



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 22, 2016
TO: Interested Parties
FROM: Gil Kelley
Director, Citywide Division
RE: Affordable Housing Bonus Program Potential Soft Sites

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The Planning Department estimates that the proposed Affordable Housing Bonus Program (AHBP) could potentially result in 5,000 new permanently affordable housing units (out of 16,000 overall new units) for San Francisco. This estimate is based on an analysis of 215 potentially developable sites, which are termed “soft sites” because they presently contain little or no development compared to their allowable development under current zoning. Historically, the Planning Department has used this kind of soft site analysis to project the likely effects of large-scale zoning changes (such as for area plans) and has found the analysis to be a good predictor of overall potential development. The Department notes that a soft site analysis is a projection of possible development; these sites are not being individually targeted for development and their development is a matter of individual decisions by site owners. Specific development plans are subject to case-by-case review by the Department as applications are filed. The soft site analysis and the resulting list of locations that the Department believes are the most likely sites to develop under the proposed AHBP are described below, and detailed in an attached map and list of parcels. Planning estimates that development of projects using the AHBP would occur over a period of two decades. This estimate is based on best available information, and has not been independently verified at the individual parcel level.

What is a soft site?

A soft site is essentially a parcel of land that is underbuilt relative to what would be allowed to be built on the site under current Planning Code regulations. Every parcel of land in San Francisco has a zoning and height designation, dictating what size and type of building can be built on it. Zoning and height designations vary throughout the City, from downtown, where 40-plus story office towers are allowed, to the single-family home neighborhoods, where heights are generally limited to three stories. All of the areas where the AHBP is proposed currently allow multi-unit buildings of four stories or more. A good example of a soft site would be a surface parking lot on a parcel of land on which the Planning Code would allow a four-story apartment building. If that same parcel contained a three story building, it would **not** be considered a soft site.

What determines if a parcel is a soft site?

To identify possible soft sites, the Department excluded all parcels in zoning districts that are not part of the AHBP area, as well as parcels that are unlikely to take part in the program, or unlikely to be re-developed due to their current use. For example, historic resources are ineligible for the Local Program, and rent-controlled units are unlikely to be redeveloped due to the challenges to demolish such units (rent-controlled units are also ineligible under proposed amendments to the AHBP). Under current regulations, it is very difficult to demolish any building of significant size in San Francisco, particularly if

the building contains residential units; thus, properties containing larger buildings and buildings containing existing residential units were excluded as well. Finally, the Department uses the best available (but still limited) citywide land use data to identify sites that currently allow a significant amount of residential development, but which have no structures or very small structures. The majority of potential soft sites identified as part of the AHBP are currently parking lots (either stand alone or attached to small scale retail buildings), vacant parcels, or gas stations.

Why does the Planning Department use soft site analysis?

It is the Planning Department's standard practice to identify soft sites and use them as a proxy for the total development potential of a large planning program. Soft sites are the Department's best estimate of where development is likely to occur next. Similar soft site analyses were performed during the Eastern Neighborhoods Area Plan and Market & Octavia Area Plan planning processes, and proved to be reasonably accurate at predicting the amount and scale of development resulting from those plans.

The soft site analysis is simply a tool to understand the potential growth – but it does not predict the exact outcomes. For example, most or all gas stations in the Program area are potential soft sites, however, it is likely that many gas stations will continue to operate due to other factors. At the same time, there may be some sites that are developed to more than five percent of their total potential, but because the existing building is in poor repair or the property owner is motivated to build on their site, those sites, which are not considered soft sites, may also be re-developed. Generally, the five percent soft analysis is used as a proxy for scale, but does not predict site specific outcomes.

What is going to happen on these soft sites?

The soft sites identified and analyzed for the AHBP are all privately owned. There is no guarantee, nor does the Department have any independent information which would suggest that these specific sites will be re-developed. It is possible that some of the soft sites will either be developed under current regulations (rather than take advantage of the AHBP). It is also possible that the sites will not be developed in the near future at all. Similarly, it is possible that parcels not on this list will be redeveloped in the near future, either under current zoning regulations or, if they provide 30% or more on-site affordable units, with the Local Program of the AHBP. These sites are not targeted for development, rather, as noted above, they serve as a proxy to *estimate* the total number of new housing units that could result from the AHBP.

