	629	2612003200	2955 Manchester	R11	R11	0.64	11	8.8	5
	630	2612003300		R11	R11	0.65	11	8.8	5
<p><i>Notes: Large storage yard/surface parking lot for Uhaul moving vans. Nonconforming use operation. 0.3 improvement to land ratio.</i></p>									
152	317	2161221500	1450 Blue Heron	RR1	RR1	4.95	1	0.5	2
	319	2161224700		RR1	RR1	2.60	1	0.5	1
<p><i>Notes: Single family residences adjacent to vacant land available for sale.</i></p>									

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
153	534	2582021200	84 F	R11	R11	0.33	11	8.8	2
	535	2582110500	740 Cornish	R11	R11	0.27	11	8.8	2
	<i>Notes: Older single family residences on large lots. Parcel 2582021200 has a home on it that was built in 1937, with a 0.4 ratio.</i>								
									
154	701	2160302100		R3	R3	0.50	3	2.4	1
156	703	2160632900		R3	R3	0.51	3	2.4	1
165	712	2161101200		RR1	RR1	4.83	1	0.5	2
166	713	2161101200		RR1	RR1	2.04	1	0.5	1
175	722	2161103100		RR1	RR1	3.69	1	0.5	1
178	725	2161221700		RR1	RR1	5.70	1	0.5	2
182	729	2161223800		RR1	RR1	16.25	1	0.5	8
191	738	2230720200		RR	RR	17.35	0.5	0.125	2
193	740	2230720200		RR	RR	11.25	0.5	0.125	1
196	743	2230810500		RR	RR	36.22	0.5	0.125	4
198	745	2230811400		RR	RR	12.35	0.5	0.125	1
199	746	2230820400		RR	RR	38.61	0.5	0.125	4
201	748	2540223800		R11	R11	0.14	11	8.8	1
202	749	2540402700		R11	R11	0.13	11	8.8	1
203	750	2540545300		GC	N-CRM-1	0.49	25	20	9
204	751	2540612200		R8	R8	0.45	8	6.4	2
206	753	2540722600		R5	R5	0.25	5	4	1
211	758	2541113000		R8	R8	0.20	8	6.4	1
216	763	2541440100		RR2	RR2	6.04	2	1	6
220	767	2541632900		RR2	RR2	1.95	2	1	1
221	768	2541633800		RR2	RR2	1.54	2	1	1
225	772	2542212200		GC	N-CRM-1	0.10	25	20	2

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
226	773	2542222600		GC	N-CRM-1	0.08	25	20	1
227	774	2542224900		GC	N-CRM-1	0.09	25	20	1
228	775	2542301600		GC	N-CRM-1	0.08	25	20	1
229	776	2542301700		GC	N-CRM-1	0.09	25	20	1
230	777	2542411100		R11	R11	0.14	11	8.8	1
231	778	2542512400		R8	R8	0.23	8	6.4	1
232	779	2542543200		R8	R8	0.17	8	6.4	1
233	780	2542614000		R8	R8	0.25	8	6.4	1
234	781	2542614200		R8	R8	0.24	8	6.4	1
235	782	2543130500		GC	N-CM-1	0.10	25	20	2
237	784	2543310500		R3	R3	0.44	3	2.4	1
238	785	2543510300		RR2	RR2	1.74	2	1	1
245	792	2543630700		R3	R3	1.00	3	2.4	2
246	793	2543631300		R3	R3	0.94	3	2.4	2
		2542623500	912 Urania	R3	R3	0.56	3	2.4	1
		2543633400		R3	R3	0.25	3	2.4	1
		2543633300		R3	R3	0.34	3	2.4	1
		2543633200		R3	R3	0.33	3	2.4	1
		2543633600		R3	R3	0.46	3	2.4	1
248	795	2543705000		R3	R3	0.45	3	2.4	1
251	798	2543913900		R3	R3	0.69	3	2.4	1
253	800	2545401200		R3	R3	1.86	3	2.4	4
254	801	2552224700		R8	R8	0.61	8	6.4	3
255	802	2560121600		R11	R11	0.35	11	8.8	3
256	803	2560122900		R11	R11	0.21	11	8.8	1
257	804	2560230900		GC	N-CM-1	0.10	25	20	2
258	805	2560301300		GC	N-CRM-2	0.11	15	12	1
259	806	2560531400		GC	N-CM-1	0.11	25	20	2
260	807	2560820900		GC	N-CM-1	0.11	25	20	2
261	808	2561005500		R15	N-R15	1.05	15	12	12
262	809	2561106600		R8	R8	0.17	8	6.4	1
263	810	2561210300		R3	R3	0.56	3	2.4	1
		2561210400		R3	R3	0.33	3	2.4	1
265	812	2561210500		R3	R3	0.45	3	2.4	1
266	813	2561210600		R3	R3	0.52	3	2.4	1
267	814	2561211200		R3	R3	0.55	3	2.4	1
272	819	2561524200		R3	R3	0.71	3	2.4	1

