

TABLE 4.3: VACANT AND UNDERUTILIZED INVENTORY
Amended 02-19-2020

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
Very-Low/Low Vacant Parcels												
1	00230155	763 S Oak St	Vacant	C1	C	0.88	38,332	31	77	Very-Low/Low	C	Undeveloped but approved for an entitlement for Ukiah Senior Apartments (31 units) project in Feb 2018. Expected to be developed within 1-2 years.
2	00237027	None Assigned. Corner of Clara & N Orchard	Vacant	C1	C	0.67	29,185	15	37	Very-Low/Low	None	Undeveloped. Realistic development capacity- 22,806 sf available to build up to 15 multi-family units. Due to need for housing and citywide build-out, expected to be developed within planning period.
3	17903025	700 E Perkins St	Vacant	C1	C	1.24	54,014	25	62	Very-Low/Low	None	Undeveloped. Realistic development capacity- 37,800 sf available for up to 25 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
4	17903028	730 E Perkins St	Vacant	C1	C	0.58	25,264	16	40	Very-Low/Low	None	Undeveloped. Realistic development capacity- up to 16 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
5	17906104**	705 E Perkins St	Vacant	C1	C	0.52	22,651	14	35	Very-Low/Low	None	Minor improvements including parking lot. Realistic development capacity for up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels												
6	00111126	None Assigned. Corner of Dora & N Spring	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	None	Undeveloped and surrounded by single family dwellings (SFDs). Realistic development capacity-based on lot restrictions site could be developed with up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

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7	00114239*	179 Park Pl	Vacant	R1	LDR	0.41	17,859	2	5	Mod/Above-Mod	None	Mostly undeveloped but some topographical lot restrictions. Surrounded by SFDs. Realistic development capacity of up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
8	00114244	169 Park Pl	Vacant	R1	LDR	0.27	11,761	2	5	Mod/Above-Mod	None	Undeveloped. Surrounded by SFDs. Could build up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
9	00114245	169 Park Pl	Vacant	R1	LDR	0.24	10,454	2	5	Mod/Above-Mod	None	Undeveloped. Some lot restrictions including road access. Realistically could build 2 units- SFD and accessory dwelling unit (ADU). Due to need for housing and citywide build-out, expected to be developed within planning period.
10	00121404	None Assigned. Near S Barnes St & W Clay St	Vacant	R1	LDR	0.54	23,522	3	7	Mod/Above-Mod	D; None	Undeveloped. Lot restrictions and zoning restrict number of units that can be realistically developed to 3. Could increase density if merging with parcel 00121409. Due to need for housing and citywide build-out, expected to be developed within planning period.
11	00125323	None Assigned. Oak Park Ave Between W Clay St & Jones St	Vacant	R1	LDR	0.47	20,473	3	7	Mod/Above-Mod	D; None	Undeveloped and surrounded by SFDs. Realistic development capacity for up to 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
12	00142036	271 Mendocino Pl	Vacant	R1	LDR	0.46	20,037	2	5	Mod/Above-Mod	D; Slope	Removed from list 02/19/2020. One legal lot of record with APN 001-420-37 (divided by tax line).

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13	00211480	None Assigned. Behind existing homes on Oak St.	Vacant	R1	LDR	0.15	8,464	2	5	Mod/Above-Mod	None	Undeveloped. Needs road access but realistically could develop 2 units- an SFD and ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
14	00301059	1010 Helen Ave	Vacant	R1	LDR	0.15	6,534	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot restrictions, maximum development capacity of 1 SFD and 1 ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
15	00302124	None Assigned. Cochrane Ave Between 410 & 420	Vacant	R1	LDR	0.14	6,098	1	2	Mod/Above-Mod	D; None	Undeveloped. Due to setback limitations realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.
16	00311056	None Assigned. At the terminus of Redwood Ave	Vacant	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Existing slope constraints allow a realistic development maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
17	00311079	1080 Helen Ave	Vacant	R1	LDR	0.50	21,780	3	7	Mod/Above-Mod	D; None	Undeveloped flag lot; surrounded by SFDs. Due to lot limitations realistic development capacity is 3 units maximum. Due to need for housing and citywide build-out, expected to be developed within planning period.
18	00352055	None Assigned. Off of S Dora St Near Washington behind homes	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.

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19	00352056	None Assigned. Off of S Dora St near Washington behind homes	Vacant	R1	LDR	0.15	6,534	2	2	Mod/Above-Mod	D; None	Undeveloped; similar to parcel 00352055 and same owner. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.
20	00354065	None Assigned. On Cresta near Wabash. Adjacent To 191 Cresta Dr	Vacant	R1	LDR	0.21	9,147	2	5	Mod/Above-Mod	D Slope	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
21	00354066	191 Cresta Dr	Vacant	R1	LDR	0.20	8,712	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
22	00357217	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.19	8,276	2	5	Mod/Above-Mod	C	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
23	00357218	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.21	9,221	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
24	00309045	21 Betty St	Vacant	R2	MDR	0.13	5,662	1	2	Mod/Above-Mod	C; Limited access	Undeveloped. Parcel has some access and lot size limitations and realistically could accommodate one SFD. Due to need for housing and citywide build-out, expected to be developed within planning period.
25	00211432	670 N State St	Vacant	C1	C	0.31	13,503	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development.

