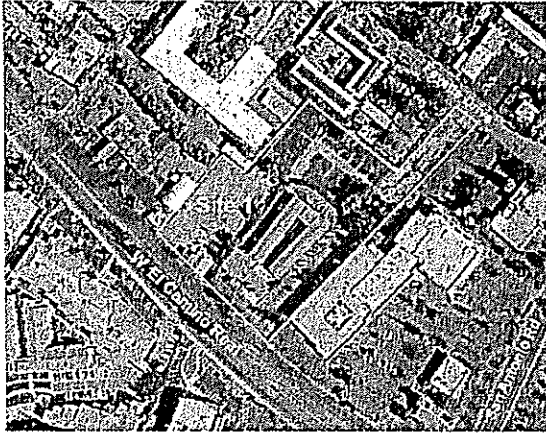


Table F.4: Realistic Capacity by Owner for Lower-Income Sites

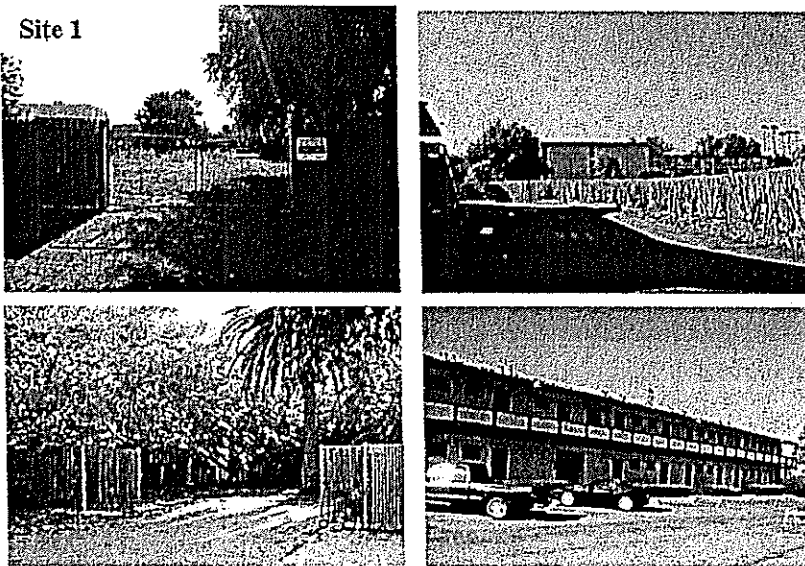
Site and APN	Acreage	General Plan Designation	Zoning	Sites Combined by Owner		Sites as Individual Parcels	
				Density (d)	Realistic Capacity (Units) (a)	Density	Realistic Capacity (Units) (a)
Site 1							
Owner A							
148-16-005	0.96	Linear Comm/Res	CRA	43 DUA	33	43 DUA	33
Owner B							
148-16-007	1.97	Linear Comm/Res	CRA	43 DUA	68	43 DUA	68
Total	2.93			43 DUA	101		101
Site 2							
Owner A							
148-36-021	0.14	Linear Comm/Res	CRA			43 DUA	5
148-36-022	0.25	Linear Comm/Res	CRA			43 DUA	9
148-36-023	0.24	Linear Comm/Res	CRA			43 DUA	8
<i>Owner A CRA subtotal</i>	<i>0.63</i>			<i>43 DUA</i>	<i>22</i>		
148-36-024	0.21	Med High Res	R3-1.25			12 DUA	2
148-36-025	0.24	Med High Res	R3-1.25			11 DUA	2
<i>Owner A R3 subtotal</i>	<i>0.45</i>			<i>19 DUA</i>	<i>7</i>		
<i>Owner A subtotal (both zones)</i>	<i>1.07</i>			<i>33 DUA</i>	<i>28</i>		
Owner B							
148-36-026	0.65	Linear Comm/Res	CRA	43 DUA	22	43 DUA	22
Total	1.72			37 DUA	51		48
Site 3							
154-02-001	2.04	Med Density Res	P17	30 DUA	49	30 DUA	49
Site 4							
Owner A							
154-34-031	0.85	Linear Comm/Res	CRA			43 DUA	29
154-34-032	0.15	Linear Comm/Res	CRA			43 DUA	5
<i>Owner A subtotal</i>	<i>1.00</i>			<i>43 DUA</i>	<i>34</i>		
Owner B							
154-35-001	1.22	Linear Comm/Res	CRA	43 DUA	42	43 DUA	42
Total	2.22			43 DUA	76		76
Site 5							
189-33-027	1.22	Med Density Res	R3-1*	36 DUA	35	36 DUA	35
Site 6							
189-33-028	0.72	Med Density Res	R3-1*	29 DUA	17	29 DUA	17
Site 7							
189-33-032	0.17	Linear Comm/Res	CRA			43 DUA	6
189-33-031	0.32	Linear Comm/Res	CRA			43 DUA	11
Total	0.49			43 DUA	17		17
Site 8							
189-32-075	0.46	Linear Comm/Res	CRA	43 DUA	17	43 DUA	17
Site 9							
153-26-037	1.83	Linear Comm/Res	CRA	43 DUA	63	43 DUA	63
Site 10 (b)							
158-15-025	1.06	Downtown Comm	P19 A	50 DUA	51	50 DUA	51



