



APPENDIX B: SITES INVENTORY LIST

Table 94: Opportunity Sites

APN	Address ⁴³	Zip Code	Size (Acres)	Existing Zone	Existing General Plan	Max. Density	Existing Units	Very Low Income Capacity	Low Income Capacity	Moderate Income Capacity ⁴⁴	Above Moderate Income Capacity	Total Capacity	Existing Use	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Type
783 20 050	880 Sunrise Dr	95020	1.98	PF	Low Density	15	0	21	0	0	0	21	74 Pub,Buildings,Public	Yes	Yes	No	No	Opportunity Site
790 14 025	8955 Monterey Rd	95020	2.05	R4	High Density	30	0	49	0	0	0	49	58 Com,Retail Not In Shopping Center	Yes	No	Yes	Yes	Opportunity Site
790 14 075	8915 Monterey Rd	95020	0.74	R4	High Density	30	0	18	0	0	0	18	58 Com,Retail Not In Shopping Center	Yes	No	Yes	Yes	Opportunity Site
790 14 091	8985 Monterey Rd	95020	0.80	R4	High Density	30	0	19	0	0	0	19	62 Ins,Childcare,Preschl,Adult Daycare	Yes	No	Yes	Yes	Opportunity Site
790 15 036	8877 Monterey Rd	95020	1.21	R4	General Services Commercial	30	0	29	0	0	0	29	69 Vacant,Urban	Yes	No	Yes	Yes	Opportunity Site
790 15 041	8897 Monterey Rd	95020	0.95	R4	General Services Commercial	30	0	23	0	0	0	23	58 Com,Retail Not In Shopping Center	Yes	No	Yes	Yes	Opportunity Site
790 32 052	620 Broadway	95020	0.06	R3	Medium Density	20	0	0	0	1	0	1	69 Vacant,Urban	Yes	No	No	No	Opportunity Site
790 32 053	622 Broadway	95020	0.06	R3	Medium Density	20	0	0	0	1	0	1	69 Vacant,Urban	Yes	No	No	No	Opportunity Site
790 32 054	626 Broadway St	95020	0.06	R3	Medium Density	20	0	0	0	1	0	1	69 Vacant,Urban	Yes	No	No	No	Opportunity Site
790 32 055	624 Broadway St	95020	0.06	R3	Medium Density	20	0	0	0	1	0	1	69 Vacant,Urban	Yes	No	No	No	Opportunity Site
790 39 019	1375 First St	95020	0.97	C3	Mixed Use Corridor High	30	0	20	0	0	0	20	69 Vacant,Urban	Yes	No	Yes	No	Opportunity Site
790 39 020	1395 First Street	95020	0.97	C3	Mixed Use Corridor High	30	0	20	0	0	0	20	59 Pro,Offices,Banks And Clinics	Yes	No	No	No	Opportunity Site
790 39 029	1335 First St	95020	0.55	C3	Mixed Use Corridor High	30	0	12	0	0	0	12	59 Pro,Offices,Banks And Clinics	Yes	No	No	No	Opportunity Site
790 39 030	1355 First St	95020	0.49	C3	Mixed Use Corridor High	30	0	10	0	0	0	10	69 Vacant,Urban	Yes	No	No	No	Opportunity Site

⁴³ The APN is the most accurate representation of the location of these sites. Addresses are the addresses connected to each APN from the Assessor's portal.

⁴⁴ The sites inventory does not include sites for the Above Moderate income category as the RHNA has already been exceeded by pending projects.

