

Merced City Sites Inventory

Opportunity Sites

Map ID	Site Address or Street	Neighborhood	Zip Code	APN	Developable Acres	General Plan	Zoning	Existing Use/Vacancy	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Existing Units	Total Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
20	G St and Merrill Pl	University	95340	060030038	11.37	VR	R-1-5	Vacant	0	8.71	6.53	99	74	0	74	0	0	74
21	G St and Merrill Pl	University	95340	060030055	26.25	LD	R-1-5	Vacant	0	8.71	6.53	228	171	0	171	0	0	171
22	G St and Foothill Dr	University	95340	060880006	11.54	LD	R-1-5	Vacant	0	8.71	6.53	100	75	0	75	0	0	75
81	2832 E CHILDS AVE	Brookes Park	95340	061261010	14.18	FSCH	R-1-5	Vacant	0	8.71	6.53	123	92	1	91	0	0	91
23	Gardener Ave and Destiny Dr	University	95340	231010009	104.93	LD	R-1-5	Vacant	0	8.71	6.53	914	685	0	685	0	0	685
	R-1-5 Total				168.26									1	1096	0	0	1096
24	3878 N G ST	University	95340	231010001	85.62	LD	R-1-6	Vacant	0	7.26	5.45	621	466	0	466	0	0	466
29	McKee Rd and Arden Ln	North	95340	108010010	9.43	LD	R-1-6	Vacant	0	7.26	5.45	68	51	0	51	0	0	51
25	800 CARDELLA RD	University	95340	231010021	38.31	LD	R-1-6	Vacant	0	7.26	5.45	278	208	0	208	0	0	208
	R-1-6 Total				133.37									0	725	0	0	725
55	363 W 12TH ST	South	95341	031331014	0.17	HD	R-4	Vacant	0	43.56	32.67	7	5	0	5	0	5	0
56	345 W 12TH ST	South	95341	031331012	0.17	HD	R-4	Vacant	0	43.56	32.67	7	5	0	5	0	5	0
57	112 W 12TH ST	South	95341	031342007	0.17	HD	R-4	Vacant	0	43.56	32.67	7	5	0	5	0	5	0
58	106 W 12TH ST	South	95341	031342008	0.17	HD	R-4	Vacant	0	43.56	32.67	7	5	0	5	0	5	0
59	21 W 11TH ST	South	95341	031344009	0.17	HD	R-4	Vacant	0	43.56	32.67	7	5	0	5	0	5	0
60	111 W 11TH ST	South	95341	031342010	0.17	HD	R-4	Vacant	0	43.56	32.67	7	5	0	5	0	5	0
	R-4 Total				1.02									0	30	0	30	0
61	CHILDS AVE	South	95341	032222007	0.23	HMD	R-3-1.5	Vacant	0	29.04	21.78	6	5	0	5	0	5	0
62	501 CANAL ST	South	95341	032222001	0.23	HMD	R-3-1.5	Vacant	0	29.04	21.78	6	5	0	5	0	5	0
63	Canal St	South	95341	032212038	0.23	HMD	R-3-1.5	Vacant	0	29.04	21.78	6	5	0	5	0	5	0
35	2434 N HWY 59	West	95348	058150002	2.27	HMD	R-3-1.5	Vacant	0	29.04	21.78	65	49	0	49	34	15	0
36	Bear Creek Dr	West	95348	058150003	0.30	HMD	R-3-1.5	Vacant	0	29.04	21.78	8	6	0	6	0	6	0
37	W 19th St	West	95348	031032004	0.42	HMD	R-3-1.5	Vacant	0	29.04	21.78	12	9	0	9	0	9	0
82	Kelly Ave	Brookes Park	95340	034240029	2.84	HMD	R-3-1.5	Vacant	0	29.04	21.78	82	61	0	61	42	19	0
64	E 13th St	South	95341	035020030	2.69	HMD	R-3-1.5	Vacant	0	29.04	21.78	78	58	0	58	40	18	0
65	1251 W 12TH PL	South	95341	031283004	0.17	HMD	R-3-1.5	Vacant	0	29.04	21.78	5	3	0	3	0	3	0
66	912 W 13TH ST	South	95341	031301022	0.17	HMD	R-3-1.5	Vacant	0	29.04	21.78	5	3	0	3	0	3	0
67	292 N ST	South	95341	032221017	0.11	HMD	R-3-1.5	Vacant	0	29.04	21.78	3	2	0	2	0	2	0
68	N St	South	95341	032221035	0.34	HMD	R-3-1.5	Vacant	0	29.04	21.78	9	7	0	7	0	7	0
83	1988 KELLY AVE	Brookes Park	95340	034240034	0.10	HMD	R-3-1.5	Vacant	0	29.04	21.78	2	2	0	2	0	2	0
69	G St	South	95341	035031012	0.12	HMD	R-3-1.5	Vacant	0	29.04	21.78	3	2	0	2	0	2	0
70	170 E 13TH ST	South	95341	035033004	0.17	HMD	R-3-1.5	Vacant	0	29.04	21.78	4	3	0	3	0	3	0