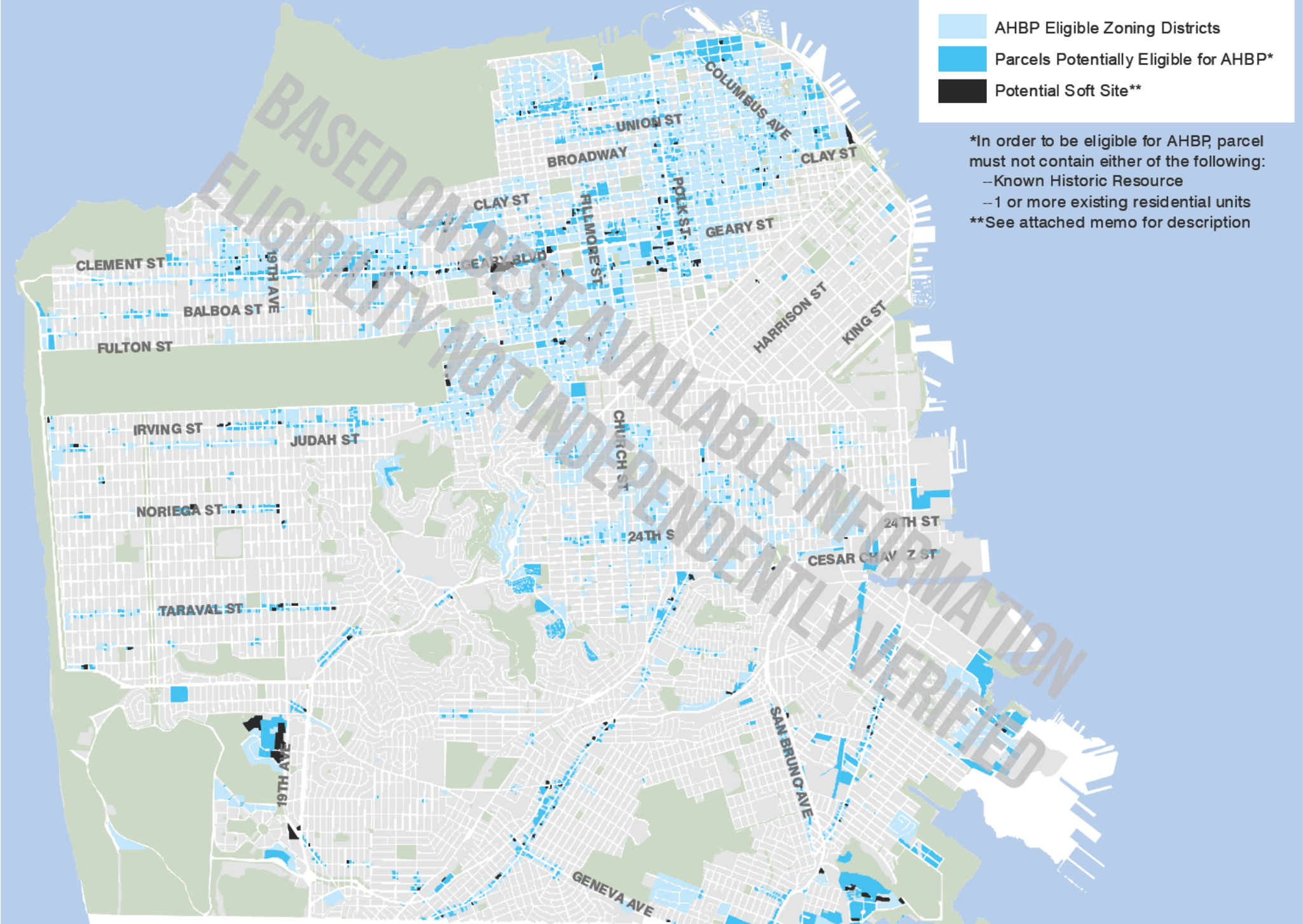
If they are not sure to develop, why is the Department disclosing a list of specific sites?

Some commenters have requested that the Department release the specific details of the soft site analysis done for the AHBP, which is a public record. Although the Department has used the soft site methodology for past planning processes, the specific information on the analysis was not circulated to the public.

Affordable Housing Bonus Program - Potential Soft Sites

- AHBP Eligible Zoning Districts
- Parcels Potentially Eligible for AHBP*
- Potential Soft Site**

*In order to be eligible for AHBP, parcel must not contain either of the following:
- Known Historic Resource
- 1 or more existing residential units
**See attached memo for description



