

Potential Housing Element Sites

Legend:  
  Priority Sites based on Planning Commission Study Session Feedback (2/19/2014)  
  Priority Sites based on Housing Commission Workshop Feedback (02/12/14)  
  Priority Sites with conflicting consensus based on Housing Commission Workshop Feedback (02/12/14)

Legend:  
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Site No.	Site Name	Address	Type of Site	Current Land Use Designation	Current Zoning	HCD's Development Potential Criteria			Secondary Criteria - SCS, Plan Bay Area & GP					Size	Density (DU/A)	Realistic Capacity	Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)	Potential To Meet HCD Criteria	Notes, Comments and Reason For Recommendation for Removal or Inclusion
						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									
1	<del>Furniture 2000</del>	<del>19875 Stevens Creek Blvd</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>1.78</del>	<del>25</del>	<del>37</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
	<del>Yoshinoya</del>	<del>19855 Stevens Creek Blvd</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>0.24</del>	<del>25</del>	<del>5</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
2	Shaan Restaurant (Erstwhile I-Restaurant)	20007 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	√	√		√	√	√	√	1.35	25		√	√	√	High	Viable site based on previous review by HCD	
L2	Q-Mart	10041 N. Blaney Ave	New site	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	25	36	√	√	√	<ul style="list-style-type: none"> <li>Former Q-mart site and China Dance Studio.</li> <li>These two additional parcels (one parcel owned by the property owner for Shaan Restaurant) improves site potential and allows for better site design and integration.</li> <li>Has been recommended for inclusion by workshop participants, HC and PC.</li> </ul>			
L2	China Dance Studio	20021 Stevens Creek Blvd	New site	Commercial/ Office/ Residential	P(CG, Res)	√	√		√	√	√	√	25		√	√	√				
3	<del>7-11 site behind Bombay Oven</del>	<del>10073 Saich Way</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>0.77</del>	<del>25</del>	<del>16</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
4a.	<del>Grand Buffet/ Boas</del>	<del>20030 Stevens Creek Blvd</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del></del>	<del></del>	<del></del>	<del></del>	<del></del>	<del></del>	<del></del>	<del>1.16</del>	<del>25</del>	<del></del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
	<del>Lackey Prop. (SCB &amp; Blaney)</del>	<del>10071 S. Blaney Ave</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>X</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>0.37</del>	<del>25</del>	<del>59</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
	<del>Lackey Prop. (SCB &amp; Blaney)</del>	<del>10031 S. Blaney Ave</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del></del>	<del></del>	<del></del>	<del></del>	<del></del>	<del></del>	<del></del>	<del>1.36</del>	<del>25</del>	<del></del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
4b.	<del>Corner of SCB &amp; Blaney</del>	<del>20010 Stevens Creek Blvd</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>0.47</del>	<del>25</del>	<del>9</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
5	<del>Arya</del>	<del>19930 Stevens Creek Blvd</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del></del>	<del></del>	<del></del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>0.44</del>	<del>25</del>	<del>9</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
	<del>Arya Parking Lot</del>	<del>19936 Stevens Creek Blvd</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>0.52</del>	<del>25</del>	<del>10</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	

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

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Site No.	Site Name	Address	Type of Site	Current Land Use Designation	Current Zoning	HCD's Development Potential Criteria			Secondary Criteria - SCS, Plan Bay Area & GP					Size	Density (DU/A)	Realistic Capacity	Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)	Potential To Meet HCD Criteria	Notes, Comments and Reason For Recommendation for Removal or Inclusion
						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									
<del>6</del>	<del>SD Furniture</del>	<del>19900 Stevens Creek Blvd</del>	<del>Existing HE site</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>1.92</del>	<del>25</del>	<del>40</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
7	United Furniture	10025 E. Estates	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)								0.92	25		√	√	√	High	Viable site based on previous review by HCD	
	United Furniture	10075 E. Estates	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	0.53	25	58	√	√	√			
	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		√	√	√	High	<ul style="list-style-type: none"> <li>• These three sites in conjunction with the United Furniture site could allow a better designed mixed use development.</li> <li>• Some of these properties are owned by the same property owner as the United Furniture sites.</li> </ul>	
L7	East of E. Estates	19550 Stevens Creek Blvd	New site	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√		25	45	√	√	√			
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	√	√	√	High	Viable site based on previous review by HCD	
9	Loree Center	10029 Judy Ave	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)								0.43	25		√	√	√	Moderate	<ul style="list-style-type: none"> <li>• Strip mall with low vacancy</li> <li>• Decreased vacancy and site improvements (compared with conditions in 2007 HE).</li> <li>• Site has had a minor facelift and shell is from the 1950's. HCD may still approve of this site as a HE site.</li> </ul>	
	Loree Center	19060 Stevens Creek Blvd	Existing HE site	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	0.86	25	27	√	√	√			
<del>10</del>	<del>Morley Bros.</del>	<del>10500 Pruneridge</del>	<del>Existing HE site</del>	<del>Industrial/ Residential</del>	<del>P(MP, Res)</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>2.8</del>	<del>25</del>	<del>179</del>	<del></del>	<del></del>	<del></del>	<del>NA</del>	<del></del>	
	Morley Bros.	10400 Pruneridge	Existing HE site	Industrial/ Residential	P(MP, Res)								5.69	25					NA		

