

Table D-1: Housing Element Sites Inventory

Site Address	Site #	APN	Consolidated Sites	Single Owner	Shared Access	GP Existing	Zoning Existing	Density Min	Density Max	Density Realistic	Acres	Income Category	Units Lower	Units Mod	Units Above	UNITS Realistic Capacity	Developer Interest	Vacant/ Non-Vacant	FAR	% of Max FAR	Building Age	Improv. / Land Ratio	Discontinued/ Non-Conforming Use	Existing Uses	Special Considerations
2175 41ST AVE	1	034-192-07	A	Yes	Yes	C-R	C-R	0	Unlimited	21	0.21	Mixed	2	1	1	4	No	Non-Vacant	0.38	25.5%	1969	2.74	No	121-MULTI STORES1 BLDG	
2165 41ST AVE	2	034-192-08	A	Yes	Yes	C-R	C-R	0	Unlimited	21	0.20	Mixed	2	1	1	4	No	Non-Vacant	0.24	15.8%	1969	1.46	No	120-SINGLE STORE	
2155 41ST AVE	3	034-192-09	A	Yes	Yes	C-R	C-R	0	Unlimited	21	0.20	Mixed	2	1	1	4	No	Non-Vacant	0.33	22.1%	1969	2.22	No	120-SINGLE STORE	
2045 A 40TH AVE	4	034-512-01				C-R	C-R	0	Unlimited	21	0.87	Mixed	9	3	6	18	No	Non-Vacant	0.41	27.1%	1989	0.48	Yes	171-MULTI OFFICES1 BLDG, office use	
2021 40TH AVE	5	034-512-02				C-R	C-R	0	Unlimited	21	0.95	Mixed	20	0	0	20	No	Non-Vacant	0.40	26.4%	1989	1.05	No	122-MULTI STORES1 BLDG	
3825 CLARES ST	6	034-261-47				C-R	C-R	0	Unlimited	21	1.89	Mixed	20	0	0	20	No	Non-Vacant	0.32	21.4%	1992	0.96	Yes	160-MAJOR SHOPPING CENTER, discontinued use	Old Pier 1 site; East half available
3400 CLARES ST	7	034-261-35				C-R	C-R	0	Unlimited	48	0.66	Mixed	5	2	25	32	No	Non-Vacant	0.29	19.6%	2019	1.89	No	220-RESTAURANT, Capitola Mall	Capitola Mall
3700 CLARES ST	8	034-261-36				C-R	C-R	0	Unlimited	48	1.45	Mixed	10	3	56	69	No	Non-Vacant	0.00	0.0%	n/a	0.00	No	192-COMMERCIAL PARKING, Capitola Mall	Capitola Mall
1955 41ST AVE BB	9	034-261-53				C-R	C-R	0	Unlimited	48	3.94	Mixed	28	9	151	188	No	Non-Vacant	0.33	21.9%	1979	4.71	No	161-MINOR SHOPPING CENTER, Capitola Mall	Capitola Mall
1995 41ST AVE	10	034-261-54				C-R	C-R	0	Unlimited	48	0.48	Mixed	3	1	18	22	No	Non-Vacant	0.28	18.6%	1977	0.41	No	211-SAVINGS & LOAN, Capitola Mall	Capitola Mall
1965 41st AVE	11	034-261-34				C-R	C-R	0	Unlimited	48	3.84	Mixed	28	9	147	184	No	Non-Vacant	0.28	18.4%	1988	1.55	No	160-MAJOR SHOPPING CENTER, Capitola Mall	Capitola Mall
1855 41ST AVE	12	034-261-15				C-R	C-R	0	Unlimited	48	1.16	Mixed	8	3	45	56	Yes	Non-Vacant	0.00	0.1%	n/a	0.95	No	192-COMMERCIAL PARKING, Capitola Mall	Capitola Mall
1855 41ST AVE	13	034-261-38				C-R	C-R	0	Unlimited	48	3.57	Mixed	26	9	137	172	Yes	Non-Vacant	0.59	39.3%	1988	2.15	No	160-MAJOR SHOPPING CENTER, Capitola Mall	Capitola Mall
1855 41ST AVE	14	034-261-37				C-R	C-R	0	Unlimited	48	8.36	Mixed	60	20	321	401	Yes	Non-Vacant	0.42	28.3%	1978	0.98	No	160-MAJOR SHOPPING CENTER, Capitola Mall	Capitola Mall
1855 41ST AVE	15	034-261-51				C-R	C-R	0	Unlimited	48	2.59	Mixed	19	6	99	124	No	Non-Vacant	0.80	53.3%	1990	3.24	No	160-MAJOR SHOPPING CENTER, Capitola Mall	Capitola Mall