71	E 10TH ST	South	95341	035042012	0.11	HMD	R-3-1.5	Vacant	0	29.04	21.78	3	2	0	2	0	2	0	
72	224 E 10TH ST	South	95341	035043004	0.11	HMD	R-3-1.5	Vacant	0	29.04	21.78	3	2	0	2	0	2	0	
73	E 10TH ST	South	95341	035043005	0.11	HMD	R-3-1.5	Vacant	0	29.04	21.78	3	2	0	2	0	2	0	
74	245 9TH ST	South	95341	035043017	0.11	HMD	R-3-1.5	Vacant	0	29.04	21.78	3	2	0	2	0	2	0	
R-3-1.5 Total					10.85									0	228	116	112	0	
38	1115 W 18TH ST	West	95348	031032009	0.52	RC	C-C	Vacant	0	36	27	18	14	0	14	9	5	0	
48	W 15th St	Midtown	95340	031360068	1.56	RC	C-C	Vacant	0	36	27	56	42	0	42	29	13	0	
49	W 16th St	Midtown	95340	031360006	0.21	RC	C-C	Vacant	0	36	27	7	5	0	5	0	5	0	
50	1616 MARTIN LUTHER KING JR WAY	Midtown	95340	031154012	0.34	RC	C-C	Vacant	0	36	27	12	9	0	9	0	9	0	
84	4 E MAIN ST	Brookes Park	95340	034201001	0.25	RC	C-C	Vacant	0	36	27	9	6	0	6	0	6	0	
51	1835 MARTIN LUTHER KING JR WAY	Midtown	95340	031072008	0.17	RC	C-C	Vacant	0	36	27	6	4	0	4	0	4	0	
52	344 W 19TH ST	Midtown	95340	031072003	0.17	RC	C-C	Vacant	0	36	27	6	4	0	4	0	4	0	
C-C Total					3.22									0	84	38	46	0	
1	3603 M ST	Bellevue Ranch	95348	230220055	2.62	CO	C-O	Vacant	0	36	27	94	70	0	70	49	21	0	
85	555 S PARSONS AVE	Brookes Park	95340	061285001	2.08	CO	C-O	Vacant	0	36	27	74	56	0	56	39	17	0	
26	462 MERCY AVE	University	95340	231200005	2.52	CO	C-O	Vacant	0	36	27	90	67	0	67	46	21	0	
30	2958 N G ST	North	95340	007131001	1.01	CO	C-O	Vacant	0	36	27	44	33	0	33	23	10	0	
C-O Total					8.23										226	157	69	0	
39	W 19th St	West	95348	031011014	0.25	LMD	R-2	Vacant	0	12	9	2	2	0	2	0	2	0	
40	W 19th St	West	95348	031023013	0.17	LMD	R-2	Vacant	0	12	9	2	1	0	1	0	1	0	
86	Glen Ave	Brookes Park	95340	034162020	0.37	LMD	R-2	Vacant	0	12	9	4	3	0	3	0	3	0	
87	E Main St	Brookes Park	95340	034193008	0.17	LMD	R-2	Vacant	0	12	9	2	1	0	1	0	1	0	
88	33 PARSONS ST	Brookes Park	95340	035140018	0.15	LMD	R-2	Vacant	0	12	9	1	1	0	1	0	1	0	
R-2 Total					1.12									0	8	0	8	0	
31	Parsons Ave and Yosemite Ave	North	95340	006050072	2.30	CO	RP-D	Vacant	12	36	27	82	62	0	62	43	19	0	
32	1380 YOSEMITE AVE	North	95340	006050068	5.72	CO	RP-D	Vacant	12	36	27	205	154	0	154	107	47	0	
RP-D Total					8.02										216	150	66	0	
2	3180 M ST	Bellevue Ranch	95348	236230011	1.71	CO	P-D (CO)	Vacant	0	36	27	61	46	0	46	32	14	0	
89	173 E MISSION AVE	Brookes Park		259130021	0.92	CO	P-D (CO)	Vacant	12	36	27	33	24	0	24	16	8	0	
41	3033 G ST	West	95348	007350009	5.44	CO	P-D (CO)	Office	0	36	27	195	146	0	146	102	44	0	
3	Bellevue Rd & Barclay Way	Bellevue Ranch	95348	170060033	10.00	CO	P-D (CO)	Vacant	0	36	27	360	270	0	270	189	81	0	
4	3351 R ST	Bellevue Ranch	95348	058030023	1.33	CO	P-D (CO)	Vacant	0	36	27	47	35	0	35	24	11	0	
5	W Cardella Rd	Bellevue Ranch	95348	206030017	10.00	CO	P-D (CO)	Vacant	0	36	27	360	270	0	270	189	81	0	
P-D (CO) Total					29.40										791	552	239	0	
27	Yosemite Avenue & Mansionette Drive	University	95340	231040023	0.7	HMD	P-D (HMD)	Vacant	0	24	18	16	12	0	12	8	4	0	
6	Freemark Ave	Bellevue Ranch	95348	224300012	7.78	HMD	P-D (HMD)	Vacant	0	24	18	186	139	0	139	97	42	0	
7	M St	Bellevue Ranch	95348	224300013	9.29	HMD	P-D (HMD)	Vacant	0	24	18	222	167	0	167	116	51	0	
P-D (HMD) Total					17.76										0	306	221	97	0