Parcel Number	FROM_ST	TO_ST	STREET	ST_TYPE	Parcel Size (Sq. Ft.)	Zoning District	Height District	Density Control	Existing		Estimated		
									Residential Units	Potential Units (Current Zoning)	Potential Units (State AHBP)	Potential Units (Local AHBP)	Currently on the site
0013005	2720	2720	TAYLOR	ST	18,906	C-2	40-X	800	0	24	32	71	STRUCTURE
0030012A	490	490	BAY	ST	9,923	C-2	40-X	800	0	12	16	37	GAS STATION
0101031	721	721	FILBERT	ST	11,005	NCD	40-X	400	0	28	38	41	STRUCTURE
0134032	229	229	GREEN	ST	8,513	RH-3	40-X	1000	0	8	11	32	STRUCTURE
0161011	1	1	FELTON	ST	3,034	CRNC	65-N	200	0	15	20	16	STRUCTURE
0165006	350	350	PACIFIC	AVE	9,484	C-2	65-A	800	0	12	16	49	PARKING LOT
0168058	57	57	GATEWAY	Z	12,868	RC-4	84-E	200	0	64	86	86	VACANT
0171069	99	9	CKSON	ST	46,266	RC-4	84-E	200	0	231	312	262	STRUCTURE
0195009	660	660	WASHINGTON	0	1,837	CCB	65-A	200	0	9	12	10	VACANT
0201012	370	370	DRUMM	ST	4,433	RC-4	84-E	200	0	227	306	258	PARKING LOT
0224027	221	221	OIC	ST	3,360	M-4	65-A	200	0	17	23	18	PARKING LOT
0224030	232	232	JOICE	ST	2,970	RM-4	65-A/65-8	200	0	15	20	20	STRUCTURE
0224080	223	241	JOICE	ST	2,800	RM	65-A	200	0	14	19	14	PARKING LOT
0210002	845	851	GRANT	AVE	2,670	CVR	5-N	200	0	13	18	12	STRUCTURE
0223032	941	941	POWELL	ST	9,491	C-4	105-	200	0	47	63	78	VACANT
0247036	1343	1343	SACRAMENTO	ST	3,448	RM-4	65-A	200	0	17	23	18	STRUCTURE
0256016	766	766	POWELL	ST	6,100	RM-4	5-A	200	0	31	42	32	PARKING LOT
0242007	750	750	CALIFORNIA	ST	840	CRNC	65-A	200	0	24	32	25	PARKING LOT
0242010	750	750	CALIFORNIA	ST	1,050	CRNC	65-A	200	0	22	30	23	PARKING LOT
0305011	560		GEARY	ST	7,730	C-4	80-130-T	200	0	29	39	60	STRUCTURE
0459007	1598	1598	BAY	ST	12,420	NC	40-X	800	0	16	22	47	VACANT
0502005H	2700	2700	VAN NESS	AVE	7,400	R-3	65-	400	0	19	26	38	PARKING LOT
0570010	0	0	BROADWAY	0	5,304	RM-3	0-A	400	0	13	18	36	STRUCTURE
0570011	1650	1650	BROADWAY		8,307	RM-3	8-A	400	0	21	28	56	STRUCTURE
0508021	1965	1965	LOMBARD	ST	6,945	NC-3	0-X	600	0	2	16	26	PARKING LOT
0546001	2465	2465	VAN NESS	AVE	13,634	RC-3	65-A	600	0	34	46	64	VACANT
0572016	1480	1480	BROADWAY		7,916	NCD	65-A	0	0	20	27	42	STRUCTURE/PARKING
0618001A	0	0	VAN NESS	AVE	7,644	RC-4	80-D	200	0	38	51	52	PARKING LOT
0643016	1727	1727	SACRAMENTO	ST	11,375	NCD	65-A	400	0	28	38	55	PARKING LOT
0645015	1567	1567	CALIFORNIA	ST	3,380	NCD	80-A	400	0	8	11	23	PARKING LOT
0647004	1501	1501	VAN NESS	AVE	14,593	RC-4	130-V	200	0	73	9	142	GAS STATION
0647011A	1690	1690	PINE	ST	7,563	NC-3	130-E	600	0	13	16	79	STRUCTURE
0647012	1795	1795	CALIFORNIA		12,552	NC-3	105-D	600	0	1	28	103	STRUCTURE/PARKING
0654019A	2499	2499	CALIFORNIA	ST	9,097	NCD	40-X	600	0	15	20		PARKING LOT
0655008	0	0	PINE	ST	5,878	NCD	40-X	600	0	1	14	22	PARKING LOT
0655034	2505	2505	CALIFORNIA	ST	4,745	NCD	40-X	600	0	8	11	18	GAS STATION
0655035	0	0	STEINER	ST	5,133	NCD	40-X	600	0	9	12	9	PARKING LOT
0658003	1850		PIERCE	ST	12,963	RH-3	40-X	1000	0	13	18	49	PARKING LOT
0666010	265	265	AUSTIN	ST	1,510	RC-4	130-V	200	0	8	1	16	PARKING LOT
0680001	2401	2401	BUSH	ST	12,647	RH-3	40-X	1000	0	13	18	48	STRUCTURE
0684018	1700	1700	FILLMORE	ST	5,115	NC-3	50-X	600	0	9	12	23	STRUCTURE
0685050	0	0	WEBSTER	ST	19,319	NC-2	50-X	800	0	24	32	8	PARKING LOT
0686038	1716	1716	BUCHANAN	ST	9,072	NC-2	50-X	800	0	11	15	41	PARKING LOT
0689200	1303	1303	FRANKLIN	ST	18,884	NC-3	130-E	600	0	31	42	16	STRUCTURE/PARKING
0693005	907	907	LARKIN	ST	2,400	RC-4	80-T	200	0	12	16	17	VACANT
0694015	1143	1143	POST	ST	3,188	RC-4	130-V	200	0	16	22	34	STRUCTURE
0713033	1190	1190	GOUGH	ST	18,741	RM-4	240-E	200	0	94	127	270	PARKING LOT
0694017	1133	1133	POST	ST	6,087	RC-4	130-V	200	0	30	40	64	STRUCTURE
0707001	1539	1539	FILLMORE	ST	12,492	NC-3	130-B	600	0	21	28	108	STRUCTURE
0720038	1190	1190	GOUGH	ST	4,759	RM-4	240-E	200	0	24	32	89	VACANT