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												Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
26	00214611	528 N State St	Vacant	C1	C	0.31	13,815	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development. Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
27	00230153	638 S State St	Vacant	C1	C	0.26	11,325	3	7	Mod/Above-Mod	C	Undeveloped but given lot limitations and setbacks only 4,550 sf could be realistically developed, setting maximum capacity at 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
28	00204047	None Assigned. On Low Gap Rd in between N State St & Mazzoni St	Vacant	C2	C	0.21	9,147	6	15	Mod/Above-Mod	None	Undeveloped, narrow lot sets realistic development capacity at up to 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
29	00228110*	190 Cleveland Ln	Vacant	C2	C	0.19	8,403	6	15	Mod/Above-Mod	None	Undeveloped. Existing lot limitations sets realistic development capacity at not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
30	00313065	1137 S Dora St	Vacant	CN	C	0.41	17,859	6	15	Mod/Above-Mod	D; None	Undeveloped; but existing lot size limitations and setbacks removes 300 sf and zoning limits density. Realistic development capacity is not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
31	00226307	None Assigned. Corner of	Vacant	GU	C	0.10	3,257	2	5	Mod/Above-Mod	C	Undeveloped; surrounded by commercial development. Zoning allows up to 28 du/acre but lot

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		W Clay St & S Oak St										and setback limitations limit realistic development capacity to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
32	00350014	None Assigned. Access from Helen Ave and Foothill Ct	Vacant	R1	LDR	7.56	329,313	12	30	Mod/Above-Mod	Slope	Existing slope constraints allow for 299,000 sf (6 ac) of lot to be developed. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre setting realistic development capacity at 12 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
33	00104002***	None Assigned. Access off of W Stanley St	Vacant	R1H	LDR	36.97	1,610,413	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with a 5 acre lot; 2 units are possible on this parcel and are expected to be developed within the planning period given need for housing and citywide build-out.
34	00104065***	500 Lookout Drive	Vacant	R1H	LDR	6.29	273,992	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning

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												period given need for housing and citywide build-out.
35	00104082***	360 S Highland Ave	Vacant	R1H	LDR	29.63	1,290,682	12	30	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 12 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
36	00104084***	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	10.08	439,084	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
37	00104088***	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	8.45	368,081	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.

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38	00104092	335 Janix Dr	Vacant	R1H	LDR	4.77	207,781	8	20	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre; a maximum of 8 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
39	00104093***	335 Janix Dr	Vacant	R1H	LDR	4.86	211,701	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels												
40	00304079; 00304077*; 00304078*;	210 E Gobbi St	Underutilized	C1;C2	C	2.4	22,098	36	90	Very-Low/Low	B2	Underutilized; existing community garden on-site. Application for \$500,000 in Ukiah Housing Trust Fund received in 2018 for 40 low income housing units but due to airport constraints, realistic development potential is 36 units. This site consists of three parcels suitable for development. Two of the parcels, 00304077 and 00304078, were listed in the prior planning period. The third parcel, 00304079, was not listed. However, realistically all three

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												<p>parcels will be developed at one time and this will also maximize development potential on the site. Program 2h to allow by right housing development on these parcels has been added.</p> <p>Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
41	00357407**	817 Waugh Ln	Underutilized	R3	HDR	1.66	72,309	24	60	Very-Low/Low	C	<p>Underutilized with existing SFD and minor outbuildings. Existing topographical and lot limitations, plus airport constraints, set realistic development capacity at up to 24 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Mod/Above-Mod Underutilized Parcels												
42	00104061	None Assigned. Parcel off of Hillview Ave	Underutilized	R1	LDR	3.23	140,698	14	35	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Due to existing lot limitations, approximately 30% of the lot has been removed for potential development capacity. Lot area for development is expected to be 87,000 sf and would accommodate up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
43	00125129	438 Mcpeak St	Underutilized	R1	LDR	0.18	7,840	1	2	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Existing lot limitations and development set future realistic development capacity at 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>

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44	00126618	611 W Clay St	Underutilized	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; None	Partially developed with residential and/or commercial. Given existing development on site, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
45	00142034	275 Mendocino PI	Underutilized	R1	LDR	0.98	42,688	6	15	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
46	00142041	145 Mendocino PI	Underutilized	R1	LDR	0.84	36,590	5	12	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 5 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
47	00113052	1217 W Standley Ave	Underutilized	R1H	LDR	1.18	51,400	1	2.5	Mod/Above-Mod	Slope	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
48	00212404	217 Ford St	Underutilized	R2	MDR	0.22	9,583	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is

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												no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
49	00213309	308 Clara Ave	Underutilized	R2	MDR	0.22	9,582	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
50	00215305	221 Norton St	Underutilized	R3	HDR	0.46	20,037	2	5	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
51	00208004	170 Low Gap Rd	Underutilized	C1	C	0.17	7,405	4	10	Mod/Above-Mod	None	Partially developed with residential and/or commercial but parcel is largely undeveloped/vacant. Realistic development capacity is up to 4 units and expected to be developed within the planning period.
52	00211436	678 N State St	Underutilized	C1	C	0.22	9,583	1	2	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus lot limitations, realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.

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Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Totals Very-Low/Low Vacant + Underutilized Parcels						7.95	263,853	161	401			
Totals Moderate/Above-Moderate Vacant + Underutilized Parcels						123.2	5,19,8475	165	408.5			
<p>LEGEND: Zoning: R1- Single Family Residential; R1h-Single Family Residential, Hillside Combining District; R-2- Medium Family Residential; R-3- High Density Residential; C1- Community Commercial; CN-Neighborhood Commercial; C2-Heavy Commercial; GU-General Urban; DC- Downtown Core; UC-Urban Center. General Plan: LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C- Commercial. Constraints (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs. *= Identified in both 2009-2014 and 2014-2019 HE cycles ** = Neither of these sites were identified in the prior planning period. ***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes. NOTE: All parcels have access to infrastructure and utilities unless otherwise noted</p>												