Site 1: 2650 & 2656 W. El Camino Real
 Lot Area (acres): 2.93
 Existing Zoning: CRA
 Allowable Density (units/acre): 43
 Realistic Unit Capacity: 101

Site 1 consists of four parcels, but has a high likelihood of lot consolidation with only two owners. Much of the site is actually vacant and undeveloped. The site also contains a vacant commercial building and an older motel. The buildings suffer from deferred maintenance, and were built in 1959 and

1952. The improvement to land value ratio at the site is just 0.11, a strong indicator of the site's appropriateness for redevelopment. The City has received a number of informal applications and inquiries from developers regarding this property, an indicator of its development potential. As shown below, the aging buildings with deferred maintenance, large amount of surface parking, unused side lots, and vacant space make this a strong redevelopment opportunity. The site is adequately served by existing sewer and storm infrastructure and has no known environmental constraints. Minor improvements may be necessary, including water main upgrades to address a fire flow deficiency.





Site 2: 2246 & 2268 W. El Camino Real and 2241 & 2243 Latham Street

Lot Area (acres): 1.72

Existing Zoning: CRA and R3-1.25

Average Allowable Density (units/acre): 37

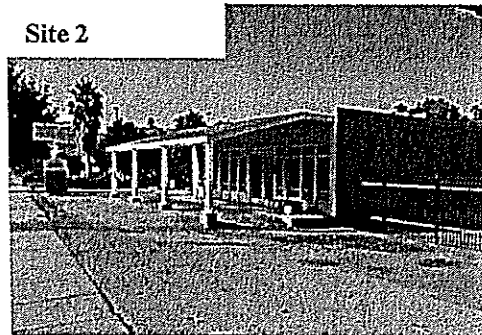
Realistic Unit Capacity: 51 (47 net of existing units)

Site 2 is comprised of six parcels totaling 1.72 acres. There is a high likelihood of lot consolidation at Site 2 with just two landowners; five of the six parcels share a

single owner. Of the five parcels held under single-ownership, three are located in the CRA zone and two are located in the R3-1.25 zone. The average density allowed on the five parcels is 33 units per acre. The sixth parcel, which is held under different ownership and located in the CRA zone, has a maximum density of 43 units per acre.

Site 2 contains a vacant commercial building and four single-family homes built in the mid-1950's. The four single-family homes are located on the western portion of the site and are accessed through a shared driveway off of Latham Street. The homes are the only single-family residences in the vicinity, surrounded by numerous multifamily residential developments on Latham Street and a mix of higher density commercial and residential development along El Camino Real. The value of the land far surpasses that of the improvements at the site, with an improvement to land value ratio of 0.08. Given the potential to develop up to 51 net new units on this site, it is reasonable to expect redevelopment to occur over the Housing Element planning period. In fact, Planning Division staff report that they have received informal inquiries from developers regarding Site 2, further evidence of its suitability for redevelopment. The site has no apparent environmental constraints and is well-served by the necessary infrastructure.

