

AVAILABLE LAND ASSETS FOR AFFORDABLE HOUSING DEVELOPMENT

(1) 302 E. Twenty-Second Street

- a. APN: 003-122-25
- b. Lot Size: 27,817sf
- c. Current Zoning: R1 Single-Family Residence, which allows one house per lot.
- d. Parcel was acquired 10/30/2002 using Low and Moderate Income Housing Asset Fund - 20% Set Aside.
- e. Previous Use: Purchased from Cal Trans. It was a remnant parcel from the freeway widening project. The site was vacant and undeveloped at the time it was acquired.
- f. General Plan: Low Density Residential, which allows single-family residences and ancillary uses.
- g. Maximum du/ac: Seven units per acre.
- h. Site Condition / Environmental Conditions: Property is irregular in shape, is below the minimum lot size for a residential lot, and will most likely require the approval of several variances from the zoning code in order to facilitate a residential unit.