

XI. Appendices



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Appendix A

Housing Element Public Participation

1. Community Outreach

To publicize General Plan Housing Element meetings, the City published notices in the newspaper and the notices were placed on the front page of the City's website for one week.

- **Community Meetings:**

Planning Commission - July 26, 2011

City Council Meeting: August 10, 2011

- **Adoption Public Hearing:**

Planning Commission – November 13, 2012

City Council Meeting – December 12, 2012

The notices and staff reports were all sent to a list of individuals, agencies, other community stakeholders for the General Plan update, and a list of affordable housing developers and operators, including:

- Affirmed Housing
- AMCAL Housing
- Community Housing Works
- ConAm Management Corporation
- Corporation for Supportive Housing
- Enhanced Affordable
- Hitzke Development
- Housing San Diego
- Interfaith Services
- National Community Renaissance (National CORE)
- North County Lifeline
- North County Serenity House
- San Diego Habitat for Humanity
- Solari Enterprise
- Solutions for Change
- St. Clares Home
- The John Stewart Company
- Trinity Housing
- Urban Housing Communities

2. Correspondence Received

The following written correspondence was received during the General Plan Housing Element preparation:

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FOUNDER

ALBERT E. WALKOE
(1925-2007)

August 10, 2011

Sam Abed, Mayor
City of Escondido
201 N. Broadway
Escondido, CA 92025

Via Facsimile (760) 735-5782
And E-mail (City Council and City Clerk)

RE: Item 17- 2013-20 Housing Element

Dear Mayor Abed:

AHA opposes the City's hasty and premature consideration of its Housing Element. The region has yet to even adopt the RHNA Allocation for the next planning period. SANDAG's comment period for the proposed methodology just ended on July 28, 2011. Nor has the City sufficiently engaged the community in the update process, as required by State Law.

Escondido held its lone public workshop regarding the Housing Element on July 26th. It was attended by only 2 people. Perhaps this was due to the lateness of the outreach. I received an e-mail mid-day on the 21st, just 2½ working days before the workshop. Or perhaps it was because the actual Draft Housing Element was not distributed. Instead, only a Staff Report was released which described the City's housing programs in the most general terms, containing no quantified objectives or time-line, and identifying no funding sources or responsible department. There was little to comment on.

State law requires that the City "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element". Government Code §65583(c)(7). The program of actions must demonstrate that Escondido took affirmative steps to get input from low income persons and their representatives as well as other members of the community in *the development* of the housing element. This means that input should be sought, received and considered *before* the draft housing element is completed. Examples of ways of achieving public participation include setting up citizen advisory committees, the circulation of initial drafts to interested persons and groups, and targeted outreach such as presentations to community groups, public meetings and public service announcements. The City's failure to do this shows contempt for this process and those it was meant to serve.

Sincerely,

Catherine A.
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Attorney at Law

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Date: 2011.08.10 10:31:17 -0700

Enclosure(s) E-mail and Staff Report to Planning Commission Re HE Workshop
cc: City Council, Cathy E. Cresswell and Paul McDougall, State HCD

www.affordablehousingadvocates.org

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November 1, 2011

Kristina Owens, Associate Planner
City of Escondido
201 N. Broadway
Escondido, CA 92025

RE: Draft Housing Element (2013-20)

Dear Ms. Owens:

Without further amendment, AHA opposes the adoption of the Draft Housing Element for the 2013-2020 planning period. AHA's review revealed at least the following deficiencies or inconsistencies.

The Needs Analysis is Biased and Inadequate

While the Element catalogs various housing needs, the data upon which it relies is too old and the analysis appears to be skewed. For example, the Element's assessment of the housing problems of existing households, starting at page 17, is largely based on data which is over ten (10) years old. See for e.g. Tables 11-14 and 18-21.

Even needs based in part on more recent data are not well presented. Table 15, which identifies various special needs groups, is based mainly on 2010 Census data, but appears to be skewed. It does not include significant populations discussed in the Element, serviceman, students, and others, but focus predominantly on seniors by separately listing: households with seniors, senior headed households and seniors living alone. These three categories are identified as 24.2%, 20.3% and 9.3% of total households or population. Yet seniors only account for 10.5 percent of the City's population. Table 17, p. 24.

To fairly state the need, this Table and the associated discussion and analysis should reflect the percent the special needs population bears to the total population, as well as the population of all special needs, and should breakout the significant subsets within each special needs groups rather than double or triple count as appears to have been done here.

The Review of Past Performance Does Not Acknowledge or Resolve Major Failings

The Element is less than forthright about the City's failures during the prior cycle, 2005-10, which has been extended. Without a full and frank discussion of what the City failed to accomplish and why, the action plan for the upcoming cycle will not be all that it must be. The City must identify and adequately plan to overcome historic obstacles.

For example, the City's Density Bonus Ordinance was out of compliance with State Density Bonus law when the 2005-10 Housing Element was adopted. That Element, which is still in force, included a plan to amend the ordinance to bring it into compliance with State law.

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No reasons for or analysis of this failure are provided in this Draft. Instead, the Draft simple plans, once again, to do what was required to be done after the law was amended nine (9) years ago, in 2002.

Nor is there any discussion of the need to amend the City's accessory unit ordinance to reduce unnecessary governmental barriers to this housing type. The Element defines the housing type as an attached or detached unit; the City only allows the former. P. 65. The City requires the owner to live onsite, and sets unreasonable development standards. There is no discussion of the prevalence of this housing type in the City or was in which more such development can and should be encouraged.

The City does not have an inclusionary requirement which may be one explanation for its poor performance. Table B of its most recent annual review shows that 95 percent of the need for above moderate was met, as compared to 17 percent of very low, 18 percent of low and 4 percent of moderate. Had Escondido required 20 percent of the above moderate income units to be affordable, its inclusionary units would have exceeded its performance in all other programs, combined, while meeting 75 percent of its allocation for above moderate. Despite this there is no mention of its consideration. There can be no more damning evidence of who is best served by Escondido's housing policies than this.

Lastly, the City claims credit for the same affordable housing developments under distinct housing programs and policies (pp. 97-108), including the following:

Serenity Village (8 units): counted toward 1.1, 1.7 and 3.1

Orangewood (7): 1.1 and 1.7

Brotherton (220): 1.1, 1.7

Las Ventanas: (78) 1.1, 1.3, 1.7, 2.3

Juniper Senior (60): 1.1, 1.6, 1.7, 1.9, 2.3 and 4.3

This effectively pads their past performance and create an inaccurate and unfair impression of their success.

Inventory of Affordable Housing in the City is Unclear

The Draft Element paints a confusing picture of what affordable housing actually exists in the City. In violation of AB 987, the City fails to post the most recent update of the required database of agency deed restricted units. See <http://www.escondido.org/housing-division.aspx>.¹ Nor can the available lists be reconciled. Aside from the mathematical errors (compare Table B in the most recent annual report with Table 53, p. 96 of the Draft Element), the City's Affordable Housing List, available at <http://www.escondido.org/Data/Sites/1/media/pdfs/Housing/AffordableHousingListEnglish.pdf> does not include units counted toward satisfaction of its RHNA in the prior cycle, such as the 8 units in Serenity Village. Nor is there any explanation for this exclusion.

The City's Action Plan is Inadequate

Without a frank and fair assessment of what the City failed to accomplish and why, the policies, programs and action plan for the upcoming cycle is doomed to repeat the past. The Plan cites to Tax Increment financing as the means to fund affordable housing development in the future, with no mention of the pending litigation which may end redevelopment, or the City's plans to use all of the remaining funding for a minor

1

This List does show that the City has historically disproportionately assisted seniors based on their representation in the population. Seniors are only 10.5% of the City's population but 32% of the affordable housing units built, serve them exclusively. Since 131 of the non-senior units are 1 bedrooms, as many as 44 % may serve seniors.

Kristina Owens, Associate Planner
November 1, 2011
Page 3

league ballpark, should redevelopment survive.

The Public Participation Process Was Grossly Inadequate

Some or most of the above problems may have been addressed during the public participation phase of the housing element process. Instead, the City undertook a hasty and premature consideration of its Housing Element. At the time the City approved its Draft Element the region had yet to even adopt the RHNA Allocation for the next planning period. SANDAG's comment period for the proposed methodology ended on July 28, 2011. SANDAG's Board adopted the RHNA Methodology only last Friday. The State has yet to review it. Nor has the City sufficiently engaged the community in the update process, as required by State Law.

Escondido held its lone public workshop regarding the Housing Element on July 26th. It was attended by only 2 people. Perhaps this was due to the lateness of the outreach. I received an e-mail mid-day on the 21st, just 2½ working days before the workshop. Or perhaps it was because the actual Draft Housing Element was not distributed. Instead, only a Staff Report was released which described the City's housing programs in the most general terms, containing no quantified objectives or time-line, and identifying no funding sources or responsible department. There was little to comment on.

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Sincerely,

Catherine A.
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Date: 2011.11.01 16:39:04 -0700

cc: Cathy E. Cresswell, State HCD

Appendix B

Housing Sites Inventory

This appendix provides the parcel-level information for the City's sites inventory, including sites within the Downtown Specific Plan, the South Escondido Boulevard Area Plan, and sites available in other city areas. At the end of the appendix are also maps that illustrate the City's General Plan land use policy and zoning.

1. Downtown Specific Plan Area Sites Inventory

The following map (Figure XI-1) and matrix (Figure XI-2) detail the status of individual parcels that could accommodate housing in Escondido's Downtown Specific Plan Area.



Figure XI-1

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2321001600	2.6	S-P	0	117	87	87	SPA9	700 W GRAND AVE; former police station, currently being marketed and can be redeveloped to accommodate mixed use residential	35+	N/A	A	N	Y	Y	Y
2321002000	1.25	S-P	0	56	42	42	SPA9	613 W VALLEY PKWY; Three-story office building on NE corner of site with a large surface parking lot that could be developed with residential and parking	30	N/A	A	N	Y	Y	Y
2321002100	1.48	S-P	0	66	49	49	SPA9	638, 668 W GRAND AVE; this lot is legally a part of the property addressed as 613 W. Valley Pkwy/	30	133	A	N	Y	Y	Y
2321101700	1.07	S-P	0	48	36	36	SPA9	800 W GRAND AVE; Tile Store and vacant storage building; both not been upgraded or remodeled.	30	0.39	A	N	N	N	Y
2320913500	0.57	S-P	0	26	19	19	SPA9	N QUINCE ST; North County Transit Transit Station. A concept plan has been prepared for a mixed-use office / retail / residential development with 400+ units on the entire block. No formal plans have been submitted	22	N/A	B	N	N	Y	Y
2321000800	3.04	S-P	0	137	103	103	SPA9	700 W VALLEY PKWY; transit center includes bus, rail, taxi service with parking; Concept Plan prepared (see above)	22	N/A	B	N	N	Y	Y
2321001100	3.42	S-P	0	154	115	115	SPA9	700 W VALLEY PKWY; transit center includes bus, rail, taxi service with parking; Concept Plan prepared (see above)	22	N/A	B	N	N	Y	Y
2321001900	1.98	S-P	0	89	67	67	SPA9	700 W VALLEY PKWY; transit center includes bus, rail, taxi service with parking; Concept Plan prepared (see above)	22	N/A	B	N	N	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2293311000	1.48	S-P	0	66	50	50	SPA9	Bekins (moving/storage) on Quince; one of several older whitewashed commercial buildings on the block; this property could accommodate mixed use residential	30	0.72	C	N	N	Y	Y
2293311600	2.57	S-P	0	115	86	86	SPA9	Little Mo Storage off Valley Pkwy; appears well-maintained	24	0.14	C	N	N	Y	Y
2293311700	0.92	S-P	1	41	31	30	SPA9	Vacant restaurant; no plans for new restaurant have been submitted	24	0.11	C	N	Y	Y	Y
2294010200	0.16	S-P	0	7	5	5	SPA9	Knights of Columbus building; older structure	75+	0.76	D	N	N	Y	Y
2294010300	0.15	S-P	0	6	5	5	SPA9	Fizzz restaurant adjacent to KofC; possibly a refurbished older structure	50	0.78	D	N	N	Y	Y
2294011400	0.16	S-P	0	6	5	5	SPA9	That Hair Place, Quince at Grand; older building next to large, empty lot	50+	0.96	D	N	N	Y	Y
2294011600	0.5	S-P	0	22	17	17	SPA9	Equipment rentals at 520 W GRAND AVE ; old structure with fractured walls, aged wood construction, and ceiling in need of repair; next to vacant lot	30+	1.38	D	N	N	Y	Y
2294011700	0.47	S-P	0	21	16	16	SPA9	Old gift shop at 523 W VALLEY PKWY; old, abandoned structure; could be recycled for multi-family and mixed use	30+	N/A	D	N	Y	Y	Y
2294011800	0.46	S-P	0	20	15	15	SPA9	Bank Parking Lot and auto-teller facility on Quince/Valley; could be intensified to add residential units.	20+	3.57	D	N	N	Y	Y
2294011500	0.49	S-P	0	21	16	16	SPA9	Vacant lot on 500 block of Grand; can accommodate residential	n/a	Vacant	D	Y	N	Y	Y
2330220100	0.25	S-P	0	11	8	8	SPA9	555 W GRAND AVE ; Nonconf, vacant gas station; older structure in disrepair	25	2.46	E	N	N	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2330220200	0.17	S-P	0	7	5	5	SPA9	549 W GRAND AVE; several law offices in a single older structure that has had minimal improvements and updates performed	25	N/A	E	N	N	Y	Y
2330220300	0.09	S-P	0	4	3	3	SPA9	541 W GRAND AVE; Older commercial Grand/Quince; Phoenix Hair/Spa. Structure is old with minimal upgrades performed	40+	0.63	E	N	N	Y	Y
2330220600	0.17	S-P	0	7	5	5	SPA9	525 W GRAND AVE; market; older structure in functional condition (some sign-related holes, but generally good)	50+	0.61	E	N	N	Y	Y
2330220700	0.29	S-P	0	12	9	9	SPA9	Restaurant Pine/Grand; older structure that has undergone minimal improvements and upgrades	20	1.60	E	N	N	Y	Y
2330220800	0.14	S-P	0	6	5	5	SPA9	Paved parking lot on W. 2nd; could be recycled for residential	n/a	Vacant	E	N	Y	Y	Y
2330220900	0.15	S-P	0	6	5	5	SPA9	518 W 2ND AVE; older commercial structure adjacent to residential structure in poor condition; no apparent signage, ripe for redevelopment	50+	0.81	E	N	N	Y	Y
2330221000	0.14	S-P	0	6	5	5	SPA9	522 W. 2ND Ave.; Dilapidated vacant single family residential building in poor condition next to abandoned lot	50+	4.63	E	N	Y	Y	Y
2330221600	0.08	S-P	0	3	2	2	SPA9	539 W GRAND AVE; commercial structure east of Phoenix Hair Spa, older brick building with recent exterior refurbishments; large fractures in wall	40+	2.28	E	N	N	Y	Y
2330222000	0.14	S-P	0	6	5	5	SPA9	530 W 2ND AVE; aged multi-story structure near residential lots; appears vacant	35+	0.34	E	N	Y	Y	Y
2330220500	0.17	S-P	0	7	5	5	SPA9	535, 537 W GRAND AVE; vacant lot adjacent to law offices	n/a	4.51	E	Y	N	Y	Y

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APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2292721000	2.13	S-P	0	96	72	72	SPA9	Rite Aid; has large surface parking lot with potential for redevelopment that could incorporate residential in the parking lot and consolidate parking; site is next to new multi-family complex on Escondido Blvd. and Signature Pavilion shopping center	15	1.18	F	N	Y	N	Y
2293322000	0.12	S-P	0	5	4	4	SPA9	387 N ESCONDIDO BLVD; former Coldwell Banker structure, now vacant	25	1.05	F	N	Y	N	Y
2293322300	0.1	S-P	0	4	3	3	SPA9	445 N ESCONDIDO BLVD; Chin's restaurant; surrounded by parking lot	25	0.31	F	N	Y	N	Y
2294020700	0.18	S-P	0	8	6	6	SPA9	Chase Bank CCP/Valley Pkwy; multi-story structure	15	0.13	G	N	N	Y	Y
2294021000	0.94	S-P	0	42	32	32	SPA9	Grand/Orange/CCP vacant multistory commercial	15	N/A	G	N	N	Y	Y
2330410201	0.23	S-P	0	10	8	8	SPA9	433 W GRAND AVE; yoga center and two insurance businesses; buildings contains cracked walls with visible fractures; faded public signs	35+	0.30	H	N	N	Y	Y
2330410203	0.23	S-P	0	10	8	8	SPA9	435 W GRAND AVE; possible law firm attached to yoga center (se above)	35+	0.30	H	N	N	Y	Y
2330410900	0.08	S-P	0	3	2	2	SPA9	129, 131 S ORANGE ST; possible art gallery; recently refurbished	30+	1.23	H	N	N	Y	Y
2330411200	0.16	S-P	0	7	5	5	SPA9	412-420 W 2ND AVE; series of small, older, single-story commercial structures	30+	1.00	H	N	N	N	Y
2330411600	0.16	S-P	0	7	5	5	SPA9	Grand - Hanafin; series of older commercial structures on corner of Orange and Grand	35+	0.39	H	N	N	Y	Y
2330411700	0.16	S-P	0	7	5	5	SPA9	421-425 W GRAND AVE; series of commercial structures	40+	1.26	H	N	N	Y	Y
2330411800	0.31	S-P	0	13	10	10	SPA9	Row of older commercial buildings on 2nd/Orange	24	0.83	H	N	N	N	Y
2330411900	0.48	S-P	0	21	15	15	SPA9	424-442 W 2ND AVE; small retail in-line shops	20+	0.73	H	N	N	N	Y
2330410500	0.08	S-P	0	3	2	2	SPA9	417, 419 W GRAND AVE; vacant lot	n/a	0.31	H	Y	N	Y	Y

