

Legend:



Priority Sites based on Housing Commission Workshop Feedback (02/12/14)

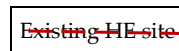


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Existing HE site Site no longer available or does not meet criteria.

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						Existing Use	Realistic Potential for Recycling	Site Size & Ownership Potential & Development Density	Proximity to Employment / Activity Centers	Near Amenities	Corner Lot	Along Major Transportation Routes with access to transit or located within 1/2 mile of VTA PDA						Size
Existing Sites in the 2007-2014 Housing Element (+ Consolidation Sites)																		
1	Furniture 2000	19875 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	✓	✗	✓	✓	✗	✓	1.78	25	37	Recent improvements made to the building and property.			
	Yoshinoya	19855 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	✓	✓	✗	✓	✓	✓	0.24	25	5	Site too small for development of any substantial mixed use development.			
2	Shaan Restaurant (Erstwhile I-Restaurant)	20007 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	✓	✓		✓	✓	✓	1.35	25		Retain.	✓	✓	✓
L2	Q-Mart	10041 N. Blaney Ave	New site	Commercial/ Office/ Residential	P(CG, Res)	✓	✓	✓	✓	✓	✓		25	36	These two small sites are located adjacent to an existing Housing Element site. One of the sites is owned by the same property owner. Recommend including in Housing Element sites inventory at workshop.	✓	✓	✓
L2	China Dance Studio	20021 Stevens Creek Blvd	New site	Commercial/ Office/ Residential	P(CG, Res)	✓	✓		✓	✓	✓		25			✓	✓	✓
3	7-11 site behind Bombay Oven	10073 Saich Way	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	✓	✗	✓	✓	✗	✓	0.77	25	16	Site recently entitled with a commercial development			
4a	Grand Buffet/ Boas	20030 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)							1.16	25		Sites have developed with mixed use residential development in conjunction with another adjacent site (Chili's)			
	Lackey Prop. (SCB & Blaney)	10071 S. Blaney Ave	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	✗	✗	✓	✓	✓	✓	0.37	25	59				
	Lackey Prop. (SCB & Blaney)	10031 S. Blaney Ave	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)								1.36	25				

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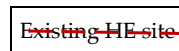


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4b.	Corner of SCB & Blaney	20010 Stevens Creek Blvd	Existing HE site	Commercial/Office/Residential	P(CG, Res)	√	√	X	√	√	√	√	0.47	25	9	Site too small for development of any substantial mixed use development.			
5	Arya	19930 Stevens Creek Blvd	Existing HE site	Commercial/Office/Residential	P(CG, Res)	√	√	√	√	√	X	√	0.44	25	9	These sites are not a corner lot and have less ability to be developed into a successful mixed use development in the middle of the block that it is located on.			
	Arya Parking Lot	19936 Stevens Creek Blvd	Existing HE site	Commercial/Office/Residential	P(CG, Res)												0.52	25	10
6	SD Furniture	19900 Stevens Creek Blvd	Existing HE site	Commercial/Office/Residential	P(CG, Res)	√	√	√	√	√	X	√	1.92	25	40				
7	United Furniture	10025 E. Estates	Existing HE site	Commercial/Office/Residential	P(CG, Res)	√	√	√	√	√	√	√	0.92	25	58	Retain.	√	√	√
	United Furniture	10075 E. Estates	Existing HE site	Commercial/Office/Residential	P(CG, Res)								0.53	25					
	United Furniture	10075 E. Estates	Existing HE site	Commercial/Office/Residential	P(CG, Res)								0.86	25					
L7	East of E. Estates	19541 Richwood Dr.	New site	Commercial/Office/Residential	P(CG, Res)	√	√	√	√	√	√	√		25	45	These three sites in conjunction with the United Furniture site could allow a better designed mixed use development. Some of these properties are owned by the same family as the United Furniture sites	√	√	√
L7	East of E. Estates	19550 Stevens Creek Blvd	New site	Commercial/Office/Residential	P(CG, Res)	√	√	√	√	√	√		25						

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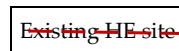