Parcel Number	FROM_ST	TO_ST	STREET	ST_TYPE	Parcel Size (Sq. Ft.)	Zoning District	Height District	Density Control	Existing		Estimated		
									Residential Units	Potential Units (Current Zoning)	Potential Units (State AHBP)	Potential Units (Local AHBP)	Currently on the site
0714016	1001	1001	VAN NESS	AVE	31,528	RC-4	130-V	200	0	158	213	218	VACANT
0729046	1855	1855	ELLIS	ST	20,253	RM-3	65-A	400	0	51	69	89	VACANT
0733006A	1441	1441	ELLIS	ST	6,050	RM-3	50-X	400	0	15	20	28	PARKING LOT
0733011	1360	1360	EDDY	ST	7,189	RM-3	50-X	400	0	18	24	32	PARKING LOT
0735021	0	0	EDDY	ST	8,731	RM-3	80-B	400	0	22	30	59	OPEN SPACE/ROW
0735022	0	0	EDDY	ST	10,175	RM-3	80-B	400	0	25	34	65	OPEN SPACE/ROW
0737008	972	972	EDDY	ST	4,440	RM-4	80-B	200	0	22	30	30	STRUCTURE
0737015	1085	1085	ELLIS	ST	7,740	RM-3	80-B	400	0	19	26	53	PARKING LOT
0715001	999	999	POLK	ST	5,867	NC-3	130-E	600	0	10	14	61	PARKING LOT
0725026	1597	1597	ELLIS	ST	8,850	NC-3	160-F	600	0	11	15	88	OPEN SPACE/ROW
0741003	530	530	JR	ST	6,016	RC-4	80-T	200	0	30	40	41	PARKING LOT
0741004	540	540	TURK	ST	3,437	RC-4	80-T	200	0	17	23	23	PARKING LOT
0741006	566	566	TURK	ST	7,290	RC-4	80-T	200	0	36	49	52	PARKING LOT
0744006	822	822	TURK	ST	18,900	RM-1	80-B	200	0	95	128	104	PARKING LOT
0744018	800	800	TURK	ST	11,000	RM-4	80-B	200	0	55	74	70	GAS STATION
0749003C	1360	1360	TURK	ST	4,606	RM-3	130-B	400	0	12	16	48	STRUCTURE
0741009	652	652	POLK	ST	2,269	RC-4	80-T	200	0	11	15	16	STRUCTURE
0741012	601	601	EDDY	ST	3,831	RC-4	80-T	200	0	189	255	190	STRUCTURE/PARKING
0826006	810	810	OAK	ST	6,661	RM-1	40-X	800	0	10	14	29	PARKING LOT
0827029	829	829	FELL	ST	7,790	RM-1	40-X	800	0	8	11	25	VACANT
0763008	558	558	GOLDEN GATE	AVE	3,000	RC-4	130-V	200	0	15	20	31	VACANT
0780035	872	872	FULTON	ST	6,531	RM-1	50	800	0	8	11	29	PARKING LOT
0859038	471	471	HAIGHT	ST	6,871	NC-2	40-X	800	0	9	12	25	STRUCTURE
0929012	2324	2324	CHESTNUT	ST	6,892	NC-2	40-X	800	0	9	12	26	STRUCTURE
0935004	2532	2532	LOMBARD	ST	6,875	NC-3	40-X	600	0	15	15	25	PARKING LOT
1017027			CALIFORNIA	ST	13,570	RM-2	80-E	600	0	23	31	90	PARKING LOT
0936001	2301	2301	CHESTNUT	ST	10,823	NC-2	40-X	0	0	14	19	41	STRUCTURE
0936016	2498	2498	LOMBARD	ST	7,695	NC-3	40-X	600	0	1	18	29	GAS STATION
1018005A	3584	3584	CALIFORNIA	ST	6,542	NC-5	40-X	800	0	8	11	24	PARKING LOT
1018011	3661	3661	SACRAMENTO	ST	6,978	NCD	40-X	800	0	9	12	26	STRUCTURE
1036049	525	525	SPRUCE	ST	13,728	NC-5	40-X	800	0	17	3	52	STRUCTURE/PARKING
1067023	3040	3040	GEARY	BLVD	6,975	NC-3	40-X	600	0	12	16	26	STRUCTURE
1078032	2180	2180	GEARY	BLVD	22,699	NC-3	65-A	600	0	8	51	98	PARKING LOT
1078034	2299	2299	POST	ST	19,445	NC-3	65-A	600	0	32	43	5	STRUCTURE/PARKING
1078072	2186	2186	GEARY	BLVD	9,246	NC-3	65-A	600	0	1	20	48	STRUCTURE
1079003	1501	1501	DIVISADERO	ST	12,468	NC-3	65-A	600	0	21	28	60	STRUCTURE
1083007	3675	3675	GEARY	BLVD	9,033	NC-3	80-A	600	0	15	20	0	GAS STATION
1086025	3355	3355	GEARY	BLVD	14,517	NC-3	40-X	600	0	24	32	54	STRUCTURE/PARKING
1086027	3319	3319	GEARY	BLVD	5,310	NC-3	40-X	600	0	9	2	20	PARKING LOT
1087001	3215	3215	GEARY	BLVD	5,573	NC-3	40-X	600	0	9	12	20	PARKING LOT
1087024	3221	3221	GEARY	BLVD	6,210	NC-3	40-X	600	0	10	14	23	STRUCTURE
1089026	3059	3059	GEARY	BLVD	5,823	NC-3	40-X	600	0	10	14	2	GAS STATION
1091024	228	228	COLLINS	ST	5,149	NC-3	40-X	600	0	9	12	19	STRUCTURE/PARKING
1101027	2105	2105	OFARRELL	ST	11,900	RM-3	40-X	400	0	30	40	4	PARKING LOT
1111002	270	270	MASONIC	AVE	10,000	RM-1	40-X	800	0	13	18	37	STRUCTURE/PARKING
1094001	2675	2675	GEARY	BLVD	174,198	NC-3	40-X/80-D	600	0	290	392	653	STRUCTURE/PARKING
1208019	1698	1698	FELL	ST	12,903	RM-2	40-X	600	0	22	30	48	GAS STATION
1213011	2265	2265	HAYES	ST	3,391	RM-3	65-A	400	0	8	11	18	VACANT
1094001	2675	2675	GEARY	BLVD	124,271	NC-3	40-X/80-D	600	0	207	279	504	STRUCTURE/PARKING
1156034	999	999	DIVISADERO	ST	8,725	NC-2	65-A	800	0	11	15	46	STRUCTURE/PARKING