4825 CAPITOLA RD	16	034-261-40	B	Yes	Yes	C-R	C-R	0	Unlimited	48	10.05	Mixed	72	24	396	482	Yes	Non-Vacant	0.24	16.2%	1971	0.09	No	160-MAJOR SHOPPING CENTER, Capitola Mall	Capitola Mall
3775 CAPITOLA RD	17	034-261-39	B	Yes	Yes	C-R	C-R	0	Unlimited	48	0.28	Mixed	2	1	11	14	Yes	Non-Vacant	0.69	45.7%	1992	0.36	Yes	200-RESTAURANT, Capitola Mall, discontinued use	Capitola Mall
4055 CAPITOLA RD	18	034-261-14				C-R	C-R	0	Unlimited	48	0.68	Mixed	5	2	26	33	No	Non-Vacant	0.33	21.8%	1968	0.60	No	220-BANK, Capitola Mall	Capitola Mall
3720 CAPITOLA RD	19	034-181-14				C-C	C-C	0	Unlimited	17	0.62	Mixed	5	2	4	11	Yes	Non-Vacant	0.24	23.7%	1961	0.18	Yes	023-NON-CONFORMING RES, non-conforming use	
1625 38TH AVE	20	034-181-03				C-C	C-C	0	Unlimited	17	0.18	Mixed	0	1	2	3	No	Non-Vacant	0.25	25.2%	1941	0.39	Yes	171-MULTI OFFICES1 BLDG, non-conforming use	
1605 38TH AVE	21	034-181-04				C-C	C-C	0	Unlimited	17	0.14	Mixed	0	1	1	2	No	Non-Vacant	0.51	51.0%	1962	0.32	Yes	023-NON-CONFORMING RES, non-conforming use	
1595 38TH AVE	22	034-181-05				C-C	C-C	0	Unlimited	17	0.13	Mixed	0	1	1	2	No	Non-Vacant	0.31	30.5%	1962	0.43	No	023-NON-CONFORMING RES	
1465 38TH AVE	23	034-181-18				C-C	C-C	0	Unlimited	17	1.29	Mixed	11	3	8	22	No	Non-Vacant	0.56	56.3%	1988	0.67	No	322-MINI STORAGE	
1404 38TH AVE	24	034-164-41				C-C	C-C	0	Unlimited	25	1.40	Mixed	18	5	12	35	Yes	Non-Vacant	0.10	10.2%	1990	0.98	No	615-OTHER SPORTS CENTER	Agility Boulders Gym; Assuming 25 du/ac
1475 41ST Ave	25	034-151-20				C-C	C-C	0	Unlimited	17	3.00	Mixed	26	8	17	51	Yes	Non-Vacant	0.34	33.9%	1974	1.41	No	160-MAJOR SHOPPING CENTER	Exception - Only utilizing 3.0 ac of site (parking lot)
1395 41ST AVE	26	034-164-12	C	No	Potential	C-C	C-C	0	Unlimited	17	0.44	Mixed	4	1	3	8	No	Non-Vacant	0.27	26.7%	1965	0.89	No	131-MULTI STORES/OFFICES	
4055 BROMMER ST A	27	034-164-09	C	No	Potential	C-C	C-C	0	Unlimited	17	0.12	Mixed	1	0	1	2	No	Non-Vacant	0.46	46.1%	1962	0.24	Yes	030-SINGLE DUPLEX, non-conforming use	
1355 41ST AVE	28	034-164-13	C	No	Potential	C-C	C-C	0	Unlimited	17	0.20	Mixed	2	0	1	3	No	Non-Vacant	0.21	20.7%	1954	0.52	Yes	028-SFR + SECOND UNIT, non-conforming use	
1098 38TH AVE	29	034-172-01				R-M	RM-M	0	15.0	15	1.98	Low	52	0	0	52	Yes	Non-Vacant	0.36		n/a	n/a	Yes	742-CONVALESCENT HOSPITAL, discontinued use	Rehab - No existing units; 52-unit project
4080 GROSS RD	30	034-141-23				C-R	C-R	0	Unlimited	21	2.82	Mixed	59	0	0	59	No	Non-Vacant	0.41	27.6%	1977	1.53	Yes	322-MINI STORAGE, non-conforming use	
4205 CLARES ST	31	034-222-06				R-M	RM-L	0	9.9	10	0.34	Mixed	0	1	1	2	No	Non-Vacant	0.18		1978	3.69	No	033-TRIPLEX	
4180 CLARES ST	32	034-201-42				R-M	RM-M	0	15.0	15	0.29	Mixed	0	1	2	3	No	Non-Vacant	0.31		1949	4.18	No	020-SINGLE RESIDENCE	
1970 41ST AVE	33	034-201-11				C-R	C-R	0	Unlimited	21	0.53	Mixed	6	2	3	11	No	Non-Vacant	0.02	1.1%	n/a	0.07	No	192-COMMERCIAL PARKING	
