



PLANNING & TRANSPORTATION DIVISION

MEMORANDUM

DATE: September 21, 2010

TO: PLANNING & TRANSPORTATION COMMISSION

FROM: Ron P. Babiera, Senior Planner

SUBJECT: Housing Element Update: Review of potential areas for listing on Housing Sites Inventory.

The review of potential areas and sites for listing on Housing Sites Inventory was rescheduled from September 15, 2010 to September 29, 2010. Since then, staff made formatting changes to the table in the staff report. Below is the corrected table.

CATEGORY	Units (8/11/2010)	Units (9/29/2010)
Potential housing in zoning districts that could accommodate mix use development	591	795
Potential Housing on City owned surface parking lots around University and California Avenue (need rezoning)	216	479
Potential housing in existing residentially zoned sites (at allowed residential density)	370	458
Housing currently in process	315	399
Housing with building permits issued since January 2007	509	150
Housing built since January 2007	277	639
Subtotal	2,278	2,920
Potential Yield for California Avenue Concept Plan	0	To be determined
TOTAL	2,278	2,920
REGIONAL HOUSING NEED	2,860	2,860

Staff also reformatted and divided Attachment C from the September 15 staff report into separate attachments to correspond with the categories in the table above.

In addition, attached is the list of housing units with building permits issued from previous Housing Element covering the period from January 1, 1999 to December 31, 2006.

Staff recommends that the Planning and Transportation Commission focus the review and discussion on the following (and as highlighted in the table above):

- Potential housing in zoning districts that could accommodate mix use development
- Potential housing in existing residentially zoned sites (at allowed residential density)
- Potential Housing on City owned surface parking lots around University and California

ATTACHMENTS

- Attachment A: Potential housing in zoning districts that could accommodate mix use development
- Attachment B: Potential Housing on City owned surface parking lots around University and California Avenue (need rezoning)
- Attachment C: Potential housing in existing residentially zoned sites (at allowed residential density)
- Attachment D: Housing Currently in Process
- Attachment E: Housing with Building permits issued since January 2007
- Attachment F: Housing built since January 2007
- Attachment G: ABAG Fair Housing Needs Table 1999-2006