8	Horizons Ave and Lehigh Dr	Bellevue Ranch	95348	206030013	10.00	LMD	P-D (LMD)	Vacant	0	12	9	120	90	0	90	0	103	0	
P-D (LMD) Total					10.00										90	0	103	0	
9	1310 BELMONT DR	Bellevue Ranch	95348	206176026	0.10	VR	P-D (VR)	Vacant	0	30	22.50	3	2	0	2	0	2	0	
P-D (VR) Total					0.10										0	2	0	2	0
Grand Total					391.35									1	3802	1234	772	1821	

Rezone Sites

Map ID	Neighborhood	Site Address or Street	Zip Code	APN	Developable Acreage	General Plan	Zoning	Existing Use/Vacancy	Proposed General Plan	Proposed Zoning	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Existing Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
42	West	1050 RAMBLER RD	95348	007022002	0.59	LD	R-1-10	Vacant	HD	R-4	16	43.56	32.67	25	19	0	13	6	0	19
33	North	470 E OLIVE AVE	95340	007050009	3.49	LMD	R-2	Vacant	HD	R-4	16	43.56	32.67	152	114	0	79	35	0	114
43	West	O St	95348	030163008	1.03	LD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	44	33	0	23	10	0	33
75	South	832 W 11TH ST	95341	032054003	0.68	LD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	29	22	0	15	7	0	22
90	Brookes Park	N Parsons Ave	95340	033060024	3.79	LMD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	165	123	0	86	37	0	123
91	Brookes Park	N Parsons Ave	95340	033210062	2.23	LMD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	97	72	0	50	22	0	72
92	Brookes Park	205 E 23RD ST	95340	034021002	0.50	LD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	21	16	0	11	5	0	16
93	Brookes Park	8 E 21ST ST	95340	034072030	0.55	LD	R-1-10	Vacant	HD	R-4	16	43.56	32.67	23	17	0	11	6	0	17
94	Brookes Park	125 N PARSONS AVE	95340	035140016	2.07	LMD	R-2	Vacant	HD	R-4	16	43.56	32.67	90	67	0	46	21	0	67
44	West	NW Bear Creek Dr	95348	058110044	2.28	LMD	R-2	Vacant	HD	R-4	16	43.56	32.67	99	74	0	51	23	0	74
95	Brookes Park	259 S N ST	95340	059270008	0.99	LD	R-1-5	Vacant	HD	R-4	16	43.56	32.67	43	32	0	22	10	0	32
76	South	1536 MASSASSO ST	95341	059330021	2.11	LD	R-1-5	Vacant	HD	R-4	16	43.56	32.67	91	68	0	47	21	0	68
77	South	MASSASSO ST	95341	059330026	1.90	LD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	82	61	0	42	19	0	61
78	South	MASSASSO ST	95341	059581040	1.42	LD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	62	46	0	32	14	0	46
96	Brookes Park	E Childs Ave	95340	061340006	1.91	LD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	83	62	0	43	19	0	62
28	University	Paulson Rd	95340	231040010	4.73	LD	R-1-6	Vacant	HD	R-4	16	43.56	32.67	206	154	0	107	47	0	154
53	Midtown	160 W 15TH ST	95340	031251030	0.69	CG	C-G	Vacant	RC	C-C	16	36.00	27.00	24	18	0	12	6	0	18
79	South	1075 MARTIN LUTHER KING JR WAY	95341	032072011	0.86	CG	C-G	Vacant	RC	C-C	16	36.00	27.00	31	23	0	16	7	0	23
80	South	Crist Ave	95341	035160016	0.52	CG	C-G	Vacant	RC	C-C	16	36.00	27.00	18	14	0	9	5	0	14