Site 2

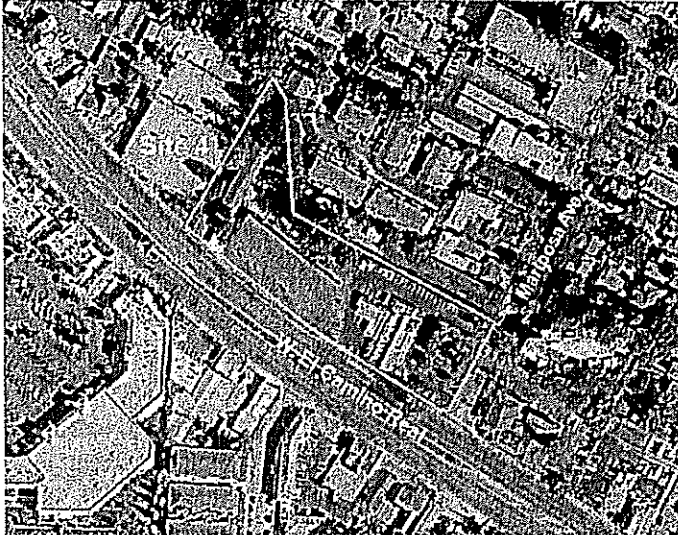




Site 3: 1710 Villa Street
Lot Area (acres): 2.04
Existing Zoning: P-17
Allowable Density (units/acre): 30
Realistic Unit Capacity: 49

Site 3 has one owner, and is currently vacant. The site, which consists of a single parcel, has no apparent environmental constraints and is well-served by the necessary infrastructure. Constraints include limited frontage onto Villa Street, and the site's adjacency to the Caltrain right-of-way.



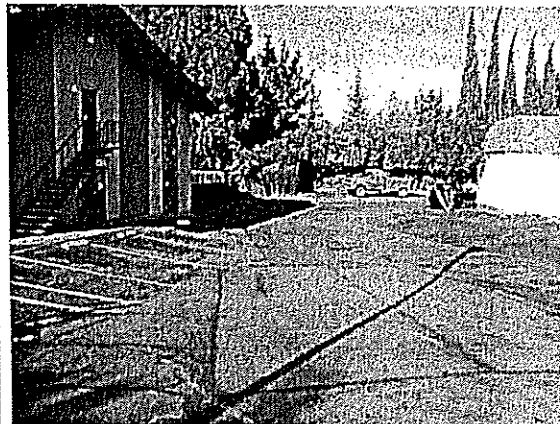
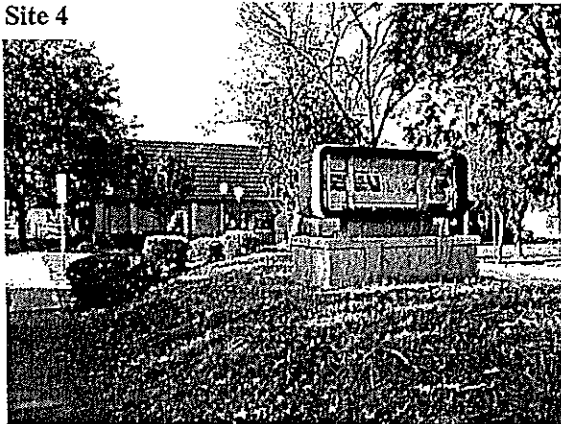


Site 4: 1616, 1620 & 1720 W. El Camino Real
Lot Area (acres): 2.22
Existing Zoning: CRA
Allowable Density (units/acre): 43
Realistic Unit Capacity: 76

Site 4 is comprised of three parcels totaling 2.22 acres. However, with just two owners, there is a high likelihood of lot consolidation. The site currently contains an aging commercial building and motel. The buildings were built in 1967 and 1964, and the commercial portion of the

property suffers from consistent vacancies, shown below. The third parcel contains a surface parking lot that serves the commercial building. Collectively, the site's land value exceeds the value of the improvements, indicating it is ripe for redevelopment. The improvement to land value is 0.39. The site is well-served by existing infrastructure, and has no known environmental constraints. The City has received informal applications and inquiries from the landowner and various developers regarding this property, a sign of its development potential.