Potential housing in zoning districts that could accommodate mix use development

PROJECT NAME/ADDRESS	CAPACITY	EXISTING USE	ZONING	LOT SIZE (SQ./FT.)	Half Mile From Caltrain or Proposed Bus Rapid Transit	Quarter Mile from El Camino Real
555_595 Bryant St	9	Eating Drinking_Retail_Personal Service	CD-C (GF)(P)	9,849	Univ_CT_BRT	No
135 Hamilton	10	Vacant Parking Lot	CD-C (GF)(P)	10,000	Univ_CT_BRT	Yes
230_238 Hamilton Ave Reposado	5	Eating Drinking	CD-C (GF)(P)	5,000	Univ_CT_BRT	No
240_248 Hamilton Ave Home Accessories_Tapulous	5	Retail_General Business Office	CD-C (GF)(P)	5,000	Univ_CT_BRT	No
535_539 Bryant St	4	Retail	CD-C (GF)(P)	3,435	Univ_CT_BRT	No
540 Bryant St	5	Retail	CD-C (GF)(P)	5,500	Univ_CT_BRT	No
530_536 Bryant St Vero Restaurant	5	Eating Drinking	CD-C (GF)(P)	5,000	Univ_CT_BRT	No
518_526 Bryant Street	5	Retail_Office_Personal Service	CD-C (GF)(P)	5,000	Univ_CT_BRT	No
651 Emerson St Empire Tap Room	5	Eating Drinking	CD-C (P)	5,000	Univ_CT_BRT	No
616 Ramona Street	5	Personal Service_Financial Office_General Business Office	CD-C (P)	5,125	Univ_CT_BRT	No
Surface Parking between 635_643 Emerson Street	3		CD-C (P)	3,075	Univ_CT_BRT	No
636 Ramona St_Brightstar Dyslexia Center	5	Personal Service	CD-C (P)	5,125	Univ_CT_BRT	No
203 Forest Ave	5	Personal Service	CD-C (P)	5,000	Univ_CT_BRT	No
221_225 Forest Ave	5	Personal Service_General Business Office	CD-C (P)	5,015	Univ_CT_BRT	No
643 Emerson St_Buca di beppo	4	Eating Drinking	CD-C (P)	4,100	Univ_CT_BRT	No
425 Waverley	4	SFR	CD-C (P)	3,956	Univ_CT_BRT	No
419 Waverley Street	4	SFR	CD-C (P)	3,956	Univ_CT_BRT	No
401_405 Waverley St_711 Store_Laundromat	9	Retail_Personal Service	CD-C (P)	9,812	Univ_CT_BRT	No
431 Waverley Street_Zibbibo	10	Eating and Drinking	CD-C (P)	10,900	Univ_CT_BRT	No
440_444 Kipling Street	5	Personal Service_Retail	CD-C (P)	5,063	Univ_CT_BRT	No
433_441 Waverley	4	Retail	CD-C (P)	4,748	Univ_CT_BRT	No
640_642 Ramona Coconuts Restaurant	5	Eating Drinking	CD-C (P)	5,125	Univ_CT_BRT	No
4073 El Camino Real	3	Parking Surface	CN	8,141	Arastradero_BRT	Yes
4111 El Camino Real	3	Animal Care	CN	8,412	Arastradero_BRT	Yes
Goodwill Store_4085 El Camino Way	11	Retail	CN	31,362	Arastradero_BRT	Yes
4139 El Camino Way	11	Small Older Commercial Uses	CN	32,869	Arastradero_BRT	Yes
4131 El Camino Way	2	Small Older Commercial Uses	CN	7,054	Arastradero_BRT	Yes
Between 4125_4131 El Camino Way	1	Small Older Commercial Uses	CN	3,732	Arastradero_BRT	Yes
4125 El Camino Way	3	Small Older Commercial Uses	CN	7,799	Arastradero_BRT	Yes
4101_4121 El Camino Way	10	Older Small Shopping Plaza	CN	27,945	Arastradero_BRT	Yes
Fuki Sushi 4127 El Camino Real_4128 El Camino Way	7	Restaurant	CN	19,912	Arastradero_BRT	Yes
2045 El Camino Real	1	Personal Service	CN	2,844	CalAve_CT_BRT	Yes
2029_2033 El Camino Real	1	Personal Service	CN	2,677	CalAve_CT_BRT	Yes
Bike Connection_2011 El Camino Real	3	Retail	CN	8,602	CalAve_CT_BRT	Yes
2001 El Camino Real	3	Retail	CN	7,937	CalAve_CT_BRT	Yes
Surface Parking beside 2103_2127 El Camino Real	2	Parking_Surface	CN	5,531	CalAve_CT_BRT	Yes
2103_2127 El Camino Real	4	Personal Service_Eating Drinking_Retail	CN	11,126	CalAve_CT_BRT	Yes
Parking Lot Olive Garden	2	Parking_Surface	CN	5,697	CalAve_CT_BRT	Yes
2585 El Camino Real	6	Parking_Surface	CN	17,632	CalAve_CT_BRT	Yes
2310 El Camino Real	11	Two Story Commercial Structures	CN	33,193	CalAve_CT_BRT	Yes