1840 41ST AVE	34	034-131-15				C-R	C-R	0	Unlimited	21	0.69	Mixed	7	2	5	14	Yes	Non-Vacant	0.29	19.0%	1984	1.18	No	131-MULTI STORES/OFFICES	
1710 44TH AVE A	35	034-124-21				R-M	RM-L	0	9.9	15	5.91	Mixed	8	3	5	16	No	Non-Vacant	0.20		1979	3.09	No	044-41 - 60 UNITS	Capitola Gardens; 0.8 ac available; Assign AHO
4243 CAPITOLA RD	36	034-121-18				MU-N	MU-N	0	Unlimited	17	0.23	Mixed	0	1	3	4	Yes	Non-Vacant	0.35	35.3%	1978	1.29	No	171-MULTI OFFICES1 BLDG	
4401 CAPITOLA RD	37	034-123-05				MU-N	MU-N	0	Unlimited	17	0.63	Low	36	0	0	36	Yes	Non-Vacant	0.14	13.5%	1985	1.01	No	171-MULTI OFFICES1 BLDG	The Bluffs; No existing units; 36-unit project
4401 CAPITOLA RD	38	034-124-18				MU-N	MU-N	0	Unlimited	17	0.18	Mixed	0	1	2	3	Yes	Non-Vacant	0.30	29.9%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	

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4525 CAPITOLA RD	39	034-124-06				MU-N	MU-N	0	Unlimited	17	0.12	Mixed	0	1	1	2	No	Non-Vacant	0.33	33.3%	1949	0.33	No	025-SINGLE RESIDENCE	Congregational; Assigned 2 units
4625 CAPITOLA RD	40	034-022-19				MU-N	MU-N	0	Unlimited	17	0.12	Mixed	0	1	1	2	No	Vacant	0.03	3.1%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	Vacant
4655 CAPITOLA RD	41	034-022-18				MU-N	MU-N	0	Unlimited	17	0.12	Mixed	0	1	1	2	No	Vacant	0.00	0.0%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	Vacant
1750 WHARF RD	42	034-024-10				MU-N	MU-N	0	Unlimited	17	0.61	Mixed	5	2	3	10	No	Non-Vacant	0.00	0.0%	n/a	0.06	No	182-COMMERCIAL PARKING	
4450 CAPITOLA RD	43	034-111-47				C-C	C-C	0	Unlimited	17	1.07	Mixed	9	3	6	18	Yes	Non-Vacant	0.33	32.9%	1966	1.33	No	171-MULTI OFFICES/1 BLDG	
1430 41ST AVE	44	034-111-52				C-C	C-C	0	Unlimited	17	1.10	Mixed	9	3	7	19	Yes	Non-Vacant	0.34	34.3%	1987	1.03	Yes	180-MAJOR SHOPPING CENTER; discontinued use	
1408 112 41ST AVE	45	034-111-36				C-C	C-C	0	Unlimited	17	0.57	Mixed	5	2	3	10	No	Non-Vacant	0.27	27.0%	1961	0.49	No	122-STORE W/ LIVING UNIT	
1210 41ST AVE	46	034-101-36				C-C	C-C	0	Unlimited	17	1.17	Mixed	20	0	0	20	No	Non-Vacant	0.34	33.9%	n/a	7.70	Yes	20-SINGLE STORE; discontinued use	Existing use is discontinued
829 BAY AVE	47	035-381-02				C-C	C-C	0	Unlimited	17	1.82	Mixed	7	2	5	14	No	Non-Vacant	0.12	11.7%	1970s	1.94	No	600-CLUB/LODGE HALL	While exact age is unknown, a Google Earth review indicates the building is consistent in age/style with surrounding structures. Available open space area - 0.8 ac
831 BAY AVE	48	035-381-03	D	No	Yes	C-C	C-C	0	Unlimited	17	0.67	Mixed	6	2	4	12	No	Non-Vacant	0.29	28.6%	1978	1.00	No	171-MULTI OFFICES/1 BLDG	
827 BAY AVE	49	035-381-04	D	No	Yes	C-C	C-C	0	Unlimited	17	0.35	Mixed	3	1	2	6	No	Non-Vacant	0.23	22.7%	1970s	1.19	No	122-STORE W/ LIVING UNIT	While exact age is unknown, a Google Earth review indicates the building is consistent in age/style with surrounding structures.