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
273	820	2561711500		R5	R5	1.43	5	4	5
275	822	2562331600		R3	R3	1.03	3	2.4	2
283	830	2562520800		R3	R3	0.51	3	2.4	1
287	834	2562533200		R3	R3	0.47	3	2.4	1
289	836	2562822100		R8	R8	0.24	8	6.4	1
290	837	2563011300		R3	N-R3	0.42	3	2.4	1
291	838	2563011400		R3	N-R3	0.48	3	2.4	1
292	839	2563011500		R3	N-R3	0.56	3	2.4	1
293	840	2563133400		R3	R3	3.04	3	2.4	7
294	841	2563142000		R3	R3	0.98	3	2.4	2
297	844	2563521800		R8	R8	0.16	8	6.4	1
301	848	2564205500		R3	R3	0.46	3	2.4	1
305	852	2570110300		RR1	RR1	2.37	1	0.5	1
306	853	2570111700		RR1	RR1	9.37	1	0.5	4
310	857	2570202800		R3	R3	0.54	3	2.4	1
311	858	2570202900		R3	R3	0.88	3	2.4	2
312	859	2570203000		R3	R3	0.51	3	2.4	1
314	861	2580320100		GC	N-CM-3	0.10	25	20	2
315	862	2580341000		GC	N-CM-3	0.10	25	20	2
316	863	2580810200		GC	D-CM-1	0.11	n.a	34	3
317	864	2580810300		GC	D-CM-1	0.10	n.a	34	3
318	865	2580810400		GC	D-CM-1	0.11	n.a	34	3
319	866	2580810500		GC	D-CM-1	0.08	n.a	34	2
320	867	2580830800		GC	D-CM-2	0.15	25	20	3
324	871	2581211300		R8	R8	1.60	8	6.4	10
325	872	2581223000		R3	R3	1.42	3	2.4	3
326	873	2581309100		R5	R5	0.50	5	4	2
333	880	2581630600		GC	D-CM-2	0.11	25	20	2
334	881	2581711400		R15	D-R15	0.11	15	12	1
339	886	2582734600		R11	R11	0.13	11	8.8	1
340	887	2582941300		R25	D-R25	0.23	25	20	4
341	888	2583160300		GC	D-CM-1	0.11	n.a	34	3
342	889	2583170700		GC	D-CM-1	0.12	n.a	34	4
350	897	2591810200		R3	R3	0.92	3	2.4	2
351	898	2591810400		R3	R3	0.69	3	2.4	1
352	899	2591921400		RR2	RR2	3.82	2	1	3
356	902	2592103000		RR2	RR2	1.46	2	1	1