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Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2330410600	0.08	S-P	0	3	2	2	SPA9	413, 415 W GRAND AVE; vacant lot	n/a	2.00	H	Y	N	Y	Y
2331220700	0.16	S-P	1	7	5	4	SPA9	404 W 4TH AVE; older residential structure; could be recycled for multi-family units	35+	1.62	I	N	N	N	Y
2331220800	0.16	S-P	2	7	5	3	SPA9	408-410 W 4TH AVE; older residential	n/a	0.86	I	N	N	N	Y
2331220900	0.16	S-P	3	7	5	2	SPA9	416-422 W 4TH AVE; older residential	n/a	0.98	I	N	N	N	Y
2331221000	0.16	S-P	2	7	5	3	SPA9	424-426 W 4TH AVE; older residential	n/a	0.88	I	N	N	N	Y
2331221100	0.16	S-P	3	7	5	2	SPA9	438-442 W 4TH AVE; older residential	n/a	0.79	I	N	N	N	Y
2331221200	0.16	S-P	1	7	5	4	SPA9	444 W 4TH AVE; older single family residence	n/a	0.25	I	N	N	N	Y
2331320100	0.13	S-P	1	5	4	3	SPA9	443 W 4TH AVE; old residential structure, possibly vacant and in need of repair; could be recycled for multi-family units	40+	1.83	J	N	Y	N	Y
2331320400	0.16	S-P	1	7	5	4	SPA9	419 W 4TH AVE; older single family residence		1.26	J	N	Y	N	Y
2331320500	0.17	S-P	2	7	5	3	SPA9	409 W 4TH AVE; older SFR	35+	0.45	J	N	N	N	Y
2331320600	0.15	S-P	2	6	5	3	SPA9	401, 403 W 4TH AVE; older residential structure at 4th and Orange;	35+	1.81	J	N	N	N	Y
2331320700	0.16	S-P	0	7	5	5	SPA9	400 W 5TH AVE; parking lot for adjacent commercial	n/a	0.73	J	N	Y	N	Y
2331320800	0.17	S-P	0	7	5	5	SPA9	408, 410 W 5TH AVE; Glennies; older commer- cial structure minimal upgrades performed	35+	1.15	J	N	N	N	Y
2331320900	0.16	S-P	0	7	5	4	SPA9	420 W 5TH AVE; vacant area adjacent to parking	n/a	2.33	J	N	N	N	Y
2331321300	0.5	S-P	0	22	17	17	SPA9	434 W 5TH AVE; older gas station	20	1.82	J	N	N	N	Y
2331321400	0.16	S-P	1	7	5	4	SPA9	427 W 4TH AVE; older single family residence	n/a	1.57	J	N	N	N	Y
2294110900	0.09	S-P	0	3	2	2	SPA9	326 W GRAND AVE; parking lot for La Tapatia Restaurant with potential for redevelopment; adjacent to abandoned Goodwill store	n/a	25.04	K	N	Y	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2294111300	0.09	S-P	0	3	2	2	SPA9	W GRAND AVE; La Tapatia restaurant; roof damage, crumbling brick façade, across street from vacant Goodwill	40+	N/A	K	N	N	Y	Y
2294111400	0.08	S-P	0	3	2	2	SPA9	358 W GRAND AVE; abandoned structure with water damage, graffiti, fractural damage	40+	N/A	K	N	Y	Y	Y
2294111500	0.23	S-P	0	10	8	8	SPA9	San Diego National Bank on Orange/Grand; older building that may currently be vacant	17	0.45	K	N	Y	Y	Y
2294112700	0.7	S-P	0	31	23	23	SPA9	Parking lot for 355 W Valley Pkwy near Wells Fargo Bank; lot has potential for multi-story building construction	n/a	5.99	K	N	Y	Y	Y
2330420100	0.32	S-P	0	14	11	11	SPA9	355 W GRAND AVE; large, multi-story commercial structure; older	25+	0.30	L	N	N	Y	Y
2330420200	0.08	S-P	0	3	2	2	SPA9	345 W. Grand Ave commercial; older structure, appears vacant	19	1.20	L	N	Y	Y	Y
2330420300	0.16	S-P	0	7	5	5	SPA9	335 W GRAND AVE; restaurant in older building	40+	0.92	L	N	N	Y	Y
2330420400	0.07	S-P	0	3	2	2	SPA9	333 W GRAND AVE; older commercial structure	40+	6.39	L	N	N	Y	Y
2330420700	0.08	S-P	0	3	2	2	SPA9	323 W GRAND AVE; older commercial structure (Time Keepers watch repair shop)	50+	0.62	L	N	N	Y	Y
2330420800	0.39	S-P	0	17	13	13	SPA9	303 W GRAND AVE ; Bank; older structure	40+	0.21	L	N	N	Y	Y
2330420900	0.05	S-P	0	2	2	2	SPA9	131, 133 S ESCONDIDO BLVD; commercial at the corner of Escondido/Grand	25+	1.16	L	N	N	N	Y
2330421000	0.26	S-P	0	11	8	8	SPA9	Parking for 137 S ESCONDIDO BLVD; potential site for multi-story structure	n/a	4.80	L	N	Y	N	Y
2330421100	0.16	S-P	0	7	5	5	SPA9	Parking for 322 W 2ND AVE; potential site for multi-story structure	n/a	N/A	L	N	Y	N	Y
2330421200	0.16	S-P	0	7	5	5	SPA9	326 W 2ND AVE; paved parking lot	n/a	N/A	L	N	Y	N	Y
2330421300	0.16	S-P	0	7	5	5	SPA9	336, 340 W 2ND AVE Commercial single-story structure, appears to be pawn shop; old building	40+	N/A	L	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2330421400	0.16	S-P	0	7	5	5	SPA9	336, 340 W 2ND AVE; pawn shop in older building	50+	0.53	L	N	N	N	Y
2330421500	0.16	S-P	0	7	5	5	SPA9	350 W 2ND AVE; paved parking lot for pawn shop	n/a	N/A	L	N	Y	N	Y
2330421600	0.17	S-P	0	7	5	5	SPA9	360 W 2ND AVE; paved parking lot	n/a	N/A	L	N	Y	N	Y
2330421700	0.16	S-P	0	7	5	5	SPA9	329 W GRAND AVE; Goodwill store; vacant older building	50+	0.72	L	N	Y	Y	Y
2330520300	0.16	S-P	0	7	5	5	SPA9	341-345 W 2ND AVE; laundry facility, possibly vacant; older building	45+	4.71	M	N	N	N	Y
2330520400	0.17	S-P	0	7	5	5	SPA9	333-339 W 2ND AVE; wedding gown shop; older structure	40+	0.41	M	N	N	N	Y
2330520600	0.09	S-P	0	4	3	3	SPA9	219 S ESCONDIDO BLVD; Discount Tires store; older structure	20+	N/A	M	N	N	N	Y
2330521300	0.33	S-P	0	14	11	11	SPA9	315 W 2ND AVE; Discount Tire store; parking area	n/a	1.95	M	N	N	N	Y
2330521400	1.25	S-P	0	56	42	42	SPA9	Ross office bldg; the block of Escondido/3rd/Orange; various older commercial structures	40+	1.08	M	N	N	N	Y
2330521500	0.22	S-P	0	9	7	7	SPA9	209 S ESCONDIDO BLVD; S Esc Discount Tire	20+	0.83	M	N	N	N	Y
2331410100	0.17	S-P	1	7	5	4	SPA9	361 W 3RD AVE; Old single family residential; could be recycled for multi-family residential	50+	6.49	N	N	N	N	Y
2331410200	0.17	S-P	2	7	5	3	SPA9	351 W 3RD AVE ; Old single family residential; could be recycled for multi-family residential	50+	N/A	N	N	N	N	Y
2331410300	0.16	S-P	2	7	5	3	SPA9	343 W 3RD AVE; Old single family residential; could be recycled for multi-family residential	50+	4.00	N	N	N	N	Y
2331410400	0.17	S-P	3	7	5	2	SPA9	335-3399 W 3RD AVE; Old triplex	40+	4.00	N	N	N	N	Y
2331410500	0.16	S-P	0	7	5	5	SPA9	323, 325 W 3RD AVE; West Third Avenue Professional Center w/large parking lot; next to residential parcel; some fractures in walls, obvious attempts to repair with caulking, peeling paint	40+	0.17	N	N	Y	N	Y
2331410600	0.16	S-P	0	7	5	5	SPA9	319, 321 W 3RD AVE; older gas station	30+	N/A	N	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2331410800	0.16	S-P	2	7	5	3	SPA9	328 S ORANGE ST; 4th/Orange; Old single family residential; could be recycled for multi-family residential	30+	1.33	N	N	N	N	Y
2331410900	0.15	S-P	1	6	5	4	SPA9	354 W 4TH AVE; Old single family residential; could be recycled for multi-family residential	30+	1.10	N	N	N	N	Y
2331411100	0.16	S-P	2	7	5	3	SPA9	332 W 4TH AVE; Old single family residential; could be recycled for multi-family residential	30+	0.79	N	N	N	N	Y
2331411300	0.16	S-P	2	6	5	3	SPA9	318 W 4TH AVE; Old single family residential; could be recycled for multi-family residential	30+	2.17	N	N	N	N	Y
2331411500	0.21	S-P	0	9	7	7	SPA9	339 S ESCONDIDO BLVD; auto center; small retail building with large auto display area	25+	1.60	N	N	N	N	Y
2331411600	0.31	S-P	0	14	11	11	SPA9	303 S ESCONDIDO BLVD Nonconforming gas station;	30+	1.07	N	N	N	N	Y
2331411400	0.08	S-P	0	3	2	2	SPA9	331 S ESCONDIDO BLVD; vacant lot	n/a	1.60	N	Y	N	N	Y
2331500600	0.09	S-P	0	4	3	2	SPA9	431 S ESCONDIDO BLVD; fenced off lot with various tanks, some parking	40+	N/A	O	N	Y	N	Y
2331500900	0.16	S-P	0	7	5	4	SPA9	320 W 5TH AVE; vacant office spaces; building is older	40+	N/A	O	N	Y	N	Y
2331501000	0.16	S-P	0	7	5	5	SPA9	326 W 5TH AVE; Esc/5th; parking lot adjacent to vacant office space	n/a	N/A	O	N	Y	N	Y
2331502300	1.12	S-P	0	50	38	37	SPA9	Church on 4th/orange; older structure in need of some refurbishing	50+	0.37	O	N	N	N	Y
2331502405	0.32	S-P	0	14	11	10	SPA9	350 W 5TH AVE; Office bldg and surrounding paved parking lot	35+	0.20	O	N	N	N	Y
2331500500	0.32	S-P	0	14	11	11	SPA9	4th/Escondido (403-411 S ESCONDIDO BLVD); possibly empty lot with construction occurring (circa 2009)	13	1.35	O	Y	N	N	Y
2292810200	0.09	S-P	0	4	3	3	SPA9	Sun Valley Fuel Station w/parking lot; older structures	25+	N/A	P	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2292810300	0.19	S-P	0	8	6	6	SPA9	Exterminator Business w/Parking Lot	35+	N/A	P	N	N	N	Y
2292810400	0.19	S-P	0	8	6	6	SPA9	Parking lot	n/a	3.64	P	N	Y	N	Y
2292810500	0.2	S-P	0	8	6	6	SPA9	A multi-office single story structure on Washington; older building	35+	1.58	P	N	N	N	Y
2292810600	0.17	S-P	0	7	5	5	SPA9	Washington Ave. restaurant; older structure	35+	5.00	P	N	N	N	Y
2292810700	0.2	S-P	0	9	7	7	SPA9	Cricket store on Washington; older building	35+	0.77	P	N	N	N	Y
2292810800	0.16	S-P	0	7	5	5	SPA9	Collateral loan offices. Older building in decent shape, but with bars on all of the windows.	35+	0.70	P	N	N	N	Y
2292811100	0.32	S-P	0	14	11	11	SPA9	225 Wash; Golden State Gasoline Station and parking lot; an older building that's currently functioning	35+	2.00	P	N	Y	N	Y
2292811500	0.24	S-P	0	10	8	7	SPA9	Freestanding classroom building; part of Classical Academy	25+	2.09	P	N	N	N	Y
2292811700	0.1	S-P	0	4	3	3	SPA9	142 WOODWARD AVE; part of Classical Academy	25+	N/A	P	N	N	N	Y
2292811800	0.17	S-P	0	7	5	5	SPA9	Classical Academy; older structure and occupied	25+	0.89	P	N	N	N	Y
2292812000	0.15	S-P	0	6	5	5	SPA9	Offices adjacent to Classical (including at least one law office); older building	25+	1.00	P	N	N	N	Y
2292812100	0.19	S-P	0	8	6	6	SPA9	Freestanding; Mariscos restaurant adjacent to Classical Academy. Older structure .	25+	0.37	P	N	N	N	Y
2292812200	0.17	S-P	0	7	5	5	SPA9	Paved parking lot adjacent to Classical Academy	n/a	N/A	P	N	Y	N	Y
2292812600	0.45	S-P	0	20	15	15	SPA9	Old structure at 215 W WASHINGTON AVE; Supply business	35+	2.26	P	N	N	N	Y
2292812700	0.29	S-P	0	12	9	9	SPA9	Older commercial bldg; former Pool King business, may currently be exterminator business	35+	0.70	P	N	N	N	Y
2292812800	0.34	S-P	0	15	11	11	SPA9	Sushiyama; refurbished restaurant	25+	1.15	P	N	N	Y	Y
2292812900	0.25	S-P	0	11	8	8	SPA9	233 W WASHINGTON AVE; several potential buildings that are aged and currently occupied	35+	0.62	P	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2292813000	0.31	S-P	0	14	11	11	SPA9	233 W WASHINGTON AVE; several old buildings with minimal refurbishment being used for retail and office; could be recycled	40+	1.00	P	N	N	N	Y
2292813200	0.1	S-P	0	4	3	3	SPA9	Washington/Escondido Blvd nonconf; parking lot of Sun Valley Fuel	n/a	N/A	P	N	Y	N	Y
2292910500	0.12	S-P	1	5	4	3	SPA9	Fantastic Sam's Hair Salon; older building	35+	1.09	P	N	N	N	Y
2292911500	0.69	S-P	0	31	23	23	SPA9	Enterprise on Wash Ave; older structure with large paved parking lot	35+	1.08	P	N	N	N	Y
2292912100	0.17	S-P	0	7	5	5	SPA9	Dunn-Edwards on Woodward and Broadway; recentlyrefurbished building	35+	N/A	P	N	N	N	Y
2292912300	0.18	S-P	0	8	6	6	SPA9	Parking lot adjacent to Classical Academy	n/a	Vacant	P	N	Y	N	Y
2292912400	0.77	S-P	0	34	26	26	SPA9	Broadway/Woodward; Dunn-Edwards and parking lot;	35+	1.44	P	N	N	Y	Y
2292912600	0.49	S-P	0	21	16	16	SPA9	130 Woodward; Church on Woodward that doubles as high school; building in good condition but parking lot needs maintenance and paint; redevelopment potential	25+	2.33	P	N	N	N	Y
2292912700	0.8	S-P	0	36	27	27	SPA9	131 Woodward; Church on Woodward that doubles as high school; building in good condition but north parking lot needs maintenance and paint; redevelopment potential	25+	1.28	P	N	N	N	Y
2292811200	0.14	S-P	0	6	5	5	SPA9	Vacant lot adj to car rental	n/a	Vacant	P	Y	N	N	Y
2292813100	0.08	S-P	0	3	2	2	SPA9	Small vacant parcel at the end of an alleyway off of Escondido Blvd in the Washington/Woodward block	n/a	Vacant	P	Y	N	N	Y
2294120400	0.24	S-P	0	10	8	8	SPA9	Freestanding Eye Doctor's office on W Valley Parkway; older structure with large parking lot	20+	0.47	Q	N	N	Y	Y
2294120500	0.16	S-P	0	7	5	5	SPA9	200 W GRAND AVE, Bank of Escondido; older building	30+	0.15	Q	N	N	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2294120600	0.17	S-P	0	7	5	5	SPA9	200 W GRAND AVE # A; a suite in the recently resurfaced Grand Professional Building; surrounded by paved parking lot that could potentially hold a multi-story structure	30+	N/A	Q	N	N	Y	Y
2294121000	0.16	S-P	0	7	5	5	SPA9	W GRAND AVE; part of paved parking lot	n/a	N/A	Q	N	Y	Y	Y
2294121700	0.08	S-P	0	3	2	2	SPA9	225 W VALLEY PKWY; paved parking lot	n/a	N/A	Q	N	Y	Y	Y
2294122400	0.88	S-P	0	39	29	29	SPA9	Warren bldg; older structure	40+	0.41	Q	N	N	Y	Y
2330610100	0.16	S-P	0	7	5	5	SPA9	100-148 S ESCONDIDO BLVD; series of commercial structures	35+	0.61	R	N	N	Y	Y
2330610300	0.16	S-P	0	7	5	5	SPA9	Parking lot at 249 W GRAND AVE; potential home for new structure	n/a	N/A	R	N	Y	Y	Y
2330610400	0.08	S-P	0	3	2	2	SPA9	237 W GRAND AVE; paved parking lot surrounded by commercial buildings; potential home for new structure	40+	3.00	R	N	Y	Y	Y
2330611200	0.1	S-P	0	4	3	3	SPA9	127 S MAPLE ST; large commercial building (ARS); adjacent to large parking lot with potential for redevelopments	40+	N/A	R	N	N	N	Y
2330611300	0.22	S-P	0	9	7	7	SPA9	200-218 W 2ND AVE; series of multi-story commercial buildings; adjacent to large parking lot with potential for new structure	30+	0.43	R	N	N	N	Y
2330611400	0.16	S-P	0	7	5	5	SPA9	220, 222 W 2ND AVE; The Kolod-Wager Building; older commercial	45+	0.98	R	N	N	N	Y
2330612400	0.39	S-P	0	17	13	13	SPA9	150-190 S Escondido Blvd; Commercial Escondido/2nd; buildings adjacent to large parking lot with potential for new structure(s)	30+	0.83	R	N	N	N	Y
2330612500	0.42	S-P	0	18	14	14	SPA9	240, 270 W 2ND AVE; the Heritage Escrow Company; large multi-story building adjacent to parking lot with potential for new structure	30+	0.63	R	N	N	N	Y

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2330612600	0.71	S-P	0	31	23	23	SPA9	Grand/Maple; Grand Professional Building and Bank of Escondido; adjacent to parking lot with potential for new structure	25+	0.41	R	N	N	Y	Y
2330710100	1.3	S-P	0	58	44	44	SPA9	220 S ESCONDIDO BLVD; Bank of America; older structure w/large parking lot	30+	0.70	S	N	Y	N	Y
2330710200	0.15	S-P	0	6	5	5	SPA9	227 S MAPLE ST; vacant residential lot in need of repairs	50+	6.69	S	N	Y	N	Y
2330710300	0.15	S-P	0	6	5	5	SPA9	222 W 3RD AVE; parking for Center for Leadership Studies; older building	30+	8.13	S	N	N	N	Y
2330711600	0.15	S-P	0	6	5	5	SPA9	239 S MAPLE ST; two-story residential house next to vacant lot and Center for Leadership;	50+	1.50	S	N	N	N	Y
2330711800	0.24	S-P	0	10	8	8	SPA9	Nonconf auto sales; appears to be paved parking lot next to Center for Leadership Studies on W. 3rd	n/a	4.00	S	N	Y	N	Y
2330711900	0.32	S-P	0	14	11	11	SPA9	Nonconf auto sales; 236 S ESCONDIDO BLVD; parking lot for Nonconf auto sales (containing small sales building) with potential for redevelopment	30+	N/A	S	N	Y	N	Y
2331420500	0.28	S-P	0	12	9	9	SPA9	209-237 W 3RD AVE; adjacent to elementary school	n/a	1.57	T	N	N	N	Y
2331420600	0.2	S-P	0	9	6	6	SPA9	203 W 3RD AVE; 305-309 S MAPLE ST; across street from elementary school	n/a	1.25	T	N	N	N	Y
2331420700	0.15	S-P	0	6	5	5	SPA9	4th/Maple paved parking lot	n/a	0.70	T	N	Y	N	Y
2331420800	0.16	S-P	1	7	5	4	SPA9	210 W 4TH AVE; 1 older SFR with redevelopment potential	40+	2.56	T	N	N	N	Y
2331420900	0.16	S-P	1	7	5	4	SPA9	Older SFR with redevelopment potential	40+	2.92	T	N	N	N	Y
2331421000	0.16	S-P	1	7	5	4	SPA9	228 W 4TH AVE; older SFR with redevelopment potential	40+	N/A	T	N	N	N	Y
2331421100	0.16	S-P	0	7	5	5	SPA9	236 W 4TH AVE; empty, paved lot next to auto lot	n/a	N/A	T	N	Y	N	Y

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2331421300	0.32	S-P	0	14	11	11	SPA9	332 S ESCONDIDO BLVD; Auto sales nonconf with small sales building	25+	1.35	T	N	Y	N	Y
2294210800	0.38	S-P	0	17	13	13	SPA9	Bank on Broadway/Valley	20+	0.59	U	N	N	Y	Y
2294210900	0.13	S-P	0	5	4	4	SPA9	Crone Grand/Broadway; Appears to be part of a multi-unit commercial building adjacent to a bank; older structure	75+	1.02	U	N	N	Y	Y
2294211000	0.16	S-P	0	7	5	5	SPA9	Pizza Grotto on Grand; older commercial (or mixed-use)	75+	1.08	U	N	N	Y	Y
2294211100	0.08	S-P	0	3	2	2	SPA9	114 W GRAND AVE; Pizza Grotto; older commercial (or mixed-use)	75+	0.83	U	N	N	Y	Y
2294211200	0.16	S-P	0	7	5	5	SPA9	118-122 W Grand Ave; possibly mixed-use, multi- level structure	50+	0.17	U	N	N	Y	Y
2294211400	0.08	S-P	0	3	2	2	SPA9	130-132 W Grand Ave; recent refurbishment	50+	1.44	U	N	N	Y	Y
2294211500	0.08	S-P	1	3	2	1	SPA9	136 W GRAND AVE; commercial unit recent refurbishment	50+	4.63	U	N	N	Y	Y
2294211600	0.08	S-P	0	3	2	2	SPA9	Grand Ave commercial; Downtown Deli; recent refurbishment	50+	5.00	U	N	N	Y	Y
2294211700	0.09	S-P	0	3	2	2	SPA9	142 W GRAND AVE; commercial shop recent refurbishment	50+	3.50	U	N	N	Y	Y
2294211800	0.08	S-P	0	3	2	2	SPA9	150 Grand; Café; older structure recent refurbishment	50+	1.17	U	N	N	Y	Y
2294211900	0.08	S-P	0	3	2	2	SPA9	150 W GRAND AVE recent refurbishment	50+	1.17	U	N	N	Y	Y
2294212400	0.23	S-P	0	10	8	8	SPA9	Maple/Grand commercial; older structures recent refurbishment	50+	1.67	U	N	N	Y	Y
2294212500	0.08	S-P	0	3	2	2	SPA9	126 W GRAND AVE; restaurant among commercial buildings	50+	1.43	U	N	N	Y	Y
2294212600	0.23	S-P	0	10	8	8	SPA9	City lot Valley/Maple; 151 W VALLEY PKWY; Vehicle parking district no. 1; has potential for new structures or redevelopment	n/a	N/A	U	N	Y	Y	Y
2294212600	0.08	S-P	0	3	2	2	SPA9	City lot Valley/Maple; Vehicle Parking District #1; has potential for new structures or redevelopment	n/a	N/A	U	N	Y	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2294212600	0.08	S-P	0	3	2	2	SPA9	Vehicle Parking District #1; has potential for redevelopment	n/a	N/A	U	N	Y	Y	Y
2294212600	0.16	S-P	0	7	5	5	SPA9	Vehicle Parking District #1; has potential for redevelopment	n/a	N/A	U	N	Y	Y	Y
2294212600	0.16	S-P	0	7	5	5	SPA9	City lot Valley/Maple; Vehicle Parking District #1; has potential for redevelopment	n/a	N/A	U	N	Y	Y	Y
2294212600	0.24	S-P	0	10	8	8	SPA9	City lot Valley/Maple; Vehicle Parking District #1; has potential for redevelopment	na/	N/A	U	N	Y	Y	Y
2294212600	0.08	S-P	0	3	2	2	SPA9	Vehicle Parking District #1; has potential for redevelopment	n/a	N/A	U	N	Y	Y	Y
2330620100	0.33	S-P	0	14	11	11	SPA9	155 W GRAND AVE; sec Maple/Grand; closed art gallery; some vandalism on west side	50+	0.14	V	N	N	Y	Y
2330620200	0.16	S-P	0	7	5	5	SPA9	143, 145 W GRAND AVE; Grand Tea Room; mix-use building; missing stairs to 2nd floor on south side	50+	0.79	V	N	N	Y	Y
2330620300	0.16	S-P	0	7	5	5	SPA9	135 W GRAND AVE; Escondido Antique Mall; older structure , though needs patchwork	50+	0.88	V	N	N	Y	Y
2330620400	0.09	S-P	0	3	2	2	SPA9	129 W GRAND AVE; Sports pub in older structure (needs some patchwork)	50+	1.33	V	N	N	Y	Y
2330620500	0.08	S-P	0	3	2	2	SPA9	125, 127 W GRAND AVE; aforementioned sports pub	50+	1.27	V	N	N	Y	Y
2330620600	0.08	S-P	0	3	2	2	SPA9	121, 123 W GRAND AVE; a barber shop and art gallery in a "duplex" commercial space; older structure	50+	3.30	V	N	N	Y	Y
2330620700	0.08	S-P	0	3	2	2	SPA9	117 W GRAND AVE; recently refurbished restaurant	50+	2.09	V	N	N	Y	Y
2330620900	0.14	S-P	0	6	5	5	SPA9	Broadway/Grand corner commercial; older buildings, some vacant,	50+	1.04	V	N	Y	Y	Y
2330621001	1.26	S-P	0	56	42	42	SPA9	131 S BROADWAY; H Johnson bldg; appears vacant, lot in need of refurbishing	50+	1.25	V	N	Y	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2330621100	0.07	S-P	0	3	2	2	SPA9	113 W GRAND AVE; Grand Restaurant; some small fractures, some faded paint	50+	1.17	V	N	N	Y	Y
2330621200	0.07	S-P	0	3	2	2	SPA9	115 W GRAND AVE; Ottoson's Jewelers; recently refurbished but adjacent to fractured building described above	50+	0.67	V	N	Y	Y	Y
2330720601	0.31	S-P	0	13	10	10	SPA9	Parking lot for florist at 115 W 2ND AVE	n/a	34.00	W	N	N	N	Y
2330721300	0.16	S-P	0	7	5	5	SPA9	Parking lot	n/a	34.00	W	N	Y	N	Y
2330720700	0.14	S-P	0	6	5	5	SPA9	101 W 2ND AVE; paved parking lot	n/a	0.55	W	N	Y	N	Y
2330720800	0.31	S-P	0	13	10	10	SPA9	225- 235 S BROADWAY; Mortuary; older building	20	0.50	W	N	N	N	Y
2330720900	0.15	S-P	0	6	5	5	SPA9	118 W 3RD AVE; paved parking for Alhiser-Comer mortuary that could accommodate new structures	n/a	N/A	W	N	Y	N	Y
2330721000	0.16	S-P	1	7	5	4	SPA9	114 W 3RD AVE; residential lot adjacent to mortuary	50+	1.72	W	N	N	N	Y
2330721500	0.16	S-P	0	7	5	5	SPA9	127, 129 W 2ND AVE; Pkg lot 2nd/Maple; potential for multi-use redevelopment	35+	N/A	W	N	Y	N	Y
2330721500	0.67	S-P	0	29	22	22	SPA9	127, 129 W 2ND AVE; Pkg lot 2nd/Maple; potential for multi-use redevelopment	35+	N/A	W	N	Y	N	Y
2293010300	0.15	S-P	2	6	5	3	SPA9	427 N JUNIPER ST; specific structure unknown, but likely an older single-family residential building	45+	0.82	X	N	N	N	Y
2293010400	0.15	S-P	1	6	5	4	SPA9	411 N Juniper St; older house near canal with redevelopment potential	50+	1.66	X	N	N	N	Y
2293010500	0.08	S-P	1	3	2	1	SPA9	409 Juniper; small, old SFR with redevelopment potential	50+	1.40	X	N	N	N	Y
2293011200	0.15	S-P	1	6	5	4	SPA9	431 N JUNIPER ST; older SFR with redevelopment potential	50+	0.41	X	N	N	N	Y
2293041300	0.22	S-P	0	9	7	7	SPA9	Older commercial on 500 block of Broadway; appears vacant	40+	0.67	X	N	Y	Y	Y
2293041400	0.17	S-P	0	7	5	5	SPA9	Bus Pkg Boys Girls Club; adjacent to empty older commercial building	n/a	38.84	X	N	Y	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2293041500	0.16	S-P	0	7	5	5	SPA9	Bus Pkg Boys Girls Club; adjacent to empty older commercial building	n/a	38.84	X	N	Y	Y	Y
2293041600	0.19	S-P	0	8	6	6	SPA9	Discount Tire at 550 N BROADWAY; next to bus lot	35+	1.54	X	N	N	Y	Y
2293041700	0.29	S-P	0	13	10	10	SPA9	Parking for Discount Tire; paved and in use	n/a	20.02	X	N	N	Y	Y
2293042300	0.51	S-P	0	22	17	17	SPA9	Evans Tires adjacent to canal/bike path; older building currently in use	35+	1.09	X	N	N	Y	Y
2293042500	0.16	S-P	0	7	5	5	SPA9	400 N BROADWAY; possibly part of Evans Tires property. Next to weedy patch of land, canal, bike path	35+	0.49	X	N	N	Y	Y
2293042700	0.1	S-P	1	4	3	2	SPA9	114 CLARK ST; redevelopment potential due to age and condition	50+	12.51	X	N	Y	N	Y
2293042900	0.29	S-P	0	13	10	10	SPA9	501 WAVERLY PL; car repair facility. Older building currently in use. Waverly appears to end as a dirt road cul-de-sac	35+	N/A	X	N	N	N	Y
2293043900	0.17	S-P	0	7	5	5	SPA9	Part of car repair facility on Waverly	35+	2.23	X	N	N	N	Y
2293044000	0.23	S-P	1	10	8	7	SPA9	401 WAVERLY PL; SFR; structure , surrounding land has overgrowth; redevelopment potential	35+	3.20	X	N	N	N	Y
2293044100	0.21	S-P	1	9	7	6	SPA9	411 WAVERLY PL; older SFR structure with redevelopment potential	45+	4.22	X	N	N	N	Y
2293044200	0.61	S-P	0	27	20	20	SPA9	Salvation Army on Washington. Older structure .	35+	1.32	X	N	N	Y	Y
2293030600	0.39	S-P	0	17	13	13	SPA9	Old Rob James bldg on Broadway; appears vacant and adjacent to vacant lot	45+	0.41	Y	N	Y	Y	Y
2293031300	0.4	S-P	17	18	18	0	SPA9	353 WAVERLY PL; Old apartments in need of repairs and paint	30+	0.34	Y	N	N	N	Y
2293031800	0.6	S-P	18	27	20	3	SPA9	321 WAVERLY PL Old apartments in need of repairs and paint	30+	0.54	Y	N	N	N	Y
2293610500	0.15	S-P	0	6	5	5	SPA9	144 E PENNSYLVANIA AVE; possibly paved parking lot behind church within residential neighborhood	n/a	11.14	Y	N	Y	N	Y

