

Potential Housing Element Sites

Site No.	Name/Type	Address	Size	Proposed Land Use Designation	Proposed Zoning	HCD Criteria					Other Criteria					Potential To Meet HCD & Other Criteria	Realistic Capacity @ 85% of max. density (du/ac & net units)				
						Existing Use	Realistic Potential for Recycling	Site Size	Single Ownership	Development Density	Proximity to Employment / Activity Centers	Near Amenities	Corner Lot/ Public Interface	Located within VTA Priority Development Area (PDA)	Needs Housing for Redevelopment		Alternate A (Minimal Growth)	Balanced Plan Recommendation	Alternate B (Moderate Growth)	Alternate C (Highest Growth)	
Recommended Housing Element Sites																					
1	Oaks Shopping Center/ Workshop Proposed	21255 Stevens Creek Blvd	7.9	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	√	√	√	√	√	√	√	X	High	- 25 du/ac	235 35 du/ac	235 35 du/ac	235 35 du/ac
2	Vallco Shopping District / Property Owner Interest	10123 N Wolfe Rd	33.71	Commercial/ Office/ Residential	P(Regional Shopping, OP, Res)	√	√	√	X*	√	√	√	√	√	√	√	High *	- 35 du/ac	600 35 du/ac	600 35 du/ac	800 35 du/ac
3	The Hamptons/ Property Owner Interest (342 units existing)	19500 Pruneridge Ave	12.44	High Density Residential (> 35)	P(Res)	√	√	√	√	√	√	√	√	X	√	High	- 25 du/ac	344 65 du/ac	344 65 du/ac	820 110 du/ac	
4	United Furniture, East of E. Estates (includes portion of street)/Existing HE and Lot Consolidation	10025, 10075 E. Estates, 19541 Richwood Dr., 19550 Stevens Creek Blvd, 10055 Miller Ave	4.43	Commercial/ Office/ Residential (NO CHANGE)	P(CG, Res) (no change)	√	√	√	X*	√	√	√	√	√	√	√	High*	103 25 du/ac	103 25 du/ac	103 25 du/ac	103 25 du/ac
5	Barry Swenson Site/ Existing HE	19160 Stevens Creek Blvd	0.55	Commercial/ Office/ Residential	P(CG, Res) no change	√	√	X	√	√	√	√	X	√	√	High	11 25 du/ac	11 25 du/ac	11 25 du/ac	11 25 du/ac	
6	Glenbrook Apt./ Existing HE (517 units existing)**	10160 & 21297 Parkwood	31.34	Med Density Residential (10-20)	R3 (NO CHANGE)	X	X	√	√	X	√	√	√	√	√	High	93 20 du/ac	93 20 du/ac	93 20 du/ac	93 20 du/ac	
Total Units on Recommended Housing Element Sites																	207	1,386	1,386	2,062	