Parcel Number	FROM_ST	TO_ST	STREET	ST_TYPE	Parcel Size (Sq. Ft.)	Zoning District	Height District	Density Control	Existing		Estimated		
									Residential Units	Potential Units (Current Zoning)	Potential Units (State AHBP)	Potential Units (Local AHBP)	Currently on the site
1215014	1215	1215	FELL	ST	6,776	NC-2	40-X	800	0	8	11	25	STRUCTURE
1215015	443	443	DIVISA RO	ST	14,399	NC-2	40-X	800	0	18	24	54	GAS STATION
1216017	400	400	DIVIS DE O	ST	15,222	NC-2	65-A	800	0	19	26	70	GAS STATION
1216019	1064	1064	OA	ST	12,888	RH-3	40-X	1003	0	13	18	48	VACANT
1227020	624	624	STA A	ST	10,000	NC-1	50-X	800	0	13	18	46	STRUCTURE
1228006	1878	1878	HAIGHT	S	13,823	NCD	50-X	600	0	23	31	62	STRUCTURE/PARKING
1249024	700	700	STANYAN	S	37,871	NCD	50-X	600	0	63	85	170	STRUCTURE/PARKING
1272003	929	929	COLE	ST	7,500	NC-1	40-X	800	0	9	12	28	STRUCTURE
1410021	2224	2224	CLEMENT	S	10,000	NCD	40-X	600	0	17	23	37	PARKING LOT
1414043	1840	1840	CL M NT	ST	10,000	NCD	40-X	600	0	8	11	19	STRUCTURE
1428018	400	400	CLE ENT	ST	5,821	CD	40-X	600	0	10	14	22	STRUCTURE
1433061	3738	3738	GE RY	BLVD	5,000	NC-3	80-A	600	0	8	11	34	VACANT
1434017	3816	3816	GEARY	BLVD	5,000	NC-3	80-A	600	0	8	11	34	STRUCTURE/PARKING
1438006	321	321	6TH	AVE	6,000	NCD	40-X	600	0	10	14	23	STRUCTURE/PARKING
1438020	4250	4250	GEARY	BLVD	5,760	C-3	40-X	600	0	10	14	22	PARKING LOT
1438028	350	350	7TH	AVE	12,002	NCD	40-X	600	0	20	27	46	STRUCTURE/PARKING
1455041	341	363	23RD	AVE	23,385	RM-1	0-X	800	0	29	39	88	PARKING LOT
1441035	378	378	10TH	AVE	2,566	NC-3	40-X	600	0	43	58	96	STRUCTURE
1452041	1921	1921	CLEMENT	ST	9,985	NCD	40-X	600	0	8	11	19	STRUCTURE
1539002	4131	4131	GEARY	BLVD	7,750	M-1	80-E	800	0	8	11	46	STRUCTURE/PARKING
1539004	4121	4121	GEARY	BLVD	60,730	RM	80-E	800	0	76	103	409	STRUCTURE/PARKING
1534038	4649	4649	GEARY	BLVD	6,612	NC-3	40-X	600	0	11	15	25	STRUCTURE/PARKING
1536041	4419	4419	GEARY	BLVD	5,008	NC-3	40-X	600	0	8	11	19	STRUCTURE
1540051	4001	4001	GEARY	BLVD	8,132	NC-3	40-X	600	0	14	19	30	PARKING LOT
1541001	3901	3901	GEARY	BLVD	8,910	NC-3	40-X	600	0	20	27	34	STRUCTURE/PARKING
1701006	1225	1225	LA PLAYA		12,511	NC-2	40-X	800	0	16	22	47	STRUCTURE/PARKING
1724038	2520	2520	IRVING	ST	19,163	NC-2	40-X	0	0	24	32	72	STRUCTURE/PARKING
1725052	2450	2450	IRVING	ST	9,784	NC-2	40-X	800	0	1	16	37	PARKING LOT
1725053	2400	2400	IRVING	ST	9,500	NC-2	40-X	800	0	12	16	36	STRUCTURE
1732022	1734	1734	IRVING	ST	12,500	NCD	40-X	800	0	16	22	47	GAS STATION
1800010D	1388	1388	46TH	AVE	13,519	NC-1	40-X	800	0	17	3	50	STRUCTURE/PARKING
1901001	3601	3601	LAWTON	ST	9,587	NC-1	40-X	800	0	12	16	36	GAS STATION
2019016	2350	2350	NORIEGA	ST	52,171	NC-2	40-X	800	0	5	88	196	STRUCTURE/PARKING
2025003	1700	1700	NORIEGA	ST	15,285	NC-2	40-X	800	0	19	26	47	GAS STATION
2030010	1799	1799	19TH	AVE	10,057	NC-2	40-X	800	0	1	18	37	STRUCTURE/PARKING
2055043	1890	1890	19TH	AVE	10,371	NC-1	40-X	800	0	3	18	38	GAS STATION
2056038	1811	1811	19TH	AVE	17,366	NC-2	40-X	800	0	22	30	55	STRUCTURE/PARKING
2062031	1801	1801	NORIEGA	ST	9,081	NC-2	40-X	800	0	11	15	34	VACANT
2346010	700	700	TARAVAL	ST	9,675	NC-2	40-X	800	0	12	6	36	STRUCTURE/PARKING
2346014	700	700	TARAVAL	ST	13,244	NC-2	40-X	800	0	17	23	49	STRUCTURE/PARKING
2348013	918	918	TARAVAL	ST	14,580	NC-2	65-A	800	0	18	24	77	GAS STATION
2348045	926	926	TARAVAL	ST	10,389	NC-2	65-A	800	0	13	18	55	STRUCTURE/PARKING
2397035	1855	1855	TARAVAL	ST	12,000	NC-2	50-X	800	0	15	20	54	GAS STATION
2405037	1007	1007	TARAVAL	ST	12,717	NC-2	40-X	800	0	16	22	48	STRUCTURE
2413038	235	235	TARAVAL	ST	13,788	NC-2	40-X	800	0	17	23	52	PARKING LOT
2457049	2801	2801	VICENTE	ST	18,149	NC-1	40-X	800	0	23	31	68	STRUCTURE/PARKING
2514008	2700	2700	SLOAT	BLVD	30,389	NC-2	100-A	800	0	38	51	251	STRUCTURE/PARKING
2901B028	2	2	JUANITA	WAY	6,030	NC-1	26-X	800	0	8	11	18	PARKING LOT
2979A019	75	75	WEST PORTAL	AVE	20,432	NCD	26-X	800	0	26	35	61	STRUCTURE
3208A005	1798	1798	ALEMANY	BLVD	16,442	NC-3	40-X	600	0	27	36	61	GAS STATION