Site 4





Site 5: 1057 El Monte Avenue
 Lot Area (acres): 1.22
 Existing Zoning: R3-1
 Allowable Density (units/acre): 36
 Realistic Unit Capacity: 35

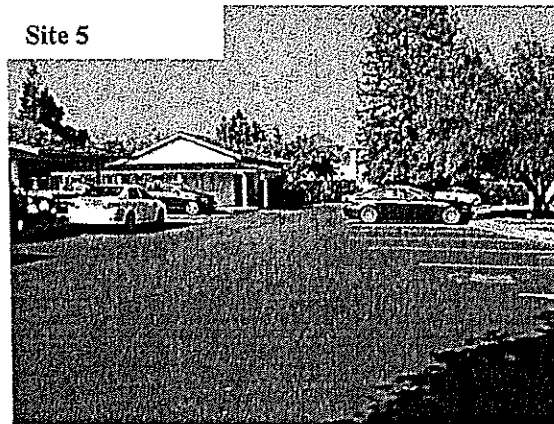
Site 5 contains a single-story office building constructed in 1953. The site's land value exceeds that of the improvements, with an improvement to land value ratio of 0.30. The office building is a non-conforming use, and

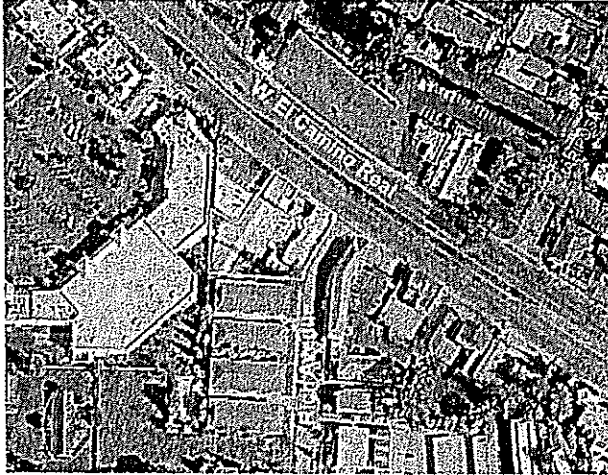
the owner is required by the City's Municipal Code to terminate this use after a certain period unless a use permit is secured. As such, the owner has expressed interest in developing the property and potentially consolidating it with the adjacent parcel at 918 Rich Avenue (Site 6). Site 5 has similar infrastructure conditions as Site 5.

Site 6: 918 Rich Avenue

Lot Area (acres): 0.72
 Existing Zoning: R3-1
 Allowable Density (units/acre): 29
 Realistic Unit Capacity: 17

Site 6 is a vacant property adjacent to Site 5 at 1057 El Monte Avenue. The property, which is comprised of a single parcel, is adequately served by existing infrastructure, though minor upgrades may be necessary. Specifically, a project on this site would require upgrades to remove the sewer easement and water main improvements may include extensions to loop the system. These issues are not expected to pose an undue development constraint. The City reports that the property owner has expressed interest in developing the site, and provided preliminary site plans.





Site 7: 1701 & 1707 W. El Camino Real

Lot Area (acres): 0.49

Existing Zoning: CRA

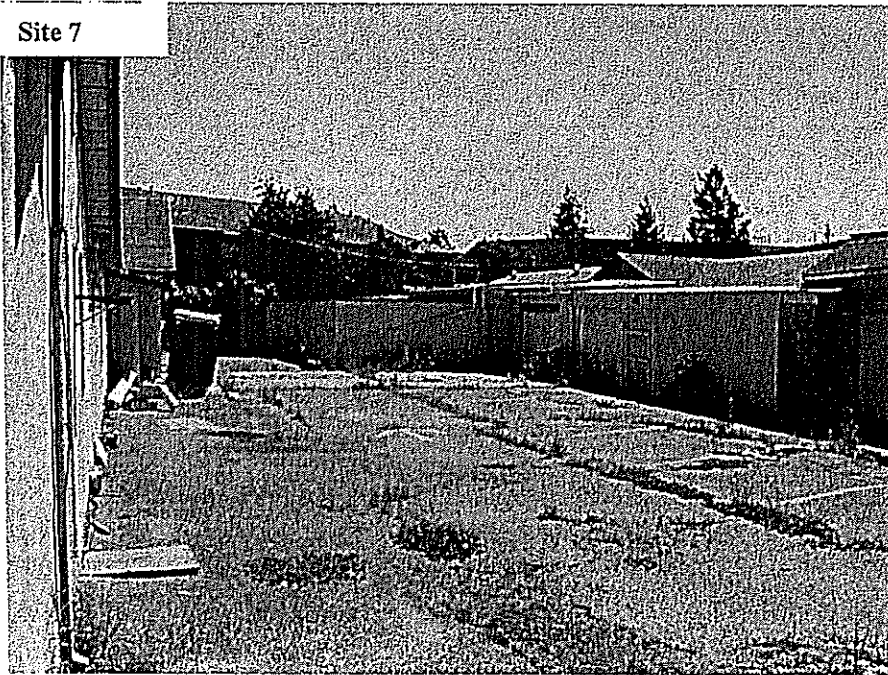
Allowable Density (units/acres): 43

Realistic Unit Capacity: 17

Site 7 consists of two parcels with vacant commercial buildings constructed prior to World War II and one possible dwelling unit. The site has one owner and the commercial buildings suffer from defer maintenance. The site received approval for 16 dwelling units