3944 El Camino Real	3	Retail	CN	9,540	No	Yes
3565 El Camino Real	2	Underutilized Commercial Uses	CN	6,132	No	Yes
3585 El Camino Real	2	Underutilized Commercial Uses	CN	6,150	No	Yes
3606 El Camino Real	10	Vacant	CN	28,350	No	Yes
3628_3632 El Camino Real	6	Office	CN	16,276	No	Yes
3505 El Camino Real	2	Underutilized Commercial Uses	CN	6,061	No	Yes
3876 El Camino real	2	Retail	CN	4,770	No	Yes
3850 El Camino Real	2	Underutilized Commercial Uses	CN	5,300	No	Yes
3864_3866 El Camino Real	3	Underutilized Commercial Uses	CN	8,031	No	Yes
3707 El Camino Real	3	Underutilized Commercial Uses	CN	7,730	No	Yes
3527 El Camino Real	2	Underutilized Commercial Uses	CN	6,092	No	Yes
3457 El Camino Real	2	Retail	CN	6,555	No	Yes
3960 El Camino Real	2	Personal Service	CN	4,770	No	Yes
3481_3491 El Camino Real	3	Retail_Office	CN	8,566	No	Yes
3870 El Camino Real	2	Retail	CN	5,162	No	Yes
3401 El Camino Real	3	Medical Office	CN	9,037	No	Yes
3691 El Camino Real	4	Eating Drinking	CN	11,178	No	Yes
3636 El Camino Real	4	Eating Drinking	CN	10,987	No	Yes
3666 El Camino Real_500_508 Barron Ave	4	Retail_Personal Service	CN	11,292	No	Yes
3924 El Camino real	2	Eating Drinking	CN	7,155	No	Yes
3916 El Camino real	2	Eating Drinking	CN	7,155	No	Yes
3886_3989 El Camino real	5	Personal Service_Eating Drinking	CN	14,310	No	Yes
3878 El Camino real	2	Retail	CN	4,770	No	Yes
3740 El Camino Real	2	Underutilized Commercial Uses	CN	5,300	No	Yes
3705 El Camino Real	4	Underutilized Commercial Uses	CN	12,483	No	Yes
Tailoring Shop_505 Barron Ave	5	Underutilized Commercial Uses	CN	15,702	No	Yes
3727 El Camino Real	3	Underutilized Commercial Uses	CN	9,161	No	Yes
3800 Block El Camino Real	2	Underutilized Commercial Uses	CN	5,300	No	Yes
Summerwinds Nursery_725 San Antonio	27	Summerwinds Nursery	CN	77,555	No	No
3780_3804 El Camino Real	4	Underutilized Commercial Uses	CN	10,600	No	Yes
3770 El Camino Real	2	Underutilized Commercial Uses	CN	5,300	No	Yes
3773 El Camino Real	6	Underutilized Commercial Uses	CN	18,376	No	Yes
4191_4193 El Camino Real	8	Automotive Service_Rental Car	CS	10,907	Arastradero_BRT	Yes
4214_4216 El Camino Real	14	Various Commercial Uses	CS	20,657	Arastradero_BRT	Yes
4195 El Camino Real	11	Automotive Services	CS	15,425	Arastradero_BRT	Yes
4333_4335 El Camino Real	12	Retail_Personal Service	CS	17,426	Arastradero_BRT	Yes
4220 El Camino Real	14	4220 El Camino Real 4222 El Camino Real	CS	20,646	Arastradero_BRT	Yes
4200 El Camino	15	Automotive Service	CS	21,263	Arastradero_BRT	Yes
4232 El Camino Real	16	Various Commercial Uses	CS	22,776	Arastradero_BRT	Yes
4230 El Camino Real	19	4230 El Camino Real	CS	27,862	Arastradero_BRT	Yes
4232 El Camino Real	13	Various Commercial Uses	CS	18,978	Arastradero_BRT	Yes
4345 El Camino Real	31	Lodging Unit	CS	44,428	Arastradero_BRT	Yes
4218 El Camino Real	14	Various Commercial Uses	CS	20,651	Arastradero_BRT	Yes
2999 El Camino Real	5	Retail	CS	7,179	CalAve_CT_BRT	Yes
2951 El Camino Real	10	Retail_Animal Care_General Business Service	CS	14,358	CalAve_CT_BRT	Yes
2905 El Camino Real	10	Auto Service	CS	14,361	CalAve_CT_BRT	Yes
2875 El Camino Real	5	2875 El Camino Real	CS	7,500	CalAve_CT_BRT	Yes

