




Alternative E: Lipman School Site,  
Northwest Bayshore &  
125 Valley Drive



-  Rezone from Commercial to Mixed Use (20 units/acre after 25% land dedication)
-  Rezone from PD\* or R-1\*\* to R-3 (20 units/acre minimum)\*
-  Current Zoning District Boundary (approximate)

**Note:**  
\*In the Northwest Bayshore subarea the 22 +/- acre "Levinson" parcel is shown for rezoning. As indicated on the Housing Alternatives Reference Chart, 25% is assumed for development and 75% would be dedicated to Open Space. So for this alternative 20 units per acre is applied to 5.5 acres of the site. This is assumed to be clustered to the corner of Main St. and Bayshore Blvd. based on topography (approximately 20% slope). Approximately 50% of this site was proposed for dedication to Open Space in the "Open Space Plan", 2002.

\*\*The Lipman School site is approximately 11 acres, half of which is developed with school/City facilities (building, ball fields, tennis courts, and parking). the remainder of the site is largely unimproved hillside and contiguous with the Owl & Buckeye Canyons subarea; so there may be native habitat concerns. Access to the site from Trinity Rd. appears too steep. Access from Humboldt Rd. would require condemnation of a Humboldt Rd. residential property. Access from below would likely impact the parking lot or ball field.