Figure XI-2
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2293610600	0.15	S-P	0	6	5	5	SPA9	Owned by NC Times; paved parking lot with potential for redevelopment	n/a	11.01	Y	N	Y	N	Y
2293610900	0.16	S-P	0	7	5	5	SPA9	Small commercial office conversion;	45+	1.80	Y	N	Y	N	Y
2293611100	0.42	S-P	0	19	14	14	SPA9	Old church on Broadway/Penn; roof starting to collapse at front (west) side of building); parking lot needs maintenance; surrounding sidewalk run down	50+	0.80	Y	N	N	Y	Y
2293611200	0.16	S-P	1	7	5	4	SPA9	Old church on Broadway/Penn; roof starting to collapse at front (west) side of building); parking lot needs maintenance; surrounding sidewalk run down	50+	3.00	Y	N	N	N	Y
2293030700	0.17	S-P	0	7	5	5	SPA9	Vacant grassy lot, or parking lot, adj to Rob James Architect Building	n/a	70.24	Y	Y	N	Y	Y
2293030800	0.16	S-P	0	7	5	5	SPA9	338 N BROADWAY; vacant lot next to Rob James Architect Building	n/a	Vacant	Y	Y	N	Y	Y
2293030900	0.16	S-P	0	7	5	5	SPA9	342 N BROADWAY; vacant lot next to Rob James Architect Building	n/a	70.24	Y	Y	N	Y	Y
2293031000	0.26	S-P	0	11	8	8	SPA9	350 N BROADWAY; vacant lot next to Rob James Architect Building	n/a	1.51	Y	Y	N	Y	Y
2293820700	0.09	S-P	0	4	3	3	SPA9	146 E VALLEY PKWY; parking lot next to SDC Credit Union	25+	N/A	Z	N	Y	N	Y
2293820900	0.25	S-P	0	11	8	8	SPA9	Parking lot w/freestanding ATM; adjacent to SDC Credit Union	n/a	N/A	Z	N	Y	N	Y
2293821000	0.72	S-P	0	32	24	24	SPA9	Parking lot next to SDC Credit Union	n/a	N/A	Z	N	Y	Y	Y
2293821300	0.19	S-P	0	8	6	6	SPA9	240 N BROADWAY; car repair facility	35+	3.20	Z	N	N	Y	Y
2293821400	0.11	S-P	0	s	4	4	SPA9	228 N BROADWAY; Hot Spring Spa, older building	45+	2.50	Z	N	N	Y	Y
2294220800	0.24	S-P	0	10	8	8	SPA9	Grand/Kalmia stores; older structures still in use	50+	2.15	ZA	N	N	Y	Y
2294221000	0.08	S-P	0	3	2	2	SPA9	136 E GRAND AVE; Alterations store(s); older structure	50+	2.43	ZA	N	N	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2294221100	0.09	S-P	1	3	2	1	SPA9	132 E GRAND AVE; alteration store(s); older structure with broken sign	50+	3.08	ZA	N	N	Y	Y
2294221200	0.08	S-P	0	3	2	2	SPA9	129 Grand Ave commercial; Savannah Design Group LLC; multi-story structure w/some fractures; needs some maintenance on north side	50+	0.44	ZA	N	N	Y	Y
2294221300	0.07	S-P	0	3	2	2	SPA9	130 Grand Ave commercial; Savannah Design Group LLC; multi-story structure w/some fractures; needs some maintenance on north side	50+	0.89	ZA	N	N	Y	Y
2294221400	0.16	S-P	0	7	5	5	SPA9	122-126 E GRAND AVE; possibly Sullivan's Irish Pub; structure	45+	1.09	ZA	N	N	Y	Y
2294221700	0.08	S-P	0	3	2	2	SPA9	116 E GRAND AVE; First Republic Bank; some maintenance needed on north side; next to small parking lot that has redevelopment potential	30+	0.47	ZA	N	N	Y	Y
2294221800	0.21	S-P	0	9	7	7	SPA9	Parking Broadway/Grand	n/a	21.81	ZA	N	N	Y	Y
2294222100	0.08	S-P	0	3	2	2	SPA9	118-120 E GRAND AVE; a pub/restaurant; appears in good condition, but some features on north/back side may be out of code	40+	0.29	ZA	N	N	Y	Y
2294222300	0.11	S-P	0	5	4	4	SPA9	157 E VALLEY PKWY; older multi-story office structure on corner of Kalima and Valley Pkwy	15	0.19	ZA	N	N	N	Y
2294222400	0.08	S-P	0	3	2	2	SPA9	140 E GRAND AVE; an occupied gallery; older structure	50+	0.49	ZA	N	N	Y	Y
2294222500	0.07	S-P	0	3	2	2	SPA9	142 E GRAND AVE; an occupied gallery; older structure	50+	0.85	ZA	N	N	Y	Y
2294222600	0.52	S-P	0	23	17	17	SPA9	128 N BROADWAY; Bank w/ large paved parking lot	50+	0.45	ZA	N	Y	Y	Y
2294222700	0.15	None	0	6	5	5	SPA9	Pkg lot Valley/Broadway; 135 W Valley Pkwy	n/a	N/A	ZA	N	Y	Y	Y
2294222700	0.08	S-P	0	3	2	2	SPA9	Parking Valley/Kalmia	n/a	N/A	ZA	N	Y	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2294222700	0.15	S-P	0	6	5	5	SPA9	Small commercial Grand; parking lot next to First Republic Bank; near busy intersection of Grand and Broadway and has potential for redevelopment	40+	N/A	ZA	N	Y	Y	Y
2294222700	0.08	S-P	0	3	2	2	SPA9	Silvergate Bank and surrounding parking lot; currently being refurbished; parking lot has potential for development; across street from City Hall	40+	N/A	ZA	N	Y	Y	Y
2330810100	0.17	S-P	0	7	5	5	SPA9	Broadway/Grand; Draper's and Damon's; old building	50+	1.00	ZB	N	N	Y	Y
2330810400	0.08	S-P	0	3	2	2	SPA9	125 E GRAND AVE; an older commercial lot; may need refurbishing, possibly vacant	40+	0.80	ZB	N	Y	Y	Y
2330810500	0.08	S-P	0	3	2	2	SPA9	129 E GRAND AVE; Studio 158;	40+	1.56	ZB	N	N	Y	Y
2330810600	0.08	S-P	0	3	2	2	SPA9	135 E GRAND AVE; Theatrix dinner theater building	40+	0.83	ZB	N	N	Y	Y
2330810700	0.16	S-P	0	7	5	5	SPA9	141, 143 E GRAND AVE; Yardage Town; older building	45+	0.73	ZB	N	N	Y	Y
2330810800	0.09	S-P	0	3	2	2	SPA9	147 E GRAND AVE; commercial structure	45+	0.61	ZB	N	N	Y	Y
2330810900	0.07	S-P	0	3	2	2	SPA9	153 E GRAND AVE; paperback book exchange store; older building , could use refurbishing	50+	1.74	ZB	N	N	Y	Y
2330811000	0.09	S-P	0	3	2	2	SPA9	155 E GRAND AVE; Theatrix; older building, possibly vacant	45+	2.14	ZB	N	Y	Y	Y
2330812300	0.16	S-P	0	7	5	5	SPA9	157 E GRAND AVE; older commercial structure (possibly gallery)	45+	0.85	ZB	N	N	Y	Y
2330812400	0.16	S-P	0	7	5	5	SPA9	Grand commercial; Escondido Joe's Coffee House; older building	45+	1.00	ZB	N	N	Y	Y
2330812500	0.08	S-P	0	3	2	2	SPA9	Grand restaurant; possibly vacant (former Bistro);	45+	1.43	ZB	N	Y	Y	Y
2330812600	0.13	S-P	0	5	4	4	SPA9	139 S KALMIA ST; parking lot with potential for multi-story structure(s)	n/a	N/A	ZB	N	Y	N	Y
2330812600	0.17	S-P	0	7	5	5	SPA9	140 S KALMIA ST; parking lot with potential for multi-story structure(s)	n/a	N/A	ZB	N	Y	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2330812600	0.15	S-P	0	6	5	5	SPA9	141 S KALMIA ST; parking lot with potential for multi-story structure(s)	n/a	N/A	ZB	N	Y	N	Y
2330812600	0.11	S-P	0	5	4	4	SPA9	142 S KALMIA ST; parking lot with potential for multi-story structure(s)	n/a	N/A	ZB	N	Y	N	Y
2330810200	0.09	S-P	0	4	3	3	SPA9	105 E GRAND AVE; vacant commercial lot next to Draper's and Damon's	n/a	1.40	ZB	Y	Y	Y	Y
2330910100	0.15	S-P	0	6	5	5	SPA9	200, 206 S BROADWAY; appears to be vacant (or closing, circa 2009) commercial building in need of repairs	50+	N/A	ZC	N	Y	N	Y
2331620100	0.16	S-P	0	7	5	5	SPA9	310 S BROADWAY; paved parking lot next to commercial structure	45+	2.11	ZD	N	Y	N	Y
2331620400	0.16	S-P	0	7	5	5	SPA9	127 E 3RD AVE; office building w/paved parking lot; large fractures in carport	45+	0.36	ZD	N	N	N	Y
2331620500	0.16	S-P	0	7	5	5	SPA9	135 E 3RD AVE; office building w/paved parking lot; some fractures, broken fixtures on back of building	45+	0.35	ZD	N	N	N	Y
2331620600	0.16	S-P	0	7	5	5	SPA9	139 E 3RD AVE; older office building w/paved parking lot	40+	0.41	ZD	N	N	N	Y
2331621200	0.16	S-P	1	7	5	4	SPA9	118 E 4TH AVE; playground for older preschool	40+	N/A	ZD	N	Y	N	Y
2331621300	0.16	S-P	2	7	5	3	SPA9	112, 114 E 4TH AVE; playground for older preschool	40+	1.14	ZD	N	Y	N	Y
2331621500	0.11	S-P	0	4	3	3	SPA9	342, 350 S BROADWAY, dentist office; older building	45+	0.47	ZD	N	N	N	Y
2331622100	0.33	S-P	0	14	11	11	SPA9	111, 117 E 3RD AVE; First United Methodist church parking lot with potential for redevelopment	n/a	76.45	ZD	N	Y	N	Y
2331720300	0.15	S-P	1	6	5	4	SPA9	119 E 4TH AVE; old structure, possible a SFR	45+	4.20	ZE	N	N	N	N
2331720800	0.26	S-P	0	11	8	8	SPA9	440 S BROADWAY; Broadway/5th church; older structure with some wall damage and fracturing	20	0.16	ZE	N	N	N	N
2331721000	0.16	S-P	1	7	5	4	SPA9	128 E 5TH AVE; older SFR	45+	1.50	ZE	N	N	N	N
2331721100	0.17	S-P	2	7	5	3	SPA9	136 E 5TH AVE; older SFR	45+	1.16	ZE	N	N	N	N