Mikes Bikes_3001 El Camino Real	10	Retail	CS	14,524	CalAve_CT_BRT	Yes
3017 El Camino Real	9	Commercial Use_Auto Storage	CS	13,374	CalAve_CT_BRT	Yes
Glass Slipper Inn_3941 El Camino Real	11	3941 El Camino Real	CS	15,617	No	Yes
El Camino Real and Curtner	11	Underutilized Commercial Uses	CS	15,378	No	Yes
3929_3933 El Camino Real	5	Personal Service	CS	7,509	No	Yes
El Camino Real and Curtner	5	Underutilized Commercial Uses	CS	7,700	No	Yes
3225 El Camino Real	21	Retail	CS	29,828	No	Yes
3939 El Camino Real	5	Automotive Service	CS	7,839	No	Yes
3516 El Camino Real	7	Uhaul_Palo Alto Auto Repair_Mufflers	CS	10,194	No	Yes
3508 El Camino Real	7	Uhaul_Palo Alto Auto Repair_Mufflers	CS	10,838	No	Yes
Behind 3516 El Camino Real	4	Vacant	CS	5,199	No	Yes
63 Encina Ave	8	Office_Industrial_Warehouse	CS	12,119	Univ_CT_BRT	Yes
81 Encina Ave	4	Office	CS	6,060	Univ_CT_BRT	Yes
87 Encina Ave	18	Office	CS	25,677	Univ_CT_BRT	Yes
75 Encina Ave	4	Office_Warehouse	CS	6,060	Univ_CT_BRT	Yes
3239 El Camino Real	7	Retail Office	CS	10,120	No	Yes
Macarthur Park Restaurant_27 University Avenue	43	Eating_Drinking	PC-3266	46,883	Univ_CT_BRT	Yes
VTA_Park Ride_2755 El Camino Real	15	Parking	PF	21,060	CalAve_CT_BRT	Yes
Public Safety Building	15	Vacant and Office Uses	GM	13,308	CalAve_CT_BRT	No
Public Safety Building	57	Vacant and Office Uses	GM	49,270	CalAve_CT_BRT	No
TOTAL NUMBER OF UNITS	795					
TOTAL NUMBER OF SITES	107					
Number of Units from Sites not within Half Mile of Fixed Rail/Proposed BRT	210					
Number of Units from Sites not within Half Mile of Fixed Rail/Proposed BRT and Quarter of Mile from ECR	27					

Potential Housing on City owned surface parking lots around University and California Avenue (need rezoning)

PROJECT NAME/ADDRESS	CAPACITY	Existing Use	ZONING	LOT SIZE (SQ./FT.)	Half Mile From Caltrain or Proposed Bus Rapid Transit	Quarter Mile from El Camino Real
City of Palo Alto Parking_275 Cambridge Ave	32	Parking Surface_City of Palo Alto	PC-4127	27,500	CalAve_CT_BRT	Yes
City of Palo Alto Parking_391 Cambridge Ave	25	Parking Surface_City of Palo Alto	PF	21,450	CalAve_CT_BRT	Yes
City of Palo Alto Parking_450 Sherman Ave	39	Parking Surface_City of Palo Alto	PF	34,373	CalAve_CT_BRT	Yes
City of Palo Alto Parking_475 Cambridge Ave	32	Parking Surface_City of Palo Alto	PF	28,253	CalAve_CT_BRT	Yes
City of Palo Alto Parking_413 Cambridge Ave	6	Parking Surface_City of Palo Alto	PF	5,500	CalAve_CT_BRT	Yes
City of Palo Alto Parking_250 Sherman Ave	61	Parking Surface_City of Palo Alto	PF	53,420	CalAve_CT_BRT	Yes
City of Palo Alto Parking_350 Sherman Ave	47	Parking Surface_City of Palo Alto	PF	40,561	CalAve_CT_BRT	Yes
City of Palo Alto Parking_370 Cambridge Ave	11	Parking Surface_City of Palo Alto	PF	10,000	CalAve_CT_BRT	Yes
City of Palo Alto Parking_2350 Birch St	12	Parking Surface_City of Palo Alto	PF	10,560	CalAve_CT_BRT	Yes
City of Palo Alto Parking_276 Cambridge Ave	11	Parking Surface_City of Palo Alto	PF	9,980	CalAve_CT_BRT	Yes
City of Palo Alto Parking_431 Emerson	19	Parking Surface_City of Palo Alto	PF	20,265	Univ_CT_BRT	Yes
City of Palo Alto Parking_530 Cowper St	28	Parking Surface_City of Palo Alto	PF	30,263	Univ_CT_BRT	No
City of Palo Alto Parking_450 Lytton Ave	17	Parking Surface_City of Palo Alto	PF	18,900	Univ_CT_BRT	No
City of Palo Alto Parking_551 High St	15	Parking Surface_City of Palo Alto	PF	15,928	Univ_CT_BRT	Yes
City of Palo Alto Parking_460 Emerson	21	Parking Surface_City of Palo Alto	PF	22,500	Univ_CT_BRT	Yes
City of Palo Alto Parking_300 Block Bryant St	3	Parking Surface_City of Palo Alto	PF	3,300	Univ_CT_BRT	No
City of Palo Alto Parking_539 Emerson	14	Parking Surface_City of Palo Alto	PF	15,000	Univ_CT_BRT	Yes
City of Palo Alto Parking_351 Lytton Ave	19	Parking Surface_City of Palo Alto	PF	21,075	Univ_CT_BRT	No
City of Palo Alto Parking_415 Florence St	15	Parking Surface_City of Palo Alto	PF	16,875	Univ_CT_BRT	No
City of Palo Alto Parking_375 Hamilton Ave	27	Parking Surface_City of Palo Alto	PF	28,993	Univ_CT_BRT	No
City of Palo Alto Parking_643 Gilman St	15	Parking Surface_City of Palo Alto	PF	16,875	Univ_CT_BRT	No
City of Palo Alto Parking_642 Gilman St	10	Parking Surface_City of Palo Alto	PF	11,250	Univ_CT_BRT	No
TOTAL NUMBER OF UNITS	479					
TOTAL NUMBER OF SITES	22					