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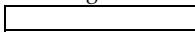

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						Existing Use	Realistic Potential for Recycling	Site Size & Ownership Potential & Development Density	Proximity to Employment / Activity Centers	Near Amenities	Corner Lot	Along Major Transportation Routes with access to transit or located within 1/2 mile of VTA PDA	Size			Density (DU/A)	Realistic Capacity	Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)					
11	Glenbrook Apt.	10160 Parkwood	Existing HE site	Med/High Density Residential (10-20)	R3	√	√	√	√	√	√	√	11.62	25	93	√	√	√	High	Viable site based on previous review by HCD					
	Glenbrook Apt.	21297 Parkwood	Existing HE site	Med/High Density Residential (10-20)	R3																19.72	25	√	√	√
12	The Villages Apt.	20800 Valley Green Dr.	Existing HE site	Med/High Density Residential (10-20)	R3	√	√	√	√	√	√	X	5.35	25	62	√	√	√	High	Viable site based on previous review by HCD					
	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																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	√	√	√	High	Viable site based on previous review by HCD					

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<b>Property Owner Development Interest Sites (+ Consolidation sites)</b>																				
P1	Bateh Brothers	22690 Stevens Creek Blvd	Property Owner Development Interest	Commercial/ Residential	P(CG)	√	√	√	X	X	√	X	0.67	20 - 35	11 - 19	X	X	√	High	<ul style="list-style-type: none"> <li>Existing convenience store and undeveloped site.</li> <li>Viable site due to expressed property owner to redevelop, largely unimproved property conditions.</li> <li>Will not meet affordability criteria at density of 15 du/ac (Alternative B) but will meet them at 25 du/acre (Alternative C).</li> <li>Location on City's west site was recommended by groups to distribute housing throughout the City.</li> </ul>
<del>P2</del>	<del>Cupertino Village</del>	<del>10825-10983 N Wolfe Rd</del>	<del>Property Owner Development Interest</del>	<del>Commercial/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>10.8</del>	<del>35 - 45</del>	<del>321 - 413</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>Low</del>	<ul style="list-style-type: none"> <li>Shopping Center with entitlements for 24,000 s.f. of commercial development and a parking garage.</li> <li>While this is an adequate site, it is also a successful shopping center and an important tax generator.</li> <li>The planned commercial additions to the site also lower its redevelopment potential at the current GP density of 25 du/ac.</li> <li>In order to make redevelopment viable, and rebuild a good portion of the existing retail, this site would require a minimum density of over 35 du/ac and increased building heights. Perhaps more appropriate to be included in Alternatives B and C.</li> </ul>
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	X	X	√	High	<ul style="list-style-type: none"> <li>Strip Mall</li> <li>Viable site due to expressed property owner to redevelop, and low intensity of uses.</li> <li>Will not meet affordability criteria at density of 15 du/ac (Alternative B) but will meet them at 25 du/acre (Alternative C).</li> <li>Location on City's west site was recommended by groups to distribute housing throughout the City.</li> </ul>
P4	Marina Plaza	10118 Bandlely Drive	Property Owner Development Interest	Commercial/ Residential		√	√	√	√	√	√	√	6.86	25 - 40	145 - 232	√	35 DUA - √	40DUA - √	Moderate	<ul style="list-style-type: none"> <li>Commercial center</li> <li>Relatively viable site due to expressed property owner interest to redevelop, location at the City's core, and only if higher densities are allowed. However, this site will have to be combined with adjacent sites along Stevens Creek and Bandlely to create a mixed-use development including retail per City's preference. Include in Alternatives B and C.</li> </ul>