but the units were not built and the approval has expired. However, the City has again received inquiries about possible housing projects at the site. The improvement to land value is 0, which makes redevelopment of the site likely. The site has no apparent environmental constraints and is well-served by the necessary infrastructure.

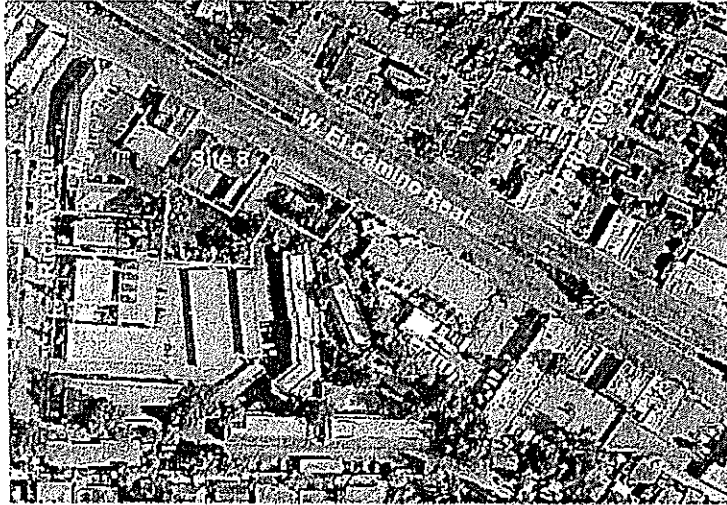
Site 7



Site 8: 1585 El Camino Real
Lot Area (acres): 0.48
Existing Zoning: CRA
Allowable Density
(units/acres): 43
Realistic Unit Capacity: 17

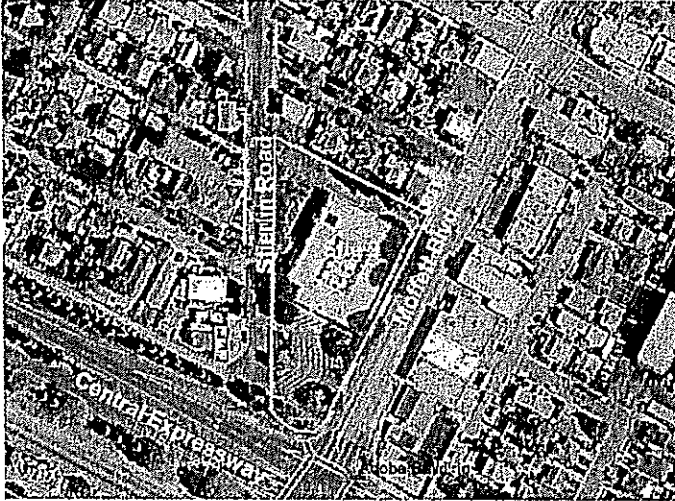
Site 8 consists of one parcel with 8 dwelling units. The small apartment complex on site is a soft-story building constructed in 1946. The improvement to land value is .25. Planning staff has received inquiries about

redevelopment of the site. In addition, the site is adjacent to existing multi-family development. The site is adjacent to an underground creek and is in a flood zone but has no other apparent environmental constraints. The site is served by existing infrastructure and may require minor upgrades to sewer and storm drain infrastructure.



Site 8





Site 9: 100 Moffett Boulevard

Lot Area (acres): 1.83

Existing Zoning: CRA

Allowable Density (units/acre):
43

Realistic Unit Capacity: 63

Site 9 consists of one parcel totaling 1.83 acres. The site currently is leased by Santa Clara County. However, the lease is coming to end and the County has chosen not to renew the lease. The City has received inquiries about redeveloping the site for

housing. The site is located near the City's Downtown and is well served by transit been approximately 1,100 feet from the City's Downtown CalTrain Station, the Valley Transit (VTA) Authority Downtown Light Rail Station and several bus lines.

Site 9