Potential housing in existing residentially zoned sites (at allowed residential density)

PROJECT NAME/ADDRESS	CAPACITY	EXISTING USE	ZONING	LOT SIZE (SQ./FT.)	Half Mile From Caltrain or Proposed Bus Rapid Transit	Quarter Mile from El Camino Real
AAA and Surgery Center	18	Medical Office	RM-40	20,000	Univ CT BRT	No
AAA and Surgery Center	20	AAA Office Use	RM-40	22,500	Univ CT BRT	No
1515 El Camino Real	7	Medical Office	RM-15	20,724	No	Yes
901 High	5	Vacant Parking Auto Storage	RT-35	6,243	Univ CT BRT	Yes
901 High	11	Vacant Parking Auto Storage	RT-35	14,046	Univ CT BRT	Yes
4151 Middlefield Rd	14	Office Uses	RM-15	40,613	No	No
Comfort Inn 3945 El Camino Real	27	Motel	RM-30; CS	39,084	No	Yes
El Camino Real and Curtner	6	Underutilized Commercial Uses	RM-30	8,250	No	Yes
El Camino Real and Curtner	9	Underutilized Commercial Uses	RM-30	12,375	No	Yes
El Camino Real and Curtner	23	Underutilized Commercial Uses	RM-30; CS	32,825	No	Yes
Vacant Lot 4146 El Camino Real	12	Vacant Lot	RM-15	33,572	Arastradero BRT	Yes
Mayfield Agreement CalAv Site	0	Office	RP (AS2)	171,304	No	No
Mayfield Agreement CalAv Site	0	Office	RP (AS2)	197,064	No	No
Mayfield Agreement CalAv Site	180	Office	RP (AS2)	370,928	No	No
Mayfield Agreement ECR Site	0	Office	CS (AS1)	25,200	CalAve CT BRT	Yes
Mayfield Agreement ECR Site	0	Office	CS (AS1)	28,000	CalAve CT BRT	Yes
Mayfield Agreement ECR Site	70	Office	CS (AS1)	32,874	CalAve CT BRT	Yes
Mayfield Agreement ECR Site	0	Office	CS (AS1)	25,200	CalAve CT BRT	Yes
Maybell at Clemo	2	2 Single Family Homes	R-2	13,768	Arastradero BRT	Yes
Maybell at Clemo	28	2 Single Family Homes and Orchard	RM-15; R-2	93,625	Arastradero BRT	Yes
Congregation 4102 El Camino Real	19	Emek Barach Orthodox	RM-30	28,299	Arastradero BRT	Yes
687 Arastradero	4	Vacant	R-1 (10000)	43,251	No	No
Back of 4195 El Camino Real	2	Vacant Driveway for Automotive Service	RM-30	2,928	Arastradero BRT	Yes
Back of 4191 4193 El Camino Real	1	Parking Surface Auto Storage for Rental Car	RM-30	1,963	Arastradero BRT	Yes
TOTAL NUMBER OF UNITS	458					
TOTAL NUMBER OF SITES	24					
Number of Units from Sites not within Half Mile of Fixed Rail/Proposed BRT	270					
Number of Units from Sites not within Half Mile of Fixed Rail/Proposed BRT	64					
Number of Units from Sites not within Half Mile of Fixed Rail/Proposed BRT and Quarter of Mile from ECR	198					