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2331721200	0.17	S-P	1	7	5	4	SPA9	SFR; 148 E 5TH AVE. Old but well-kept residential structure	45+	2.80	ZE	N	N	N	N
2331721500	0.29	S-P	0	12	9	9	SPA9	5th/Kalmia; converted SFR	45+	0.50	ZE	N	N	N	N
2331721700	0.75	S-P	0	33	25	25	SPA9	125-157 E 4TH AVE; parking lot for First United Methodist with potential for redevelopment	n/a	4.02	ZE	N	Y	N	N
2331721800	0.32	S-P	0	14	11	11	SPA9	109, 111 E 4TH AVE; 4th/Broadway corner office structure ; appears vacant	45+	0.41	ZE	N	Y	N	N
2293020100	0.08	S-P	1	3	2	1	SPA9	Old SFR on Juniper/Clark; repairs needed	45+	2.75	ZF	N	N	N	Y
2293020600	0.2	S-P	2	9	7	5	SPA9	218 SHERMAN PL; old SFR; repairs needed	45+	0.67	ZF	N	N	N	Y
2293020700	0.18	S-P	1	8	6	5	SPA9	328 WAVERLY PL; old SFR; repairs needed	45+	1.81	ZF	N	N	N	Y
2293021000	0.1	S-P	1	4	3	2	SPA9	350 WAVERLY PL; SFR next to vacant lot; repairs needed	45+	2.37	ZF	N	N	N	Y
2293021500	0.17	S-P	0	7	5	5	SPA9	333 N JUNIPER ST; parking for apartment structure	n/a	4.40	ZF	N	Y	N	Y
2293021600	0.07	S-P	1	3	2	1	SPA9	235 CLARK ST; old SFR; repairs needed	45+	1.52	ZF	N	N	N	Y
2293021800	0.16	S-P	0	7	5	5	SPA9	335-345 N JUNIPER ST	n/a	0.39	ZF	N	N	N	Y
2293620100	0.16	S-P	0	7	5	5	SPA9	Large NC Times parking lot with potential for new development due to NC Times restructuring their business to conduct printing and other production operations elsewhere	n/a	11.01	ZF	N	Y	N	Y
2293620200	0.16	S-P	0	7	5	5	SPA9	Large NC Times parking lot with potential for new development; adjacent to residential neighborhood; see comment above	n/a	11.03	ZF	N	Y	N	Y
2293620300	0.15	S-P	0	6	5	5	SPA9	Large NC Times parking lot with potential for new development; adjacent to residential neighborhood; see comment above	n/a	11.03	ZF	N	Y	N	Y
2293620400	0.15	S-P	0	6	5	5	SPA9	Owned by NC Times; large parking lot with potential for redevelopment; adjacent to residential neighborhood; see comment above	n/a	N/A	ZF	N	Y	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2293620600	0.16	S-P	1	7	5	4	SPA9	250 E PENNSYLVANIA AVE; old SFR next to small park	45+	29.59	ZF	N	N	N	Y
2293620700	0.15	S-P	1	6	5	4	SPA9	258 E PENNSYLVANIA AVE; old and run down SFR (boarded windows, etc.); likely vacant	45+	20.79	ZF	N	Y	N	Y
2293020800	0.19	S-P	1	8	6	5	SPA9	340 WAVERLY PL; vacant lot among residential structures	45+	6.00	ZF	Y	N	N	Y
2293620500	0.15	S-P	0	6	5	5	SPA9	Near NC times site; 246 E PENNSYLVANIA AVE a small NCT-created park between parking lot and residential units; see comment above	n/a	N/A	ZF	Y	N	N	Y
2293910100	0.17	S-P	0	7	5	5	SPA9	205 E PENNSYLVANIA AVE; North County Times Property (see comment above)	30+	11.81	ZG	N	N	N	Y
2293910200	0.17	S-P	0	7	5	5	SPA9	207-211 E PENNSYLVANIA AVE; North County Times Property (see comment above)	30+	29.59	ZG	N	N	N	Y
2293910600	0.17	S-P	0	7	5	5	SPA9	North County Times newspaper business with potential for new development due to NC Times restructuring their business to conduct printing and other production operations elsewhere	30+	N/A	ZG	N	N	N	Y
2293910700	0.16	S-P	0	7	5	5	SPA9	E PENNSYLVANIA AVE; parking lot adjacent to NC Times building; potential for redevelopment; see comment above	45+	N/A	ZG	N	N	N	Y
2293910900	0.26	S-P	0	11	8	8	SPA9	220-248 N KALMIA ST; 200-202 E VALLEY PKWY; North County Times Property (see comment above)	30+	N/A	ZG	N	Y	N	Y
2293911000	0.17	S-P	0	7	5	5	SPA9	218 E VALLEY PKWY; North County Times Property (see comment above)	30+	N/A	ZG	N	Y	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2293911100	0.26	S-P	0	11	8	8	SPA9	226 E VALLEY PKWY; North County Times Property (see comment above)	30+	N/A	ZG	N	Y	N	Y
2293911200	0.69	S-P	0	31	23	23	SPA9	230 E VALLEY PKWY; North County Times Property (see comment above)	30+	0.19	ZG	N	Y	N	Y
2293911300	0.52	S-P	0	23	17	17	SPA9	229 E PENNSYLVANIA AVE; North County Times Property (see comment above)	30+	0.12	ZG	N	Y	N	Y
2294310100	0.14	S-P	0	6	5	5	SPA9	132-146 N KALMIA ST; older commercial structures, some vacancies	45+	1.00	ZH	N	Y	N	Y
2294310200	0.02	S-P	0	1	1	1	SPA9	126 N KALMIA ST; abandoned commercial structure	45+	0.67	ZH	N	N	N	Y
2294310300	0.16	S-P	0	7	5	5	SPA9	207 E VALLEY PKWY; commercial structure next to paved parking lot	40+	3.64	ZH	N	N	N	Y
2294310700	0.16	S-P	0	7	5	5	SPA9	237 E VALLEY PKWY; Older commercial bldg; possibly vacant	40+	0.50	ZH	N	N	N	Y
2294310800	0.08	S-P	0	3	2	2	SPA9	239 E VALLEY PKWY; paved parking lot at corner of Juniper and Valley Pkwy	40+	3.57	ZH	N	Y	N	Y
2294310900	0.4	S-P	0	17	13	13	SPA9	City owned parking lot Juniper/Valley	n/a	N/A	ZH	N	Y	N	Y
2294311000	0.16	S-P	0	7	5	5	SPA9	262 E GRAND AVE; gallery space, possibly vacant. Older building but missing signage	40+	0.37	ZH	N	Y	Y	Y
2294311100	0.15	S-P	0	6	5	5	SPA9	254 E GRAND AVE; jewelry shop in older structure	40+	0.68	ZH	N	N	Y	Y
2294311500	0.16	S-P	0	7	5	5	SPA9	218 E GRAND AVE; multi-story commercial next to vacant structure	40+	0.53	ZH	N	Y	Y	Y
2294311600	0.08	S-P	0	3	2	2	SPA9	214 E GRAND AVE; older structure, either a hair studio or pet shop	40+	0.40	ZH	N	N	Y	Y
2294311700	0.08	S-P	0	3	2	2	SPA9	212 E GRAND AVE; restaurant in older multi-story building	40+	0.84	ZH	N	N	Y	Y
2294311800	0.17	S-P	0	7	5	5	SPA9	Grand/Kalmia print and copy store; older structure set back several yards from street	40+	1.63	ZH	N	N	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2294311900	0.16	S-P	0	7	5	5	SPA9	Downtown on Grand; large, vacant, older structure	40+	0.63	ZH	N	Y	Y	Y
2294312000	0.16	S-P	0	7	5	5	SPA9	Downtown on Grand; large, vacant, older structure	40+	1.48	ZH	N	Y	Y	Y
2294312100	0.15	S-P	0	6	5	5	SPA9	224 E GRAND AVE; part of vacant building; older structure	40+	5.67	ZH	N	Y	Y	Y
2294312200	0.31	S-P	0	13	10	10	SPA9	City owned parking lot at Juniper/Valley Pkwy	n/a	N/A	ZH	N	Y	N	Y
2330820300	0.08	S-P	0	3	2	2	SPA9	215 E GRAND AVE; Christian Science Reading Room; older structure next to vacant building	50+	0.34	ZI	N	N	Y	Y
2330820400	0.09	S-P	0	4	3	3	SPA9	217 E GRAND AVE; vacant commercial structure	50+	0.64	ZI	N	Y	Y	Y
2330820500	0.08	S-P	0	3	2	2	SPA9	221 E GRAND AVE; former Bistro 221, currently vacant	50+	1.11	ZI	N	Y	Y	Y
2330820600	0.08	S-P	0	3	2	2	SPA9	227 E GRAND AVE; Antiques-Coins; older building in need of refurbishing	50+	0.89	ZI	N	N	Y	Y
2330820700	0.09	S-P	0	3	2	2	SPA9	231 E GRAND AVE; Home Accents, Etc.; older structure	50+	2.04	ZI	N	N	Y	Y
2330820800	0.04	S-P	0	1	1	1	SPA9	233 E GRAND AVE; Day Spa; older structure	50+	4.00	ZI	N	N	Y	Y
2330820900	0.04	S-P	0	1	1	1	SPA9	235 E GRAND AVE; Escondido Police Storefront; older structure that appears vacant; public parking lot behind it that could be used for development purposes	50+	N/A	ZI	N	N	Y	Y
2330821000	0.08	S-P	0	3	2	2	SPA9	237 E GRAND AVE; adult book shop; older building	50+	0.50	ZI	N	N	Y	Y
2330821100	0.09	S-P	0	3	2	2	SPA9	241 E GRAND AVE; Escondido Coin and Loan; older store	50+	0.93	ZI	N	N	Y	Y
2330821400	0.08	S-P	0	3	2	2	SPA9	263 E GRAND AVE; 7-11/parking lot on Grand at Escondido; older building	35+	N/A	ZI	N	N	Y	Y
2330821500	0.15	S-P	0	6	5	5	SPA9	155-195 S Juniper, 258 E 2nd; older commercial structures in need of refurbishing, some repair	55+	1.70	ZI	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2330821600	0.16	S-P	0	7	5	5	SPA9	E 2ND AVE; parking lot near corner of 2nd and Juniper	n/a	N/A	ZI	N	Y	N	Y
2330822100	0.09	S-P	0	3	2	2	SPA9	126 S KALMIA ST; restaurant in older building	45+	0.34	ZI	N	N	N	Y
2330822400	0.25	S-P	0	11	8	8	SPA9	201 E GRAND AVE; Vinz Wine Bar; older multi-story building	45+	0.33	ZI	N	N	Y	Y
2330822500	0.17	S-P	0	7	5	5	SPA9	E 2ND AVE; no specific building available; likely a parking lot	n/a	N/A	ZI	N	Y	N	Y
2330822500	0.16	S-P	0	7	5	5	SPA9	E 2ND AVE; no specific building available; likely a parking lot	n/a	N/A	ZI	N	Y	N	Y
2330822500	0.15	S-P	0	6	5	5	SPA9	E 2ND AVE; no specific building available; likely a parking lot	n/a	N/A	ZI	N	Y	N	Y
2330822500	0.17	S-P	0	7	5	5	SPA9	E 2ND AVE; no specific building available; likely a parking lot	n/a	N/A	ZI	N	Y	N	Y
2330920100	0.17	S-P	0	7	5	5	SPA9	203-207 E 2ND AVE; Davita Dialysis facility; older structure with some graffiti, surrounded by paved parking lot	35+	0.22	ZJ	N	N	N	Y
2330920200	0.16	S-P	0	7	5	5	SPA9	215 E 2ND AVE; parking for Davita Dialysis building; redevelopment potential	n/a	N/A	ZJ	N	y	N	Y
2330920300	0.16	S-P	0	7	5	5	SPA9	221, 235, 237 E 2ND AVE; large parking lot serving medical structures; potential for new buildings	35+	N/A	ZJ	N	N	N	Y
2330920800	0.16	S-P	0	7	5	5	SPA9	Row of offices on Juniper at 2nd; older structures, some vacant, in need of some repairs	35+	0.61	ZJ	N	Y	N	Y
2330920900	0.32	S-P	0	14	11	11	SPA9	Series of offices near Juniper/3rd; commercial; older structures, many that appear abandoned and in need of some repairs	40+	1.27	ZJ	N	Y	N	Y
2331810100	0.15	S-P	0	6	5	5	SPA9	301, 303 S JUNIPER ST; older bookstore , likely vacant	40+	0.58	ZK	N	Y	N	Y
2331810200	0.16	S-P	0	7	5	5	SPA9	317 S JUNIPER ST; paved parking lot	n/a	N/A	ZK	N	Y	N	Y
2331810300	0.2	S-P	1	8	6	5	SPA9	241, 243 E 3RD AVE; older SFR-like structure , appears abandoned (no signage)	40+	5.41	ZK	N	Y	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2331810600	0.1	S-P	1	4	3	2	SPA9	211 E 3RD AVE; appears to be older SFR in good condition; next to orthodontist office	35+	13.55	ZK	N	N	N	Y
2331810700	0.11	S-P	0	5	4	4	SPA9	203 E 3RD AVE; converted single family residence	40+	0.25	ZK	N	N	N	Y
2331810800	0.11	S-P	0	5	4	4	SPA9	320 S KALMIA ST; paved parking lot	n/a	1.00	ZK	N	Y	N	Y
2331810900	0.11	S-P	0	4	3	3	SPA9	322-326 S KALMIA ST; older commercial structure	35+	1.08	ZK	N	N	N	Y
2331811000	0.13	S-P	2	5	4	2	SPA9	336, 338 S KALMIA ST; paved parking lot	35+	4.00	ZK	N	Y	N	Y
2331811100	0.13	S-P	0	5	4	4	SPA9	342 S KALMIA ST; former SFR-turned-dental office; recently refurbished and potentially has historic significance; next to parking lot with potential for development	35+	1.12	ZK	N	N	N	Y
2331811200	0.13	S-P	0	5	4	4	SPA9	220, 222 E 4TH AVE; paved parking lot	40+	N/A	ZK	N	Y	N	Y
2331811300	0.16	S-P	0	7	5	5	SPA9	230 E 4TH AVE; tax and accounting office; older building surrounded by paved parking lot	40+	0.82	ZK	N	N	N	Y
2331811800	0.64	S-P	0	28	21	21	SPA9	333 S JUNIPER ST; older multi-story commercial structure	40+	0.42	ZK	N	N	N	Y
2331811900	0.46	S-P	0	20	15	15	SPA9	Office bldg on Broadway/E 3rd; older building	40+	0.51	ZK	N	N	N	Y
2331820200	0.15	S-P	0	6	5	5	SPA9	239 E 4TH AVE; a registered historic building, recently refurbished office structure	50+	0.62	ZL	N	N	N	Y
2331820300	0.16	S-P	0	7	5	5	SPA9	235 E 4TH AVE; Small attorney office	40+	1.47	ZL	N	N	N	Y
2331820400	0.16	S-P	1	7	5	4	SPA9	225 E 4TH AVE; residential home located in historic neighborhood; next to large, fenced backyard belonging to historic structure (209 E. 4th)	50+	0.97	ZL	N	N	N	Y
2331820600	0.32	S-P	1	14	11	10	SPA9	209 E 4TH AVE; 4th/Kalmia; SFR	50+	3.94	ZL	N	N	N	Y
2331820700	0.33	S-P	1	14	11	10	SPA9	208 E 5TH AVE; SFR on 5th/Kalmia; recently refurbished registered historic building	50+	0.82	ZL	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2331820800	0.16	S-P	1	7	5	4	SPA9	222 E 5TH AVE; recently refurbished, registered historic structure	50+	4.55	ZL	N	N	N	Y
2331820900	0.24	S-P	0	10	8	8	SPA9	228, 230 E 5TH AVE; Dentist office 5th; older structure	40+	1.27	ZL	N	N	N	Y
2293101100	0.2	S-P	0	9	7	7	SPA9	360 N JUNIPER ST; appears to be part of car repair facility; old structure with no signage.	40+	0.52	ZM	N	N	N	Y
2293101200	0.22	S-P	0	9	7	7	SPA9	350 N JUNIPER ST; appears to be part of car repair facility; old structure.	40+	2.55	ZM	N	N	N	Y
2293101400	0.16	S-P	0	7	5	5	SPA9	302-364 Juniper at Pennsylvania; older commercial car repair	40+	0.89	ZM	N	N	N	Y
2293101500	0.17	S-P	0	7	5	5	SPA9	310/312 E PENNSYLVANIA AVE; SFR next to Owen's Automotive; older structure	30+	0.57	ZM	N	N	N	Y
2293101600	0.16	S-P	0	7	5	5	SPA9	316 E PENNSYLVANIA AVE; appears to be Jones Bros. Brakes structure. Older building.	30+	1.27	ZM	N	N	N	Y
2293101700	0.17	S-P	1	7	5	4	SPA9	324 E PENNSYLVANIA AVE; SFR that looks recently refurbished	35+	0.46	ZM	N	N	N	Y
2293102000	0.16	S-P	1	7	5	4	SPA9	350 E PENNSYLVANIA AVE; old SFR structure in residential neighborhood	40+	3.00	ZM	N	N	N	Y
2293102300	0.16	S-P	1	7	5	4	SPA9	410 E PENNSYLVANIA AVE; old SFR in residential neighborhood	40+	8.75	ZM	N	N	N	Y
2293102400	0.18	S-P	1	7	5	4	SPA9	418 E PENNSYLVANIA AVE; old SFR; appears to have some non-compliant additions to roof	40+	N/A	ZM	N	N	N	Y
2293102600	0.17	S-P	0	7	5	5	SPA9	436 E PENNSYLVANIA AVE; parking lot next to American Red Cross	35+	N/A	ZM	N	Y	N	Y
2293103100	0.44	S-P	0	19	14	14	SPA9	Korner Market on Pennsylvania; older structure with large paved parking lot	30+	3.60	ZM	N	Y	N	Y
2293104500	0.33	S-P	3	14	11	8	SPA9	Old triplex structure on E. Penn. Avenue	30+	2.75	ZM	N	N	N	Y
2293107800	0.49	S-P	0	22	17	17	SPA9	Red Cross on E. Pennsylvania Avenue; old structure adjacent to large paved parking lot	30+	1.40	ZM	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2293108300	0.27	S-P	0	12	9	9	SPA9	Small, old office bldg E Washington adjacent to multi-unit housing and other commercial structures	30+	1.00	ZM	N	Y	Y	Y
2293108400	0.37	S-P	0	16	12	12	SPA9	Older commercial structure on Wash/Juniper	30+	2.30	ZM	N	N	Y	Y
2293108700	0.28	S-P	4	12	9	5	SPA9	403 E WASHINGTON AVE; multi-family structure adjacent to canal/bike path; adjacent to multiple apartment complexes	30+	0.25	ZM	N	N	Y	N
2293108900	0.16	S-P	1	7	5	4	SPA9	315 E WASHINGTON AVE; SFR between what are possibly commercial structures; older but well-maintained	30+	1.50	ZM	N	N	Y	Y
2293110100	0.18	S-P	4	8	6	2	SPA9	333 LANSING CIRCLE; old multi-family structure and in residential neighborhood; structural damage and code violations (exposed wires, inappropriate placement of furniture, etc.)	35+	1.00	ZM	N	N	N	Y
2293110100	0.16	S-P	4	8	6	2	SPA9	333 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	Y
2293110200	0.16	S-P	4	8	6	2	SPA9	335 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	Y
2293110300	0.16	S-P	4	8	6	2	SPA9	337 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	Y
2293110400	0.16	S-P	4	8	6	2	SPA9	339 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	Y
2293110500	0.16	S-P	4	8	6	2	SPA9	341 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

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2293110600	0.16	S-P	4	8	6	2	SPA9	343 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	Y
2293110700	0.16	S-P	4	8	6	2	SPA9	351 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	Y
2293110800	0.18	S-P	4	8	6	2	SPA9	353 LANSING CIRCLE; old multi-family in residential neighborhood; structural damage and code violations (exposed wires, inappropriate placement of furniture, etc.)	35+	1.10	ZM	N	N	N	N
2293110800	0.16	S-P	4	8	6	2	SPA9	353 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	N
2293110900	0.19	S-P	4	8	6	2	SPA9	354 LANSING CIRCLE; old MFR and in residential neighborhood; structural damage and code violations (exposed wires, inappropriate placement of furniture, etc.)	35+	0.64	ZM	N	N	N	N
2293110900	0.16	S-P	4	8	6	2	SPA9	355 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	N
2293111000	0.4	S-P	4	18	14	10	SPA9	355 LANSING CIRCLE; old multi-family residential in residential neighborhood; structural damage and code violations (exposed wires, inappropriate placement of furniture, etc.)	35+	1.00	ZM	N	N	N	N
2293111100	0.16	S-P	4	8	6	2	SPA9	344 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	N
2293111200	0.16	S-P	4	8	6	2	SPA9	342 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	N

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2293111300	0.27	S-P	4	12	9	5	SPA9	340 LANSING CIRCLE; old multi-family structure in residential neighborhood; structural damage and code violations (exposed wires, inappropriate placement of furniture, etc.)	35+	1.00	ZM	N	N	N	N
2293111400	0.16	S-P	4	8	6	2	SPA9	349 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	N
2293111500	0.16	S-P	4	8	6	2	SPA9	347 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	N
2293111600	0.16	S-P	4	8	6	2	SPA9	345 LANSING CIRCLE DR; old multi-family structure in residential neighborhood; property maintenance issues	35+	1.00	ZM	N	N	N	N
2293102200	0.32	S-P	0	14	11	11	SPA9	Empty/parking lot near residential structures near Penn/Ivy	n/a	Vacant	ZM	Y	N	N	Y
2293102500	0.16	S-P	0	7	5	5	SPA9	Empty lot in residential neighborhood adjacent to Penn/Ivy	n/a	Vacant	ZM	Y	N	N	Y
2293103000	0.16	S-P	0	7	5	5	SPA9	Empty grassy lot adjacent to Red Cross	n/a	Vacant	ZM	Y	N	N	Y
2293920300	0.16	S-P	0	7	5	5	SPA9	E PENNSYLVANIA AVE; older building	40+	11.79	ZN	N	N	N	Y
2293920400	0.16	S-P	0	7	5	5	SPA9	Old boxing gym on Pennsylvania; older building , next to paved parking lot	45+	0.35	ZN	N	N	N	Y
2293921000	0.08	S-P	0	3	2	2	SPA9	334 E VALLEY PKWY; parking lot with potential for redevelopment; surrounded by several auto maintenance and sales businesses	n/a	17.36	ZN	N	Y	N	Y
2293921100	0.08	S-P	0	3	2	2	SPA9	332 E VALLEY PKWY; parking lot with potential for redevelopment; surrounded by several auto maintenance and sales businesses	n/a	17.36	ZN	N	Y	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2293921200	0.09	S-P	0	3	2	2	SPA9	326 E VALLEY PKWY; parking lot with potential for redevelopment; surrounded by several auto maintenance and sales businesses	n/a	17.36	ZN	N	N	N	Y
2293921300	0.23	S-P	0	10	8	8	SPA9	324 E VALLEY PKWY, Old commercial parking lot	35+	1.15	ZN	N	Y	N	Y
2293921700	0.17	S-P	0	7	5	5	SPA9	Older commercial structure (Carpenter Plumbing) on Penn/Ivy; appears vacant w/dark, empty windows	35+	0.40	ZN	N	Y	N	Y
2293921800	0.24	S-P	0	10	8	8	SPA9	Old comm Ivy/Valley; Homeglass Windows and Doors; possibly empty but well-maintained	30+	1.78	ZN	N	Y	N	Y
2293921900	0.25	S-P	0	11	8	8	SPA9	Joor Muffler; older property with recent paint job	40+	1.36	ZN	N	N	N	Y
2293922000	0.16	S-P	0	7	5	5	SPA9	Ivy/Valley Calmex Auto Sales; older structure / parking lot	45+	6.43	ZN	N	Y	N	Y
2293922100	0.17	S-P	0	7	5	5	SPA9	249 N IVY ST; Ivy/Valley Calmex Auto Sales; older structure/parking lot	40+	90.01	ZN	N	Y	N	Y
2293922200	0.16	S-P	0	7	5	5	SPA9	255 N IVY ST; Escondido Auto Tech; older structure	40+	0.61	ZN	N	N	N	Y
2293922300	0.31	S-P	0	13	10	10	SPA9	Old commercial on Penn, Carquest Auto Parts; older structure	40+	0.35	ZN	N	N	N	Y
2293922400	0.33	S-P	0	14	11	11	SPA9	Rapid Transmissions on Juniper; older structure surrounded by commercial	40+	2.50	ZN	N	N	N	Y
2294320600	0.17	S-P	0	7	5	5	SPA9	319 E VALLEY PKWY; vacant, old structure	40+	1.00	ZO	N	Y	N	Y
2294320700	0.16	S-P	0	7	5	5	SPA9	329 E VALLEY PKWY; vacant, old structure	40+	0.92	ZO	N	Y	N	Y
2294320800	0.16	S-P	0	7	5	5	SPA9	Adj to Ivy/grand; 333 Valley Pkwy, Good Nutrition store; aged structure in need of repairs	40+	0.88	ZO	N	N	N	Y
2294321600	0.08	S-P	0	3	2	2	SPA9	350 E GRAND AVE; multi- story commercial or mixed- use structure, possibly vacant	35+	0.18	ZO	N	Y	N	Y
2294321700	0.07	S-P	0	3	2	2	SPA9	350 E GRAND AVE; multi- story commercial or mixed- use structure, possibly vacant	35+	N/A	ZO	N	Y	N	Y
2294321800	0.08	S-P	0	3	2	2	SPA9	348 E GRAND AVE; The Music Playce (sic); older building	40+	2.15	ZO	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2294321900	0.07	S-P	0	3	2	2	SPA9	344-346 E GRAND AVE; vacant older commercial building (circa 2009)	40+	1.33	ZO	N	Y	Y	Y
2294322000	0.16	S-P	0	7	5	5	SPA9	336-340 E GRAND AVE; vacant commercial structure	30+	1.18	ZO	N	Y	Y	Y
2294322100	0.08	S-P	0	3	2	2	SPA9	330 E GRAND AVE; Wil Mason building (commercial); appears vacant	40+	19.06	ZO	N	Y	Y	Y
2294322800	0.17	S-P	0	7	5	5	SPA9	Ivy/Grand; older multi-office structure with multiple stories	40+	1.11	ZO	N	N	Y	Y
2294322900	0.33	S-P	0	14	11	11	SPA9	Older commercial at 311 E VALLEY PKWY; vacant and in need of repair	40+	4.10	ZO	N	Y	N	Y
2294320900	0.08	S-P	0	3	2	2	SPA9	Vacant lot next to "Good Nutrition" store near Ivy/Grand	n/a	Vacant	ZO	Y	N	N	Y
2294321000	0.08	S-P	0	3	2	2	SPA9	Vacant lot next to "Good Nutrition" store near Ivy/Grand	n/a	Vacant	ZO	Y	N	N	Y
2294321100	0.08	S-P	0	3	2	2	SPA9	Vacant lot next to "Good Nutrition" store near Ivy/Grand	n/a	Vacant	ZO	Y	N	N	Y
2294321200	0.08	S-P	0	3	2	2	SPA9	Vacant lot next to "Good Nutrition" store near Ivy/Grand	n/a	Vacant	ZO	Y	N	N	Y
2294321300	0.17	S-P	0	7	5	5	SPA9	Vacant lot next to "Good Nutrition" store near Ivy/Grand	n/a	Vacant	ZO	Y	N	N	Y
2294322400	0.16	S-P	0	7	5	5	SPA9	Vacant; "Cruizing Grand" building. Appears depleted w/boarded door.	40+	Vacant	ZO	Y	N	Y	Y
2294322500	0.16	S-P	0	7	5	5	SPA9	Vacant lot on Juniper/Grand	n/a	Vacant	ZO	Y	N	Y	Y
2294322600	0.14	S-P	0	6	5	5	SPA9	Vacant; "Cruizing Grand" building. Appears depleted w/boarded door.	n/a	Vacant	ZO	Y	N	Y	Y
2294322700	0.1	S-P	0	4	3	3	SPA9	326 E GRAND AVE; empty dirt lot/parking lot	n/a	1.80	ZO	Y	N	Y	Y
2294610100	0.14	S-P	0	6	5	5	SPA9	7-11 on Grand/Juniper; older structure	40+	1.15	ZP	N	N	Y	Y
2294610400	0.16	S-P	0	7	5	5	SPA9	321-329 E GRAND AVE; shops adjacent to large, vacant emporium	45+	1.64	ZP	N	N	Y	Y
2294610500	0.16	S-P	0	7	5	5	SPA9	333 E GRAND AVE; large, multi-story vacant commercial building	45+	0.79	ZP	N	Y	Y	Y
2294611200	0.16	S-P	0	7	5	5	SPA9	Parking lot on 2nd	n/a	24.35	ZP	N	Y	N	Y
2294611300	0.16	S-P	0	7	5	5	SPA9	Parking on 2nd adjacent to small commercial bldg	n/a	16.38	ZP	N	Y	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2294611600	0.32	S-P	0	14	11	11	SPA9	2nd/Juniper; series of commercial shops, mostly aged and some vacant	40+	0.65	ZP	N	Y	N	Y
2294611800	0.08	S-P	0	3	2	2	SPA9	317-319 E GRAND AVE; multi-story commercial (Distinction Gallery)	45+	0.90	ZP	N	N	Y	Y
2294612000	0.25	S-P	0	11	8	8	SPA9	333 W Grand antiques; paved parking lot next to vacant building	n/a	N/A	ZP	N	Y	Y	Y
2294612100	0.32	S-P	0	14	11	10	SPA9	Paved and fenced parking lot near Med Offices near original PPH building	40+	0.27	ZP	N	Y	Y	Y
2294612200	0.32	S-P	0	14	11	10	SPA9	2nd Ave commercial; Doan Law Office; older building	40+	1.50	ZP	N	N	N	Y
2294611700	0.2	S-P	0	8	6	6	SPA9	307-309 E GRAND AVE; empty lot at Grand/Juniper	n/a	1.67	ZP	Y	N	Y	Y
2294710100	0.12	S-P	0	5	4	4	SPA9	2nd/Juniper older office buildings	40+	0.94	ZQ	N	N	N	Y
2294710200	0.07	S-P	0	2	2	2	SPA9	319 E 2ND AVE; old commercial structure; currently law office	40+	0.75	ZQ	N	N	N	Y
2294710800	0.24	S-P	1	10	8	7	SPA9	336 E 3RD AVE; Vacant residential	40+	N/A	ZQ	N	Y	N	Y
2294710900	0.13	S-P	0	6	5	5	SPA9	233 S IVY ST; paved parking	n/a	N/A	ZQ	N	Y	N	Y
2294711100	0.15	S-P	0	6	5	5	SPA9	223 S IVY ST; structure at County HW S6 and Ivy	30+	N/A	ZQ	N	N	N	Y
2294711300	0.06	S-P	0	2	2	2	SPA9	323 E 2ND AVE; old law office next to side street	30+	N/A	ZQ	N	N	N	Y
2294711400	0.1	S-P	1	4	3	2	SPA9	234 S JUNIPER ST; property on or between residential lot (possibly vacant) and Christain Art Studio	35+	17.54	ZQ	N	N	N	Y
2294711500	0.25	S-P	1	11	8	7	SPA9	3rd/Juniper; residential structure	35+	4.00	ZQ	N	N	N	Y
2294711600	0.49	S-P	0	22	17	17	SPA9	Office 210 S Juniper; vacant Douglas Building	30+	0.25	ZQ	N	Y	N	Y
2294720400	0.1	S-P	0	4	3	3	SPA9	326 E 4TH AVE, 333 S IVY ST; possibly offices in older building	40+	2.44	ZR	N	N	N	Y
2294720500	0.08	S-P	0	3	2	2	SPA9	327 S IVY ST; possible office in older structure	40+	2.51	ZR	N	N	N	Y
2294720600	0.21	S-P	4	9	7	3	SPA9	323 S IVY ST; fourplex S Ivy	35+	1.82	ZR	N	N	N	Y
2294720900	0.15	S-P	0	6	5	5	SPA9	307 S IVY ST; possible office in former residential structure	35+	0.73	ZR	N	N	N	Y
2294721000	0.28	S-P	0	12	9	9	SPA9	Offices on 312, 322, 332 Juniper; relatively recent structures	20+	1.00	ZR	N	N	N	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2294721100	0.68	S-P	0	30	23	23	SPA9	Offices on 312, 322, 332 Juniper; relatively recent structures	20+	0.70	ZR	N	N	N	Y
2295010100	0.15	S-P	0	6	5	5	SPA9	402 S JUNIPER ST; appears to be a residential-turned-commercial structure;	40+	1.12	ZS	N	N	N	Y
2295010200	0.09	S-P	1	3	2	1	SPA9	311 E 4TH AVE; likely residential structure	30+	0.38	ZS	N	N	N	Y
2295010300	0.11	S-P	0	4	3	3	SPA9	Ivy/4th commercial; multi-story office building	20+	0.80	ZS	N	N	N	N
2295010400	0.1	S-P	0	4	3	3	SPA9	420 S JUNIPER ST; office structure	25+	0.91	ZS	N	N	N	Y
2295010500	0.13	S-P	0	5	4	4	SPA9	421 S IVY ST; Pkg for 401 S Ivy	n/a	N/A	ZS	N	Y	N	N
2295010600	0.17	S-P	1	7	5	4	SPA9	434 S JUNIPER ST; older residential,	30+	1.18	ZS	N	N	N	Y
2295010700	0.08	S-P	1	3	2	1	SPA9	423 S IVY ST; residential lot; older structure	35+	3.00	ZS	N	N	N	N
2295010800	0.1	S-P	0	4	3	3	SPA9	320 E 5TH AVE; possibly part of a mini mall	30+	2.33	ZS	N	N	N	N
2295010900	0.18	S-P	1	8	6	5	SPA9	302 E 5TH AVE; older residential,	35+	0.63	ZS	N	N	N	N
2294410500	0.32	S-P	0	14	11	11	SPA9	410 E VALLEY PKWY; older car wash Ivy/Valley Pky	25+	6.80	ZT	N	N	N	Y
2294410800	0.32	S-P	0	14	11	11	SPA9	Charlie's restaurant at 415 E PENNSYLVANIA AVE; older structure	35+	1.12	ZT	N	N	N	Y
2294420100	0.1	S-P	0	4	3	3	SPA9	451-457 E VALLEY PKWY; old structure(s) that appear vacant and in need of repair	35+	N/A	ZU	N	Y	N	Y
2294420200	0.17	S-P	0	7	5	5	SPA9	433 E VALLEY PKWY; paved parking lot and vacant structure(s) near Valley Blvd./E Valley Pkwy	30+	N/A	ZU	N	Y	N	Y
2294420300	0.18	S-P	0	8	6	6	SPA9	147 VALLEY BLVD; paved parking lot adjacent to vacant, boarded structure	30+	N/A	ZU	N	Y	N	Y
2294420400	0.25	S-P	0	11	8	8	SPA9	127-133 VALLEY BLVD; paved parking lot and fenced grassy area adjacent to vacant structure	n/a	N/A	ZU	N	Y	N	Y
2294421000	0.14	S-P	0	6	5	5	SPA9	404 E GRAND AVE; formerly BestBuy carpets; older vacant structure	35+	0.82	ZU	N	Y	Y	Y
2294421600	0.17	S-P	0	7	5	5	SPA9	418 E GRAND AVE; commercial structure in need of sign repairs	30+	1.35	ZU	N	N	Y	Y

