

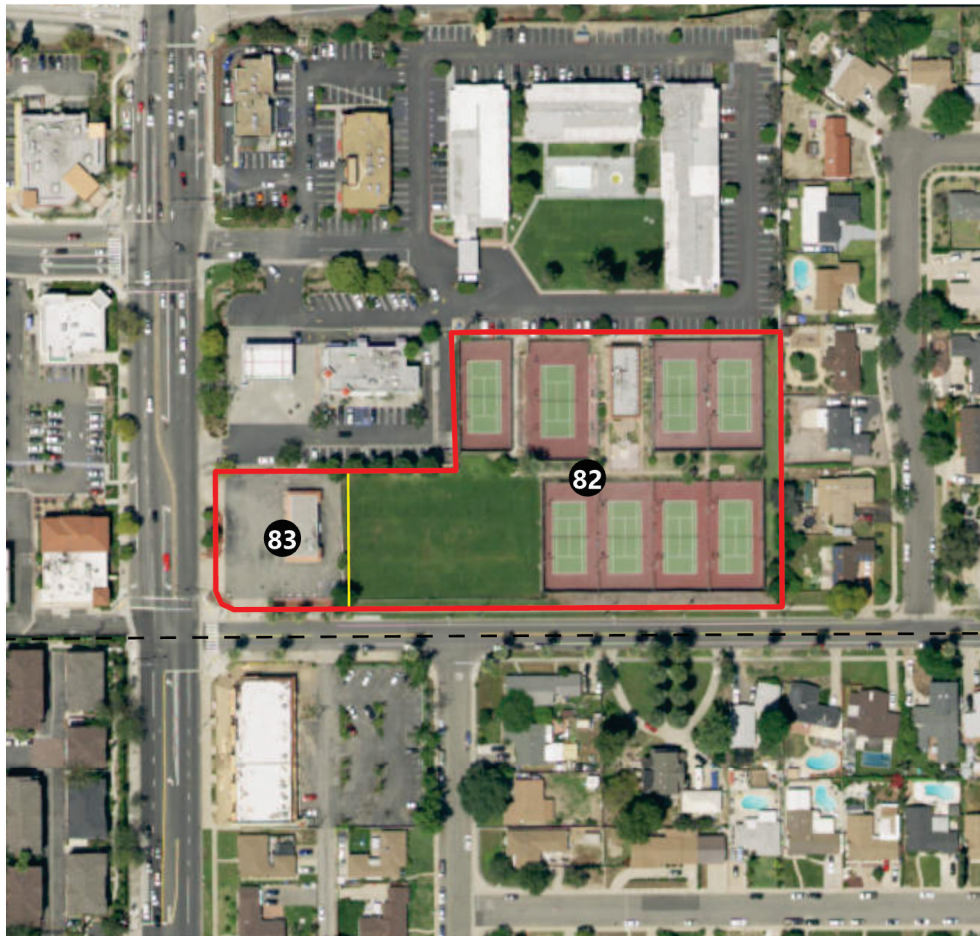
6th Cycle RHNA Opportunity Sites Site Selection Criteria and Opportunity Site Justification

Site 40 – 840 S Indian Hill Blvd


Applicable Site Selection Factors: 2.b, 2.c, 2.d, 2.e, 2.f

Existing Use: Tennis Courts for adjacent hotel use, vacant commercial building

Opportunity Site 40 consists of one 0.5-acre lot and a 2.85-acre portion of a larger lot, both located near the intersection of Indian Hill Boulevard and American Avenue. One lot is improved with a small single-story structure that formerly served as a Greyhound bus station that has closed, and infrequently used tennis courts. Both properties have been subject to Code Enforcement action and display signs of poor property maintenance. Both properties have low improvement-to-land ratios given their low-intensity marginalized uses. The owner of the 2.85-acre portion of this opportunity site submitted a letter to the City indicating his support for the inclusion of this portion of the property in the Housing Element. Additionally, a developer has contacted the City and provided preliminary plans for a residential development pursuant to the RM 2,000 development standards. While the former Greyhound station property is held under separate ownership, the City has included it as part of this opportunity site and is actively working with the owner and the developer to integrate the property into the development. There is a high probability for redevelopment of these underutilized commercial properties into much-needed housing.



 Opportunity Sites Opportunity Parcels

 Scale: 1:2,500

Parcel ID	APN	Site Address	Improvement Ratio	Existing Land Use	Year Built	GP Land Use	Current Zoning	Proposed Zoning	Proposed Zone DUA	Change Type	Income Level Supported	Lot Acreage	Realistic Units	Existing Units	Net New Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
82	8322-006-006	-	0.45	Commercial		AC	CF	RM2000	22	Zone Change	Moderate Income	2.85	65	0	65	4	7	54
83	8322-006-004	-	0.5	Commercial		AC	CF	MFR 30/acre	30	Zone Change	Moderate Income	0.5	15	0	15	8	3	4