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L7	East of E. Estates	10055 Miller Ave	New site	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	25		√	√	√		
8	Barry Swenson Site	19160 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	√	√	X	√	√	X	√	0.55	25	11	This half acre site while is not ideal; is located next to an existing affordable housing development and has generated some interest in the past from developers.	√	√	√
9	Loree Center	10029 Judy Ave	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	0.43	25	27	Property has recently been renovated and retenanted. There is very little vacancy at this center.	√	√	√
	Loree Center	19060 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	0.86	25			√	√	√
10	Morley Bros.	10500 Pruneridge	Existing HE site	Industrial/ Residential	P(MP, Res)	√	X	√	√	√	√	√	2.8	25	179	Entitlements obtained for an office campus project (Apple Campus 2). Construction underway.	√	√	√
	Morley Bros.	10400 Pruneridge	Existing HE site	Industrial/ Residential	P(MP, Res)	√	X	√	√	√	√	√	5.69	25			√	√	√
11	Glenbrook Apt.	10160 Parkwood	Existing HE site	Med/High Density Residential (10-20)	R3	√	√	√	√	√	√	√	11.62	25	93	Retain.	√	√	√
	Glenbrook Apt.	21297 Parkwood	Existing HE site	Med/High Density Residential (10-20)	R3	√	√	√	√	√	√	√	19.72	25			√	√	√

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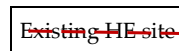


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12	The Villages Apt.	20800 Valley Green Dr.	Existing HE site	Med/High Density Residential (10-20)	R3								5.35	25	62	Retain.	√	√	√
	The Villages Apt.	20975 Valley Green Dr.	Existing HE site	Med/High Density Residential (10-20)	R3								5.49	25			√	√	√
	The Villages Apt.	20990 Valley Green Dr.	Existing HE site	Med/High Density Residential (10-20)	R3	√	√	√	√	√	√	X	6.78	25			√	√	√
	The Villages Apt.	20800 Valley Green Dr.	Existing HE site	Med/High Density Residential (10-20)	R3								2.69	25			√	√	√
	The Villages Apt.	20875 Valley Green Dr.	Existing HE site	Med/High Density Residential (10-20)	R3								6.79	25			√	√	√
13	Carl Berg property	20705 Valley Green Dr.	Existing HE site	Office/Industrial/Commercial/Residential	P(CG, ML, Res)	√	√	√	√	√	√	√	7.98	25	169	Retain.	√	√	√
Property Owner Development Interest Sites (+ Consolidation sites)																			
P1	Bateh Brothers	22690 Stevens Creek Blvd	Property Owner Development Interest	Commercial/Residential	P(CG)	√	√	√	X	X	√	X	0.67	20 - 35	11 - 19	Existing convenience store and undeveloped site.	X	X	√
P2	Cupertino Village	10825-10983 N Wolfe Rd	Property Owner Development Interest	Commercial/Residential	P(CG, Res)	√	√	√	√	√	√	√	10.8	35 - 45	321 - 413	Shopping center. Additionally, 24,000 s.f. commercial in two buildings and one parking garage approved.	X	√	√

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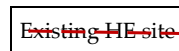


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P3	Foothill @ McClellan Center (Foothill Market)	10625 S Foothill Blvd	Property Owner Development Interest	Commercial/ Residential	P(CG)	√	√	√	X	X	X	X	1.3	20 - 25	22 - 27	Strip mall.	X	X	√
P4	Marina Plaza	10118 Bandle Drive	Property Owner Development Interest	Commercial/ Residential		√	√	√	√	√	√	√	6.86	25 - 40	145 - 232	Commercial center	√	35 DUA - √	40DUA - √
P5	Stevens Creek Office Center	20823 Stevens Creek Blvd	Property Owner Development Interest	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	X	√	6.31	35	241	Office complex	X	35 DUA - √	√
P6	The Hamptons	19500 Pruneridge Ave	Property Owner Development Interest	High Density Residential (20-35)	P(Res)	X	√	√	√	√	√	√	12.44	65 - 110	686 - 1162	Existing 342 unit apartment complex on site.	X	65 DUA - √	110 DUA √
P7	Vallco Mall	10123 N Wolfe Rd	Property Owner Development Interest	Commercial/ Residential	P(Regional Shopping)	√	√	√	√	√	√	√	32.9	35	600 - 800	Existing indoor mall with high vacancy rate with Sears and Macy's as anchor tenants.	√	√	√
P8	Summerwinds & Granite Rock *	1471, 1491 & 1505 S De Anza Blvd	Property Owner Development Interest	Commercial/ Office/ Residential	P(CG, Res 5-15)	√	√	X	X	X	√	√	4.13	25 - 40	87 - 140	Nursery and building materials retail.	√	35 DUA - √	40 DUA - √
LP8	Jack in the Box	1451 S. De Anza Blvd	Property Owner Development Interest	Commercial/ Office/ Residential	P(CG, Res 5-15)	√	√	X	X	X	√	√	0.44	25 - 40	9 - 14	Jack in the Box	√	35 DUA - √	40 DUA - √
P9	Wonderland Chinese School and 10921 Maxine	10931 and 10921 Maxine Ave	Property Owner Development Interest	Quasi-public/ Institutional & Low Density Residential	BQ/R1-10	√	√	X	X	√	X	X	1.83	20 - 25	31 - 38	Pre-school/After-school care and single family residence	X	X	25 DUA - √
P10	Marketplace Shopping Center	19750 and 19620 Stevens Creek Blvd	Property Owner Development Interest	Commercial/ Residential	P(CG, Res)	√	X	√	√	√	√	√	9.92	25-35	210-295	Three newer and one older commercial building	√	√	√