Figure XI-2
Downtown Specific Plan Site Matrix

APN	Acres	Zoning	Existing Units	Max Units (45 du/ac)	75% Max Density (33.75 du/ac)	Net Unit	GP	Existing Uses On-site and Miscellaneous Notes	Age of structure (years)	Land to Improvement .Ratio	GIS Block	Vacant Lot	Parking Lot and/or Vacant Building	Sits on Escondido Circulator Route?	Within 1 mile of Transit Center?
2294421700	0.53	S-P	0	23	17	17	SPA9	401 E VALLEY PKWY; Neighborhood Healthcare; older structure surrounded by paved parking lot	35+	0.65	ZU	N	N	N	Y
2294421800	0.39	S-P	0	17	13	13	SPA9	Multi-story medical offices adj to original PPH building;	30+	N/A	ZU	N	N	Y	Y
2294420900	0.09	S-P	0	3	2	2	SPA9	410 E GRAND AVE; fenced off area between two commercial structures; appears empty	n/a	N/A	ZU	Y	N	Y	Y
2294620400	0.08	S-P	0	3	2	2	SPA9	418 E 2ND AVE; Farmers Insurance structure; older	35+	N/A	ZV	N	N	N	Y
2294622000	0.15	S-P	0	6	5	5	SPA9	Grand/Ivy; commercial structure	20+	0.80	ZV	N	N	Y	Y
2294622100	0.16	S-P	0	7	5	5	SPA9	415 E GRAND AVE; Small older commercial	35+	0.87	ZV	N	N	Y	Y
2294621500	0.08	S-P	0	3	2	2	SPA9	465 E GRAND AVE; structure on corner of 2nd and Juniper	35+	0.30	ZW	N	N	Y	Y
2294622400	0.32	S-P	0	14	11	11	SPA9	457 E GRAND AVE; vacant office ValleyBld/Grand	30+	0.45	ZW	N	Y	Y	Y

The preceding map (Figure XI-1) and following matrix (Figure XI-3) detail the status of blocks that could accommodate housing in Escondido’s Downtown Specific Planning Area.

Figure XI-3
Downtown Sites Inventory Block Area Description

Block Letter	Block Location	Block Description
A	Block W Valley-Grand-Railroad Tracks	East of juncture of Grand and W Valley; "isolated" parcel next to railroad tracks and very close to transit center. Block contains former Main Police Administration Headquarters (slated for eventual demolition) and a multi-story bank building with a large surface parking lot that could be developed with multi-family housing
B	Block Inland Rail Trail-Quince-W Valley-Railroad Tracks	Transit Center (train, bus) and parking lot. Block sits on Escondido Circulator Route. North County Transit Center has proposed a concept plan for developing the site with 400+ multi-family units, retail, office and parking. No formal plans have been submitted.
C	Block Inland Rail Trail-Centre-W Valley-Quince	Mostly storage and industrial businesses. One currently empty restaurant on corner of Centre and W Valley. Across street from Transit Center. Block sits on Escondido Circulator Route. Block contains older structures and underutilized lots.
D	Block Centre-Grand-Quince-W Valley	Public way alley that splits block has damaged electrical box in need of repair. Block sits on Escondido Circulator Route with several older structures.
E	Block Centre-2nd-Quince-Grand	Mostly food shops, small businesses and boutiques in older structures. Some vacant lots/parking lots.
F	Block Washington-Escondido-W Valley-Centre	Largest parcel adjacent to new apartments and contains a large surface parking lot; other parcels within neighboring shopping center also are adjacent to surface parking that could transition to mixed use.

Figure XI-3

Downtown Sites Inventory Block Area Description

Block Letter	Block Location	Block Description
G	Block W Valley-Orange-Grand-Centre	Block has one bank (Chase) surrounded by parking and vacant lots. Across street from shopping center.
H	Block Grand-Orange-2nd-Centre	Block is mostly small older commercial buildings with surface parking lots.
I	Block 2nd-Orange-4th-Centre	This block includes older single family residential structures in varying stages of condition and upkeep.
J	Block 4th-Orange-5th-Centre	Predominantly older residential units with paved parking.
K	Block W Valley-Escondido-Grand-Orange	Several banks, a restaurant, and lots of paved parking. Across street from shopping center.
L	Block Grand-Escondido-2nd-Orange	North side of block (bordering Grand) consists of mostly older commercial structures and a bank. The south side is mostly paved parking.
M	Block 2nd-Escondido-3rd-Orange	Predominantly small older commercial businesses and paved parking
N	Block 3rd-Escondido-4th-Orange	West side mostly consists of SFRs, east side mostly small commercial businesses
O	Block 4th-Escondido-5th-Orange	Some commercial structures, a church on northwest corner, paved surface parking lots
P	Block Washington-Broadway-Woodward-Escondido	Parcels north of City Hall/Grape Day Park include Classical Academy, several gas stations, several commercial buildings.
Q	Block W Valley-Maple-Grand-Escondido	Block across street from City Hall parking. A couple of banks, commercial structures, and paved parking.
R	Block Grand-Maple-2nd-Escondido	Several commercial structures with a paved parking lot splitting the block. Roof of buildings on north side of block in need of repair.
S	Block 2nd-Maple-3rd-Escondido	West half of block is predominantly paved surface parking to serve commercial buildings; a used car dealership is located on the northern portion of the block containing a large parking/display area with a small sales office. Single family residences are located on the east half.
T	Block 3rd-Maple-4th-Escondido	South half of block is focus; some empty, paved space, and several single family residences and commercial buildings.
U	Block W Valley-Broadway-Grand-Maple	Block across the street from City Hall contains large municipal parking lot with several hundred surface parking spaces. Site could be redeveloped to include parking structure and mixed use.
V	Block Grand-Broadway-2nd-Maple	Line of commercial structures on north end; abandoned commercial structure and large, empty lot on south end. The alley dividing block has damage; including broken windows, stairs that are out of code. Block sits on Escondido Circulator Route.
W	Block 2nd-Broadway-3rd-Maple	Predominantly paved parking on north side contains large municipal parking lot with several hundred surface parking spaces. Site could be redeveloped to include parking structure and mixed use; commercial structures along east border of block; mortuary on southeast corner
X	Block Washington-Juniper-Clark-Broadway	Canal runs through block; mostly older commercial structures with some single family residences in the southeast corner.
Y	Block Clark-Kalmia-Penn-Broadway	Several large vacant lots, surface parking lots, a church, some single family residences and older commercial structures.
Z	Block Penn-Kalmia-E Valley-Broadway	Block northeast of City Hall; some commercial buildings, a credit union on the corner, and paved parking.
ZA	Block E Valley-Kalmia-Grand-Broadway	Largely older commercial structures, including several salons/spas, and paved surface parking.
ZB	Block Grand-Kalmia-2nd-Broadway	Mostly older commercial structures, contains large municipal parking lot with several hundred surface parking spaces. Site could be redeveloped to include parking structure and mixed use.
ZC	Block 2nd-Kalmia-3rd-Broadway	The relevant parcel on this block is an old, likely vacant commercial structure in need of repair. Block also houses the main branch of the public library, community center, paved parking, and a couple of small commercial offices.
ZD	Block 3rd-Kalmia-4th-Broadway	A mix of older and newer commercial structures, as well as a (pre)school and a church with a large parking lot.
ZE	Block 4th-Kalmia-5th-Broadway	Contains many older single family residences, a church, and a vacant commercial building.
ZF	Block Clark-Juniper-Penn-Kalmia	Block has a large paved parking lot, a small private open space area, and several older single family residences, at least one which is vacant

Figure XI-3

Downtown Sites Inventory Block Area Description

Block Letter	Block Location	Block Description
ZG	Block Penn-Juniper-E Valley-Kalmia	Structures on the block include commercial or industrial structures and paved parking. Appears to be part of the current Escondido branch of North County Times which is downsizing to restructure its operations by conducting printing off-site, opening the way for redevelopment.
ZH	Block E Valley-Juniper-Grand-Kalmia	Block of older commercial buildings and paved parking. Some structures appear vacant.
ZI	Block Grand-Juniper-2nd-Kalmia	Block of older commercial structures (some vacant) and paved parking. Southern portion of the block contains large municipal parking lot with several hundred surface parking spaces. Site could be redeveloped to include parking structure and mixed use.
ZJ	Block 2nd-Juniper-3rd-Kalmia	Commercial structures (some vacant) and paved parking.
ZK	Block 3rd-Juniper-4th-Kalmia	Predominantly older commercial structures with some single family structures converted to offices and paved parking. At least one structure possibly abandoned.
ZL	Block 4th-Juniper-5th-Kalmia	A split between low-rise commercial structures and single family structures, and a small church.
ZM	Block Washington-Hickory-Penn-Juniper	Contains a mixture of multi-family residential units, single family residences, and older commercial structures, several which are vacant. The canal runs through block. Residential structures on Lansing Circle are in need of maintenance and repair. There are also community gardens on the cul-de-sac. Southeast corner holds an American Red Cross structure and a minimart. Adjacent to original PPH.
ZN	Block Penn-Ivy-E Valley-Juniper	Block is mostly older commercial structures and an auto dealership. There is paved parking on many of the parcels. Two blocks west of Palomar Hospital.
ZO	Block E Valley-Ivy-Grand-Juniper	Several vacant lots and office structures among older commercial businesses. Two blocks west of Palomar Hospital.
ZP	Block Grand-Ivy-2nd-Juniper	Mostly older commercial structures and paved parking, with one large empty parcel on the block. Two blocks west of Palomar Hospital
ZQ	Block 2nd-Ivy-3rd-Juniper	Some medical offices, some commercial offices, and some residential structures all within this block. Some structures vacant, three blocks southwest of Palomar Hospital
ZR	Block 3rd-Ivy-4th-Juniper	Several offices and residential structures (possibly converted to offices). Large paved parking lot runs down center of block.
ZS	Block 4th-Ivy-5th-Juniper	A mix of commercial offices, SFRs, and a paved parking lot.
ZT	Block Penn-Hickory-E Valley-Ivy	Relevant parcels contain a restaurant and a car wash facility one block west of Palomar Hospital
ZU	Block E Valley-HWY S6-Grand-Juniper	Predominantly commercial block with single family residence and an empty, fenced grassy lot, one block west of original PPH.
ZV	Block Grand-2nd-Ivy	Commercial structures and paved parking southwest of Palomar Hospital
ZW	Block Grand-Hickory-2nd	Two healthcare offices (one vacant) located southwest Palomar Hospital



2. South Escondido Boulevard Area Plan Sites Inventory

The following map (Figure XI-4) and matrix (Figure XI-5) detail the status of parcels that could accommodate housing in the Escondido Boulevard Area Plan.

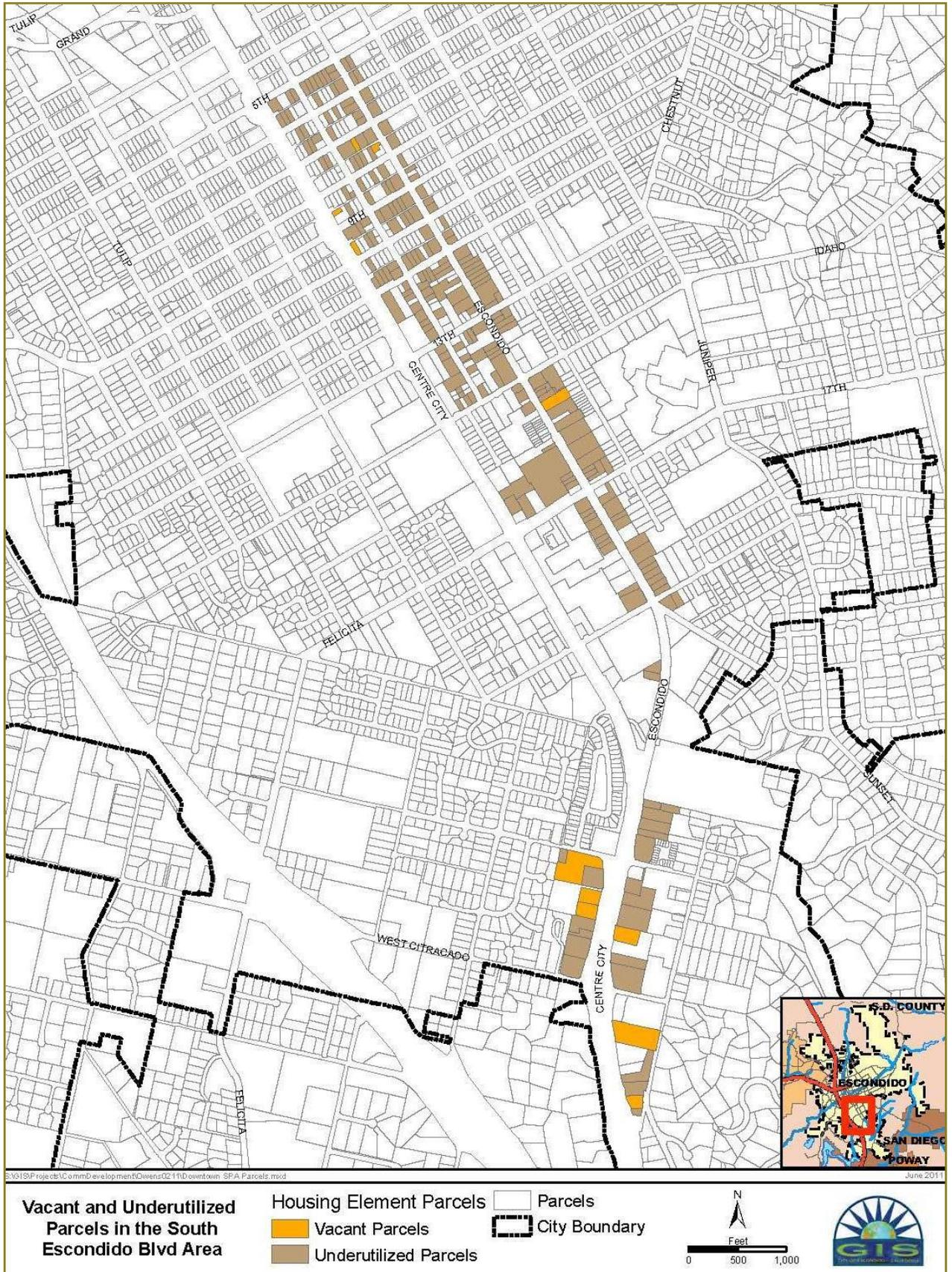


Figure XI-4

Figure XI-5:
South Escondido Boulevard Area Plan Sites Inventory

VACANT APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2381302700	2.29	CG	24 du/ac	0	54	38	38	GC	Vacant and Undeveloped Land	Expired Tract 959
2333611400	0.14	CG	24 du/ac	0	3	2	2	GC	Vacant and Undeveloped Land	Esc/8th
2364600900	0.73	CG	24 du/ac	0	17	12	12	GC	Vacant and Undeveloped Land	Vacant
2333521200	0.10	CG	24 du/ac	0	2	1	1	GC	Vacant and Undeveloped Land	Vacant
2381522000	2.30	CG	24 du/ac	0	55	39	39	GC	Vacant and Undeveloped Land	Vacant Adjacent to Kaen
2381521600	0.45	CG	24 du/ac	0	10	7	7	GC	Vacant and Undeveloped Land	2690 S Esc
2381303600	0.71	CG	24 du/ac	0	16	11	11	GC	Vacant and Undeveloped Land	Expired Tract 959
2381303500	0.71	CG	24 du/ac	0	17	12	12	GC	Vacant and Undeveloped Land	Expired Tract 959 - Previously approved
2360521300	0.15	R-4-24	24 du/ac	0	3	2	2	U4	Vacant and Undeveloped Land	Vacant developable
2333610300	0.16	R-4-24	24 du/ac	0	3	2	2	U4	Vacant and Undeveloped Land	Part of 7th/orange church
Total Vacant	7.75			0	180	126	126			
UNDER-DEVELOPED -APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2332310700	0.16	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Older commercial
2360521500	0.18	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	Small offices
2362603500	0.24	CG	24 du/ac	1	5	4	3	GC	Single Family Detached	
2335010800	0.33	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	Esc/10th – Restaurant
2335011702	0.31	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	sec 9th/Orange – offices
2332411000	0.14	CG	24 du/ac	0	3	2	2	GC	Other Health Care	Dental office
2361202200	0.21	CG	24 du/ac	0	5	4	4	GC	Arterial Commercial	
2362237500	0.25	CG	24 du/ac	0	5	4	4	GC	Arterial Commercial	
2361801900	0.25	CG	24 du/ac	0	6	4	4	GC	Arterial Commercial	
2362520600	0.34	CG	24 du/ac	0	8	6	6	GC	Arterial Commercial	
2363130100	0.35	CG	24 du/ac	1	8	6	5	GC	Arterial Commercial	
2361202600	0.87	CG	24 du/ac	0	20	14	14	GC	Arterial Commercial	Motel/Laundry
2361121400	0.24	CG	24 du/ac	0	5	4	4	GC	Arterial Commercial	Sunset Inn motel
2362236700	0.17	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	
2361802000	0.19	CG	24 du/ac	1	4	3	2	GC	Single Family Detached	
2361121800	0.61	CG	24 du/ac	0	14	10	10	GC	Arterial Commercial	commercial/restaurant
2363905300	0.85	R-1-10 CG /	24 du/ac	1	20	14	13	GC	Single Family Detached	SFR & franks welding
2333711500	0.33	CG	24 du/ac	1	7	5	4	GC	Arterial Commercial	
2381303800	0.34	PD-C	24 du/ac	0	8	6	6	GC	Arterial Commercial	CCP/Citracado PKY old building
2335011600	0.17	CG	24 du/ac	1	4	3	2	GC	Arterial Commercial	

Figure XI-5:
South Escondido Boulevard Area Plan Sites Inventory

VACANT APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2360520400	0.16	CG	24 du/ac	1	3	2	1	GC	Arterial Commercial	
2362520300	0.42	CG	24 du/ac	1	10	7	6	GC	Arterial Commercial	
2364607000	0.79	PD/MU	24 du/ac	1	18	13	12	GC	Retail Trade	
2362600200	0.61	CG	24 du/ac	0	14	10	10	GC	Arterial Commercial	
2364605900	0.74	CG	24 du/ac	10	17	12	2	GC	Multi-Family Residential	
2364606000	0.33	CG	24 du/ac	1	7	5	4	GC	Retail Trade	
2361121200	0.13	CG	24 du/ac	1	3	2	1	GC	Arterial Commercial	
2361121300	0.23	CG	24 du/ac	0	5	4	4	GC	Arterial Commercial Communications and Utilities	
2381521100	0.16	CG	24 du/ac	0	3	2	2	GC		
2381521400	1.00	CG	24 du/ac	0	23	16	16	GC	Arterial Commercial	Econo Lodge
2333721600	0.12	CG	24 du/ac	1	2	1	0	GC	Single Family Detached	
2332421500	0.31	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	
2335011704	0.31	CG	24 du/ac	1	7	5	4	GC	Arterial Commercial	
2335021300	0.19	CG	24 du/ac	1	4	3	2	GC	Automobile Dealership	
2332411500	0.21	CG	24 du/ac	0	5	4	4	GC	Arterial Commercial	
2362235800	4.08	CG	24 du/ac	1	97	68	67	GC	Office (Low-Rise)	330 W Felicita
2362236200	1.03	CG	24 du/ac	1	24	17	16	GC	Arterial Commercial	
2332121300	0.30	CG	24 du/ac	0	7	5	5	GC	Retail Trade	
2362603400	0.24	CG	24 du/ac	1	5	4	3	GC	Single Family Detached	
2333521400	0.16	CG	24 du/ac	1	3	2	1	GC	Arterial Commercial	
2364602600	0.14	CG	24 du/ac	0	3	2	2	GC	Retail Trade	
2362236000	0.56	CG	24 du/ac	0	13	9	9	GC	Arterial Commercial	Auto Zone
2363900300	0.33	CG	24 du/ac	1	7	5	4	GC	Single Family Detached	
2361201700	0.24	CG	24 du/ac	1	5	4	3	GC	Single Family Detached	
2332320200	0.17	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2361202100	0.20	CG	24 du/ac	2	4	3	1	GC	Arterial Commercial	
2362233500	0.15	OS-P	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2361721400	0.17	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	
2333621100	0.33	CG	24 du/ac	1	7	5	4	GC	Arterial Commercial	
2362603700	0.31	CG	24 du/ac	1	7	5	4	GC	Single Family Detached	
2363900200	0.30	CG	24 du/ac	2	7	5	3	GC	Arterial Commercial	
2335021200	0.15	CG	24 du/ac	0	3	2	2	GC	Automobile Dealership	
2364600400	0.23	CG	24 du/ac	1	5	4	3	GC	Retail Trade	
2362603900	0.25	CG	24 du/ac	1	5	4	3	GC	Arterial Commercial	
2362521500	0.86	CG	24 du/ac	2	20	14	12	GC	Retail Trade	OneStop Liquor
2333610500	0.30	CG	24 du/ac	1	7	5	4	GC	Arterial Commercial	
2333711700	0.17	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2361122000	0.14	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	