97	Brookes Park	Alfarata Blvd	95340	061250056	4.93	LD	RP-D	Vacant	HD	R-4	16	43.56	32.67	214	161	0	112	49	0	161
98	Brookes Park	Baker Dr	95340	061310006	1.62	LD	RP-D	Vacant	HD	R-4	16	43.56	32.67	70	52	0	36	16	0	52
99	Brookes Park	1600 N COFFEE RD	95340	061600001	1.91	LD	RP-D	Vacant	HD	R-4	16	43.56	32.67	83	62	0	43	19	0	62
34	North	2917 OLEANDER AVE	95340	007142047	0.98	LMD	RP-D	Vacant	HD	R-4	16	43.56	32.67	42	32	0	22	10	0	32
54	Midtown	564 W 15th St	95340	031231005	3.77	CG	C-G	Parking Lot	HD	R-4	0	43.56	32.67	165	124	0	86	38	0	124
45	West	1407 W 16th St	95348	031094005	0.73	CG	C-G	Commercial	HD	R-4	0	43.56	32.67	32	24	0	16	8	0	24
46	West	1401 W 16TH ST	95348	031094006	0.60	GC/CT	C-T & C-G	Parking Lot	HD	R-4	0	43.56	32.67	27	20	0	14	6	0	20
10	Bellevue Ranch	Pacific Dr and R St	95348	206040020	10.00	LD	P-D	Vacant	HMD	R-IV	12	36	27	372	279	0	195	84	0	279
11	Bellevue Ranch	Bellevue Rd and M St	95348	224300011	3.56	CC	P-D	Vacant	HMD	R-IV	12	36	27	129	97	0	67	30	0	97
12	Bellevue Ranch	R St Parcel (Hostetler)	95348	230010012	8.66	OS-P	P-D	Vacant	HD	R-4	16	43.56	32.67	377	282	0	197	85	0	282
13	Bellevue Ranch	Cardella & M	95348	230010016	8.33	CN	P-D	Vacant	HD	R-4	16	43.56	32.67	362	272	0	190	82	0	272
14	Bellevue Ranch	BRN V 34A	95348	170060018	10.00	LMD	P-D	Vacant	HD	R-4	16	43.56	32.67	435	326	0	228	98	0	326
15	Bellevue Ranch	BRN 36 A, B, C	95348	170060019	8.11	LMD	P-D	Vacant	HD	R-4	16	43.56	32.67	353	264	0	184	80	0	264
16	Bellevue Ranch	BRE V 22 E (Lot W)	95348	224020006	10.00	HMD	P-D (HMD)	Vacant	HD	R-4	16	43.56	32.67	435	326	0	228	98	0	326
17	Bellevue Ranch	BRE V 22 E (Lot X)	95348	224020008	10.00	HMD	P-D (HMD)	Vacant	HD	R-4	16	43.56	32.67	435	326	0	228	98	0	326
18	Bellevue Ranch	BRW 19 A	95348	224300007	5.55	OS-P	P-D	Vacant	HD	R-4	16	43.56	32.67	241	181	0	126	55	0	181
19	Bellevue Ranch	BRW 19 B	95348	224300008	5.00	OS-P	P-D	Vacant	HD	R-4	16	43.56	32.67	217	163	0	114	49	0	163
47	West	Rambler & College Green	95348	007250029	1.23	CO	P-D (CO)	Vacant	HD	R-4	16	43.56	32.67	53	40	0	28	12	0	40
					127.33									5427	4066	0	2829	1237	0	4066