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P5	Stevens Creek Office Center	20823 Stevens Creek Blvd	Property Owner Development Interest	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	X	√	6.31	35	241	X	35 DUA - √	√	Moderate	<ul style="list-style-type: none"> <li>Office Complex</li> <li>Viable site due to expressed property owner interest to redevelop, location at the City's core, and if higher densities are allowed. Include in Alternatives B and C.</li> </ul>
P6	The Hamptons	19500 Pruneridge Ave	Property Owner Development Interest	High Density Residential (20-35)	P(Res)	X	√	√	√	√	√	√	12.44	65 - 110	686 - 1162	X	65 DUA - √	110 DUA - √	High	<ul style="list-style-type: none"> <li>Existing 342 unit apartment complex on site.</li> <li>Viable site only if densities and heights are increased considerably above existing (from 25 du/ac to 65-110 du/ac).</li> <li>Expressed property owner interest to redevelop and close proximity to major transportation route (freeway) is a plus.</li> <li>Has the capacity to provide a considerable number of units if densities are increased.</li> </ul>
P7	Vallco Mall	10123 N Wolfe Rd	Property Owner Development Interest	Commercial/ Residential	P(Regional Shopping, CG)	√	√	√	√	√	√	√	32.9	35	600 - 800	√	√	√	High	<ul style="list-style-type: none"> <li>Existing indoor mall with high vacancy rate with Sears and Macy's as anchor tenants.</li> <li>Viable site due to expressed property owner interest to redevelop, developer interest in consolidation, close proximity to major transportation route (freeway), and potential to provide a considerable number of units at the site. Due to size of site, density of units may not have to be increased greatly over existing (35 du/ac) if entire site is used as a base.</li> </ul>
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	√	35 DUA - √	40 DUA - √	Moderate	<ul style="list-style-type: none"> <li>Nursery and Outdoor building supply warehouse/retail</li> <li>Viable site due to expressed property owner interest to redevelop, the low intensity nature of the site (a financial incentive for redevelopment), and if densities are higher (25 du/ac) than currently allowed (15 du/ac).</li> <li>The location of the site in the southern end of the City presents an opportunity to distribute housing throughout the City.</li> </ul>
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	√	35 DUA - √	40 DUA - √	Moderate	<ul style="list-style-type: none"> <li>Jack in the Box drive-through</li> <li>The low intensity nature of the site is a financial incentive for redevelopment, and if densities are higher (25 du/ac) than currently allowed (15 du/ac).</li> <li>The location of the site in the southern end of the City presents an opportunity to distribute housing throughout the City.</li> </ul>

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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	X	X	25 DUA - √	Low	<ul style="list-style-type: none"> <li>Pre-school/After-school care and single family residence</li> <li>Adequate site due to expressed property owner interest to redevelop and size of site.</li> <li>True viability will depend on rezoning of the site (currently surrounded by lower density - 5 - 7 du/ac). If rezone at a higher density (20 du/ac) is not realistic or deemed incompatible with the surrounding area, remove.</li> <li>Whether the site meets affordability criteria depends on rezoning.</li> </ul>
<del>P10</del>	<del>Marketplace Shopping Center</del>	<del>19750 and 19620 Stevens Creek Blvd</del>	<del>Property Owner Development Interest</del>	<del>Commercial/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>9.92</del>	<del>25-35</del>	<del>210-295</del>	<del>√</del>	<del>√</del>	<del>√</del>	Low	<ul style="list-style-type: none"> <li>Three newer and one older commercial building.</li> <li>While this is an adequate site, it is also a successful shopping center and an important tax generator.</li> <li>The recent commercial additions to the site also lower its redevelopment potential as it signals that that the property will probably remain a commercial site in the near future.</li> <li>Viability depends on the realistic possibility of an approved rezone of the site. If rezone is not realistic, remove.</li> </ul>

