

Opportunity Sites - Existing and Proposed Land Use Comparison

San Pablo Avenue Corridor

<i>Opportunity Site</i>	<i>Site Address</i>	<i>Existing Zoning</i>	<i>Existing GP Designation</i>	<i>Proposed Land Use</i>	<i>Current Use</i>
Site 1	700 San Pablo Ave. Southwest corner of San Pablo Ave. & Tennent Ave.	C-2 Central Business	Downtown Commercial	Commercial Mixed Use	Gas Station
Site 2	600 Tennent Ave.	C-2 Central Business	Downtown Commercial	Residential Mixed-Use	Vacant Buildings
Site 3	1072 San Pablo Ave.	C-3 Regional Commercial	MU High Density Residential/ Neighborhood Commercial	Very High Density Residential	Vacant Buildings
Site 4	1106 San Pablo	C-2 Central Business	MU High Density Residential/ Neighborhood Commercial	Very High Density Residential	Heating/Cooling Business
Site 5	800 Pinole Shores Drive	M-2 General Industrial	MU Medium Density Residential/ Light Industrial	Office Industrial Mixed-Use	Sugar City Cement
Site 6	800 Pinole Shores Drive	M-2 General Industrial	MU Medium Density Residential/ Light Industrial	Office Industrial Mixed-Use	Sugar City Cement
Site 7	800 Pinole Shores Drive	M-2 General Industrial	MU Medium Density Residential/ Light Industrial	Office Industrial Mixed-Use	Vacant Building
Site 8	740 San Pablo Avenue	M-1 Light Industrial	Light Industrial/Service Commercial	Office Industrial Mixed-Use	Vacant Land

Pinole Valley Road Corridor

Site 4	1580 Pinole Valley Rd.	C-3 General Commercial	Regional Commercial	Commercial Mixed-Use	Bowling Alley
Site 5	1300 Pinole Valley Rd.	C-3 General Commercial	Office Professional Mixed Use	Commercial Mixed-Use	Vacant
Site 3	2801 Pinole Valley Rd.	C-1 Neighborhood Business	Office Professional Mixed Use	Neighborhood Commercial	Office Building
Site 2	2935 Pinole Valley Rd.	C-1 Neighborhood Business	Office Professional Mixed Use	Neighborhood Commercial	Church
Site 1	2995 Pinole Valley Rd.	C-1 Neighborhood Business	Commercial Mixed Use	Neighborhood Commercial	Vacant

Appian Way Corridor

Site 1	1201-2301 Tara Hills Drive	C-1 Neighborhood Business	Commercial Mixed-Use	Regional Commercial	Safeway Shopping Center
Site 2	2149-2151 Appian Way	PA Professional Administrative	Commercial + Residential Mixed-Use	Major Institution/Medical	Doctors' Hospital
Site 3	1617 Canyon Drive	PA Professional Administrative	Commercial Mixed Use	Major Institution/Medical	Canyon Medical Building