809 BAY AVE	50	035-021-43				C-C	C-C	0	Unlimited	17	1.70	Mixed	14	0	15	29	No	Non-Vacant	1.52	152.2%	1965	10.72	No	180-MAJOR SHOPPING CENTER	Exception - Only utilizing 1.7 ac of site (parking lot)
830 BAY AVE	51	036-011-22				C-C	C-C	0	Unlimited	17	0.57	Mixed	5	2	3	10	No	Non-Vacant	0.24	24.2%	1973	3.38	No	171-MULTI OFFICES/1 BLDG	
828 BAY AVE	52	036-011-31				C-C	C-C	0	Unlimited	17	0.68	Mixed	6	2	3	11	No	Non-Vacant	0.18	17.7%	1966	0.62	No	120-SINGLE STORE	
911 CAPITOLA AVE	53	036-011-13	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.16	Mixed	1	1	1	3	No	Vacant	0.00	0.0%	n/a	0.00	No	110-VACANT COMMERCIAL LAND; discontinued use	Vacant
911 CAPITOLA AVE	54	036-011-14	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.10	Mixed	1	0	1	2	No	Non-Vacant	0.25	25.0%	n/a	0.00	No	132-COMMERCIAL PARKING; discontinued use	
911 CAPITOLA AVE	55	036-011-12	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.08	Low	1	0	0	1	No	Non-Vacant	0.94	94.4%	1967	0.53	No	181-OTHER COMMERCIAL USE; discontinued use	
911 CAPITOLA AVE A	56	036-011-11	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.18	Mixed	2	0	1	3	No	Non-Vacant	0.22	22.3%	1934	1.03	No	122-STORE W/ LIVING UNIT; discontinued use	
816 BAY AVE	57	036-051-26	F	Yes	Potential	C-C	C-C	0	Unlimited	17	0.38	Mixed	3	1	2	6	No	Non-Vacant	0.16	15.9%	1967	0.32	No	201-FAST FOOD RESTAURANT	
816 BAY AVE A	58	036-051-29	F	Yes	Potential	C-C	C-C	0	Unlimited	17	1.36	Mixed	23	0	0	23	No	Non-Vacant	0.22	22.3%	1971	3.20	No	181-MINOR SHOPPING CENTER	
800 BAY AVE	59	036-051-30	F	Yes	Potential	C-C	C-C	0	Unlimited	17	0.44	Mixed	4	1	2	7	No	Non-Vacant	0.16	16.1%	1936	0.34	Yes	023-NON-CONFORMING RES; non-conforming use	
718 CAPITOLA AVE	60	036-062-11				MU-N	MU-N	0	Unlimited	17	0.86	Mixed	7	2	6	15	No	Non-Vacant	0.24	24.1%	1946	0.86	No	190-MISC MULTI USE	
716 CAPITOLA AVE	61	036-062-12				MU-N	MU-N	0	Unlimited	17	0.50	Mixed	4	1	3	8	No	Non-Vacant	0.43	42.9%	1966	1.45	No	134-MULTI STORES/OFFICES	
712 CAPITOLA AVE	62	036-062-14	G	No	Potential	MU-N	MU-N	0	Unlimited	17	0.27	Mixed	2	1	2	5	No	Non-Vacant	0.23	23.2%	1965	1.43	No	122-STORE W/ LIVING UNIT	
706 CAPITOLA AVE	63	036-062-15	G	No	Potential	MU-N	MU-N	0	Unlimited	17	0.88	Mixed	7	2	6	15	No	Non-Vacant	0.24	24.1%	1965	1.45	No	134-MULTI STORES/OFFICES	