**Sites Identified at Housing Element Workshops (1/23/14 and 2/12/14)**

<del>W1</del>	<del>21731 Stevens Creek Blvd (Next to Post Office)</del>	<del>21731 Stevens Creek Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Neighborhood Commercial, Industrial &amp; Residential</del>	<del>P(CN, ML, Res 4.4-12)</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>0.44</del>	<del>4.4 - 12</del>	<del>1 - 4</del>	<del>√</del>	<del>√</del>	<del>√</del>	Remove	<ul style="list-style-type: none"> <li>Office building</li> <li>No expressed property owner to develop property.</li> <li>Will need increased density (about 20 du/ac.) to be viable, which is above current maximum (12 du/ac)</li> <li>Size of site (less than 0.5 acre) will create low yield to justify inclusion in Sites Inventory.</li> </ul>
<del>W2</del>	<del>76 Gas Station/Office Bldg (DeAnza and Valley Green)</del>	<del>10625 N De Anza Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Commercial/ Residential</del>	<del>P(CG, ML, Res)</del>	<del>√</del>	<del>X</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>0.7</del>	<del>25</del>	<del>10</del>	<del>√</del>	<del>√</del>	<del>√</del>	Remove	<ul style="list-style-type: none"> <li>76 Gas Station and adjacent office building</li> <li>Less than 1 acre in size,</li> <li>No expressed property owner interest</li> <li>Two separate property owners</li> <li>Odd shape of site would also lend poorly for site planning purposes.</li> </ul>
<del>W3</del>	<del>Abundant Life Church</del>	<del>10100 N Stelling Rd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Commercial/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>3.8</del>	<del>25</del>	<del>80</del>	<del>√</del>	<del>√</del>	<del>√</del>	Remove	<ul style="list-style-type: none"> <li>Church/Institutional site.</li> <li>Unless there is expressed property owner interest to add housing to the site or redevelop completely, the potential for redevelopment of church sites is low and HCD would be critical in reviewing this site.</li> </ul>
<del>W4</del>	<del>Caltrans Maintenance Station</del>	<del>10130 Bubh Rd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Industrial/ Residential</del>	<del>ML-rc</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>2.93</del>	<del>20</del>	<del>49</del>	<del>√</del>	<del>√</del>	<del>√</del>	Remove	<ul style="list-style-type: none"> <li>Caltrans Corp. Yard</li> <li>Institutional.</li> <li>Site should be removed due to current use as a Caltrans maintenance station and its location in an industrial area.</li> </ul>

Legend:  
 Priority Sites based on Planning Commission Study Session Feedback (2/19/2014)  
 Priority Sites based on Housing Commission Workshop Feedback (02/12/14)  
 Priority Sites with conflicting consensus based on Housing Commission Workshop Feedback (02/12/14)

Legend:  
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 Site no longer available or does not meet criteria.




Site No.	Site Name	Address	Type of Site	Current Land Use Designation	Current Zoning	HCD's Development Potential Criteria			Secondary Criteria - SCS, Plan Bay Area & GP						Potential To Meet HCD Criteria	Notes, Comments and Reason For Recommendation for Removal or Inclusion				
						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	Density (DU/A)			Realistic Capacity	Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)
W5	Cupertino Crossroads	10041 S De Anza Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	X	√	√	√	√	√	14.7	25	312	√	√	√	Low	<ul style="list-style-type: none"> <li>• Bulk of site recently renovated. Rest of site mostly tenanted with one or two vacancies.</li> <li>• Questionable viability as a housing site due to recent improvements and relative stability of the shopping center.</li> <li>• As there is no expressed property owner interest, the potential for redevelopment of a shopping center is very low.</li> <li>• Additionally, the City may want to preserve the site as a tax generator.</li> </ul>
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	√	√	√	Low	<ul style="list-style-type: none"> <li>• Well maintained office buildings in an office park environment recently acquired by JP Morgan</li> <li>• Redevelopment of this type of sites depend largely of developer/ property owner interest, which this site does not have.</li> <li>• While a case can be made for this site, a more in depth analysis and data will be required to illustrate redevelopment potential.</li> </ul>
<del>W7</del>	<del>Cypress Hotel</del>	<del>10050 S De Anza Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Commercial/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>X</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>1.32</del>	<del>25</del>	<del>28</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<ul style="list-style-type: none"> <li>• Hotel with property lines contiguous with hotel and parking garage</li> <li>• Low redevelopment potential due to current use as a newer, mid level hotel</li> <li>• <del>Redevelopment of these sites depend largely of developer/property owner interest, which this site does not have.</del></li> <li>• HCD would look closely at this site and will likely not pass it since property owner interest is not there.</li> </ul>
<del>W8</del>	<del>Good Samaritan Church (Homestead &amp; Wolfe)</del>	<del>19624 Homestead Rd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Quasi-public/ Institutional</del>	<del>BQ</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>1.36</del>	<del>25</del>	<del>28</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<ul style="list-style-type: none"> <li>• Church/Institutional.</li> <li>• Unless there is expressed property owner interest to add housing to the site or redevelop completely, the potential for redevelopment of church sites is low and HCD would be critical in reviewing this site.</li> </ul>
<del>W9</del>	<del>Evulich Ct @ Linda Vista Dr</del>	<del>10857, 10867, 10877, 10887 Linda Vista Dr</del>	<del>Additional Potential Site (Workshop)</del>	<del>Low Density Residential</del>	<del>R1-7.5</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>X</del>	<del>√</del>	<del>X</del>	<del>2.49</del>	<del>5</del>	<del>10</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<ul style="list-style-type: none"> <li>• Single family homes and undeveloped land</li> <li>• Low density nature of the site and current use as single family homes lowers the potential for redevelopment.</li> <li>• While the parcels have common ownership, the lack of property owner interest to intensify lowers the sites potential.</li> <li>• To accept the site, HCD would require the City to prove there is some potential for redevelopment or financial incentive to the property owner to redevelop.</li> </ul>