Figure XI-5:
South Escondido Boulevard Area Plan Sites Inventory

VACANT APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2333711400	0.17	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2332310600	0.17	CG	24 du/ac	1	4	3	2	GC	Single Family Detached	
2364600500	0.05	CG	24 du/ac	0	1	1	1	GC	Multi-Family Residential	
2361201900	0.19	CG	24 du/ac	1	4	3	2	GC	Single Family Detached	
2332310200	0.16	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2332310800	0.16	CG	24 du/ac	1	3	2	1	GC	Arterial Commercial	
2361122900	0.66	CG/R-4-24	24 du/ac	2	15	11	9	GC	Single Family Multiple-Units	
2335010500	0.15	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2335111600	0.32	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	Esc/11th aging commercial
2332321500	0.16	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2332120500	0.16	CG	24 du/ac	0	3	2	2	GC	Retail Trade	
2361802100	0.13	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Aging market
2335020100	0.24	CG	24 du/ac	0	5	4	4	GC	Automobile Dealership	Nonnconf use
2332321600	0.17	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	Esc/6th small office
2361121900	0.47	CG	24 du/ac	0	11	8	8	GC	Arterial Commercial	office/commercial bldg
2364602700	0.17	CG	24 du/ac	0	3	2	2	GC	Retail Trade	
2332120600	0.16	CG	24 du/ac	0	3	2	2	GC	Retail Trade	
2335120200	0.16	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2381302600	0.96	CG	24 du/ac	1	23	16	15	GC	Arterial Commercial	Exp Tr 959
2362233400	0.15	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2362520400	0.17	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	
2362520700	0.36	CG	24 du/ac	0	8	6	6	GC	Arterial Commercial	Aging commercial
2362520800	0.17	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	
2332310300	0.16	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2362231700	0.15	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Aging commercial
2335110700	0.32	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	Aging commercial 10th/Escon
2363130200	0.26	CG	24 du/ac	0	6	4	4	GC	Arterial Commercial	
2364601600	1.05	CG	24 du/ac	0	25	18	18	GC	Office (Low-Rise)	SDC CU
2361202800	0.15	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2361801800	0.27	CG	24 du/ac	0	6	4	4	GC	Arterial Commercial	Aging commercial
2332410800	0.24	CG	24 du/ac	0	5	4	4	GC	Arterial Commercial	Aging commercial
2332320100	0.18	CG	24 du/ac	2	4	3	1	GC	Single Family Multiple-Units	
2361201500	0.36	CG	24 du/ac	1	8	6	5	GC	Single Family Detached	
2361802200	0.13	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2335010400	0.15	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Aging comm 9th/Orang/Esc
2362600400	0.37	CG	24 du/ac	0	8	6	6	GC	Arterial Commercial	Aging Esc s/of Felicita
2333721400	0.13	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Esc/9th aging comm
2362604100	0.53	CG	24 du/ac	0	12	8	8	GC	Arterial Commercial	RE office esc s/of Felicita

Figure XI-5:
South Escondido Boulevard Area Plan Sites Inventory

VACANT APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2332310100	0.18	CG	24 du/ac	1	4	3	2	GC	Single Family Detached	
2362524200	0.29	CG	24 du/ac	0	6	4	4	GC	Retail Trade	Aging commercial
2360521400	0.43	CG	24 du/ac	0	10	7	7	GC	Arterial Commercial	CCP/9th auto sales
2335121600	0.16	CG	24 du/ac	0	3	2	2	GC	Automobile Dealership	10th/Esc auto sales
2381303000	1.14	PD-C	24 du/ac	0	27	19	19	GC	Arterial Commercial	Aging center CCP/Citracado
2362520500	0.17	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	S of Felicita
2332310900	0.31	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	nonconforming automotive
2363905400	0.81	CG/R-1-10	24 du/ac	0	19	13	13	GC	Arterial Commercial	Franks welding
2362603600	0.25	CG	24 du/ac	1	5	4	3	GC	Single Family Detached	
2333711200	0.16	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Auto service 9th/Esco
2361201600	0.18	CG	24 du/ac	1	4	3	2	GC	Single Family Detached	1 SFR
2362237800	0.29	CG	24 du/ac	1	6	4	3	GC	Retail Trade	Artisan bakery
2363905700	1.12	CG	24 du/ac	1	26	18	17	GC	Arterial Commercial	Mohnacky
2332310400	0.17	CG	24 du/ac	1	4	3	2	GC	Single Family Detached	
2361721300	0.18	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	Upholstery shop aging
2362603800	0.24	CG	24 du/ac	1	5	4	3	GC	Single Family Detached	
2361721500	1.00	CG	24 du/ac	0	24	17	17	GC	Arterial Commercial	aging commercial Esc/5th
2335121700	0.16	CG	24 du/ac	0	3	2	2	GC	Automobile Dealership	Esc/11th aging commercial
2362521000	0.29	CG	24 du/ac	0	6	4	4	GC	Arterial Commercial	Aging commercial
2361201800	0.23	CG	24 du/ac	2	5	4	2	GC	Single Family Detached	
2361722600	0.15	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2364606300	1.16	CG	24 du/ac	0	27	19	19	GC	Retail Trade	Auto svcs ctr Esc/Felicita
2381521500	0.68	CG	24 du/ac	0	16	11	11	GC	Arterial Commercial	aging rest. S CCP
2381413300	0.64	CG	24 du/ac	0	15	11	11	GC	Arterial Commercial	aging comm Brotherton/CCP
2364602400	0.29	R-2-12	24 du/ac	2	7	5	3	U2	Single Family Multiple-Units	
2362600300	0.19	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	
2381413800	1.79	CG	24 du/ac	0	43	30	30	GC	Office (Low-Rise)	Vet/offices/Elks Esc/Citracado
2363901200	0.45	CG	24 du/ac	0	10	7	7	GC	Arterial Commercial	Aging tire shop Esc/Broth
2362607900	0.78	CG	24 du/ac	0	18	13	13	GC	Arterial Commercial	Esc/Vermont commercial/office
2381411800	1.61	CG	24 du/ac	0	38	27	27	GC	Arterial Commercial	Canterbury Gardens
2381410300	1.22	CG	24 du/ac	0	29	20	20	GC	Hotel/Motel (Low-Rise)	motel medit
2335010700	0.30	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	Aging donut shop/comm
2362231400	0.13	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	
2362236100	0.48	CG	24 du/ac	0	11	8	8	GC	Arterial Commercial	
2364607700	0.46	CG	24 du/ac	0	11	8	8	GC	Arterial Commercial	Market 15th/Esco
2333620100	0.33	CG	24 du/ac	0	7	5	5	GC	Religious Facility	Part of church 7th/Esco
2362520900	0.18	CG	24 du/ac	1	4	3	2	GC	Arterial Commercial	
2381303100	1.05	PD-C	24 du/ac	0	25	18	18	GC	Arterial Commercial	nwc Citracado/ccp Aging

Figure XI-5:
South Escondido Boulevard Area Plan Sites Inventory

VACANT APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2381303700	0.81	PD-C	24 du/ac	0	19	13	13	GC	Arterial Commercial	Preschool Citracado/CCP
2363112800	0.29	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	Aging comm Esc s/of Vermont
2363113200	0.30	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	Glaser Baley engraving aging
2335010600	0.16	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Pkg lot Esc/9th
2381413700	0.89	CG	24 du/ac	0	21	15	15	GC	Office (Low-Rise)	Pkg lot for adj Elks
2364601900	0.75	CG	24 du/ac	5	17	12	7	GC	Multi-Family Residential	
2333720100	0.16	CG	24 du/ac	0	3	2	2	GC	Arterial Commercial	Radio Shack Esc/8th
2381301100	0.24	CG	24 du/ac	1	5	4	3	GC	Single Family Detached	
2361202700	0.14	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2332421400	0.34	CG	24 du/ac	0	8	6	6	GC	Arterial Commercial	Aging mkt Esc/7th
2361720600	0.31	CG	24 du/ac	0	7	5	5	GC	Arterial Commercial	Aging Esc/13th
2361202000	0.24	CG	24 du/ac	0	5	4	4	GC	Arterial Commercial	aging market n/of 13th
2364600300	0.13	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2362604800	0.42	CG	24 du/ac	0	9	6	6	GC	Arterial Commercial	Aging 7-11
2364607800	0.19	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	Market 15th/Esco
2332410900	0.18	CG	24 du/ac	0	4	3	3	GC	Arterial Commercial	
2364605400	0.68	CG	24 du/ac	10	16	11	1	GC	Multi-Family Residential	
2332310500	0.16	CG	24 du/ac	1	3	2	1	GC	Single Family Detached	
2361120300	0.20	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2332121100	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361110800	0.14	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361110600	0.22	R-4-24	24 du/ac	1	5	4	3	U4	Single Family Detached	
2360520900	0.17	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2361120400	0.19	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2332410200	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361710100	0.19	R-4-24	24 du/ac	2	4	3	1	U4	Single Family Multiple-Units	
2333710400	0.17	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2333520700	0.06	R-4-24	24 du/ac	1	1	1	0	U4	Single Family Detached	
2361711500	0.07	R-4-24	24 du/ac	1	1	1	0	U4	Single Family Detached	
2332410400	0.15	R-4-24	24 du/ac	2	3	2	0	U4	Single Family Multiple-Units	
2333611000	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361711000	0.60	R-4-24	24 du/ac	9	14	10	1	U4	Multi-Family Residential	
2361711200	0.08	R-4-24	24 du/ac	1	1	1	0	U4	Single Family Detached	
2332220900	0.17	R-4-24	24 du/ac	2	4	3	1	U4	Single Family Multiple-Units	
2361120200	0.13	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2333710100	0.17	R-4-24	24 du/ac	3	4	3	0	U4	Single Family Multiple-Units	
2361110200	0.12	R-4-24	24 du/ac	1	2	1	0	U4	Single Family Detached	

Figure XI-5:
South Escondido Boulevard Area Plan Sites Inventory

VACANT APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2361110300	0.12	R-4-24	24 du/ac	1	2	1	0	U4	Single Family Detached	
2332411600	0.17	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2335010900	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361722700	0.36	R-4-24	24 du/ac	5	8	6	1	U4	Multi-Family Residential Single Family Multiple-Units	
2361722800	0.25	R-4-24	24 du/ac	2	6	4	2	U4		
2361110700	0.25	R-4-24	24 du/ac	1	5	4	3	U4	Single Family Detached	
2361710800	0.13	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361120500	0.13	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached Single Family Multiple-Units	
2361720200	0.17	R-4-24	24 du/ac	2	4	3	1	U4		
2361720500	0.15	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2332311400	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2333420400	0.17	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2332220300	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached Single Family Multiple-Units	
2361122600	0.23	R-4-24	24 du/ac	2	5	4	2	U4		
2335111300	0.17	R-4-24	24 du/ac	2	4	3	1	U4	Single Family Multiple-Units	
2360621100	0.17	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2333611300	0.49	R-4-24	24 du/ac	0	11	8	8	U4	Religious Facility	orange/7th aging church
2332220400	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2333610900	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2360620800	0.23	13.15	24 du/ac	1	5	4	3	U4	Single Family Detached	
2361120800	0.18	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2361120700	0.14	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2332221000	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361110900	0.14	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2335011000	0.17	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached Single Family Multiple-Units	
2333610400	0.32	R-4-24	24 du/ac	4	7	5	1	U4		
2360620900	0.17	R-4-24	24 du/ac	2	4	3	1	U4	Single Family Multiple-Units	
2360621000	0.17	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2361710200	0.19	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached Single Family Multiple-Units	
2335011800	0.33	R-4-24	24 du/ac	2	7	5	3	U4		
2361722500	0.19	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached Single Family Multiple-Units	
2335110800	0.18	R-4-24	24 du/ac	2	4	3	1	U4		
2360521000	0.15	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2360620200	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361720900	0.14	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	

Figure XI-5:
South Escondido Boulevard Area Plan Sites Inventory

VACANT APN	Acres	Zoning	Zoning Density	Existing Dwelling Units	Allowed Units	70% max density	Net Units	GP	Notes	Existing On-site
2361710700	0.15	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361710300	0.44	R-4-24	24 du/ac	0	10	7	7	U4	Religious Facility	
2335111100	0.17	R-4-24	24 du/ac	2	4	3	1	U4	Single Family Multiple-Units	
2332220700	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361720400	0.15	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2333611100	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2333610700	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2332311000	0.16	R-4-24	24 du/ac	0	3	2	2	U4	Religious Facility	
2361620600	0.14	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361111000	0.28	R-4-24	24 du/ac	1	6	4	3	U4	Single Family Detached	
2333520500	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361021000	0.79	R-4-24	24 du/ac	9	18	13	4	U4	Multi-Family Residential	
2332121000	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2361110400	0.13	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2332121200	0.16	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2360620700	0.19	PD-R 13.15	24 du/ac	2	4	3	1	U4	Single Family Multiple-Units	
2335110900	0.18	R-4-24	24 du/ac	1	4	3	2	U4	Single Family Detached	
2361722000	0.15	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2335111000	0.17	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2333420500	0.15	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2360621200	0.13	R-4-24	24 du/ac	1	3	2	1	U4	Single Family Detached	
2333710600	0.25	R-4-24	24 du/ac	1	5	4	3	U4	Single Family Detached	
Totals	73.86			198	1,651	1,156	958			



3. Citywide Sites Inventory

The following map (Figure XI-6) and matrix (Figure XI-7) detail the status of parcels that could accommodate housing throughout the community.

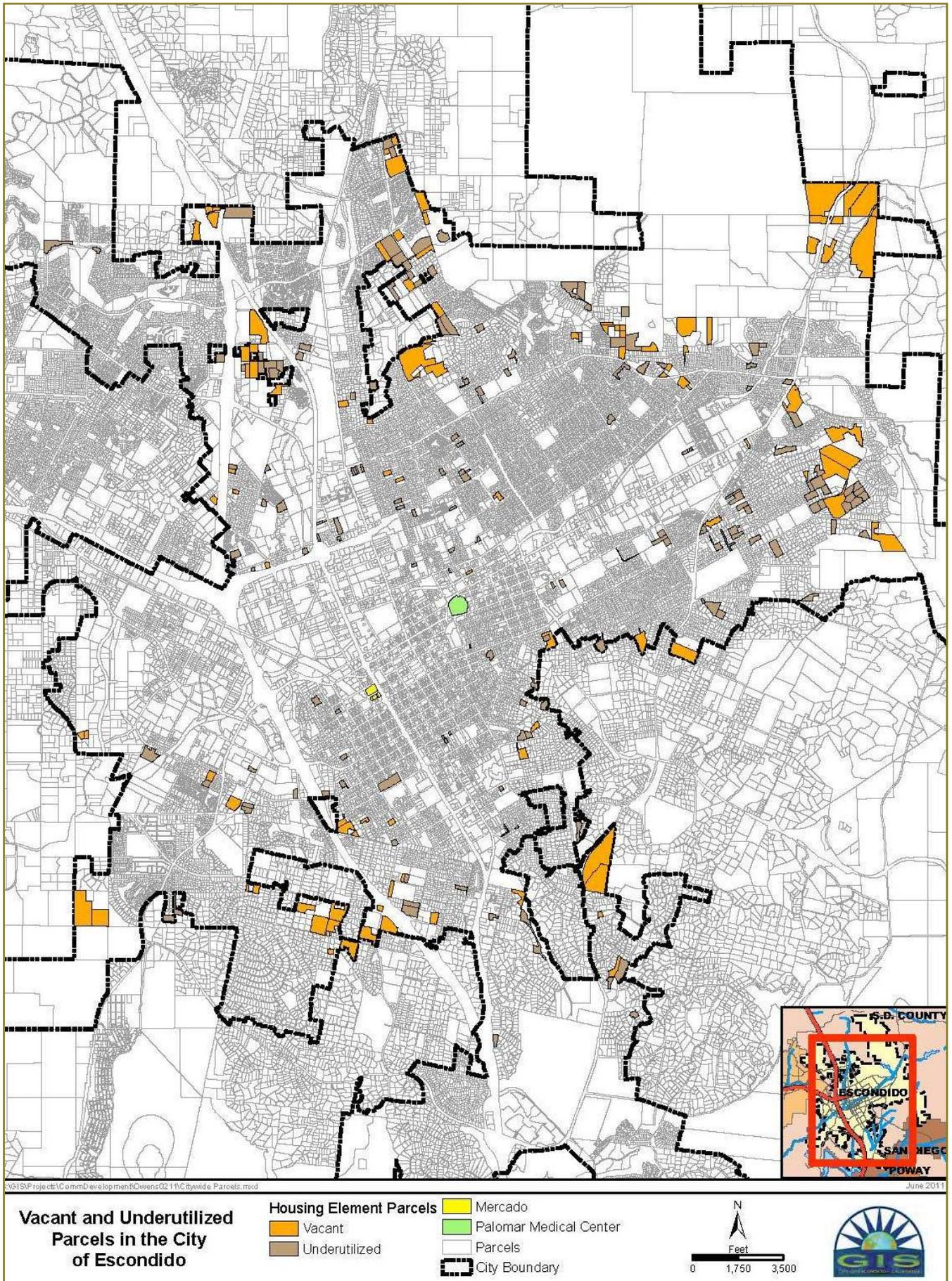


Figure XI-6

Figure XI-7

Citywide Sites Inventory Matrix

APN	Acres	Zoning	Zoning Density	Existing Units	Allowed 70% max Units	Net density	Net Units	GP	Notes	Existing On-site
2294500600	10.01	H-P	45du/ac	0	450	300	300	O	Hospital - General	150-300 du per MOU between City and Hospital District
Underutilized	10.01				450	300	300	O		
2331311600	0.50	M-1	45du/ac	0	22	15	15	IO	Industrial Park	Aging commercial
2331310500	0.17	M-1	45du/ac	0	7	5	5	IO	Industrial Park	Aging automotive
2331310100	0.31	M-1	45du/ac	1	13	9	8	IO	Industrial Park	Aging commercial
2331310600	0.34	M-1	45du/aac	0	15	11	11	IO	Industrial Park	Aging commercial
2331210200	2.70	PD-I	45du/ac	0	121	85	85	IO	Industrial Park	Lumberyard-Mercado
Underutilized	4.02			1	178	125	124			
2250406800	2.67	R-1-10	Min 10,000 sf/du	0	11	8	8	S	Field Crops	
2243104900	12.77	R-1-10	Min 10,000 sf/du	0	55	39	39	S	Field Crops	
2250410400	3.28	R-1-10	Min 10,000 sf/du	0	14	10	10	S	Orchard or Vineyard	
2353505100	2.03	R-1-10	Min 10,000 sf/du	0	8	6	6	U1	Vacant & Undeveloped Land	
2263804000	2.84	R-1-10	Min 10,000 sf/du	0	12	8	8	S	Vacant & Undeveloped Land	
2250304600	1.23	R-1-10	Min 10,000 sf/du	0	5	4	4	S	Vacant & Undeveloped Land	
2311008200	2.97	R-1-10	Min 10,000 sf/du	0	12	8	8	S	Vacant & Undeveloped Land	
2254804300	1.26	R-1-10	Min 10,000 sf/du	0	5	4	4	S	Vacant & Undeveloped Land	
2263301500	4.36	R-1-10	Min 10,000 sf/du	0	19	13	13	S	Vacant & Undeveloped Land	
2241423500	3.21	R-1-10	Min 10,000 sf/du	0	13	9	9	S	Vacant & Undeveloped Land	
2263701100	5.08	R-1-10	Min 10,000 sf/du	0	22	15	15	S	Vacant & Undeveloped Land	
2352700300	4.15	R-1-10	Min 10,000 sf/du	0	18	13	13	S	Vacant & Undeveloped Land	
2263701800	2.38	R-1-10	Min 10,000 sf/du	0	10	7	7	S	Vacant & Undeveloped Land	
2271802700	2.08	R-1-10	Min 10,000 sf/du	0	9	6	6	S	Vacant & Undeveloped Land	
1873706500	5.62	R-1-10	Min 10,000 sf/du	0	24	17	17	S	Vacant & Undeveloped Land	
2252703000	1.02	R-1-10	Min 10,000 sf/du	0	4	3	3	S	Vacant & Undeveloped Land	
2263302400	2.03	R-1-10	Min 10,000 sf/du	0	8	6	6	S	Vacant & Undeveloped Land	
2363323400	0.90	R-1-10	Min 10,000 sf/du	0	3	2	2	S	Vacant & Undeveloped Land	
2352700600	1.97	R-1-10	Min 10,000 sf/du	0	8	6	6	S	Vacant & Undeveloped Land	
2252702300	1.02	R-1-10	Min 10,000 sf/du	0	4	3	3	S	Vacant & Undeveloped Land	
2343907000	3.14	R-1-10	Min 10,000 sf/du	0	13	9	9	S	Vacant & Undeveloped Land	
2351502100	0.84	R-1-12	Min 12,000 sf/du	0	3	2	2	S	Vacant & Undeveloped Land	
2274302000	22.50	R-1-15	Min 15,000 sf/du	0	65	46	46	E1	Orchard or Vineyard	
2273202400	0.87	R-1-15	Min 15,000 sf/du	0	2	1	1	S	Vacant & Undeveloped Land	
2364902100	2.82	R-1-20	Min 20,000 sf/du	0	6	4	4	E2		
2275403700	1.49	R-1-6	Min 6,000 sf/du	0	10	7	7	U1	Communications and Utilities	
2311200500	0.94	R-1-6	Min 6,000 sf/du	0	6	4	4	U2	Vacant & Undeveloped Land	
2252705400	3.20	R-1-6	Min 6,000 sf/du	0	23	16	16	U1	Vacant & Undeveloped Land	
2353003500	0.94	R-1-7	Min 7,000 sf/du	0	5	4	4	U1	Orchard or Vineyard	