APN	Address ⁴³	Zip Code	Size (Acres)	Existing Zone	Existing General Plan	Max. Density	Existing Units	Very Low Income Capacity	Low Income Capacity	Moderate Income Capacity ⁴⁴	Above Moderate Income Capacity	Total Capacity	Existing Use	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Type
799 03 054	7733 Monterey Rd	95020	0.10	DED	Downtown Specific Plan Area	30	0	0	0	3	0	3	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
799 03 055	7711 Monterey Rd	95020	0.20	DED	Downtown Specific Plan Area	30	0	0	0	6	0	6	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
799 04 008	7601 Monterey Rd	95020	0.51	DHD	Downtown Specific Plan Area	30	0	9	0	0	0	9	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
799 04 016	7660 Egleberry St	95020	0.18	DED	Downtown Specific Plan Area	30	0	0	0	5	0	5	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
799 10 033	7191 Monterey St	95020	0.34	DED	Downtown Specific Plan Area	30	0	0	0	10	0	10	58 Com, Retail Not In Shopping Center	Yes	No	No	No	Opportunity Site
799 10 034	7161 Monterey St	95020	0.32	DED	Downtown Specific Plan Area	30	0	0	0	10	0	10	58 Com, Retail Not In Shopping Center	Yes	No	No	No	Opportunity Site
799 10 042	Egleberry Street (east side), north of W Ninth St	95020	0.16	TD	Downtown Specific Plan Area	20	0	0	0	2	0	2	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
799 10 048	Monterey St. (west side), north of W Ninth St	95020	0.30	DED	Downtown Specific Plan Area	30	0	0	0	9	0	9	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
799 10 049	7121 Monterey St	95020	0.36	DED	Downtown Specific Plan Area	30	0	0	0	11	0	11	58 Com, Retail Not In Shopping Center	Yes	No	No	No	Opportunity Site
799 34 036	80 W Tenth St	95020	0.89	DED	Downtown Specific Plan Area	30	0	16	0	0	0	27	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
808 01 024	Located at intersection of Santa Teresa Blvd and Third St	95020	7.22	R4	High Density	30	0	142	0	31	0	173	69 Vacant, Urban	Yes	No	No	Yes	Opportunity Site
808 21 009	10 W Luchessa Ave	95020	0.57	ND	Neighborhood District	30	0	12	0	0	0	12	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
808 49 078	Monterey Rd (west side), south	95020c	0.92	ND	Neighborhood District	30	0	19	0	0	0	19	91 Agr, Orchard	Yes	No	No	No	Opportunity Site

APN	Address ⁴³	Zip Code	Size (Acres)	Existing Zone	Existing General Plan	Max. Density	Existing Units	Very Low Income Capacity	Low Income Capacity	Moderate Income Capacity ⁴⁴	Above Moderate Income Capacity	Total Capacity	Existing Use	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Type
	of Luchessa Ave																	
841 01 064	Swanston Lane (east side), south of Leavesley Rd	95020	0.17	R3	Medium Density	20	0	0	0	2	0	2	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
841 02 058	7840 Monterey Rd	95020	0.43	DED	Downtown Specific Plan Area	30	0	0	0	13	0	13	69 Vacant, Urban	Yes	No	No	No	Opportunity Site
841 04 018	7700 Monterey Rd	95020	0.61	DED	Downtown Specific Plan Area	30	0	11	0	0	0	11	58 Com, Retail Not In Shopping Center	Yes	No	No	No	Opportunity Site
841 04 019	7760 Monterey Rd	95020	0.70	DED	Downtown Specific Plan Area	30	0	13	0	0	0	13	58 Com, Retail Not In Shopping Center	Yes	No	No	No	Opportunity Site
841 04 020	7780 Monterey Rd	95020	0.44	DED	Downtown Specific Plan Area	30	0	0	0	13	0	13	58 Com, Retail Not In Shopping Center	Yes	Yes	No	No	Opportunity Site
841 13 022	Alexander St (west side), south of Old Gilroy	95020	3.62	CD	Downtown Specific Plan Area	40	0	50	0	50	0	100	43 Tra, Transportation, Railroad	Yes	No	No	No	Opportunity Site
841 14 001	Monterey St., south of Ninth St	95020	0.55	DED	Downtown Specific Plan Area	30	0	0	16	0	0	16	Paved Lot	Yes	No	No	No	Opportunity Site
841 14 006	6790 Monterey Rd	95020	0.39	GD	Downtown Specific Plan Area	30	0	0	0	9	0	9	58 Com, Retail Not In Shopping Center	Yes	No	No	No	Opportunity Site
841 14 015	6320 Monterey Rd	95020	0.55	GD	Downtown Specific Plan Area	30	1	7	0	0	0	7	01 Res, Single Family Residence	Yes	No	No	No	Opportunity Site
841 14 036	6470 Monterey Rd	95020	0.74	GD	Downtown Specific Plan Area	30	0	11	0	0	0	11	29 Mfg, Petroleum Products	Yes	No	No	No	Opportunity Site
841 14 037	6380 Monterey Rd	95020	0.77	GD	Downtown Specific Plan Area	30	0	11	0	0	0	11	10 Ind, Lumber & Other Bldg Materials	Yes	No	No	No	Opportunity Site
841 14 081	6620 Monterey Rd	95020	0.53	GD	Downtown Specific Plan Area	30	0	0	13	0	0	13	16 Ind, Non-Mfg, Combo Mfg & Non-Mfg	Yes	No	No	No	Opportunity Site
841 14 083	6920 Monterey Rd	95020	1.69	DED	Downtown Specific Plan Area	30	0	51	0	0	0	51	11 Ind, Warehousing, Public	Yes	No	No	No	Opportunity Site