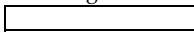

Legend:  
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  Priority Sites based on Housing Commission Workshop Feedback (02/12/14)  
  Priority Sites with conflicting consensus based on Housing Commission Workshop Feedback (02/12/14)

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Site No.	Site Name	Address	Type of Site	Current Land Use Designation	Current Zoning	HCD's Development Potential Criteria			Secondary Criteria - SCS, Plan Bay Area & GP					Potential To Meet HCD Criteria	Notes, Comments and Reason For Recommendation for Removal or Inclusion					
						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			Density (DU/A)	Realistic Capacity	Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)
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	√	√	√	High	<ul style="list-style-type: none"> <li>Strip malls and bowling alley.</li> <li>The large size of the site, lower intensity/marginal uses and the deferred maintenance on the site in addition to its corner location provide a realistic redevelopment opportunity as a mixed-use site.</li> <li>Will require site assembly.</li> <li>Corner site is a recently improved fast-food use.</li> <li>Development standards at the level currently allowed in this area of the General Plan or higher (35 du/ac. or higher) could provide a financial incentive for assembly and redevelopment.</li> </ul>
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	√	√	√	Moderate	<ul style="list-style-type: none"> <li>Office and commercial buildings, tennis courts and parking lot (Church property).</li> <li>Variety of uses (office/ commercial/ recreation) and multiple property owners could make this site challenging to redevelop without expressed property owner interest.</li> <li>Size of site could allow for development of a substantial mixed use development.</li> <li>True viability will also be dependent on rezoning of the property. Current density is 15 du/ac. Could be increased to 35 du/ac. to be consistent with the rest of the Homestead Road area.</li> </ul>
<del>W12</del>	<del>Main St (SCB btwn Finch/Tantau)</del>	<del>APN: 316 20 109</del>	<del>Additional Potential Site (Workshop)</del>	<del>Commercial/ Residential</del>	<del>P(CG, OP, Res)</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>11.57</del>	<del>25</del>	<del>245</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<ul style="list-style-type: none"> <li>Property has entitlements and is under construction for a mixed use office and commercial development and a hotel.</li> <li><del>Site should be removed as the site is under development. Housing currently approved on the site does not qualify for inclusion in the 2014-2022 Housing Element.</del></li> </ul>
W13	Oaks Shopping Center	21255 Stevens Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	√	√	7.9	25	167	√	√	√	Moderate	<ul style="list-style-type: none"> <li>Property has entitlements for mixed use office/commercial building and a hotel which expire in Sept. 2014.</li> <li>The size, density and mixed use entitlements in addition to the site's close proximity to a freeway and adjacent to residential development make this an potential housing element site.</li> <li>However, the development may need additional density (35 du/ac. or higher) if retail in an amount commensurate to existing conditions is to be included in the project to make it financially viable.</li> </ul>
<del>W14</del>	<del>PG&amp;E Corporation Yard</del>	<del>10820 N Blaney Ave</del>	<del>Additional Potential Site (Workshop)</del>	<del>Quasi-public/ Institutional</del>	<del>BO</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>21.6</del>	<del>N/A</del>	<del>N/A</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>Remove</del>	<ul style="list-style-type: none"> <li>Used by PG&amp;E as a maintenance and corporation yard</li> <li><del>Institutional ownership.</del></li> </ul>