Figure XI-7

Citywide Sites Inventory Matrix

APN	Acres	Zoning	Zoning Density	Existing		Allowed 70% max		Net	GP	Notes	Existing On-site
				Units	Units	density	Units				
2290710700	1.19	R-1-7	Min 7,000 sf/du	0	7	5	5	5	U1	Vacant & Undeveloped Land	
2290721100	0.92	R-1-7	Min 7,000 sf/du	0	5	4	4	4	U1	Vacant & Undeveloped Land	
2362005200	0.92	R-1-7	Min 7,000 sf/du	0	5	4	4	4	U1	Vacant & Undeveloped Land	
2280505200	1.03	R-1-8	Min 8,000 sf/du	0	5	4	4	4	U1	Vacant & Undeveloped Land	
2280506300	0.70	R-1-8	Min 8,000 sf/du	0	3	2	2	2	U1	Vacant & Undeveloped Land	
Vacant	104.36			0	422	295	295				
2241421300	2.86	R-1-10	Min 10,000 sf/du	1	12	8	7	7	S		
2241423000	1.36	R-1-10	Min 10,000 sf/du	1	5	4	3	3	S		
2241423300	1.29	R-1-10	Min 10,000 sf/du	2	5	4	2	2	S		
2250305600	1.27	R-1-10	Min 10,000 sf/du	1	5	4	3	3	S		
2250410300	6.92	R-1-10	Min 10,000 sf/du	1	30	21	20	20	S	Warehousing	
2251600200	3.38	R-1-7	Min 7,000 sf/du	1	21	15	14	14	U1		
2251600300	0.94	R-1-7	Min 7,000 sf/du	1	5	4	3	3	U1		
2251606100	1.43	R-1-7	Min 7,000 sf/du	1	8	6	5	5	U1		
2252700500	1.18	R-1-10	Min 10,000 sf/du	1	5	4	3	3	S		
2252705800	2.61	R-1-10	Min 10,000 sf/du	1	11	8	7	7	S		
2256106300	1.01	R-1-6	Min 6,000 sf/du	3	7	5	2	2	U1		
2257200100	1.16	R-1-10	Min 10,000 sf/du	1	5	4	3	3	S		
2261901000	1.72	R-1-10	Min 10,000 sf/du	0	7	5	5	5	S	Communications and Utilities	
2261901200	2.21	R-1-10	Min 10,000 sf/du	1	9	6	5	5	S		
2263302500	1.05	R-1-10	Min 10,000 sf/du	1	4	3	2	2	S		
2263303800	2.64	R-1-10	Min 10,000 sf/du	1	11	8	7	7	S		
2263700900	2.63	R-1-10	Min 10,000 sf/du	1	11	8	7	7	S		
2263701300	1.46	R-1-10	Min 10,000 sf/du	1	6	4	3	3	S		
2263701900	2.25	R-1-10	Min 10,000 sf/du	1	9	6	5	5	S		
2263702500	2.83	R-1-10	Min 10,000 sf/du	1	12	8	7	7	S		
2263702800	3.98	R-1-10	Min 10,000 sf/du	1	17	12	11	11	S		
2271228500	1.12	R-1-15	Min 15,000 sf/du	1	3	2	1	1	S		
2271431400	0.83	R-1-7	Min 7,000 sf/du	1	5	4	3	3	U1		
2271440400	1.06	R-1-6	Min 6,000 sf/du	1	7	5	4	4	U1		
2271440700	2.01	R-1-6	Min 6,000 sf/du	5	14	10	5	5	U1		
2271801900	1.00	R-1-10	Min 10,000 sf/du	1	4	3	2	2	S		
2273300100	1.96	R-1-10	Min 10,000 sf/du	1	8	6	5	5	S		
2273400700	1.01	R-1-6	Min 6,000 sf/du	1	7	5	4	4	U1	Vacant & Undeveloped Land	
2273407800	0.90	R-1-6	Min 6,000 sf/du	1	6	4	3	3	U1		
2274104200	1.76	R-1-8	Min 8,000 sf/du	1	9	6	5	5	U1		
2275206600	1.03	R-1-8	Min 8,000 sf/du	1	5	4	3	3	U1		
2280505100	1.10	R-1-10	Min 10,000 sf/du	1	4	3	2	2	U1		
2280602200	2.71	R-1-8	Min 8,000 sf/du	1	14	10	9	9	U2		

Figure XI-7

Citywide Sites Inventory Matrix

APN	Acres	Zoning	Zoning Density	Existing Allowed 70% max			Net Units	GP	Notes	Existing On-site
				Units	Units	density				
2285004700	2.25	R-1-8	Min 8,000 sf/du	1	12	8	7	U1		
2290610600	0.88	R-1-7	Min 7,000 sf/du	1	5	4	3	U1		
2290610900	0.89	R-1-7	Min 7,000 sf/du	1	5	4	3	U1		
2304103400	1.26	R-1-10	Min 10,000 sf/du	1	5	4	3	S		
2310701100	1.95	R-1-6	Min 6,000 sf/du	2	14	10	8	U1		
2310703600	1.33	R-1-6	Min 6,000 sf/du	1	9	6	5	U1		
2310710600	1.20	R-1-6	Min 6,000 sf/du	1	8	6	5	U1		
2311007900	1.34	R-1-10	Min 10,000 sf/du	1	5	4	3	S		
2313502600	1.67	R-1-10	Min 10,000 sf/du	1	7	5	4	S		
2314700200	1.01	R-1-10	Min 10,000 sf/du	1	4	3	2	S		
2314700300	2.88	R-1-10	Min 10,000 sf/du	1	12	8	7	S		
2314702200	1.34	R-1-10	Min 10,000 sf/du	1	5	4	3	S		
2314702800	1.70	R-1-10	Min 10,000 sf/du	1	7	5	4	S		
2316604300	1.35	R-1-6	Min 6,000 sf/du	1	9	6	5	U1		
2317905000	0.70	R-1-6	Min 6,000 sf/du	1	5	4	3	U1		
2321701200	1.92	R-1-10	Min 10,000 sf/du	1	8	6	5	S		
2323403600	0.84	R-1-7	Min 7,000 sf/du	1	5	4	3	U1		
2336231100	1.06	R-1-10	Min 10,000 sf/du	1	4	3	2	S		
2350505800	5.74	R-1-7	Min 7,000 sf/du	1	35	25	24	U1		
2351003500	1.24	R-1-10	Min 10,000 sf/du	1	5	4	3	S		
2351214100	1.32	R-1-10	Min 10,000 sf/du	1	5	4	3	S		
2353505200	1.49	R-1-10	Min 10,000 sf/du	2	6	4	2	U1		
2363321700	1.03	R-1-10	Min 10,000 sf/du	1	4	3	2	S		
2363801700	1.44	R-1-10	Min 10,000 sf/du	1	6	4	3	S		
2365100100	0.96	R-1-7	Min 7,000 sf/du	1	5	4	3	U1		
2381411600	1.31	R-1-10	Min 10,000 sf/du	1	5	4	3	U1		
Underutilized	102.78			67	491	344	277			
2290401400	0.57	R-2-12	12 du/ac	0	6	4	4	U2		Vacant & Undeveloped Land
2282205000	0.83	R-2-12	12 du/ac	0	10	7	7	U2		Vacant & Undeveloped Land
2295122100	0.17	R-2-12	12 du/ac	0	2	1	1	U2		Vacant & Undeveloped Land
Vacant	1.57			0	18	13	13			
2262110200	0.76	R-2-10	10 du/ac	1	7	5	4	U2		
2290101021	2.64	R-2-12	12 du/ac	1	31	22	21	U2		Stacked Parcels
2290400400	0.62	R-2-12	12 du/ac	1	7	5	4	U2		
2282200300	0.44	R-2-12	12 du/ac	0	5	4	4	U2		
2365201500	0.58	R-2-12	12 du/ac	0	7	5	5	U2		
2280604900	1.02	R-2-12	12 du/ac	1	12	8	7	U2		
2291015500	0.94	R-2-12	12 du/ac	0	11	8	8	U2		
2310222400	0.66	R-2-12	12 du/ac	1	7	5	4	U2		

Figure XI-7

Citywide Sites Inventory Matrix

APN	Acres	Zoning	Zoning Density	Existing			Allowed 70% max		GP	Notes	Existing On-site
				Units	Units	density	Units	Units			
2363133300	0.26	R-2-12	12 du/ac	1	3	2	1	U2			
2322900900	0.43	R-2-12	12 du/ac	1	5	4	3	U2			
2280743300	0.51	R-2-12	12 du/ac	1	6	4	3	U2			
2291521700	0.86	R-2-12	12 du/ac	2	10	7	5	U2			
2300101700	0.45	R-2-12	12 du/ac	1	5	4	3	U2			
2310222200	0.33	R-2-12	12 du/ac	1	3	2	1	U2			
2290400500	0.55	R-2-12	12 du/ac	1	6	4	3	U2			
2280801603	0.28	R-2-12	12 du/ac	1	3	2	1	U2			
2290400600	0.52	R-2-12	12 du/ac	2	6	4	2	U2			
2362610400	0.50	R-2-12	12 du/ac	1	6	4	3	U2			
2291210300	0.53	R-2-12	12 du/ac	1	6	4	3	U2			
2360730100	6.20	R-2-8	8 du/ac	15	49	34	19	U2			
Underutilized	19.09			33	195	137	104				
2301032200	0.37	R-3-18	18 du/ac	0	6	4	4	U3	Vacant & Undeveloped Land		
Vacant	0.37			0	6	4	4				
2361201200	0.59	R-3-18	18 du/ac	3	10	7	4	U3			
2300415300	0.59	R-3-18	18 du/ac	1	10	7	6	U3			
2303802200	0.79	R-3-18	18 du/ac	1	14	10	9	U3			
2314304000	0.41	R-3-18	18 du/ac	0	7	5	5	U3			
2361301600	0.31	R-3-18	18 du/ac	1	5	4	3	U3			
2300520700	0.47	R-3-18	18 du/ac	1	8	6	5	U3			
2292204100	0.38	R-3-18	18 du/ac	1	6	4	3	U3			
2301020300	0.18	R-3-18	18 du/ac	1	3	2	1	U3			
2303804200	0.38	R-3-18	18 du/ac	1	6	4	3	U3			
Underutilized	4.09			10	69	48	38				
2350720800	0.96	R-4-24	24 du/ac	1	22	15	14	U4			
Underutilized	0.96			1	22	15	14				
1900801800	34.44	RA-10	Min 10 ac/du	0	3	2	2	R1	Orchard or Vineyard		
2401115300	12.96	RA-10	Min 10 ac/du	0	1	1	1	E2	Orchard or Vineyard		
2401008300	15.72	RA-10	Min 10 ac/du	0	1	1	1	E2	Orchard or Vineyard		
2401008400	15.19	RA-10	Min 10 ac/du	0	1	1	1	E2	Orchard or Vineyard		
1900802700	31.59	RA-5	Min 5 ac/du	0	6	4	4	R1	Orchard or Vineyard		
2400103000	5.13	RA-5	Min 5 ac/du	0	1	1	1	R1	Orchard or Vineyard		
2400104100	7.51	RA-5	Min 5 ac/du	0	1	1	1	R1	Vacant & Undeveloped Land		
2380211100	18.46	RA-5	Min 5 ac/du	0	3	2	2	R1	Vacant & Undeveloped Land		
2380210500	9.78	RA-5	Min 5 ac/du	0	1	1	1	R1	Vacant & Undeveloped Land		
2400101900	36.05	RE-170	Min 170,000 sf/du	0	9	6	6	R1	Vacant & Undeveloped Land		
2400102600	6.14	RE-170	Min 170,000 sf/du	0	1	1	1	E1	Vacant & Undeveloped Land		
2336111000	1.66	RE-20	Min 20,000 sf/du	0	3	2	2	E2	Communications and Utilities		

Figure XI-7
Citywide Sites Inventory Matrix

APN	Acres	Zoning	Zoning Density	Existing Allowed 70% max Net			GP	Notes	Existing On-site
				Units	Units	density			
2250408200	1.02	RE-20	Min 20,000 sf/du	0	2	1	1	S	Field Crops
2250408400	1.01	RE-20	Min 20,000 sf/du	0	2	1	1	S	Field Crops
2250408300	1.04	RE-20	Min 20,000 sf/du	0	2	1	1	S	Field Crops
2250400400	0.96	RE-20	Min 20,000 sf/du	0	2	1	1	S	Field Crops
2340301400	9.77	RE-20	Min 20,000 sf/du	0	21	15	15	E2	Field Crops
2241513500	1.51	RE-20	Min 20,000 sf/du	0	3	2	2	E2	Field Crops
2250408900	1.90	RE-20	Min 20,000 sf/du	0	4	3	3	S	Field Crops
2402001900	11.54	RE-20	Min 20,000 sf/du	0	25	18	18	E2	Intensive Agriculture
2380712300	2.66	RE-20	Min 20,000 sf/du	0	5	4	4	E2	Orchard or Vineyard
2311402900	10.17	RE-20	Min 20,000 sf/du	1	22	15	14	S	Orchard or Vineyard
2274201100	6.83	RE-20	Min 20,000 sf/du	0	14	10	10	E2	Orchard or Vineyard
2371310200	15.47	RE-20	Min 20,000 sf/du	0	33	23	23	E2	Orchard or Vineyard
2371310100	23.50	RE-20	Min 20,000 sf/du	1	51	36	35	E2	Orchard or Vineyard
2241435000	2.91	RE-20	Min 20,000 sf/du	0	6	4	4	E2	Orchard or Vineyard
2241410900	3.72	RE-20	Min 20,000 sf/du	0	8	6	6	E2	Vacant & Undeveloped Land
2325121600	1.10	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2344601000	5.40	RE-20	Min 20,000 sf/du	0	11	8	8	E2	Vacant & Undeveloped Land
2241514800	1.14	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2242602300	4.20	RE-20	Min 20,000 sf/du	0	9	6	6	E2	Vacant & Undeveloped Land
2381013600	5.85	RE-20	Min 20,000 sf/du	0	12	8	8	E2	Vacant & Undeveloped Land
2363343500	1.05	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2381024100	6.33	RE-20	Min 20,000 sf/du	0	13	9	9	E2	Vacant & Undeveloped Land
2363601500	2.64	RE-20	Min 20,000 sf/du	0	5	4	4	S	Vacant & Undeveloped Land
2242604700	1.37	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2241433200	2.41	RE-20	Min 20,000 sf/du	0	5	4	4	E2	Vacant & Undeveloped Land
2241515100	10.39	RE-20	Min 20,000 sf/du	0	22	15	15	E2	Vacant & Undeveloped Land
2242604600	1.10	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2304103300	3.94	RE-20	Min 20,000 sf/du	0	8	6	6	S	Vacant & Undeveloped Land
2391310900	3.44	RE-20	Min 20,000 sf/du	0	7	5	5	E2	Vacant & Undeveloped Land
2274304800	1.19	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2363334100	1.94	RE-20	Min 20,000 sf/du	0	4	3	3	S	Vacant & Undeveloped Land
2401009000	0.96	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2280504100	1.38	RE-20	Min 20,000 sf/du	0	3	2	2	E2	Vacant & Undeveloped Land
2325121500	1.31	RE-20	Min 20,000 sf/du	0	2	1	1	E2	Vacant & Undeveloped Land
2241006100	1.92	RE20/R1-10	Min 20,000 sf/du	0	4	3	3	E2	Vacant & Undeveloped Land
2401906500	14.49	RE20/RE80	Min 20,000 sf/du	0	31	22	22	R2	Orchard or Vineyard
2254801800	10.66	RE-210	Min 210,000 sf/du	0	2	1	1	R1	Orchard or Vineyard
2254802900	5.09	RE-210	Min 210,000 sf/du	0	1	1	1	R1	Orchard or Vineyard
2380730600	8.77	RE-40	Min 40,000 sf/du	0	9	6	6	E1	Vacant & Undeveloped Land

Figure XI-7

Citywide Sites Inventory Matrix

APN	Acres	Zoning	Zoning Density	Existing		Allowed 70% max		Net	GP	Notes	Existing On-site
				Units	Units	density	Units				
2390511000	1.02	RE-40	Min 40,000 sf/du	0	1	1	1	1	E2	Vacant & Undeveloped Land	
2380733800	4.50	RE-40	Min 40,000 sf/du	0	4	3	3	3	E1	Vacant & Undeveloped Land	
2384923800	1.05	RE-40	Min 40,000 sf/du	0	1	1	1	1	E1	Vacant & Undeveloped Land	
2350810900	4.73	RE-40	Min 40,000 sf/du	0	5	4	4	4	E2	Vacant & Undeveloped Land	
2380735500	4.34	RE-40	Min 40,000 sf/du	0	4	3	3	3	E1	Vacant & Undeveloped Land	
2383606800	5.90	RE-40	Min 40,000 sf/du	0	6	4	4	4	E1	Vacant & Undeveloped Land	
2271013600	3.44	RE-40	Min 40,000 sf/du	0	3	2	2	2	E1	Vacant & Undeveloped Land	
2380734900	6.68	RE-40	Min 40,000 sf/du	0	7	5	5	5	E1	Vacant & Undeveloped Land	
2242605100	4.13	RE40/RE80	Min 40,000 sf/du	0	4	3	3	3	E1	Vacant & Undeveloped Land	
Vacant	422.49			2	428	300	298				
2371306500	2.50	RE-20	Min 20,000 sf/du	1	5	4	3	3	E2		
2401002300	2.69	RE-20	Min 20,000 sf/du	1	5	4	3	3	E2		
2271013700	5.65	RE-20	Min 20,000 sf/du	1	12	8	7	7	E2		
2250408500	2.45	RE-20	Min 20,000 sf/du	1	5	4	3	3	S		
2241432800	2.02	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2312021500	4.79	RE-20	Min 20,000 sf/du	1	10	7	6	6	E2		
2402001100	2.60	RE-20	Min 20,000 sf/du	1	5	4	3	3	E2		
2241514100	2.86	RE-20	Min 20,000 sf/du	1	6	4	3	3	E2		
2391311000	5.62	RE-20	Min 20,000 sf/du	1	12	8	7	7	E2		
2312105600	2.08	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2313604900	1.62	RE-20	Min 20,000 sf/du	0	3	2	2	2	S		
2336306300	1.47	RE-20	Min 20,000 sf/du	1	3	2	1	1	E2		
2271013800	3.14	RE-20	Min 20,000 sf/du	1	6	4	3	3	E2		
2350901600	1.42	RE-20	Min 20,000 sf/du	1	3	2	1	1	E2		
2402001200	1.89	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2241410200	8.62	RE-20	Min 20,000 sf/du	1	18	13	12	12	E2		
2241412300	4.50	RE-20	Min 20,000 sf/du	4	9	6	2	2	E2		
2384701500	2.28	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2311402000	4.21	RE-20	Min 20,000 sf/du	1	9	6	5	5	S		
2363334500	4.73	RE-20	Min 20,000 sf/du	0	10	7	7	7	S		
2401007400	2.61	RE-20	Min 20,000 sf/du	1	5	4	3	3	E2		
2402002200	2.06	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2401901800	2.26	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2350823000	1.84	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2401703500	2.20	RE-20	Min 20,000 sf/du	2	4	3	1	1	E2		
2275821600	1.48	RE-20	Min 20,000 sf/du	1	3	2	1	1	E2		
2401006900	1.89	RE-20	Min 20,000 sf/du	1	4	3	2	2	E2		
2401002100	4.33	RE-20	Min 20,000 sf/du	1	9	6	5	5	E2		
2271020300	1.80	RE-20	Min 20,000 sf/du	1	3	2	1	1	E2		

Figure XI-7

Citywide Sites Inventory Matrix

APN	Acres	Zoning	Zoning Density	Existing Allowed 70% max			GP	Notes	Existing On-site
				Units	Units	density			
2402002100	1.91	RE-20	Min 20,000 sf/du	1	4	3	2	E2	
2341805100	1.62	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2313602000	1.49	RE-20	Min 20,000 sf/du	1	3	2	1	S	
2311413100	3.69	RE-20	Min 20,000 sf/du	1	8	6	5	E2	
2402002300	2.15	RE-20	Min 20,000 sf/du	1	4	3	2	E2	
2384610800	1.91	RE-20	Min 20,000 sf/du	1	4	3	2	E2	
2336113700	2.11	RE-20	Min 20,000 sf/du	1	4	3	2	E2	
2250402200	4.99	RE-20	Min 20,000 sf/du	1	10	7	6	S	
2313601900	2.29	RE-20	Min 20,000 sf/du	1	4	3	2	S	
2393920400	1.43	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2350822900	1.52	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2401008600	1.41	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2710213800	1.64	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2402002700	2.31	RE-20	Min 20,000 sf/du	1	5	4	3	E2	
2402002500	2.60	RE-20	Min 20,000 sf/du	1	5	4	3	E2	
2336112400	1.49	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2312304200	4.27	RE-20	Min 20,000 sf/du	1	9	6	5	E2	
2312401100	2.03	RE-20	Min 20,000 sf/du	1	4	3	2	S	
2241412500	1.94	RE-20	Min 20,000 sf/du	2	4	3	1	E2	
2241433000	7.11	RE-20	Min 20,000 sf/du	2	15	11	9	E2	
2241514900	1.98	RE-20	Min 20,000 sf/du	1	4	3	2	E2	
2402002400	3.01	RE-20	Min 20,000 sf/du	1	6	4	3	E2	
2363333200	2.81	RE-20	Min 20,000 sf/du	1	6	4	3	S	
2405301200	1.67	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2392202000	1.64	RE-20	Min 20,000 sf/du	1	3	2	1	E2	
2402002600	2.35	RE-20	Min 20,000 sf/du	1	5	4	3	E2	
2305202800	3.06	RE-20	Min 20,000 sf/du	2	6	4	2	E2	
2392015600	3.50	RE-30	Min 30,000 sf/du	0	5	4	4	E2	
2390200700	2.74	RE-30	Min 30,000 sf/du	1	3	2	1	E2	
2241007300	3.27	RE40	Min 40,000 sf/du	1	3	2	1	E2	
2250200400	4.40	RE-40	Min 40,000 sf/du	1	4	3	2	E1	
2250201400	6.16	RE-40	Min 40,000 sf/du	1	6	4	3	E1	
2242400100	10.34	RE-80	Min 80,000 sf/du	1	5	4	3	R2	
Underutilized	184.46			66	337	236	170		

Appendix C

Emergency Shelters Overlay

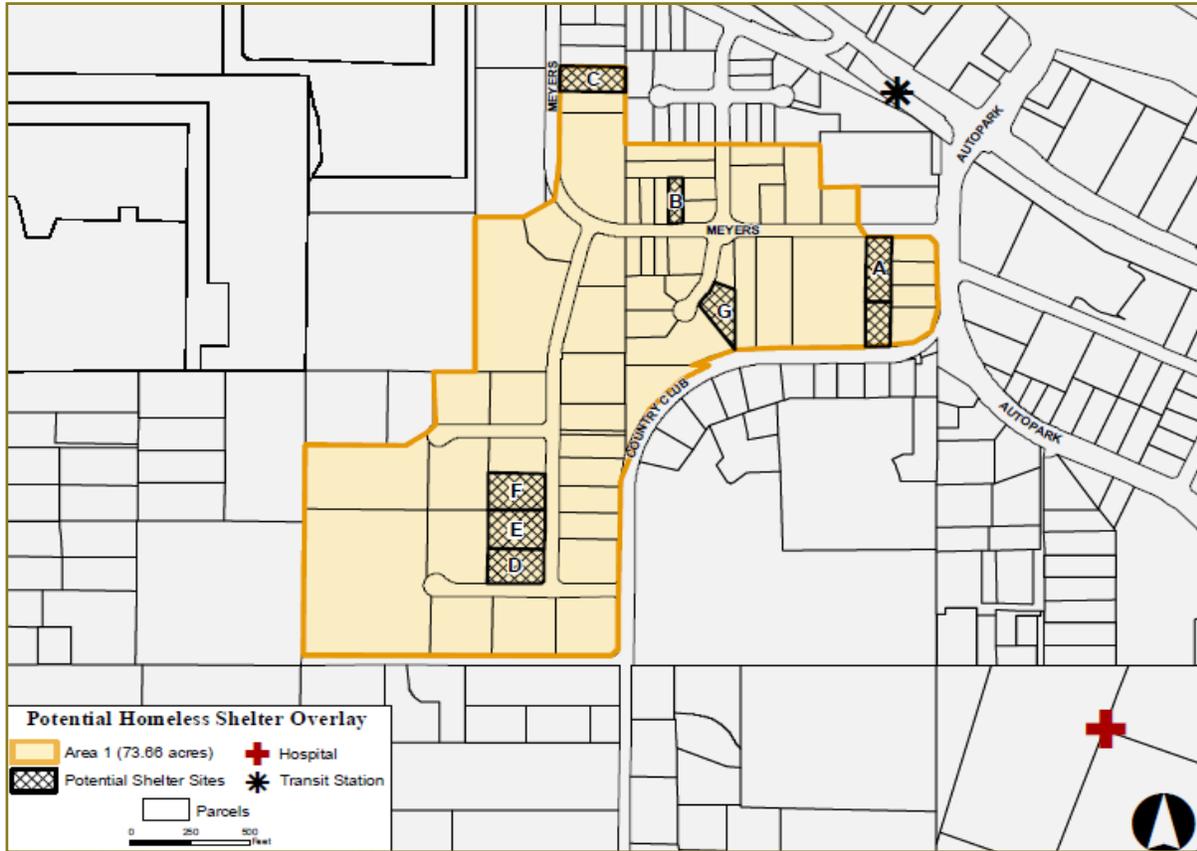


Figure XI-8

Potential Shelter Sites Guide

Parcel Details	Parcel Image
<p>SITE A Images: 1033-1035 Address: n/a; off Meyers Ave. near Auto Park Way Status: Space Available Company: n/a Company Members: n/a Company Phone(s): (619) 669-1923</p>	
<p>SITE B Images: 1036-1037 Address: 2270 Meyers Ave. Status: Now Leasing Company: n/a Company Members: n/a Company Phone(s): 724-2635</p>	