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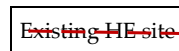


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Sites Identified at Housing Element Workshops (1/23/14 and 2/12/14)																			
W1	21731 Stevens Creek Blvd (Next to Post Office)	21731 Stevens Creek Blvd	Additional Potential Site (Workshop)	Neighborhood Commercial, Industrial & Residential	P(CN, ML, Res 4.4-12)	√	√	X	√	√	X	√	0.62	4.4 - 12	2 - 6	Strip mall	√	√	√
W2	76 Gas Station/Office Bldg (DeAnza and Valley Green)	10625 N De Anza Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, ML, Res)	√	X	X	√	√	√	√	0.7	25	10	76 Gas station and adjacent office building	√	√	√
W3	Abundant Life Church	10100 N Stelling Rd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	X	√	3.8	25	80	Church & Pre-school	√	√	√
W4	Caltrans Maintenance Station	10130 Bubb Rd	Additional Potential Site (Workshop)	Industrial/ Residential	ML-rc	√	√	√	√	√	X	√	2.93	20	49	Caltrans Corp. Yard	√	√	√
W5	Cupertino Crossroads	10041 S De Anza Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	X	√	√	√	√	√	14.7	25	312	Bulk of site recently renovated. Rest of site mostly tenanted with one or two vacancies.	√	√	√
W6	Cupertino Financial Center (NE corner of Wolfe and SCB)	10050 N. Wolfe Rd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, OP, Res)	√	X	√	√	√	√	√	4.44	25	94	Office buildings recently acquired by JP Morgan.	√	√	√
W7	Cypress Hotel	10050 S De Anza Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	X	X	√	√	X	√	1.32	25	28	Hotel with property lines contiguous with hotel and parking garage.	√	√	√
W8	Good Samaritan Church (Homestead & Wolfe)	19624 Homestead Rd	Additional Potential Site (Workshop)	Quasi-public/ Institutional	BQ	√	√	X	√	√	√	√	1.36	25	28	Church	√	√	√
W9	Evulich Ct @ Linda Vista Dr	10857, 10867, 10877, 10887 Linda Vista Dr	Additional Potential Site (Workshop)	Low Density Residential	R1-7.5	√	√	√	X	X	√	X	2.49	5	10	Single family homes and undeveloped land.	√	√	√
W10	Homestead Lanes + Adjacency	20916, 20956, 20990 Homestead Rd	Additional Potential Site (Workshop)	Commercial/ Residential	P(Rec, Enter) & P(CG)	√	√	√	√	√	√	√	4.61	20 - 35	78-137	Strip malls and bowling alley.	√	√	√
W11	Homestead Road - IntraHealth/Office/ Tennis Courts (Homestead/Stelling)	21020, 21040, 21060, 21070 Homestead Rd & APN: 326 07 022, 326 07 036	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG)	√	√	√	√	√	√	√	5.42	15	69	Office and commercial buildings, tennis courts and parking lot.	√	√	√

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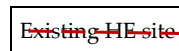