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Alternate Housing Element Sites																				
7	Marina Plaza/ Property Owner Interest	10118 Bandlely Drive	6.86	Commercial/ Office/ Residential (NO CHANGE)	P(CG, Res) no change	X	√	√	X*	√	√	√	X	√	X	Moderate*	145 25 du/ac	204 35 du/ac	204 35 du/ac	232 40 du/ac
8	Stevens Creek Office Center/ Property Owner Interest	20823 Stevens Creek Blvd	6.31	Commercial/ Residential (no change)	P(CG, Res) no change	X	X	√	√	√	√	√	X	√	X	Moderate	134 25 du/ac	187 35 du/ac	187 35 du/ac	214 40 du/ac
9	Cypress Building/Hall Property/ Workshop Property	19200, 19220 & 19280 Stevens Creek Blvd (Opposite Main Street)	4.98	Commercial/ Office/ Residential (no change)	P(CG, Res) no change	X	X	√	X*	√	√	√	√	√	X	Moderate*	105 25 du/ac	105 25 du/ac	105 25 du/ac	105 25 du/ac
10	Shan Restaurant, Q-Mart & China Dance/ Existing HE and Lot Consolidation	20007, 20021 Stevens Creek Blvd & 10041 N. Blaney Ave	1.69	Commercial/ Office/ Residential (no change)	P(CG, Res) no change	√	X	X	X*	√	√	√	√	√	X	Low-Moderate*	36 25 du/ac	36 25 du/ac	36 25 du/ac	36 25 du/ac
11	Loree Center/ Existing HE	10029 Judy Ave, 19060 Stevens Creek Blvd	1.29	Commercial/ Office/ Residential (NO CHANGE)	P(CG, Res) no change	X	X	X	√	√	√	√	√	√	X	Low-Moderate	27 25 du/ac	27 25 du/ac	27 25 du/ac	27 25 du/ac
12	Homestead Lanes + Adjacency/ Workshop Proposed	20916, 20956, 20990 Homestead Rd	5.1	Commercial/ Residential (no change)	P(CG, Res) no change	X	√	√	X*	√	√	√	√	X	X	Low-Moderate*	- 35 du/ac	151 35 du/ac	151 35 du/ac	151 35 du/ac
13	Summerwinds & Granite Rock/ Property Owner Interest	1451, 1471, 1491 & 1505 S De Anza Blvd	4.57	Commercial/ Office/ Residential	P(CG, Res)	√	√	√	X*	√	X	√*	√	X	X	Low-Moderate*	96 25 du/ac	96 25 du/ac	96 25 du/ac	154 40 du/ac
Total Units on Alternate Housing Element Sites																	543	806	806	919

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Sites Recommended for Removal																				
14	The Villages Apt./ Existing HE (468 units existing)**	20800, 20975, 20990, 20800, 20875 Valley Green Dr.	27.1	Med Density Residential (10-20)	R3 (no change)	X	X	√	√	X	√	X	√	X	√	Low	62 20 du/ac	62 20 du/ac	62 20 du/ac	62 20 du/ac
15	Arya/ Scandinavian Design/ Existing HE	19930, 19936 & 19900 Stevens Creek Blvd	2.88	Commercial/ Office/ Residential (NO CHANGE)	P(CG, Res) (no change)	X	X	√	X*	√	√	√	X	√	X	Low*	58 25 du/ac	58 25 du/ac	58 25 du/ac	58 25 du/ac
16	Foothill @ McClellan Center (Foothill Market)/ Property Owner Interest	10625 S Foothill Blvd	1.3	Commercial/ Residential	P(CG, Res) (no change)	√	√	X	√	X	X	X	√	X	√	Low	- 15 du/ac	27 25 du/ac	- 15 du/ac	27 25 du/ac
17	Bateh Brothers/ Property Owner Interest	22690 Stevens Creek Blvd	0.67	Commercial/ Residential	P(CG, Res) (NO CHANGE)	√	√	X	√	X	X	X	√	X	√	Low	- 15 du/ac	14 25 du/ac	- 15 du/ac	19 35 du/ac
18	Carl Berg property/ Existing HE	20705 Valley Green Dr.	7.98	Office/ Industrial/ Commercial/ Residential (NO CHANGE)	P(CG, ML, Res) (NO CHANGE)	X	X	√	√	√	√	X	X	X	X	Low	169 25 du/ac	169 25 du/ac	169 25 du/ac	169 25 du/ac
19	IntraHealth/ Office/ Tennis Courts/ Workshop Proposed	21020, 21040, 21060, 21070 Homestead Rd & APN: 326 07 022, 326 07 036 (Homestead/ Stallions)	5.42	Commercial/ Residential	P(CG)	√	√	X	X*	√	√	√	X	X	X	Low	-		161	161
Total Units on Removed Sites																	289	330	289	335
Total Units for All Sites																	1,039	2,522	2,481	3,316

Notes:

- * Separate parcels on a Housing Element site shall be combined, master planned and developed under a Master Developer.
- ** Indicates that site will not meet affordability criteria at Realistic capacity (85% of max.)