Parcel Number	FROM_ST	TO_ST	STREET	ST_TYPE	Parcel Size (Sq. Ft.)	Zoning District	Height District	Density Control	Existing		Potential Units (Current Zoning)	Potential Units (State AHBP)	Estimated	
									Residential Units	Potential Units			Potential Units (Local AHBP)	Currently on the site
3591024	793	793	SOUTH VAN NESS	AVE	17,702	NC-3	55-X	600	0	0	30	40	92	VACANT
3703025	531	531	JESSIE	ST	2,326	RSD	160-F	200	0	0	12	16	30	STRUCTURE
4287001A	0	0	CON ECT CUT	ST	5,000	RM-2	40-X	600	0	0	8	11	19	OPEN SPACE/ROW
3703026	1010	1010	MUSIC	ST	4,453	RSD	160-F	200	0	0	22	30	56	PARKING LOT
4276043	1310	1320	POT T O	AVE	6,830	NC-2	55-X	800	0	0	9	12	36	STRUCTURE
4644007	770	770	INNES	AVE	7,500	NC-2	40-X	800	0	0	9	12	28	VACANT
4644008	0	0	INNES	AVE	7,500	NC-2	40-X	800	0	0	9	12	28	VACANT
4644009	777	777	NES	AVE	7,500	NC-2	40-X	800	0	0	9	12	28	VACANT
4645004	826	826	INNE	AVE	7,500	NC-2	40-X	800	0	0	9	12	28	VACANT
4646010	996	996	INNES	AVE	7,081	NC-2	40-X	800	0	0	8	11	23	VACANT
4941025	6201	6201	RD	ST	5,593	C-3	40-X	600	0	0	9	12	20	PARKING LOT
4968036	6335	6335	TH RD	ST	5,125	NC-3	40-X	600	0	0	9	12	19	VACANT
4977008	491	491	JAMEST W N	AV	22,877	C-2	40-X	800	0	0	29	39	85	VACANT
4991240	0	0	CRESCENT	WAY	42,792	C-2	60-X/80-X,	800	0	0	53	72	224	VACANT
4991240	0	0	CRESCENT	WAY	19,877	C-2	60-X/80-X,	800	0	0	25	34	253	VACANT
4991240	0	0	CRESCENT	WAY	35,248	C-2	60-X/80-X,	800	0	0	44	59	238	VACANT
4991625	0	0	SANDPIPER COVE	WAY	48,944	C-2	00-G/14	800	0	0	61	82	677	VACANT
4991671	0	0			5,593	C-2	40-X	800	0	0	11	15	32	STRUCTURE
5054A109	2011	2011	BAY SHORE	BLVD	2,883	NC-3	40-X	800	0	0	35	47	104	STRUCTURE/PARKING
5323014	1441	1441	MENDELL	ST	7,500	C-3	55-X	600	0	0	8	11	20	VACANT
5338053	5012	5012	3RD	ST	5,792	NC-3	40-X	600	0	0	9	12	20	VACANT
5342010	5101	5101	3RD	ST	6,578	NC-3	40-X	600	0	0	11	15	25	PARKING LOT
5358026	5190	5190	3RD	ST	13,566	NC-3	40-X	600	0	0	23	31	50	STRUCTURE/PARKING
5362003	5245	5245	3RD	ST	5,065	NC-3	40-X	600	0	0	8	11	19	STRUCTURE/PARKING