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W12	Main St (SCB btwn Finch/Tantau)	APN: 316 20 109	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, OP, Res)	√	X	√	√	√	√	√	11.57	25	245	Property has entitlements and is under construction for a mixed use office and commercial development and a hotel	√	√	√
W13	Oaks Shopping Center	21255 Stevens Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	√	√	7.9	25	167	Property has entitlements for a mixed use office/commercial building and a hotel which expires in Sept 2014.	√	√	√
W14	PG&E Corporation Yard	10820 N Blaney Ave	Additional Potential Site (Workshop)	Quasi-public/ Institutional	BQ	√	X	√	√	√	√	√	21.6	N/A	N/A	PG&E has not shown an interest in redeveloping this property.	X	X	X
W15	PG&E Lower Substation	California Oak Way (APN: 342 12 030)	Additional Potential Site (Workshop)	Quasi-public/ Institutional	A	√	X	√	X	X	X	X	10.56	N/A	N/A	PG&E has not shown an interest in redeveloping this property.	X	X	X
W16	Portal Plaza (between Portal and Perimeter)	19900 Steven Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	√	√	5.22	25	110	Commercial center with no vacancies.	√	√	√
W17	U.S. Post Office	21701 Stevens Creek Blvd	Additional Potential Site (Workshop)	Neighborhood Commercial, Industrial & Residential	P(CN, ML, Res 4.4-12)	√	X	X	X	√	√	√	5.24	4.4 - 12	18 - 52	Owned by the US Postal Service.	√	√	√
W18	St. Joseph's Place (Café Torre site)	20375 Stevens Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	X	√	2.2	25	46	Commercial center with no vacancies.	√	√	√
W19	Union Church of Cupertino	20900 Stevens Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	X	√	√	√	X	√	3.05	25	63	Church with a historic designation. This site has also recently added a facility to increase services.	√	√	√
W20	Village Green Apartments	21230 Homestead Rd	Additional Potential Site (Workshop)	High Density Residential (20-35)	R3	X	X	√	√	√	X	√	7.5	20 - 35	137	Existing 122 unit apartment complex. Developed at a density of ~ 16 DU/acre. Open space availability needs to be evaluated.	√	√	√
W21	Vivi's Falafel (next to Post Office)	21771 Stevens Creek Blvd	Additional Potential Site (Workshop)	Neighborhood Commercial, Industrial & Residential	P(CN, ML, Res 4.4-12)	√	√	X	√	√	√	√	0.44	4.4 - 12	1 - 4	Strip mall	√	√	√
W22	Jiffy Lube + Office Blds (SE of Stevens Creek Blvd and Miller)	19376, 19400, 19450 & 19480 Stevens Creek Blvd & 10062 Miller Ave	Additional Potential Site (Workshop #2)	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	5.21	25	110	Various office buildings and service uses (jiffy lube)	√	√	√

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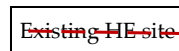


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						Existing Use	Realistic Potential for Recycling	Site Size & Ownership Potential & Development Density	Proximity to Employment / Activity Centers	Near Amenities	Corner Lot	Along Major Transportation Routes with access to transit or located within 1/2 mile of VTA PDA							
W23	Opposite Main Street	19200, 19220 & 19280 Stevens Creek Blvd	Additional Potential Site (Workshop #2)	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	4.98	25	105	Citibank, Sunflower Learning Center, and older office blds	√	√	√
W24	Modern Furniture + Barn (NE corner of SCB and Randy Ln)	20149 Stevens Creek Blvd	Additional Potential Site (Workshop #2)	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	X	√	0.63	25	13	Modern Furniture store	√	√	√
W25	JC Penney + Parking Lot site (NE corner of N. Wolfe Road and Vallco Parkway)	10150 N. Wolfe Rd & APN: 316 20 092	Additional Potential Site (Workshop #2)	Commercial/ Residential	P(Regional Shopping)	√	√	√	√	√	√	√	14.93	35	444	JC Penney and Parking Lot	√	√	√
W26	Target	20745 Stevens Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Office/Residential	P(CG, Res)	√	X	√	√	√	X	√	8.26	25	175	Target	√	√	√
W27	Park Circle 4-plexes (North of Target)	Bound by Beardon Dr. & Bandley Dr.	Additional Potential Site (Workshop)	Res MH (10-20)	R3	X	X	√	√	√	X	√	7.1	20	120	Residential Duplexes	√	√	√
W28	Kalio	19330 Stevens Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	0.84	25	17	Two story office building	√	√	√

* - Site previously erroneously listed as Yamagami's Nursery Site