

**Table C-1: Sites Inventory**

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
<b>Lower Income Sites</b>									
15 <sup>1,2</sup>	38104036 Walmart	TC-R-22	TC-R-22	22	5.26	115	TC-C	Vacant site in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Privately owned. Half mile to park, town center, Sprouts across street, in high resource area in TCAC/HCD (California Tax Credit Allocation Committee/Housing and Community Development Dept.) opportunity map.	Vacant
16A <sup>1,2</sup>	38105082 Civic Center Site I	TC-R-30	TC-R-30	30	11.11	333	TC-O/C	Vacant site consisting of three lots (2.89 acres, 3.66 acres, and 4.56 acres, respectively) in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-O/C) to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Privately owned. In Airport Safety Zone 4. Across the street from park, half mile to town center services, 128 unit (Cornerstone) built across street on northern end, in high resource area in TCAC/HCD opportunity map.	Vacant
20A <sup>1</sup>	38105081 9200 Magnolia Ave	TC-R-22	TC-R-22	22	7.75	170	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I Theme Commercial to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Portion in Airport Safety Zone 4. County owned <sup>3</sup> . Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant

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20B <sup>1,2</sup>	38105081 9200 Magnolia Ave	TC-R-30	TC-R-30	30	10.00	300	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Portion in Airport Safety Zone 4. County owned <sup>3</sup> ). Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant
21 <sup>4</sup>	38410616 8942 1 <sup>st</sup> St	TC-R-22	TC-R-22	22	0.60	13	N/A	Underutilized site with single-family home in town center (opportunity site due to high density allowed and near transit). Maximum allowable density is 22 du/ac. Privately owned. Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map. Owner expressed interest in MF housing, City in discussion with Habitat for Humanity for development of an affordable housing project on the site.	Nonvacant
24 <sup>1,2</sup>	38416204 9953 Buena Vista Ave	R-22	R-22	22	4.80	105	R-2	Underutilized site with one single-family home. To be rezoned from R-2 to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from town center, ~half mile to park, moderate resource area TCAC/HCD opportunity map.	Nonvacant
29 <sup>1</sup>	38630031 7737 Mission Gorge Rd	R-22	R-22	22	3.25	64	GC	Underutilized commercial lot to be rezoned from GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, <1 mile from elementary school and park, in high resource area TCAC/HCD opportunity map.	Nonvacant

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30 <sup>1,4</sup>	38630009 & -10 8714 & 8746 Starpine Dr	R-22	R-22	22	1.30	28	R-7/GC	Underutilized site with one single-family home. To be rezoned from R-7/GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, less than one mile from elementary school/park, in high resource area TCAC/HCD opportunity map	Nonvacant
31 <sup>4</sup>	38306103 7980 Mission Gorge Rd	R-22	R-22	22	5.23	80	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
32 <sup>4</sup>	38306101 7950 Mission Gorge Rd	R-22	R-22	22	0.95	20	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
<b>Lower Income Sites Subtotal</b>					<b>50.25</b>	<b>1,228</b>			
<b>Moderate Income</b>									
16B <sup>1</sup>	38105082 Civic Center Site II	TC-R-14	TC-R-14	14	8.61	120.	TC-C	Vacant site to be rezoned from TC-O/C to TC-R-14. Privately owned. Zoning would be consistent with adjacent residential development.	Vacant
17 <sup>1,2,4</sup>	38105118 Cottonwood Ave	TC-R-14	TC-R-14	14	22.15	279	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned <sup>3</sup> . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant
18 <sup>1,2,4</sup>	38105117 Cottonwood Ave	TC-R-14	TC-R-14	14	11.71	98	TC-R-22	Vacant site to be rezoned from TC-R-22 to TC-R-14. County owned <sup>3</sup> . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant

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19 <sup>1,4</sup>	38103207 & -08 Park Center Dr	TC-R-14	TC-R-14	14	2.35	32	TC-R-22	Vacant site to be rezoned from TC-R-22 to TC-R-14. Privately owned.	Vacant
23 <sup>4</sup>	38414211 10952 Sunset Trl	R-14	R-14	14	1.24	17	N/A	Underutilized site with 2 single family homes built in 1942. Privately owned. In Airport Safety Zone 4.	Nonvacant
25 <sup>1</sup>	38402007 & -12 8801 Olive Ln	R-14	R-14	14	2.93	41	IL	Underutilized site to be rezoned from IL to R-14. Privately owned. Adjacent to residential zone; development across the street approved at 16 du/ac. In Airport Safety Zone 3.	Nonvacant
<b>Moderate Income Sites Subtotal</b>					<b>48.99</b>	<b>587</b>			
<b>Above Moderate</b>									
1 <sup>1</sup>	37819001 10939 Summit Ave	R-7	R-7	7	4.65	29	R-1A	Underutilized site with single-family home built in 1974. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
2 <sup>1</sup>	37818010 11009 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1968. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

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3 <sup>1</sup>	37818009 11025 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1948. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
4 <sup>1</sup>	37818008 11041 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1963. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-o-way dedication.	Nonvacant
5 <sup>1</sup>	37818007 11059 Summit Ave	R-7	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1940. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

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6 <sup>1</sup>	37818029 10215 Summit Crest Dr	R-7	R-7	7	1.16	8	R-1	Underutilized site with single-family home built in 1989. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1 to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
7 <sup>1</sup>	37821021 11010 Summit Ave	R-7	R-7	7	1.15	8	R-1	Underutilized site with single-family home built in 1980. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1 to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
8 <sup>1</sup>	37821020 11020 Summit Ave	R-7	R-7	7	1.02	7	R-1	Underutilized site with single-family home built in 1975. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1 to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

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9 <sup>1</sup>	37818028 11115 Summit Ave	R-7	R-7	7	1.16	8	R-1	Underutilized site with single-family home built in 1970. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1 to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
10 <sup>1</sup>	37818020 11129 Summit Ave	R-7	R-7	7	2.32	11	R-1	Underutilized site with single-family home built in 1950. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1 to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
11 <sup>1</sup>	38103107 9945 Conejo Rd	R-7	R-7	7	1.19	8	R-2	Underutilized site with single-family home built in 1958. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development.	Nonvacant
12 <sup>1</sup>	38169028 9960 Conejo Rd	R-7	R-7	7	0.86	6	R-2	Underutilized site with single-family home built in 1953. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development. Property owner interested in developing in the past and has restricted due to zoning.	Nonvacant
26 <sup>4</sup>	38349056 Prospect Ave	R-7	R-7	7	0.72	4	N/A	Vacant site. Privately owned. In Airport Safety Zone 4. Properly zoned.	Vacant

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27 <sup>4</sup>	38619217 8572 Fanita Dr	R-7	R-7	7	1.73	12	N/A	Underutilized site with single-family home built in 1950. Has dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Nonvacant
28	38669038 8504 Fanita Dr	R-7	R-7	7	0.68	4	N/A	Vacant site along dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Vacant
33 <sup>4</sup>	38401115 8750 Atlas View Dr	R-7	R-7	7	1.85	9	N/A	Underutilized site with single family home built on 1958. Privately owned. In Airport Safety Zone 4/. Properly zoned.	Nonvacant
34 <sup>4</sup>	38401255 8742 Atlas View Dr	R-7	R-7	7	0.91	6	N/A	Underutilized site with single family home built on 1954. Privately owned. In Airport Safety Zone 4. Properly zoned.	Nonvacant
35	37903031 Mast Blvd	POS/R-7	POS/R-7	7	47.45	122	POS/IL	Vacant site to be rezoned from POS/R-2/IL to POS/R-7. Site has never been used for light industrial uses (IL – Light Industrial Zone); City has received pre-application from owner for MFR project in IL zoned portion of property.	Vacant
<b>Above Moderate Sites Subtotal</b>					<b>76.13</b>	<b>295</b>			
<b>Sites Inventory Total</b>					<b>175.37</b>	<b>2,110</b>			

1. Sites that will be rezoned.
2. By-right housing sites for qualifying affordable housing projects.
3. County-owned properties have been identified as surplus properties. The County will follow the required procedure for disposition which will make the properties available to affordable developers.
4. Sites that appeared in the Previous Housing Element Cycle (5<sup>th</sup> Cycle).