5402052	975	975	BAY SHORE	BLVD	11,016	NC-1	40-X	800	0	0	4	19	41	GAS STATION
5458025	2985	2985	SAN BRUNO	AVE	9,927	NC-2	40-X	800	0	0	12	16	37	GAS STATION
5501034	3115	3115	MISSION	ST	25,538	NC-3	40-X/50-X	600	0	0	43	58	96	STRUCTURE/PARKING
5501034	3115	3115	MISSION	ST	5,152	NC-3	40-X/50-X	600	0	0	9	12	23	STRUCTURE/PARKING
5512028	2845	2845	CESAR CHAVEZ	ST	12,602	NC-1	40-X	800	0	0	16	22	47	GAS STATION
5615073	0	0			6,369	NC-3	40-X	600	0	0	11	15	24	STRUCTURE
5817006	300	300	ALEMANY	BLVD	23,367	NC-5	40-X	800	0	0	29	39	88	STRUCTURE/PARKING
5817009	0	0	ALEMANY	BLVD	6,223	NC-5	40-X	800	0	0	8	11	23	VACANT
5868007	55	55	TRUMBULL	ST	6,723	NC-2	40-X	600	0	0	1	15	25	STRUCTURE
5869014	4199	4199	MISSION	ST	9,988	NC-2	40-X	600	0	0	17	23	34	GAS STATION
5924024	1524	1524	SILVER	AVE	8,886	NC-2	40-X	800	0	0	1	15	34	GAS STATION
5982009	0	0	SAN BRUNO	AVE	6,328	NC-2	40-X	800	0	0	8	11	24	STRUCTURE/PARKING
6121026	2990	2990	SAN BRUNO	AVE	9,839	NC-2	40-X	800	0	0	12	16	34	GAS STATION
6272027	2	2	RUSSIA	AVE	5,101	NC-3	65-A	600	0	0	9	12	26	PARKING LOT
6323008H	2145	2145	GENEVA	AVE	12,220	NC-1	40-X	800	0	0	15	20	46	STRUCTURE/PARKING
6346007A	4941	4941	MISSION	ST	4,578	NC-3	40-X	600	0	0	8	11	17	PARKING LOT
6347019	5025	5025	MISSION	ST	8,266	NC-3	40-X	600	0	0	14	19	31	PARKING LOT
6472021	5897	5897	MISSION	ST	7,025	NC-2	40-X	600	0	0	12	16	27	PARKING LOT
6474032	799	799	MORSE	ST	5,727	NC-2	40-X	600	0	0	10	14	27	PARKING LOT
6596017	3250	3250	MISSION	ST	19,824	NC-3	40-X	600	0	0	33	45	104	STRUCTURE/PARKING
6799042	4340	4340	MISSION	ST	7,463	NC-3	40-X	600	0	0	12	16	28	PARKING LOT
6802023	4298	4298	MISSION	ST	11,345	NC-2	40-X	600	0	0	19	26	42	GAS STATION
6804024	4100	4100	MISSION	ST	11,750	NC-2	40-X	600	0	0	20	27	44	VACANT
6954020	1800	1800	ALEMANY	BLVD	7,510	NC-3	40-X	600	0	0	13	18	28	STRUCTURE/PARKING
6955036	1801	1801	ALEMANY	BLVD	6,720	NC-3	40-X	600	0	0	11	15	25	STRUCTURE/PARKING
6955044	4650	4650	MISSION	ST	10,486	NC-3	65-A	600	0	0	17	23	53	PARKING LOT