Potential Shelter Sites Guide (Continued)

Parcel Details	Parcel Image
<p>SITE C Images: 1038-1040 Address: 2340 Meyers Ave. Status: Available Sq. Ftge.: 13,930 sq.ft. Company: Lee & Associates Company Members: Dragovic, Little, Robinson Company Phone(s): (760) 929-9700</p>	
<p>SITE D Images: 1041-1043 Address: 445 Corporate Drive Status: Available Sq. Ftge.: 4k-8k sq.ft. Company: Lee & Associates Company Members: G. Stokoe Company Phone(s): (760) 929-9700; (760) 448-2440</p>	
<p>SITE E Images: 1044-1047 Address: 457-465 Corporate Drive Status: For Lease Company: Colliers International Company Members: Daniel Knoke, Peter Merz Company Phone(s): (760) 930-7938</p>	
<p>SITE F Images: 1048-1051 Address: 475 Corporate Drive Status: Available Company: Cassidy Turley Company Members: Jim Benson Company Phone(s): (760) 431-4200</p>	
<p>SITE G Images: 1052-1054 Address: n/a; off cul-de-sac of Opper St. Status: n/a; empty plot Sq. Ftge.: 4k-12k sq.ft. Company: Colliers International Company Members: Peter Merz Company Phone(s): (760) 930-7921</p>	

Figure XI-9

Potential Emergency Shelter Overlay Area Photos



Figure XI-10

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Construction: 1.1 Project Development Create an in-creased supply of affordable units for low-income house-holds, including redevelopment and rehabilitation.</p>	<p>Increase supply of ownership units for very low-income and low-income residents; and increase supply of rental units for very low-income and low-income residents by 200 units.</p>	<p>36 new affordable ownership units and 202 new affordable rental units, including Juniper Senior Village (61 total, 60 affordable), Las Ventannas (80), Serenity Village (8), Brotherton Square (22), Milane Lane (7), Orangewood(7), and Crossings (55 total, 54 affordable).</p> <p>The income distribution of these affordable units are as follows:</p> <p>Ownership: Moderate (120% AMI): 17 units Low (80% AMI): 5 units Low (60% AMI): 6 units Very Low (50% AMI): 8 units</p> <p>Rentals: Low (60% AMI): 44 units Very Low (50% AMI): 135 units Extremely Low (30% AMI): 23 units</p>	<p>This program is included in the 2013 Housing Element</p>
<p>Construction: 1.2 Mortgage Revenue Bonds Continue providing the city's credit support for the issuance of revenue bonds for developing and maintaining affordable housing.</p>	<p>Acquisition, rehabilitation, preservation or construction of affordable rental units for low-income households.</p>	<p>Mortgage Revenue Bonds were not used during period.</p>	<p>While mortgage revenue bond remains a viable funding source for affordable housing, it is not a program administered by the City. The 2013 Housing Element includes a program to pursue a variety of affordable housing resources, including but not limited to mortgage revenue bonds, low income housing tax credits, and other State and federal housing funds.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Construction: 1.3 First-Time Homebuyers/ Home Entry Loan Program/ Homeownership Made Easy Program Continue existing programs and explore new ways to increase home buying opportunities to low- and moderate-income homebuyers.</p>	<p>Increase homeownership opportunities for 200 low- to moderate-income households.</p>	<p>199 HELP loans since 2005 277 HOME loans since 2005 476 Total All HELP and HOME loans were made to lower income households, including extremely low income households.</p>	<p>Due to the success of this program, it is included in the 2013 Housing Element. However, due to funding issues, the Homeownership Made Easy component for households with incomes up to 120 percent has been suspended.</p>
<p>Construction: 1.4 First-Time Homebuyers: Mortgage credit Certificates Provide MCCs to increase homeownership opportunities to low- and moderate-income households through cooperation with the County and lenders.</p>	<p>Continue issuing MCCs and promoting program</p>	<p>22 MCCs issued through since 2005 All MCCs were issued to moderate income homebuyers.</p>	<p>This program is included in the 2013 Housing Element.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Construction: 1.5 Emergency Shelter Program Escondido coordinates with other agencies that receive funding for shelters and equipment.</p>	<p>Continue the shelter program To amend the Zoning Code to give emergency shelters their own land use classification and permit in the HP zone with a CUP to streamline requests.</p>	<p>Code amendment to classify emergency shelters as permitted in the HP zone with a CUP was not approved by CC on 8/22/07.</p> <p>The City worked collaboratively with the other jurisdictions in the region to create a comprehensive plan in which each city provides emergency shelter annually for an agreed amount of homeless individuals for 100 consecutive days starting in early December. On 9-12-07, City Council approved the Regional Plan allowing for the use of the Salvation Army multi-purpose room as shelter for 30 individuals. During 2008, 2009 and 2010 the facility operated at its approved capacity. After the Salvation Army indicated the site would not be available for the 2010-2011 winter shelter, the City Council approved a request on September 12, 2010, to relocate the 100-day winter shelter. The shelter opened on December 1, 2010, at 624 Metcalf Street. A Winter Shelter has been opened in Escondido for a 100-day winter season every year during HE period.</p>	<p>To comply with SB2 requirements, the 2013 Housing Element includes a program to amend the Zoning Code to permit emergency shelters in a portion of the M-1 zone by right.</p>
<p>Construction: 1.6 Section 202. Development Federal capital advances and project rental assistance under section 202 of the Housing Act for development serving senior households.</p>	<p>Provide housing opportunities for senior/disabled households. Increase the number of affordable units to seniors and persons with disabilities by 34.</p>	<p>60 units affordable to lower-income seniors (Juniper senior Village) opened in December, 2010. CC approved Section 202 application but project received 9% tax credits.</p>	<p>Section 202 is a federal funding program. The 2013 Housing Element includes a program to pursue a variety of housing funds.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Construction: 1.7 In-Fill New Construction The City will continue to support construction of new housing for ownership and rental units on in-fill sites.</p>	<p>New housing opportunities for rental and homeownership for low- and moderate-income households. City to track in-fill sites and coordinate all aspects of development for rental or owner units.</p>	<p>Housing Division Manager met with several developers to discuss potential redevelopment, facilitating maximum densities in high density zones. 24 new affordable units (Serenity Village (8), Brotherton Square (5), Orangewood (7) and Raymond's Refuge (4) were completed on infill sites during 2007. (All remaining 17 units in Brotherton Square were completed in 2009). Two development proposals (Las Ventanas and the SoCal Senior Development) on infill sites for a total of 141 units (138 affordable) were approved in spring of 2006 for a total of 179 affordable units. Las Ventanas was mostly built in 2007 and completed in 2008. Juniper Senior Village (60 affordable units) was completed in 2010. A proposal for acquisition of multi-family units on Elder Place for the purpose of redevelopment was approved in 2009. Construction began in 2010 on a 55-unit family development. \$9.5M in redevelopment funds was leveraged with other funding sources. The development was named "The Crossings" and the street name was changed to Mission Grove Place.</p> <p>Income Distribution: Moderate (120% AMI): 17 units Low (80% AMI): 5 units Low (60% AMI): 44 units Very Low (50% AMI): 142 units Extremely Low (30% AMI): 27 units 235 total</p>	<p>This program is included in the 2013 Housing Element.</p>
<p>Construction 1.8: City-Owned Sites Evaluate inventory of City-owned properties for potential redevelopment or development for residential units.</p>	<p>Locate new sites for affordable housing by using City ownership as an inducement.</p>	<p>The City continues to review City-owned sites for affordable housing opportunities. The City has utilized Neighborhood Stabilization Program acquired sites for future affordable housing projects.</p>	<p>This program is included in the 2013 Housing Element.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Construction: 1.9: Density Bonus A bonus in the form of a density increase above the land use designation or other development incentives if project provides units for affordable housing.</p>	<p>Additional opportunities for low and moderate income households. Available incentives will allow for increased number of bedrooms/units. Review an amendment to the City's density Bonus and Residential Incentive Ordinance.</p>	<p>During the Housing element cycle, the City's density bonus ordinance was not amended to be consistent with the State requirements.</p> <p>Affordable residential projects have utilized density bonus provisions since 2005, including Las Ventanas (1404 S Escondido Blvd) and Juniper Senior Village (215 E Washington).</p>	<p>This program is included in the 2013 Housing Element. The City has included an action to revise the Ordinance for consistency with the State Ordinance.</p>
<p>Rehabilitation: 2.1: Housing-Rehabilitation-Owner-Occupied Assist homeowners with technical assistance and loan funds to make necessary repairs to single-family residences and mobilehomes.</p>	<p>Rehabilitation of 160 units for very low income, low income and moderate income households.</p>	<p>130 rehabilitation loans have been issued in five years of program, since 2005. All recipients have a household income under 80% AMI.</p>	<p>This program has been suspended due to the dissolution of the Redevelopment Agency and the elimination of tax increment funds.</p>
<p>Rehabilitation: 2.2 Housing Rehabilitation: Renter Occupied: Continue to explore potential rental rehabilitation programs.</p>	<p>Increase rental rehabilitation for 50 very low income and low income households.</p>	<p>There was little interest by landlords in previous programs. The City continues to explore potential rental rehabilitation programs.</p>	<p>This program is included in the 2013 Housing Element. The City would continue looking for opportunities for rental rehabilitation programs.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Rehabilitation: 2.3: Recycling Existing Structures Encourage recycling deteriorated, older structures for affordable housing opportunities.</p>	<p>Affordable housing opportunities for 20 very low income and low income households.</p>	<p>Two redevelopment proposals for a total of 141 units (140 affordable) were approved in the spring of 2006, from recycling opportunities. 80 of the units were completed in 2008 (Las Ventanas) and 60 affordable (61 total) senior units were completed in December, 2010 (Juniper Senior). Both sites contained existing, run-down units. The Housing Division Manager continues to research and meet with developers interested in acquisition and rehabilitation.</p> <p>During 2008, the City allocated \$5M toward the acquisition and rehabilitation/redevelopment of Elder Place in order to provide 55 units (54 affordable) (The Crossings). The sites contained run down, medium-density multi-family residences, which were demolished. In 2009 the project was awarded 9% tax credits, and another \$4.5M in redevelopment funds was allocated. Ground was broken in June, 2010 and it is anticipated that units will be ready for move-in in Summer, 2011.</p> <p>Income Distribution: Low (60% AMI): 44 units Very Low (50% AMI): 135 units Extremely Low (30% AMI): 15 units 194 total.</p>	<p>Acquisition with rehabilitation continues to be a focus of the City. This program is included in the 2013 Housing Element.</p> <p>However, the focus will be on acquisition and rehabilitation rather than the revitalization (demolition) that has occurred in the past.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Rehabilitation: 2.4: Focus on Neighbors Program City plan targets neighborhoods through various local and state funds by concentrating resources.</p>	<p>Concentration of City resources to one neighborhood for opportunity for significant community impact in physical improvement and improvement in quality of life.</p>	<p>The division facilitated the formation of 14 organized neighborhood groups. Through 12-31-2010, the concentrated efforts and resources achieved in neighborhoods such as the Westside, Orange Place, Mission Park, Tulip Street and N. Hickory Street neighborhoods included street improvements, community engagement and community beautification efforts.</p> <p>Building at 120 Woodward Avenue was purchased by the City for use by the Tiny Tots program.</p> <p>Appearance and Compliance Team (ACT) conducted several sweeps of neighborhoods throughout the City for code violations before the team was disbanded in early 2010.</p> <p>Phase I and Phase II of the street improvement project were completed in the Tulip Street neighborhood, and Phase III is underway.</p> <p>The Crossings, a 55-unit affordable rental family development is being constructed within the Mission Park neighborhood.</p> <p>Project NEAT was started in 2010 to assist residents in solving their own neighborhood problems at a neighborhood (rather than Code Enforcement) level, such as maintenance, graffiti, minor repairs and trash.</p>	<p>This program is has been very successful and is included in the 2013 Housing Element.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Conservation: 3.1: Transitional Housing / Project Development Assist non-profits to provide transitional facilities with and without on-site services.</p>	<p>Assist households with special needs in the very low income and low income categories (48 beds/units).</p>	<p>There are several transitional facilities located in the City, assisting a variety of target populations. Many have been assisted by the City and others have been funded entirely by non-profits.</p> <p>Serenity Village, an eight-unit facility for women and children, was completed in 2003 with the assistance of City affordable housing funds. Interfaith Community Services has provided several transitional facilities with and without the City's assistance. Of the many transitional facilities available, the City monitors only six of them due to funding sources.</p>	<p>Providing a variety of transitional housing in the City is very important. Pursuant to Housing Element law, the City will amend its Zoning Code to address the provision of transitional and supportive housing. This program is included in the 2013 Housing Element.</p>
<p>Conservation: 3.2: Rental Subsidy Rental assistance for very low income households, including seniors and persons with disabilities.</p>	<p>Section 8: guaranteed subsidy ensures that households earning less than 50% of median income would spend less than 30% of income for rent.</p> <p>City rental assistance: Rental assistance for very low income and senior/disabled households (mobilehomes or apartments).</p>	<p>During 2010 an average of 1,227 households were assisted with Section 8 rental vouchers. The majority of recipients are earning less than 50% of the AMI (Very low income). Approximately 4% earn between 50-80% AMI.</p> <p>Rental subsidy: during 2010, a monthly average of 146 very low income seniors in mobilehomes and 137 very low income seniors in apartments were receiving rental subsidies. All recipients are earning no more than 50% AMI (either very low income or extremely low income).</p>	<p>Rental subsidy programs are very successful. This program is included in the 2013 Housing Element. However, due to diminished funding, this program is now restricted to seniors and disabled persons with incomes not exceeding 30 percent of the AMI.</p>
<p>Conservation: 3.3: Mobilehome Park Conversion Existing ordinance assists occupants involved in conversion of mobilehome parks.</p>	<p>Continue mobilehome resident ownership opportunities for very low income and low income residents.</p>	<p>During the 2005 Housing element period, one mobilehome park conversion (Sundance Mobilehome Park) was attempted, but not completed. It remains a rental park. No other mobilehome parks have been converted in the current HE cycle.</p>	<p>Continuation of program is appropriate to assist those wishing to purchase their spaces/park. This program is included in the 2013 Housing Element.</p>

Appendix D

Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Conservation: 3.4: Mobilehome Rent Review Existing ordinance allows review of proposed increase in rents in mobilehome parks. Rent Review Board reviews such requests with the objective of maintaining affordability of units.</p>	<p>Stabilize rents for mobilehome residents, many of whom are very low-income and low-income.</p>	<p>During the Housing element cycle, 56 rent review hearings were held and monthly increases ranging from \$1.49 up to \$39.78 were approved.</p>	<p>This program is very successful and is included in the 2013 Housing Element.</p>
<p>Conservation: 3.5: Existing Subsidized Housing Development Assistance Explore means to continue housing affordability for low-income households that would be impacted by conversion of existing subsidized projects to conventional housing.</p>	<p>Track affordable housing developments to work with owners to extend affordability periods.</p> <p>Contact non-profit or for-profit developers to explore possibility of acquisition and extending affordability periods.</p>	<p>Three federally assisted projects have previously been identified as being at-risk, Escondido Apartments (92 units), Escondido Park Apartments (164 units) and Mission Terrace (122 units). The owner of Escondido Park Apartments (now Glen Brook Terrace) prepaid the mortgage and raised rents to reflect fair market value.</p> <p>Affordability restrictions on Escondido Apartments were extended to Feb 8, 2046 when it was purchased by Alpha. In 2010 the City was notified that the owners of Mission Terrace Apartments were going to terminate Section 8 project-based rental subsidies when their contract expired on June 1, 2011. It is anticipated that the subsidy will be converted to tenant based Section 8 vouchers.</p>	<p>Continuation of this program is appropriate to protect housing affordability. This program is included in the 2013 Housing Element.</p>

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Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Administrative Programs: 4.1: Fair Housing City shall engage in fair housing planning, including collaboration on Regional Analysis of Impediments, as required through HOME and CDBG funding.</p>	<p>Continue enforcement of Fair Housing Plan to prevent discrimination. Continue tenant/landlord assistance program. Disperse information regarding program.</p>	<p>The City continues to contract with a Fair Housing Services Provider (currently North County Lifeline) to provide fair housing services, including legal and mediation services. Services include bilingual assistance. Fair Housing information is located on website and distributed at Housing Counter and Neighborhood Porches.</p> <p>The City continues to disperse information, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address potential regional impediments. Jurisdictions in the region collaborated to prepare a new Regional Analysis of Impediments for 2010 to 2015. The Final AI has been accepted by all jurisdictions and received approval from HUD.</p>	<p>This program is included in the 2013 Housing Element</p>
<p>Administrative Programs: 4.2: Code Revisions: Nonconforming Use Ordinance Zoning Code amended to permit alterations and improvement of nonconforming residences used for low-income housing without limitation as to cost.</p>	<p>Continued occupancy of low-income units.</p>	<p>The new provision in the Non-Conforming Use Ordinance was not utilized during the HE cycle. However, it can be a valuable tool in preserving affordable units.</p>	<p>While the City will continue to utilize this section of the Zoning Code, it is not included in the 2013 Housing Element as a separate housing program.</p>

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Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Administrative Programs: 4.3: Senior Housing Ordinance Enforcement Senior housing developments developed under Senior Housing Ordinance of 1982 must report conformance with occupancy requirements for low and moderate income households.</p>	<p>Continued availability of senior housing.</p>	<p>The Senior Housing Ordinance was amended in 2007 so that annual reporting is no longer required.</p> <p>Density bonuses to promote affordable housing are available through Density Bonus Ordinance.</p>	<p>Senior housing is currently approved via a Conditional Use Permit process. The 2013 Housing Element includes a program to amend the Zoning Code to remove the CUP requirement.</p>
<p>Administrative Programs: 4.4: Housing Information and Referral Continue updating public information which identifies the city's housing programs.</p>	<p>More effective and targeted housing programs, especially for very low- and low-income households.</p>	<p>City website and Housing page of website have been updated to include more information.</p>	<p>This program is continued in the 2013 Housing Element to ensure most up-to-date information possible and to expand website information and placement of affordable housing materials.</p>
<p>Administrative Programs: 4.5: Housing Element Update The Housing element shall be revised and updated by July 1, 2009 to incorporate new data (date extended to Jan 2013).</p>	<p>Continuing current housing element.</p>	<p>City reviews and updates Housing Element as required based on timing of State.</p>	<p>The City will continue to comply with State law and update its Housing Element as required. However, this is not included in 2013 Housing Element as a separate housing program.</p>

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Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Administrative Programs: 4.6: Land-Use Policies City staff to review various housing and housing-related policies to ensure consistency with goals and programs of Housing Element.</p>	<p>Coordination and consistency of plan elements at all income categories.</p>	<p>Staff from various departments continue to review housing-related policies for consistency. This is expected to continue after adoption of the 2013 Housing Element.</p>	<p>The 2013 Housing Element was updated as part of a comprehensive General Plan update. This is not included in the 2013 Housing Element as a separate housing program.</p>
<p>Administrative Programs: 4.7: Licensed Residential Care Facilities Continue to permit licensed care facilities in General Commercial and Hospital Professional Zones by right, and in residential zones with a Conditional Use Permit.</p>	<p>Continued development of congregate care facilities/licensed residential care facilities for seniors and all income categories.</p>	<p>Meadowbrook Village, a combined skilled nursing (27 beds), congregate care (51 beds) and senior facility (65 units) was approved in 2004 and has been under construction. Two units were added in 2008 and another 2 in 2009 (total of 147). An expansion of 13 additional skilled nursing beds was approved in December, 2010. An 11-bed facility was approved on Avocado Avenue in March, 2010. There are many existing residential care facilities, including many 6-bed facilities which are permitted by right and do not require a permit.</p>	<p>The 2013 Housing Element includes a new program to address the provision of transitional and supportive housing.</p>
<p>Administrative Programs: 4.8: Regional Planning and Cooperation Continue to coordinate with other cities within the region, share information and ideas, increase efficiency by exploring common housing issues and possible solutions.</p>	<p>More efficient and cost-effective housing programs.</p>	<p>Ongoing regional coordination in several groups and attendance at conferences, including SANDAG, Fair Housing Resource Board, etc. Also, active member of San Diego Housing Federation.</p>	<p>City staff will continue to participate in regional planning efforts to provide a variety of housing options, especially affordable housing, throughout the region. However, this action is not included in the 2013 Housing Element as a separate housing program.</p>

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Review of Past Accomplishments

2005 Housing Element	Expectation	Accomplishment	Continued Appropriateness
<p>Administrative Programs: 4.9 Nonprofit Corporation (NPC) Support Continue to support the ability of NPCs to participate in various housing programs.</p>	<p>More housing assistance for very low-income and low-income households and more effective NPCs.</p>	<p>City supports several non-profits providing affordable housing services. Currently there are two organizations that have been certified as Community Housing Development Organizations (CHDOs).</p>	<p>The City will continue to support the efforts of nonprofit developers to provide affordable housing through a variety of activities: infill development, new construction, acquisition and rehabilitation, and transitional housing services, among others. This program has been integrated with other affordable housing programs.</p>
<p>Administrative Programs: 4.10 Ordinance Review Staff's review of various housing and housing-related ordinances for impacts on low- and moderate-income housing, senior housing, and housing for persons with disabilities.</p>	<p>Removal of governmental constraints to very low-income and low-income units. Density Bonus Ordinance Minimum densities in multi-family zones.</p>	<p>Minimum density ordinance was approved in 2007.</p> <p>Other proposed changes to Density Bonus Ordinance were not approved. Local ordinance should maintain consistency with State Ordinance.</p>	<p>This program is included in the 2013 Housing Element to update the City's Density Bonus ordinance.</p>