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
358	904	2592215700		RR2	RR2	5.06	2	1	5
362	908	2592313200		RR2	RR2	1.75	2	1	1
368	914	2592606800		R3	R3	0.7	3	2.4	1
369	915	2592613600		R3	R3	0.44	3	2.4	1
370	916	2592613700		R3	R3	0.42	3	2.4	1
376	922	2600740300		R3	R3	0.51	3	2.4	1
377	923	2600836700		R8	R8	0.16	8	6.4	1
378	924	2601821400		R5	R5	0.33	5	4	1
379	925	2601821700		R5	R5	1.15	5	4	4
380	926	2601922000		R8	R8	0.19	8	6.4	1
381	927	2601922800		R8	R8	0.19	8	6.4	1
382	928	2601923000		R8	R8	0.16	8	6.4	1
389	935	2602610200		R8	R8	0.18	8	6.4	1
390	936	2602821800		R8	R8	0.23	8	6.4	1
391	937	2602822000		R8	R8	0.19	8	6.4	1
392	938	2602831400		R8	R8	0.44	8	6.4	2
393	939	2602840100		R3	R3	1.61	3	2.4	3
395	941	2603050400		R8	R8	0.18	8	6.4	1
400	946	2603823900		R15	R15	0.12	15	12	1
401	947	2603824500		R15	R15	0.10	15	12	1
415	961	2604201400		R11	R11	0.26	11	8.8	2
416	962	2604202000		R11	R11	0.18	11	8.8	1
418	964	2604431100		R8	R8	0.21	8	6.4	1
419	965	2604431200		R8	R8	0.26	8	6.4	1
420	966	2606205300		R11	R11	0.21	11	8.8	1
421	967	2606206000		R11	R11	0.27	11	8.8	2
422	968	2606207300		R11	R11	0.27	11	8.8	2
423	969	2606207500		R11	R11	0.17	11	8.8	1
424	970	2606301300		R11	R11	0.22	11	8.8	1
442	988	2610943800		R11	R11	0.19	11	8.8	1
443	989	2610944200		R11	R11	0.23	11	8.8	2
444	990	2611013700		R11	R11	0.13	11	8.8	1
454	1000	2611503900		RR2	RR2	1.76	2	1	1
456	1002	2612001300		R11	R11	0.49	11	8.8	4
457	1003	2612100100		RR2	RR2	15.88	2	1	15
460	1006	2612102000		RR2	RR2	10.94	2	1	10
468	1014	2620131500		RR1	RR1	6.37	1	0.5	3

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
474	1020	2620512300		RR1	RR1	20.68	1	0.5	10
479	1025	2620618500		R3	R3	5.26	3	2.4	12
481	1027	2620622700		RR2	RR2	1.52	2	1	1
488	1034	2620800300		R3	R3	2.07	3	2.4	4
491	1037	2620800600		R3	R3	0.54	3	2.4	1
494	1040	2620801600		R3	R3	1.96	3	2.4	4
495	1041	2621601300		R3	R3	0.73	3	2.4	1
496	1042	2621602600		R3	R3	1.11	3	2.4	2
501	1047	2640201300		RR	RR	14.09	0.5	0.125	1
506	1052	2640201400		RR	RR	9.13	0.5	0.125	1
507	1053	2640201400		RR	RR	10.42	0.5	0.125	1
559	1105	2640320600		RR	RR	8.06	0.5	0.125	1
621	1167	2640330400		RR	RR	11.10	0.5	0.125	1
630	1176	2640915700		RR	RR	15.39	0.5	0.125	1
651	1197	2641601600		RR2	RR2	2.57	2	1	2
653	1199	2641606000		RR2	RR2	2.62	2	1	2
657	1203	2641732100		RR2	RR2	1.75	2	1	1
672	1218	2643903600		RR	RR	8.66	0.5	0.125	1
743	1289	2653314900		RR2	RR2	5.28	2	1	5
750	120	2580350500		VSC	D-VCM	0.21	18	15	3
		2580350600	371 Second	VSC	D-VCM	1.26	18	15	18

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
51	126	2580521200	364 2 nd Street	VSC	D-VCM	0.67	18	15	10
	<p><i>Notes: Older, low-rise commercial office building. Built in 1970, this site has a 1.3 improvement to land value ratio.</i></p> 								
752	128	2580810200		GC	D-CM1	0.11	n.a	34	3
	129	2580810300		GC	D-CM1	0.10	n.a	34	3
	130	2580810400		GC	D-CM1	0.11	n.a	34	3
	131	2580810500	459 Coast Hwy	GC	D-CM1	0.08	n.a	34	2
	<p><i>Notes: Low intensity commercial uses and open space. Uses discontinued or land vacant.</i></p> 								
753	147	2580830800		GC	D-CM2	0.15	25	20	3
<p><i>Notes: Low intensity commercial supporting site with only surface parking.</i></p>									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
754	200	2581651400	629 3rd Street	OP	D-OM	0.12	15	12	1
	201	2581651800	221 E	OP	D-OM	0.23	15	12	2
	<p><i>Notes: Older single family residences adjacent to low intensity commercial uses. Parcel 2581651400 has a structure on it that was built in 1929 and has a 0.5 improvement to land value ratio. The other parcel has a structure on it that was built in 1970, with a 1.3 ratio.</i></p>								
									