Housing currently in process

PROJECT NAME/ADDRESS	CAPACITY	EXISTING USE	ZONING	LOT SIZE (SQ./FT.)	Half Mile From Caltrain or Proposed Bus Rapid Transit	Quarter Mile from El Camino Real
PTOD Mixed Use 420 Cambridge	4	Vacant Commercial	CC (2)	6,012	CalAve CT BRT	Yes
265 Lytton	4	Office Building	CD-C (P)	19,522	Univ CT BRT	No
JJ&F Market Mixed Use 2180 El Camino Real	8	Retail Grocery	CN	22,365	CalAve CT BRT	Yes
Palo Alto Bowl 4301 El Camino Real	26	Motel	CS	51,546	Arastradero BRT	Yes
Palo Alto Bowl 4329 El Camino Real	0	Commercial Recreation	CS; RM-15	94,637	Arastradero BRT	Yes
Alanna Townhomes	9	Commercial Office	GM	8,000	No	No
Tree House Project 488 W Charleston	35	School for Blind	PC-2565	30,312	Arastradero BRT	Yes
Alma Plaza 3445 Alma	0	Various Commercial Grocery	PC-4956	105,462	No	No
Alma Plaza 3415 Alma	0	Various Commercial Retail	PC-4956	68,133	No	No
Alma Plaza 3401 Alma	51	Various Commercial Retail	PC-4956	10,165	No	No
Migdal 6 Unit Condo	3	3 existing Du's	RM-30	7,162	No	Yes
Toll Brothers 200 San Antonio	0	Parking	ROLM	2,112	SanAntonio CT	No
Toll Brothers 200 San Antonio	0	Parking	ROLM	63,636	SanAntonio CT	No
Toll Brothers 200 San Antonio	45	Parking	ROLM	84,805	SanAntonio CT	No
195 Page Mill Rd	0	Vacant DemoWarehouse Office	GM	42,375	CalAve CT BRT	No
195 Page Mill Rd	84	Vacant DemoWarehouse Office	GM	25,496	CalAve CT BRT	No
195 Page Mill Rd	0	Vacant DemoWarehouse Office	GM	36,650	CalAve CT BRT	No
350 Forest	9	Storage Sheds	RM-40	10,000	Univ CT BRT	No
Alma Substation Housing	50	841 Alma St	RT-50	15,750	Univ CT BRT	Yes
Alma Substation Housing	0	801 Alma St	RT-50	10,500	Univ CT BRT	Yes
385 Sherman Ave	3	Office	CC (2)	27,740	CalAve CT BRT	Yes
Palo Alto Commons 4037 El Camino Way	0	Commercial Uses	CN	6,000	Arastradero BRT	Yes
Palo Alto Commons 4043 El Camino Way	0	Personal Service	CN	3,974	Arastradero BRT	Yes
Edgewood Plaza	0	Old Shopping Center	PC-1643	73,138	No	No
Edgewood Plaza	0	Old Shopping Center	PC-1643	24,148	No	No
Edgewood Plaza	0	Old Shopping Center	PC-1643	15,409	No	No
Edgewood Plaza	10	Old Shopping Center	PC-1643	82,822	No	No
Palo Alto Commons 4035 El Camino Way	46	Residential Commercial Uses	RM-15; CN	26,145	Arastradero BRT	Yes
Conversion Office to 8 Unit Apt 575 Middlefield Rd	8	Office	RM-30	12,500	No	No
2650 Birch St	0	Vacant	RM-40	5,000	CalAve CT BRT	Yes
2650 Birch St	0	Vacant	RM-40	3,479	CalAve CT BRT	Yes
2650 Birch St	4	Duplex	RM-40	3,632	CalAve CT BRT	Yes
2640 Birch St	0	Duplex	RM-40	3,721	CalAve CT BRT	Yes
TOTAL NUMBER OF UNITS	399					
TOTAL NUMBER OF SITES	33					

Housing with building permits issued since January 2007

PROJECT NAME/ADDRESS	CAPACITY	EXISTING USE	ZONING	LOT SIZE (SQ./FT.)	Half Mile From Caltrain or Proposed Bus Rapid Transit	Quarter Mile from El Camino Real
102 University Mixed Use	3	Mixed Use Commercial Residential	CD-C (GF)(P)	8,410	Univ CT BRT	Yes
California Communities 6 units 433 W Meadow	5	1 SFR	RM-15	25,015	Arastradero BRT	Yes
Summerhill Redwood Gate	45	Multifamily Townhomes	RM-30; RM-15; R-1	310,223	Arastradero BRT	Yes
2 SFR 586 College	1	1 SFR	RMD (NP)	5,750	CalAve CT BRT	Yes
Classic Community Sterling Park 3270 WBayshore	96	SFR	ROLM	282,289	No	No
TOTAL NUMBER OF UNITS	150					
TOTAL NUMBER OF SITES	5					