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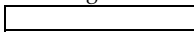

Site No.	Site Name	Address	Type of Site	Current Land Use Designation	Current Zoning	HCD's Development Potential Criteria			Secondary Criteria - SCS, Plan Bay Area & GP					Size	Density (DU/A)	Realistic Capacity	Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)	Potential To Meet HCD Criteria	Notes, Comments and Reason For Recommendation for Removal or Inclusion
						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									
<del>W15</del>	<del>PG&amp;E Lower Substation</del>	<del>California Oak Way (APN: 342 12 030)</del>	<del>Additional Potential Site (Workshop)</del>	<del>Quasi-public/ Institutional</del>	<del>A</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>10.56</del>	<del>N/A</del>	<del>N/A</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>Remove</del>	<del>• PG&amp;E Substation • Institutional ownership.</del>	
W16	Portal Plaza (between Portal and Perimeter)	19900 Steven Creek Blvd	Additional Potential Site (Workshop)	Commercial/ Residential	P(CG, Res)	√	√	√	√	√	√	√	5.22	25	110	√	√	√	Low	<ul style="list-style-type: none"> <li>Commercial center with no vacancies</li> <li>The site's size, density and location in the City's core, adjacent to the Vallco property, and along the City's major thoroughfare make it a relatively suitable site.</li> <li>May require a density of that above the currently allowed 25 du/ac for a mixed-use retail project to be financially viable.</li> <li>Without expressed interest by property owners or developers to redevelop with housing or mixed use, HCD will require a more in depth analysis and data will be required to illustrate redevelopment potential and viability.</li> </ul>	
<del>W17</del>	<del>U.S. Post Office</del>	<del>21701 Stevens Creek Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Neighborhood Commercial, Industrial &amp; Residential</del>	<del>P(CN, ML, Res 4.4-12)</del>	<del>√</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>5.24</del>	<del>44 - 12</del>	<del>18 - 52</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<del>• U.S. Post Office • Owned by the Federal Government. • Is not currently on the list to be closed.</del>	
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	√	√	√	Low	<ul style="list-style-type: none"> <li>Commercial center with no vacancies</li> <li>The site's size, density and location in the City's core, adjacent to the Vallco property, and along the City's major thoroughfare make it a relatively suitable site.</li> <li>In addition the center exhibits relatively marginal uses and lower patronage than nearby centers.</li> <li>Without expressed interest by property owners or developers to redevelop with housing or mixed use, HCD will require a more in depth analysis and data will be required to illustrate redevelopment potential and viability.</li> </ul>	
<del>W19</del>	<del>Union Church of Cupertino</del>	<del>20900 Stevens Creek Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Commercial/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>3.05</del>	<del>25</del>	<del>63</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<del>• Church with historic designation • Recent addition to site to increase services at church. • Unless there is expressed property owner interest to add housing to the site or redevelop completely, the potential for redevelopment of church sites is low.</del>	