715 CAPITOLA AVE	64	036-051-34	H	Yes	No	MU-N	MU-N	0	Unlimited	17	0.33	Mixed	3	1	2	6	No	Non-Vacant	0.32	32.0%	1980	4.00	No	134-MULTI STORES/OFFICES	
700 BAY AVE	65	036-051-35	H	Yes	No	MU-N	MU-N	0	Unlimited	17	0.50	Mixed	4	1	4	9	No	Non-Vacant	0.35	35.1%	1948	0.57	No	122-STORE W/ LIVING UNIT	
600 BAY AVE	66	036-051-12	H	Yes	No	MU-N	MU-N	0	Unlimited	17	0.29	Mixed	2	1	2	5	No	Vacant	0.00	0.0%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	Vacant
601 BAY AVE	67	036-301-01				MU-N	MU-N	0	Unlimited	17	0.86	Mixed	7	2	6	15	No	Non-Vacant	0.16	16.2%	1974	0.57	No	210-BANK	
605 CAPITOLA AVE	68	036-301-16				MU-N	MU-N	0	Unlimited	17	0.10	Mixed	0	1	1	2	No	Non-Vacant	0.31	30.9%	1925	0.28	No	600-SINGLE RESIDENCE	
603 CAPITOLA AVE	69	036-301-18				MU-N	MU-N	0	Unlimited	17	0.11	Mixed	0	1	1	2	No	Non-Vacant	0.32	32.2%	1910	1.08	No	023-NON-CONFORMING RES	
525 CAPITOLA AVE 1	70	035-093-03				MU-N	MU-N	0	Unlimited	17	0.09	Mixed	0	1	1	2	No	Non-Vacant	0.50	50.1%	1977	0.66	No	180-MEDICAL OFFICE	
523 CAPITOLA AVE	71	035-093-04				MU-N	MU-N	0	Unlimited	17	0.09	Mixed	0	1	1	2	No	Non-Vacant	0.33	33.4%	1966	0.62	No	181-DENTAL OFFICE	
521 CAPITOLA AVE	72	035-093-05				MU-N	MU-N	0	Unlimited	17	0.09	Mixed	0	1	1	2	No	Non-Vacant	0.45	45.4%	1964	0.47	No	180-MEDICAL OFFICE	
519 CAPITOLA AVE	73	035-093-06				MU-N	MU-N	0	Unlimited	17	0.19	Mixed	0	1	2	3	No	Non-Vacant	0.29	29.1%	n/a	2.51	No	171-MULTI OFFICES/1 BLDG	
528 CAPITOLA AVE	74	035-094-29				MU-N	MU-N	0	Unlimited	17	0.38	Mixed	0	2	4	6	No	Non-Vacant	0.36	36.1%	1961	2.71	No	180-MEDICAL OFFICE	
522 CAPITOLA AVE	75	035-094-37				MU-N	MU-N	0	Unlimited	17	0.18	Mixed	0	1	2	3	No	Non-Vacant	0.36	36.2%	1976	0.78	No	171-MULTI OFFICES/1 BLDG	
506 CAPITOLA AVE 1	76	035-094-14				MU-N	MU-N	0	Unlimited	17	0.31	Mixed	0	2	3	5	No	Non-Vacant	0.17	16.7%	1947	1.96	No	041.5 - 10 UNITS	
435 MONTEREY AVE	77	036-072-48				R-1	R-1	0	8.7	8.7	5.02	Mixed	0	3	2	5	No	Non-Vacant	0.10	21.7%	n/a	5.10	No	710-CHURCH	Congregational; Assigned 5 units
875 MONTEREY AVE	78	036-041-28	I	Yes	Yes	R-1	R-1	0	8.7	0	1.08	Above	0	0	1	1	No	Non-Vacant	0.16	32.6%	n/a	0.00	No	711-OTHER CHURCH PROPERTY	Congregational

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