Housing Units Built since January 2007

PROJECT NAME/ADDRESS	CAPACITY	Existing Use	ZONING	LOT SIZE (SQ./FT.)	Half Mile From Caltrain or Proposed Bus Rapid Transit	Quarter Mile from El Camino Real
SOFA I BLK C_ 260 Homer	2	Mixed Use Commercial Residential	AMF (MUO)	31,327	Univ_CT_BRT	No
Carrasco Mixed Use Bldg_ 325 Lytton Ave	1	Mixed Use Commercial Residential	CD-C (P)	28,267	Univ_CT_BRT	No
SOFA 1 Block H Mixed Use_ 820 Ramona	1	Mixed Use Commercial Residential	CD-S (P)	6,413	Univ_CT_BRT	No
1795 El Camino Real	2	Mixed Use Commercial Residential	CN	12,235	CalAve_CT_BRT	Yes
Old Pro_ 2865 El Camino Real	2	2865 El Camino Real	CS	22,500	CalAve_CT_BRT	Yes
Juniper Homes_ Wilkie Way	1	SFR	CS (H); CS (L)	8,719	Arastradero_BRT	Yes
Juniper Homes_ Wilkie Way	1	SFR	CS (H); CS (L)	8,316	Arastradero_BRT	Yes
Juniper Homes_ Wilkie Way	1	SFR	CS (H); CS (L)	8,316	Arastradero_BRT	Yes
Hyatt Rickeys_ Arbor Real	181	Townhomes_Multifamily Residential	CS (H); CS (L)	601,191	Arastradero_BRT	Yes
CJL_Bridge_ Altaire	56	Senior_Housing	PC-4917	174,239	No	No
CJL_Bridge_ Altaire	296	Senior_Housing_Townhomes_Assisted Living	PC-4918	355,231	No	No
Juniper Homes_ Wilkie Way	1	SFR	R-1	8,332	Arastradero_BRT	Yes
Juniper Homes_ Wilkie Way	1	SFR	R-1	8,316	Arastradero_BRT	Yes
Apartment Addition_ 1072 Tanland	15	Apartment Complex_Over 20 Units	RM-30	123,828	No	No
455 Forest 4 Unit Development	3	Residential	RM-40	10,000	Univ_CT_BRT	No
Echelon	75	Townhomes	ROLM	189,982	No	No
TOTAL NUMBER OF UNITS	639					
TOTAL NUMBER OF SITES	16					

Highlighted Rows = 359 units recategorized from "Building Permit Issued" to "Built"

ABAG Fair Housing Needs Table 1999-2006

Income Level	RHNA Need	Building Permits Issued 1999-2006	Unmet Need
Very Low	265	158	107
Low	116	130	0
Moderate	343	53	290
SUBTOTAL	724	341	397
Above Moderate	673	1,372	0
TOTAL	1,397	1,713	397

Income Level	Project	Building Permits Issued 1999-2006
Very Low	Page Mill Court, 2700 Ash	24
	Oak Court	42
	Opportunity Center	88
	Sunrise Senior Housing	4
		158
Low	Stanford West	63
	Silverwood (435 Sheridan)	3
	Oak Court	11
	*Stanford West Apts (Hyatt Senior Housing)	42
	Opportunity Center	1
	Sunrise Senior Housing	8
	2051 El Camino Real	1
	1072 Tanland (addition to existing apt)	1
		130
Moderate	Cottages	17
	Classics	4
	Wisteria Ln	1
	4131 El Camino Real	8
	800 High	10
	940 E Meadow	12
	2051 El Camino	1
		53
Above Moderate	Glenbrook Sub	14
	1865-1869 El Camino Real	3
	Stanford West	523
	SOFA	44
	Silverwood (435 Sheridan)	32
	Classics	22
	Wisteria Ln	5
	Stanford West Senior Housing	454
	515 -518 Georgia Ave	3
	SOFA Condo	66
	800 High	50
	Sunrise Senior Housing	69
	940 E Meadow	64
	1805 El Camino Real	2
	Various	21
		1,372