755	259	2583160300	1120 Coast Hwy	GC	D-CM1	0.11	n.a	34	3
	<p><i>Notes: Older low intensity commercial strip mall with large surface parking lot. Uses are marginalized.</i></p>								
									
756	268	2583170700		GC	D-CM1	0.12	n.a	34	4
<p><i>Notes: Low intensity commercial use. Uses are marginalized.</i></p>									
758	378	2542624600	311 Glaucus	R8	R8	0.40	8	6.4	2
	379	2542624700	1095 Hygeia	R8	R8	1.69	8	6.4	10
	<p><i>Notes: Older single family residences on very large lots. Parcel 2542624600 has a structure that was built in 1935, with a improvement to land value ratio of 0.1. Parcel 2542624700 was built on in 1954 and has a 0.2 improvement to land value ratio.</i></p>								

Table A-1: Sites Inventory in Preserved Communities


Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
760	479	2562512800	539 Hygeia	R8	R8	0.48	8	6.4	3
	480	2562513000	505 Hygeia	R8	R8	0.69	8	6.4	4
	<i>Notes: Older single family residences on very large lots. Parcel 2562512800 was built on in 1926 has a 0.6 improvement to land value ratio. Parcel 256251300 was built on in 1972 and has a 1.7 ratio. The parcel with a higher ratio does not limit its subdividing potential.</i>								
									
761	497	2564116100	221 Sunset	R3	R3	1.22	3	2.4	2
	498	2570112900		RR1	RR1	3.58	2	1	1
	499	2570113100	675 Quail Gar.	RR1	RR1	3.38	2	1	1
	<i>Notes: Single family residences on large lots. Homes built in the 1950s with improvement to land ratios ranging from 0.4 to 0.7.</i>								
									
762	527	2581711400		R15	D-R15	0.11	15	12	1
<i>Notes: Vacant land.</i>									

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
763	536	2582334200	806 Stratford	R5	R5	0.63	5	4	2
	<i>Notes: Single family residences on a large lot.</i> 								
764	550	2582941300		RR2	D-RR2	0.23	25	20	4
	<i>Notes: Vacant land.</i>								
766	556	2583504100	731 Requeza	R3	R3	0.64	3	2.4	1
	<i>Notes: Greenhouse/nursery. Site has a 0.7 improvement to land ratio.</i> 								
767	566	2592312800		RR2	RR2	3.84	2	1	3
	<i>Notes: Single family residence. Built in 1950, the site has a 0.1 improvement to land ratio.</i>								
768	587	2601817500	335 Santa Fe	R3	R3	1.04	3	2.4	2
	<i>Notes: Single family residence. Home built in the 1960s.</i>								

Table A-1: Sites Inventory in Preserved Communities



Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
769	602	2602921000	322 Stafford	R8	R8	0.62	8	6.4	3
	603	2603051400		R8	R8	0.28	8	6.4	1
	<p><i>Notes: Older single family residences on large lots. Parcel 2603051400 has a structure that was built in 1931 with no improvement value. The other parcel was built in 1991 and the site has a 8.1 improvement to land ratio. The high ratio on parcel 2602921000 does not limit the site from subdividing and accommodating more housing on site.</i></p>								
770									
	632	2620617300		RR	RR	11.16	0.5	0.125	1
	633	2620617400		RR	RR	14.52	0.5	0.125	1
<p><i>Notes: Older single family residence adjacent to greenhouse/nursery. Structure was built in 1960 and the site has an improvement to land ratio range from 0.2 to 0.7.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
771	643	2640102700	1335 Desert Ro.	RR2	RR2	7.99	2	1	7
	644	2640102900	1350 Desert Ro.	RR2	RR2	1.88	2	1	1
	645	2641533900	801 Calle Santa	RR2	RR2	2.08	2	1	2
	646	2641712200	2720 El Cam	RR2	RR2	2.35	2	1	2
	647	2641715500	2516 El Cam	RR2	RR2	4.03	2	1	4
	649	2653551600	2223 El Cam	RR2	RR2	2.01	2	1	2
<p><i>Notes: Older single family residences on large lots and adjacent to greenhouse/nursery. Parcel 2640102900 has a structure that was built in 1979 and the parcel has a 2.6 improvement to land ratio. Parcel 2641533900 has a structure that was built in 1988 with a 1.3 ratio. Parcel 2641712200 has a structure that was built in 1975 with a 0.2 ratio. The other parcels have no assessed improvement value.</i></p>									
							