Legend:  
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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			Density (DU/A)	Realistic Capacity	Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)
<del>W20</del>	<del>Village Green Apartments</del>	<del>21230 Homestead Rd</del>	<del>Additional Potential Site (Workshop)</del>	<del>High Density Residential (20-35)</del>	<del>R3</del>	<del>X</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>7.5</del>	<del>20 - 35</del>	<del>137</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<del>Existing 122 unit apartment complex developed at a density of ~15 DUA. The site's current use as higher density housing makes it unlikely to redevelop without expressed property owner interest. HCD would be very critical of this site as it is with sites developed with higher density. The net yield remaining on the property is too low to justify inclusion in the Sites Inventory.</del>
<del>W21</del>	<del>Vivi's Falafel (next to Post Office)</del>	<del>21771 Stevens Creek Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Neighborhood Commercial, Industrial &amp; Residential</del>	<del>P(CN, ML, Res 4.4-12)</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>0.62</del>	<del>4.4 - 12</del>	<del>2-6</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<del>Strip Mall Less than 1 acre in size, only allows up to 12 du/ac Will need increased density (about 20 du/ac.) to be viable, which is above current maximum (12 du/ac.) Adequate site due to expressed property owner interest to develop.</del>
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	√	√	√	Low	Various office buildings and service uses (Jiffy Lube) While the site is large and has the potential for significant residential development, it would be challenging to convince HCD of the sites potential when there are five separate property owners and the uses on the site are successful. Owner interest unknown. This site is not ideal but it is not unviable.
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	√	√	√	Moderate	Citibank, Sunflower Learning Center, and older office blds The site's size, density and location in the City's core and location along the City's major thoroughfare make it a relatively suitable site. This site does have potential due to its size and density and being owned by two property owners. Because the site looks to be developed at a lower intensity than W22, it is possible to make the case for intensification with mixed uses. Without expressed interest by property owners or developers to redevelop with housing or mixed use, HCD will require a more in depth analysis and data will be required to illustrate redevelopment potential and viability.
<del>W24</del>	<del>Modern Furniture + Barn (NE corner of SCB and Randy Ln)</del>	<del>20149 Stevens Creek Blvd</del>	<del>Additional Potential Site (Workshop #2)</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>0.63</del>	<del>25</del>	<del>13</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<del>Modern Furniture Store Less than 1 acre in size, no expressed property owner interest. Also, potential to provide retail in a mixed-use format is very low given its recent issues with tenanting. Not suitable for only housing along a major thoroughfare.</del>

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Site No.	Site Name	Address	Type of Site	Current Land Use Designation	Current Zoning	HCD's Development Potential Criteria			Secondary Criteria - SCS, Plan Bay Area & GP							Potential To Meet HCD Criteria	Notes, Comments and Reason For Recommendation for Removal or Inclusion			
						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	Density (DU/A)	Realistic Capacity			Alternate A (Minimal Growth)	Alternate B (Moderate Growth)	Alternate C (Highest Growth)
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	√	√	√	High	<ul style="list-style-type: none"> <li>JC Penney and Parking Lot</li> <li>Relatively viable site due to expressed property owner interest to redevelop, developer interest in consolidation, close proximity to major transportation route (freeway), and potential to provide a considerable number of units at the site. Has the potential to be part of a mixed-use project combining parcels in Vallco on the west side. Increased redevelopment potential on this site, even if this is not housing, could go a long way to creating financial viability toward redeveloping the entire Vallco parcel on both sides.</li> <li>Proximity to Rosebowl and Main Street mixed-use projects a plus.</li> </ul>
<del>W26</del>	<del>Target</del>	<del>20745 Stevens Creek Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>X</del>	<del>√</del>	<del>8.26</del>	<del>25</del>	<del>175</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<ul style="list-style-type: none"> <li>This is a successful commercial use with high sales tax generating potential and is unlikely to redevelop with housing in the near future.</li> <li>Redevelopment potential for major/chain store/restaurant because the removal of such use involves the strategic planning of a major corporation.</li> <li>Unless there is some expressed desire by a property owner or developer to redevelop with housing or mixed use, the site should be removed.</li> <li>HCD would require in depth analysis on its redevelopment potential</li> </ul>
W27	Park Circle 4-plexs (North of Target)	Bound by Beardon Dr. & Bandlely Dr.	Additional Potential Site (Workshop)	Res MH (10-20)	R3	X	X	√	√	√	X	√	7.52	20	127	√	√	√	Low	<ul style="list-style-type: none"> <li>Residential four-plexes/two duplexes</li> <li>The site's current use as housing, in addition to the number of units currently developed, could make it challenging to redevelop without a significant density increase (35 du/ac).</li> <li>Site assembly could be a challenge due to multiple-ownerships.</li> <li>HCD would be critical of this site without a significant density increase.</li> </ul>
<del>W28</del>	<del>Kalio</del>	<del>19330 Stevens Creek Blvd</del>	<del>Additional Potential Site (Workshop)</del>	<del>Commercial/ Office/ Residential</del>	<del>P(CG, Res)</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>0.84</del>	<del>25</del>	<del>17</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>Remove</del>	<ul style="list-style-type: none"> <li>Two story office building</li> <li>Less than 1 acre in size.</li> <li>No expressed property owner interest</li> </ul>

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