Parcel Number	FROM_ST	TO_ST	STREET	ST_TYPE	Parcel Size (Sq. Ft.)	Zoning District	Height District	Density Control	Existing	Potential Units (Current Zoning)	Potential Units (State AHBP)	Estimated	Currently on the site
									Residential Units			Potential Units (Local AHBP)	
6969016	5098	5098	MISSION	ST	9,795	NC-3	65-A	600	0	16	22	49	GAS STATION
7030030	2201	2201	ALEMA	BLVD	9,924	NC-3	40-X	600	0	17	23	37	VACANT
7044A001A	5440	5440	MISSION	ST	9,230	NC-2	40-X	600	0	15	20	35	STRUCTURE/PARKING
7044A004	5450	5450	MISSION	ST	16,747	NC-2	40-X	600	0	28	38	62	STRUCTURE/PARKING
7079023			SARIN	ST	7,167	NC-1	26-X	800	0	9	12	22	PARKING LOT
7088051	314	314	RANDOLP	S	7,500	NC-1	40-X	800	0	9	12	28	PARKING LOT
7102026	0	0	FARRAGUT	AVE	10,373	NC-S	40-X	800	0	13	18	38	STRUCTURE
7139010	2950	2950	SAN JOSE	AVE	8,060	NC-1	40-X	800	0	10	14	30	GAS STATION
7225013	0	0	OCEAN	AVE	7,556	NC-1	26-X	800	0	9	12	23	PARKING LOT
7244017	1100	1100	JULIPRO SERRA	BLVD	1,698	NC-1	26-X	800	0	23	31	56	GAS STATION
7324001	61	61	CAMBON	DR	12,669	C-S	40-X	800	0	153	207	460	STRUCTURE/PARKING
7295021	3251	3251	20TH	AVE	4,580	C-	40-X/65-D	800	0	430	582	729	PARKING LOT
7295022	595	595	BUCKINGHAM	WAY	287,922	C-2	65-D	800	0	360	486	611	PARKING LOT
7296005	356	356	WINSTON	R	197,677	C	65-D	800	0	247	333	578	PARKING LOT

DATA BASED ON BEST AVAILABLE INFORMATION
 AVAILABILITY NOT INDEPENDENTLY VERIFIED